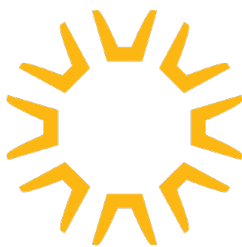


City of St. George Water Conservation Plan Update

November 2023



St. George

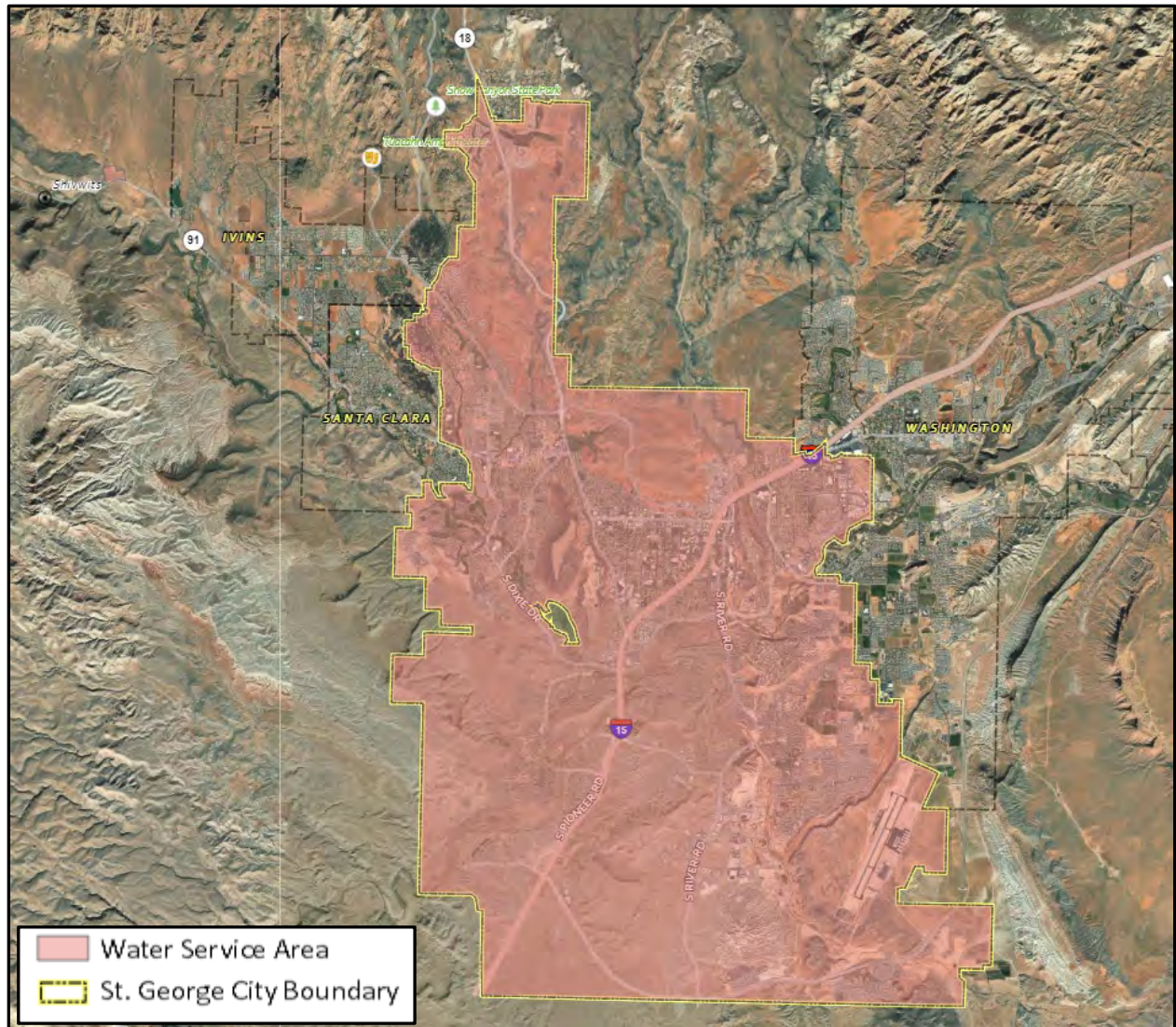
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Water System Overview

The City of St. George serves a population of approximately 105,240 based on 2022 Census data (census.gov/quickfacts/stgeorgecityutah). In addition to providing water services to the City, our service territory includes the Shivwits Band of Paiutes. The City of St. George culinary water service area is shown in red in the following figure.



As of 2022 reporting year, there are 33,633 culinary connections in the water system. All connections to the culinary water distribution system are metered connections, with meter sizes ranging from the standards 5/8"x3/4" up to 6 inches in diameter. The following table summarizes the number of metered connections based on the customer type.

Customer Class	Number of Meters
Residential	31,046
Commercial	2,022
Industrial	38
Institutional	527
Total Connections	33,633

The total number of metered connections has increased approximately 20% over the past five years.

In addition to metered connections to the culinary water distribution system, the City has started providing metered pressurized irrigation water to customers. Various sources of untreated secondary irrigation water are used to provide water to City customers. Currently there are 1,026 metered secondary/irrigation connections.

Customer Class	Number of Meters
Residential	905
Commercial	26
Institutional	92
Agricultural	3
Total Connections	1,026

All culinary and secondary irrigation water meters are read and billed monthly, utilizing a combination of Automated Meter Reading (AMR) and Advanced Metering Infrastructure (AMI) technologies. AMR metering consists of collecting water meter consumption data through radio frequency as a data collector drives by each water meter. AMR meter data is collected on a monthly basis. AMI metering consists of an integrated system of water meters and communication networks, which automatically transmits water use data directly to the utility on four-hour intervals.

Current Water Use

The city delivers both culinary and untreated pressurized irrigation water to its customers. During calendar year 2022, the City delivered 25,405 acre-feet (AF) of culinary water to its customers. In addition, the city also delivered 5,582 AF of secondary irrigation water to customers, to be used on residential and commercial outdoor landscaping, parks, schools, cemeteries, and other outdoor uses.

When evaluating overall water use within the City, the Utah Division of Water Resources method of calculating per capita water use (often referred to as gallons per capita per day, or gpcpd) is used by the City. This method accounts for all water (both culinary and secondary irrigation water) delivered to all of the City's residents. The City sums the potable and non-potable water delivered to City customers and divides by the full-time population within the water system service area boundary. All water delivered to customers in a year is averaged over population and divided by the number of days in a year to establish the overall per capita water use in gpcpd.

In considering the per capita water use, it is important to note that approximately 8,343 of the dwelling units in the City of St. George are non-primary residences, based on information from Washington County closed 2023 Tax Roll. This is an increase of 2,043 non-primary homes over the past five years. While these homes will typically use the same amount of water as a primary resident's home does, the population associated with these homes is generally not included in the census population and is therefore not included in the per capita water use calculations.

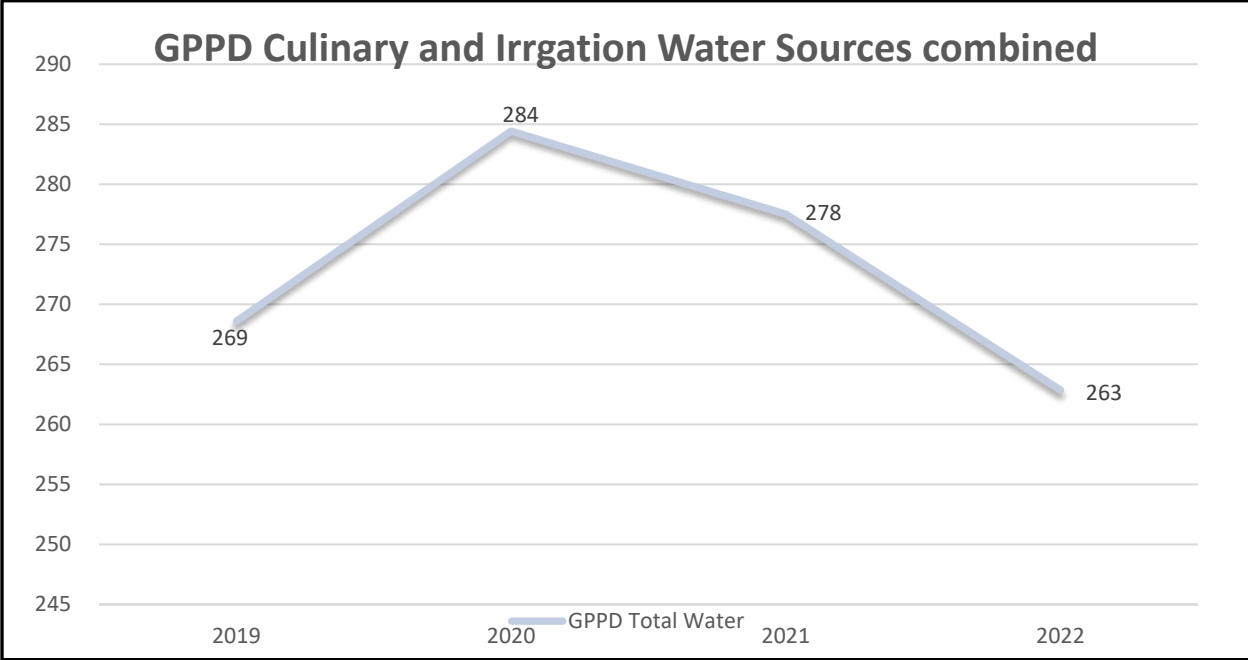
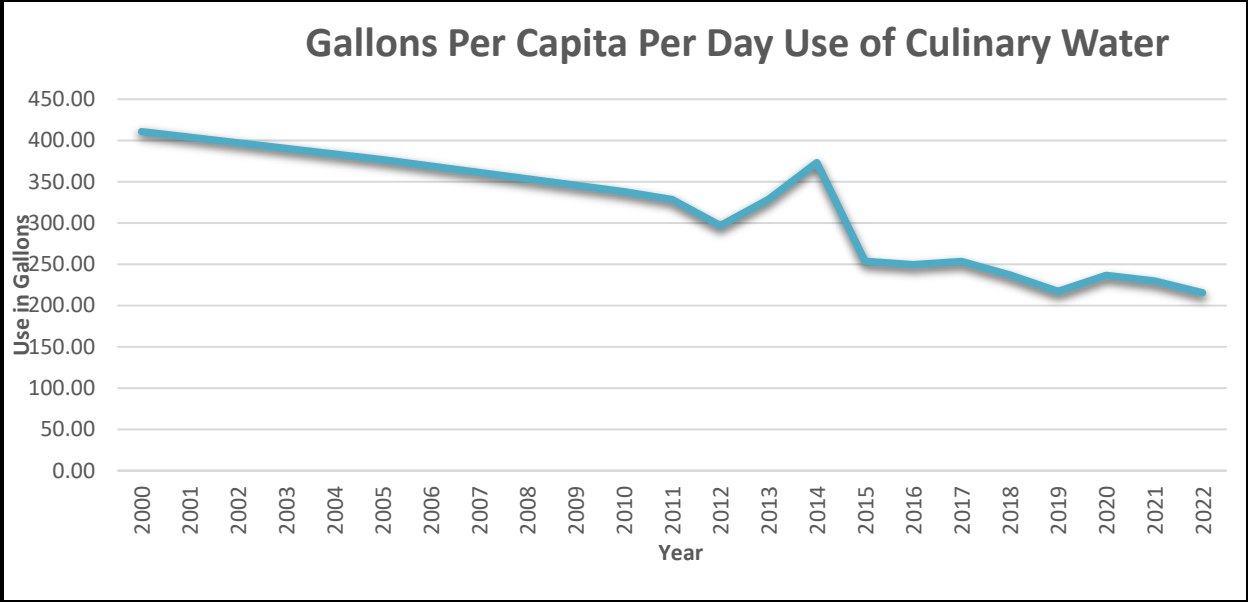
In addition to the non-primary dwelling units, the student population of Utah Tech University in 2022 was 12,556 which is an increase of roughly 29% from 2015. Some of these students are St. George residents. However, a large portion of students only live in St. George for part of the year. Therefore, they are not included in the per capita water use calculations, as these students are not included in the population identified in the latest Census data.

The total amount of culinary water delivered to City customers in the year 2022 was 25,405 acre-feet or 8,278,270,060 gallons. This amount of culinary water divided by the 2022 population estimate of 105,240 results in a per capita use of 216 gallons per capita per day (GPCPD).

The total amount of water, both culinary and irrigation water delivered to customers is 10,097,019,515 gallons. Combined culinary and irrigation water delivered to customers calculates to a per capita use of 263 GPCPD. This is roughly a 35% reduction from 2000 per capita use.

The City of St. George serves two industrial parks, numerous businesses associated with the hospitality industry, a hospital that serves the surrounding area, as well as a university. St. George also hosts several national events such as the St. George Marathon, Iron Man, and Huntsman World Senior Games. Much of the water included in the per capita calculation is used by people that travel to St. George for various events and are not included in the population census data. Water used for tourism, healthcare, education, and special events are included in the overall per capita use, but not included in the population data.

The figures below illustrate the overall culinary per capita water use over the past 22 years, as well as the combined culinary and secondary irrigation water use over the past four years.



Existing Water Sources

The culinary water used by the City of St. George comes from a variety of water sources, including surface water, ground water, and natural spring sources. These sources include:

- Gunlock Well Field- consisting of 11 groundwater wells
- Ledges Well Field- consisting of three groundwater wells
- Millcreek Well Field- consisting of two groundwater wells

- Snow Canyon Well Field, consisting of five groundwater wells are jointly owned by the cities of St. George, Ivins and Santa Clara, with the City of St. George owning 64% of the capacity.
- City Creek groundwater well
- Mountain Springs- consisting of 9 springs
- West City Springs
- Water purchased from the Washington County Water Conservancy District (WCWCD) from its Quail Creek Water Treatment Facility or Sand Hollow groundwater wells

In addition to the culinary water sources, the City also has various non-potable secondary irrigation water sources. Secondary irrigation water is water that does not meet current culinary water quality standards and is generally used for outdoor landscape irrigation. These secondary irrigation sources include:

- Shares in several privately owned irrigation companies, which divert water from the Virgin River or Santa Clara River.
- Sunbrook, Mathis, and Moore groundwater wells.
- East City Springs
- Temple Springs
- Type I Reuse water

The City owns and operates the St. George Regional Wastewater Reclamation Facility (SGRWRF). In 2006, the City equipped the SGRWRF with a tertiary treatment process consisting of sand filters and chlorination injection to be able to produce Type I reuse water. Water produced from the reuse treatment plant is discharged into the secondary irrigation transmission system and is used to supply irrigation water to various golf courses, parks, cemeteries, and schools. Currently the plant can produce about 7 million gallons a day (MGD). It is operated primarily during the irrigation season as there is not enough storage on the irrigation system to allow for year-round operation. The city is planning on developing a reservoir that can store reuse water near the Graveyard Wash, west of Santa Clara, along Old Highway 91. The Graveyard Wash Reservoir is designed to impound 2,000 AF of water, enabling the reuse plant to produce water year-round.

The service area of the secondary irrigation system continues to expand. New developments are required to construct secondary irrigation distribution lines throughout the development, and the City is providing the secondary irrigation water through its various water sources.

Projected Water Needs

Currently, approximately 70% of the water used within the City of St. George is water that purchased from the Washington County Water Conservancy District (WCWCD). This amount of water represents approximately 18,000 acre-feet. The majority of this

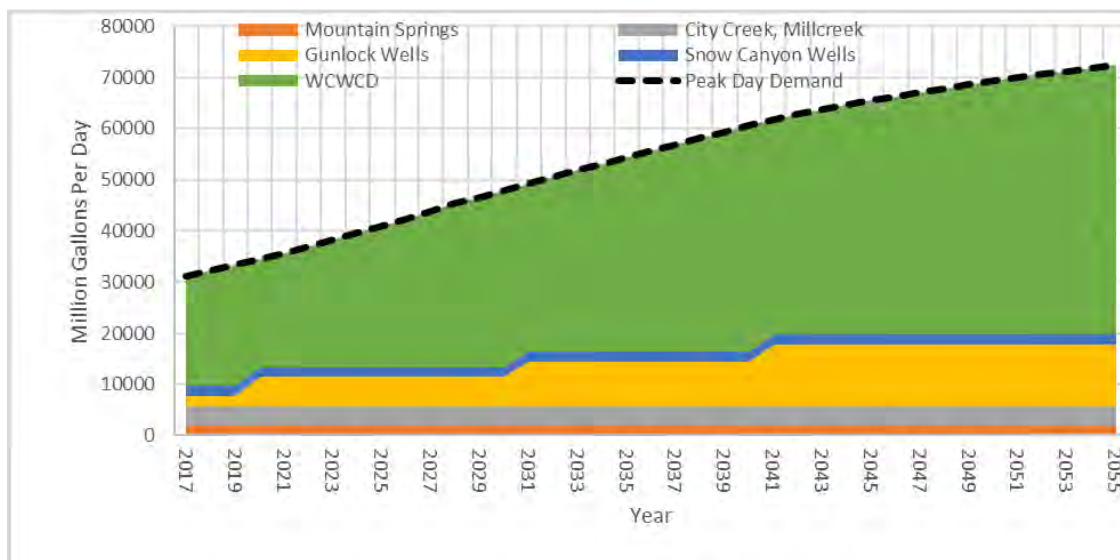
water is surface water from the Virgin River that is treated at the Quail Creek Water Treatment Plant to meet potable water standards. Additionally, the City produces from its groundwater and springs an additional 7,000-acre feet of water for potable use.

In 2006, the City of St. George joined the Washington County Water Conservancy District (WCWCD) and several surrounding communities in the Regional Water Supply Agreement. The Regional Water Supply Agreement stipulates that securing additional water sources is the responsibility of the WCWCD. As such, the City is not pursuing additional water resources on its own. However, the City of St. George has coordinated and collaborated with the WCWCD in the recently published 20 Year Water Supply Plan for Washington County.

In 2021 the City completed construction of the Gunlock Water Treatment Plant. This plant treats groundwater from the Gunlock wellfield to reduce the amount of arsenic to meet drinking water standards. The plant can treat 6 million gallons a day (MGD) and can be expanded to treat another 6 MGD to meet future demand.

Currently the population of St. George is approximately 105,240, based on the latest Census data. Based on population projections from a recent Kem C. Gardner Institute, it is anticipated that the population will increase to about 138,000 by 2028 and about 161,000 by over the next ten years, by 2033.

The exhibit below depicts the anticipated amount of water that will be required to sustain the anticipated growth over the next several years.



The City supports the recent adoption of *the WCWCD 20-Year Plan to Secure New Water Supplies for Washington County*, published July 2023. The plan provides a roadmap for the supply of water to support the anticipated growth of the County over the next 20 years. These water sources will come from the development of new water sources, water conservation, reuse water, groundwater optimization, and agricultural

conversion. It is expected that these efforts will supply an additional 46,615 AF of water annually by the year 2042.

Current Conservation Efforts

Current and future water conservation efforts by the City of St. George are varied. The City works closely with the WCWCD with respect to many water issues, including water conservation. The City supports the WCWCD's water conservation efforts and works closely to implement its water conservation plan. The City is working closely with the WCWCD to develop a WCWCD Regional Water Conservation Plan. The development of this regional conservation plan will ensure that each of the regional municipalities are consistent with their water conservation efforts.

The City will continue to offer various water conservation programs. Funding and operations of these water conservation programs will be a combination of City and joint partnering with the WCWCD.

The State of Utah has also started offering water conservation programs which the City has advertised using social media resources. Through the website, utahwatersavers.com, customers can take advantage of rebate programs. Currently the program for Smart Irrigation Controllers is open to residents of St. George.

The City of St. George will continue to focus primarily on water conservation education. The City believes that customers who better understand how they use water are better able to implement efficiency in water use. The City will continue its water conservation education efforts with the following:

- Classroom presentations to K-12 students. Along with the presentations, the students are provided with Water Wise activity books.
- Material distributed through the utility office and in booths at various community events.
- Conservation tips, brochures, links available through the City's web page.
- The department has a social media presence on Facebook. Facebook posts advertise upcoming workshops; remind citizens when it's time adjust sprinkler clocks to match the seasons and/or the weather, promote general conservation messages.
- Periodic articles in the local newspaper and local publications regarding conservation efforts and promotions.
- Messaging on utility bills to promote conservation and available programs.
- WaterSense promotional partner, making customers aware of water saving devices and programs that are labeled through this EPA program.
- Support and assist in advertising programs offered by the WCWCD.

- Participate in the annual Water Fair offered to all 4th grade students in the county. Many issues are covered at the Water Fair including conservation, wastewater treatment, culinary water treatment, source water protection and more.
- Celebration of Water Week annually with events such as a Garden Fair hosted in partnership with the WCWCD.
- Promote Monthly Garden workshops offered by the WCWCD.
- Financial and in-kind support for the WCWCD Demonstration Gardens at Tonaquint Park and the development of the Red Hills Desert Garden. The city provides irrigation water for the gardens as well as landscape design and planting assistance.

Another effort to promote conservation involves the cars driven by the Data Collection Specialists (meter reading). The meter reading car has been wrapped to promote water conservation.



In addition to the efforts made by the city, the city supports and promotes WCWCD educational and rebate programs that are offered to assist customers in reducing their per capita use.

- Free residential lawn water audits – which includes educational material provided to the customer and a suggested irrigation schedule for their irrigation system design, landscape style, and soil type.
- Residential Landscape Efficiency Upgrades – Customers are provided rebates to replace their sprinkler spray zones with high efficiency spray heads, a micro drip system, or to install Smart Irrigation controllers.
- Multi-Family High Efficiency washer rebate program
- Equipment for commercial, industrial, institutional (CII) customers that is air-cooled rather than water cooled, WaterSense labeled plumbing fixtures, and pre-rinse spray valves.
- Turf Rebate Program: The WCWCD is managing this program which began in 2023. Customers that replace turf with water efficient landscape may be eligible for a rebate based on the square footage of turf removed. As of Oct 1, 2023, City of St. George customers have eliminated 470,000 square feet of turf at an estimated 11 million gallons per year of water savings. To date, over \$900,000 have been rebated to City of St. George customers for turf removal projects that have costs over \$2.2 million. While the rebates have only covered about 40% of the project costs, it is apparent that residents are willing to cover out of pocket expenses in order to help conserve water.

City Rebate Programs:

The City has offered rebates for the replacement of older high flow toilets since 2007. With the creation of the EPA's WaterSense program, rebates are offered to retrofit existing toilets with WaterSense labeled models. WaterSense labeled models use 1.28 gallons per flush (gpf) or less and are shown to flush an adequate amount of waste on the first flush. Grant funding from the EPA's WaterSense program for toilet rebates is no longer available. Although there aren't many requests for this particular rebate, the City continues to provide a budget for this program as it continues to result in water savings. In 2021, rebates were provided for 40 toilets, in 2022 rebates were issued for the replacement of 75 toilets.

In order to evaluate the effectiveness of this program, the customers' water data is collected on a monthly basis. During the winter months, post-retrofit monthly water use is compared to pre-retrofit water use to determine the reduction in water use. The

latest water use data suggests that replacing inefficient toilets with WaterSense labeled toilets can reduce water consumption by up to 10 gallons of water per day per toilet.

System Improvements

Over the last several years the city has continued to improve the automated controls of the system. Actions such as installing SCADA controls on wells, tanks, pump stations, control valves to improve water and energy efficiencies. These actions have reduced water loss due to tank overflows and increased overall efficiency of pumping systems.

The City of St. George was recently awarded a WaterSmart Grant from the Bureau of Reclamations for the implementation of an Automated Meter Infrastructure (AMI) system. The City has recently begun to replace existing AMR water meters with the new AMI technology, and currently has approximately 4,200 AMI meters in the system. It is anticipated that the complete implementation of AMI meters will take approximately three years. The new AMI system provides customers and City utility billing staff access to near-real time water use data and alert staff when any perceived water leaks are detected.

The AMI system provides access to a customer's portal that provides real time water use data to the customer. The portal provides daily water consumption, water use trend information, and a water savings calculator. Customers can set up customized leak alert notifications and perimeters on their computer or mobile devices.

It is estimated that through the implementation of an AMI system, approximately 2,700 acre-feet of water will be saved annually due to early leak detection and changes in customer behavior.

In addition to the AMI metering the city in conjunction with the WCWCD is implementing Yoppify, a customer engagement platform. The platform is designed to better communicate with our customers the amount of water they are using in comparison with the average water user on our system.

Conservation Goals

To meet the City's water conservation goal, the City will continue all of its existing conservation programs. The City will continue focusing on water conservation education and will continue to look for effective rebate and incentive programs to offer its customers.

The WCWCD has recently implemented an Excess Water Surcharge on customers who use more than an allowable amount of water in any given month. It is anticipated that the funds generated by the Excess Water Surcharge will be used for various water conservation efforts and incentives. The City will work closely with the WCWCD to develop a conservation plan to optimize the funding that is available on a regional level.

The State of Utah has also started offering rebates for WaterSense labeled irrigation controllers through the utahwatersavers.com website. Rebate programs through both these organizations will continue to be marketed by the city.


The City of St. George will continue to allocate funds from the Water Services budget for water conservation efforts. In addition, the City will continue to pursue water conservation grants for state and federal programs.

The water conservation goal established by the State of Utah in the Utah Regional M&I Water Conservation Goals is to reduce the average per capita water use an additional 23% by the year 2070. The goal for the City of St. George is to decrease the current per capita water use by 10% by the year 2030. This goal will result in more water conserved than would be conserved under the State regional water conservation goal of 266 GPPD by 2028. The effectiveness of conservation measures will be evaluated on an annual basis.

Pricing Structure

Water rates charged by the City are comprised of a fixed base rate and a separate consumptive water use rate. The consumptive water use rate is based on an inclining tiered rate, where the unit cost of water increases as the consumptive use increases. In the past, the fixed base rate included 5,000 gallons of water. In July of 2020, a new rate structure was implemented that eliminated any water consumption included in the base rate. Additionally, in an effort to promote greater water conservation, the new rate included a larger price jump between the upper tiers and reduced the overall number of tiers. At tier 7, culinary water is billed at \$4.35 per 1,000 gallons compared with \$1.30 per 1,000 gallons in tier 1.

The current culinary water rates are listed below.



METER SIZE	BASE RATE	TIER 1 THRESHOLD	TIER 2 THRESHOLD	TIER 3 THRESHOLD	TIER 4 THRESHOLD	TIER 5 THRESHOLD	TIER 6 THRESHOLD	TIER 7 THRESHOLD
3/4"	\$22.75	Up to 7,500 gal.	7,501 - 15,000 gal.	15,001 - 22,500 gal.	22,501 - 30,000 gal.	30,001 - 37,500 gal.	37,501 - 45,000 gal.	45,001 gal. +
1"	\$56.88	Up to 15,000 gal.	15,001 - 30,000 gal.	30,001 - 45,000 gal.	45,001 - 60,000 gal.	60,001 - 75,000 gal.	75,001 - 90,000 gal.	90,001 gal. +
1 1/2"	\$91.37	Up to 30,000 gal.	30,001 - 60,000 gal.	60,001 - 90,000 gal.	90,001 - 120,000 gal.	120,001 - 150,000 gal.	150,001 - 180,000 gal.	180,001 gal. +
2"	\$162.43	Up to 50,000 gal.	50,001 - 100,000 gal.	100,001 - 150,000 gal.	150,001 - 200,000 gal.	200,001 - 250,000 gal.	250,001 - 300,000 gal.	300,001 gal. +
3"	\$365.48	Up to 100,000 gal.	100,001 - 200,000 gal.	200,001 - 300,000 gal.	300,001 - 400,000 gal.	400,001 - 500,000 gal.	500,001 - 600,000 gal.	600,001 gal. +
4"	\$649.74	Up to 200,000 gal.	200,001 - 400,000 gal.	400,001 - 600,000 gal.	600,001 - 800,000 gal.	800,001 - 1,000,000 gal.	1,000,001 - 1,200,000 gal.	1,200,001 gal. +
6"	\$1,461.92	Up to: 300,000 gal.	300,001 - 600,000 gal.	600,001 - 900,000 gal.	900,001 - 1,200,000 gal.	1,200,001 - 1,500,000 gal.	1,500,001 - 1,800,000 gal.	1,800,001 gal. +

Secondary irrigation service is billed at 60% of the culinary water rates.

Water Conservation Policies/Ordinances

The City currently has an adopted Culinary Water Shortage/Drought Management plan. The Culinary Water Shortage/ Drought Management Plan is a four-stage plan that can be implemented to address a water shortage due to a short-term supply issue or in response to drought conditions.

STAGE 1:

- A Stage 1 shortage shall be declared when the Water Services Department Staff and the City Manager determine that a 5% - 10% reduction in culinary water is required.
- Compliance consists of voluntary implementation of water conservation methods including, without limitation, reduced irrigation as well as turning off non-recirculating water features.

STAGE 2:

- A Stage 2 shortage shall be declared when Water Services Department Staff and the City Manager determine that a 15% - 20% reduction in culinary water is required.
- Compliance methods include mandatory methods as well as continued encouragement of voluntary measures specified in Stage 1.
- Mandatory conservation methods include daytime outdoor water prohibition.
- Large irrigators that use culinary water shall reduce irrigation by 25% of baseline year use.
- The use of water for cleaning streets, driveways or other paved areas is prohibited except to alleviate immediate fire or sanitation hazards.
- Delay planting new grass/sod or other new landscaping.

STAGE 3:

- A Stage 3 shortage shall be declared when Water Services Department Staff and the City Manager determine that a 25% - 30% reduction in culinary water is required.
- Compliance methods include mandatory methods specified in Stage 3 and Stage 2 as well as continued encouragement of voluntary measures specified in Stage 1.
- Use of fire hydrants for purposes other than fire protection is prohibited.
- Water use for non-essential uses shall not be permitted, such as non-commercial washing of automobiles and trucks.
- Culinary water will not be used to irrigate city parks, golf courses or schools.
- Filling of non-public swimming pools is prohibited.

STAGE 4:

- A Stage 4 shortage shall be declared when Water Services Department Staff and the City Manager determine that a 40% - 60% reduction in culinary water is required.
- Stage 4 compliance methods include mandatory methods specified in Stage 2 and 3 as well as continued encouragement of voluntary measures specified in Stage 1.
- It is expected that Stage 4 would be implemented for short term issues such as a natural disaster. In stage 4 water for basic health and sanitary needs would be provided, but other uses would be restricted until the issue is resolved.

The City is working with the WCWCD and other regional municipalities to develop a Regional Drought Management Plan. The Regional Drought Management Plan will ensure that all regional municipalities are consistent with their drought implementation and enforcement of the drought management actions. The City will adopt the Regional Drought Management Plan when it is finalized, replacing this current plan.

The City has updated their zoning ordinances to include water efficient construction and landscape standards. The updated standards address the need for more water efficient construction and landscaping. The zoning ordinances include requirements such as those listed below.

- The use of water-conserving plants adapted to the St. George area climate.
- Storm Water detention and retention basins
- Limiting lawn to 8% of the landscaped area
- Prohibiting turf in park strips or other areas less than eight feet wide.
- Prohibits irrigation with culinary water from 10:00 am – 8:00 pm from June 1 – Sept 1 to maximize irrigation efficiency.
- Water waste is defined and prohibited.
- Hot water recirculation systems are required.
- WaterSmart and EnergyStar labeled fixtures and appliances are required.
- Water efficient commercial car washes.

Large irrigators using pressurized irrigation water supplied by the city are not subject to the daytime watering restriction due to the production and storage capacity limitations on the existing pressurized irrigation system. In addition, the City is a shareholder in several private irrigation systems within the area. The watering schedule of some of these irrigation companies requires water to be taken and used outside of the 10:00 am to 8:00 pm timeframe.

The WCWCD has recently adopted regional WCWCD Water Efficiency Standards. The City supports these standards and has incorporated these standards into our zoning ordinances.

It is anticipated that with these new regional WCWCD Water Efficiency Standards, the source sizing standard for new development will be 0.59 acre feet, which is a reduction from the current sizing standard of 0.89 acre feet.

Water Conservation Staff

Conservation efforts are managed by the Energy and Water Customer Service Manager, which is a shared position with the Energy Services Department. The responsibilities of this position include, but are not limited to, community outreach and education and implementation of conservation strategies that result in a reduction of water and energy use. In addition to this position, City staff from the Utility Billing Department and the Water Services Department are available to assist in the City's water conservation efforts.

The City recently established a water conservation hotline, where residents can call or e-mail the city for water conservation questions or to file a water wasting complaint. The water conservation hotline is (435) 627-4H2O and the e-mail address is 4H20@sgcity.org. Any observed water wasting complaint is investigated by City staff and the customer is provided with educational materials or assistance in identifying the leaks.

Conclusion

The City of St. George has been successful in reducing its per capita water use through its water conservation efforts. In addition, the City has been successful in implementing and using technology to improve the efficiency with which City facilities use water. Residents and businesses have responded favorably to the water-wise conservation messaging. Since 2006, there has been a shift to consider municipal water supplies on a regional level, as opposed to the individual municipal level. As such, the City will continue to work with the WCWCD to develop and implement a region-wide water conservation plan. Adoption of a regional water conservation plan will be imperative to sustain the growth that is anticipated in the region.

RESOLUTION NO: 2023-014R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. GEORGE, UTAH
ADOPTING THE UPDATED WATER CONSERVATION PLAN

WHEREAS, the goal of the City of St. George (City), a municipal water supply utility, is to efficiently manage and conserve the use of available water resources in the City; and

WHEREAS, a primary role of the City is to ensure that an adequate water supply is available throughout the City; and

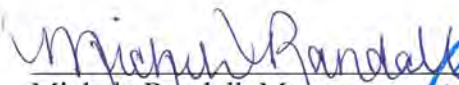
WHEREAS, the City last updated its water conservation plan when it adopted Resolution No. 2019-01-001R on January 3, 2019; and

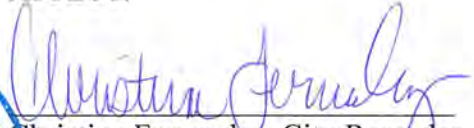
WHEREAS, the City Council finds that in order to promote the safety, health, and welfare of City residents that the water conservation plan should be updated;

NOW, THEREFORE, BE IT RESOLVED, that the City of St. George hereby adopts the updated water conservation plan, attached hereto as Exhibit A.

CITY OF ST. GEORGE:

ATTEST:


Michele Randall, Mayor


Christina Fernandez, City Recorder



APPROVED AS TO FORM:
City Attorney's Office

VOTING OF CITY COUNCIL:

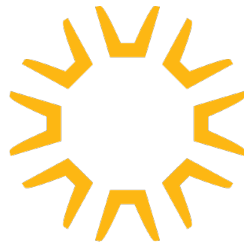

Ryan N. Dooley, Assistant City Attorney

Councilmember Hughes	<u>aye</u>
Councilmember McArthur	<u>aye</u>
Councilmember Larkin	<u>absent</u>
Councilmember Larsen	<u>aye</u>
Councilmember Tanner	<u>aye</u>

Exhibit A

City of St. George Water Conservation Plan Update

November 2023



St. George

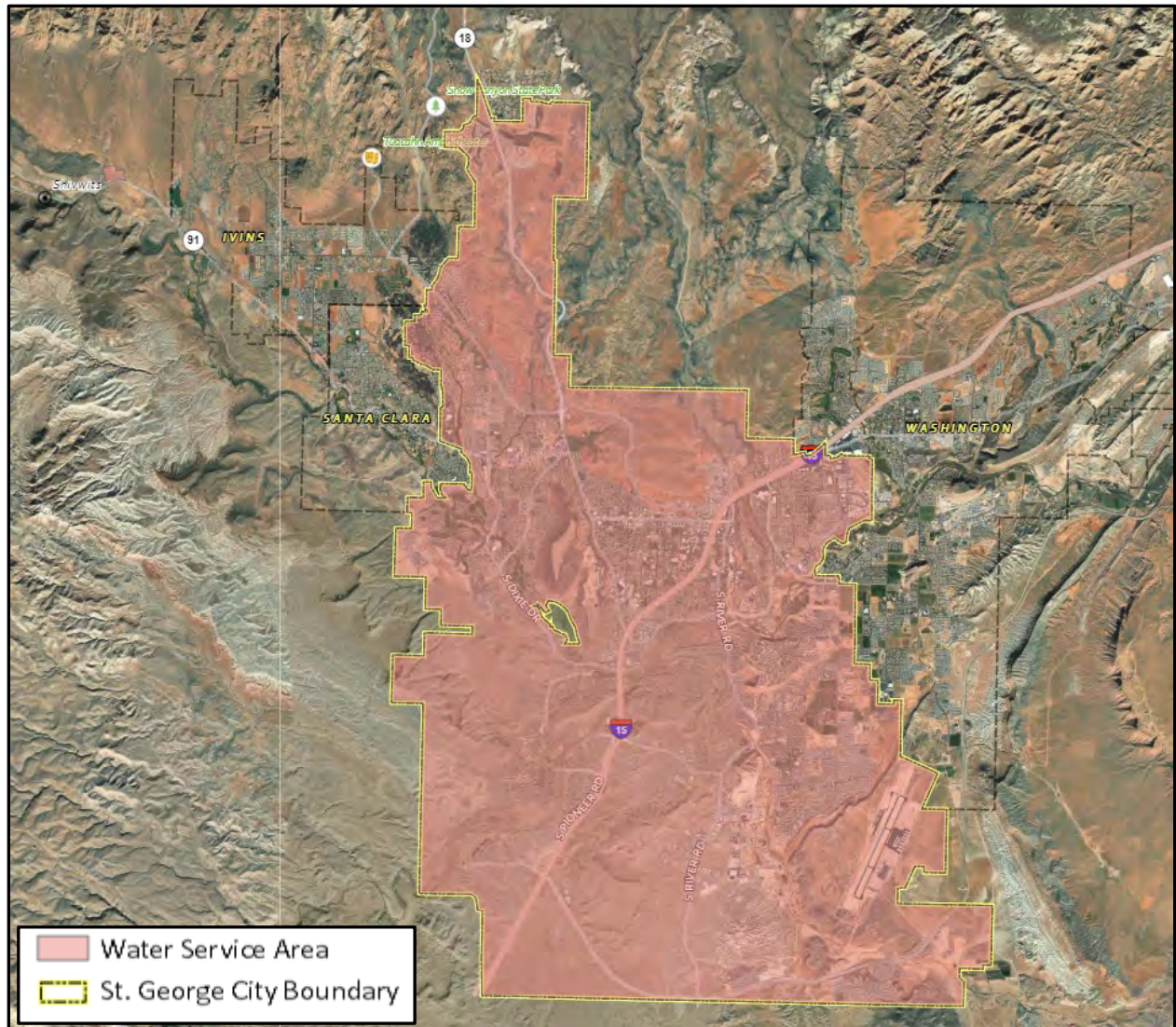
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Current Water Use

The city delivers both culinary and untreated pressurized irrigation water to its customers. During calendar year 2022, the City delivered 25,405 acre-feet (AF) of culinary water to its customers. In addition, the city also delivered 5,582 AF of secondary irrigation water to customers, to be used on residential and commercial outdoor landscaping, parks, schools, cemeteries, and other outdoor uses.

When evaluating overall water use within the City, the Utah Division of Water Resources method of calculating per capita water use (often referred to as gallons per capita per day, or gpcpd) is used by the City. This method accounts for all water (both culinary and secondary irrigation water) delivered to all of the City's residents. The City sums the potable and non-potable water delivered to City customers and divides by the full-time population within the water system service area boundary. All water delivered to customers in a year is averaged over population and divided by the number of days in a year to establish the overall per capita water use in gpcpd.

In considering the per capita water use, it is important to note that approximately 8,343 of the dwelling units in the City of St. George are non-primary residences, based on information from Washington County closed 2023 Tax Roll. This is an increase of 2,043 non-primary homes over the past five years. While these homes will typically use the same amount of water as a primary resident's home does, the population associated with these homes is generally not included in the census population and is therefore not included in the per capita water use calculations.

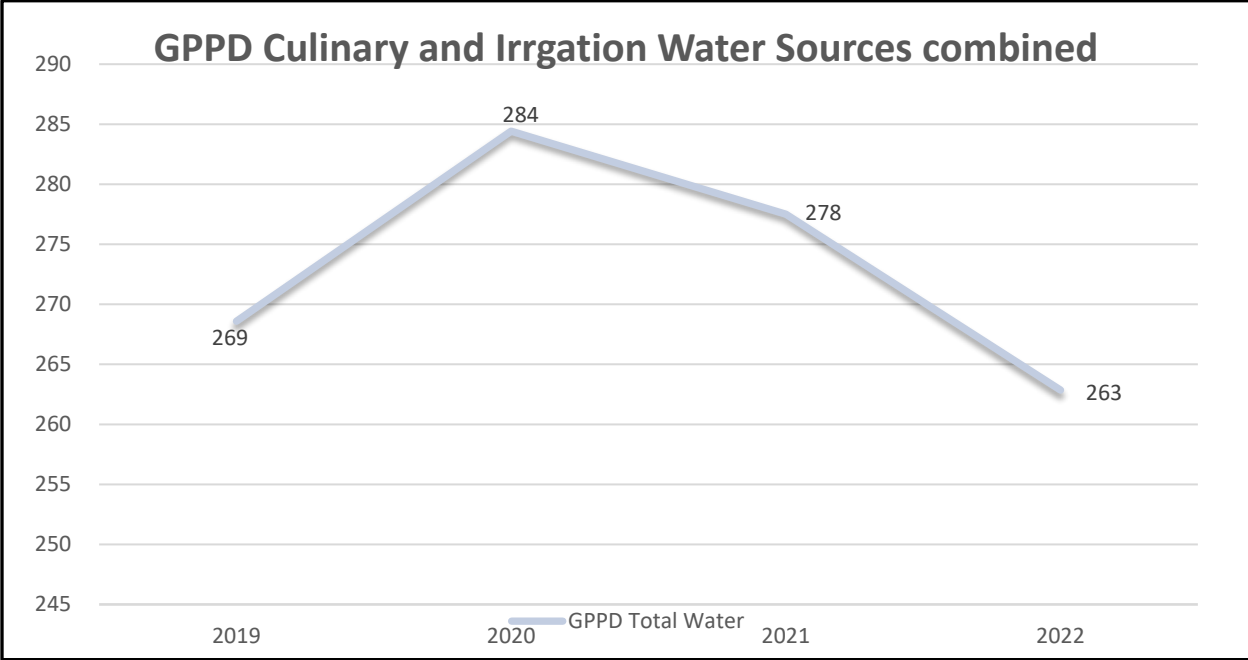
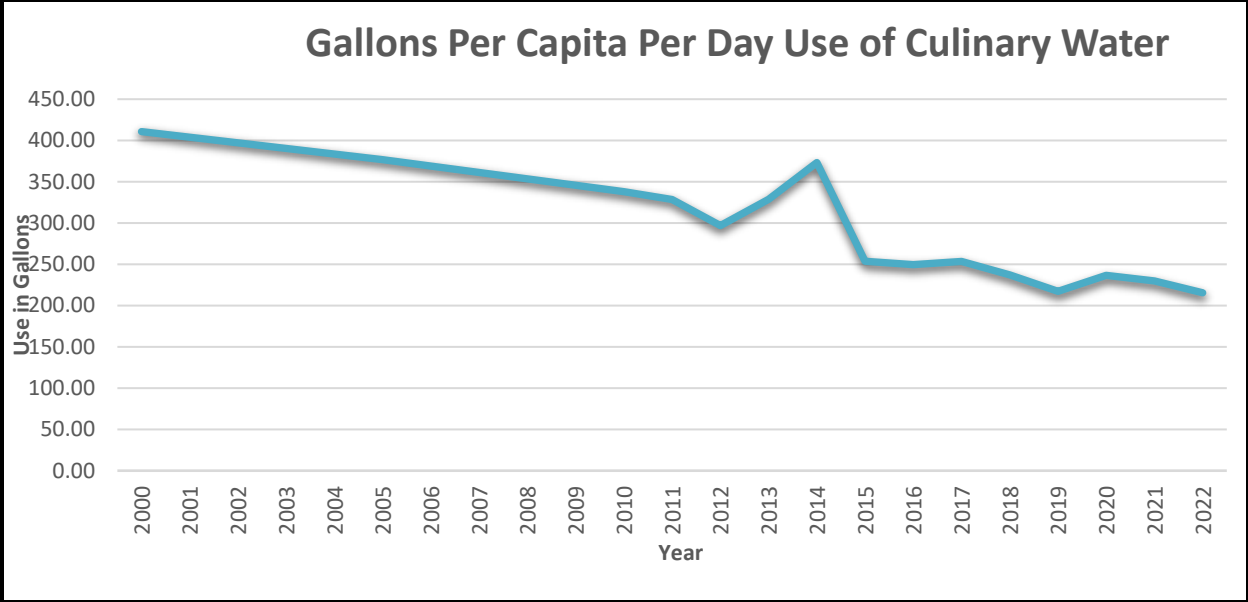
In addition to the non-primary dwelling units, the student population of Utah Tech University in 2022 was 12,556 which is an increase of roughly 29% from 2015. Some of these students are St. George residents. However, a large portion of students only live in St. George for part of the year. Therefore, they are not included in the per capita water use calculations, as these students are not included in the population identified in the latest Census data.

The total amount of culinary water delivered to City customers in the year 2022 was 25,405 acre-feet or 8,278,270,060 gallons. This amount of culinary water divided by the 2022 population estimate of 105,240 results in a per capita use of 216 gallons per capita per day (GPCPD).

The total amount of water, both culinary and irrigation water delivered to customers is 10,097,019,515 gallons. Combined culinary and irrigation water delivered to customers calculates to a per capita use of 263 GPCPD. This is roughly a 35% reduction from 2000 per capita use.

The City of St. George serves two industrial parks, numerous businesses associated with the hospitality industry, a hospital that serves the surrounding area, as well as a university. St. George also hosts several national events such as the St. George Marathon, Iron Man, and Huntsman World Senior Games. Much of the water included in the per capita calculation is used by people that travel to St. George for various events and are not included in the population census data. Water used for tourism, healthcare, education, and special events are included in the overall per capita use, but not included in the population data.

The figures below illustrate the overall culinary per capita water use over the past 22 years, as well as the combined culinary and secondary irrigation water use over the past four years.



Existing Water Sources

The culinary water used by the City of St. George comes from a variety of water sources, including surface water, ground water, and natural spring sources. These sources include:

- Gunlock Well Field- consisting of 11 groundwater wells
- Ledges Well Field- consisting of three groundwater wells
- Millcreek Well Field- consisting of two groundwater wells

- Snow Canyon Well Field, consisting of five groundwater wells are jointly owned by the cities of St. George, Ivins and Santa Clara, with the City of St. George owning 64% of the capacity.
- City Creek groundwater well
- Mountain Springs- consisting of 9 springs
- West City Springs
- Water purchased from the Washington County Water Conservancy District (WCWCD) from its Quail Creek Water Treatment Facility or Sand Hollow groundwater wells

In addition to the culinary water sources, the City also has various non-potable secondary irrigation water sources. Secondary irrigation water is water that does not meet current culinary water quality standards and is generally used for outdoor landscape irrigation. These secondary irrigation sources include:

- Shares in several privately owned irrigation companies, which divert water from the Virgin River or Santa Clara River.
- Sunbrook, Mathis, and Moore groundwater wells.
- East City Springs
- Temple Springs
- Type I Reuse water

The City owns and operates the St. George Regional Wastewater Reclamation Facility (SGRWRF). In 2006, the City equipped the SGRWRF with a tertiary treatment process consisting of sand filters and chlorination injection to be able to produce Type I reuse water. Water produced from the reuse treatment plant is discharged into the secondary irrigation transmission system and is used to supply irrigation water to various golf courses, parks, cemeteries, and schools. Currently the plant can produce about 7 million gallons a day (MGD). It is operated primarily during the irrigation season as there is not enough storage on the irrigation system to allow for year-round operation. The city is planning on developing a reservoir that can store reuse water near the Graveyard Wash, west of Santa Clara, along Old Highway 91. The Graveyard Wash Reservoir is designed to impound 2,000 AF of water, enabling the reuse plant to produce water year-round.

The service area of the secondary irrigation system continues to expand. New developments are required to construct secondary irrigation distribution lines throughout the development, and the City is providing the secondary irrigation water through its various water sources.

Projected Water Needs

Currently, approximately 70% of the water used within the City of St. George is water that purchased from the Washington County Water Conservancy District (WCWCD). This amount of water represents approximately 18,000 acre-feet. The majority of this

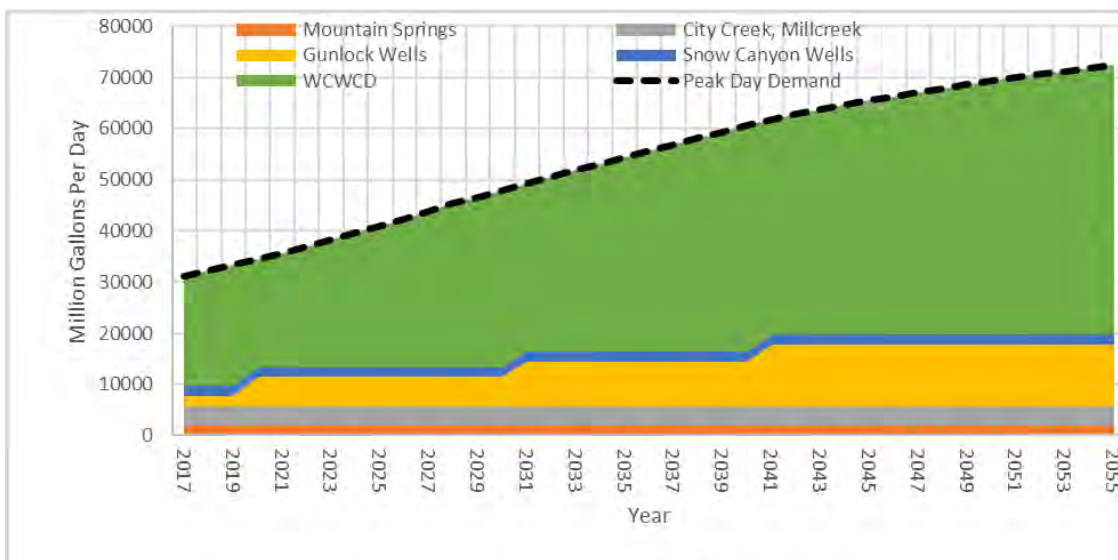
water is surface water from the Virgin River that is treated at the Quail Creek Water Treatment Plant to meet potable water standards. Additionally, the City produces from its groundwater and springs an additional 7,000-acre feet of water for potable use.

In 2006, the City of St. George joined the Washington County Water Conservancy District (WCWCD) and several surrounding communities in the Regional Water Supply Agreement. The Regional Water Supply Agreement stipulates that securing additional water sources is the responsibility of the WCWCD. As such, the City is not pursuing additional water resources on its own. However, the City of St. George has coordinated and collaborated with the WCWCD in the recently published 20 Year Water Supply Plan for Washington County.

In 2021 the City completed construction of the Gunlock Water Treatment Plant. This plant treats groundwater from the Gunlock wellfield to reduce the amount of arsenic to meet drinking water standards. The plant can treat 6 million gallons a day (MGD) and can be expanded to treat another 6 MGD to meet future demand.

Currently the population of St. George is approximately 105,240, based on the latest Census data. Based on population projections from a recent Kem C. Gardner Institute, it is anticipated that the population will increase to about 138,000 by 2028 and about 161,000 by over the next ten years, by 2033.

The exhibit below depicts the anticipated amount of water that will be required to sustain the anticipated growth over the next several years.



The City supports the recent adoption of *the WCWCD 20-Year Plan to Secure New Water Supplies for Washington County*, published July 2023. The plan provides a roadmap for the supply of water to support the anticipated growth of the County over the next 20 years. These water sources will come from the development of new water sources, water conservation, reuse water, groundwater optimization, and agricultural

conversion. It is expected that these efforts will supply an additional 46,615 AF of water annually by the year 2042.

Current Conservation Efforts

Current and future water conservation efforts by the City of St. George are varied. The City works closely with the WCWCD with respect to many water issues, including water conservation. The City supports the WCWCD's water conservation efforts and works closely to implement its water conservation plan. The City is working closely with the WCWCD to develop a WCWCD Regional Water Conservation Plan. The development of this regional conservation plan will ensure that each of the regional municipalities are consistent with their water conservation efforts.

The City will continue to offer various water conservation programs. Funding and operations of these water conservation programs will be a combination of City and joint partnering with the WCWCD.

The State of Utah has also started offering water conservation programs which the City has advertised using social media resources. Through the website, utahwatersavers.com, customers can take advantage of rebate programs. Currently the program for Smart Irrigation Controllers is open to residents of St. George.

The City of St. George will continue to focus primarily on water conservation education. The City believes that customers who better understand how they use water are better able to implement efficiency in water use. The City will continue its water conservation education efforts with the following:

- Classroom presentations to K-12 students. Along with the presentations, the students are provided with Water Wise activity books.
- Material distributed through the utility office and in booths at various community events.
- Conservation tips, brochures, links available through the City's web page.
- The department has a social media presence on Facebook. Facebook posts advertise upcoming workshops; remind citizens when it's time adjust sprinkler clocks to match the seasons and/or the weather, promote general conservation messages.
- Periodic articles in the local newspaper and local publications regarding conservation efforts and promotions.
- Messaging on utility bills to promote conservation and available programs.
- WaterSense promotional partner, making customers aware of water saving devices and programs that are labeled through this EPA program.
- Support and assist in advertising programs offered by the WCWCD.

- Participate in the annual Water Fair offered to all 4th grade students in the county. Many issues are covered at the Water Fair including conservation, wastewater treatment, culinary water treatment, source water protection and more.
- Celebration of Water Week annually with events such as a Garden Fair hosted in partnership with the WCWCD.
- Promote Monthly Garden workshops offered by the WCWCD.
- Financial and in-kind support for the WCWCD Demonstration Gardens at Tonaquint Park and the development of the Red Hills Desert Garden. The city provides irrigation water for the gardens as well as landscape design and planting assistance.

Another effort to promote conservation involves the cars driven by the Data Collection Specialists (meter reading). The meter reading car has been wrapped to promote water conservation.



In addition to the efforts made by the city, the city supports and promotes WCWCD educational and rebate programs that are offered to assist customers in reducing their per capita use.

- Free residential lawn water audits – which includes educational material provided to the customer and a suggested irrigation schedule for their irrigation system design, landscape style, and soil type.
- Residential Landscape Efficiency Upgrades – Customers are provided rebates to replace their sprinkler spray zones with high efficiency spray heads, a micro drip system, or to install Smart Irrigation controllers.
- Multi-Family High Efficiency washer rebate program
- Equipment for commercial, industrial, institutional (CII) customers that is air-cooled rather than water cooled, WaterSense labeled plumbing fixtures, and pre-rinse spray valves.
- Turf Rebate Program: The WCWCD is managing this program which began in 2023. Customers that replace turf with water efficient landscape may be eligible for a rebate based on the square footage of turf removed. As of Oct 1, 2023, City of St. George customers have eliminated 470,000 square feet of turf at an estimated 11 million gallons per year of water savings. To date, over \$900,000 have been rebated to City of St. George customers for turf removal projects that have costs over \$2.2 million. While the rebates have only covered about 40% of the project costs, it is apparent that residents are willing to cover out of pocket expenses in order to help conserve water.

City Rebate Programs:

The City has offered rebates for the replacement of older high flow toilets since 2007. With the creation of the EPA's WaterSense program, rebates are offered to retrofit existing toilets with WaterSense labeled models. WaterSense labeled models use 1.28 gallons per flush (gpf) or less and are shown to flush an adequate amount of waste on the first flush. Grant funding from the EPA's WaterSense program for toilet rebates is no longer available. Although there aren't many requests for this particular rebate, the City continues to provide a budget for this program as it continues to result in water savings. In 2021, rebates were provided for 40 toilets, in 2022 rebates were issued for the replacement of 75 toilets.

In order to evaluate the effectiveness of this program, the customers' water data is collected on a monthly basis. During the winter months, post-retrofit monthly water use is compared to pre-retrofit water use to determine the reduction in water use. The

latest water use data suggests that replacing inefficient toilets with WaterSense labeled toilets can reduce water consumption by up to 10 gallons of water per day per toilet.

System Improvements

Over the last several years the city has continued to improve the automated controls of the system. Actions such as installing SCADA controls on wells, tanks, pump stations, control valves to improve water and energy efficiencies. These actions have reduced water loss due to tank overflows and increased overall efficiency of pumping systems.

The City of St. George was recently awarded a WaterSmart Grant from the Bureau of Reclamations for the implementation of an Automated Meter Infrastructure (AMI) system. The City has recently begun to replace existing AMR water meters with the new AMI technology, and currently has approximately 4,200 AMI meters in the system. It is anticipated that the complete implementation of AMI meters will take approximately three years. The new AMI system provides customers and City utility billing staff access to near-real time water use data and alert staff when any perceived water leaks are detected.

The AMI system provides access to a customer's portal that provides real time water use data to the customer. The portal provides daily water consumption, water use trend information, and a water savings calculator. Customers can set up customized leak alert notifications and perimeters on their computer or mobile devices.

It is estimated that through the implementation of an AMI system, approximately 2,700 acre-feet of water will be saved annually due to early leak detection and changes in customer behavior.

In addition to the AMI metering the city in conjunction with the WCWCD is implementing Yoppify, a customer engagement platform. The platform is designed to better communicate with our customers the amount of water they are using in comparison with the average water user on our system.

Conservation Goals

To meet the City's water conservation goal, the City will continue all of its existing conservation programs. The City will continue focusing on water conservation education and will continue to look for effective rebate and incentive programs to offer its customers.

The WCWCD has recently implemented an Excess Water Surcharge on customers who use more than an allowable amount of water in any given month. It is anticipated that the funds generated by the Excess Water Surcharge will be used for various water conservation efforts and incentives. The City will work closely with the WCWCD to develop a conservation plan to optimize the funding that is available on a regional level.

The State of Utah has also started offering rebates for WaterSense labeled irrigation controllers through the utahwatersavers.com website. Rebate programs through both these organizations will continue to be marketed by the city.


The City of St. George will continue to allocate funds from the Water Services budget for water conservation efforts. In addition, the City will continue to pursue water conservation grants for state and federal programs.

The water conservation goal established by the State of Utah in the Utah Regional M&I Water Conservation Goals is to reduce the average per capita water use an additional 23% by the year 2070. The goal for the City of St. George is to decrease the current per capita water use by 10% by the year 2030. This goal will result in more water conserved than would be conserved under the State regional water conservation goal of 266 GPPD by 2028. The effectiveness of conservation measures will be evaluated on an annual basis.

Pricing Structure

Water rates charged by the City are comprised of a fixed base rate and a separate consumptive water use rate. The consumptive water use rate is based on an inclining tiered rate, where the unit cost of water increases as the consumptive use increases. In the past, the fixed base rate included 5,000 gallons of water. In July of 2020, a new rate structure was implemented that eliminated any water consumption included in the base rate. Additionally, in an effort to promote greater water conservation, the new rate included a larger price jump between the upper tiers and reduced the overall number of tiers. At tier 7, culinary water is billed at \$4.35 per 1,000 gallons compared with \$1.30 per 1,000 gallons in tier 1.

The current culinary water rates are listed below.



METER SIZE	BASE RATE	TIER 1 THRESHOLD	TIER 2 THRESHOLD	TIER 3 THRESHOLD	TIER 4 THRESHOLD	TIER 5 THRESHOLD	TIER 6 THRESHOLD	TIER 7 THRESHOLD
3/4"	\$22.75	Up to 7,500 gal.	7,501 - 15,000 gal.	15,001 - 22,500 gal.	22,501 - 30,000 gal.	30,001 - 37,500 gal.	37,501 - 45,000 gal.	45,001 gal. +
1"	\$56.88	Up to 15,000 gal.	15,001 - 30,000 gal.	30,001 - 45,000 gal.	45,001 - 60,000 gal.	60,001 - 75,000 gal.	75,001 - 90,000 gal.	90,001 gal. +
1 1/2"	\$91.37	Up to 30,000 gal.	30,001 - 60,000 gal.	60,001 - 90,000 gal.	90,001 - 120,000 gal.	120,001 - 150,000 gal.	150,001 - 180,000 gal.	180,001 gal. +
2"	\$162.43	Up to 50,000 gal.	50,001 - 100,000 gal.	100,001 - 150,000 gal.	150,001 - 200,000 gal.	200,001 - 250,000 gal.	250,001 - 300,000 gal.	300,001 gal. +
3"	\$365.48	Up to 100,000 gal.	100,001 - 200,000 gal.	200,001 - 300,000 gal.	300,001 - 400,000 gal.	400,001 - 500,000 gal.	500,001 - 600,000 gal.	600,001 gal. +
4"	\$649.74	Up to 200,000 gal.	200,001 - 400,000 gal.	400,001 - 600,000 gal.	600,001 - 800,000 gal.	800,001 - 1,000,000 gal.	1,000,001 - 1,200,000 gal.	1,200,001 gal. +
6"	\$1,461.92	Up to 300,000 gal.	300,001 - 600,000 gal.	600,001 - 900,000 gal.	900,001 - 1,200,000 gal.	1,200,001 - 1,500,000 gal.	1,500,001 - 1,800,000 gal.	1,800,001 gal. +

Secondary irrigation service is billed at 60% of the culinary water rates.

Water Conservation Policies/Ordinances

The City currently has an adopted Culinary Water Shortage/Drought Management plan. The Culinary Water Shortage/ Drought Management Plan is a four-stage plan that can be implemented to address a water shortage due to a short-term supply issue or in response to drought conditions.

STAGE 1:

- A Stage 1 shortage shall be declared when the Water Services Department Staff and the City Manager determine that a 5% - 10% reduction in culinary water is required.
- Compliance consists of voluntary implementation of water conservation methods including, without limitation, reduced irrigation as well as turning off non-recirculating water features.

STAGE 2:

- A Stage 2 shortage shall be declared when Water Services Department Staff and the City Manager determine that a 15% - 20% reduction in culinary water is required.
- Compliance methods include mandatory methods as well as continued encouragement of voluntary measures specified in Stage 1.
- Mandatory conservation methods include daytime outdoor water prohibition.
- Large irrigators that use culinary water shall reduce irrigation by 25% of baseline year use.
- The use of water for cleaning streets, driveways or other paved areas is prohibited except to alleviate immediate fire or sanitation hazards.
- Delay planting new grass/sod or other new landscaping.

STAGE 3:

- A Stage 3 shortage shall be declared when Water Services Department Staff and the City Manager determine that a 25% - 30% reduction in culinary water is required.
- Compliance methods include mandatory methods specified in Stage 3 and Stage 2 as well as continued encouragement of voluntary measures specified in Stage 1.
- Use of fire hydrants for purposes other than fire protection is prohibited.
- Water use for non-essential uses shall not be permitted, such as non-commercial washing of automobiles and trucks.
- Culinary water will not be used to irrigate city parks, golf courses or schools.
- Filling of non-public swimming pools is prohibited.

STAGE 4:

- A Stage 4 shortage shall be declared when Water Services Department Staff and the City Manager determine that a 40% - 60% reduction in culinary water is required.
- Stage 4 compliance methods include mandatory methods specified in Stage 2 and 3 as well as continued encouragement of voluntary measures specified in Stage 1.
- It is expected that Stage 4 would be implemented for short term issues such as a natural disaster. In stage 4 water for basic health and sanitary needs would be provided, but other uses would be restricted until the issue is resolved.

The City is working with the WCWCD and other regional municipalities to develop a Regional Drought Management Plan. The Regional Drought Management Plan will ensure that all regional municipalities are consistent with their drought implementation and enforcement of the drought management actions. The City will adopt the Regional Drought Management Plan when it is finalized, replacing this current plan.

The City has updated their zoning ordinances to include water efficient construction and landscape standards. The updated standards address the need for more water efficient construction and landscaping. The zoning ordinances include requirements such as those listed below.

- The use of water-conserving plants adapted to the St. George area climate.
- Storm Water detention and retention basins
- Limiting lawn to 8% of the landscaped area
- Prohibiting turf in park strips or other areas less than eight feet wide.
- Prohibits irrigation with culinary water from 10:00 am – 8:00 pm from June 1 – Sept 1 to maximize irrigation efficiency.
- Water waste is defined and prohibited.
- Hot water recirculation systems are required.
- WaterSmart and EnergyStar labeled fixtures and appliances are required.
- Water efficient commercial car washes.

Large irrigators using pressurized irrigation water supplied by the city are not subject to the daytime watering restriction due to the production and storage capacity limitations on the existing pressurized irrigation system. In addition, the City is a shareholder in several private irrigation systems within the area. The watering schedule of some of these irrigation companies requires water to be taken and used outside of the 10:00 am to 8:00 pm timeframe.

The WCWCD has recently adopted regional WCWCD Water Efficiency Standards. The City supports these standards and has incorporated these standards into our zoning ordinances.

It is anticipated that with these new regional WCWCD Water Efficiency Standards, the source sizing standard for new development will be 0.59 acre feet, which is a reduction from the current sizing standard of 0.89 acre feet.

Water Conservation Staff

Conservation efforts are managed by the Energy and Water Customer Service Manager, which is a shared position with the Energy Services Department. The responsibilities of this position include, but are not limited to, community outreach and education and implementation of conservation strategies that result in a reduction of water and energy use. In addition to this position, City staff from the Utility Billing Department and the Water Services Department are available to assist in the City's water conservation efforts.

The City recently established a water conservation hotline, where residents can call or e-mail the city for water conservation questions or to file a water wasting complaint. The water conservation hotline is (435) 627-4H2O and the e-mail address is 4H20@sgcity.org. Any observed water wasting complaint is investigated by City staff and the customer is provided with educational materials or assistance in identifying the leaks.

Conclusion

The City of St. George has been successful in reducing its per capita water use through its water conservation efforts. In addition, the City has been successful in implementing and using technology to improve the efficiency with which City facilities use water. Residents and businesses have responded favorably to the water-wise conservation messaging. Since 2006, there has been a shift to consider municipal water supplies on a regional level, as opposed to the individual municipal level. As such, the City will continue to work with the WCWCD to develop and implement a region-wide water conservation plan. Adoption of a regional water conservation plan will be imperative to sustain the growth that is anticipated in the region.

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
NOVEMBER 16, 2023 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Michele Randall
Councilmember Jimmie Hughes
Councilmember Gregg McArthur
Councilmember Natalie Larsen
Councilmember Michelle Tanner**

EXCUSED:

Councilmember Dannielle Larkin

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Tani Downing
Assistant City Attorney Ryan Dooley
City Recorder Christina Fernandez
Special Events Coordinator Sarah Reber
Water Conservation Coordinator Rene Fleming
Planner Dan Boles
Planner Mike Hadley
Planner Carol Winner**

OTHERS PRESENT:

CALL TO ORDER, INVOCATION, AND FLAG SALUTE:

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Major Bob Schmig with the Salvation Army and The Pledge of Allegiance to the Flag was led by City Attorney Tani Downing.

Link to call to order, invocation, and flag salute: [00:00:00](#)

Link to City Manager John Willis noting that the applicant for items 10 & 11 requested they be removed from tonight's agenda: [00:01:58](#)

MAYOR'S RECOGNITIONS AND UPDATES:

No recognitions or reports were made.

CONSENT CALENDAR:

- a. Consider approval of a Professional Services Agreement with Civil Science for the Design of the SR-7 Trail Project.**

BACKGROUND and RECOMMENDATION: The project consists of the design, by Civil Science, of the SR-7 Trail from I-15 to Desert Canyons Pkwy. Funding for this project comes from a UDOT grant with a 20% local match. As indicated in the attached agreement and scope of work, the proposed design services amount to \$352,900. The design includes one trail bridge at Desert Color Parkway and one tunnel under the on and off ramps from SR-7 near Desert Color Parkway. Staff recommends approval.

b. Consider approval of an Active Transportation Cooperation Agreement with UDOT for the SR-7 Trail.

BACKGROUND and RECOMMENDATION: The City applied for an active transportation grant from UDOT for the design and construction of the SR-7 Trail Project from I-15 to heading east. The City was granted, along with Washington City and Hurricane City, an amount of \$10,240,000 (80% of total) from the State for the project. With a 20% local match of \$2,560,000 (St. George - \$2,220,440, Washington - \$160,160, and Hurricane - \$179,400), the project's estimated cost amounts to \$12,800,000. As outlined in the cooperation agreement, it is proposed that City of St. George receive the State grant and the local match funds from Washington and Hurricane to administer the project design and construction. Staff recommends approval.

c. Consider approval of the Seventh Amendment to the Jviation contract dated September 23, 2021 for the Terminal Reconstruction Project.

BACKGROUND and RECOMMENDATION: Consider approval of the Seventh Amendment to the Jviation contract dated September 23, 2021 for the Terminal Reconstruction Project. Staff recommends approval.

d. Consider approval of an agreement with Lion Energy, LLC to provide a Battery Energy Storage System at Millcreek Generation Facility not to exceed \$1,553,943.36.

BACKGROUND and RECOMMENDATION: In the event of a transmission failure, St. George Energy Services currently uses diesel-powered generators to energize the Millcreek Generation Facility. The diesel generators are aging and inefficient. The installation of this battery would allow for the initiation of Millcreek in the event of loss of electric transmission to the area. Staff recommends approval.

e. Consider approval to waive the fees of the St. George Sunrise Market event that is taking place each Saturday at Hela Seegmiller Historic Park located at 2592 South 3000 East, for a six (6) month trial period from March 2, 2024 - September 2024.

BACKGROUND and RECOMMENDATION: St George Sunrise Market is a new market wanting to start up for local entrepreneurs and to bring the community together. They are asking for 1) The permit fee to be waived (\$150), 2) Hela Seegmiller fee to be waived every week (\$480/week), 3) any vendor fees (\$5 per vendor per week), and 4) Non construction encroachment permit fee (\$150/week) if needed. Staff recommends approval.

Link to presentation from City Manager John Willis: [00:02:20](#)

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Link to City Councilmember Larsen requesting to remove item e for further discussion and motion: [00:02:39](#)

MOTION:

A motion was made by Councilmember McArthur to approve the consent calendar, excluding item e.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

Link to discussion between the City Council, Mayor Randall, Special Events Coordinator Sarah Reber, and City Manager John Willis regarding item e: [00:03:09](#)

Link to comments from Councilmember Tanner and motion: [00:15:30](#)

MOTION:

A motion was made by Councilmember Tanner to approve to waive the fees of the St. George Sunrise Market event that is taking place each Saturday at Hela Seegmiller Historic Park located at 2592 South 3000 East, for a six (6) month trial period from March 2, 2024 - September 2024.

Link to further discussion between the Council, Assistant City Attorney Ryan Dooley, and City Manager John Willis and amended motion: [00:16:17](#)

AMENDED

MOTION:

Councilmember Tanner amended her motion to approve the application with the understanding that the applicant will continue to work with City staff, and if there isn't another reservation at the Barn within 45 days of their event, that the applicant has the right to continue to reserve it during the 6-month trial period.

SECOND:

The amended motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/RESOLUTION TO ADOPT THE UPDATED WATER CONSERVATION PLAN:

Public hearing to take comments and consider approval of Resolution No. 2023-014R adopting the updated Water Conservation Plan.

BACKGROUND and RECOMMENDATION: The State of Utah requires all public water providers with more than 500 connections to file a Water Conservation Plan. It has to be updated every 5 years. The plan was last updated in 2018 and is due to the State by Dec 31, 2023. Staff made a presentation to the council earlier this year regarding a general update to the plan. The first draft was submitted to the State and this draft incorporates the comments from the Division of Water Resources. Staff recommends approval.

Link to introduction from City Manager John Willis and presentation from Water Conservation Coordinator Rene Fleming, including discussion between Mayor Randall, the City Council, and Ms. Fleming: [00:19:30](#)

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Link to public hearing, no comments were given: [00:26:55](#)

Link to motion: [00:27:15](#)

MOTION:

A motion was made by Councilmember McArthur to approve Resolution No. 2023-014R adopting the updated Water Conservation Plan.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

PD AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2023-036 amending the existing Rillisante Villas Planned Development Residential (PD-R) zone on approximately 24.10 acres to amend the approved Rillisante Villas development with conceptual site plan and elevations, located generally on the west side of the intersection of Canyon View Drive and Gap Canyon Parkway to be known as Rillisante Villas with conditions from the Planning Commission. Case No. 2023-PDA-021

BACKGROUND and RECOMMENDATION: In April of 2021, an application for 206 units (stacked units and townhomes) was approved by the City Council. The applicant

desires to update the townhome elevations and make a minor revision to the roadway on the northern portion of the site. The Planning Commission held a public hearing and recommended approval of the application with a 7-0 vote and three conditions.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles: [00:27:40](#)

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AND

HILLSIDE DEVELOPMENT PERMIT:

Consider a request for approval of a Hillside Development Permit to allow disturbance of areas in the 20% plus slope areas on an approximately 24.10-acre site generally located just west of the Canyon View and Gap Canyon Parkway intersection for a project to be known as Rillisante at Divario (PA-3). Case No. 2022-HS-012

BACKGROUND and RECOMMENDATION: The application came as a result of approval of PA-3 in 2021 and was held in anticipation of the accompanying PD amendment application. The Hillside Board and Planning Commission both held public meetings on the request and are recommending approval of the application with no conditions.

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Link to motion: [00:32:40](#)

MOTION:

A motion was made by Councilmember Tanner to approve Ordinance No. 2023-036 amending the existing Rillisante Villas Planned Development Residential (PD-R) zone on approximately 24.10 acres to amend the approved Rillisante Villas development with conceptual site plan and elevations, located generally on the west side of the intersection of Canyon View Drive and Gap Canyon Parkway to be known as Rillisante Villas with conditions from the Planning Commission.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

Link to motion: [00:33:43](#)

MOTION:

A motion was made by Councilmember Hughes to approve the Hillside Development Permit to allow disturbance of areas in the 20% plus slope areas on an approximately 24.10-acre site generally located just west of the Canyon View and Gap Canyon Parkway intersection for a project to be known as Rillisante at Divario (PA-3).

SECOND:

The motion was seconded by Councilmember Tanner.

Link to discussion between Councilmember Larsen and Planner Dan Boles: [00:34:16](#)

Link to amended motion: [00:35:03](#)

**AMENDED
MOTION:**

Councilmember Hughes amended his motion to include the condition that the developer place orange netting/fencing around the project.

SECOND:

The amended motion was seconded by Councilmember Tanner.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

ZONE CHANGE/ORDINANCE:

Consider approval of Ordinance No. 2023-037 amending the city zoning map by extending approvals for the zoning on the subject property of R-1-20 (Residential Single Family 20,000 square feet minimum lot size) on approximately 18.62 acres located approximately at the southeast corner of 1580 South 3000 East for a project to be known as The Grove. Case No. 2023-ZC-015

BACKGROUND and RECOMMENDATION: The zoning on the subject property was approved in 2022. Due to language in the ordinance, the zoning would expire after a year without reapproving the zoning. The Planning Commission held a public hearing on the request and recommended approval with a 7-0 vote and no conditions.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including discussion between the City Council and Mr. Boles: [00:35:15](#)

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AND

PRELIMINARY PLAT:

Consider approval of a preliminary plat for The Grove subdivision, a 14-lot single-family development located on the southeast corner of 1580 South and 3000 East. Case No. 2023-PP-032

BACKGROUND and RECOMMENDATION: The property is currently zoned R-1-20 (Residential, single-family residential 20,000 ft² minimum lot size). The applicant is proposing 14 lots. Lots 3-14 will all exceed 50,000 ft². Lots one and two are smaller due to the road connection into the stubbed road to the south but still exceed 20,000 ft². The road will tie into 3210 East which borders the east side of the property. The Planning Commission recommended approval, with one condition.

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Link to motion: [00:38:11](#)

MOTION:

A motion was made by Councilmember Tanner to approve Ordinance No. 2023-037 amending the city zoning map by extending approvals for the zoning on the subject property of R-1-20 (Residential Single Family 20,000 square feet minimum lot size) on approximately 18.62 acres located approximately at the southeast corner of 1580 South 3000 East for a project to be known as The Grove.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

Link to motion: [00:38:47](#)

MOTION:

A motion was made by Councilmember Larsen to approve the preliminary plat for The Grove subdivision, a 14-lot single-family development located on the southeast corner of 1580 South and 3000 East.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye

Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

ZONE CHANGE/ORDINANCE:

Consider approval of Ordinance No. 2023-038 amending the city zoning map by amending the zone from PD-R (Planned Development Residential) to C-3 (General Commercial) on approximately 3.0 acres generally located on the east side of Riverside Drive at approximately 700 South. Case No. 2023-ZC-014

BACKGROUND and RECOMMENDATION: The three acres that is proposed to be rezoned is part of a larger 16-acre parcel. In 2021, a PD-R for townhomes was approved on the overall parcel. Though the zoning covered the entire parcel, the townhomes were only planned on the bottom portion (roughly 10 acres) of the property that are flatter than the northern portion of the property. This left approximately six acres not occupied by townhomes. The Planning Commission held a public hearing on the zone change on October 24, 2023, and recommends approval of the application with a 7-0 vote and no conditions.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles: [00:39:10](#)

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AND

PRELIMINARY PLAT:

Consider approval of a preliminary plat for the Willow Bend subdivision, a three lot, 16.37-acre subdivision located on the east side of Riverside Drive between 700 South and Judy Lane. Case No. 2023-PP-035

BACKGROUND and RECOMMENDATION: This plat is part of a larger application to rezone the property and plat it. If the property is rezoned, this plat will keep the property from being split zoned. Lot one is proposed to be 3.0 acres and is the lot proposed to be rezoned to commercial. The Planning Commission held a public hearing on the request and recommends approval with a 7-0 vote and one condition.

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Link to motion: [00:41:15](#)

MOTION:

A motion was made by Councilmember Tanner to approve Ordinance No. 2023-038 amending the city zoning map by amending the zone from PD-R (Planned Development Residential) to C-3 (General Commercial) on approximately 3.0 acres generally located on the east side of Riverside Drive at approximately 700 South.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

Link to motion: [00:41:54](#)

MOTION:

A motion was made by Councilmember Hughes to approve the preliminary plat for the Willow Bend subdivision, a three lot, 16.37-acre subdivision located on the east side of Riverside Drive between 700 South and Judy Lane.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

AMEND CITY CODE/ORDINANCE:

Consider approval of Ordinance No. 2023-039 amending Title 3 and Title 10 of the St. George City Code, to add provisions for temporary parking lot businesses to Title 3 and remove for mobile businesses from Title 10.

BACKGROUND and RECOMMENDATION: On December 15, 2022, an amendment was approved to add mobile business to Title 3 and Title 10. In Title 10, mobile business was added as a permitted use with standards, and specific standards were created. However, in 2023, the State adopted a new code that prevents cities from requiring a mobile business to comply with the adopted zoning ordinance. This amendment renames mobile businesses to temporary parking lot businesses and adjusts the associated requirements in Title 3. In addition, this zoning regulation amendment removes mobile business regulations from Title 10. The changes to Title 10 were presented to the Planning Commission on October 24, 2023 where a public hearing was held. With a 7-0 vote, the Planning Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Planner Carol Winner, including discussion between the City Council and Ms. Winner:

[00:42:27](#)

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Link to motion: [00:48:13](#)

MOTION:

A motion was made by Councilmember Hughes to approve Ordinance No. 2023-039 amending Title 3 and Title 10 of the St. George City Code, to add provisions for temporary parking lot businesses to Title 3 and remove for mobile businesses from Title 10.

SECOND:

The motion was seconded by Councilmember McArthur.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

APPOINTMENTS:

Appointments to Boards and Commissions of the City.

Link to Mayor Randall recommending the appointment of Carol Winner as the Interim Community Development Director for six months: [00:48:43](#)

Link to motion: [00:48:59](#)

MOTION:

A motion was made by Councilmember Larsen to appoint Carol Winner as the Interim Community Development Director for six months.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

Link to Mayor Randall recommending the appoint of Karin Edwards as the President of the Arts Commission: [00:49:10](#)

Link to motion: [00:49:22](#)

MOTION:

A motion was made by Councilmember McArthur to appoint Karin Edwards as President of the Arts Commission.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to reports from Councilmember Hughes: [00:49:33](#)

Link to reports from Mayor Randall: [00:50:25](#)

Link to reports from Councilmember McArthur: [00:52:38](#)

Link to reports from Councilmember Larsen: [00:53:26](#)

Link to reports from Councilmember Tanner: [00:55:14](#)

Link to comments from Councilmember Hughes and Mayor Randall: [00:55:20](#)

ADJOURN TO A CLOSED MEETING:

Request a closed session to discuss litigation, security, property acquisition or sale or the character and professional competence or physical or mental health of an individual.

A closed meeting was not held.

ADJOURN:

Link to motion: [00:56:05](#)

MOTION:

A motion was made by Councilmember Hughes to adjourn.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye

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Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

/s/Christina Fernandez

Christina Fernandez, City Recorder