

Fire Board

- The fire board this month is meeting on the second Monday due to the Labor Day Holiday. I will report any new information in the TC meeting on 9/10.

Renewable Energy Report

- The Department of Treasury guidelines on renewable energy tax credits came out on 8/8. Our consultant, Energy Strategies, does not think some of the developers that we are considering will fare as badly as we had feared. Energy Strategies will send out data requests to all our proposed developers because of the above so we can update our evaluation of their project costs.
- The top 6 bids that we have received so far are all solar projects ranging in size from 95 to 199 MW (megawatts). Five of these are in Utah and one in Wyoming. All these bids, ultimately, will be submitted to RMP (Rocky Mountain Power) for them to choose from.
- Some of our board members testified before the PSC on July 18th about our program. All other parties will testify on or before 10/10. As I said last week in my report, we expect the PSC to approve our program sometime around January 2026.

PUBLIC WORKS (Water, Sewer & Irrigation)

- Continued weekly testing of the finished drinking water for toxin found in the Virgin River.
- Continued daily operations at the water treatment plant.
- Working with Sunrise Engineering and Interstate Rock on the sewer lagoon improvements project.
- The Sewer effluent filter building construction is finished. Engineers are still working with Parkson to make the filters function properly to achieve compliant TSS numbers. Chemical injection pump station plans have been submitted to the State for approval.

STREETS

- Working with UDOT on the SR9 resurfacing project that is currently underway. Slurry seal is complete. Walkthrough inspection is on 9/4.
- Plans are finished and ready for bid for the Church to Quail Ridge sidewalk project. Working with UDOT to get contingency money to help with the project.
- Watchman and Canyon View sealcoat is scheduled for 9/16. Residents have been notified to park on SR9 during the project.

Zion Regional Collaborative Steering Committee

The Steering Committee made a decision to submit comments to the Department of the Interior about the new National Park Community Coordinator through the ZRC. We think ZNP has done a great job with the surrounding communities. We'd like to see Superintendent Bradybaugh get some credit for that.

LPC Housing Advisory Subgroup

The State is looking for in-depth information on housing units and, especially, projects that are entitled but not yet built. They are also talking about providing an infrastructure fund, but the details are not in place yet.

The Utah Legislature is pushing municipalities and counties to "cap" property taxes. Other states are doing that. The proposal is that property taxes could only be raised 3 percent per year. This could backfire in that taxes might be raised every year to be safe.

Detached ADU's are back on the table as a subject for legislation. 66 percent of the voting members of ULCT are comfortable with the current proposal, which allows some local flexibility.

ZNP Visitor Use Management Plan committee

We had a lively discussion with Commissioner Snow from Washington County about continuing to work on this plan, given that the current administration is "reviewing" reservation systems, inc. The Commissioner said that any efforts to limit visitation would result in loss of state and county funding assistance. Superintendent Bradybaugh said they are hearing from visitors that the Park is too crowded and it is ruining people's experience. He feels we should have the plan done so it's ready when it's needed.

Zion Regional Collaborative Summer Workshop

The County is moving ahead with the Sheep Bridge Road paving contract. The County wants to have a bike trail along that road with a vegetation separation.

Bids are out for NEPA planning for the Guacamole project.

The LaVerkin Planning Commission just approved a live/work zone.

Phase One of the Zion Corridor Trail has been funded by the County, and construction will begin in September (less than a mile in LaVerkin at this time).

A full-service micro-hospital is going in by Coral Canyon. It will be a full hospital but smaller than most. Sectional Healthcare out of Texas is the developer.

The groundbreaking for Maxwell Park will be happening soon in Hildale.

Five Counties has a new executive director, Darren Bushman.

Mayor Barbara Bruno
Council Department Report
September 2025

Virgin received a grant for improvements to the BMX track; one of the improvements is getting electricity to the site.

The East Side Discovery Center will open in early summer of 2026.

Zion National Park

Rick and I attended a virtual session with representatives from ZNP to learn about upcoming projects. Some are very extensive (rebuilding the riverwalk trail and reworking the south entrance) and some are small (replacing chain connections on Angel's Landing and restriping the road), but all will inconvenience visitors in some way. They're giving people early notice of these projects.

Five County Mayors Meeting

Kate Carlson from the Bureau of Emergency Medical Services, Utah Department of Public Services, discussed the impacts of Senate Bill 215 on our Town. I've asked Rick Wixom to look into this and make sure we are compliant. It relates to the contracts for 911 services.

Dixie Transportation Executive Committee Meeting

The MPO Trails Sub Committee did a presentation on trail etiquette and signage. The idea is to have "standard" rules and signage on the trails throughout the County. I have a copy of the proposal if anyone is interested in seeing it. The signs will be made from aluminum and will be graffiti proof. There would be four signs per mile (2 per direction). Springdale is not currently a part of the program, but we may want to follow their lead.

Meeting with Dean of the College of Business of Utah Technical University

I met with Linda Yu to discuss the University's hospitality program and begin to explore how her students could serve as interns and employees of our hospitality businesses. We're looking for a win/win that doesn't involve the University building their own training facility on their land in Springdale. I have a follow up meeting with the head of the hospitality program later this week.

August 11: Washington County Solid Waste Board Meeting

- Approval of June 9 meeting minutes
- Approval of May-June disbursements and actual expense
- Approval of one-time contribution of \$250K for improvements to landfill road
- Collaboration with Purgatory for inmate litter pickup
- Special board meeting September 8 to award bid for demolition of the old-scale house
- Next regular meeting October 6

August 20: Downtown Plaza Ribbon Cutting

Attended the ribbon cutting ceremony for the new plaza - excellent example of a collaborative project between the Town, Washington County, and Greater Zion Convention and Tourism Office.

Pat Campbell
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Utah League of Cities and Towns (ULCT): August-2025 Legislative Policy Committee

Housing and Land Use survey was discussed. A graph showing that Utah (2015-2025) has the 2nd highest number Residential Units per 1,000 People in the US:

On August 18, the ULCT Board of Directors recommended an approach on DADUs that would require local governments to enact ordinances to allow DADUs to have some minimum standards and State code, and defer more standards to local ordinances. This link is the ULCT **draft** path forward on detached accessory dwelling units (DADUs) in state law. [DADU Comparison V2](#)

Utah Division of Drinking Water director, Nathan Lunstad, presented the proposed water rate increase structure and met with some LPC member resistance. One of the several issues included a fee increase exemption extended to wholesale, agricultural and industrial users. Learn more about this and provide feedback:

<https://deq.utah.gov/drinking-water/new-fees-for-utah-public-water-systems>

Another land use issue discussed was annexations, the process, who would bear the cost of infrastructure and maintenance, and edge communities (those landowners who were refused their request to be annexed to a municipality and then filed to become their own town).

Mosquito Abatement District

If you have mosquito concerns don't hesitate to request service using this website:

<https://www.swmosquito.org/service-request>

The District is tracking the Anopheles mosquitoes, which are malaria carriers, due to recent locally acquired malaria cases in the US.

On August 18, the ULCT Board of Directors recommended an approach on DADUs that would require local governments to enact ordinances to allow DADUs, have some minimum standards in state code, and defer most standards to local ordinances. That approach is consistent with ULCT survey results from previous LPC meetings and LPC housing advisory subgroup meetings. The table below outlines two proposals that ULCT staff have received from state leaders (Options A and C) with which the LPC housing advisory subgroup disagreed. The LPC housing advisory subgroup was open to a prior Option B with modifications. Option D reflects those potential modifications.

Color key: Gray-filled = regulated by state law; Blue-filled = regulated by municipality; Unfilled = proposal is silent/not yet determined
Stats key: x% of MIHP DADU cities = % of the 61 MIHP cities with DADU ordinances that would comply; x% of MIHP cities = % of 86 total MIHP cities

	Option A (legislator)	Option C (legislator)	Option D
Requirement	State law, all cities must comply	State law, but cities can opt out	State law, all cities shall have an ordinance allowing DADUs: -Population >5,000: by Oct 1, 2026 (MIHP) -Population <5,000: by Oct 1, 2027
Process	Permitted use	Permitted use	Permitted use; CUP process prohibited
Lot size	Must allow on lots >7,500 sq ft (59% of MIHP DADU cities/43% of MIHP cities)	Must allow on all lots in residential zones (46% of MIHP DADU cities/32.6% of MIHP cities)	Must allow on lots >10,000 sq ft in residential zones, subject to infrastructure capacity & other zoning (80.3% of MIHP DADU cities/57% of MIHP cities)
Lot coverage	Silent	Silent	Municipality may require a maximum lot coverage of primary unit + DADU
Parking	May not require more than 1 off-street spot for DADU (59% of MIHP DADU cities/41.2% of MIHP cities)	Silent	May not require more than 2 off-street spots for the DADU, or a max of up to 5 total on-site parking spaces for entire lot (98.4% of MIHP DADU cities/69.8% of MIHP cities)
Owner occupancy	Primary residence of the property owner must be primary unit or DADU	Silent	Primary residence of the property owner must be primary unit or DADU, unless municipality authorized both to be rentals
Length of rental	Municipality may require DADU to be rented for up to 30 days at a time	Silent	Municipality may require DADU to be rented for at least 90 days
Setbacks	May not exceed minimum fire safety setbacks as defined by local building/fire code	May not require larger setbacks than are required for the single-family unit (at least 59% of MIHP DADU cities/41% of MIHP cities)	Municipality may regulate, but must consider in ordinance
Location (back, side, front yard)	Silent	Silent	Municipality may regulate, but must consider in ordinance
Design standards (windows, porch, dimensions)	Silent	Silent	Municipality may regulate DADU, but must consider in ordinance
Size of DADU	Silent	Silent	DADU may not exceed primary unit, unless municipality authorizes it
Conversion v. construction	Silent	Silent	Municipality can regulate, may consider in ordinance
Sufficient infrastructure	Silent (builders prefer state standard about sufficiency)	Silent	Municipality may deny DADU application based on insufficient infrastructure, but must consider in ordinance
Building, health, and fire code	Municipality may enforce state and local code	Silent	Detached ADU shall comply with state and local codes
Business license	Municipality may regulate	Silent	Municipality can require, may consider in ordinance
Existing development agreement	Silent (builders prefer state preemption here)	Silent	Requirement does not supersede existing development agreements as of March 7, 2026 (session ends)
Development fees	Silent	Silent	Municipality may regulate, but must consider in ordinance
Environmental factors (slopes, wetlands, etc.)	Silent	Silent	Municipality can regulate
Impact fees	Silent (note: state law does not allow impact fees for IADUs)	Silent	Municipality may regulate, but must consider in ordinance
Utility access	Silent	Silent	Municipality can regulate
Transportation/alley	Silent	Silent	Municipality can regulate
IADU, DADU on same lot	Silent (builders prefer 1+1+1 approach)	Silent	Municipality may regulate, but must consider in ordinance
DADUs by construction date (IADUs in 75% of residential areas after Oct 2021)	Applies to existing and future units	Silent	Silent
Reporting/data	Silent	Silent	Annual report as part of MIHP

Kyla Topham
Council Department Report
September 2025

URC- We sent a request for more information to all bidders regarding the most recent update to energy tax credits. We should have that information soon. Board meeting is Monday the 8.

Plaza- I attended the ribbon cutting for the Plaza. The end result is amazing.

Community Development- 2 cent event will be later this month. A walking tour of several community sites is planned. Kyndal has been working on different checklists for application processes within the CDD. This should help streamline processes for staff and applicants. Invasive species project will start this month in town and on Tree's Ranch. Property owners who have agreed to have work done will receive notice in the mail as the start of the project gets closer.