



435 North Main Street  
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www.laverkin.org

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**La Verkin City Council Meeting Agenda**  
**Wednesday, October 15, 2025, 6:00 p.m.**  
**Council Chambers, 111 S. Main, La Verkin, Utah**

**Meeting Called to Order:** Invocation by Invitation; Pledge of Allegiance **Presentation:**

1. Nick Wright from HVFD
2. La Verkin Elementary Principal Gabbi Young
3. La Verkin city Royalty and Youth Council introduction.

**A. Consent Agenda:** (Items on the consent agenda may not require discussion. These items will be addressed in a single motion unless removed at the request of the Mayor or City Council.)

1. Declarations of conflict of interest
2. Agenda
3. Meeting Minutes: September 3, 2025, regular and work meetings, September 17, 2025, regular meetings.
4. Checks and Invoices: \$ 224,709.68

**B. Public Hearing**

1. Fiscal Year 2025-2026 Budget Amendment
2. Approval of the 2025 Joint Agency regional Water Conservation Plan.

**C. Business:**

1. Discussion and possible action to approve Resolution R-2025-[14](#); a resolution opening and amending the Fiscal Year 2025-2026 Budget.
2. Discussion and possible action to approve Resolution No. 2025-[15](#), approving the 2025 Joint Agency regional Water Conservation Plan.
3. Discussion and possible action to proceed with the application for the Utah Rural Opportunity Grant.
4. Discussion regarding the upcoming meeting with the Division of Drinking Waters potential lead and copper grant/loan.
5. Discussion regarding the cemetery wall.
6. Discussion regarding the Elementary school crossing guard hours.

**D. Mayor & Council Reports:**

*Mayor Wilson:*

*Blair Gubler: Washington County Solid Waste, Homeland Security/CERT*

*Wise: Planning Commission/Zoning, Beautification/Trails Committee, Economic Development/Tourism*

*Micah Gubler: Public Safety, Recreation/City Festivals*

*Hirschi: Fire District, Ash Creek Special Service District, DTEC*

*Prince: Southwest Mosquito Abatement, Historical Preservation*

*Fay Reber: City updates*

- E. Citizen Comment & Request for Future Agenda Items:** No action may be taken on a matter raised under this agenda item. This item is reserved for the citizens of La Verkin who have items not listed on this agenda. There is a time limit of 20 minutes with each individual taking no more than 3 minutes.

## **G. Adjourn:**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Nancy Cline, City Recorder, (435) 635-2581, at least 48 hours in advance.

### **Certificate of Posting**

The undersigned City Recorder does hereby certify that the agenda was sent to each member of the governing body, sent to the posted on the State website at, posted on the La Verkin City website at [www.laverkin.org](http://www.laverkin.org) and at the city office buildings

111 S. Main and 435 N. Main on October 7, 2025

Nancy Cline, City Recorder

# City of La Verkin

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## La Verkin City Council Work Meeting Minutes

Wednesday, September 3, 2025, 5:00 pm.

111 S. Main, La Verkin, Utah

**Present:** Mayor Kelly Wilson; Council Members: Patricia Wise, Blair Gubler, Richard Hirschi, Micah Gubler, and Darren Prince; Staff: Kyle Gubler, Fay Reber, and Nancy Cline, Public; Brad Robbins and Blair Gardner.

**Called to Order** –Mayor Wilson called the work meeting to order at 5:00 pm.

1. Discussion regarding the Live/Work zone.

Mayor Wilson asked Brad Robbins to explain the zoning.

Fay Reber explained that it's gone through a number of iterations the ordinance has, like most ordinances do planning commission approved a particular version. There were some changes that we needed to make. This version you have in front of you includes what the planning commission approved plus some additional changes, that after talking with Derek, Patty and Brad he made

Brad Robbins explained this has been a planning commission approved. It's been through several different iterations. The location where this would be allowed in the city permitted uses versus prohibited uses, and what the Administrative Land Use Authority is going to be doing, requirements for lived work, and then we'll go through some of the development. Fay passed out our latest version. On page one, it talks about the purpose. There's really nothing new with the lived-work prior to the establishment of zoning. Most people lived in their business. It's kind of flipping the script a little bit and bringing that back to a certain level. Live-work is really not a new concept, it's an older concept. In regard to the town here, where live-work would be allowed would be in your commercial land use designation. And that basically is all your general commercial zoning in the Master plan. It would be allowed in those areas and those areas only, not be allowed in residential areas. This was something that Derek came up with and he agreed with it. No live-work development should be smaller than 3.25 acres and only in the General Commercial. The reason for the acreage restriction is because you just don't want these small buildings. Somebody is building one. It should be a broader type of development. It shouldn't be just one single house somewhere. Permitted uses versus prohibited uses. This is where this is going to be a little bit different than your normal use. And the reason is because of some stuff that Blair had brought up. He's got another one of these developments. He talked about how he had a manufacturer of custom sleeping pads. He didn't know how you capture that in a permitted use other than saying light industrial. The minute you say light industrial, what happens is you can get any type of industrial. Instead of having permitted uses, the only use that's permitted is the residential use associated with it. Any other use permitted will have to be approved by the property owner's association of the development and then approved by administrative land use. There's also some verbiage that can't be noxious, so it provides a little bit more flexibility for somebody coming in. He didn't know how we could figure out every single thing in the zone and it does allow the administrative land use authority to deny these. On page three it provides some permitted or prohibited use. These are uses that are actually in the city's commercial zone with the exception of industrials. These are uses we kind of went through the planning commission looked at and they kind of agreed that probably not the right type or the type of facility. Now that's not to say this can't be expanded, if you guys have some ideas about it, it shouldn't be there, but generally speaking, it's kind of useful. On the next page it comes to requirements for live-work. This whole section here, these ten items have been hashed out a bunch of times. This is what he and Fay were talking about. But, a live-work, occupation of a live work unit solely for residential purposes should not be permitted. The Planning Commission and possibly the City Council doesn't want this to turn into a residential development. It should have a commercial proponent for it. We're trying to avoid that situation. Now there's going to be an

exception to that, we'll get to that in a minute. Any business operating within a live work unit shall be required to obtain a business license, which means that live work shall not be occupied for residential purposes. Any person except the unit owner, long-term lessee, the business manager, employee. We added the lessee at the last meeting. No portion of a live work unit shall be rented or occupied for short-term rental. It was never meant to be a short-term rental type of situation. Client and customer visits to live work are permitted, obviously. Live work shall meet the health, safety, fire requirements of the city. Maximum one employee per thousand square feet floor area is permitted to work, and that's subject to the approval of the ALUA. The reason for that is the parking issue everyone is concerned about. Then a sign would be allowed.

Kyle Gubler asked if he was referring to the sign on the building. It couldn't be very big.

Brad agreed that the exception that he was talking about, is that the ALUA can, based on findings and approval of the Homeowners Association or the property owner, can approve modifications to numbers 1, 2, 4, and 6 above, and that the ALUA may place conditions and limit. What came up at the Planning Commission was what would happen if a business went under, are you going to kick people out? The answer is probably not. If they have a mortgage, you're going to have to deal with it. So, what we kind of came down to is this provides the ALUA with the ability to work with somebody to give them time. To figure out, either move on or something, without just throwing them out. We can't do that legally.

Councilman Prince asked if they could keep them from converting the lower floor to housing.

Kyle replied that it would be residential and not allowed.

Brad added then we can add conditions to it. For any type of flexibility, there can be conditions. And conditions on time frames to housing.

Kyle asked if that is all through the ALUA.

Brad replied that it would be.

Kyle asked Brad to go over who the business owner is.

Brad replied it is a key member. The manager, employee or day-to-day business dealings.

Mayor Wilson commented that they don't want anybody that can rent them. It needs to be someone that is in business operations.

Kyle replied that's what his point was, because he knows we have some short-term rental people, and not that it would happen there. He wasn't saying it would, but what happened in the past based on experience is people rent out a property on their property, and someone comes there, and they're only supposed to let family stay there, and they've got a great big family. They don't. Police treat it like anybody can say they are "family".

Brad added that the long-term lease was something that was added just recently.

Mayor Wilson commented that he could see that being a problem. If you've got an owner, a business manager, or an employee, they're associated with the business, and he agreed that was the purpose of live/ work.

Fay gave the example suppose you've got an owner in there. He lives upstairs. He's got a bakery downstairs, which he owns and operates. The bakery's doing well. He suffers a heart attack, the owner. He needs to go up to Salt Lake to be close to medical facilities. Are you going to prevent him, then, from leasing out the top floor of that residential unit?

Mayor Wilson and Councilwoman Wise said yes.

Blair gave an example that not everybody's going to buy these as owners. They're going to buy it as a commercial application as well, which, under this, as Brad has created such a great document. If you're a business owner and this is an investment, are they allowed, and through this zone, to be able to lease the building to another business. So that's where that language came about. It's not to abuse it, it's to make sure that the owner of the building is responsible for the use. But if, let's say, I've got a gentleman right now that wants to

buy a mirror's garage doors. He won't live there, but he's buying it from commercial use as an investment property. He may store garage doors at the garage level, but that's where these guys came up with the great language to allow for that opportunity for him to lease it out. Because he won't live there, because then that's the beauty of the commercial to residential live-work combination.

Kyle asked what relation to the business would the person he leased to have.

Blair replied that one of the reasons the language came up. If you, let's say you wanted to buy this as a commercial building to rent, and he leases it out to another business that still has to follow along the ALUA approved business, they have to have a business license that comes through the HOA to get approved, so you have these checks and balances to make sure there is nothing.

Mayor Wilson added he can see leasing it out to another business where he lives there, or an employee lives there, or a manager lives there, but he's associated with the business. But if you're just going to rent it out to anybody, then it's just a rental. He wants them to be associated with the business.

Blair replied it has to have a business license. His language there is brilliant. You have to have business license in these units.

Kyle clarified that whoever lives above has to be associated with the business. The guy that bought the building, or whoever he leased it to. His business is still on the bottom part, and he's not going to live there, and he just rents it out to somebody else. That's basically just turning it into an apartment.

Councilwoman wise replied that the nice thing about the Planning Commission having spent so much time, and now we are, is that with the fields, we have a very good example of what it can potentially be, what a live-work unit property can be. Having the 3.5 acres identified that it has to be that size, and it has to be the general or the retail commercial, not tourist commercial, that means that there are seven, she thought, seven to eight properties in town identified that can be live-work. So, when we're making these decisions, we have what Blair's done, and most of that falls into what's it going to look like five years down the road when others come in. Whether you like what Blair's done or you don't like what Blair's done it's a good example of what would work. What are we thinking long term and to her that's where it gets kind of difficult on the wording and in theory it was kind of like when we went through the short-term rentals and to prove 10% which we did and then bring it back to seven half which have been five. We always hope for the best in people but the reality is that you're not always going to get it and so she suggested they be really careful with the wording. Is it in general and retail commercial.

Kyle responded that Patty makes a good point. Whatever you do, you're going to have to realize that you've got that property that you're dealing with but means that there's six other properties.

Councilwoman Wise continued to say we're kind of lucky in the sense that we have an example that we can look to and we can look at the parking and we can look at the way they've done it, the number of stories and first floor and all of that. It's kind of a good guideline, as we decide what we want for the whole city because that's what we're deciding.

Councilman Micah Gubler asked if they are making the top portion residential why does it matter who lives there. Why do they have to be part of the business. The one tied to the business might be messier and a worse situation.

Councilwoman Wise replied because the idea, this would be the difference between the live work. Where the number of individuals on site is really minimal, like four per building. When you count two employees and the owner and the manager, whatever, and then one to two people living above related to the business. What you're talking about will be the mixed use, where apartments on top and then all commercial on the bottom, and anybody can rent those. Its two different zones. And as far as who lives on top, they could be messy, they could be good, they could be whatever, we, it's a gamble.

Councilman Prince added Mixed use would have a lot more parking. And more apartments above and stuff like that with businesses.

Councilman Micah Gubler responded, let's say I bought one of those businesses and I've got three or four young adult kids that alone take up the parking. He didn't see how regulating it to be connected to the business is going to reduce the number of people that might have cars that are living there. He was looking at it from the business side of things, if we're going to invest and buy that.

Councilwoman Wise replied if you're a business owner you have to decide if you're a good fit for the conditions that are placed on this property. It wouldn't fit everybody.

Councilman Micah Gubler responded that he imagines most small business owners possibly couldn't afford these units. He felt like it would be mostly investors.

Councilwoman Wise added they'll probably be leasing it out to a business owner who doesn't have the capital but can afford a lease.

Councilman Micah Gubler replied now that limits them to lease it out to a small business that is going to agree to live there.

Councilwoman Wise commented that it doesn't have to, residential doesn't have to be occupied as residential. It could be more commercial.

Kyle added that when we first looking at this from the city planning commission when it was first brought up seven years ago the intent was more of mixed use. They weren't worried about it, but what we wanted to do was we wanted to protect the ground level or that portion as retail. We're very limited on what we have for commercial. corridor and so giving it away to anything else can hinder us a lot. The purpose was that if there's going to be affordable housing or attainable housing that first 10 or 12 feet is commercial. Then it could be apartments above it. That was what the original intent was from the city. Like they've done in Salt Lake at the Gateway. And they've done it in St. George down there on Main Street. Originally the city was looking to do mixed use not live work.

Brad commented that he doesn't think you can legally stop somebody from a long-term lease. There's no law that could stop them. There are obviously short-term rental restrictions. You have in your code. He wasn't aware of anything long-term. They do have the ability to lease this long-term. There could be some language added that says you can't sublease it from there. You have upper floor residential and lower business.

Fay agreed he didn't see how they could stop them from long-term leasing it and that is why they wrote it up that way.

Councilwoman Wise added she was concerned with having a business license. She thought they needed to be operating a business. They could have a business license and just have it be a shell and do nothing with it. It needs to be an operating business and she didn't know how legally to say that. On this long-term lessee we don't want a long-term lessee who's residential. If the long-term lessee was commercial great but not just residential.

Mayor Wilson replied to him live/work means you work there and live there.

Councilman Prince asked if that mean a lot of things in the zone are not enforceable? Like the requirement to live above and you have to have a business.

Brad replied that it can be enforced. He was saying he didn't think you can stop somebody from a long-term rental. Somebody purchased that and said I now want to rent it to an X, Y, Z business. They're going to live upstairs.

Councilwoman Wise clarified the lease would be commercial not residential.

Brad agreed.

Councilman Prince replied he thought they were saying you could lease it residential separate from the business.

Brad explained that the first stop is going to be the property owner's association. They've got to get through that first. And they go to the ALUA. And that's why we try to figure out this other little caveat we've got, in case something does go wrong like what you're talking about.

Councilman prince added that the homeowner's association is going to resolve the concerns that you have.

Councilwoman Wise was also concerned about the HOA. She has lived in different complexes that have had HOAs. And when they're good, it's great. When they're not good, it's horrible because you don't have anybody to go to. When the situation isn't bad enough to go to the police, but you can't talk to the neighbor because they're just not going to be willing to talk. And you have an HOA who won't do anything. Then the offender says, the HOA won't do anything about it. What are you going to do? She felt that there's a property owner association is not enough. It seems like we need to somehow identify that property owner association is a business in good standing. They have experience. They're local, or at least they have a local representative. When Blair sells these off, he's going to be gone, and Blair's just an example, so there could be more of these in town, and those, we've got to think about that. If the HOA could be non-existent, it could be there on paper, but could be non-existent, and then what do we do? So, we can't put too much reliance on the HOA, and then the ALUA, when you get right down to it, that's pretty much, somebody from the Planning Commission and city staff. La Verkin is growing, and city staff is not going to have time to handle the little things that come up around. We need to have this whole ordinance very strong before we approve it. That way the things that do end up in ALUA are minimal, or good enough. We have some steps to take care of before we can make a decision as to overall zoning.

Councilman Micah Gubler asked Blair how much the units would be sold for.

Blair replied they are selling for \$645,000, which is the base price. The concept of flex living and live workspace, as Brad says, it's not new. It's old. It's just becoming more modern. You made a comment about what people can't afford. Well, we're getting to the point where people can't afford a house, and they can't afford a business. This is an option to combine. There's also, in terms of flex, commercial owners that want to invest, but never use the facility that they own. It allows them to do that. The restrictions that Brad's put in there and Fay has encompassed are the best he has seen. Even Hurricane City has a live work zone that's currently in place. He likes this one better. He came in here with the concept of let's just build these as commercial only, and then there was the opportunity that there's a potential for a mixed use, which as Brad and Fay have described, and all of you, they're different. Mixed use and live work, they are different animals. As a developer he likes to see that diversity within a city. If someone wants a retail bottom and rent the apartment up top, it's not us. If you want to own your own facility with your own individual tax ID number and not rely on a landlord, we're an option. If you want to run a business and live there, we are an option. We don't want nightly rentals. I did the parking specifically so there's not a lot of traffic. And in this day and age, businesses are not manpower. They might be internet power. They might be a UPS truck coming in and out once a day. The checks and balances for us, and you're 100% right, the HOA will be turned over just like every other HOA in time. The original starter of any HOA, I couldn't tell you who originally owns the HOA that they started 10, 15, 20 years ago. Do we set everything in motion and in place that we want it to be structured as clean as possible and work perfectly? Absolutely. Is it going to? Absolutely not. We're 100% right. I'm going to sell all of these out probably and the HOA will be transferred over into an internal board like most HOAs or there's going to be a professional HOA manager that will come in and regulate. The ALUA was a great suggestion city-wide to say how much liability the city want to say yes you can and no you can't. The ALUA is a great checks and balances, then you have the HOA is a checks and balance. Then you have the business license. I can't even sell one until their business that's going to be used in that facility is approved through the business license team, the ALUA and the HOA. We're trying to put everything in place to eliminate or lessen as much of the liability to the city, to us, along the board. So that's kind of the short history of what this is. We've tried to identify putting things into a box and with this flex space the beauty about it is there's really no box that it all fits in. Now that can be really scary because it's

like we don't know what's going to happen. It also creates a lot of opportunities for people that don't have any other opportunity other than this. He 100% supports what the process is, slow, correct, and applicable. We don't know who's going to be there. And it's not going to work for everybody on purpose. We don't want to have a huge parking lot and a bunch of traffic and a bunch of this and that. We want to have very specific people that will follow the guidelines. There are a lot of checks and balances here that'll scare a lot of people away. That means the ones that are actually going through the process and are going to hopefully follow the process. Brad's done a great job in trying to separate live work and mixed use. It is very clear and defined as to what is allowable within live work and what is also allowable in mixed use.

## 2. Water Rates

Mayor Wilson explained it was brought up in our last City Council that people got high water bills in July. We might want to help those people. He thought a lot about this and thought maybe there's something we could do. He thought it would be absolutely wrong to change the ordinance and do something different than we already voted for. We did the right thing we went through all of the steps that we needed to go through. We did a water study, and then we discussed to the city council what's the best approach. Given the data that the engineers gave us and given the fact that he guessed 95% of the cities in this state don't charge enough for the water. What happens is when you go to do a big project, you don't have the money available to do it, and so you go to the state, the drinking water board, or the CIV board, and you say, we want to do this project, can you give us some money. Hopefully you'll give us some grant money. They'll look at what our water rates are, and they'll say, we can't give you any money because you're not charging enough, you couldn't pay this back to us. That's based on over 20- or 30-years' time. They go through all of that stuff. They've been preaching this for 25 years. Not very many cities have done anything about it. We've taken the steps, and I think right now we're probably in a good position, where we're charging enough for repairs and maintenance on our system, and replacing it overtime, and that's what we need to do. Because over time, you've got to replace that system. It's going to get old, the pipes will get undersized. We already have some that are undersized in our community, but because we've done some things, it's adequate right now. But as the city continues to grow, we're going to have to replace some of those pipelines, replace some of the valves. We're already starting to replace some valves that have blown up on us. But those are things that need to be taken into consideration. There are valves that have been in the ground for over 25 years, and back then they didn't have stainless steel bolts on them, and so the bonnets are blowing up. The bolts rust out, and it blows up through the street, and you have a big hole, and it's quite a big repair. That is happening now. But over time, they've perfected some of those products like solid bolts, valve now comes with stainless steel bolts. They'll last a long time. They might last 50 years but those are things we have to take into consideration. With what we have done we can go to the drinking water board and say look we need some money to do a project, and this is the project we want to do will you loan us the money and we can pay it back. He thought they had done what they needed to do, and we've also built into that a conservation factor so that people aren't just wasting water. We found out in July's bill that there were people wasting water. He gave a couple examples. One example was that the guy had a leak for over a year, and he didn't fix it. He'd been notified a whole bunch of times. It was over a hundred gallons an hour and so when he got his bill it was \$1,200 in July. The leak's fixed. And I got a list of leaks. He thought there are 85 people in town right now that are on the leak list. The meters we have will tell the residents whether they got a leak or not. We notify those people that you've got a leak. He received a notification a couple months back that he had a leak. He immediately started looking for a leak. It was the toilet. The flapper on the toilet was leaking. It was just a small leak, but he was able to fix it. So that's a good thing that we've done. We can notify the people that they've had a leak. There was a friend of mine that had a leak. He got notified. He found the leak. He fixed it. And those things need to be taken care of. Some people overuse their water. One single lady lets her kids turn the sprinkler on to play in. The water was on all day long and on the trampoline. she got a high-water bill. She isn't doing that anymore. Now it was a wake-up call for quite a few people there were a hundred and twenty-three people in July that had gotten into tier five, which is ten dollars a thousand gallons over 33,000 gallons. Some of them got a really high-water bill. One of the comments was this was not just a wake-up call but a slap in the face. Some commented they wish they had known. We tried to let people know the best we could. We probably could have

done a little bit better. We should have notified people on Yoppify. That goes out to a lot of people in town and all the ones that have a cell phone. Maybe we could have done better, but now they know. My proposal is not to change the ordinance, but give them a reprieve for July, August, and September. We got the data on August already because the bills went out yesterday. There were about 80-something people in Tier 5 and 60-something people in Tier 4. So, it's gone way down. There were 62 in Tier 4 and 123 in Tier 5 in July. So, it's gone down. He suggested giving them a reprieve on tier 4 and 5, billing them for tier 3, which is \$3.76 per thousand. Some would get credit for those three months, but that allows them the opportunity to fix some leaks, make some changes on how they're using their water. By October we'd given them plenty of time that they've got the notice in their water bill. That's my proposal. It's up to the council whether you want to do something like that or just say it is what it is. The more he thought about it, we probably should have implemented this May 1st. On the 1st of June, people would have been adjusting the water system.

Councilwoman Wise replied we discussed it we passed it on April 16th meeting but then it came back to the council for technicalities we added in the 3% annual increase. She told councilman Prince if it makes you feel any better, she actually pulled up the council meeting and looked at the minutes from the April 16th meeting every single one of us were concerned about the negative impact on people who couldn't afford it. If we're going to help people out, are we helping them out on the whole bill or are we helping them out with the difference and that's the consideration. Which kind of falls with what the mayor suggested of the fours and fives take them down to a tier three.

Mayor Wilson added he looked at the data and 87% of the people in town were in the first tier. He looked at his water bill. His June and July bills he used 7,000 gallons. In July his kids visited and used more water than normal. His bill increased from June to July \$11.50. To him that was not a huge increase for a family. But if he had been overusing that water, it would have been a lot more. For those who are just wasting water it needs to be painful for them.

Kyle added its city policy that if someone has a water leak and they come into the city and they have a water leak, we take them down to a lower tier. They only have to pay the lower tier if they can show they have a water leak. Now, if they've used it to water their grass, then that's a different story. The guy you talked about did get a credited to his bill already. He was taken down to a lower tier to pay for it. You can't not make them pay for the water, but you can reduce the price of it.

Mayor Wilson replied that we know who has the water leaks. We've got a list of them. There's 85 people that have leaks. And some of them are being fixed right now. But they can't come in and say, hey, I think I've got a water leak. We know whether you've got a water leak or not. It shows right up on the meter.

Councilman Prince replied that he was not disputing any of that. His biggest concern is when your bill goes from \$200 to \$800 or \$900, that's a slap in the face, right? They probably did have a leak. They don't irrigate with it or anything. But there's a bunch of those. Derek said we collected \$67,000 in those two tiers. He would like to give them a little break. Get them through the summer and then go full board.

Kyle added that a lady called today, and she's a renter, and she doesn't have a leak. Water bill is \$400. The landlord basically waters the lawn with it. He's not going to change it. The landlord makes a decision to use irrigation or not. She's in the situation now, if she wants a lawn in front, because the landlord won't convert over to irrigation she has a big bill. She's already made payment arrangements. She'll still pay her water bill. So she's in that situation with a landlord that refuses to make a change.

Councilman Prince replied that the mayor's suggestion would give her some reprieve through September. She can figure it out through June.

Mayor Wilson added that he felt like people are watering their grass more than they need too.

Councilman Prince replied his grass is green as anyone and he knew this was coming and told his family to not waste water and his bill was under 8,000 gallons and they have a 40-foot pool and hot tub, and so it can be done.

Mayor Wilson added he didn't think people realized they were watering so much. He gave an example of a citizen who was watering four times a day, and he didn't know it, because his sprinkler clock had done something, and so he was watering four times a day. Kyle Lovelady went over to his house and talked with him. They figured it out and he fixed his clock, and so he's not using a whole lot of water.

Councilwoman Wise asked about the mayor's proposal of dropping tier 4 and 5 down to the price of tier 3. If that would be for everyone in tier 4 and 5.

Mayor Wilson responded that it would be all residents in tier 4 and 5. There's about 200 people that were in Tier 4 and 5 in July. And there's 130 or so in Tier 4 and 5 for August.

Kyle added he thought there should be credit issued to their accounts. Not a check sent in the mail.

Councilman Prince agreed that citizens would be happy with that.

Councilman Micah Gubler asked how many connections the city had.

Mayor Wilson responded about 1500. 86% of the people are below tier 4 and 5 and using the water responsibly. But there's about 8% of the people that are in that tier and those are the ones that are complaining.

Kyle added that at the vintage park they don't have access to irrigation. It's one of the few places in town. If they want grass, they're going to be watering with culinary water.

Councilman Micah Gubler added that he thought they've done the right thing. If we're wasting water we need to figure it out and fix it. Across the county if other cities haven't done it all rates are not going to stay the same. He agreed that a reprieve was a good idea to help the public prepare for next summer.

Mayor Wilson agreed and that was his train of thought on how to help the citizens. This will be something that needs to go on the agenda.

Fay explained that we'd have to draft up a resolution. Amending the rates for those particular months

Mayor Wilson continued to say there were roughly 200 people that were in those top two tiers the first month. We may have a few less in September. He suggested in September to draft a letter and send to those people that are in those tiers and explain to them what we're doing and why we're doing it and tell them, yes, we gave them a reprieve, but in October it's over.

Kyle agreed and said it's got to be very clear because you'll have that person that still doesn't do it complain in October.

Mayor Wilson agreed and with the letter make it clear there would be no excuses because they were not notified.

Councilman Blair Gubler commented that he doesn't get out and about amongst the community as much as he used to, but when he did, he knew a lot of them that were on fixed incomes. His mother was one of them. Her and dad brought in \$800 a month, so that was it. Is there any out there in the community that would be on that kind of income?

Kyle replied he was sure there were those on fixed incomes but didn't know how to identify them. We talked about hardship, but you're going to have to develop what the criteria would be to meet that. Hardship. Because everybody will claim it if you don't have something that qualifies them.

Councilman Prince added he the post that he put online, and he apologized if that was inappropriate. He was just trying to gather feedback from the community on how this was affecting them. One of the comments was from a senior citizen who said they are on fixed income and couldn't pay more for water.

Mayor Wilson replied that those who are on fixed income are probably not using that much water, and, if they're under 8,000 gallons and the increase is small.

Councilwoman Wise added that, if somebody's using 8,000 gallons, the old rate would have been \$50.08. The new rate is \$65.67, so the difference is \$15.59. But \$15.59 could be a lot, but she thought as far as helping people who are on really fixed incomes, we had a couple of different ideas. There's another city, Milford or something like that, Blaine from Sunrise had searched out, and he couldn't get a good handle on it. It was suggested people on Medicaid would qualify. None of us had any solutions, and none of us really knew where to go to look. So, it would almost be something where La Verkin as a city would have to decide to develop some kind of a hardship program for any number of things and have the budget to do that.

Councilman Prince pointed out he only had one hardship case mentioned on Facebook with his post. He thought there would be more on fixed incomes.

Councilman Blair Gubler added when we look at our water bills every month, and they come in and they're using 4,000 gallons month after month after month, and they do that for a year, and then they have a high-water bill because of a break do we work with them?

Councilman Micah Gubler clarified that's what Kyle was saying we do have it built in our ordinance if they can prove they've had a break they drop down the cost to the lower tier rate.

Councilman Blair Gubler added he hates to hear every time we do this is, we need to conserve water. What good does it do us to conserve water just so Washington City and St. George can build another suburb? If we've got the water right, we've got the water, let's let it run down the gutter until we build a house that we can put a meter on.

Councilwoman wise asked if they are giving an unfair break to the tier 4 and 5 users and not to others.

Mayor Wilson did not think so. They would be paying tier three. He asked if they wanted Fay to draft the resolution.

The city council agreed they should write up the resolution.

Mayor Wilson ended the meeting and asked everyone to go to the council chamber to start the meeting.

**The meeting adjourned at 5:55 p.m.**

\_\_\_\_\_  
Date Approved

\_\_\_\_\_  
Mayor Kelly B. Wilson

ATTEST: \_\_\_\_\_

Nancy Cline  
City Recorder



# City of La Verkin

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## La Verkin City Council Meeting Minutes Wednesday, September 3, 2025, 6:00 pm. Council Chambers, 111 S. Main, La Verkin, Utah

**Present:** Mayor Kelly Wilson; Council Members: Patricia Wise, Blair Gubler, Darren Prince, Micah Gubler, and Richard Hirschi; Staff: Kyle Gubler, Fay Reber, and Nancy Cline, and Chief Nuccitelli; Public: Brad Robbins, Blair Gardner.

**A. Called to Order** –Darren Prince gave the invocation/thought and Pledge of Allegiance at 6:00 pm.

**B. Presentation:**

1. Nick Wright

Nothing to report

**C. Consent Agenda:** (Items on the consent agenda may not require discussion. These items will be a single motion unless removed at the request of the Mayor or City Council.)

1. Declarations of conflict of interest
2. Agenda
3. Checks & Invoices: \$ 91,565.45

**The motion was made by Councilman Darren Prince to approve the consent agenda as written. Checks and invoices in the amount \$91,565.45, second by Councilman Blair Gubler. Roll Call Vote: Hirschi-yes, Wise-yes, Blair Gubler-yes, Micah Gubler-yes, and Prince-yes. The motion carried unanimously.**

**D. Business:**

1. Discussion on an ordinance establishing a Live/Work-zone.

Brad explained that while touring the Fields project he felt like if he bought one and the city wouldn't let him live above it, he would anyway. He felt like they should regulate it because people are going to live there whether they get permission or not.

Mayor Wilson thought it made sense if they work there, they can live there. Employees, managers and owners of the business. If they lease it out to a business those people would have the right to live there not the owner of the building. If not, it would be Mixed Use. Probably we do need maybe something in mixed use because there's a lot of places that have done that. You have apartments above, you have businesses down below, and it creates a place for people to live, and you get the businesses along with it.

Councilman Micah Gubler added that it's like other ordinances it comes down to how they will enforce it.

Mayor Wilson commented that the prices of homes in Washington county are not affordable. The subdivision in Touquerville on the bypass road is over \$500,000 for a 1400 sq.ft home. It's \$900,000 for a 3000 sq ft home.

Brad added that they can't think so far out to where they can regulate everything. Thinking as far out as they can regulate, but if in fact something comes along, you can change it, you can put anything else in to further regulate.

Councilwoman Wise added that the devils in the details. The project went in when they didn't even have a zone for it. She agreed you can't think of everything but once it happens it can be too late. She showed the map that was passed out in planning commission and showed what properties could be zoned Live-work. She thought Blair Gardner's project was beautiful and hopefully the HOA will work out. However, what are these going to look like in the long term. Do we have enough of the nuts and bolts in this to protect us on the next six live-work projects that are built. We think it's easy because Blair's project is so nicely done it's easy for us to assume

that all the others that might come along will be just like that but in essence they very well might not be. One of them is a small thing. Remember when we approved the commercial design aesthetics, that's not called out in here. Now it's part of our zoning, but if we're going to include it in a new zone, she thought it needed to be called out. So that's a small thing. If any of you get a chance to go over and look at Blair's project before we vote on this, she strongly recommended it. He's got the bottom floor, and then a mezzanine that's commercial, and then the top floor would be the residential, and there's a balcony above that. The ordinance is, as an example, three stories or 45 feet. Not everybody's going to necessarily have a tall first floor. They could have a second floor. The wording for the restriction on the residential needs to take that into account. The actual three floors, unlike Blair's, which is two floors and a mezzanine. So little details like that, she thought that they really need to look at. One thing that she was very pleasantly surprised about was when driving by the construction and all that, especially before pavement happened, she thought the aisles were so narrow. You have two parking spaces that back into each other. She thought of big trucks, because it'll probably be a lot of big trucks in there, just full-size trucks, you know, pick-up trucks. And backing up, there's not going to be enough room. She talked to Derek about it, and she measured a bunch of places around the St. George area, and they were like 16 to 18 feet. She knows that there's a lot of parking spaces there. We want this to be an enhanced space not a make-do space. She went over with Derek, and he had his wheel, and he measured off the spacing between the parking stalls from front to back or back-to-back however you want to say, and it was 35 feet so plenty of room so that's one thing that Blair was doing right. One of the things that's not in this ordinance that was in the notes that she had with Derek was to make that space a minimum of 25 feet and so that's something that we need to look at. She thought that getting the mix of residential space to commercial needs more discussion, considering that there could be three usable floors, not two and a mezzanine and a balcony. And then the other thing, a small detail, is that what's in here is that the Planning Commission approved that all of the units that are on the street side, exterior, facing exterior roads, if there's an exterior balcony, it has to have a half solid wall instead of a wrought iron. When she had drove down, she could easily see on the end into the complex. She thought the end unit should have a wraparound, a partial wraparound of a block wall. They could still have iron the rest of the way. But that way it just looks better from the street. Another problem in the ordinance is somewhere in here it says that all units will be fronting the street, none of Blair's units front the street. So that needs to be rewritten. They are small details, but what she would like to see before we pass this is to make sure, we're in agreement on the zone. Do we have three and a half acres right? Can La Verkin be financially stable with this type of business, thinking that there couldn't be seven more of them, but maybe three more of them? Are they going to generate this kind of income? If we say no to that, how do we manage having live-work? She thinks it's a good concept. She thinks they need to be very careful with the details because five years from now that's when it's going to count, not when they're brand new and shiny.

Fay commented that next meeting could possibly be approved although it is still requiring fine tuning, but in between now and then, he will get together with Brad and with Derek when he returns. We'll go through and make some adjustments to the language, and if any of you council members have anything in particular that you're concerned about, if you can include those in an email, then we can make sure that those get incorporated into that next draft, and then when we consider it next meeting, that should be in there. Although, again, there may need to be a few tweaks from that, but at least we'll have all that basic concept.

Kyle Gubler asked how they decided on the three and half acres as a requirement. If they changed it to 4 or 5 acres how many properties would it be able to have that zone.

Councilwoman Wise explained if it was five acres it would be a mixed-use zone.

Councilman Micah Gubler replied there are only a few properties over 5 acres.

Kyle explained he was concerned they would turn the commercial zones into businesses that don't benefit the city. He suggested limiting it down to only commercial property and not commercial retail.

Councilwoman Wise replied that is a problem with fairness. Blair built his project, recognizing that it's commercial, but he's certainly hopeful for residential, and so to limit it to any properties that are less than 5 acres would look like we let Blair get in, why can't anyone else get in? We just need to be aware of all those.

Mayor Wilson asked if Blair Gardner had any comments since they were discussing his project.

Blair commented he agreed that moving slowly and talking out all the possibilities is a good idea. He has a personal interest, selfishly, but also thinking globally as the city. Using his as a guinea pig, but you are going to have other zones. He would love to push forward, and he offered if they wanted to do a walkthrough to get more insight, he would be happy to share that. We can schedule that as soon as possible. He thought the ideas of what Brad and Fay are implementing into the zone itself is something that, again, we're doing the best we can. There's always going to be changes and tweaks. He agreed with the reference to the checks and balances to alleviate or avoid people abusing it is, he didn't know if you can get any more checks and balances than what we currently have in place. He offered to answer any questions they had. He told them there are buyers that are interested, very much interested. Some of them are subject to this going into a live-work space. He informed them to just wait. He told the mayor before this meeting started, we're not advertising this residential. We're not allowed to. This is commercial today. As soon as they are zoned to live-work space, they will advertise as residential, commercial, live-work combination. The flex element allows that to happen. And there are a lot more interested buyers in the residential space and the live-work combination space for sure. Buyers are waiting for this to happen. But he told them flat out, full disclosure, full discretion, it's not allowed yet. So, if you want to buy it, buy it as a commercial. If it does go into live work zone, then you get it. So just to give you an idea of what the current market is doing. If it stays commercial, it stays commercial. He thought they were going in the right direction for the benefit of the city. He built the way he did because of access, because of asphalt, because of parking. That's why he continued to build in conjunction with running parallel, this commercial zone. But we're now at the point where it would be nice to have it in place. If there's anything he can do to support them, answer any questions or concerns or fears.

Fay mentioned that all we are doing now is creating a zone. We're not applying it to any particular property. We're only saying five or six or seven properties would qualify for this. If they wanted to apply for a change in zone to this zone, they may want to just simply do their own commercial, or something entirely different. So, all we're doing is creating a zone at this point.

Kyle pointed out that any of those properties would have to come in and apply for a zone change. He wanted to know what the situation would be if they didn't allow the zone changes.

Fay answered that if we have the zone in place and they meet all the criteria for it, we'd have to then, just like any other change in zoning, we'd have to weigh the pros and cons of each application, see what they're putting in.

Kyle asked if the city would be subject to a lawsuit.

Fay replied not necessarily. Although if we have a zone in place, obviously, it's harder to deny somebody.

2. Discussion and possible to approve Ordinance No. 2025-05; an ordinance amending the City's nuisance regulations to provide an exemption for critical infrastructure materials operations provided under Utah Code Section 17-41-430.

Fay explained when the city entered into the agreement with Interstate Rock Products (IRP) Rock in lieu of proceeding with the protection area of critical infrastructure materials protection area (CIMPA). One of the provisions in the agreement was that we copied word for word out of the state code that we would amend our ordinances in such a way that the definition of nuisance would exclude any critical infrastructure materials operations that otherwise complied with state law, except if there were some safety or health concerns. That's what this ordinance now does, is it goes back into our nuisance ordinance and excludes what they're doing as a nuisance in the definitional section as long as they're complying with state law. The agreement has been signed and recorded.

Councilwoman Wise agreed that was part of the agreement and they were ready to give that protection with the CIMPA so it isn't something new.

**The motion was made by Councilwoman Patricia Wise to approve Ordinance No. 2025-05; an ordinance amending the City's nuisance regulations to provide an exemption for critical infrastructure materials operations provided under Utah Code Section 17-41-430., second by Councilman Blair Gubler. Roll Call Vote: Hirschi-yes, Wise-yes, Blair Gubler-yes, Micah Gubler-yes, Prince-yes. The motion carried unanimously.**

**E. Mayor & Council Reports:**

Mayor Wilson: Nothing to report.

Fay: Nothing to report

Prince: Reported he went to the Zion canyon hot springs and had a good time. It's very professional and he has only heard good about them.

Hirschi: Reported talking to Nick the Fire district is doing well. Ash creek treatment plant will open in December or January. They've got the equipment in the basins now that process the equipment that makes it less expensive to operate than some of the other plants. The board is probably going to do a tour again of it and see the equipment before it gets filled with water.

Wise: Reported on the planning commission meeting.

Blair Gubler: Nothing to report. He left the meeting at 6:30 p.m.

Micah Gubler: There's a stargazing activity on September 10th. I had a flyer on that. If any of you want me to share that with you. The pageant, the Miss La Verkin pageant, they're preparing for it. There are six contestants that will take place at the one, so thank you to Maridee. Just to update on the Winterfest, the vendors, the food vendors are almost all full and the races. I don't know if you have a chance to see the seed display from the city over at Peach Days. Another great one and awarded \$1,250 for the city display. I have a picture of that. And just, there's an update going on to both the city and one of the websites coming online soon. And then from public safety, our department has been invited to participate in the 9-11 ceremony in Hurricane. Officers will help with breakfast duties and riding in the fallen officer's tribute, and officers are also gearing up for the cops and cars event on Saturday evening October 11th.

**F. Citizen Comment & Request for Future Agenda Items:**

No comments.

**F. Adjourn:**

The mayor closed the meeting at 6:35 p.m.

\_\_\_\_\_  
Date Approved

\_\_\_\_\_  
Mayor Kelly B. Wilson

ATTEST: \_\_\_\_\_

Nancy Cline  
City Recorder

# City of La Verkin

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## La Verkin City Council Meeting Minutes Wednesday, September 17, 2025, 6:00 pm. Council Chambers, 111 S. Main, La Verkin, Utah

**Present:** Mayor Kelly Wilson; Council Members: Patricia Wise, Richard Hirschi, Darren Prince, and Micah Gubler; Staff: Kyle Gubler, Fay Reber, Derek Imlay, Nancy Cline, and Chief Nuccitelli. Public: Wanda Malony, Jerry

**A. Called to Order** –Patricia Wise gave the thought and Pledge of Allegiance at 6:00 pm.

**B. Presentaion:**

1. Nick Wright from HVFD  
Nick had nothing to report

**C. Consent Agenda:** (Items on the consent agenda may not require discussion. These items will be a single motion unless removed at the request of the Mayor or City Council.)

1. Declarations of conflict of interest
2. Agenda
3. Checks & Invoices: \$ 165,140.01

**The motion was made by Councilman Micah Gubler to approve the consent agenda as written. Checks and invoices in the amount \$165,140.01, second by Councilman Richard Hirschi. Roll Call Vote: Hirschi-yes, Wise-yes, Blair Gubler-yes, Micah Gubler-yes. The motion carried unanimously.**

**D. Business:**

1. Discussion and possible action to approve Resolution No. 2025-10, a resolution for the Zion Scenic Byway Corridor Management Plan. Wanda Malony presenting.

Wanda Malony explained that this is an update for the corridor management plan for the Scenic Byway. She was chosen to work on the plan by the ZRC, Zion Regional Collaborative, and also partnered with Abadie consultants in St. George. The plan was completed in July, working with all the stakeholders in the communities along the corridor, and with considerable public and media. The entirety of SR 9 was designated as State Scenic By-Way, Utah State Scenic By-Way in 1990. And that is from I-15 to US-89. There was a corridor management plan developed in 2011 for the route, but not for the entire route. And also in 2020, a portion of the route was designated a national scenic byway, but not the entire route. This plan sort of brings into the planning process and into the visitor experience the entirety of SR now. This document applies to all 57 miles. One of the goals of the plan is possibly, when there's an opportunity, to then apply for the route to become an all-American Road. That is the national designation. The US Secretary of Transportation designates national scenic byways to become an all-American Road which is the highest level of recognition by the Secretary of Transportation. This plan meets all the criteria for designation, because a coordinator plan is required for that designation. The plan is intended to be very straightforward. It has six chapters. There's an introduction that outlines the purpose and the process that we went through to create the plan. The second chapter is dedicated to identifying the resources within the corridor that make it significant enough to merit designation as an all-American Road. Each community identifies those resources that contribute to the experience of someone who would come here to drive the road. The things that they could see, things that they could do, the stories that they would learn about within each of the communities that establish the significance of the corridor. And that's the intrinsic qualities; that's the jargon that we use in byways to talk about the resources that align with it. The third chapter is dedicated to the corridor from the visitor's perspective. We've looked at an assessment that she conducted early in the process that is sort of identifying the challenges and the opportunities from the perspective of the visitor as they travel through the corridor what information is present, what is helpful, what additional information

might be needed in order for someone to come to know and appreciate the resources that lie within the corridor. chapter four which is dedicated to the existing conditions of the road, and that's essentially where my partners, Avenue Consultants, were involved in doing an assessment of the roadway itself, looking at the crash test data, the alignment, the types of roadway within the corridor, and also some future projects that will impact the corridor for the next 25 to 30 years. The fifth chapter is dedicated to stewardship who implements this plan and sort of what that collaboration will look like and also how the stakeholders within the corridor will continue to engage the community as well in deciding the best way forward. What types of resources folks who live in communities would like to be promoted within the corridor. Finally, there's an action plan and the action plan is based on voluntary commitment and cooperation among all of the stakeholders within the corridor. The types of actions that are in the action plan would be regarding, again, sort of the stewardship role, sort of moving forward, how they continue to enhance the collaboration that will work to bring projects forward that will enhance the experience. There's a section on marketing. It was clear when we developed the plan that there is not a strong desire to increase the number of visitors within the corridor. The goal is to manage how we're moving within the corridor. In other words, try to make some effort to redistribute the travelers who are already here and take pressure off of those areas that are experiencing over tourism and try to direct those instead to communities that have capacity and have resources that they would like to promote further tourism. That not only benefits the communities, but it also benefits the traveler because it will increase the quality of their experience, if they're not frustrated about crowds or not being able to get to the thing they originally thought. And we all know that most of them are focused on coming to the national park. So, another thing we looked at was, breaking down who the travelers are. There is a profile of the national parks' traveler. Their demographics are consistent. The types of experiences they are seeking are consistent. But then we looked at some profiles and there's a lot of overlaps. For example, we looked at RV travelers. Who are they? What are their demographics? What do they like to do when they visit a place? Bird watchers, glampers. There are about six profiles in this plan that are identified. Having a lot of overlaps with the national park traveler, so the idea is that the communities throughout the route will use that information to target those types of travelers with the experiences they have available within their communities. It's the individual communities themselves who will decide what they will promote and the types of travelers they want to attract to stay longer in their communities and spend more money. That's sort of a very broad summary of the plan. The process and policy in Utah require that the plan is adopted by all of the municipalities within the corridor and then also by the state legislature so we're in the process now of that adoption and we have adoption Rockville, Springdale, Virgin and Kane County. They are on target to have all seven entities by the end of the month. We also have the sponsors for the 2026 legislators.

Councilwoman Wise explained that Washington county has given the thumbs up but didn't get it into review in time. They will present it in two weeks. There is Hurricane, La Verkin, and Washington county that needs to give approval.

**The motion was made by Councilwoman Patricia Wise to approve Resolution No. 2025-10, a resolution for the Zion Scenic Byway Corridor Management Plan, second by Councilman Richard Hirschi. Roll Call Vote: Hirschi-yes, Wise-yes, Prince-yes, Micah Gubler-yes. The motion passed.**

2. Discussion, and possible to approve the Resolution No. 2025-11 a resolution of the city council of La Verkin city, Utah, temporarily adjusting culinary water rates for Residential customers exceeding tier 3 usage under the 2025 schedule of culinary water rates.

Mayor Wilson explained they talked about this in the last meeting and now they have it in a resolution to approve.

Councilwoman Wise commented that John Valenti from the Planning Commission had reviewed and sent us all the email where it says fair. Do we want to leave that in there? Are we concerned about the water rates being fair or not? Or that we're just going to do this to give relief?

Fay explained that we're always trying to be fair in whatever we do. Whether it's part of the resolution or not, that's kind of inherent in what we try to do is be fair. We are trying to express whether the original water rates were fair or not fair. All we're trying to do is pass the original water rates, but because some residents were caught unawares, we wanted to be fair in how we implemented the ordinance, and rather than make it effective immediately, we were giving a three-month reprieve for the months of July, August, and September. anybody that was using rates and water in the Tier 4, Tier 5 category would fall back down to the Tier 3 category. Beginning on October 1, everybody's rates will be the new tier amounts. The reason we did that, in his mind at least, was we were trying to be fair with our residents.

Councilman Prince added it was mentioned they do two months not three. Everyone is comfortable with that.

Mayor Wilson explained they are comfortable with the three-month reprieve. Then in October everyone goes back to the regular tiers.

Kyle thought it would be in the best interest of the city, and he will make sure it happens that there's going to be a big push on the website. Letting the citizens know that it's possible that when they get their bill at the end of October beginning of November the rates will go back to the tiers they passed.

Fay added that he drafted a letter for the citizens that hit tier four and five that they would have a reprieve but only for three months.

**The motion was made by Councilman Richard Hirschi to approve Resolution No. 2025-11 a resolution of the city council of La Verkin city, Utah, temporarily adjusting culinary water rates for Residential customers exceeding tier 3 usage under the 2025 schedule of culinary water rates., second by Councilman Darren Prince. Roll Call Vote: Hirschi-yes, Wise-yes, Prince-yes, Micah Gubler-yes. The motion carried unanimously.**

3. Discussion and possible action to approve Resolution No. 2025-12, a resolution in support of America 250.

Kyle explained We were given an opportunity to get a grant from Utah America for \$1,500 that we can use towards promoting something for the 250th birthday of the United States. We've decided that we're going to take that, we've filled out the grant, it's been processed and everything. We will get the \$1,500 and that's going to go to the cops and cars and we're going to put in a soapbox derby car painted and decorated and that's the kind of thing they're looking for. We'll advertise and meet all the qualifications but one of the qualifications is that we pass a resolution. That will cost the entire \$1500.

Councilwoman Wise replied that will be some car!

Kyle added they wanted a unique event, and we're going to take videos and photographs of all the stuff at the event so we can show it to them. They responded and thought it was pretty exciting, so they're anticipating pictures and video, and hopefully, maybe give them an impression, we'll get on their advertisement.

Chief Nuccitelli added that it'll be branded as America's 250 car, and then we also have two people from the region that are coming from Soapbox Derby International, and depending on how the event is ran, they're saying that if that car is fast enough or qualifies, it could be in position to then be sponsored to go to Ohio to run in their national races next July.

Kyle explained they redesigned the 250 logos to go on the car.

**The motion was made by Councilwoman Patricia Wise to approve Resolution No. 2025-12, a resolution in support of America 250, second by Councilman Micah Gubler. Roll Call Vote: Hirschi-yes, Wise-yes, Prince-yes, Micah Gubler-yes. The motion carried unanimously.**

4. Discussion and possible action to approve Resolution No. 2025-13, an ordinance adjusting the business license fees.

Kyle explained we drafted a letter over Nancy's signature, and she sent that out to all the existing short-term rental people, and in the letter, it identified why and gave the information of why the fees are increasing. We notified them that we had taken action as far as hire a company to monitor that which we're live right now. We're just in the process of defining people on the list that are doing it illegally because there are some discrepancies Nancy's been working with him. They are going to get a letter, and it'll be a nice letter, and they progressively get less nice. We did receive one response back so far, they were in favor of the increase and that we are cracking down on the illegal rentals.

Councilman Micah Gubler asked how many properties are on the list.

Nancy Cline replied to around 50 properties. They are doing another update to make sure the addresses are correct.

Kyle explained that if they call the staff, we're going to say we're obeying the laws that are passed by the city Council. So, city council could get some phone calls. We need to enforce what's on the books.

Councilman Micah Gubler commented that they don't have a business license.

Kyle replied that it was correct. They are operating without a business license. And to come into compliance where we don't allow them anymore. The letter gives them 30 days to comply.

Councilwoman Wise added that originally, she was concerned, not so much with the illegal operators, but for all of their guests who have reservations. Being notified 30 days out, that there's no longer a house available for them. But interestingly, a friend of hers has reserved a short-term rental here in Washington County for a group get-together, and she got a notice that, and it's three weeks out, got a notice that house is no longer available. And the company that it was through arranged for other homes to come into consideration. And if the pricing was higher, the company took the hit for it. She would imagine that VRBO, and Airbnb have the same policies.

**The motion was made by Councilwoman Patricia Wise to approve Resolution No. 2025-13, an ordinance adjusting the business license fees, second by Councilman Richard Hirschi. Roll Call Vote: Hirschi-yes, Wise-yes, Prince-yes, Micah Gubler-yes. The motion carried unanimously.**

5. Discussion and possible action to approve Proclamation No. 2025-03, a proclamation designating October as Domestic Violence Awareness Month.

Chief Nuccitelli explained that the county will send out information. We specifically work with the Washington county sheriff's office, with our victim services program and also the Dove center and we just recently received training on domestic violence.

Mayor Wilson asked if that was prevalent in our community.

Chief replied he didn't think so. Today they had a person come in and we made an arrest based on some incidents that occurred, but he would say on the east side of the county, that's who we get information from. We usually average under two and a half to four domestics.

**The motion was made by Councilman Darren Prince to approve Proclamation No. 2025-03, a proclamation designating October as Domestic Violence Awareness Month., second by Councilman Micah Gubler. Roll Call Vote: Hirschi-yes, Wise-yes, Prince-yes, Micah Gubler-yes. The motion carried unanimously.**

6. Discussion regarding the city priority list.

Mayor Wilson explained one thing that he thought was Main Street sidewalks is number one on the list. Irrigation system. We're getting really close to having an agreement with the Washington County Water Conservancy District, which would allow us to pretty much redo the whole irrigation system, and they would fund it for us. And the main line on SR 17, the 12-inch line that comes into town from Toquerville Springs, as far as the culinary water system, in his opinion, that should be our priority number one, as far as the water system. The Stowell's Trailer Court is probably where most, 95% of the lead and copper pipes are in our community. We did receive a grant from the federal government to identify the lead and copper services in our community, which they've given out a mandate to have it taken care of by 2030. Just so everybody knows, we applied for money to do that. We thought that we were going to get a 100% grant from that to be able to replace those. We went up to the Division of Drinking Water. Apparently, they got the money from the federal government to do those replacements, but they didn't get enough for everybody. So, our application was in, and we were approved by them to do that replacement. The estimate is \$2,200,000 to do that. They gave us a 50% grant to do it, and the rest of it would be responsibility to the community. When we were up in front of them, he expressed to them that we were here to get a 100% grant, and that was what we thought we were going to get because it was a federal mandate, and they should be paying for it. And they were quite stunned to think that we were going to ask for it all. And it took them a few minutes before anybody could even comment. But finally, they started to ask a few questions, and we just told them that's what we were expecting, and they said the only thing we could do right now is to offer you that 50 percent grant money. We wouldn't have to accept it but that's the offer. He asked them if they could maybe even do a 75 percent grant and we would come up with 25 percent of the money. They said they hadn't even considered that. Their suggestion to us was that we accept what they have to offer now because there's a lot of other cities that are coming to them now to get that money. They felt like that this was the best they could do right now. It's up to the council tonight if we want to accept that grant money and put that on the priority list, we can. That puts us at a \$75,000 a year repayment for the part that we have to come up with for 20 years at 2.9% interest. It would be up to the council whether or not we want to do that. The proposal of increasing the water rates is to be able to pay for repairs and replacement of the water system, and that's part of replacement of the water system. The 12-inch line coming into town, part of the replacement of the water system. We haven't had those rates out long enough to know for sure how much money can actually afford to spend on these projects. They looked at what we have currently, and they could see that we are financially solved enough to be able to pay the \$75,000 a year. He explained to them that there's other items on our priority list that maybe were ahead of this, particularly that 12-inch line coming into town. That line is buried too deep in the ground; it happened probably 40 years ago when they redid the road coming into town. He didn't know why they didn't raise it, but we've talked to UDOT about it several times, and they don't want to take any responsibility.

Councilwoman Wise asked if the line coming in on SR-17, is that on here or is that part of the offer.

Mayor Wilson replied that it was item number three. The estimate from the engineers is \$2.5 million to replace that line. He told the drinking water board that this is a priority for us and asked them if they would participate in that. They said, well, if you take this one and you come back and we can see that you maybe need some extra help, they will take that into consideration too. They said there's a possibility that they could maybe even give us more money than 50% on that particular one, too.

Kyle added that either way, we're going to need to add Stowell's trailer park, lead and copper, on this. That's another thing that was a hang-up, going and asking for that money when we got our federal money. You can modify that now, but you've got to decide what's a priority. He wondered what would happen if they didn't complete it by 2030. They mandated it. He wondered what they would do if the city didn't have the money to complete it in time. They're either going to find a way to help us pay for it or extend it out. There might be more money coming. It's frustrating when they mandate something like that and then don't provide the means for us to do it, and our budget is pretty hard for us. And yes, we show money from our rates, but we raise those rates based on some of these other projects that we're going to do.

Councilwoman Wise asked about the SR-17 line, since that's a UDOT road, that there should be money available through the MPO. She didn't see why this couldn't be on one of those numerous funds that come through the MPO.

Kyle responded that that's all transportation.

Councilwoman Wise added that SR-17's transportation, this relates to it. And they also have them, it is more related to right-of-way, but there's also something they designate as kind of hardship. She couldn't remember exactly what fund it could potentially be, but it seemed to her that the MPO would be worth checking out.

Kyle responded that she could ask them, but UDOT is very clear that it's not their line, it doesn't matter that it's in the road. They're pretty clear that most of their stuff, if it was built in the road, that would be one thing, acquiring a right-of-way or something. In our next DTAC meeting, they mentioned something or just talked to Washinton County. I'm pretty sure that they're going to say no.

Mayor Wilson added that he met with Kirk Thornton from the UDOT this last week, and that was one of the things we asked him about. He said even though it was something they overlooked when they did that a long time ago. He said, UDOT doesn't want to put any money towards water lines only towards roads. It's just one of those things that should have been taken care of 40 years ago.

Councilwoman Wise commented between the two projects we're looking at \$5 million that needs to be spent in a relatively short amount of time.

Kyle responded that there's no timeline on that, SR-17 mainline. There's a deadline for the other one.

Mayor Wilson added we told them that there's a possibility we wouldn't accept that money, and they said, well, if you don't, we can just reverse it and have it given to somebody else.

Kyle added that this situation may be different, but a lot of times it's not a good look to turn down money when they give it to you because they'll remember that the next time they try and give you money. He didn't think this situation would put them in a bind like that. We can also go back and resubmit our application and say we want 75% grant, we want a lower interest rate, or we want to extend that out to 30 years or whatever. They can adjust that. They've done it to us before. If it's going to put a pinch on the budget, they may change the agreement.

Councilman Prince asked if there are health concerns with the lead pipes.

Councilwoman Wise asked about cancer or other problems.

Mayor Wilson responded the city has not heard of any.

Councilman Micah Gubler asked if it's mainly too hard to access? Or is it just a matter of it being 40 years old?

Derek replied that on the SR-17 line, it's mainly a C-900. The fact is we have to rent a bigger tractor and put it in a trench box. Repairs are \$50,000 per time. And back then, that was about the amount of our budget. We took out a pretty good section of sidewalks and other parts there on 170 South and SR-17. We took out a large, almost both lanes of 17. So, there's a lot of things that go into play there.

Kyle added that a phone call today from UDOT. It was Tracy Monson, who lives in Tocqueville, and it's Kurt Thornock's head that he called and wanted some explanation. And he told him that it's on UDOT. It was well before anybody that's working had to be 35 years ago plus improve that road and then just left the line deep. And he asked what we were planning on doing with the line. He said, leave it in the ground, 18 feet. The new line will be 3 feet down. Then we can get in and work on it ourselves with our own equipment. You go start getting that deep in a trench, you've got to V it out so that the sides collapse on anybody that's working in there, trench boxes and stuff like that. But Tracy Munson, again, reiterated, good luck. And we talked about retaining the west side because it's right against that. And UDOT should have never done that either. It may require, because of that, that when they redo that road, they move over towards the other side. Because it's going to be

easier to get on that side and west side. They can't leave that road two lanes. When the Toquerville bypass goes four lanes and we're four lanes up on top. Choke down two lanes for half a mile.

Councilwoman Wise asked the mayor what he wanted them to do about the lead and copper pipes with 50% grant.

Mayor Wilson replied it's up to the council. If we want to move ahead with that or we want to go maybe not do it now and go back and ask for more money. He got the impression from them that that's what they had available right now. And that's all that they could do. And that's taken into consideration that we're a disadvantaged, small community.

Councilman Prince asked when the grant money would be given.

Mayor Wilson responded they would notify them when we're going to do the project.

Derek added that they would receive the actual letter from NMEA, which would be the point where our guys would be shovel ready. That's kind of the reason that we went a little bit beyond that grant that gave us \$100,000 to find out where all these issues were. Because we wanted to be in front and get the most money. We were like the third person applying for this. And then they have about 10 or 12 more on their next round. More and more people will come on board. He wasn't sure they would get more than this, they might get less.

Councilman Prince felt that it's going to get more and more expensive. We need to replace it. We raised the rates to do these repairs, and we don't want people to have lead pipes.

Mayor Wilson responded that something needs to be done, definitely.

Derek added 4-inch galvanized lines. The reason we made that project bigger is because they say that the galvanized pipe actually can retain the lead pipes and the things that come off of it, which would be harmful for people down the line. When they started out, they did the funding 100% from the federal government.

Councilman Hirschi asked how often they have to make a payment.

Kyle replied to it would be once a year. He thought they should try and get better terms. They can negotiate. All you have to do is ask them. They can guarantee you can get it. If we have our engineer's approach and say, you know, if we're going to go 50-50, you're going to have to work with us and you're going to have to spread that over 25 years or 30 years or drop the interest rate to zero or 1.5 or something like that. It made a difference to have the mayor there with them. It's easier to tell the staff no. Regardless of what the council does about the grant it needs to be added to the priority list.

Mayor Wilson suggested have you and the engineers get with the drinking water board or contact them and tell them that we would like to see if there is any possibility that we could get more favorable terms on it.

Derek replied that he would talk to Blaine, and we'll call the lady who's been working with Division of Drinking Water. Before extending it out further.

Kyle wanted to be involved in that conversation.

Councilwoman Wise thought that actually would be some urgency, because if we kind of vacillated on whether to accept it or not, and they have 12 more cities coming in, towns, for the same pot of money, they might think, well, La Verkin wasn't that grateful about it, so maybe we should consider these others.

Mayor Wilson commented that it's not that they aren't grateful it's that we expected them to cover more. That was just their recommendation to us. You don't have to take the money, but just why don't we take what we've got to offer and then see what we can do from there.

Kyle added that it is going to affect whatever you do in the future as well. It will. Because that payment is going to come out of what our rates are, and you're approved for. If you guys decide to do it, we can put it on the priority list. He assumed that they'd award us the money, and that'll just give the engineers to go ahead and put it out to bid. And then once that's bid, usually the first thing is, assuming it'll be 2027, but that may not have to be. And you're locked in for 20 years. 20 years, or maybe you don't want to extend it out. That's just debt for longer. But we also need cash flow, it must be a thought process, too

Councilman Micah Gubler wanted to know what the staff's opinion was. Is it more of a priority than the main water line on SR-17?

Derek replied he doesn't know what the ramifications are, and that's what he needs to check. A financial penalty coming from the federal government, a fine that's assessed to us. Are there going to be funding issues that we may have later down the road? He needs to find out what would happen if there were a deadline and what the penalties could be.

Mayor Wilson asked if he could have that information by their next meeting in Mid-October.

Derek agreed.

Kyle suggested they prep them a little if they are going to ask for different terms.

Mayor Wilson added if we put it on this priority list, we probably want to put it as SR-17 would be priority number one and maybe put it as priority number two Irrigation system, if we do that, there shouldn't be any money we'll have to come up with as far as the community.

Councilman Micah Gubler asked if they wait until the reservoir, the chief Toquer completed?

Mayor Wilson responded that it's right away. We're really close to having the agreement done with the water district, which we'll bring to maybe be able to get it to the council by next month and get that approved. We work really closely with our water attorney, Jeff Gittons. And he's really gone to bat for us as far as working with the district and they've been very good as far as accepting his comments on how we need to do it and how we need to do it right so that we protect our water rights and the district is able to get water that we actually don't really give up anything. We just have the opportunity to change the irrigation water to culinary water which we'll maintain rights to and they'll assure us that we will have up to depending on what how much lower the requirement for each ERU which would be they go to the ultra-conservative which we would most likely do especially for the Top development up to 3,400 connections which they'll guarantee for us through by using their water. It's just a win-win especially for us. It's a lot bigger win for us, he thought and they're willing to put up 13 million dollars to the system.

Derek added that first phase goes from reuse plant to the pond. Then that work is done on Main Street, about 80% done with the plant. They want to be able to bid and have a contract by the first of the year on that phase one and we want to be fairly close behind doing our phase. So, we would imagine that would also be going sometime next year.

Kyle asked if they wanted to change anything else on the priority list.

Mayor Wilson added that as far as the drainage goes, there's four different phases, three different phases on that. The engineers have met with us on the drainage possibility that phase one could be done with the money we have coming in on the drainage fund. That's one we've got to watch a little bit closer to make sure that we'll have the money to be able to pay that off, pay that back anyway. Because that would, again, require us to go get funding from a funding agency, and they won't give it to us unless we have to be able to pay it back, and that's through a different fund.

Councilwoman Wise asked if Phases 1, 2 and 3 were specific.

Mayor Wilson replied they are. Phase 1 would be the main trunk line that would go across the highway, by River Rock, and go up 300 south to 100, and that would be Phase 1. The other two phases, I don't see those happening right away.

Councilman Micah Gubler thought it would be nice if they could get to the wall at the cemetery.

Kyle said that bid was a few years old.

Councilman Micah Gubler thinking that the longer we wait, the price goes up. For the people who visit their loved ones there and the people who live by the cemetery for them all to have privacy.

Councilwoman Wise added that she didn't realize how close those homes are to the fence line, but most of them our setback's probably 10 feet, but some of them feel even closer. It would be nice for the residents. She agreed with Micah, they have talked about this for a long time.

Kyle commented if that's something that if you want it bad enough, we can take money out of savings to get something done. We could get some bids on it.

Councilman Prince added that Hurricane city did a memorial wall at the cemetery and maybe they could get donations from citizens where it would be a memorial wall.

Councilwoman Wise suggested they get a bid on the wall itself and get a fill for that cost and then decide do we proceed with just the wall or do we try to do it all together.

Kyle suggested doing a flagpole or something like that a bit smaller. They could expand on it later.

Councilwoman Wise suggested Richard Howard would be good to get input from because he always there for the wreaths across America. He's a very proud veteran. Allen Bice, maybe get their input on what they would like to see as far as the memorial. And Darren Prince. Another thing that's not on the list, and we've talked about this a lot, but we haven't had anything materialized but is a downtown redevelopment study that actually maybe has some teeth to it. We had the downtown development study, but we had UDOT do that one on the traffic transportation and then we've had a second UDOT study on transportation. She felt that if we're ever going to have a downtown, that now is when we need to get a consultant on board who will help us with the information. We've already gathered from the two UDOT studies, help us to find what it is, what kind of money we might need, what kind of right ways we might need, all of that information. But if we don't do it now, she didn't think it was going to happen. She thought properties were going to be bought up and Kyle said that there is an increase in interest in properties in La Verkin. Commercial properties have increased quite a bit since the Hot Springs. She didn't know how the rest of the council felt about it, but she would love to see some kind of a downtown there at 500 North and State Street.

Councilman Prince added that we have the hotels now starting to fill in there. It would make so much sense that we would get a great place for walking where we can come over and spend money.

Councilman Micah Gubler asked if they had a bid for the wall.

Councilwoman wise replied that there's a number of good companies who could help us so we would just have to put it out there see what comes back out, but it would definitely be an investment in the future that kind of has to be acted on soon.

Mayor Wilson suggested they make the changes to the priority list.

Kyle replied he has been updating it throughout the discussion. He would send it out by email. It was last updated in January.

Councilwoman Wise asked that he put the revision date on it for clarity.

Kyle replied it is on the bottom.

7. Discussion regarding an ordinance establishing a Live/Work zone.

Fay explained that after the last meeting he took the council's suggestions and planned on getting together with Derek and Brad Robins to draft the final version. He was unable to meet with them yet. He did meet with Councilwoman Wise and took her suggestions and concerned and drafted what they are looking at. It was meant to clarify some of the points that we raised two weeks ago. Those changes that we did make are highlighted in yellow, and we meant to go back into one particular section and sort of condense it down more succinctly and clarify what the words are. But the bottom line is we only sent this out to you folks yesterday afternoon, and we didn't feel like maybe that would give you enough time to now really look at it, really give us some thought, and be ready to approve it tonight. So, it's not on the agenda for approval tonight. It's just on the agenda for discussion, if there's any additional. And then we'll place it on the agenda for October fifteenth.

Mayor Wilson asked if anyone got the chance to read through it.

Councilwoman wise answered she had and thought it was pretty good.

Mayor Wilson added he read through it and felt like it was also pretty good.

Fay explained there were any questions or concerns that the council should email him or drop by the office. He would make any changes and meet with Derek and Brad Robbins and come up with a final version that would get sent out with plenty of time for the council to read over it.

Kyle asked Blair Gardner how big his property was.

Blair responded it was just under five acres.

Kyle suggested if they wanted to limit the number of properties who qualify by definition for live-work they could change the 3.5 acre requirement to 4.5 acres. That would limit how many could ask for the zone.

Councilman Micah Gubler asked how many units will be on Blairs land.

Derek responded there will be 38. They changed the qualifications from General Commercial to Retail Commercial. That changed five properties from doing live-work. If they changed it to 4.5 acres that would eliminate a few properties leaving 2 or 3.

Kyle added when he was involved in this plan before the vision was Mixed-Use not Live-Work. The original discussion was that we could maintain that level of commercial and still be able to get a commercial tax base off of that and then above the apartments above the ground floor. That was what the intent was. He wasn't saying that would be what you'd want to do, but if you're concerned about having too many of these pop up around town, because you've got to take into consideration any change you make won't affect only this property but others.

Councilman Micah Gubler agreed and asked if there was any other way to limit the properties that could ask for the zone change.

Fay explained this is a new zone. What has to happen, people within the retail commercial zone, if they want to be able to establish this kind of development, they've got to come in and ask for a zone change. We don't necessarily have to change it although, if they meet all the requirements we would have to.

Kyle asked what if they denied them when they qualify. They could potentially sue the city.

Fay replied yes, they could we'd have to look at everything. Part of that consideration on the zone change is what's going to be in the best interest of residents and businesses. So, if we ultimately concluded that fewer of these are in the best interest of the city we don't necessarily have to approve a zone change.

Kyle asked if creating this zone, we're not going to necessarily change the zone for the property. They've got to come in. The owner would have to come and make applications.

Fay replied they would have to make an application for a zone change. And then we look at the four factors that we always look at. Is it compatible with the general plan? Is it harmonious with surrounding properties? Does it promote the general health and welfare and so forth of the city? What's the likely effect on surroundings? So, we take a look at all of that stuff. It's a balancing act. There is a decision that the council can make based on the standard of its reasonably debatable. So, if our decision is reasonably debatable either way, then courts aren't going to touch it. He asked if they were concerned it would open up too many properties to this zone.

Kyle replied that it is what he is worried about.

Derek added he would have to go back and re-look at the size again and see how big it could be. They did take the general commercial out of it. It took it down to, I think, 7 or 8 properties, 5, which included the layers. But maybe we can look at if layers are really at 4.87 or within 4.5, we can move up the size of the property and see how many more properties are affected.

Kyle asked if this was part of the retail commercial or is its general commercial.

Derek replied that It was when we first put it through. It was both. This new revision, we took out the general commercial and just made it retail. And then hoping to minimize the properties that qualified for it. He will need to go back and look at the properties after applying the 4.5 acre minimum and maybe get down to have that ability. Because the mixed use, when we go forward with that one, for the areas we want to qualify, would have smaller property size than the 4.5 acres. He will meet with Fay about it. They tried to minimize the number of properties by taking out the general commercial.

Councilwoman Wise commented several years ago when they talked about live-work and mixed-use we were also talking about having a downtown. There was a sentiment that there would be small business owners who could live above their unit, and it would be kind of an overall mixed use, maybe this little section would be considered work-live, but then mixed-use straight retail and restaurants and it could be throughout the city. It would kind of be supporting the larger commercial properties and hopefully would be larger companies coming in as straight commercial use. She felt this was completely different. She felt like Blair's got a great, beautiful project but if he hadn't wanted to do the living quarters on the third floor we probably would not be discussing this zoning the way we're discussing it at the current time she felt that he has a beautiful property but he's got 38 units on just shy of 5,000 square feet acres. So, if we had even two more of those that were slightly larger, this could be potentially over 100 work-live units in La Verkin. La Verkin does not have a big enough commercial zone. Because when economies go south, unfortunately, it's the little guys who feel the pain first. She felt like it's not right to, if we grant this and Blair benefits from it, his property benefits, it's not right or proper as a city to only allow him to have it. I think that's wrong. We need to decide how we're going to manage the others and what the criteria would be. The reasonably debatable, we just went through this with the CIMPA, with Interstate Rock. We went with the development agreement because we didn't want to contend with a frivolous lawsuit. We won't want to contend with frivolous or legitimate lawsuits should we deny somebody else the opportunity to have it. We need to come up with a solution that will take care of all of this. If we can't, she didn't see how they could approve Blair's property to be Live-work. He has helped the Planning Commission so much. It's a beautiful property it's just a whole lot of units when we have to consider there can be more in town.

Councilman Micah Gubler added he is not in any hurry to approve this. As they have built more properties more citizens have come to him with questions. He hasn't had very many positive comments. He is concerned about getting the information to the citizens so they can understand what live-work is. His concern is opening the door to other properties because the business model of it looks great. I can see why you would do it. He thought it would be lucrative to do on other properties. But is this what we want. More of these types of businesses.

Derek explained we've been working on this for six months. We've been talking about it for five years, and nobody's had to come to any planning commission meeting to make any concerns notable. We've gone down this path, putting a lot of time into it to try to do something that would fit both the city and the developers. We've gone with Darren Prince and Scot Messel around St. George looking at buildings. And we can see how it is moving in other cities around us. He is frustrated

they have used so much time and energy to get to this point, and it keeps getting kicked down the road. He didn't know what they wanted. They can make the minimum requirements for land, so fewer properties qualify or just stop it now and not create the zone.

Councilwoman Wise asked if they changed it to 4.5 acres how many properties would qualify.

Derek replied there would be two.

Kyle added they would have to come apply for the zone change and he doesn't have a problem saying no. And it would have to come to the ALUA.

Councilwoman Wise commented they would have to have legal grounds to deny them.

Kyle replied that one criteria was being a good fit for La Verkin city. And the council determined that criteria. Currently. It could change with the new election.

Councilman Micah Gubler asked if they have been working on a live-work zone for five year or mixed-use.

Derek replied with a live-work. He gave a couple of examples. Jim Soria came in, and he wanted to live where his business is now, because a lot of people don't have the ability to pay a mortgage and a lease, and where you can combine them into one, that would help the business move forward and potentially maybe get big enough. They would be forced to move into a new home. They would be forced to move into another location, which would hopefully be here, and we would benefit. Not to throwing Roadrunner the bus, but they have lived in a facility above where they work and spent time as they grew their business. So, we have been always talking about it as live work to where you could live there and grow your business. The lady that has Aminio's place, that used to be the old post office down State Street. She is not getting a very good deal with the people she's renting from. They keep increasing it, so now she's making a decision, then if she can pay her house payment. These are the kinds of businesses that, as long as you're producing a business or have a licensed business actively going, then you can live in it. We provide a lot of guidelines in this ordinance to cover generally everything that you think about. Ordinances that we create, I guarantee you, somebody's going to find a loophole. believe this is something we need to realistically look at. I think it's something that's coming. It's something that's needed, especially with pricing. Residential right now is \$370, \$80 a square foot. You know, things are continuing to go up and up. It gives somebody an opportunity to grow a business with only one rent payment.

Mayor Wilson added he could see an advantage to it. He didn't think people could pay that much for business building and make a mortgage payment too. He talked with a citizen that said this would work for him.

Councilman Micah Gubler agreed with the idea of it. Since they're a single business on a single lot where someone can live above it. He heard people saying we're jumping immediately to 38 units on 4.5 acres on State. He felt that was the issue. It's a huge jump. From one building to 38 units. He thought if it was a single building people wouldn't notice. Like River Rock. But when we say 38, on four and a half acres right on State Street, that's what's happening. If we had two more of those in town, he thought that's what La Verkin city turns into.

Derek added that he thought there were a lot of misconceptions on what these buildings are. We're still fighting that battle today. We also, just one more point we did restrict it to 35 feet so it can only be two stories. Main floor will be 100% commercial, 70/30 on second floor. If we take Blair out of this situation, we have had a ton of work meetings and meetings about live-work and mixed-use. Mixed-Use is almost the same thing. You have commercial down below and residential on upper floors. The residential building is not tied to the business. Hopefully we are helping people grow their business.

Kyle asked how big the piece of property is by the grocery store.

Derek replied it is just under 3.5 acres.

Kyle added he would make that cut off. He planned for a hotel but could end up doing live-work and not the hotel.

Derek replied at first the live-work and mixed-use had the same acreage, but they are different now. He would need to rezone to the mixed-use.

Councilman Prince commented he has only seen one building do live-work not an entire piece of land. He understands both sides of it.

Councilwoman Wise advised since they aren't going to take action tonight, they need to take time to decide where they want the live-work zones to be. Derek has worked really hard with her to come up with an idea. She wanted to know what the impact to the city would be. Having a hundred of these visible. Will it draw big business or stop them from coming in. Blairs is right on State Street and very visible. The ordinance says they have to face the street, and he doesn't. Unless the city signs off.

Derek replied if you want a walkable city then you want to bring them closer to SR 9.

Councilwoman Wise added but the lived-work won't bring the general public in. The parking's designed so the general public doesn't go in. The mixed use, that would be true

Derek responded that, you would want that feel of a walkable community regardless of what you're doing there. Look at St. George, go down Bluff Street, and your sidewalk is five or six feet from the business front. It makes it a walkable community. You want to bring business up front with wide sidewalks.

Fay encouraged the council to send feedback to him or come in and have a discussion. He would rather have multiple discussions and write something that works for them rather than limited discussions and adopting something that's not great.

8. Discussion and possible action to set a public hearing for October 15, 2025, regarding the Joint agency regional water conservation plan.

Mayor Wilson explained we've already agreed in part to have the water district do a regional water conservation plan for us. They would like to have that approved by the end of October, which we'll have one meeting in October the 15<sup>th</sup>. We need to advertise that public hearing for 14 days prior to that. The council will need to set that public hearing. That way it can get it advertised in time and get it approved for the water district to adopt it. Now, if we don't do this, then we'll have to come up with our own plan and we'll have that responsibility to the state. We all agreed in the beginning, when they first proposed this to us, that we would approve that plan and have them just do it for all of these in Washington County.

Councilman Hirschi asked if that came from the water district.

Mayor Wilson replied that this is the plan which you have in your packet. So, I'd encourage you to read through it. We'll set a public hearing for October. Unless you don't want to do that.

Councilwoman Wise commented she read through it and didn't see any changes from last time they approved it. She asked if it was the same.

Mayor Wilson responded that he didn't go through it completely but seemed the same.

Kyle added there were some clerical corrections but didn't change the meat of the agreement.

**The motion was made by Councilwoman Patricia Wise to set a public hearing for October 15, 2025, regarding the Joint agency regional water conservation plan, second by Councilman Richard Hirschi. Roll Call Vote: Hirschi-yes, Wise-yes, Prince-yes, Micah Gubler-yes. The motion carried unanimously.**

## **Mayor & Council Reports:**

Mayor Wilson- Asked who could come to the dinner at Stagecoach.

Kyle Gubler- reported that the Leagues of cities and towns is in October. UDOT will have the fencing done by the end of the year, hopefully around the bridge. America First Credit Union will put the property up on top of the hill for sale probably by the end of next week at the longest. We got a \$3,275 refund from the trust for an improved safety record, workers' compensation, and overall liability. And Tuesday, October 14th from 4 to 7 p.m. is our general plan update open house.

Blair Gubler- Nothing to report.

Wise-. Reported there were no planning commission or DTECH meetings. The open house on October 14th is to get citizens input on a new updated general plan. We have three candidates for City Council in the audience it would be really great if they could be here. She thought we had talked about if we had time previous to that, open house that we could have kind of a short informal meeting about what's going to be presented so you're informed and potentially answer questions but it would be wonderful if you could be there.

Micah Gubler : Nothing to report.

Hirschi .- Nothing to report.

Prince-. Nothing to report.

Fay Reber- Nothing to report.

## **Citizen Comment & Request for Future Agenda Items:**

Jerry Porter The reason for my appearance today is I appreciate all of what you're doing, but the main reason is because I'm behind on my water bill. I owe like \$700 on it, and this plan that you guys have proposed for it literally puts me behind. I have three jobs. I work as a dog groomer every day from 8 a.m. to 7 p.m. usually, and then I work Oscars on the weekend, and then I do search and rescue, and then I do a little side gig for Mad Moose to get a few tips. So, on top of that, I have a mortgage, I have loans, school loans, I have debt, a power bill that's humongously outrageous, and then I now have a water bill that's \$800. You know, and I believe my wife emailed you guys and didn't get a response back to it at all. So, it's a little aggravating. In my mind and in my conscience, it's a little aggravating because, golly, I literally, you know, went from a reasonable, decent price water bill to now an outrageous \$700 water bill. And it's kind of really hard to groom a dog without bathing your dog first and making it look pretty and, you know, cutting his hair and all. So, for me, a \$700 bill is pretty outrageous. I think for this is, you know, to improve that we've talked about here tonight, the water lines and all that. But seeing your list of other items on the agenda for financial improvements in the city probably aren't in my mind they're probably not the biggest priorities that would be appropriate for the city as you've listed. I struggle with that bill. I'm behind on this of your guys' proposed plan that we have ten dollars in additional every thousand gallons we use. I literally can't use irrigation water. I turn it on the water in the backyard and there's no pressure to it. I can't run it very long at all if I do because it's dirty and I clean the filters out, cleaning all my sprinklers out. And essentially, I think and I don't know how many people are affected by this plan that we proposed or talked about or proposed. Blair this gentleman that owns this other property up here if you want to do a live-in how are we supposed to build a business? I actually considered moving, doing that. Building my business to move into there but I can't do that if my water bill is high. I can't live in there because I can't pay the water bill to do that. I can't buy property anywhere because it's too expensive to buy and essentially there's no way for me to build my business here in La Verkin, let alone live in La Verkin if I can't even pay my water bill. That's cutting the water usage immensely and then even doing so it's maybe lowered it by a hundred dollars. I don't know how many people are affected by the water bill, but I'm going to guess the older population doesn't use as much water as I do and my family. We shower, we do all our laundry at night, we do the dishwasher at night, you know. I feed my chickens, you know, feed them food and water and all that but if that all comes at a price. So ultimately, this plan, I feel like as we propose to build this water line and to improve it, when does the price go away? When does this increase in pricing go away? Is it after 25 years? Or am I paying it for 25 years? Because I can't sustain a \$700, \$800 water bill, let alone my mortgage debt. This has really, really impacted my living ability to be here in La Verkin. I had been here for 20 years. And now you do this, all of a sudden, it's like, guys, you should have thought about this a long time ago. Proportion it over in the entire city instead of all in one shot. You guys might have talked about this and proposed this against the city and against the council and all that, but instead of doing that and saying we're going to, do

this now, like, that's a hard call for me. That's a very hard call for you guys, I think, and for the citizens here. I don't know how much you guys use water, but when someone replies and says, buck your pants up and tighten your belt and just pay your water bill, I can't even pay my mortgage, because I can't pay the water bill because I'm working four different, three different jobs on the side to do this. So ultimately for me, I hope you guys really, really, really counsel with each other and figure out a different way because I don't know who else is gonna speak up, but I know that it frustrates me, it probably frustrates other people who can't pay that water bill, or maybe their bill goes up \$50, great. Maybe you don't have a job that you work with water. Maybe you go somewhere else, I don't know, but I think ultimately if people don't speak up about this plan that we have proposed. you guys have proposed, I don't think city of La Verkin is going to grow. I don't think it's going to grow like we've talked about here with this little well. people coming here. I don't even think that was a very purposeful, building lot to sell and building it next to the school. I don't think it does anything for our community. I think building a community that has businesses can actually grow like Patricia has mentioned is beneficial than building these buildings like that to say that we're going to live in. Then you can build your business. You're not going to build a business by doing that per say. If you can't pay your water bill, you're not going to do that. You're going to lose people. Our city is small enough to to be able to have the, the growth, yes, but if we can't pay our water bills, we're gonna move. And where do we move to? Some other state. You're gonna lose people. And unfortunately, this proposed plan that we have, or you've mentioned, talked about, but never said, hey guys, we can do this. We have increased by one or one and a half percent amongst the community instead of 3%, and you say that doesn't affect me, and it's not that much, it really is. That's a huge drop, that's a huge, that's more than I can afford it, really. And unfortunately, I'm literally behind on my water. And so I really hope that you guys can really re-evaluate this plan and say, you know what, guys, maybe we need to redistribute the funds, and really think about this and proportion out to the citizens better than what we have proposed. I don't know how, I'll have to look for another profession or go somewhere else and live because this is beyond what I can afford. I can't do this for another 25 years. And if you decide to say, well, I'm sorry, that's it. Well, I honestly think you'll lose people because I know, and apologies, but in no disrespect, but I figured that you folks right here do not use as much water as I do. So, your \$50 doesn't do anything, but a family that's growing, families that want to move in and have pools or luxury things that use water or grow their grass. I've been told I have an amazing yard, but now I don't because I turn off my sprinklers. I limit the water use and now my front door looks like, well, it's dry. It's not as green as it used to be. And I didn't even water weekly or three times a week now where it used to be 15 minutes. every day. I turn it on and there's low pressure no pressure at all I can turn on a sprinkler and it just and I literally have to move every 20 minutes to get in and that's running all day long as I'm working. Then I bathe the dog and then I'm like okay I've got to wait how much I've got to consciously look at how much water I'm using so please re-evaluate this water plan. Because it's not going to just affect me it's going to affect other people that are growing the community that's coming in that you want the businesses. It's going to affect restaurants you know whoever it is wants to move in it's going to affect tremendously. Before that, it was like \$300, and now it's gone up to \$700, \$800, and I'm behind on that. I haven't changed anything other than maybe cutting the water use for my sprinklers down. And now I water by irrigation when it's on, when it's not turned off, and it's not dirty. And I've gone down maybe five, six, seven points, whatever they say it is. That's \$100 maybe, if that. So, I don't have a leak. There's nothing running other than the dishwasher. I can watch the meter and say there's nothing strolling on those meters, you know, I can sit at 12 o'clock at night, I can sit at 2 o'clock in the morning, or 10 a.m. in the morning when I'm dog grooming, you know, I don't have a leak, so if I had a leak, I'm pretty conscious of the things that I run water on, because we live in a desert, it's not like I just go run water.

**F. Adjourn:**

The mayor closed the meeting at 7:55 p.m.

\_\_\_\_\_  
Date Approved

\_\_\_\_\_  
Mayor Kelly B. Wilson

ATTEST: \_\_\_\_\_  
Nancy Cline  
City Recorder



**La Verkin City**  
**Invoice Register: 9/10/2025 to 10/5/2025 - All Invoices**

10/6/2025

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
RFD 100041542.	*Lemmon, Matthew	54273	10/1/2025	10/1/2025	\$79.86	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100041542 - *L
PR090525-258	AFLAC	54245	9/10/2025	9/10/2025	\$27.90	102224	Health Savings Account	AFLAC EE
PR091925-258	AFLAC	54245	9/24/2025	9/24/2025	\$27.90	102224	Health Savings Account	AFLAC EE
	<b>Vendor Total:</b>				<b>\$55.80</b>			
LSTG1202428	ALSCO	54221	9/16/2025	9/16/2025	\$40.99	104160.250	Bldg EQUIPMENT OPERATING	
					1.22	104240.250	Inspect EQUIPMENT OPERATI	
					2.46	104410.250	Streets EQUIPMENT OPERATI	
					6.97	104510.250	Parks EQUIPMENT OPERATIN	
					2.87	516340.250	O&M EQUIPMENT OPERATIN	
					19.68	536310.250	Irrigation EQUIPMENT OPERA	
					3.69	556350.250	Drainage EQUIPMENT OPERA	
					4.10			
LSTG1203603	ALSCO	54246	9/23/2025	9/23/2025	\$39.24	104160.250	Bldg EQUIPMENT OPERATING	
					1.18	104240.250	Inspect EQUIPMENT OPERATI	
					2.35	104410.250	Streets EQUIPMENT OPERATI	
					6.67	104510.250	Parks EQUIPMENT OPERATIN	
					2.75	516340.250	O&M EQUIPMENT OPERATIN	
					18.84	536310.250	Irrigation EQUIPMENT OPERA	
					3.53	556350.250	Drainage EQUIPMENT OPERA	
					3.92			
LSTG1204739	ALSCO	54274	9/30/2025	9/30/2025	\$39.24	104160.250	Bldg EQUIPMENT OPERATING	
					1.18	104240.250	Inspect EQUIPMENT OPERATI	
					2.35	104410.250	Streets EQUIPMENT OPERATI	
					6.67	104510.250	Parks EQUIPMENT OPERATIN	
					2.75	516340.250	O&M EQUIPMENT OPERATIN	
					18.84	536310.250	Irrigation EQUIPMENT OPERA	
					3.53	556350.250	Drainage EQUIPMENT OPERA	
					3.92			
	<b>Vendor Total:</b>				<b>\$119.47</b>			
093025	ASH CREEK SPECIAL SERVICE DIST		10/2/2025	10/2/2025	\$72,324.55	526260.520	Sewer PAYMENT TO ASH CRE	September
					72,324.55			
366077	BUCK'S ACE HARDWARE	54222	9/16/2025	9/16/2025	\$35.58	104160.250	Bldg EQUIPMENT OPERATING	
					1.07	104240.250	Inspect EQUIPMENT OPERATI	
					2.13	104410.250	Streets EQUIPMENT OPERATI	
					6.05	104510.250	Parks EQUIPMENT OPERATIN	
					2.49	516340.250	O&M EQUIPMENT OPERATIN	
					17.08	536310.250	Irrigation EQUIPMENT OPERA	
					3.20	556350.250	Drainage EQUIPMENT OPERA	
					3.56			
366122	BUCK'S ACE HARDWARE	54247	9/18/2025	9/18/2025	\$60.50	104410.745	Streets STREET IMPROVEME	Streets
					60.50			
	<b>Vendor Total:</b>				<b>\$96.08</b>			
752512633	CenturyLink	54248	9/12/2025	9/12/2025	\$305.44	104140.280	Admin UTILITIES	435 N Main
					305.44			
752513117	CenturyLink	54248	9/12/2025	9/12/2025	\$167.93	104140.280	Admin UTILITIES	111 S Main
					83.96	104210.280	Police UTILITIES	111 S Main
					83.97			

**La Verkin City  
Invoice Register: 9/10/2025 to 10/5/2025 - All Invoices**

10/6/2025

<u>Invoice No.</u>	<u>Vendor</u>	<u>Check No.</u>	<u>Ledger Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Account No.</u>	<u>Account Name</u>	<u>Description</u>
9024-0925	CenturyLink	54275	9/19/2025	9/19/2025	\$53.45	104140.280	Admin UTILITIES	435 N Main
	<b>Vendor Total:</b>				<b>\$526.82</b>			
90011904 PO# 6091	CMC Tire Inc	54225	9/17/2025	9/17/2025	\$700.56	104210.450	Police VEHICLE MAINTANCE	Tires for Patrol Truck 2016 Chev
01-912844	Davis Food & Drug #4/Farmers Market	54226	9/10/2025	9/10/2025	\$16.38	104210.230	Police TRAVEL & TRAINING	Snacks
01-922482 PO# 6093	Davis Food & Drug #4/Farmers Market	54249	9/17/2025	9/17/2025	\$21.98	104140.230	Admin TRAVEL & TRAINING	Staff Outing
65-521138	Davis Food & Drug #4/Farmers Market	54249	9/18/2025	9/18/2025	\$25.98	104210.240	Police OFFICE EXPENSE, SUP	Cable and cable ties
65-521329	Davis Food & Drug #4/Farmers Market	54249	9/18/2025	9/18/2025	\$20.99	104160.250	Bldg EQUIPMENT OPERATING	Paint Spir
	<b>Vendor Total:</b>				<b>\$85.33</b>			
592321016	DeLage Landen Financial Services	54276	9/21/2025	9/21/2025	\$341.24	104140.240	Admin OFFICE EXPENSE, SUP	
					180.86	516660.240	Admin OFFICE EXPENSE, SUP	
					102.37	536310.240	Irrigation OFFICE EXPENSE, S	
					17.06	556350.240	Drainage OFFICE EXPENSE, S	
2466 PO# 6096 COMM47412025	Diamond C Asphalt	54227	9/17/2025	9/17/2025	\$10,781.25	516340.450	O&M SYSTEMS MAINTENANC	Asphalt patching for water break
					10,781.25	101562	PEHP/AFLAC Insurance Cleanin	Dental and Vision Insurance
214633	EMI Health	54250	9/20/2025	9/20/2025	\$2,709.15	101562	PEHP/AFLAC Insurance Cleanin	Dental and Vision Insurance
	Empire Waste Services	54277	9/30/2025	9/30/2025	\$325.48	104140.280	Admin UTILITIES	
					234.35	516660.280	Admin UTILITIES	
					81.37	556350.250	Drainage EQUIPMENT OPERA	
3269-0925	Enbridge	54278	9/24/2025	9/24/2025	\$34.58	104140.280	Admin UTILITIES	1/2 111 S Main
					17.29	104210.280	Police UTILITIES	1/2 111 S Main
9275-0925	Enbridge	54278	9/24/2025	9/24/2025	\$7.16	104510.280	Parks UTILITIES	579 N Main Street
9924-0925	Enbridge	54278	9/24/2025	9/24/2025	\$7.16	104140.280	Admin UTILITIES	435 N Main
	<b>Vendor Total:</b>				<b>\$48.90</b>			
RFD 100041834.	Graff, George	54251	9/22/2025	9/22/2025	\$236.76	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100041834 - Gr
11207-7	GREEN TREE LAWN & LANDSCAPE	54279	9/29/2025	9/29/2025	\$450.00	104510.250	Parks EQUIPMENT OPERATIN	Mowing service
0925	GUBLER, KYLE W	54252	9/23/2025	9/23/2025	\$514.68	104140.230	Admin TRAVEL & TRAINING	League of Cities and Towns trav
R11001251	GUBLER, KYLE W	54280	10/1/2025	10/1/2025	\$500.00	104140.250	Admin EQUIPMENT OPERATIN	Car allowance

**La Verkin City**  
**Invoice Register: 9/10/2025 to 10/5/2025 - All Invoices**

10/6/2025

<u>Invoice No.</u>	<u>Vendor</u> <u>Vendor Total:</u>	<u>Check No.</u>	<u>Ledger</u> <u>Date</u>	<u>Due</u> <u>Date</u>	<u>Amount</u> <u>\$1,014.68</u>	<u>Account No.</u>	<u>Account Name.</u>	<u>Description</u>
091025	Health Equity	91025	9/10/2025	9/10/2025	\$25.20	104140.130	Admin EMPLOYEE BENEFITS	
					9.15	104210.130	Police EMPLOYEE BENEFITS	
					6.90	516660.130	Admin EMPLOYEE BENEFITS	
PR090525-6099	Health Equity	91025	9/10/2025	9/10/2025	\$4,245.54	102224	Health Savings Account	PEHP Health Equity-Family
					3,644.56	102224	Health Savings Account	PEHP Health Equity-Double
					462.22	102224	Health Savings Account	PEHP Health Equity -Single
					138.76	102224	Health Savings Account	
PR091925-6099	Health Equity	91025	9/24/2025	9/24/2025	\$761.40	102224	Health Savings Account	PEHP Health Equity-Family
					536.40	102224	Health Savings Account	PEHP Health Equity-Double
					225.00	102224	Health Savings Account	PEHP Health Equity-Double
	<b>Vendor Total:</b>				<b>\$5,032.14</b>			
2025-2770	HURRICANE CITY JUSTICE COURT	54253	9/18/2025	9/18/2025	\$480.00	104121.240	Police JUSTICE COURT	Reimbursement for Indigent Cou
2025-2776	HURRICANE CITY JUSTICE COURT	54281	9/29/2025	9/29/2025	\$250.00	104121.240	Police JUSTICE COURT	October 2025 Court Billing
	<b>Vendor Total:</b>				<b>\$730.00</b>			
1025	HURRICANE CITY POWER	54282	10/3/2025	10/3/2025	\$21.45	104140.280	Admin UTILITIES	La Verkin City sign
CP161-25	INTERNAL REVENUE SERVICE	54228	9/15/2025	9/15/2025	\$618.81	104140.610	Admin MISCELLANEOUS SER	Tax due for June 30,2025
RFD 100041835.	Interstate Homes	54254	9/12/2025	9/12/2025	\$350.00	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100041835 - Int
8985 PO# 6082	INTERSTATE ROCK PRODUCTS	54229	9/11/2025	9/11/2025	\$724.98	516340.450	O&M SYSTEMS MAINTENANC	Road base for water breaks
RI1001252	Iverson, Moses	54283	10/1/2025	10/1/2025	\$400.00	104540.120	Rec PART TIME EMPLOYEES	
RFD 100041747.	La Verkin White Mountain, LLC	54255	9/17/2025	9/17/2025	\$142.54	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100041747 - La
093025	LEGAL SHIELD	91025	9/30/2025	9/30/2025	\$9.43	102225	Misc Payable	Legal Shield July invoice
PR090525-147	LEGAL SHIELD	54256	9/10/2025	9/10/2025	\$100.28	102225	Misc Payable	LegalShield
PR091925-147	LEGAL SHIELD	54256	9/24/2025	9/24/2025	\$100.28	102225	Misc Payable	LegalShield
	<b>Vendor Total:</b>				<b>\$209.99</b>			
EA1597903	Les Olson	54284	9/29/2025	9/29/2025	\$247.79	104140.240	Admin OFFICE EXPENSE, SUP	
					131.33	516660.240	Admin OFFICE EXPENSE, SUP	
					74.34	536310.240	Irrigation OFFICE EXPENSE, S	
					12.39	556350.240	Drainage OFFICE EXPENSE, S	
					29.73			
RFD 100036923.	Loeswick, Larry J	54257	9/22/2025	9/22/2025	\$81.57	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100036923 - Lo
					81.57			
92884	MEGA-PRO INTERNATIONAL	54230	9/10/2025	9/10/2025	\$447.00	104210.250	Police EQUIPMENT OPERATIN	
7370	My Fleet Center,	54258	9/17/2025	9/17/2025	\$130.63	104160.250	Bldg EQUIPMENT OPERATING	Oil Change 2022 Ford truck-Max
					3.92			

**La Verkin City**  
**Invoice Register: 9/10/2025 to 10/5/2025 - All Invoices**

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
941798	NAPA AUTO PARTS	54232	9/16/2025	9/16/2025	\$43.47	104160.250	Bldg EQUIPMENT OPERATING	
					1.30	104240.250	Inspect EQUIPMENT OPERATI	
					2.61	104410.250	Streets EQUIPMENT OPERATI	
					7.39	104410.250	Parks EQUIPMENT OPERATI	
					3.04	104510.250	O&M EQUIPMENT OPERATI	
					20.87	516340.250	Irrigation EQUIPMENT OPERA	
					3.91	536310.250	Drainage EQUIPMENT OPERA	
					4.35	556350.250		
942179	NAPA AUTO PARTS	54259	9/18/2025	9/18/2025	\$133.59	104160.250	Bldg EQUIPMENT OPERATING	Skid Steer
					4.01	104240.250	Inspect EQUIPMENT OPERATI	
					8.02	104410.250	Streets EQUIPMENT OPERATI	
					22.71	104410.250	Parks EQUIPMENT OPERATI	
					9.35	104510.250	O&M EQUIPMENT OPERATI	
					64.12	516340.250	Irrigation EQUIPMENT OPERA	
					12.02	536310.250	Drainage EQUIPMENT OPERA	
					13.36	556350.250		
944441	NAPA AUTO PARTS	54285	10/2/2025	10/2/2025	\$14.99	104210.450	Police VEHICLE MAINTANCE	Halogen beams
					14.99			
					<b>\$192.05</b>			
0925	PEHP	54260	9/15/2025	9/15/2025	\$24,047.60	101562	PEHP/AFLAC Insurance Clearin	Health Insurance
092025	PEHP Group Insurance	54261	9/20/2025	9/20/2025	\$990.20	101563	PEHP Life Insurance Clearing	Life Insurance
RI1001253	REBER, FAY E	ACH.1001251224.11017	10/1/2025	10/1/2025	\$11,000.00	104140.311	Admin ATTORNEY	
1146599	RED MOUNTAIN TECHNOLOGY SOLU	54234	9/15/2025	9/15/2025	\$433.83	104140.280	Admin TELEPHONE/COMMUNI	Phone system
76711	ROADRUNNER AUTOMOTIVE AND DI	54286	9/30/2025	9/30/2025	\$79.11	104210.450	Police VEHICLE MAINTANCE	Oil change and tire rotation-22 R
0016-0925	ROCKY MOUNTAIN POWER	54262	9/15/2025	9/15/2025	\$271.72	104253.280	Animal UTILITIES	Animal shelter
0017-0925	ROCKY MOUNTAIN POWER	54262	9/15/2025	9/15/2025	\$5,453.66	104140.280	Admin UTILITIES	435 N Main & 1/2 111 S Main
					1,563.05	104210.280	Police UTILITIES	1/2 111 S Main
					468.52	104410.280	Streets UTILITIES	Street lights
					2,723.81	104510.280	Parks UTILITIES	Parks
					201.30	104510.280	Admin UTILITIES	Pump station
					462.97	516660.280	Irrigation EQUIPMENT OPERA	Irrigation
					34.01	536310.250		
0024-0925	ROCKY MOUNTAIN POWER	54262	9/15/2025	9/15/2025	\$56.77	104510.280	Parks UTILITIES	Power Plant park
					56.77			
					<b>\$5,782.15</b>			
3053871	SCHOLZEN PRODUCTS CO INC	54263	9/19/2025	9/19/2025	\$9.60	104160.250	Bldg EQUIPMENT OPERATING	Cylinder Monthly Rental
					0.29	104240.250	Inspect EQUIPMENT OPERATI	
					0.58			

**La Verkin City**  
**Invoice Register: 9/10/2025 to 10/5/2025 - All Invoices**

10/6/2025

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
6938440	SCHOLZEN PRODUCTS CO INC	54236	9/10/2025	9/10/2025	\$61.97	104410.250	Streets EQUIPMENT OPERATI	Irrigataion repair supplies
6937108	SCHOLZEN PRODUCTS CO INC	54236	9/15/2025	9/15/2025	\$3.67	104510.250	Parks EQUIPMENT OPERATI	Coupling and male adapter
6937241 PC# 6097	SCHOLZEN PRODUCTS CO INC	54236	9/17/2025	9/17/2025	\$3,741.72	516340.250	O&M EQUIPMENT OPERATI	2 cases of water meters
6938028	SCHOLZEN PRODUCTS CO INC	54263	9/17/2025	9/17/2025	\$135.72	516340.440	O&M NEW SERVICES	Falcon Rotor Part
	<b>Vendor Total:</b>				<b>\$3,952.68</b>	104510.250	Parks EQUIPMENT OPERATI	
53584092925	Shred St. George	54287	9/29/2025	9/29/2025	\$39.95	104140.280	Admin UTILITIES	
					28.76	516660.280	Admin UTILITIES	
					9.99	556350.250	Drainage EQUIPMENT OPERA	
3-348820	STEAMROLLER COPIES	54264	9/19/2025	9/19/2025	\$250.30	104540.610	Rec EVENTS, FAIRS, & FESTI	Posters & flyers for Cops & Cars
3-348927	STEAMROLLER COPIES	54288	9/24/2025	9/24/2025	\$132.30	104540.610	Rec EVENTS, FAIRS, & FESTI	Posters & flyers for Cops & Cars
3-349033	STEAMROLLER COPIES	54288	9/30/2025	9/30/2025	\$238.32	104540.610	Rec EVENTS, FAIRS, & FESTI	Banners
	<b>Vendor Total:</b>				<b>\$620.92</b>			
R11001254	STEGELICH, RYKER	54289	10/1/2025	10/1/2025	\$400.00	104540.120	Rec PART TIME EMPLOYEES	Website / Social media
435-0925	TDS BAJA Broadband	54265	9/19/2025	9/19/2025	\$6.18	104140.280	Admin UTILITIES	435 N Main
PPP-0925	TDS BAJA Broadband	54265	9/22/2025	9/22/2025	\$109.95	104510.280	Parks UTILITIES	Power Plant Park
RWP-0925	TDS BAJA Broadband	54265	9/22/2025	9/22/2025	\$109.95	104510.280	Parks UTILITIES	Riverwood Park
VP-0925	TDS BAJA Broadband	54265	9/19/2025	9/19/2025	\$6.18	104510.280	Parks UTILITIES	Vintage park
ZVP-0925	TDS BAJA Broadband	54265	9/19/2025	9/19/2025	\$6.18	104510.280	Parks UTILITIES	Zion View Park
	<b>Vendor Total:</b>				<b>\$238.44</b>			
092725	Terrazas, Elena	54290	9/30/2025	9/30/2025	\$77.50	102331	Building/Park Rental deposit	Refund chair rental minus charg
2025 ROE	TRUST LANDS ADMINISTRATION	54240	9/16/2025	9/16/2025	\$400.00	104540.610	Rec EVENTS, FAIRS, & FESTI	Application for firework location
1025	U.S. POSTAL SERVICE	54291	10/2/2025	10/2/2025	\$767.52	104140.240	Admin OFFICE EXPENSE, SUP	
					406.79	516660.240	Admin OFFICE EXPENSE, SUP	
					230.26	536310.240	Irrigation OFFICE EXPENSE, S	
					38.37	556350.240	Drainage OFFICE EXPENSE, S	
					92.10			
PR090525-501	UTAH RETIREMENT SYSTEMS	9102026	9/10/2025	9/10/2025	\$14,396.93	102223	Retirement Payable	401k

**La Verkin City**  
**Invoice Register: 9/10/2025 to 10/5/2025 - All Invoices**

10/6/2025

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
PR091925-501	UTAH RETIREMENT SYSTEMS	92526	9/24/2025	9/24/2025	\$14,069.34	102223	Retirement Payable	Retirement
					889.52	102223	Retirement Payable	457
					11,375.77	102223	Retirement Payable	Roth IRA
					928.90	102223	Retirement Payable	457 Loan
					614.00	102223	Retirement Payable	
					261.15	102223	Retirement Payable	
					<b>\$28,466.27</b>			
	<b>Vendor Total:</b>							
PR090525-449	Utah State Tax Commission	54292	9/10/2025	9/10/2025	\$2,795.53	102222	State Withholding	State Income Tax
PR091925-449	Utah State Tax Commission	54292	9/24/2025	9/24/2025	\$2,694.08	102222	State Withholding	State Income Tax
PR093025-449	Utah State Tax Commission		10/1/2025	10/1/2025	\$50.00	102222	State Withholding	State Income Tax
	<b>Vendor Total:</b>				<b>\$5,539.61</b>			
6123444002	VERIZON WIRELESS	54266	9/14/2025	9/14/2025	\$701.79	104140.290	Admin TELEPHONE/COMMUNI	
					91.20	104210.290	Police TELEPHONE	
					412.06	104210.290	Animal EQUIPMENT OPERATI	
					66.93	104253.250	Admin TELEPHONE & COMMU	
					71.60	516660.290	Irrigation TELEPHONE & COM	
					30.00	536310.290	Drainage EQUIPMENT OPERA	
					30.00	556350.250		
	<b>Vendor Total:</b>				<b>\$550.00</b>			
0925	Wallis, Cassidi	54267	9/18/2025	9/18/2025	\$550.00	104160.250	Bldg EQUIPMENT OPERATING	September Cleaning
					3.00	104160.270	Bldg B&G OPERATION AND M	
					450.00	104240.250	Inspect EQUIPMENT OPERATI	
					6.00	104410.250	Streets EQUIPMENT OPERATI	
					17.00	104410.250	Parks EQUIPMENT OPERATI	
					7.00	104510.250	O&M EQUIPMENT OPERATI	
					48.00	516340.250	Irrigation EQUIPMENT OPERA	
					9.00	563310.250	Drainage EQUIPMENT OPERA	
					10.00	556350.250		
	<b>Vendor Total:</b>				<b>\$1,422.89</b>			
3QuarterHCP202	WASHINGTON COUNTY TREASURER	54293	10/2/2025	10/2/2025	1,422.89	103801.4	Impact fees - HCP	QTR 3 Pass through HCP
RI1001255	Weeks, James	ACH.1001251224.7220	10/1/2025	10/1/2025	\$1,500.00	104140.311	Admin ATTORNEY	
STC429635	WHEELER CAT	54268	9/17/2025	9/17/2025	\$165.33	104160.250	Bldg EQUIPMENT OPERATING	Backhoe
					4.96	104240.250	Inspect EQUIPMENT OPERATI	
					9.92	104410.250	Streets EQUIPMENT OPERATI	
					28.11	104510.250	Parks EQUIPMENT OPERATI	
					11.57	104510.250	O&M EQUIPMENT OPERATI	
					79.36	516340.250	Irrigation EQUIPMENT OPERA	
					14.88	536310.250	Drainage EQUIPMENT OPERA	
					16.53	556350.250		
	<b>Vendor Total:</b>				<b>\$1,267.68</b>			
INV-XPR027832	Xpress Bill Pay		9/30/2025	9/30/2025	1,267.68	104140.460	Admin CONTRACT SERVICES	September
0925	YOUNG, BRYSON	54244	9/16/2025	9/16/2025	\$425.00	104140.240	Admin OFFICE EXPENSE, SUP	Refund overcharge for Planning
					425.00			

**La Verkin City**  
**Invoice Register: 9/10/2025 to 10/5/2025 - All Invoices**

10/6/2025

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
016473 PO# 6086	ZIONS FIRST NATIONAL BANK CC		9/17/2025	9/17/2025	\$126.80	104140.230	Admin TRAVEL & TRAINING	Staff Outting
02-031023 PO# 6094	ZIONS FIRST NATIONAL BANK CC		9/17/2025	9/17/2025	\$227.18	104140.230	Admin TRAVEL & TRAINING	Staff Outting
023070	ZIONS FIRST NATIONAL BANK CC		9/23/2025	9/23/2025	\$172.21	104253.610	Animal MISC SUPPLIES	Costco
023105	ZIONS FIRST NATIONAL BANK CC		9/23/2025	9/23/2025	\$254.93	104210.610	Police MISC SUPPLIES	Costco
091225	ZIONS FIRST NATIONAL BANK CC		9/12/2025	9/12/2025	\$10.50			
					0.30	104160.250	Bldg EQUIPMENT OPERATING	Wash Kaiqe's truck
					0.63	104240.250	Inspect EQUIPMENT OPERATI	
					1.79	104410.250	Streets EQUIPMENT OPERATI	
					0.74	104510.250	Parks EQUIPMENT OPERATI	
					5.04	516340.250	O&M EQUIPMENT OPERATI	
					0.95	536310.250	Irrigation EQUIPMENT OPERA	
					1.05	556350.250	Drainage EQUIPMENT OPERA	
0918LCITY	ZIONS FIRST NATIONAL BANK CC		9/18/2025	9/18/2025	\$49.16		Streets STREET IMPROVEME	McMaster-Cairr, Nylon plastic wa
					49.16	104410.745		
092225	ZIONS FIRST NATIONAL BANK CC		9/22/2025	9/22/2025	\$199.29	104111.230	Council TRAVEL & TRAINING	Stage Coach Grille
092625	ZIONS FIRST NATIONAL BANK CC		9/26/2025	9/26/2025	\$46.19	104540.610	Rec EVENTS, FAIRS, & FESTI	Race bibs and safety pins
11056261	ZIONS FIRST NATIONAL BANK CC		9/11/2025	9/11/2025	\$64.00	104240.220	Inspect BOOKS & MEMBERSHI	DOPL renewal fee-Max
2303 PO# 6099	ZIONS FIRST NATIONAL BANK CC		9/23/2025	9/23/2025	\$28.76	104540.610	Rec EVENTS, FAIRS, & FESTI	Contestant Pictures
3091	ZIONS FIRST NATIONAL BANK CC		9/17/2025	9/17/2025	\$11.20			
					0.34	104160.250	Bldg EQUIPMENT OPERATING	Beehive Equipment
					0.67	104240.250	Inspect EQUIPMENT OPERATI	
					1.90	104410.250	Streets EQUIPMENT OPERATI	
					0.78	104510.250	Parks EQUIPMENT OPERATI	
					5.38	516340.250	O&M EQUIPMENT OPERATI	
					1.01	536310.250	Irrigation EQUIPMENT OPERA	
					1.12	556350.250	Drainage EQUIPMENT OPERA	
3911418371	ZIONS FIRST NATIONAL BANK CC		10/2/2025	10/2/2025	\$23.19	104140.210	Admin BOOKS, SUBSCRIPTION	Annual Go Daddy domain name
4449036	ZIONS FIRST NATIONAL BANK CC		9/29/2025	9/29/2025	\$113.97	104210.230	Police TRAVEL & TRAINING	Glow sticks
5084225 PO# 6089	ZIONS FIRST NATIONAL BANK CC		9/17/2025	9/17/2025	\$26.68	104140.240	Admin OFFICE EXPENSE, SUP	Fire Stick for 111 south main foy
55FF7F	ZIONS FIRST NATIONAL BANK CC		9/22/2025	9/22/2025	\$82.26	104210.230	Police TRAVEL & TRAINING	Stage Coach Grille
5602	ZIONS FIRST NATIONAL BANK CC		9/11/2025	9/11/2025	\$64.00	104240.220	Inspect BOOKS & MEMBERSHI	DOPL renewal fee-Kyle L
6672202	ZIONS FIRST NATIONAL BANK CC		9/19/2025	9/19/2025	\$30.92	104540.610	Rec EVENTS, FAIRS, & FESTI	Thank you for mom's
6887421	ZIONS FIRST NATIONAL BANK CC		9/18/2025	9/18/2025	\$16.00	104540.610	Rec EVENTS, FAIRS, & FESTI	Bows for pageant
7718656 PO# 6088	ZIONS FIRST NATIONAL BANK CC		9/17/2025	9/17/2025	\$32.03	104140.240	Admin OFFICE EXPENSE, SUP	Fire Stick for 111 South Main foy
					32.03			

**La Verkin City  
Invoice Register: 9/10/2025 to 10/5/2025 - All Invoices**

10/6/2025

<u>Invoice No.</u>	<u>Vendor</u>	<u>Check No.</u>	<u>Ledger Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Account No.</u>	<u>Account Name</u>	<u>Description</u>
7B99B11371	ZIONS FIRST NATIONAL BANK CC		9/11/2025	9/11/2025	\$418.00	104540.610	Rec EVENTS, FAIRS, & FESTI	Race Guide for Winterfest
8000348 PO# 6101	ZIONS FIRST NATIONAL BANK CC		9/25/2025	9/25/2025	\$19.45	104140.240	Admin OFFICE EXPENSE, SUP	Staff Picture for Hallway
9663454	ZIONS FIRST NATIONAL BANK CC		9/22/2025	9/22/2025	\$16.99	104210.240	Police OFFICE EXPENSE, SUP	Surge protector
	<b>Vendor Total:</b>				<b>\$2,033.71</b>			
PR090525-234	ZIONS FIRST NATIONAL BANK.	9102025	9/10/2025	9/10/2025	\$17,331.00	102221	FICA & FWT Withholding	Social Security Tax
					8,404.24	102221	FICA & FWT Withholding	Medicare Tax
					1,965.54	102221	FICA & FWT Withholding	Federal Income Tax
					6,961.22	102221	FICA & FWT Withholding	Federal Income Tax
PR091925-234	ZIONS FIRST NATIONAL BANK.	92525	9/24/2025	9/24/2025	\$16,622.82	102221	FICA & FWT Withholding	Social Security Tax
					8,195.42	102221	FICA & FWT Withholding	Medicare Tax
					1,916.72	102221	FICA & FWT Withholding	Federal Income Tax
					6,510.68	102221	FICA & FWT Withholding	Federal Income Tax
PR093025-234	ZIONS FIRST NATIONAL BANK.	100125	10/1/2025	10/1/2025	\$628.80	102221	FICA & FWT Withholding	Social Security Tax
					465.00	102221	FICA & FWT Withholding	Medicare Tax
					108.80	102221	FICA & FWT Withholding	Federal Income Tax
					55.00	102221	FICA & FWT Withholding	Federal Income Tax
	<b>Vendor Total:</b>				<b>\$34,582.62</b>			
	<b>Total:</b>				<b>\$224,709.68</b>			
					26,756.75	101562	<b>GL Account Summary</b>	
					990.20	101563	PEHP/AFLAC Insurance Clearin	
					34,582.62	102221	PEHP Life Insurance Clearing	
					5,539.61	102222	FICA & FWT Withholding	
					28,466.27	102223	State Withholding	
					5,062.74	102224	Retirement Payable	
					209.99	102225	Health Savings Account	
					77.50	102331	Misc Payable	
					1,422.89	103801.4	Building/Park Rental deposit	
					199.29	104111.230	Impact fees - HCP	
					730.00	104121.240	Council TRAVEL & TRAINING	
					9.15	104140.130	Police JUSTICE COURT	
					23.19	104140.210	Admin EMPLOYEE BENEFITS	
					890.64	104140.230	Admin BOOKS, SUBSCRIPTION	
					1,222.14	104140.240	Admin TRAVEL & TRAINING	
					500.00	104140.250	Admin OFFICE EXPENSE, SUP	
					2,321.09	104140.280	Admin EQUIPMENT OPERATIN	
					525.03	104140.290	Admin UTILITIES	
					12,500.00	104140.311	Admin TELEPHONE/COMMUNI	
					1,267.68	104140.460	Admin ATTORNEY	
					618.81	104140.610	Admin CONTRACT SERVICES	
					23.39	104160.250	Admin MISCELLANEOUS SER	
					450.00	104160.270	Bldg EQUIPMENT OPERATING	
					6.90	104210.130	Bldg P&G OPERATION AND M	
					212.61	104210.230	Police EMPLOYEE BENEFITS	
					42.97	104210.240	Police TRAVEL & TRAINING	
					447.00	104210.250	Police OFFICE EXPENSE, SUP	
					569.78	104210.280	Police EQUIPMENT OPERATIN	
					412.06	104210.290	Police UTILITIES	
					794.66	104210.450	Police TELEPHONE	
					254.93	104210.610	Police VEHICLE MAINTANCE	
							Police MISC SUPPLIES	

**La Verkin City**  
**Invoice Register: 9/10/2025 to 10/5/2025 - All Invoices**

10/6/2025

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
					128.00	104240.220	Inspect BOOKS & MEMBERSHI	
					46.82	104240.250	Inspect EQUIPMENT OPERATI	
					66.93	104253.250	Animal EQUIPMENT OPERATI	
					271.72	104253.280	Animal UTILITIES	
					172.21	104253.610	Animal MISC SUPPLIES	
					132.67	104410.250	Streets EQUIPMENT OPERATI	
					2,723.81	104410.280	Streets UTILITIES	
					109.66	104410.745	Streets STREET IMPROVEME	
					640.34	104510.250	Parks EQUIPMENT OPERATIN	
					497.49	104510.280	Parks UTILITIES	
					800.00	104540.120	Rec PART TIME EMPLOYEES	
					1,560.79	104540.610	Rec EVENTS, FAIRS, & FESTI	
					<b>134,280.33</b>		<b>Total</b>	
					890.73	512330	Turn on Fee/Renter Deposit	
					374.60	516340.250	O&M EQUIPMENT OPERATIN	
					3,741.72	516340.440	O&M NEW SERVICES	
					11,506.23	516340.450	O&M SYSTEMS MAINTENANC	
					9.15	516660.130	Admin EMPLOYEE BENEFITS	
					406.97	516660.240	Admin OFFICE EXPENSE, SUP	
					554.33	516660.280	Admin UTILITIES	
					71.60	516660.290	Admin TELEPHONE & COMMU	
					<b>17,555.33</b>		<b>Total</b>	
					72,324.55	526260.520	Sewer PAYMENT TO ASH CRE	
					67.82	536310.240	Irrigation OFFICE EXPENSE, S	
					104.24	536310.250	Irrigation EQUIPMENT OPERA	
					30.00	536310.290	Irrigation TELEPHONE & COM	
					65.64	536310.450	Irrigation WATER MAIN REPAIR	
					<b>267.70</b>		<b>Total</b>	
					162.78	556350.240	Drainage OFFICE EXPENSE, S	
					118.99	556350.250	Drainage EQUIPMENT OPERA	
					<b>281.77</b>		<b>Total</b>	
					<b>\$224,709.68</b>		<b>GL Account Summary Total</b>	





# City of LaVerkin

435 North Main St., La Verkin, Utah, 84745  
 (435) 635-2581 Fax (435) 635-2104  
 www.laverkin.org

## RESOLUTION R-2025-14 A RESOLUTION OPENING AND AMENDING THE FISCAL YEAR 2025-2026 BUDGET

WHEREAS, La Verkin City desires to amend the current year's budget to show accurate revenues and expenditures; and

WHEREAS, Utah State requires political subdivisions to amend the budget by resolution.

NOW THEREFORE LET IT BE RESOLVED that the La Verkin City Council hereby adopts the FY 2025-2026 amended budget as set forth in Exhibit A, which is hereby incorporated as though fully set forth herein, to include the following fund amendments:

### Budget Amendment 2025-2026

Fund	Description	Current Budget	Amended Budget
	<b>General Fund</b>		
	<b>Revenues</b>		
10	Total Taxes	\$ 2,132,000	\$ 2,180,106
10	Total Intergovernmental Revenue	\$ 370,000	\$ 988,000
10	Total Interest	\$ 105,000	\$ 110,000
10	Total Miscellaneous Revenue	\$ 112,972	\$ 147,972
10	<b>Total Revenue</b>	<b>\$ 2,950,622</b>	<b>\$ 3,656,728</b>
	<b>Expenditures</b>		
10	Total Police	\$ 1,207,500	\$ 1,213,500
10	Total Animal Control	\$ 71,350	\$ 157,350
10	Total Public Safety	\$ 1,278,850	\$ 1,370,850
10	Total Highways	\$ 241,000	\$ 276,500
10	Total Highways and Public Improvements	\$ 241,000	\$ 276,500
10	Total Parks	\$ 186,072	\$ 718,072
10	Total Recreation	\$ 293,000	\$ 324,606
10	Total Parks, Recreation, and Public Property	\$ 479,072	\$ 1,042,678
10	Total Community and Economic Development	\$ 60,000	\$ 75,000
10	<b>Total Expenditures</b>	<b>\$ 2,950,622</b>	<b>\$ 3,656,728</b>
	<b>Water</b>		
52	<b>Total Operating Income</b>	<b>\$ 1,277,700</b>	<b>\$ 1,387,700</b>

Fund	Description	Current Budget	Amended Budget
52	Total Administration	\$ 531,200	\$ 601,200
52	Total Maintenance	\$ 649,000	\$ 689,000
52	<b>Total Operating Expense</b>	<b>\$ 1,180,200</b>	<b>\$ 1,290,200</b>

BE IT THEREFORE RESOLVED by the City Council of La Verkin, Utah, that the FY 2025-2026 amended budget is adopted.

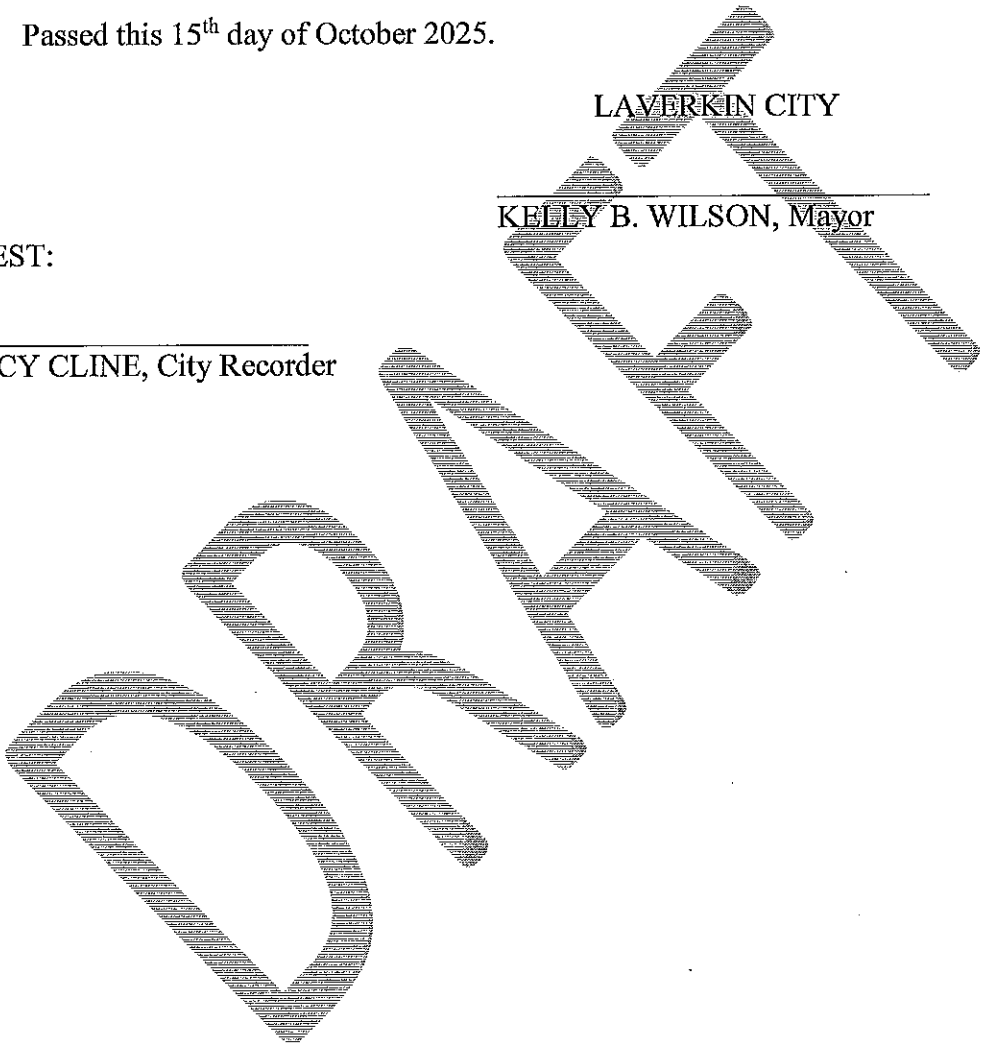
Passed this 15<sup>th</sup> day of October 2025.

LAVERKIN CITY

KELLY B. WILSON, Mayor

ATTEST:

NANCY CLINE, City Recorder



**Budget Amendment # 1    2025 / 2026**

<b>Fund</b>	<b>Description</b>	<b>Current Budget</b>	<b>Current Totals</b>	<b>Amend. Budget</b>	<b>Amend. Totals</b>	<b>Difference</b>
10	<b>GENERAL FUND</b>					
10	<b>REVENUES</b>					
10	Total Taxes	\$ 2,132,000.00		\$ 2,180,106.00		\$ 48,106.00
10	Total Licenses & Permits	\$ 87,650.00		\$ 87,650.00		\$ -
10	Total Intergovernmental Revenue	\$ 370,000.00		\$ 988,000.00		\$ 618,000.00
10	Charges for Services	\$ 30,000.00		\$ 30,000.00		\$ -
10	Fines & Forfeitures	\$ 32,000.00		\$ 32,000.00		\$ -
10	Total Interest	\$ 105,000.00		\$ 110,000.00		\$ 5,000.00
10	Total Miscellaneous Revenue	\$ 112,972.00		\$ 147,972.00		\$ 35,000.00
10	Contributions & Transfers (App. Fund Bal)	\$ 81,000.00		\$ 81,000.00		\$ -
10	<b>Total Revenue</b>		<b>\$ 2,950,622.00</b>		<b>\$ 3,656,728.00</b>	<b>\$ 706,106.00</b>
10						
10	<b>EXPENDITURES</b>					
10	<b>Administrative</b>					
10	Total City Council	\$ 69,000.00		\$ 69,000.00		\$ -
10	Total Administrative	\$ 558,000.00		\$ 558,000.00		\$ -
10	Total Buildings & Grounds	\$ 79,000.00		\$ 79,000.00		\$ -
10	<b>Total General Government</b>		<b>\$ 706,000.00</b>		<b>\$ 706,000.00</b>	<b>\$ -</b>
10	Total Police	\$ 1,207,500.00		\$ 1,213,500.00		\$ 6,000.00
10	Total Animal Control	\$ 71,350.00		\$ 157,350.00		\$ 86,000.00
10	<b>Total Public Safety</b>		<b>\$ 1,278,850.00</b>		<b>\$ 1,370,850.00</b>	<b>\$ 92,000.00</b>
10	<b>Total Inspections</b>		<b>\$ 85,000.00</b>		<b>\$ 85,000.00</b>	<b>\$ -</b>
10	<b>Total Highways &amp; Public Improvements</b>		<b>\$ 241,000.00</b>		<b>\$ 276,500.00</b>	<b>\$ 35,500.00</b>
10	Total Parks	\$ 186,072.00		\$ 718,072.00		\$ 532,000.00
10	Total Recreation	\$ 293,000.00		\$ 324,606.00		\$ 31,606.00
10	<b>Total Parks, Recreation &amp; Pub. Property</b>		<b>\$ 479,072.00</b>		<b>\$ 1,042,678.00</b>	<b>\$ 563,606.00</b>
10	<b>Total Community &amp; Econ. Develop.</b>		<b>\$ 60,000.00</b>		<b>\$ 75,000.00</b>	<b>\$ 15,000.00</b>
10	<b>Transfers</b>		<b>\$ 100,700.00</b>		<b>\$ 100,700.00</b>	<b>\$ -</b>
10	<b>Total Expenditures</b>		<b>\$ 2,950,622.00</b>		<b>\$ 3,656,728.00</b>	<b>\$ 706,106.00</b>
52	<b>WATER FUND</b>					
52	<b>REVENUES</b>					
52	Total Operating Revenue		<b>\$ 1,277,700.00</b>		<b>\$ 1,387,700.00</b>	<b>\$ 110,000.00</b>
52						
52	<b>EXPENDITURES</b>					
52	Total Operating Expense		<b>\$ 1,180,200.00</b>		<b>\$ 1,290,200.00</b>	<b>\$ 110,000.00</b>
52						



# La Verkin City

## Budgeting Worksheet

10 10 General - 09/28/2025 to 09/28/2025  
25.00% of the fiscal year has expired

Change In Net Position	2022 Actual	2023 Actual	2024 Actual	2024 Budget	2025 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Revenue:</b>								
<b>Taxes</b>								
3110 Property Taxes	420,288	466,937	471,442	438,348	0	445,000	452,606	
3120 Property Taxes Delinquent	54,977	17,487	16,137	30,000	0	25,000	25,000	
3130 Sales & Use Tax	1,017,969	1,033,122	1,114,615	1,080,000	0	1,020,000	1,045,000	
3136 1/4% Sales Tax (Streets)	159,384	173,521	211,334	200,000	0	170,000	170,000	
3140 Franchise Tax	241,383	233,228	267,109	239,450	0	235,000	235,000	
3141 Telecommunications Tax	14,813	14,323	14,917	13,000	0	12,000	13,500	
3150 Transient Room Tax	141,828	136,046	173,219	150,000	0	140,000	144,000	
3160 RAP Tax	92,950	85,802	97,887	90,000	0	85,000	95,000	
<b>Total Taxes</b>	<b>2,143,592</b>	<b>2,160,464</b>	<b>2,366,656</b>	<b>2,240,798</b>	<b>0</b>	<b>2,132,000</b>	<b>2,180,106</b>	
<b>Licenses and permits</b>								
3210 Business License	16,715	17,500	16,930	15,000	0	15,700	15,700	
3221 Building Permits	39,880	86,381	136,736	115,022	0	49,250	49,250	
3225 Animal License	2,933	1,894	1,959	3,500	0	2,500	2,500	
3225.1 Animal Control Impounds	25,668	23,247	16,647	15,000	0	20,200	20,200	
<b>Total Licenses and permits</b>	<b>85,196</b>	<b>129,022</b>	<b>172,272</b>	<b>148,522</b>	<b>0</b>	<b>87,650</b>	<b>87,650</b>	
<b>Intergovernmental revenue</b>								
3332.1 Police Grant	4,572	12,616	29,109	26,000	0	20,000	20,000	
3334 State Grants	87,289	2,435	67,680	67,680	0	0	532,000	
3356 Class "C" Roads	259,991	251,662	290,231	260,000	0	260,000	260,000	
3357 Local Option Road Tax	87,506	90,481	97,230	90,000	0	85,000	85,000	
3358 State Liquor	7,040	5,449	7,521	7,500	0	5,000	5,000	
3360 Local grants	0	52,657	43,500	0	0	0	86,000	
<b>Total Intergovernmental revenue</b>	<b>446,398</b>	<b>415,300</b>	<b>535,271</b>	<b>451,180</b>	<b>0</b>	<b>370,000</b>	<b>988,000</b>	
<b>Charges for services</b>								
3225.2 Animal Control Contracts	30,000	29,500	25,720	30,000	0	30,000	30,000	
<b>Total Charges for services</b>	<b>30,000</b>	<b>29,500</b>	<b>25,720</b>	<b>30,000</b>	<b>0</b>	<b>30,000</b>	<b>30,000</b>	
<b>Fines and forfeitures</b>								
3510 Court Fines	35,793	30,943	35,711	35,000	0	32,000	32,000	
<b>Total Fines and forfeitures</b>	<b>35,793</b>	<b>30,943</b>	<b>35,711</b>	<b>35,000</b>	<b>0</b>	<b>32,000</b>	<b>32,000</b>	
<b>Interest</b>								
3610 Interest Income	89,164	142,488	121,913	210,000	0	105,000	110,000	
<b>Total Interest</b>	<b>89,164</b>	<b>142,488</b>	<b>121,913</b>	<b>210,000</b>	<b>0</b>	<b>105,000</b>	<b>110,000</b>	
<b>Miscellaneous revenue</b>								
3470.1 Holiday / Theater	3,918	2,963	731	2,000	0	2,000	2,000	
3470.3 Royalty Fund Raisers	0	0	171	200	0	200	200	
3473 Sports Revenue	0	0	8,531	6,000	0	0	0	
3620 Rents & Concessions	1,352	744	(1,437)	1,200	0	2,464	2,464	
3622 Cell Tower Rent	16,556	16,887	18,682	16,500	0	15,500	15,500	
3640 Sale of fixed assets	0	24,205	0	0	0	0	0	
3650 Sale of Materials and Supplies	163	5,010	10	0	0	0	0	
3670 Proceeds of bonds & capital leases	0	152,518	0	0	0	0	0	

**La Verkin City**  
 Budgeting Worksheet  
 10 10 General - 09/28/2025 to 09/28/2025  
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	2022 Actual	2023 Actual	2024 Actual	2024 Budget	2025 Actual	Original Budget	Revised Budget	Worksheet Notes
3690 Miscellaneous	33,569	27,255	37,814	80,500	0	34,000	35,500	
3691 Subdivision set up fee	8,018	9,592	17,012	10,008	0	0	33,500	
3695 Adopt a tree program	0	0	0	10,000	0	10,000	10,000	
3801.2 Impact fees - Public Safety	3,018	42,184	26,153	24,600	0	1,600	1,600	
3801.3 Impact fees - Streets	28,390	45,716	314,387	11,136	0	8,136	8,136	
3801.4 Impact fees - HCP	(15,328)	(506)	1,656	0	0	0	0	
3801.7 Impact fees - Parks & Recreation	13,024	48,840	45,584	39,072	0	39,072	39,072	
3806.10 Contributions from Other Entities	32,700	0	0	0	0	0	0	
<b>Total Miscellaneous revenue</b>	<b>125,380</b>	<b>375,407</b>	<b>469,294</b>	<b>201,216</b>	<b>0</b>	<b>112,972</b>	<b>147,972</b>	
<b>Contributions and transfers</b>								
3163 ARPA	263,094	0	0	0	0	0	0	
3851 Transfer from Water	22,000	35,000	35,000	35,000	0	35,000	35,000	
3855 Transfer from Cemetery	6,000	12,000	12,000	12,000	0	11,000	11,000	
3857 Transfer from Drainage	35,000	35,000	35,000	35,000	0	35,000	35,000	
3990 Appropriation of Fund Balance	0	0	0	151,000	0	0	0	
<b>Total Contributions and transfers</b>	<b>326,094</b>	<b>82,000</b>	<b>82,000</b>	<b>233,000</b>	<b>0</b>	<b>81,000</b>	<b>81,000</b>	
<b>Total Revenue:</b>	<b>3,281,617</b>	<b>3,365,125</b>	<b>3,808,839</b>	<b>3,549,716</b>	<b>0</b>	<b>2,950,622</b>	<b>3,656,728</b>	
<b>Expenditures:</b>								
<b>General government</b>								
<b>Council</b>								
4111.110 Council WAGES	28,100	41,476	40,005	63,500	0	52,000	52,000	
4111.130 Council EMPLOYEE BENEFITS	2,663	3,823	3,654	4,000	0	5,000	5,000	
4111.220 Council YOUTH CITY COUNCIL	300	0	1,847	2,600	0	5,000	5,000	
4111.230 Council TRAVEL & TRAINING	5,222	7,618	7,973	8,150	0	6,000	6,000	
4111.250 Council EQUIPMENT OPERATING SUPPLIE	1,069	901	621	2,000	0	1,000	1,000	
<b>Total Council</b>	<b>37,354</b>	<b>53,818</b>	<b>54,099</b>	<b>80,250</b>	<b>0</b>	<b>69,000</b>	<b>69,000</b>	
<b>Administrative</b>								
4140.110 Admin SALARIES & WAGES	130,613	148,001	122,195	144,000	0	122,000	122,000	
4140.130 Admin EMPLOYEE BENEFITS	56,420	64,734	52,101	62,500	0	73,000	73,000	
4140.210 Admin BOOKS, SUBSCRIPTIONS & MEMBE	914	1,859	1,506	2,000	0	2,000	2,000	
4140.220 Admin PUBLIC NOTICES	205	304	107	1,500	0	1,500	1,500	
4140.230 Admin TRAVEL & TRAINING	4,715	7,653	6,493	8,000	0	8,000	8,000	
4140.240 Admin OFFICE EXPENSE, SUPPLIES & PO	11,838	16,006	17,833	18,000	0	17,000	17,000	
4140.245 CARES OFFICE EXPENSE, SUPPLIES & P	48	0	0	0	0	0	0	
4140.250 Admin EQUIPMENT OPERATING SUPPLIES	8,304	7,282	7,857	8,000	0	7,500	7,500	
4140.270 Admin B&G OPERATION AND MAINTENAN	303	184	0	0	0	0	0	
4140.280 Admin UTILITIES	26,569	28,188	26,177	32,000	0	30,000	30,000	
4140.290 Admin TELEPHONE/COMMUNICATIONS	4,339	6,371	5,085	9,000	0	9,000	9,000	
4140.310 Admin ATTORNEY/IN HOUSE	10,819	4,543	0	1,000	0	0	0	
4140.311 Admin ATTORNEY	18,356	82,661	145,068	160,000	0	165,000	165,000	
4140.312 Admin AUDITOR	12,000	12,000	22,945	22,000	0	22,000	22,000	
4140.315 Admin COMPUTER EQUIPMENT	15,740	15,438	19,751	22,920	0	15,000	15,000	
4140.460 Admin CONTRACT SERVICES	0	0	51,934	82,680	0	15,000	15,000	
4140.510 Admin INSURANCE	30,348	1,693	30,933	32,000	0	31,000	31,000	
4140.600 Admin BANK CHARGES	32,145	61,129	37,479	35,500	0	20,000	20,000	

# La Verkin City

## Budgeting Worksheet

10 10 General - 09/28/2025 to 09/28/2025  
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	2022 Actual	2023 Actual	2024 Actual	2024 Budget	2025 Actual	Original Budget	Revised Budget	Worksheet Notes
4140.610 Admin MISCELLANEOUS SERVICES	10,553	9,629	14,134	15,000	0	10,000	10,000	
4140.810 Admin LEASE PAYMENTS	0	0	3,980	4,000	0	0	0	
4170.610 Admin ELECTIONS	0	9,644	0	0	0	10,000	10,000	
<b>Total Administrative</b>	<b>374,230</b>	<b>477,319</b>	<b>565,577</b>	<b>660,100</b>	<b>0</b>	<b>558,000</b>	<b>558,000</b>	
<b>Buildings and grounds</b>								
4160.110 Bldg SALARIES & WAGES	38,677	43,014	37,245	40,000	0	36,000	36,000	
4160.130 Bldg EMPLOYEE BENEFITS	22,508	24,304	21,916	23,000	0	29,000	29,000	
4160.250 Bldg EQUIPMENT OPERATING SUPPLIES	5,791	4,470	4,471	5,000	0	4,500	4,500	
4160.270 Bldg B&G OPERATION AND MAINTENANC	18,957	30,443	22,826	25,000	0	9,500	9,500	
<b>Total Buildings and grounds</b>	<b>85,933</b>	<b>102,231</b>	<b>86,457</b>	<b>93,000</b>	<b>0</b>	<b>79,000</b>	<b>79,000</b>	
<b>Total General government</b>	<b>497,517</b>	<b>633,368</b>	<b>706,133</b>	<b>833,350</b>	<b>0</b>	<b>706,000</b>	<b>706,000</b>	
<b>Public safety</b>								
<b>Police</b>								
4210.240 Police JUSTICE COURT	7,969	7,075	7,491	8,000	0	8,000	8,000	
4210.110 Police SALARIES & WAGES	373,008	433,136	560,397	589,000	0	550,000	550,000	
4210.111 Police GRANT WAGES	1,040	8,775	13,621	0	0	0	0	
4210.120 Police PART TIME EMPLOYEES	107,471	91,959	45,916	50,000	0	53,000	53,000	
4210.121 Police GRANT BENEFITS	102	852	1,332	1,200	0	0	0	
4210.130 Police EMPLOYEE BENEFITS	217,694	247,922	307,691	362,000	0	445,000	445,000	
4210.210 Police BOOKS & MEMBERSHIPS	435	686	771	800	0	800	800	
4210.230 Police TRAVEL & TRAINING	6,298	5,340	6,343	7,000	0	6,000	6,000	
4210.240 Police OFFICE EXPENSE, SUPPLIES & PO	5,505	5,332	5,537	6,000	0	6,000	6,000	
4210.250 Police EQUIPMENT OPERATING SUPPLIES	35,691	30,592	33,082	33,400	0	20,000	20,000	
4210.255 Police CERT	0	0	0	0	0	500	500	
4210.260 Police STATE LIQUOR	620	0	0	5,000	0	4,000	4,000	
4210.280 Police UTILITIES	7,057	5,970	5,414	6,000	0	4,000	4,000	
4210.290 Police TELEPHONE	4,624	5,492	6,764	7,000	0	5,000	5,000	
4210.315 Police COMPUTER EQUIPMENT	45,557	17,414	29,707	29,500	0	7,000	7,000	
4210.410 Police DAT/INVESTIGATION/DISPATCH	62,288	59,477	62,283	68,500	0	75,000	75,000	
4210.450 Police VEHICLE MAINTANCE	7,833	8,546	16,758	17,500	0	9,000	13,500	
4210.460 Police CONTRACT SERVICES	0	0	0	5,200	0	2,700	2,700	
4210.510 Police INSURANCE	500	0	0	0	0	0	0	
4210.610 Police MISC SUPPLIES	3,453	2,344	2,975	3,000	0	3,000	4,500	
4210.740 Police CAPITAL OUTLAY	0	134,981	7,057	8,500	0	0	0	
4210.810 Police LEASE PAYMENTS	8,484	48,236	7,057	8,500	0	8,500	8,500	
<b>Total Police</b>	<b>895,631</b>	<b>1,114,129</b>	<b>1,113,139</b>	<b>1,207,600</b>	<b>0</b>	<b>1,207,500</b>	<b>1,213,500</b>	
<b>Animal control</b>								
4253.120 Animal PART TIME EMPLOYEES	32,639	36,855	40,945	48,600	0	53,000	53,000	
4253.130 Animal EMPLOYEE BENEFITS	4,172	3,579	3,976	4,080	0	5,250	5,250	
4253.220 Animal BOOKS & MEMBERSHIPS	0	197	0	0	0	0	0	
4253.230 Animal TRAVEL & TRAINING	627	620	1,300	1,300	0	1,000	1,000	
4253.250 Animal EQUIPMENT OPERATING SUPPLIE	14,806	9,724	4,556	4,500	0	3,500	3,500	
4253.270 Animal B&G OPERATIONS AND MAINTANC	12,707	2,944	4,423	4,500	0	4,500	4,500	
4253.280 Animal UTILITIES	3,086	2,505	2,406	3,000	0	3,000	3,000	
4253.450 Animal VEHICLE MAINTENANCE	298	92	118	120	0	100	100	

**La Verkin City**  
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	2022 Actual	2023 Actual	2024 Actual	2024 Budget	2025 Actual	Original Budget	Revised Budget	Worksheet Notes
4253.610 Animal MISC SUPPLIES	1,044	1,118	1,370	1,500	0	1,000	1,000	
4253.830 Animal BLDG	0	0	0	0	0	0	86,000	
<b>Total Animal control</b>	<b>69,379</b>	<b>57,634</b>	<b>59,093</b>	<b>67,600</b>	<b>0</b>	<b>71,350</b>	<b>157,350</b>	
<b>Victim services</b>								
4230.110 Victims SALARIES & WAGES	63,559	0	0	0	0	0	0	
4230.130 Victims EMPLOYEE BENEFITS	42,182	0	0	0	0	0	0	
4230.230 Victims TRAVEL & TRAINING	1,464	0	0	0	0	0	0	
4230.240 Victims OFFICE EXPENSE, SUPPLIES & PO	35	0	0	0	0	0	0	
4230.250 Victims EQUIPMENT, OPERATING & SUPPL	15	0	0	0	0	0	0	
4230.270 Victims EMERGENCY FUND	125	0	0	0	0	0	0	
4230.290 Victims TELEPHONE	1,205	0	0	0	0	0	0	
4230.300 Victims FUEL	447	51	0	0	0	0	0	
4230.315 Victims COMPUTER EQUIPMENT	273	0	0	0	0	0	0	
4230.450 Victims VEHICLE MAINTENANCE	680	0	0	0	0	0	0	
4230.810 Victims LEASE PAYMENTS	2,610	0	0	0	0	0	0	
<b>Total Victim services</b>	<b>112,597</b>	<b>51</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Public safety</b>	<b>1,077,606</b>	<b>1,171,813</b>	<b>1,172,232</b>	<b>1,275,200</b>	<b>0</b>	<b>1,278,850</b>	<b>1,370,850</b>	
<b>Inspections</b>								
4240.110 Inspect SALARIES & WAGES	34,966	38,571	36,551	38,000	0	31,000	31,000	
4240.120 Inspect PART TIME EMPLOYEES	0	0	6,555	9,600	0	10,000	10,000	
4240.130 Inspect EMPLOYEE BENEFITS	13,940	15,339	13,842	14,500	0	24,500	24,500	
4240.220 Inspect BOOKS & MEMBERSHIPS	1,626	1,394	718	1,500	0	1,500	1,500	
4240.230 Inspect TRAVEL & TRAINING	2,571	6,286	2,506	2,550	0	1,500	1,500	
4240.250 Inspect EQUIPMENT OPERATING SUPPLIES	5,419	4,900	5,700	5,550	0	4,500	4,500	
4240.450 Inspect VEHICLE MAINTENANCE	0	0	960	0	0	0	0	
4240.460 Inspect ENGINEER	13,066	13,889	11,938	12,000	0	12,000	12,000	
<b>Total Inspections</b>	<b>71,588</b>	<b>80,378</b>	<b>78,771</b>	<b>83,700</b>	<b>0</b>	<b>85,000</b>	<b>85,000</b>	
<b>Highways and public improvements</b>								
<b>Highways</b>								
4410.110 Streets SALARIES & WAGES	55,912	63,218	56,028	58,000	0	55,500	55,500	
4410.130 Streets EMPLOYEE BENEFITS	31,767	35,190	30,664	34,000	0	40,000	40,000	
4410.230 Streets TRAVEL & TRAINING	0	0	120	200	0	1,500	1,500	
4410.250 Streets EQUIPMENT OPERATING SUPPLIE	8,679	6,217	18,166	51,700	0	6,500	13,500	
4410.280 Streets UTILITIES	29,735	45,990	31,789	33,000	0	30,000	30,000	
4410.450 Streets VEHICLE MAINTENANCE	0	0	20,000	20,000	0	0	0	
4410.610 Streets MISCELLANEOUS SERVICES	90,487	500	553	600	0	2,000	35,500	
4410.740 Streets EQUIP EXP/CAPITAL IMPR	22,102	83,083	159,032	127,000	0	0	0	
4410.745 Streets STREET IMPROVEMENTS	306,907	266,669	146,232	146,736	0	97,000	92,000	
4410.810 Streets LEASE PAYMENTS	4,605	20,876	8,444	8,500	0	8,500	8,500	
<b>Total Highways</b>	<b>550,194</b>	<b>521,744</b>	<b>471,027</b>	<b>479,736</b>	<b>0</b>	<b>241,000</b>	<b>276,500</b>	
<b>Total Highways and public improvements</b>	<b>550,194</b>	<b>521,744</b>	<b>471,027</b>	<b>479,736</b>	<b>0</b>	<b>241,000</b>	<b>276,500</b>	
<b>Parks, recreation, and public property</b>								
<b>Parks</b>								
4510.110 Park SALARIES & WAGES	69,400	80,358	69,560	80,000	0	61,500	61,500	

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4510.120 Parks PART TIME EMPLOYEES	16,800	0	0	0	0	0	0	
4510.130 Parks EMPLOYEE BENEFITS	37,680	43,517	35,174	41,000	0	56,500	56,500	
4510.240 Parks OFFICE EXPENSE, SUPPLIES & PO	0	0	0	1,000	0	1,000	1,000	
4510.250 Parks EQUIPMENT OPERATING SUPPLIES	32,865	32,729	27,965	28,000	0	24,000	24,000	
4510.270 Parks B&G OPERATION AND MAINTENANC	0	60	0	0	0	0	0	
4510.280 Parks UTILITIES	3,982	5,771	8,172	9,000	0	2,000	2,000	
4510.410 Parks CEMETARY IMPROVEMENTS	2,481	2,442	2,079	2,000	0	2,000	2,000	
4510.415 Parks Trails	0	52,657	20,939	22,430	0	0	532,000	
4510.460 Parks OUTSIDE CONTRACTED LABOR	0	6,399	0	0	0	0	0	
4510.470 Parks IMPACT FEES	6,956	10,848	102,692	95,000	0	39,072	39,072	
<b>Total Parks</b>	<b>170,164</b>	<b>234,781</b>	<b>266,581</b>	<b>278,430</b>	<b>0</b>	<b>186,072</b>	<b>718,072</b>	
<b>Recreation</b>								
4510.480 Parks RAP Tax	72,439	66,859	61,175	90,000	0	80,000	110,000	
4540.110 Rec SALARIES & WAGES	0	37,439	41,967	45,800	0	47,000	47,000	
4540.120 Rec PART TIME EMPLOYEES	0	9,920	37,284	38,000	0	25,000	25,000	
4540.130 Rec EMPLOYEE BENEFITS	0	36,394	37,581	41,800	0	46,000	46,000	
4540.240 Rec OFFICE EXPENSE, SUPPLIES & POST	0	0	0	1,000	0	1,000	1,000	
4540.270 Rec B&G OPERATION AND MAINTENANCE	0	0	0	0	0	0	1,606	
4540.280 Rec UTILITIES	0	221	179	200	0	0	0	
4540.460 Rec CONTRACT SERVICES	0	0	774	0	0	24,000	24,000	
4540.610 Rec EVENTS, FAIRS, & FESTIVALS	45,673	61,758	58,775	60,000	0	70,000	70,000	
4540.730 Rec CAPITAL EXPENDITURE	0	0	20,975	0	0	0	0	
4540.810 Rec LEASE PAYMENTS	0	3,074	0	0	0	0	0	
4540.990 Rec MISCELLANEOUS SUPPLIES	0	0	6,670	50,000	0	0	0	
<b>Total Recreation</b>	<b>118,112</b>	<b>215,665</b>	<b>265,381</b>	<b>326,800</b>	<b>0</b>	<b>293,000</b>	<b>324,606</b>	
<b>Total Parks, recreation, and public property</b>	<b>288,276</b>	<b>450,445</b>	<b>531,962</b>	<b>605,230</b>	<b>0</b>	<b>479,072</b>	<b>1,042,678</b>	
<b>Community and economic development</b>								
4620.610 Comm COMMUNITY DEVELOPMENT	57,140	99,140	144,471	180,000	0	60,000	75,000	
<b>Total Community and economic development</b>	<b>57,140</b>	<b>99,140</b>	<b>144,471</b>	<b>180,000</b>	<b>0</b>	<b>60,000</b>	<b>75,000</b>	
<b>Transfers</b>								
4830.600 Transfer to DS Cont 2017 - 300 W Street	24,400	25,500	24,500	24,500	0	24,200	24,200	
4830.700 Transfer to DS Cont 2022 - 100 S Street	200,000	69,000	68,000	68,000	0	68,500	68,500	
4848 Transfer to Capital Projects	400,000	260,000	22,924	0	0	0	0	
4851 Transfer to Water Fund	8,000	8,000	0	0	0	8,000	8,000	
<b>Total Transfers</b>	<b>632,400</b>	<b>362,500</b>	<b>115,424</b>	<b>92,500</b>	<b>0</b>	<b>100,700</b>	<b>100,700</b>	
<b>Total Expenditures:</b>	<b>3,174,722</b>	<b>3,319,389</b>	<b>3,220,020</b>	<b>3,549,716</b>	<b>0</b>	<b>2,950,622</b>	<b>3,656,728</b>	
<b>Total Change in Net Position</b>	<b>106,895</b>	<b>45,736</b>	<b>588,819</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

# La Verkin City

## Budgeting Worksheet

51 51 Water - 09/28/2025 to 09/28/2025

25.00% of the fiscal year has expired

	2022 Actual	2023 Actual	2024 Actual	2024 Budget	2025 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Income or Expense</b>								
<b>Income From Operations:</b>								
<b>Operating income</b>								
5140 Water Revenue	1,103,289	1,110,491	1,238,401	1,150,000	0	1,226,700	1,336,700	
5141 DCWCD Excess water use surcharge	4	15,062	14,010	16,000	0	16,000	16,000	
5310 Connection Fees	2,550	5,900	22,100	18,000	0	5,000	5,000	
5410 Penalties & Fines	28,840	33,054	34,932	25,000	0	30,000	30,000	
5490 Miscellaneous	36,267	800	485	0	0	0	0	
5510 Grants	0	0	156,180	38,000	0	0	0	
<b>Total Operating income</b>	<b>1,170,950</b>	<b>1,165,307</b>	<b>1,466,108</b>	<b>1,247,000</b>	<b>0</b>	<b>1,277,700</b>	<b>1,387,700</b>	
<b>Operating expense</b>								
<b>Administration</b>								
6660.110 Admin SALARIES & WAGES	218,080	222,445	214,721	226,000	0	205,000	205,000	
6660.120 Admin PART TIME EMPLOYEES	0	789	0	0	0	0	0	
6660.130 Admin EMPLOYEE BENEFITS	102,918	100,744	98,290	100,500	0	131,000	131,000	
6660.210 Admin BOOKS, SUBSCRIPTIONS & MEMBE	1,714	1,959	1,737	2,000	0	2,000	2,000	
6660.230 Admin TRAVEL & TRAINING	2,920	2,750	2,438	3,500	0	3,500	3,500	
6660.240 Admin OFFICE EXPENSE, SUPPLIES & PO	5,663	7,773	7,436	8,000	0	8,000	8,000	
6660.250 Admin OPERATING SUPPLIES & MAINTEN	886	1,015	1,260	1,500	0	1,500	1,500	
6660.260 Admin WCWCD Excess surcharge expenses	0	7,930	11,869	16,000	0	16,000	16,000	
6660.280 Admin UTILITIES	2,444	7,470	8,213	9,000	0	8,500	8,500	
6660.290 Admin TELEPHONE & COMMUNICATION	2,452	2,037	883	4,500	0	4,500	4,500	
6660.315 Admin SOFTWARE OR INFORMATION	9,121	8,261	9,520	10,000	0	10,000	10,000	
6660.410 Admin PRODUCT OR SERVICES PURCHAS	40,533	37,901	38,426	41,000	0	41,000	41,000	
6660.440 Admin CONNECTION COSTS	84,285	77,658	80,499	87,000	0	85,200	85,200	
6660.450 Admin SYSTEMS MAINTENANCE	545	125	225	500	0	500	500	
6660.460 Admin CONTRACTED SERVICES	2,105	2,657	2,122	2,500	0	2,500	2,500	
6660.510 Admin INSURANCE	8,670	19	8,886	12,000	0	12,000	12,000	
6660.610 Admin MISCELLANEOUS CHARGES	0	0	0	0	0	0	0	
<b>Total Administration</b>	<b>482,336</b>	<b>481,535</b>	<b>486,527</b>	<b>524,000</b>	<b>0</b>	<b>531,200</b>	<b>601,200</b>	
<b>Maintenance</b>								
6340.110 O&M SALARIES & WAGES	187,022	185,139	207,789	225,000	0	195,000	195,000	
6340.130 O&M EMPLOYEE BENEFITS	106,590	107,085	107,269	120,000	0	147,500	147,500	
6340.250 O&M EQUIPMENT OPERATING SUPPLIES	24,690	24,416	24,151	26,500	0	24,500	36,500	
6340.270 O&M B&G OPERATING AND MAINTENANC	0	153,134	57,753	38,000	0	0	0	
6340.280 O&M UTILITIES	3,846	0	0	0	0	4,000	4,000	
6340.410 O&M PRODUCT OR SERVICE PURCHASE	13,179	5,770	10,279	10,000	0	10,500	10,500	
6340.420 O&M PURIFICATION AND TREATMENT CO	0	2,000	5,574	6,000	0	1,000	1,000	
6340.440 O&M NEW SERVICES	21,778	24,087	34,713	35,000	0	35,000	30,000	
6340.450 O&M SYSTEMS MAINTENANCE	91,505	101,780	104,467	105,000	0	99,500	92,500	
6340.455 O&M FUTURE REPAIR & REPLACEMENT	0	0	0	0	0	0	40,000	
6340.690 O&M DEPRECIATION	116,130	118,418	110,601	125,000	0	132,000	132,000	
6340.740 O&M EQUIP EXP / CAPITAL IMPR	1,002	33,000	0	50,000	0	0	0	
<b>Total Maintenance</b>	<b>565,742</b>	<b>754,830</b>	<b>662,594</b>	<b>740,500</b>	<b>0</b>	<b>649,000</b>	<b>689,000</b>	
<b>Total Operating expense</b>	<b>1,048,078</b>	<b>1,236,365</b>	<b>1,149,121</b>	<b>1,264,500</b>	<b>0</b>	<b>1,180,200</b>	<b>1,290,200</b>	
<b>Total Income From Operations:</b>	<b>122,872</b>	<b>(71,059)</b>	<b>316,988</b>	<b>(17,500)</b>	<b>0</b>	<b>97,500</b>	<b>97,500</b>	

**La Verkin City**

Budgeting Worksheet

51 51 Water - 09/28/2025 to 09/28/2025  
25.00% of the fiscal year has expired

	2022 Actual	2023 Actual	2024 Actual	2024 Budget	2025 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Non-Operating Items:</b>								
Non-operating income	0	27,000	0	0	0	0	0	
5470 Sale of fixed assets	22,526	50,962	78,401	32,500	0	37,500	37,500	
5520 Impact Fees	49,743	72,345	76,467	0	0	0	0	
5610 Interest Income	8,000	8,000	0	0	0	8,000	8,000	
5810 Transfer from General Fund	0	0	0	20,000	0	0	0	
5990 Appropriation of net position	0	0	0	0	0	0	0	
<b>Total Non-operating income</b>	<b>80,269</b>	<b>158,307</b>	<b>154,868</b>	<b>52,500</b>	<b>0</b>	<b>45,500</b>	<b>45,500</b>	
<b>Non-operating expense</b>								
6340.820 O&M INTEREST EXPENSE	2,610	2,414	2,205	0	0	0	0	
6660.821 Admin INTEREST EXPENSE 2010 Water Rev	17,758	8,155	7,004	0	0	48,500	48,500	
6660.822 Admin INTEREST EXPENSE 2022 Water Rev	3,751	18,071	17,678	0	0	17,500	17,500	
8001 Pension Expense (GASB 68)	(22,183)	(9,616)	16,986	0	0	0	0	
8001.1 2014 Silver Acres Bond Repayment	0	0	0	0	0	16,000	16,000	
9110 Transfer to General Fund	22,000	35,000	35,000	35,000	0	35,000	35,000	
9130.5 Transfer to DS CONT 2022 STREET BOND	0	0	0	0	0	26,000	26,000	
<b>Total Non-operating expense</b>	<b>23,936</b>	<b>54,024</b>	<b>78,873</b>	<b>35,000</b>	<b>0</b>	<b>143,000</b>	<b>143,000</b>	
<b>Total Non-Operating Items:</b>	<b>56,333</b>	<b>104,283</b>	<b>75,995</b>	<b>17,500</b>	<b>0</b>	<b>(97,500)</b>	<b>(97,500)</b>	
<b>Total Income or Expense</b>	<b>179,205</b>	<b>33,224</b>	<b>392,982</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	



A RESOLUTION OF THE CITY COUNCIL OF LAVERKIN, UTAH, ADOPTING 2025 JOINT AGENCY REGIONAL WATER CONSERVATION PLAN.

WHEREAS Utah Code Ann. §73-10-32 of the Utah Water Conservation Act requires that all water providers, including the City of LaVerkin, adopt and file a water conservation plan with the Utah Division of Water Resources; and

WHEREAS the City of LaVerkin is a participant in the Regional Water Supply Agreement and collaborates with the Washington County Water Conservancy District and other partner municipalities (the program partners) to ensure that adequate supplies of water are available for future needs; and

WHEREAS the City of LaVerkin and the program partners have developed a Joint Agency Water Conservation Plan (the Regional Conservation Plan) to meet the requirements of the Water Conservation Act; and

WHEREAS the Regional Conservation Plan contains a regional conservation goal, a timeline for action, and an evaluation process for assessing progress towards the conservation goal; and

WHEREAS public notice has been given and a public hearing has been held in connection with the adoption of said 2025 Joint Agency Regional Water Conservation Plan in accordance with Utah Code Ann. §73-10-32(3); and

WHEREAS the LaVerkin City Council deems it necessary and desirable for the protection and preservation of water resources in the City of LaVerkin,

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of LaVerkin, Utah that the City of LaVerkin shall, and does hereby, adopt the 2025 Joint Agency Regional Water Conservation Plan, a copy of which is attached hereto and incorporated herein by this reference.

DATED this \_\_\_\_\_ day of October, 2025.

\_\_\_\_\_  
Kelly B. Wilson, Mayor

Attest:

(SEAL)

\_\_\_\_\_  
Nancy Cline, City Recorder

DRAFT

2025

# JOINT AGENCY REGIONAL WATER CONSERVATION PLAN

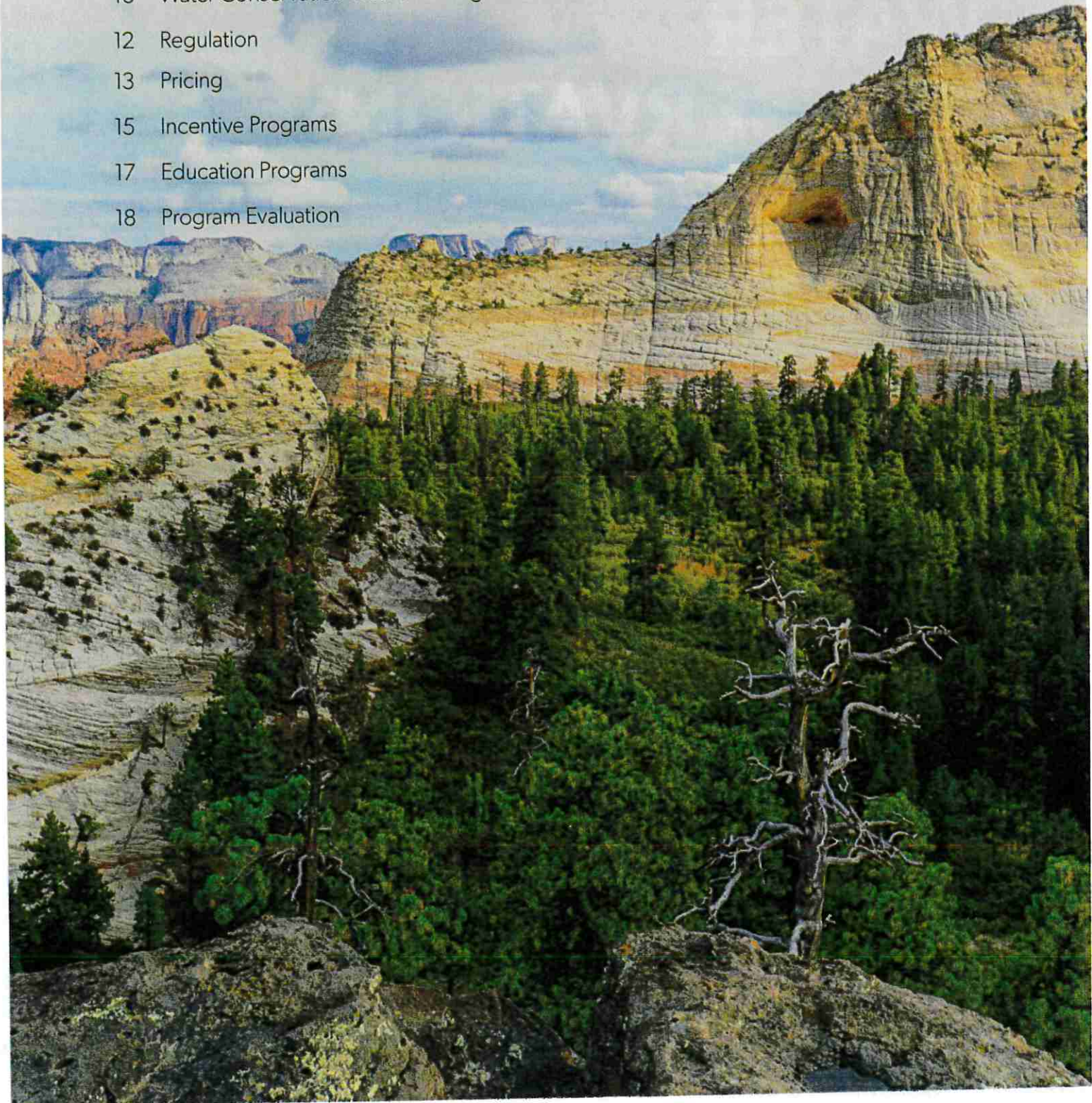
**WASHINGTON COUNTY WATER CONSERVANCY DISTRICT**

Submitted on behalf of Hurricane, Ivins, La Verkin, Santa Clara, St. George,  
Toquerville, Virgin and Washington



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- 18 Program Evaluation



# EXECUTIVE SUMMARY

Washington is Utah's most arid county. The region's population is expanding rapidly, and the capacity of the Virgin River watershed to support the growing population and economy is limited without aggressive conservation measures.

Through the Regional Water Supply Agreement (RWSA), the Washington County Water Conservancy District (district) supplies eight municipalities. The district also operates two retail water systems. This plan applies to all systems within the RWSA as well as to water systems owned and operated by the district.

To meet expanding water needs, the district is developing a regional water reuse system and has implemented robust conservation initiatives. To a lesser extent, the district will develop additional sustainable supplies through groundwater optimization, voluntary conversion of agricultural water resources and expanded infrastructure to capture and store water in periods of abundance.

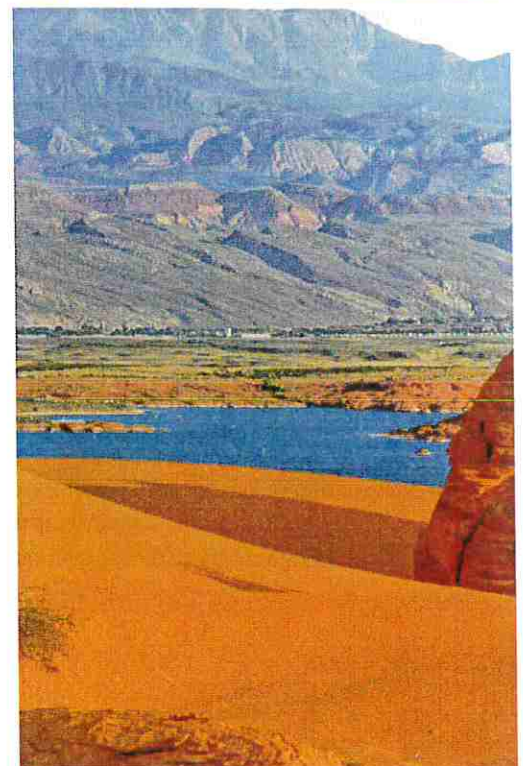
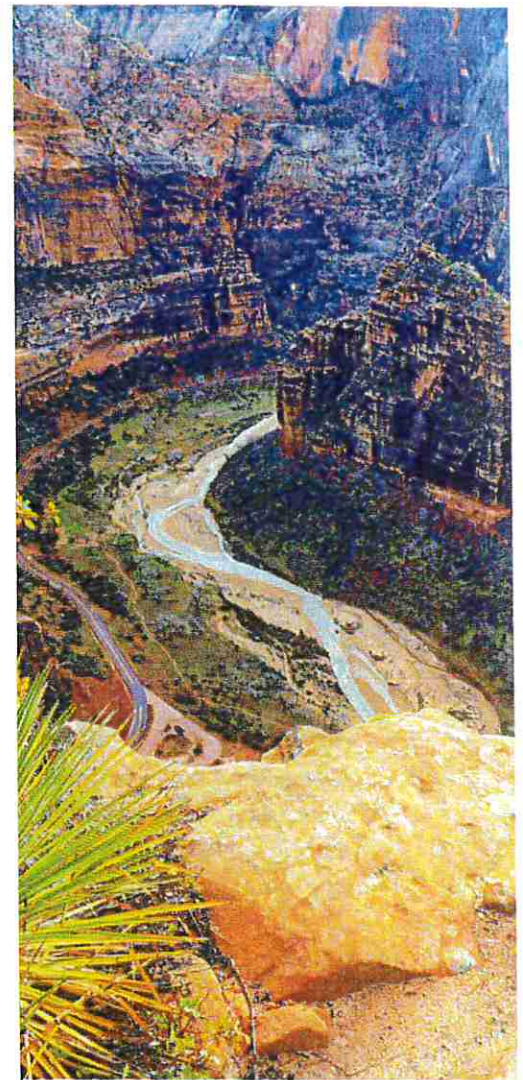
The district is relying upon four major strategies to reduce per-capita water demand:

- » Regulatory requirements
- » Retrofit and incentive programs
- » Conservation water rate structures
- » Education programs

## Regulatory Requirements

While each strategy contributes, the most impactful measures are those that ensure all new development is highly efficient. Through a collective effort, the district and its RWSA partners implemented the state's most stringent uniform water efficiency standards for new development. These standards ensure new homes and businesses are designed and equipped to meet the highest efficiency standards in the State of Utah. At the time this report was prepared, Washington is the only conservancy district to achieve full adoption of conservation policies by all municipalities served by the district. These standards have been designed to reduce demand per connection by approximately one-third.

Each community covered by this plan also has a suite of water use regulations. A summary of all regulatory measures can be found in Figure 8.



## Retrofit and Incentive Programs

Prior to 2022, the dominant landscape style in the region was irrigated, cool-season lawns. This landscape treatment uses four times as much water as drip irrigated, water wise landscaping. To reduce existing demand, the district collaborates with the State of Utah to provide incentives to transform lawn areas into water efficient landscaping, saving an estimated 43 gallons per square foot per year.

Despite serving just 7 percent of Utah's population, the district's landscape conversion replacement program consistently produces about one-third of Utah's landscape conversions. More than two million square feet of landscaping was retrofitted during 2023 and 2024.

In 2025, the district implemented a program for Ultra-Water-Efficient (UWE) standards. A home built to UWE standards is estimated to use 30 percent less water than homes built to the current water efficiency codes. This is largely achieved by limiting the irrigated area per dwelling and only allowing swimming pools and lawn in common areas.

## Conservation Rates

All municipal partners use increasing block tiered rate structures. In addition, all RWSA partners and district service areas implemented a Regional Excess Water Use Surcharge that strengthens pricing signals to customers using excessive amounts of water. These surcharges are in addition to municipal rates and create incentive to reduce demand through both behavioral and structural changes. Two separate surcharge structures are in use; one designed for the lower demands of new homes and businesses, and another for mature, existing homes.

## Education

More than 90 percent of the water services subject to this plan are equipped with Automated Metering Infrastructure (AMI) to improve customers' access to water use data, improve their understanding of their demand and swiftly identify customer-side leaks. The remaining services are anticipated to be AMI-equipped during the term of this plan.

In 2023, the district and its municipal partners engaged in the largest unified effort to implement "billing transparency" programs in conjunction with the Utah Division of Water Resources. In conjunction with water billing data, the program provides new avenues for municipalities to efficiently communicate water use messages and data to their customers using modern methods, including text messaging, email and automated telephone calls.

The district and its partners use a variety of mediums to engage the public, including outreach events, classes, printed materials, websites and social media.

The Red Hills Desert Garden is a five-acre garden that provides inspiration and education on the benefits of water efficient landscapes. The garden is the highest-rated and most-visited garden in the State of Utah, hosting more than 150,000 visitors each year.

# INTRODUCTION

The Washington County Water Conservancy District (district) is a not-for-profit public agency that manages Washington County’s water needs. Through the Regional Water Supply Agreement, the district manages a regional collaborative with the following entities:

- » Casa de Oro Water System
- » Hurricane City
- » Hurricane Valley Water System
- » Ivins City
- » La Verkin City
- » Santa Clara City
- » St. George City
- » Toquerville City
- » Town of Virgin
- » Washington City

The St. George metropolitan area is on the northern cusp of the Mojave Desert. With 8.25 inches of average annual precipitation, it is Utah’s most arid metropolitan area. The region is wholly reliant upon the Virgin River Basin, which is highly susceptible to drought and climate change influences.

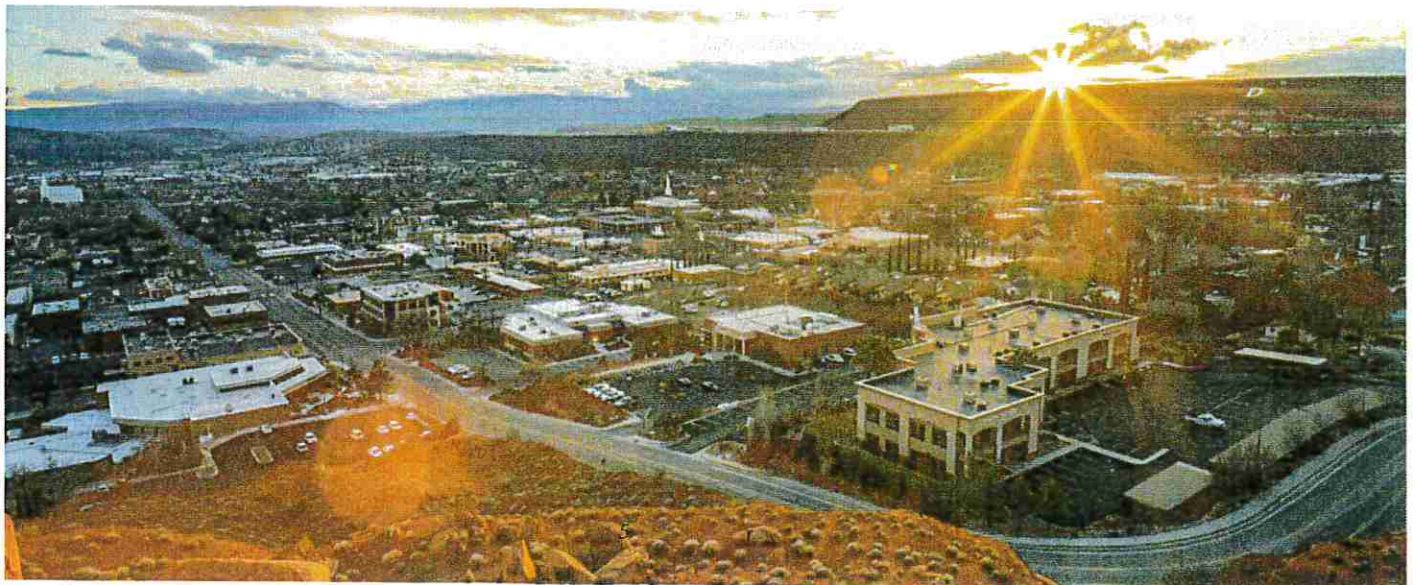
The St. George Metropolitan Statistical Area is one of the fastest-growing urban regions in the United States. According to the Kem C. Gardner (KCG) Policy Institute at the University of Utah, Washington County’s population is projected to grow from 214,000 in 2025 to more than 246,000 in 2030. Furthermore, KCG projects that household sizes will trend downward, which could result in demand for more dwelling units per capita, underscoring the need to ensure new development is highly efficient.

Whereas alignment and collaboration are critical to water resource management in the region, the district and its municipal partners have jointly adopted and submitted this conservation plan.

Through collective adoption of a unified plan, the partners ensure consistent messaging and programming. With the consent of the Utah Division of Water Resources, this plan was submitted on behalf of the eight municipalities subscribed to the Regional Water Supply Agreement in lieu of having each municipality create and submit their own plan. A letter documenting the commitment of the district’s municipal partners to implement this plan is provided in Appendix A.

**“Washington County, Utah’s driest and fastest growing region, is leading the state’s water conservation initiatives. Securing a safe, reliable water supply to sustain our expanding economy and growing population is a state priority.”**

Joel Ferry, Executive Director, Utah Department of Natural Resources



The district has a long history of water conservation programming. It is the first in Utah to implement a water conservation plan, meet the former governor's statewide water conservation goal, eliminate traditional "take or pay" municipal water contracts<sup>1</sup> and create a desert demonstration garden.

As the regional wholesale water provider in Washington County, the district manages water resources, builds and operates regional facilities, ensures water meets or exceeds state and federal standards, and coordinates the regional water conservation program.

Despite its breadth of responsibilities, the district does not have authority to regulate water use by end users; set retail water rates; establish and enforce policies, codes or ordinances or manage growth. These responsibilities lie with towns and cities. Where conservation programs overlap these municipal responsibilities, the district works closely among the coalition of agencies to design and adopt effective strategies.

## State Requirements

Utah State statute 73-10-32 requires water providers, including water conservancy districts, to submit a water conservation plan to the Utah Division of Water Resources (DWRe) every five years. Upon request to DWRe, the district has been authorized to submit a unified plan on behalf of all municipalities that subscribe to the Regional Water Supply Agreement.

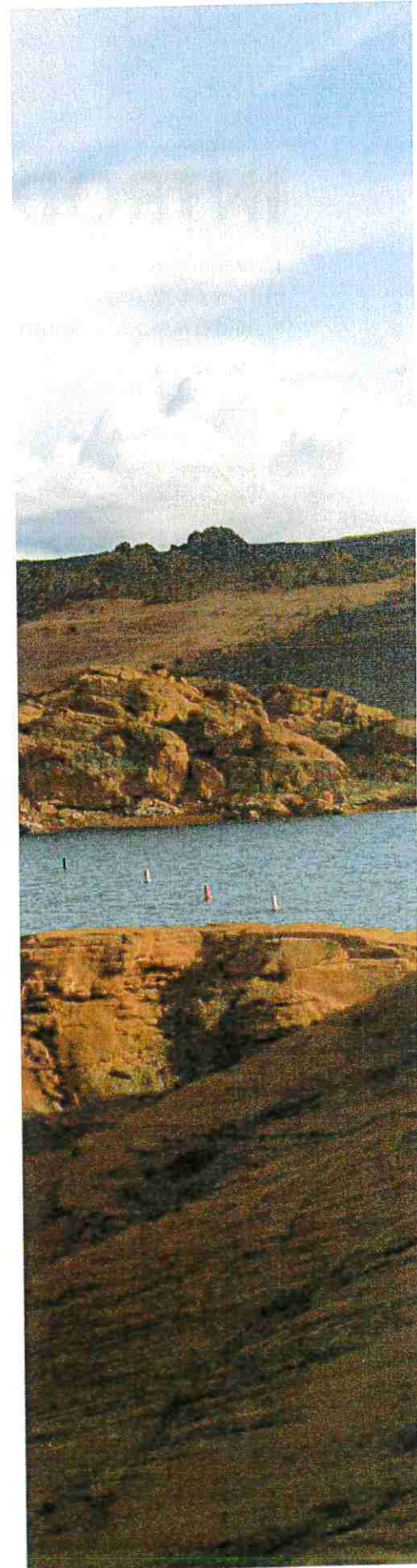
By code, this plan must meet these provisions:

- » a clearly stated overall water use reduction goal and an implementation plan for each of the water conservation measures it chooses to use, including a timeline for action and an evaluation process to measure progress;
- » a requirement that each water conservancy district and retail water provider devote part of at least one regular meeting every five years of its governing body to a discussion and formal adoption of the water conservation plan, and allow public comment on it;
- » a requirement that a notification procedure be implemented that includes the delivery of the water conservation plan to the media and to the governing body of each municipality and county served by the water conservancy district or retail water provider; and
- » a copy of the minutes of the meeting and the notification procedure shall be added as an appendix to the plan.

The district has complied with all statutory requirements in preparing, presenting and distributing this plan. See appendices B and C for documentation.

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<sup>1</sup> Traditional "take or pay" contracts require municipalities to pay for contracted water even if there is no demand for it. Charging municipalities only for water delivered promotes conservation.



# WATER RESOURCE OVERVIEW

Washington County's cities are wholly dependent upon water from the Virgin River Basin. Use of this resource is summarized in Appendix D. Current water supplies come from a combination of groundwater (springs and wells) and surface water (rivers). The reliable yield of these sources is available in Appendix E.

Because most of the available water in the county has been developed, the eight municipalities are dependent upon the district for future water supplies to support expanding economies and populations. Future water supplies will primarily be provided by regional water projects and conservation programs.

Development and management of the region's resources are described in the district's 20-Year Plan to Secure New Water Supplies for Washington County, Utah ("20-year plan"). This document guides development of water supply and infrastructure for the period of 2023 through 2042.

The most significant new resource in the plan is the development of a reuse system projected to recover almost 25,000 acre-feet of water for both potable and non-potable uses. Second only to reuse, the 20-year plan calls for water conservation to reduce demands by 11,400 acre-feet.

Figure 2 shows the quantity and sources of supply needed to meet new demands in accordance with the 20-year plan. Because development of reuse water requires substantial permitting and infrastructure development, reuse supplies are not expected to meaningfully bolster supply until 2030 and beyond. Thus, during the five-year period of this conservation plan, water conservation will be a primary strategy for meeting the needs of our rapidly growing community.

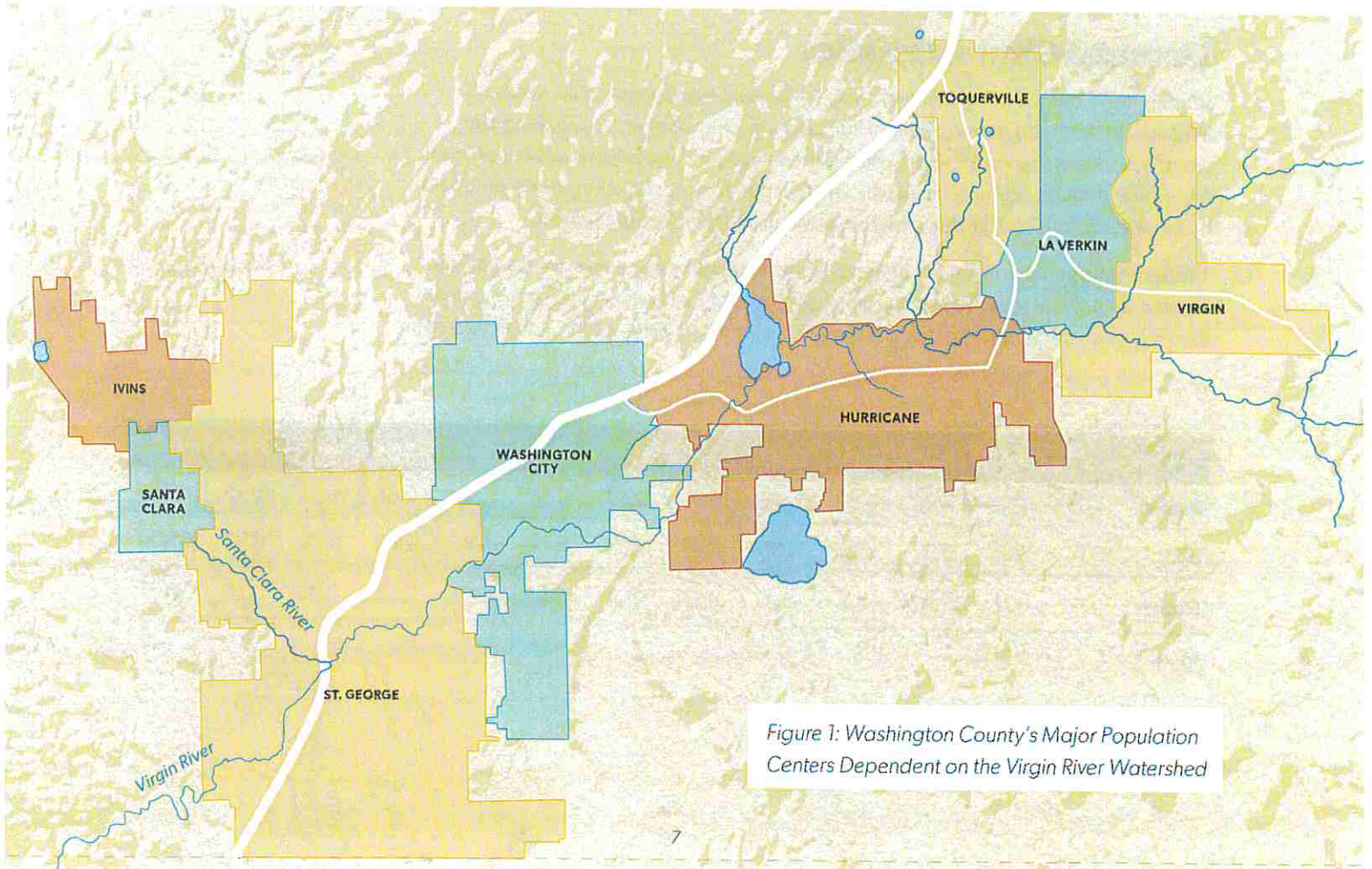


Figure 1: Washington County's Major Population Centers Dependent on the Virgin River Watershed

## 20-Year Water Supply Plan

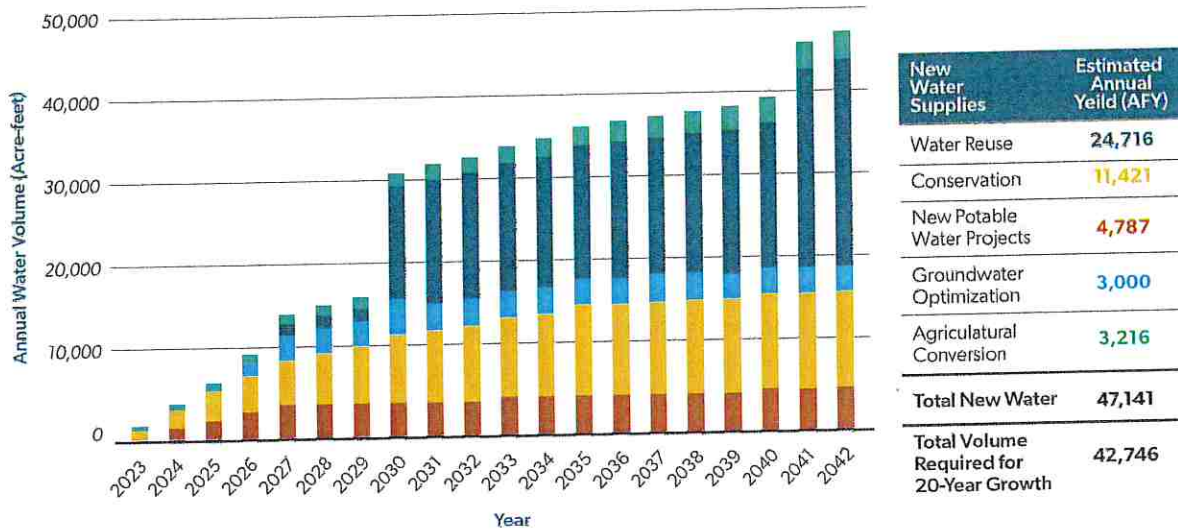


Figure 2

## Demand Characteristics

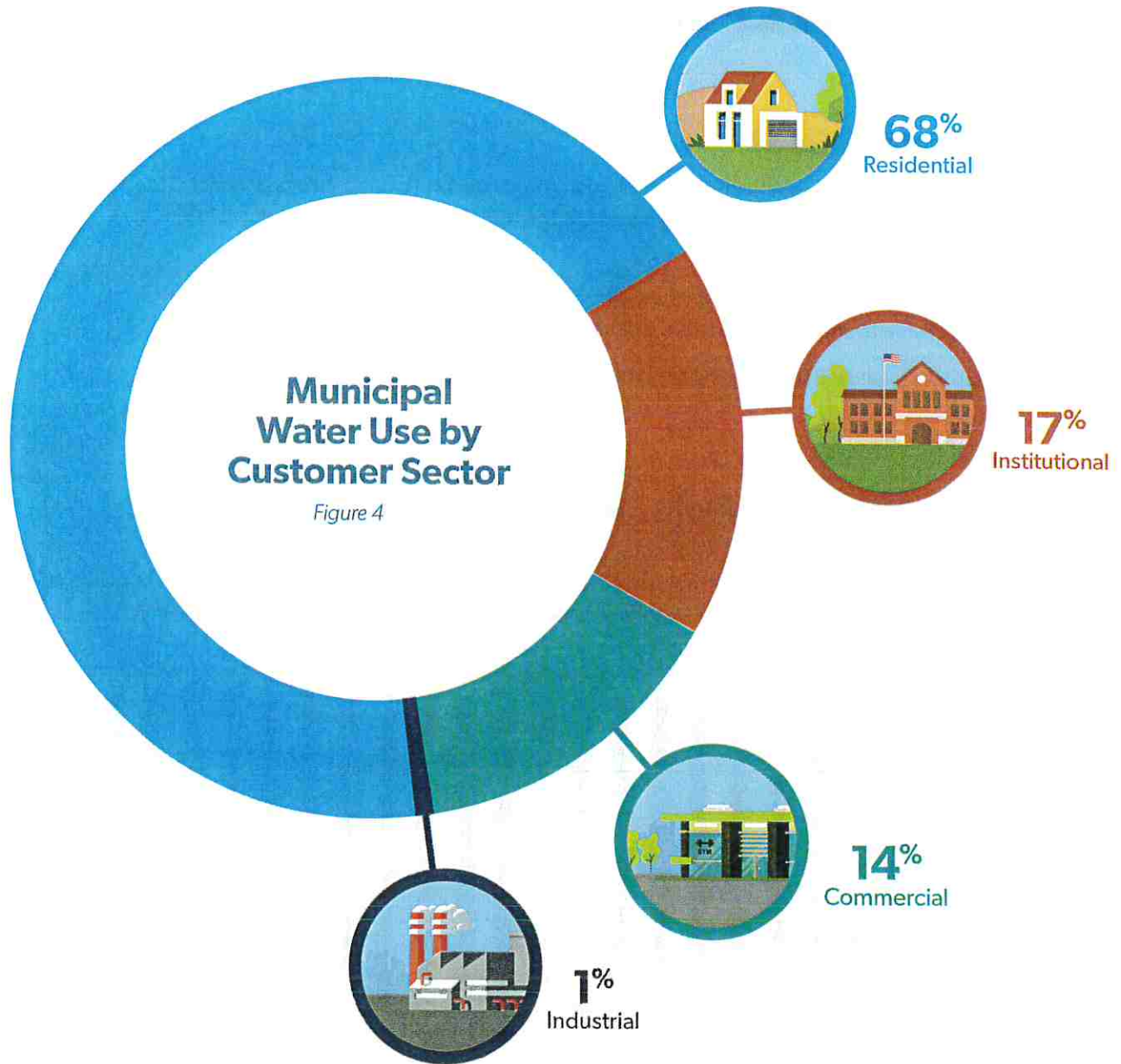
Washington County’s climate and relatively limited watershed amplify the weather’s influence on both supply and demand. For example, precipitation is most abundant when evapotranspiration is lowest, which allows irrigation to largely be suspended from December through February. However, weather patterns are characterized by dry spells that may span from April into July, when evapotranspiration rates are highest.

These climatic patterns mean the region is highly dependent upon snowpack within the Virgin River Basin, which allows the region to fill reservoirs with winter and spring runoff, then rely upon the stored water to meet urban and agricultural needs through peak season.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOT
<b>Precip</b>	1.07	1.02	0.93	0.53	0.39	0.19	0.67	0.76	0.6	0.68	0.64	0.77	8.25
<b>ETo</b>	1.6	2.2	3.92	5.23	7.06	8.47	8.69	7.72	5.83	3.82	2.13	1.37	58.04
<b>Deficit</b>	-0.53	-1.18	-2.99	-4.7	-6.67	-8.28	-8.02	-6.96	-5.23	-3.14	-1.49	-0.6	-49.8

Figure 3

Although demand may vary each year, about 70% of the total urban water supply is consumptively used. Among consumptive uses, landscape irrigation dominates. Lesser consumptive demands include system losses, evaporative cooling and evaporation from water bodies, such as fountains and pools.



# WATER CONSERVATION GOAL AND PROGRAMS

## Conservation Goal

The district's 20-year plan projects conservation will reduce water demand of properties connected to the system prior to 2023 by 11,400 acre-feet between 2022 and 2042. This represents a reduction of 18 percent from pre-2022 demand.

During the five-year period covered by this plan (2025-2029), the district aims to achieve approximately 5,200 acre-feet of water use reductions on pre-2023 properties; a reduction of 7.7 percent.

Figure 5 illustrates projected progress timeline for achieving the conservation goals.

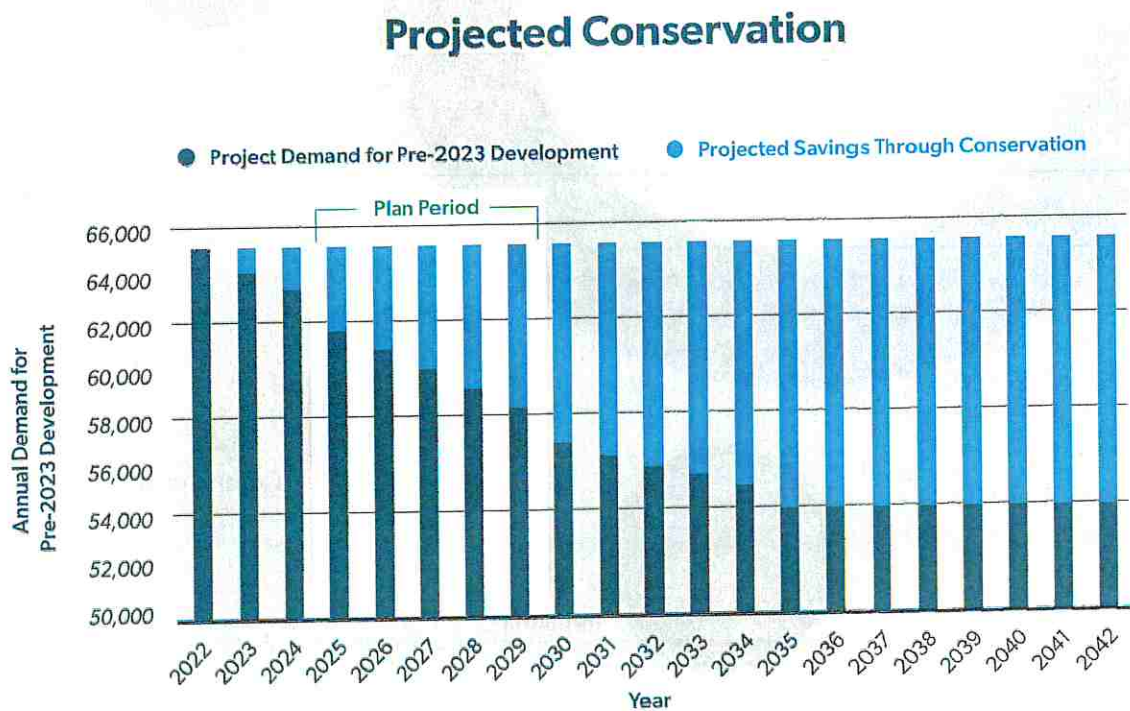


Figure 5

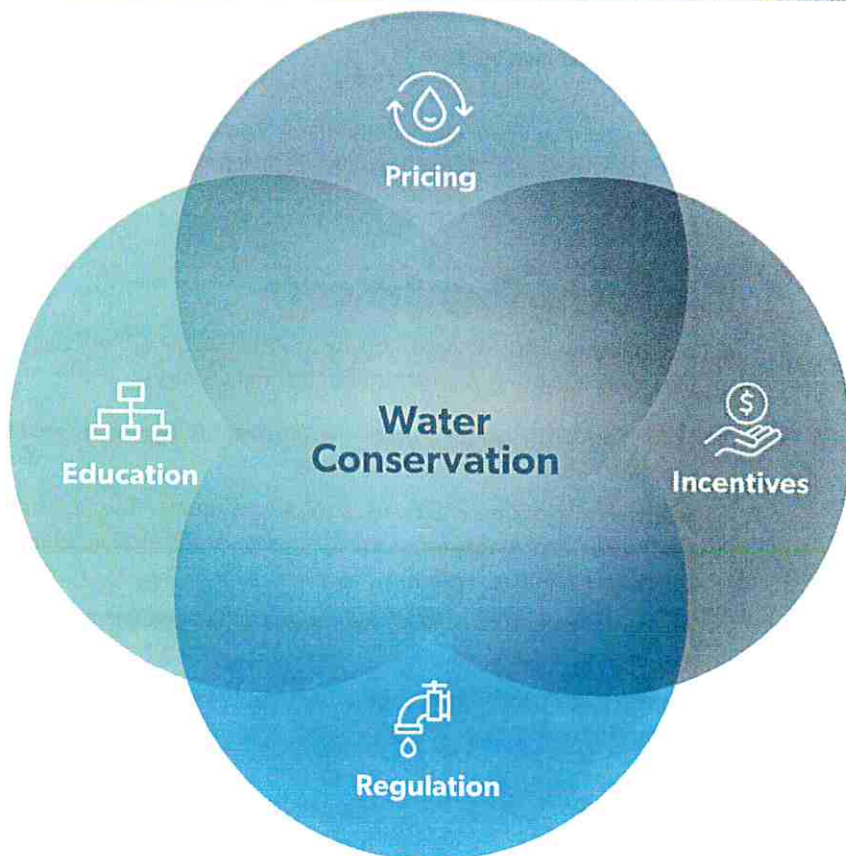
## Program Strategies

The four pillars of successful conservation programs are **regulation, pricing, incentives, and education.**

Each of these arenas may produce synergy with the others. For example, a customer who incurs excess use surcharges may seek education or incentive programs to decrease their use.

The most powerful of these strategies are pricing and regulation, both of which are largely outside the authority of the district and can only be implemented through consent and action of municipalities. The district, in concert with the municipalities, implements education, outreach and incentive programs.

An additional measure, often outside the realm of traditional conservation programs, is management of non-revenue water. There are two classes of non-revenue water loss: apparent losses and real losses. Apparent losses involve water taken from the system for beneficial use but not metered and billed. Apparent loss can result from unauthorized connections or under-registering meters, for example. Real water losses are most commonly leaks where water is lost from treatment, storage and delivery infrastructure. While real losses are considered most relevant to managing water resources, both types of loss are relevant to water efficiency. For example, apparent losses are disconnected from rate signals, thus the end user is less likely to manage water effectively to reduce their costs.



# REGULATION

Modifying community water demand requires social and behavioral change along with alterations to the built environment. While existing developed property may become subject to more stringent water use expectations through water use policy, it is also vital to ensure that newly developed properties are designed and equipped for long-term water efficiency.

## Development Standards

The Washington County Water Conservancy District is the only Utah district to achieve unity among its participating municipalities in the adoption of uniform water efficiency standards. These standards, which were originally adopted in 2022 and strengthened in 2023, include the following measures:

- » WaterSense plumbing fixtures
- » Residential hot water recirculation
- » Prohibition on non-functional lawn in all non-residential development
- » Limitation on residential lawn area
- » Irrigation system design minimum requirements
- » WaterSense irrigation controller
- » Mulch on planting beds
- » Ornamental water feature limitations
- » Car wash efficiency standards
- » Golf course water efficiency plans
- » Prohibition on master metering separate parcels
- » Separate meter required on non-residential landscape over 5,000 square feet

In addition to the uniform regional standards, some communities have implemented additional conservation measures. These measures are included in Figure 8.

## Water Use Regulations

A comprehensive table of regulatory measures is in Figure 8. All customer types are subject to the following policies in all RWSA municipalities:

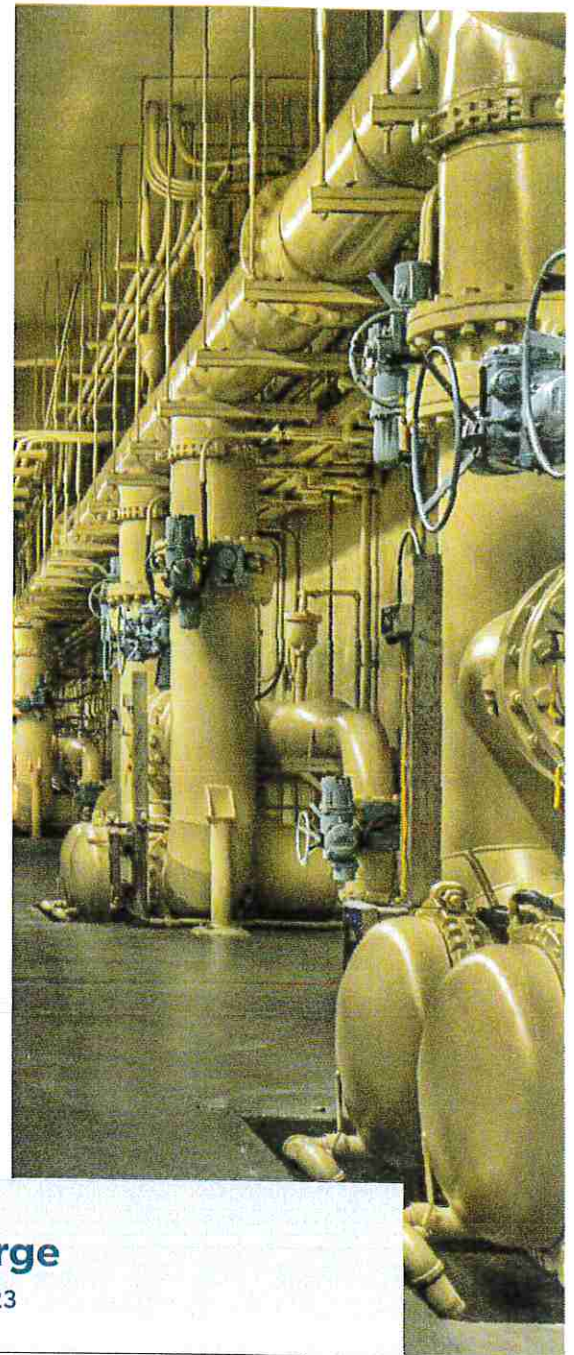
- » Prohibition on the waste of water—All jurisdictions have ordinances or water service policies that prohibit the waste of water.
- » Requirement to connect to water and sewer systems—This measure provides greater opportunity to manage regional water demand and ensures greater production for the regional water reuse system.
- » Mist system regulations—Mist systems are only allowed to be operated in certain seasons and conditions.
- » Requirement to repair leaks—All jurisdictions have policies allowing penalties or termination of water service for failure to address significant, known leaks.

# WATER PRICING

Because the district's municipal partners are not-for-profit public utilities, they collect revenue only to meet the expense of operations and infrastructure. The municipalities' costs vary based upon their infrastructure, labor costs, debt service expenses and other factors. Furthermore, each municipality is governed by its own board of elected officials, which has the responsibility for adopting rate structures that produce the necessary revenue, provide affordable water for low and moderate users, and send pricing signals to heavy water users to encourage conservation.

All municipal partners use an increasing block tiered rate structure to achieve these objectives, but the tiers and rates may vary by city. See Appendix F to view the 2025 water rate structure of the district's municipal partners.

Effective January 1, 2019, the district and its municipal partners implemented a uniform excess use surcharge for all accounts that established a surcharge threshold for each meter size. For the most common meter, 3/4 inch, any water use in excess of 36,000 gallons is charged an additional \$1.00 per thousand gallons (Kgal). Revenue collected from this surcharge is used for regional conservation programs. Because the threshold applies in all months, surcharges are predominantly assessed during peak summer irrigation demand. An example of how the surcharge may affect a heavy water user is illustrated in Figure 6.



## Excess Water Use Surcharge

3/4" meter connected prior to Jan 1, 2023

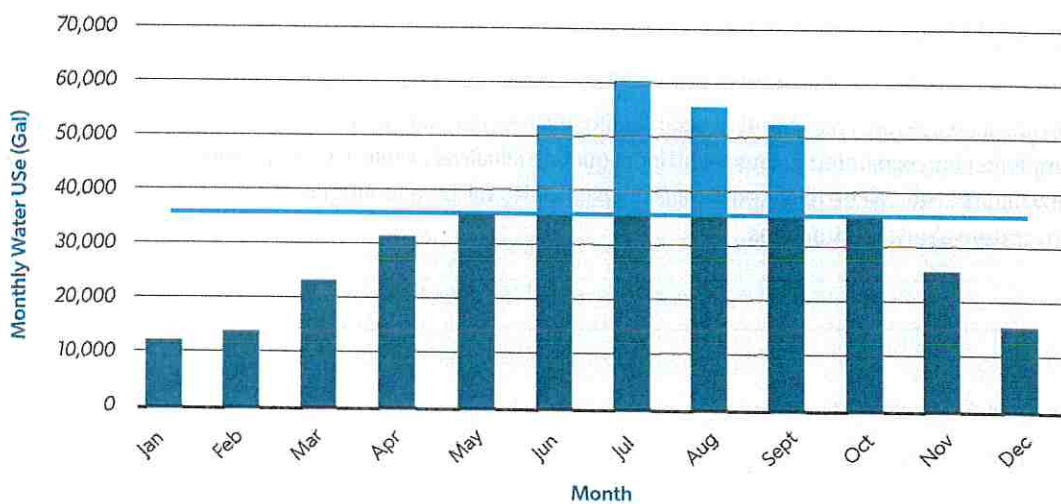


Figure 6

In 2022, RWSA members implemented stringent development standards for new construction. The new homes were projected to use an average of 33 percent less water than existing housing inventory. To ensure new homes meet that potential, the district imposed a unique surcharge structure for facilities connecting to the water system on or after January 1, 2023. These properties are subject to a seasonal surcharge threshold, wherein the threshold is raised and lowered in accordance with historic weather patterns. The surcharge for exceeding the threshold in any month is \$10 per 1,000 gallons (kgal), which is among the most impactful conservation pricing signals in the nation. The seasonal surcharge for new development is illustrated in Figure 7.

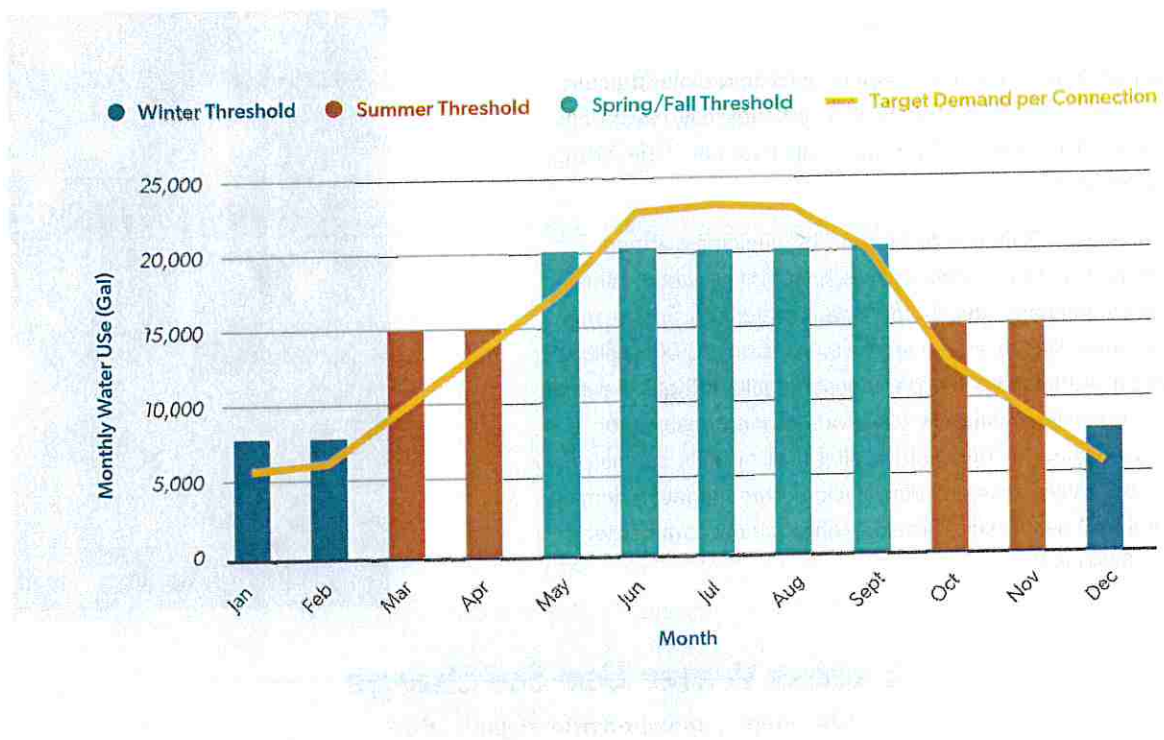


Figure 7

Additional rate increases are anticipated to occur during the five-year plan period, largely as a result of implementing expanded resource and infrastructure initiatives. While it is not possible to predict how future costs will be reflected in rates, municipalities will be encouraged to sustain and strengthen conservation rate structures.

# INCENTIVE PROGRAMS

Through uniform, regional adoption of water efficiency standards for new development, the region has effectively limited the number of properties eligible for retrofit incentives. This ensures resources can be focused upon properties constructed prior to 2023.

The following programs are available to provide financial assistance to property owners throughout the region.



## Water Efficient Landscapes Program

This program pays applicants \$2.00 per square foot for converting irrigated lawns to water efficient landscape. The Utah Department of Natural Resources estimates these conversions save 43 gallons per square foot per year.

Despite comprising just seven percent of Utah's population, Washington County is the state leader accounting for more than one-third of conversions statewide.

As of the close of 2024, the program has incentivized conversion of more than two million square feet of landscape. These conversions are estimated to save almost 100 million gallons annually.



## Smart Irrigation Controller Rebates

Weather-based irrigation controllers, commonly called "smart controllers," are rebated through a program funded by the state. Information about the program can be found at [SlowTheFlow.org](http://SlowTheFlow.org). The district promotes the program and conducts administrative support to ensure applicants qualify for the program. Smart controllers have tremendous potential in the region because they are able to make automatic program changes based upon real-time weather and suspend irrigation during rainfall events.

More than 20 percent of Washington County's dwelling units are so-called "secondary residences," where the owners only occupy the home seasonally. Smart irrigation controllers have great potential to improve irrigation efficiency for properties with absentee owners.



## High Efficiency Toilet Rebates

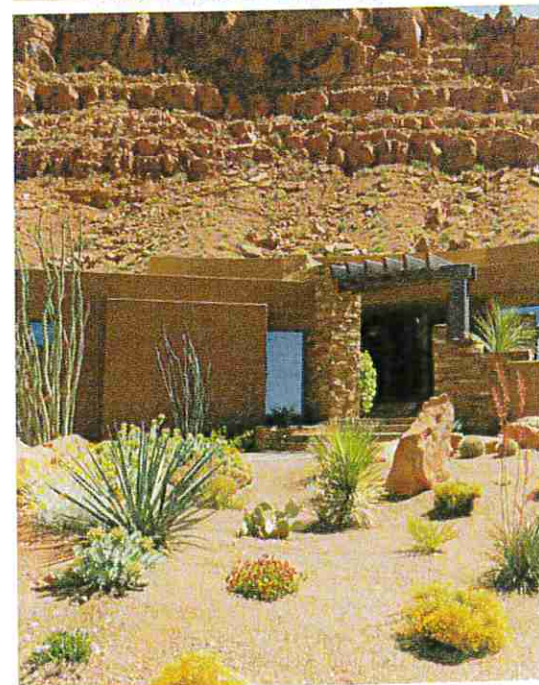
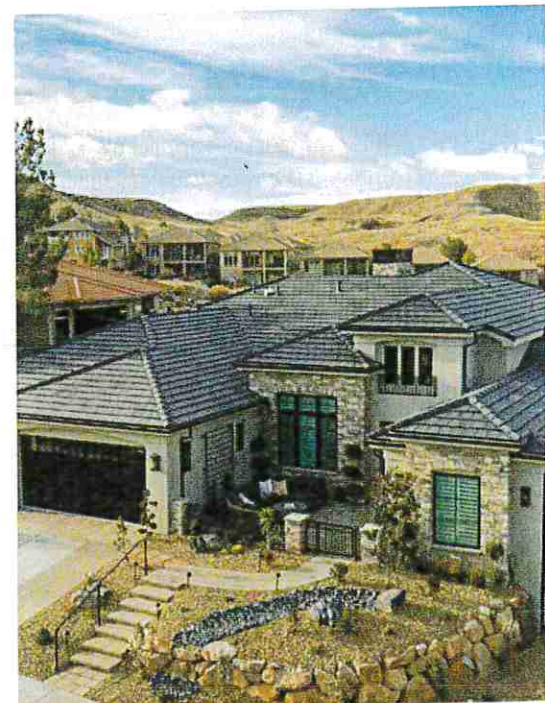
Homes with 1.6 gallon per flush (gpf) toilets are eligible for replacement rebates to install 1.28 gpf WaterSense certified fixtures through a program funded by the state. Information about the program can be found at [SlowTheFlow.org](http://SlowTheFlow.org). The district promotes the program and provides administrative support to ensure applicants are qualified. By replacing older toilets with modern, water efficient fixtures, a home may conserve more than 12,000 gallons annually.

## Public Agency Water Efficiency Rebate

In 2024, the district created a program to reinvest excess use surcharge revenue into the communities that implemented surcharges. Any publicly funded agency may submit water conservation proposals to the district for consideration. The program pays \$50 per 1,000 gallons of reduction in annual water use (\$16,300 per acre-foot), not to exceed 50 percent of the project costs. Subsidized projects must have a lifespan of not less than 10 years.

## Ultra-Water-Efficient (UWE) Development

In concert with the Southern Utah Homebuilders Association, the district developed a voluntary standard for ultra-water efficient development. Homes built to the UWE standards are anticipated to require just 0.39 acre-feet of water resources annually. Because the lower water demand will result in reduced impact fees, the district anticipates substantial program growth in 2026.



# EDUCATION PROGRAMS

Education programs are primarily delivered at a regional level through the district’s conservation department. Citizens from throughout the region receive messaging and are eligible for educational services.

## Red Hills Desert Garden

Located adjacent to the district’s offices, Red Hills Desert Garden uses passive and active educational programming to advance water efficient landscape and irrigation practices. The five-acre garden typically hosts more than 150,000 visitors annually, making it the most-visited educational garden in the State of Utah, and the highest-rated attraction in the St. George metropolitan area. The garden is open 365 days per year.

The garden also hosts interpretive tours for school classes and other organized groups. The garden hosts many special and seasonal events to increase engagement.

## Trainings and Seminars

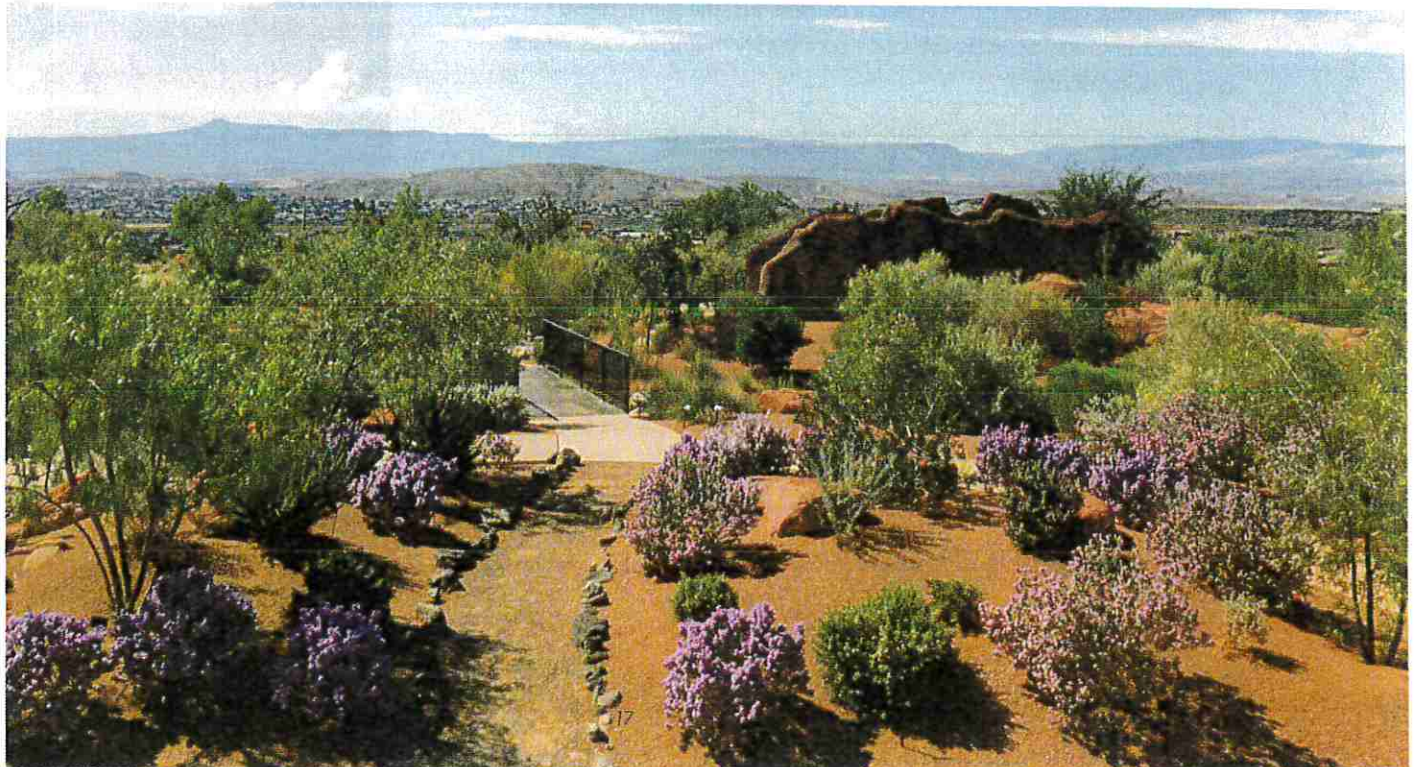
The district hosts more than 40 free classes annually on topics such as succulents, landscape conversion, tree selection and care, and other topics relevant to water efficient landscaping.

## General Community Outreach

The district and the municipalities conduct ongoing community engagement through messaging. Initiatives include social media posts, e-newsletters, water bill inserts, and community events.

These programs incorporate all the best management practices suggested by the Utah Division of Water Resources.<sup>2</sup>

<sup>2</sup> <https://conservewater.utah.gov/wp-content/uploads/2021/04/Best-Management-Practices.pdf>



## Program Evaluation Process

A systematic evaluation process is critical to assessing the effectiveness of the program's conservation strategies and progress toward the regional goal. The district and its municipal partners (the program partners) will use their existing contractual relationship under the Regional Water Supply Agreement to facilitate the evaluation process, which includes regular meetings of a technical advisory committee comprised of water officials from each partner municipality.

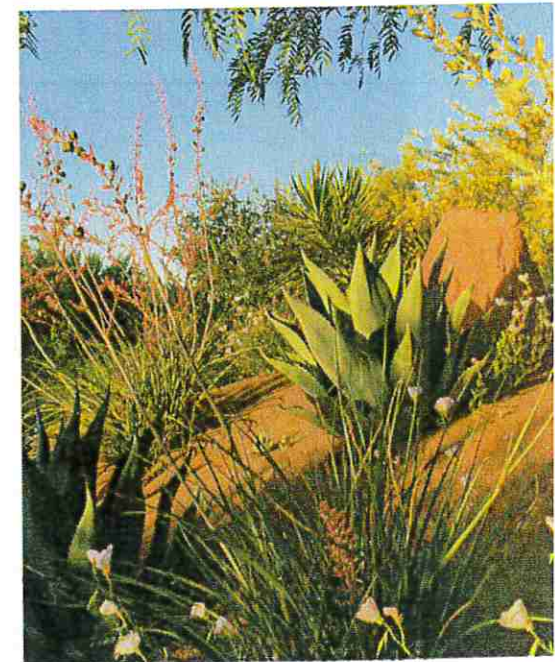
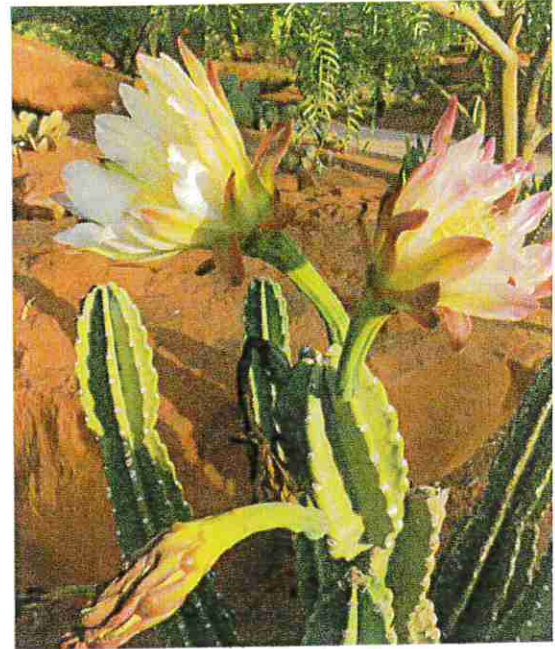
Some of the conservation measures lend themselves to quantitative analysis and some are more subjective. For conservation measures with well-defined independent variables, the program partners will conduct an evaluation at least once during the term of this plan. For example, after new homes have been afforded adequate time to have established landscape, the partners will evaluate the water use characteristics of new homes and compare them to older homes of similar scale. The partners will also conduct pre-post evaluation of landscape conversion programs, or the change in landscape water use at properties that have adopted smart controllers.

The program partners anticipate conducting the following evaluations within the planning period:

- » Demand characteristics of pre-2023 connections
- » Demand characteristics of post-2023 connections
- » Demand reduction of Water Efficient Landscape Program participants
- » Demand characteristics of smart controller adopters

Not all conservation efforts can be evaluated with empirical evidence. For example, it is difficult to measure how many gallons of water are saved because someone visited a garden. Just the same, these engagements are known to influence community members to embrace conservation efforts.

Looking more holistically, the district and the program partners will review the overall impact of the collective conservation program on the community-wide changes in water use on an annual basis.



# Conservation Measures

	HURRICANE	IVINS	LA VERKIN	SANTA CLARA	ST. GEORGE	TOUQUERVILLE	VIRGIN	WASHINGTON
<b>REGULATORY MEASURES - DEVELOPMENT</b>								
WaterSense Plumbing Fixtures Required	✓	✓	✓	✓	✓	✓	✓	✓
Residential Hot Water Recirculation	✓	✓	✓	✓	✓	✓	✓	✓
Limitation on Residential Lawn Area	✓	✓	✓	✓	✓	✓	✓	✓
Prohibition on non-residential, non-functional lawn areas	✓	✓	✓	✓	✓	✓	✓	✓
Irrigation system design minimum requirements	✓	✓	✓	✓	✓	✓	✓	✓
WaterSense Irrigation Controller Required	✓	✓	✓	✓	✓	✓	✓	✓
Mulch required on planting beds	✓	✓	✓	✓	✓	✓	✓	✓
Ornamental Water Feature Limitations	✓	✓	✓	✓	✓	✓	✓	✓
Car Wash Efficiency Standards	✓	✓	✓	✓	✓	✓	✓	✓
Golf Course water efficiency plans	✓	✓	✓	✓	✓	✓	✓	✓
Municipal water prohibited for irrigation of new golf courses	✓				✓		✓	
Prohibition on master metering separate parcels	✓	✓	✓	✓	✓	✓	✓	✓
Separate meter required on large landscape	✓	✓	✓	✓	✓	✓	✓	✓
Swimming pool size limitations		✓						
<b>REGULATORY MEASURES – WATER USE</b>								
Water waste prohibition	✓	✓	✓	✓	✓	✓	✓	✓
Mist system regulations	✓	✓	✓	✓	✓	✓	✓	✓
Prohibition on HOA requiring lawn grass (2)	✓	✓	✓	✓	✓	✓	✓	✓
Requirement to connect to municipal water & Sewer	✓	✓	✓	✓	✓	✓	✓	✓
Requirement to repair leaks	✓	✓	✓	✓	✓	✓	✓	✓
<b>PRICE SIGNALS</b>								
Increasing block tiered water rates	✓	✓	✓	✓	✓	✓	✓	✓
Excess Use Surcharges	✓	✓	✓	✓	✓	✓	✓	✓
<b>INCENTIVE PROGRAMS</b>								
Lawn Replacement Payments	✓	✓	✓	✓	✓	✓	✓	✓
Toilet Retrofit Rebate	✓	✓	✓	✓	✓	✓	✓	✓
Smart Irrigation Controller	✓	✓	✓	✓	✓	✓	✓	✓
Public Agency Water Efficiency Rebate	✓	✓	✓	✓	✓	✓	✓	✓
<b>EDUCATION PROGRAMS</b>								
Transparent Water Billing Program	✓	✓	✓	✓	✓	✓		✓
AMI - Automated Metering Infrastructure	✓	PENDING	✓	✓	✓	✓		✓
Access to Community Demonstration Gardens	✓	✓	✓	✓	✓	✓	✓	✓
Seasonal Watering Schedules	✓	✓	✓	✓	✓	✓	✓	✓
<b>RELATED EFFORTS</b>								
Non-Revenue Water Management Programs	✓	✓	✓	✓	✓	✓	✓	✓

Figure 8

# Appendix A:

Municipal Commitment to Implement the Joint Agency Water Conservation Plan

June 5, 2025

Utah Division of Water Resources  
1594 W North Temple #310  
Salt Lake City, UT 84116

Subject: Statement of support and commitment to implement the Washington County Water Conservancy District's Joint Agency Regional Water Conservation Plan

Director Hasenyager,

We formally express our collective commitment to the adoption and implementation of the Washington County Water Conservancy District's Joint Agency Regional Water Conservation Plan and acknowledge the updated five-year compliance date.

As elected officials representing rapidly growing communities in the most arid region of the state, we recognize the urgent need to safeguard and efficiently manage our water resources. Having a joint agency plan offers several key benefits, including:

1. Improved public understanding with clear and consistent messaging
2. Simplified report development, data collection, analysis, tracking and enforcement
3. Enhanced equity for all municipal customers of the district

We appreciate the Division of Water Resources and share your commitment to be wise stewards of Utah's water supply.

Sincerely,



Michele Randall  
St George City Mayor



Chris Hart  
Ivins City Mayor



Kress Staheli  
Washington City Mayor



Nanette Billings  
Hurricane City Mayor



Rick Rosenberg  
Santa Clara City Mayor



Kelly Wilson  
La Verkin City Mayor



Justin Sip  
Toquerville City Mayor



Jean Krause  
Virgin City Mayor

## **Appendix B:**

### *Notification Procedure*

- » Letter transmitting Conservation Plan to media representatives
- » Letter transmitting Conservation Plan to governing bodies of each municipality and county served
- » Copies of notices of public meetings

#### **Washington County Water Conservancy District**

Hurricane City

Ivins City

La Verkin City

Santa Clara City

St. George City

Toquerville City

Washington City

Virgin Town

## **Appendix C:**

*Minutes of the Washington County Water Conservancy District Board of Trustees Meeting in which the 2025 Water Conservation Plan Was Adopted*

### **Washington County Water Conservancy District**

- » Resolution Adopting Regional Conservation Plan Minutes

### **Hurricane City**

- » Resolution Adopting Regional Conservation Plan Minutes

### **Ivins City**

- » Resolution Adopting Regional Conservation Plan Minutes

### **La Verkin City**

- » Resolution Adopting Regional Conservation Plan Minutes

### **Santa Clara City**

- » Resolution Adopting Regional Conservation Plan Minutes

### **St. George City**

- » Resolution Adopting Regional Conservation Plan Minutes

### **Toquerville City**

- » Resolution Adopting Regional Conservation Plan Minutes

### **Washington City**

- » Resolution Adopting Regional Conservation Plan Minutes

### **Virgin Town**

- » Resolution Adopting Regional Conservation Plan Minutes

**Sample Resolution Adopting Joint Agency Regional Conservation Plan**

Whereas Utah's Water Conservation Act (Utah Code 73-10-32) requires [Municipality] to adopt and file a water conservation plan with the Utah Division of Water Resources (Division); and

Whereas [Municipality] is a participant in the Regional Water Supply Agreement and collaborates with the Washington County Water Conservancy District and other partner municipalities (the program partners) to ensure that adequate supplies of water are available for future needs; and

Whereas [Municipality] and the program partners have developed a Joint Agency Water Conservation Plan (the Regional Conservation Plan) to meet the requirements of the Water Conservation Act; and

Whereas, the Regional Conservation Plan contains a regional conservation goal, a timeline for action, and an evaluation process for assessing progress toward the conservation goal;

NOW THEREFORE, be it resolved that:

[Municipality] hereby adopts the Joint Agency Regional Water Conservation Plan.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By:

\_\_\_\_\_

Mayor

# Appendix D:

Potable and Secondary Water Uses by Agency

## Potable Water

2024	Population served	Total ERC	City Production	Wholesale Purchases	Total All Sources	Total Retail Sales	Wholesale Sales	Net Potable Sources	Non-Revenue Water	Source Water AF per ERC	Peak Day Demand
Hurricane City	26,105	12466.52	5,515.78	1987.16	7,503	5799.16	245.62	7257.38	19.43%	0.58	22.64
Ivins City	9,910	5467.00	0	2370.00	2370	2037.00	7.84	2362.16	13.71%	0.43	12.43
La Verkin	4,805	2199.00	611	177.88	788.88	659.90	0.00	788.88	16.35%	0.36	3.62
Saint George City	112,800	42904.54	13,748.42	19937.51	33685.94	26666.92	3332.89	30353.05	10.94%	0.71	148.6
Santa Clara City	9,265	4034.08	1,732.64	637.86	2,370.50	1755.39	51.49	2319.01	23.78%	0.57	10.84
Toquerville City	2,633	910.53	277.27	15.18	292.45	253.17	9.15	283.30	10.30%	0.31	1.5
Virgin Town	734	537.44	0	276.46	276.46	239.05	0.00	276.46	13.53%	0.51	1.15
Washington City	45865	19998.51	3,792.59	5,725.26	9,517.85	8835.62	0.00	9517.85	7.17%	0.48	44.65
Total	212,117	88,515	25,678	31,127	56,805	46,246	3,647	53,158	N/A	0.495	124.8

## Secondary Water

2024	Secondary Water City	Secondary Water Purchases	Secondary Wholesale Sales	Net Secondary Water	Percent non-Agricultural	M&I Secondary
Hurricane City	-	2,590.63	-	2,590.63	0.86	2227.94
Ivins City	-	-	-	-	-	0.00
La Verkin	1,935.00	-	-	1,935.00	0.79	1528.65
Saint George City	646.77	5,922.93	1,977.04	4,592.66	0.99	4536.63
Santa Clara City	-	293.25	-	293.25	1.00	293.25
Toquerville City	-	1,922.52	-	1,922.52	0.40	769.01
Virgin Town	-	-	-	-	-	0.00
Washington City	2,124.34	465.63	-	2,589.97	1.00	2589.97
Total	4,706	11,195	1,977	13,924	NA	11,945.45

Secondary water from TSWS system owned by WCWCD

Values as reported to the State of Utah for 2024. [https://waterrights.utah.gov/asp\\_apps/generalWaterUse/WaterUseList.asp](https://waterrights.utah.gov/asp_apps/generalWaterUse/WaterUseList.asp)

# Appendix E:

Reliable Yield of Potable and Secondary Water Sources by Agency

Reliable Annual Yields from District Potable Water Supplies

District Potable Supply	Source Yield Scenario		
	Baseline Reliable Yield (AF)	50th Percentile Yield (AF)	10th Percentile Yield (AF)
Quail Creek/Sand Hollow	27,400	24,920	7,000
Crystal Creek	2,000	1,819	510.9
Sand Hollow Natural Recharge/Recharge and Recovery	7,800	7,256	3,235
Toquerville Springs	1,640	1,590.8	1,180.8
Cottam Well Field	85	82.5	61.2
<b>Total</b>	<b>38,925</b>	<b>35,668.1</b>	<b>11,987.8</b>

Reliable Annual Yields from RWSA Partners' Potable Water Supplies

St. George City Potable Water Supply	Source Yield Scenario		
	Baseline Reliable Annual Yield (AF)	50th Percentile Annual Yield (AF)	10th Percentile Annual Yield (AF)
Mountain Springs	1,230.0	1,230.0	885.6
City Creek Wells, Millcreek Wells, Ledges Wells, Tolman Wells	3,716.0	3,716.0	3,344.5
Gunlock Wells	9,811.0	9,811.0	8,830.0
Snow Canyon Wells	1,152.0	1,152.0	1,036.8
West City Springs	564.0	547.1	406.1
<b>Subtotal</b>	<b>16,473.0</b>	<b>16,456.1</b>	<b>14,503.0</b>
Washington City Potable Water Supplies			
Well #2, Well #3, Well #4, Well #5, Well #6, Grapevine Well #1, Grapevine Well #2	2,666.0	2,585.6	1,919.2
<b>Subtotal</b>	<b>2,666.0</b>	<b>2,585.6</b>	<b>1,919.2</b>
Hurricane City Potable Water Supplies			
Stratton Well #1, Stratton Well #2, West Well	2,100.0	2,100.0 <sup>a</sup>	1,512.0
Toquerville Springs & Ash Creek Springs	1,420.4	1,378.0	1,023.0
<b>Subtotal</b>	<b>3,520.4</b>	<b>3,478.0</b>	<b>2,535.0</b>
Ivins City Potable Water Supplies			
Snow Canyon Wells (Snow Canyon Compact)	392.6	380.8	282.6
Gunlock Well Agreement with St. George	614	614	552.6
<b>Subtotal</b>	<b>1,006.6</b>	<b>994.8</b>	<b>835.2</b>
Santa Clara City Potable Water Supplies			
Snow Canyon Wells (Snow Canyon Compact)	1,071.5	1,039.3	771.5
Snow Canyon Wells (Well #6 and #7)	1,479.1	1,434.7	1,065.0
Sheep Spring, Miller Spring, Beecham Spring, Gray Springs	95.2	92.3	68.5
<b>Subtotal</b>	<b>2,645.8</b>	<b>2,566.3</b>	<b>1,905.0</b>
La Verkin City Potable Water Source			
Ash Creek Springs & Upper Ash Creek Springs	473.4	459.1	340.8
Toquerville Springs	241.1	233.8	173.6
<b>Subtotal</b>	<b>714.5</b>	<b>692.9</b>	<b>514.4</b>
Toquerville City Potable Water Supplies			
Toquerville Springs	538.8	522.6	387.9
Ash Creek	18.6	18	13.4
<b>Subtotal</b>	<b>557.4</b>	<b>540.6</b>	<b>401.3</b>
<b>TOTAL</b>	<b>27,583.7</b>	<b>27,314.3</b>	<b>22,613.1</b>

Data in appendix E were derived from the district's January 2023 master plan. For details on methodology, please visit: <https://www.wvwd.gov/wvwd/ord/updates/2025/07/2023masterplanpublic.pdf>

Reliable Annual Yield of District Secondary Irrigation Supplies

District Secondary Irrigation Supply	Source Yield Scenario		
	Baseline Reliable Yield (AF)	50th Percentile Yield (AF)	10th Percentile Yield (AF)
Ence Wells	370.0	359.0	266.0
Toquerville Springs <sup>1</sup>	678.0	632.0	487.0
<b>Total</b>	<b>1,048.0</b>	<b>991.0</b>	<b>753.0</b>

<sup>1</sup>Represents the value available for M&I secondary demand, excluding water used for agriculture or potable use.

Reliable Annual Yield of RWSA Partner Secondary Irrigation Supplies

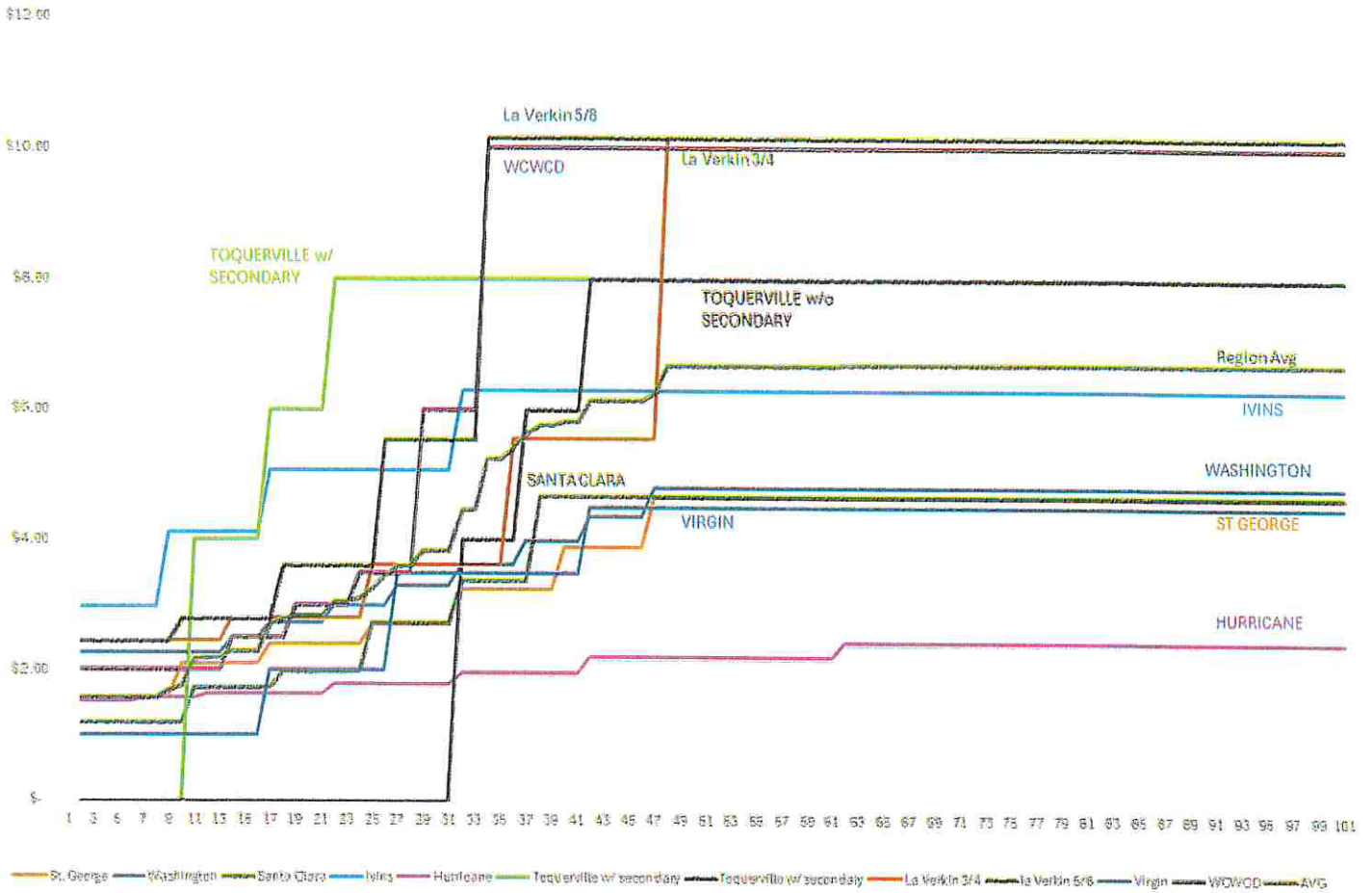
St. George City Secondary Irrigation Supplies	Source Yield Scenario		
	Reliable Annual Yield (ac-ft)	50th Percentile Yield (ac-ft)	10th Percentile Yield (ac-ft)
Sunbrook Wells, Mathis Well, Moores Well, Sunset Well	2,873.3	2,873.3	2,586.0
West City Springs	550.0	512.7	394.8
East City Springs	480.0	447.5	344.5
SGWRF Reuse Facility <sup>1</sup>	4,400.0	4,400.0	4,400.0
St. George Clara Fields Canal Company	712.0	663.7	511.1
New Santa Clara Water Company	5.0	4.7	3.6
St. George Valley Irrigation Company	1,768.0	1,648.2	1,269.0
Bloomington Water Company	1,247.0	1,162.5	895.1
St. George Washington Fields Canal Company	1,932.0	1,801.1	1,386.7
Millcreek Water Company	670.0	624.6	480.9
<b>Subtotal</b>	<b>14,637.3</b>	<b>14,138.2</b>	<b>12,271.7</b>
<b>Washington City Secondary Irrigation Supplies</b>			
Mill Creek (Fanner Ditch)	306.5	285.8	220.0
Price/Pierce Springs	11.3	10.5	8.1
Prisbrey/Westover/Sproul Spring	206.2	192.2	148.0
Adair Spring, Warm Spring, Unnamed Spring	384.6	358.6	276.1
Green Spring, Calvin Hall Spring	126.5	118.0	90.8
Mascrow, Iron Bush, Cottonwood Spring	4.1	3.9	3.0
Green Stream	2.5	2.3	1.8
Sullivan Well	119.0	115.4	85.7
Well #1 <sup>2</sup>	0.0	0.0	0.0
<b>Subtotal</b>	<b>1,160.8</b>	<b>1,086.6</b>	<b>833.5</b>
<b>Hurricane City Secondary Irrigation Supplies</b>			
Virgin River	193.4	180.3	138.8
Hurricane Canal Company	1,561.5	1,455.6	1,120.8
<b>Subtotal</b>	<b>1,754.8</b>	<b>1,635.9</b>	<b>1,259.6</b>
<b>Ivins City Secondary Irrigation Supplies</b>			
St. George Clara Irrigation Company	96.9	90.3	69.6
Ivins Irrigation Company	51.8	48.3	37.2
Santa Clara Irrigation Company	24.8	23.1	17.8
<b>Subtotal</b>	<b>173.5</b>	<b>161.7</b>	<b>124.5</b>
<b>Santa Clara City Secondary Irrigation Supplies</b>			
Rex Jackson Sunbrook Well	95.0	92.2	68.4
Crystal Lakes Sunbrook Well	120.0	116.4	86.4
Ralph Hafen Well	7.6	7.3	5.4
McDermitt Well	150.0	145.5	108.0
J. Ross Hurst Entrada Well	26.2	25.4	18.9
Irrigation Company Shares	53.1	49.5	38.1
<b>Subtotal</b>	<b>451.9</b>	<b>436.3</b>	<b>325.2</b>
<b>La Verkin Secondary Irrigation Supplies</b>			
Virgin River (via Quail Creek Pipeline Diversion)	2,630.2	2,451.9	1,887.9
<b>Subtotal</b>	<b>2,630.2</b>	<b>2,451.9</b>	<b>1,887.9</b>
<b>TOTAL</b>	<b>20,808.6</b>	<b>19,910.8</b>	<b>16,702.5</b>

<sup>1</sup>Availability of wastewater reuse water assumed to be unaffected by climate change scenarios.

# Appendix F:

Potable Water Rate Structure

Potable Rate Tiers 2025  
Not including base fees or WCWCD charges



Monthly Service Fee

Ivins	\$19.67
St. George	\$22.75
Washington	\$23.34
Hurricane	\$36.43
Santa Clara	\$37.25
La Verkin 5/8	\$46.07
Toquerville w/ secondary	\$55.00
Toquerville w/o secondary	\$55.00
Virgin	\$60.00
La Verkin 3/4	\$66.34

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# Governor's Office of Economic Opportunity

CENTER FOR RURAL  
DEVELOPMENT



**The Governor's Office of Economic Opportunity administers the Rural Communities Opportunity Grant (RCOG), §63N-4-802. This grant is available to rural counties, cities, towns, and associations of governments to support economic development projects and activities. The Rural Opportunity Advisory Committee oversees this grant program.**

## Grant Purpose

The RCOG empowers rural communities to take responsibility for their unique economic development planning, projects, and activities. Rural communities may qualify to receive grant funding up to a maximum amount of \$600,000. The grant addresses economic development needs, which include:

- Business recruitment, development, and expansion
- Workforce training and development
- Infrastructure, industrial building development, and capital facilities improvements for business development

## Eligible Communities

Eligible rural communities include:

- Counties of the third\*, fourth, fifth, and sixth classes
- Cities, towns, and metro townships located within those counties
- Municipalities with a population of 10,000 or less in counties of the second-class
- Associations of Governments

## Competitive Application

The RCOG is competitive and requires a funding match based on the community's population. Applications are scored based on their quality, proposed budget, project and activity descriptions, and the purposes, goals, and measurable outcomes related to improving the community's overall economy. Applicants are required to justify the economic development need for the grant and the amount of funding requested.

## Prioritization

The Rural Opportunity Advisory Committee may prioritize applications that demonstrate any of the following elements:

- The community has or is actively pursuing the creation of an effective strategic economic development plan
- Consistency with local economic development priorities
- Economic need
- Utilization of local financial resources in combination with a grant
- Evidence that the grant will help create jobs
- Evidence of potential positive return on investment

## Qualified Counties by classification (State Code 17-50-501) are:

### Counties of the Third Class

(Populations from 40,000 to 259,999)

- Washington County\*
- Cache County
- Tooele County
- Box Elder County
- Iron County
- Summit County

### Counties of the Fourth Class

(Populations from 12,000 to 39,999)

- Uintah County
- Wasatch County
- Sanpete County
- Sevier County
- Carbon County
- Duchesne County
- San Juan County
- Millard County
- Morgan County
- Juab County

### Counties of the Fifth Class

(Populations from 5,000 to 11,999)

- Emery County
- Grand County
- Kane County
- Beaver County
- Garfield County

### Counties of the Sixth Class

(Populations less than 5,000)

- Wayne County
- Rich County
- Piute County
- Daggett County

\*Counties of the third class are eligible for RCOG if the county of the third class has no municipality with a population of 100,000 or more (63N-4-801(9)(b)). Washington County, a third-class county, does not qualify for the RCOG because it has a city with a population greater than 100,000. Cities within Washington County, other than St. George, also qualify for RCOG.

## Qualified cities and towns in counties of the second class with populations less than 10,000 (FY 2026):

### Davis County

Fruit Heights  
South Weber  
Sunset City  
West Bountiful

### Utah County

Cedar Fort  
Cedar Hills  
Elk Ridge  
Fairfield  
Genola  
Goshen  
Woodland Hills

### Weber County

Farr West  
Harrisville  
Hooper  
Huntsville  
Marriott-Slaterville  
Plain City  
Riverdale  
Uintah  
Washington Terrace

## Qualified Associations of Governments:

- Bear River Association of Governments (BRAG)
- Five County Association of Governments
- Mountainlands Association of Governments (MAG)
- R6, formerly known as the Six County Association of Governments
- Southeastern Regional Development Agency (SERDA), formerly known as the Southeastern Utah Association of Local Governments
- Uintah Basin Association of Governments (UBAG)
- Wasatch Front Regional Council (WFRC)

For more  
information  
about  
this grant,  
visit:



[econ-opp.fyi/RCOG](http://econ-opp.fyi/RCOG)

Utah Code Section 63N-4-802 establishes the Rural Opportunity Program and instructs the Governor's Office of Economic Opportunity (GOEO) to administer the program. It further directs that the Rural Opportunity Advisory Committee (created by Section 63N-4-804) oversee the funding opportunities available through this program. The Rural Opportunity Program contains several funding opportunities, including the Rural Communities Opportunity Grant (RCOG).

### **Rural Communities Opportunity Grant — FY 2026**

For this grant, a "Rural Community" means a rural county or rural municipality as defined by Section 63N-4-801. An "Association of Governments" (AOG) means an association of political subdivisions of the state established pursuant to an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, and as defined by the same section as above.

#### **Eligible Communities**

Rural communities eligible for RCOG included:

- Counties of the third\*, fourth, fifth, and sixth classes
- Cities, towns, and metro townships located within those counties
- Municipalities with a population of 10,000 or less in counties of the second-class
- Associations of Governments established in the state of Utah

(See Appendix A)

*\*Counties of the third class are eligible for RCOG if the county of the third class has no municipality with a population of 100,000 or more per Utah Code Section 63N-4-801(9)(b). Washington County, a third-class county, does not qualify for the RCOG because it has a city with a population greater than 100,000. Cities within Washington County, other than St. George, also qualify for RCOG.*

#### **Grant Purpose**

The RCOG empowers eligible entities to take responsibility for economic development planning, projects, and activities and manage their unique opportunities. The grant addresses the economic development needs of rural communities, including:

- Business recruitment, development, and expansion
- Workforce training and development
- Infrastructure, industrial building development, and capital facilities improvements for business development

Grant funding is competitive and requires matching funds from awardees. A municipality, city, town, metro township, county, or AOG may receive up to \$600,000. Rural counties may receive grant funds from the RCOG exceeding the \$200,000 distributed to counties under the Rural County Grant (RCG), but counties may not receive more than \$800,000 of state funds per fiscal year.

AOGs may be awarded up to 20% of the overall RCOG funding in a given fiscal year; however, that 20% is not a set-aside amount for AOGs applying for this grant. AOGs will compete against all other qualified applicants for the same pool of available funds and be judged by the same application, evaluation, and award standards as all other qualified applicants.

To qualify for this grant, AOGs must also receive buy-in from all the counties represented by the AOG and demonstrate that each county has approved the request for grant funds per Utah Code Section 63N-4-802(4)(e). Evidence of county approval consists of letters of agreement from each county within an AOG's region. AOGs that include counties of the first or second class are also eligible to apply for the RCOG but must propose a project or projects that address the needs of rural communities within their association.

### **Qualifying Requirements**

1. A rural county must form and have a functioning County Economic Opportunity Advisory Board (CEO Board). A rural municipality must have a functioning planning and zoning commission or a duly organized municipal economic opportunity advisory board or commission that will fulfill the same advisory requirements as a CEO Board. An AOG's General Board must also meet the exact advisory requirements as a CEO Board regarding eligibility for this grant (*see Appendix B*).
2. The community's legislative body or AOG must submit a formal application through GOEO's designated application portal.
3. The application must include a description of anticipated economic development projects and activities approved by the legislative body and recommended by the CEO Board, the commission, or the general board acting in the same advisory role. This description must include the following:
  - o Scope of Work
  - o Project and Activities Budget
  - o Timeline
  - o Deliverables and Outcomes
4. The applying community or AOG must demonstrate a funding match, which may come from any of the following sources:
  - o Community reinvestment agency
  - o Redevelopment agency
  - o Community development and renewal agency
  - o Private-sector entity
  - o Nonprofit entity
  - o Federal matching grant
  - o County or municipality's general fund match

For counties, a funding match must total:

- o 10% match for a county of the sixth class;
- o 20% match for a county of the fifth class;

- o 30% match for a county of the fourth class; or
- o 40% match for a county of the third class

For municipalities in any rural county classification, including within the second class, a funding match must total:

- o 10% match for a town;
- o 20% match for a municipality of the fifth class;
- o 30% match for a municipality of the fourth class; or
- o 40% match for a municipality of the third class

For AOGs, the match requirement is 40%.

The applying community or AOG must verify compliance with the Rural Opportunity Advisory Committee's reporting requirements and verify reporting requirements for all previous years the community or AOG has received an RCOG or an RCG.

If a community or AOG has not entered a previous RCOG or RCG, it must agree to the Office's annual reporting requirements if a grant is awarded.

### **Application**

GOEO will open an online portal application to eligible communities and AOGs to apply for the RCOG once each fiscal year. If the applicant is a county, it will be encouraged to design new economic development projects and activities, as well as budget grant funding based on the economic development needs of the county, including the needs of cities and towns within its boundaries. If the applicant is a rural municipality, it will be encouraged to design new economic development projects and activities and budget grant funding based on its economic development needs. If the applicant is an AOG, it will be encouraged to design new economic development projects, activities, and budget grant funding based on regional economic development needs within its boundaries. The basic elements of the RCOG application can be found in *Appendix E*.

As the RCOG is a competitive funding opportunity, each application will be scored based on its quality, the proposed budget, the economic development projects and activities described therein, and the purposes, goals, and measurable outcomes related to improving the overall economy. Each applicant must justify the economic development needs for the grant and the dollar amount requested.

The application period will be determined by the Office each year. The designated application will take into account verification of compliance with annual reporting requirements of previous RCG and/or RCOG awards, which are due each year before the opening date of a new RCOG application. A rural county that has not complied with RCG reporting requirements will not be eligible to apply for the RCOG. No community or AOG will be eligible to apply for the RCOG if a previously awarded RCG or RCOG contract is still open and incomplete, or if they have not complied with annual reporting requirements.

Applications will be reviewed and scored by GOEO staff and the Rural Opportunity Advisory Committee (Advisory Committee) (for information regarding the Advisory Committee, see *Appendix D*). Limited funds and the number of quality applications will factor into the overall number of grants awarded and the amounts awarded to each recipient. Due to these limitations, an applicant may 1) receive the full award of the grant funds requested, 2) may be asked to accept a lower funding amount than is requested and adjust its proposed plan accordingly, or 3) may not be awarded a grant. Submitting an application does not guarantee funding.

### **Prioritization**

The Advisory Committee may prioritize applications that demonstrate any combination of the following:

1. The community or AOG has, or is actively pursuing the creation of, an effective strategic economic development plan
2. Consistency with local economic development priorities
3. Economic need
4. Utilization of local financial resources in combination with a grant
5. Evidence that jobs will be created
6. Evidence that there will be a positive return on investment

### **How To Submit An Application**

The RCOG application can be accessed by visiting [business.utah.gov/rural/rural-communities-opportunity-grant](https://business.utah.gov/rural/rural-communities-opportunity-grant) and selecting the “Apply Now” button. All instructions on how to successfully apply for the grant are available on the RCOG webpage and will be included in the application.

### **Contracts And Terms**

Upon application approval, the state of Utah and the applying rural community or AOG will enter into a contract for the RCOG. Contract periods are set for two years from the time of approval. All projects and activities under the grant must be completed within 24 months of the contract. No community or AOG may have more than one RCOG contract open. An awarded community or AOG must complete the projects and activities of an initial grant and meet all reporting requirements before applying for another grant.

Because the RCOG is subject to competitive review against other rural community applications and because applications will require significant planning and budgeting, amending an awarded contract to altogether different projects or activities is highly discouraged. Any attempt to amend a contract and change projects or activities once a contract is finalized will require an appeal to and review by the administering staff of GOEO and the Rural Opportunity Advisory Committee. Final approval of a contract amendment will ultimately be given at the discretion of GOEO's executive director. In the event of hardship or other unforeseen economic circumstances, a grant recipient may appeal to the Rural Opportunity Advisory Committee for an extension beyond the 24 months of this grant and await final approval from the GOEO executive director.

### **Grant Fund Distribution**

Grant funds under the RCOG will be distributed to each awarded rural community or AOG after application approval. Funds will be distributed on a 90/10 basis, meaning 90% of grant funds will be delivered upon application approval and contract finalization between the community or AOG and the state of Utah. The remaining 10% of funds will be delivered upon GOEO's receipt of satisfactory evidence of the completion of economic development projects and activities as proposed by the applicant and outlined in the grant contract.

Grant recipients will request the disbursement of the remaining 10% of grant funds using the Office's online application portal. The GOEO compliance team will identify key benchmarks from each contract to determine whether the economic development projects and activities are complete and whether the applicant has provided sufficient evidence to support that claim. The key elements to assess benchmarks will come from the grant recipient's submitted scope of work, budget, timeline, deliverables, and outcomes recorded in their contract and annual reports. Proof of expenditure of all grant funds and matching funds is also required.

### **Reporting Requirements**

Each CEO Board within a county, or the commission or general board acting in the same advisory role as a CEO Board, shall assist and advise the community or AOG legislative body with complying with reporting requirements for grant money received under the program and as required by the Rural Opportunity Advisory Committee (*see Appendix C*). Annual reports are due each year that an RCOG contract is in effect. The Office will inform grant recipients of annual reporting periods and yearly requirements.

## **Appendix A**

### **Qualified Rural Communities and Associations of Governments**

Rural communities eligible for the Rural Communities Opportunity Grant (RCOG) include counties of the third\*, fourth, fifth, and sixth class; cities, towns, and metro townships located in counties of the third, fourth, fifth, and sixth class; and municipalities with a population of 10,000 or less in counties of the second class. The seven AOGs established in Utah are also eligible to apply for the RCOG.

**Qualified Rural Counties**, by classification (State Code 17-50-501), are:

#### **Counties of the Third Class (Populations from 40,000 to 259,999)**

- Washington County\*
- Cache County
- Tooele County
- Box Elder County
- Iron County
- Summit County

#### **Counties of the Fourth Class (Populations from 12,000 to 39,999)**

- Uintah County
- Wasatch County
- Sanpete County
- Sevier County
- Carbon County
- Duchesne County
- San Juan County
- Millard County
- Morgan County
- Juab County

#### **Counties of the Fifth Class (Populations from 5,000 to 11,999)**

- Emery County
- Grand County
- Kane County
- Beaver County
- Garfield County

#### **Counties of the Sixth Class (Populations less than 5,000)**

- Wayne County
- Rich County
- Piute County
- Daggett County

*\*Counties of the third class are eligible for RCOG if the county of the third class has no municipality with a population of 100,000 or more (63N-4-801(9)(b)). Washington County, a third-class county, does not qualify for the RCOG because it has a city with a population greater than 100,000.*

**Qualified Rural Municipalities** within a county of the third, fourth, fifth, or sixth class by classification (State code 10-2-301) are as follows:

- A municipality with a population of 30,000 or more but less than 65,000 is a city of the third class
- A municipality with a population of 10,000 or more but less than 30,000 is a city of the fourth class
- A municipality with a population of 1,000 or more but less than 10,000 is a city of the fifth class
- A municipality with a population under 1,000 is a town

*\*Cities within Washington County, other than St. George, also qualify for RCOG.*

**Qualified cities and towns in counties of the second class with populations less than 10,000 (FY 2026):**

Davis County

- Fruit Heights
- South Weber
- Sunset City
- West Bountiful

Utah County

- Cedar Fort
- Cedar Hills
- Elk Ridge
- Fairfield
- Genola
- Goshen
- Woodland Hills

Weber County

- Farr West
- Harrisville
- Hooper
- Huntsville
- Marriott-Slaterville
- Plain City
- Riverdale
- Uintah
- Washington Terrace

**Qualified Associations of Governments:**

- Bear River Association of Governments (BRAG)
- Five County Association of Governments
- Mountainlands Association of Governments (MAG)

- R6, formerly known as the Six County Association of Governments
- Southeastern Regional Development Agency (SERDA), formerly known as the Southeastern Utah Association of Local Governments
- Uintah Basin Association of Governments (UBAG)
- Wasatch Front Regional Council (WFRC)

## **Appendix B**

### **County Economic Opportunity Advisory Board (CEO Board)**

"CEO Board" means a County Economic Opportunity Advisory Board as described in Utah Code Section 63N-4-803.

*\*Note: For a municipality to qualify for a Rural Communities Opportunity Grant, it must have a functioning planning and zoning commission, or a duly organized municipal economic opportunity advisory board or commission, that will act under the same advisory requirements as a CEO Board. An Association of Governments' General Board must act under the same advisory requirements as a CEO Board, regarding eligibility for this grant.*

Each rural county that seeks to obtain an RCOG shall create a CEO Board composed of at least the following members appointed by the county legislative body:

- County representative
- Representative of a municipality in the county
- Workforce development representative
- Private-sector representative
- Member of the public who lives in the county

The county legislative body may appoint additional members with experience or expertise in economic development matters. In appointing members to the CEO Board, the county legislative body may consider gender and socioeconomic diversity.

Each CEO Board shall assist and advise the county legislative body on:

- Applying for a Rural Communities Opportunity Grant
- What projects should be funded by the grant money provided to a rural county under the program
- Preparing reporting requirements for grant money received by a rural county under the program

CEO Boards are subject to the Utah Open and Public Meetings Act (52-4-101-104, 201-210, 301-304) and are expected to abide by ethics in governance and conflict of interest practices.

#### **Appointment and Terms of the CEO Board Members**

- Appointment and Terms:
  - The county legislative body shall appoint or reappoint each member to a four-year term. It is encouraged that an appointed member of the CEO Board be limited to serving two consecutive terms.
  - The county legislative body shall adjust the length of terms at the time of appointment or reappointment to ensure that the terms of advisory committee members appointed by the county legislative body are staggered so that approximately half of the appointed advisory committee members are appointed every two years.

- The CEO Board shall elect a chair of the advisory board. A CEO Board Chair is encouraged to serve for no more than two consecutive years.
- The CEO Board shall elect annually a vice chair from the advisory board's members.
- When a membership vacancy occurs, the county legislative body shall appoint a replacement for the unexpired term.
- A majority of the CEO Board constitutes a quorum to conduct advisory board business, and the action of a majority of a quorum constitutes the action of the advisory committee.

## **Appendix C**

### **Rural Communities Opportunity Grant Reporting Requirements**

On or before a date designated by the Office each year, a rural community or an Association of Governments (AOG) that has received a grant under this program in the previous 12 months shall provide a written report to the Advisory Committee that describes:

- The amount of grant money the community or AOG has received
- How grant money has been distributed by the community or AOG, including:
  - Which companies or entities have utilized grant money
  - How much grant money each company or entity has received
  - How each company or entity has used the money
- An evaluation of the effectiveness of awarded grants in improving economic development in the community or AOG, including:
  - The number of jobs created
  - Infrastructure created
  - Capital improvements in the community or AOG
- How much matching money has been utilized by the community or AOG, and what entities or sources have provided the matching money
- Any other reporting, auditing, or post-performance requirements established by GOEO in collaboration with the Advisory Committee

## **Appendix D**

### **Responsibilities of the Rural Opportunity Advisory Committee**

"Advisory Committee" means the Rural Opportunity Advisory Committee created in Section 63N-4-804.

#### **Rural Communities Opportunity Grant (RCOG) Grant**

##### **Oversight**

This grant program shall be overseen by the Rural Opportunity Advisory Committee and administered by GOEO. In overseeing the grant program, the Advisory Committee shall advise and make recommendations to the Office regarding the awarding of grants. The Advisory Committee shall recommend the awarding of grants to rural communities to address the economic development needs, including:

- Business recruitment, development, and expansion
- Workforce training and development
- Infrastructure, industrial building development, and capital facilities improvements for business development

##### **Rules and Reporting Criteria**

The Advisory Committee shall collaborate with GOEO to make rules establishing the eligibility and reporting criteria for the rural communities and Associations of Governments to receive grant money, including:

- The form and process for a community to apply
- The method of scoring and prioritizing grant program applications from rural communities and AOGs
- The reporting, auditing, and post-performance requirements for a rural community or an AOG that receives grant money
- Any deadlines that shall be met by a rural community or AOG when applying for a grant

##### **Application Review, Scoring, and Fund Distribution**

In determining the award of grant money under RCOG, the Advisory Committee may only recommend awarding up to \$600,000 annually to a rural community or AOG. The Advisory Committee may prioritize applications that demonstrate any combination of the following:

- The community has or is actively pursuing the creation of an effective strategic economic development plan
- Consistency with local economic development priorities
- Economic need
- Utilization of local financial resources in combination with a grant
- Evidence that jobs will be created
- Evidence that there will be a positive return on investment

Additionally, the Advisory Committee will verify that the applying community or AOG has complied with:

- The reporting requirements required by the Advisory Committee
- The reporting requirements for all previous years in the community have received an RCG or RCOG

After reviewing the Advisory Committee recommendations, the executive director of GOEO shall award grants to rural communities and/or AOGs in accordance with the provisions of the state statute and governing rules.

## **Appendix E**

### **Basic Elements of the Rural Communities Opportunity Grant Application**

#### **Organizational Information**

- Name of the applying community
- Complete mailing address and telephone number of the applying community
- Tax ID
- Name of Fiscal Agent
- Key organizational contacts
- Email addresses and telephone numbers of responsible contacts
- List of CEO Board members, including names, titles (e.g., chair, vice chair, etc.), organizations each member represents, and contact information
- Amount of grant funding requested (up to \$600,000)

#### **Supporting Documentation**

- Letter of support from the County Economic Opportunity Advisory Board (CEO), planning and zoning commission, or a duly organized municipal economic opportunity advisory board or commission if the applicant is a municipality or the AOG General Board
- The entity's W9 form
- The entity's state vendor number, if it is currently a state vendor
- Verification of compliance with the reporting requirements of the Rural Opportunity Advisory Committee
- Verification of reporting requirement for all previous years, the community or AOG has received an RCG or an RCOG

#### **Scope of Work**

To be written into the appropriate field in the application:

- A detailed description of what the proposed RCOG projects and activities are, including:
  - Type of work that will be completed
  - Description of how projects and activities will be completed
  - Description of the economic development goals and benchmarks of the projects and activities

#### **Budget**

To be written in the appropriate field in the application and submitted in a spreadsheet by the applicant:

- An explanation of the funding requirements of the project
- Calculated project bids
- Estimated cost to administer the grant
- Proposed budget in spreadsheet format

**Timeline**

To be written in the appropriate field in the application, and submitted in a spreadsheet by the applicant:

- An explanation of the timeline for completing projects and activities, including important dates, goals, benchmarks, etc.
- A proposed timeline in spreadsheet format

**Deliverables and Outcomes**

Responses to the following questions should be written in the appropriate fields in the application:

- What will the completed economic development projects and activities look like?  
For example:
  - What populations or industry sectors will the project affect?
  - Will business opportunities be enhanced by this project?
  - How many projected new jobs will be realized due to this project?
- Show metrics of project success, such as how it will be measured, tracked, and recorded against goals and benchmarks and how the project will affect:
  - Business recruitment, development, and expansion;
  - Workforce training and development; and/or,
  - Infrastructure and capital facilities improvements for business development.



2025

# JOINT AGENCY REGIONAL WATER CONSERVATION PLAN

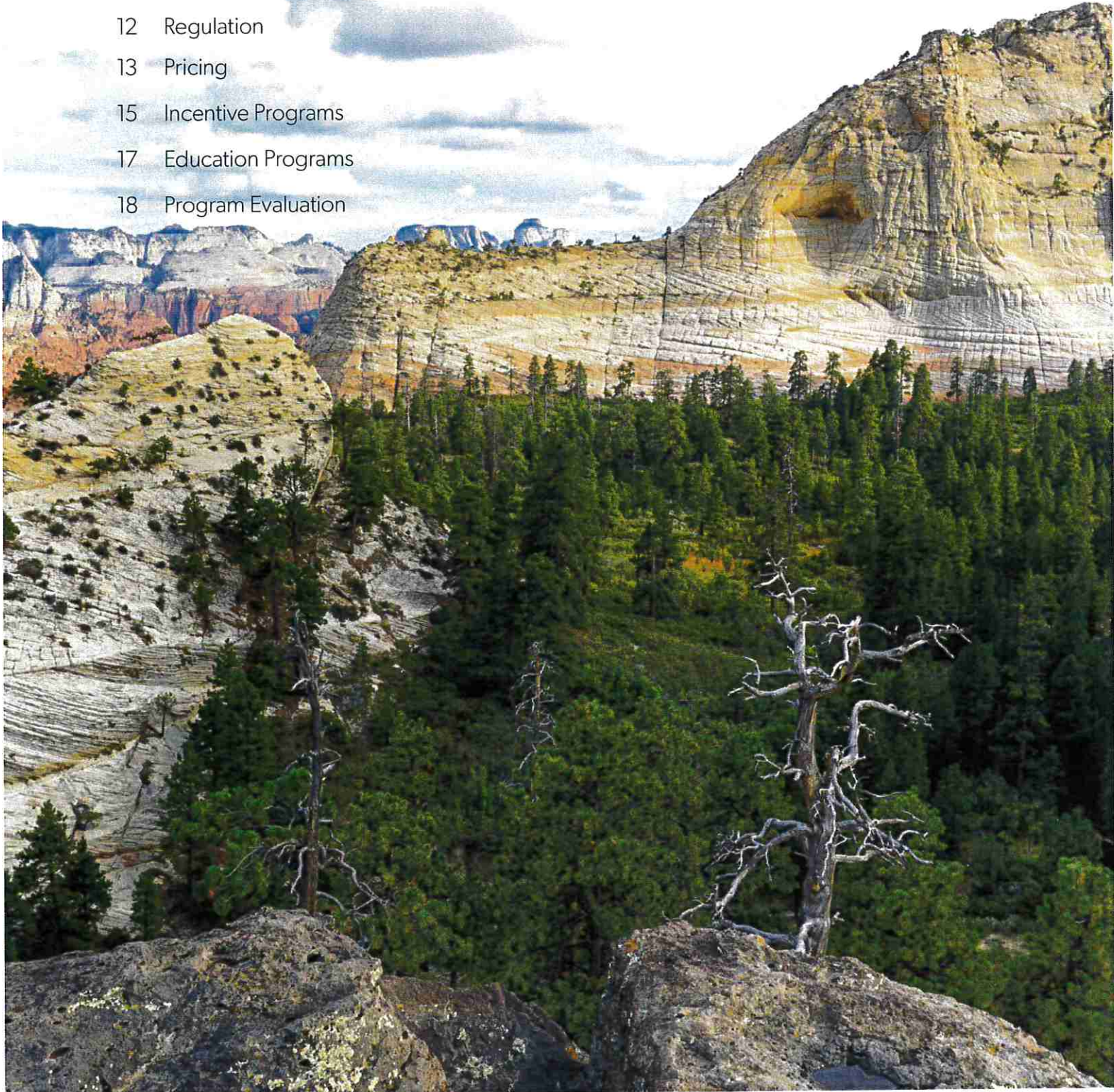
**WASHINGTON COUNTY WATER CONSERVANCY DISTRICT**

Submitted on behalf of Hurricane, Ivins, La Verkin, Santa Clara, St. George,  
Toquerville, Virgin and Washington



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# EXECUTIVE SUMMARY

Washington is Utah's most arid county. The region's population is expanding rapidly, and the capacity of the Virgin River watershed to support the growing population and economy is limited without aggressive conservation measures.

Through the Regional Water Supply Agreement (RWSA), the Washington County Water Conservancy District (district) supplies eight municipalities. The district also operates two retail water systems. This plan applies to all systems within the RWSA as well as to water systems owned and operated by the district.

To meet expanding water needs, the district is developing a regional water reuse system and has implemented robust conservation initiatives. To a lesser extent, the district will develop additional sustainable supplies through groundwater optimization, voluntary conversion of agricultural water resources and expanded infrastructure to capture and store water in periods of abundance.

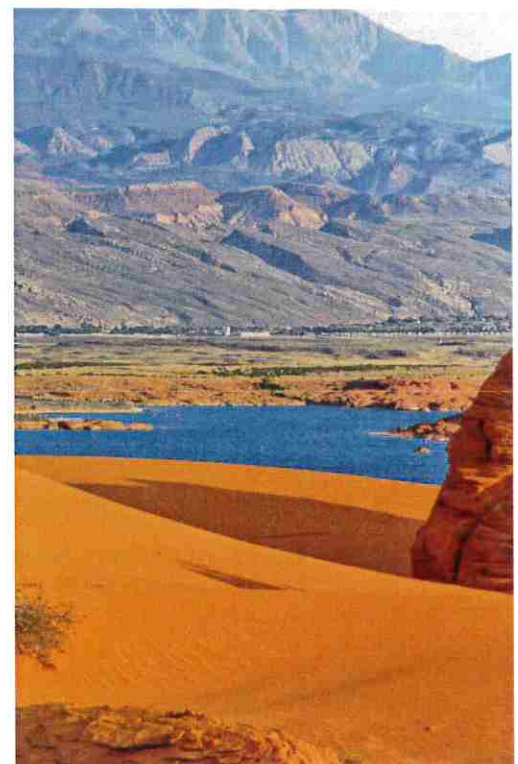
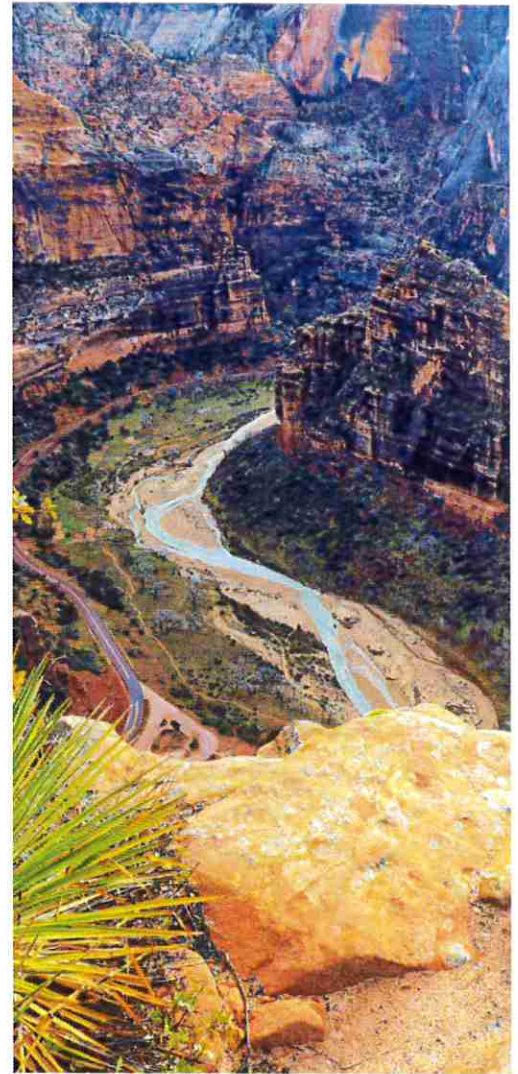
The district is relying upon four major strategies to reduce per-capita water demand:

- » Regulatory requirements
- » Retrofit and incentive programs
- » Conservation water rate structures
- » Education programs

## Regulatory Requirements

While each strategy contributes, the most impactful measures are those that ensure all new development is highly efficient. Through a collective effort, the district and its RWSA partners implemented the state's most stringent uniform water efficiency standards for new development. These standards ensure new homes and businesses are designed and equipped to meet the highest efficiency standards in the State of Utah. At the time this report was prepared, Washington is the only conservancy district to achieve full adoption of conservation policies by all municipalities served by the district. These standards have been designed to reduce demand per connection by approximately one-third.

Each community covered by this plan also has a suite of water use regulations. A summary of all regulatory measures can be found in Figure 8.



## Retrofit and Incentive Programs

Prior to 2022, the dominant landscape style in the region was irrigated, cool-season lawns. This landscape treatment uses four times as much water as drip irrigated, water wise landscaping. To reduce existing demand, the district collaborates with the State of Utah to provide incentives to transform lawn areas into water efficient landscaping, saving an estimated 43 gallons per square foot per year.

Despite serving just 7 percent of Utah’s population, the district’s landscape conversion replacement program consistently produces about one-third of Utah’s landscape conversions. More than two million square feet of landscaping was retrofitted during 2023 and 2024.

In 2025, the district implemented a program for Ultra-Water-Efficient (UWE) standards. A home built to UWE standards is estimated to use 30 percent less water than homes built to the current water efficiency codes. This is largely achieved by limiting the irrigated area per dwelling and only allowing swimming pools and lawn in common areas.

## Conservation Rates

All municipal partners use increasing block tiered rate structures. In addition, all RWSA partners and district service areas implemented a Regional Excess Water Use Surcharge that strengthens pricing signals to customers using excessive amounts of water. These surcharges are in addition to municipal rates and create incentive to reduce demand through both behavioral and structural changes. Two separate surcharge structures are in use; one designed for the lower demands of new homes and businesses, and another for mature, existing homes.

## Education

More than 90 percent of the water services subject to this plan are equipped with Automated Metering Infrastructure (AMI) to improve customers’ access to water use data, improve their understanding of their demand and swiftly identify customer-side leaks. The remaining services are anticipated to be AMI-equipped during the term of this plan.

In 2023, the district and its municipal partners engaged in the largest unified effort to implement “billing transparency” programs in conjunction with the Utah Division of Water Resources. In conjunction with water billing data, the program provides new avenues for municipalities to efficiently communicate water use messages and data to their customers using modern methods, including text messaging, email and automated telephone calls.

The district and its partners use a variety of mediums to engage the public, including outreach events, classes, printed materials, websites and social media.

The Red Hills Desert Garden is a five-acre garden that provides inspiration and education on the benefits of water efficient landscapes. The garden is the highest-rated and most-visited garden in the State of Utah, hosting more than 150,000 visitors each year.

# INTRODUCTION

The Washington County Water Conservancy District (district) is a not-for-profit public agency that manages Washington County's water needs. Through the Regional Water Supply Agreement, the district manages a regional collaborative with the following entities:

- » Casa de Oro Water System
- » Hurricane City
- » Hurricane Valley Water System
- » Ivins City
- » La Verkin City
- » Santa Clara City
- » St. George City
- » Toquerville City
- » Town of Virgin
- » Washington City

The St. George metropolitan area is on the northern cusp of the Mojave Desert. With 8.25 inches of average annual precipitation, it is Utah's most arid metropolitan area. The region is wholly reliant upon the Virgin River Basin, which is highly susceptible to drought and climate change influences.

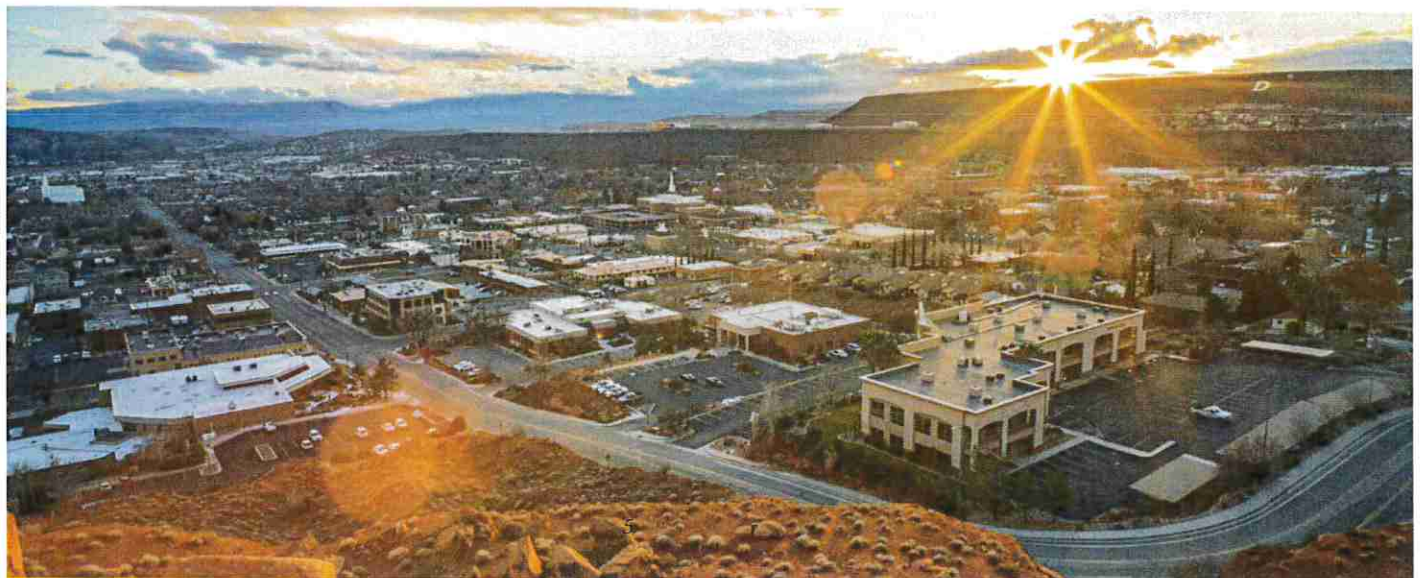
The St. George Metropolitan Statistical Area is one of the fastest-growing urban regions in the United States. According to the Kem C. Gardner (KCG) Policy Institute at the University of Utah, Washington County's population is projected to grow from 214,000 in 2025 to more than 246,000 in 2030. Furthermore, KCG projects that household sizes will trend downward, which could result in demand for more dwelling units per capita, underscoring the need to ensure new development is highly efficient.

Whereas alignment and collaboration are critical to water resource management in the region, the district and its municipal partners have jointly adopted and submitted this conservation plan.

Through collective adoption of a unified plan, the partners ensure consistent messaging and programming. With the consent of the Utah Division of Water Resources, this plan was submitted on behalf of the eight municipalities subscribed to the Regional Water Supply Agreement in lieu of having each municipality create and submit their own plan. A letter documenting the commitment of the district's municipal partners to implement this plan is provided in Appendix A.

**“Washington County, Utah’s driest and fastest growing region, is leading the state’s water conservation initiatives. Securing a safe, reliable water supply to sustain our expanding economy and growing population is a state priority.”**

Joel Ferry, Executive Director, Utah Department of Natural Resources



The district has a long history of water conservation programming. It is the first in Utah to implement a water conservation plan, meet the former governor's statewide water conservation goal, eliminate traditional "take or pay" municipal water contracts<sup>1</sup> and create a desert demonstration garden.

As the regional wholesale water provider in Washington County, the district manages water resources, builds and operates regional facilities, ensures water meets or exceeds state and federal standards, and coordinates the regional water conservation program.

Despite its breadth of responsibilities, the district does not have authority to regulate water use by end users; set retail water rates; establish and enforce policies, codes or ordinances or manage growth. These responsibilities lie with towns and cities. Where conservation programs overlap these municipal responsibilities, the district works closely among the coalition of agencies to design and adopt effective strategies.

## State Requirements

Utah State statute 73-10-32 requires water providers, including water conservancy districts, to submit a water conservation plan to the Utah Division of Water Resources (DWR) every five years. Upon request to DWR, the district has been authorized to submit a unified plan on behalf of all municipalities that subscribe to the Regional Water Supply Agreement.

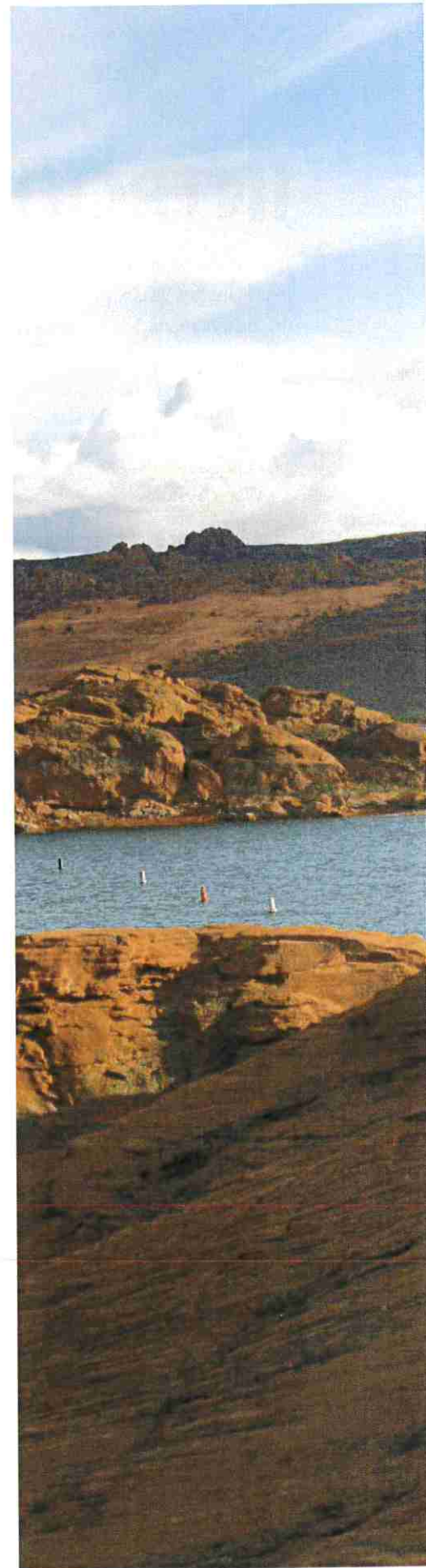
By code, this plan must meet these provisions:

- » a clearly stated overall water use reduction goal and an implementation plan for each of the water conservation measures it chooses to use, including a timeline for action and an evaluation process to measure progress;
- » a requirement that each water conservancy district and retail water provider devote part of at least one regular meeting every five years of its governing body to a discussion and formal adoption of the water conservation plan, and allow public comment on it;
- » a requirement that a notification procedure be implemented that includes the delivery of the water conservation plan to the media and to the governing body of each municipality and county served by the water conservancy district or retail water provider; and
- » a copy of the minutes of the meeting and the notification procedure shall be added as an appendix to the plan.

The district has complied with all statutory requirements in preparing, presenting and distributing this plan. See appendices B and C for documentation.

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<sup>1</sup> Traditional "take or pay" contracts require municipalities to pay for contracted water even if there is no demand for it. Charging municipalities only for water delivered promotes conservation.



# WATER RESOURCE OVERVIEW

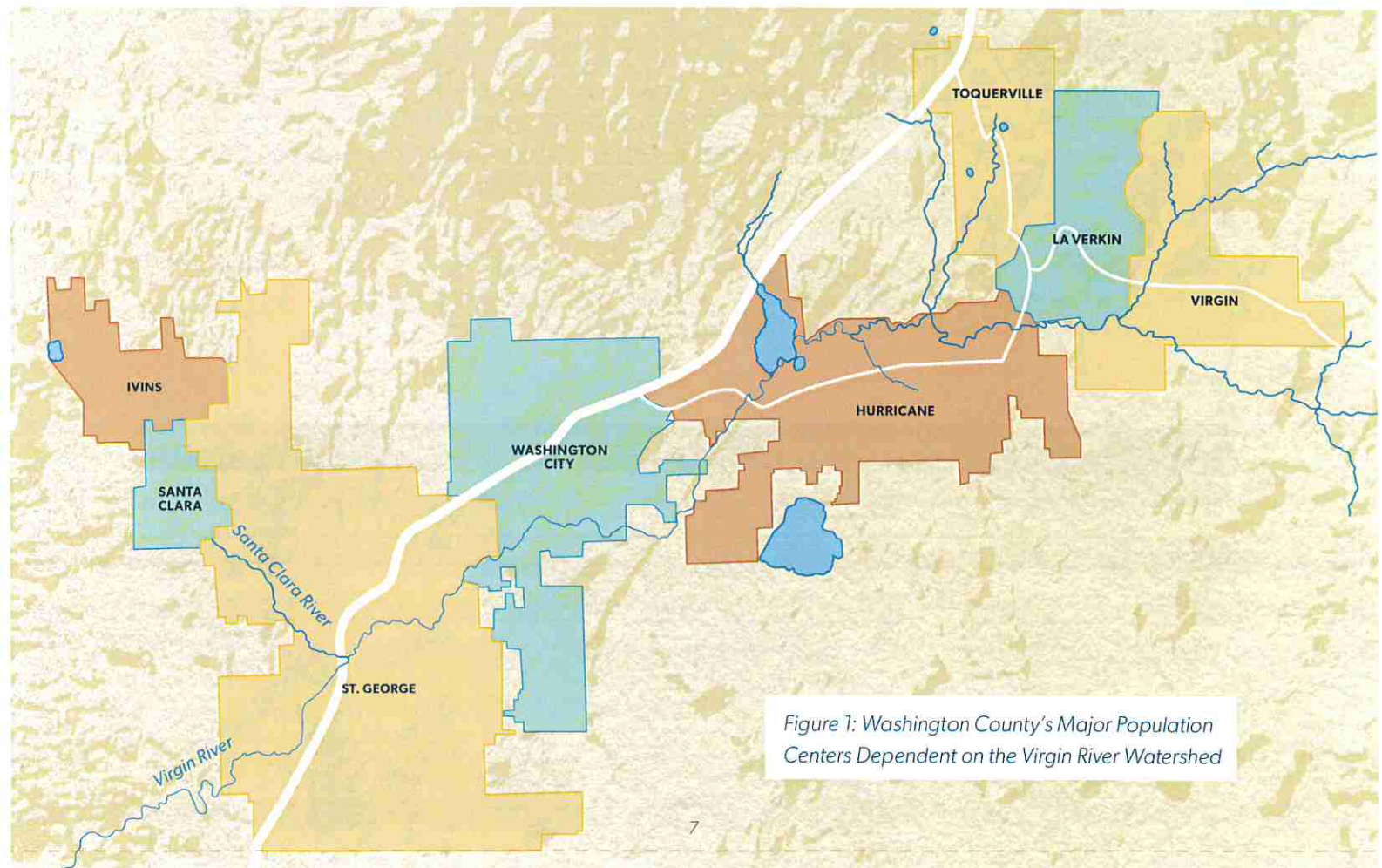
Washington County's cities are wholly dependent upon water from the Virgin River Basin. Use of this resource is summarized in Appendix D. Current water supplies come from a combination of groundwater (springs and wells) and surface water (rivers). The reliable yield of these sources is available in Appendix E.

Because most of the available water in the county has been developed, the eight municipalities are dependent upon the district for future water supplies to support expanding economies and populations. Future water supplies will primarily be provided by regional water projects and conservation programs.

Development and management of the region's resources are described in the district's 20-Year Plan to Secure New Water Supplies for Washington County, Utah ("20-year plan"). This document guides development of water supply and infrastructure for the period of 2023 through 2042.

The most significant new resource in the plan is the development of a reuse system projected to recover almost 25,000 acre-feet of water for both potable and non-potable uses. Second only to reuse, the 20-year plan calls for water conservation to reduce demands by 11,400 acre-feet.

Figure 2 shows the quantity and sources of supply needed to meet new demands in accordance with the 20-year plan. Because development of reuse water requires substantial permitting and infrastructure development, reuse supplies are not expected to meaningfully bolster supply until 2030 and beyond. Thus, during the five-year period of this conservation plan, water conservation will be a primary strategy for meeting the needs of our rapidly growing community.



## 20-Year Water Supply Plan

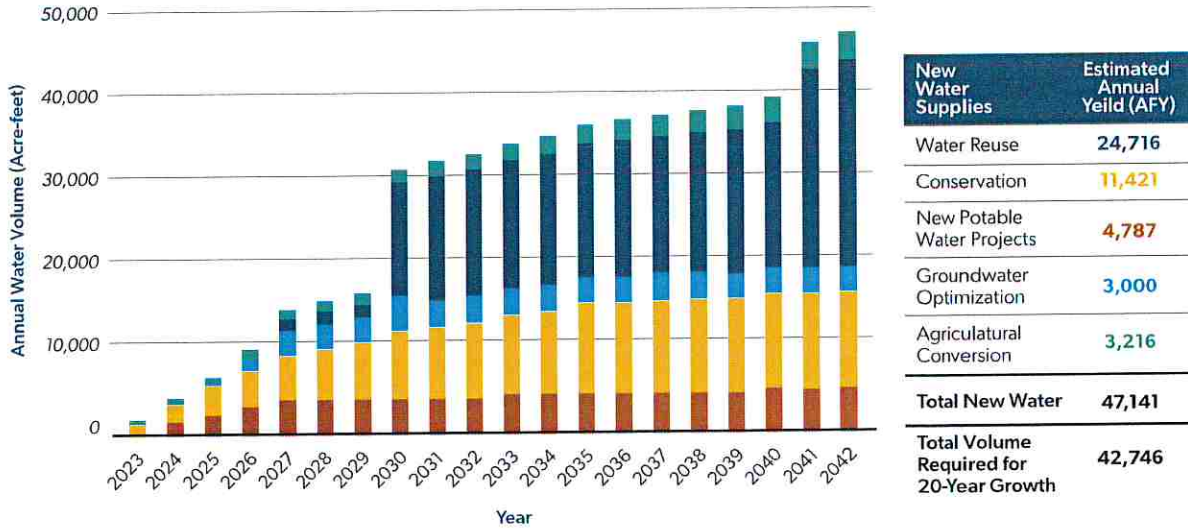


Figure 2

## Demand Characteristics

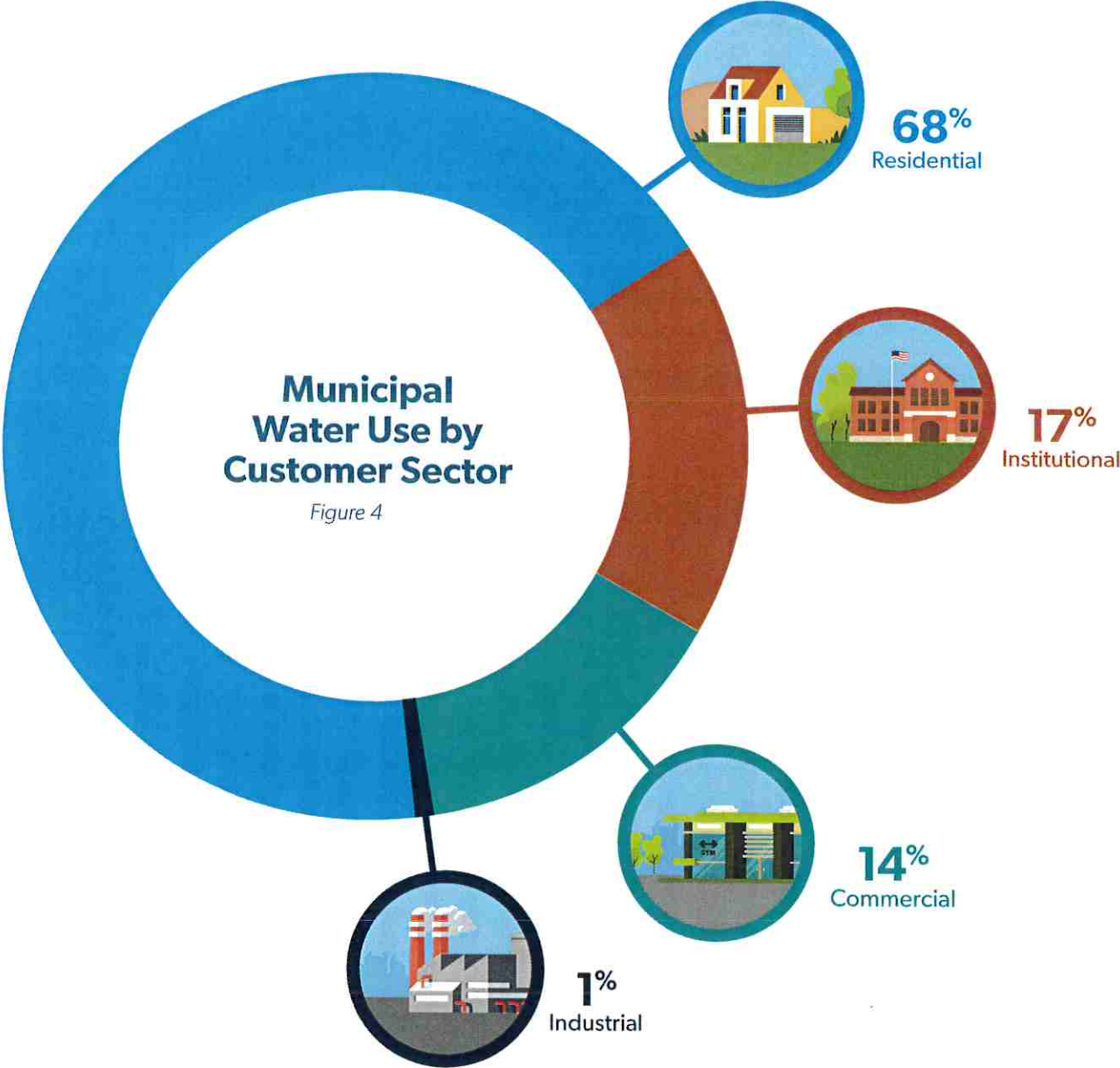
Washington County's climate and relatively limited watershed amplify the weather's influence on both supply and demand. For example, precipitation is most abundant when evapotranspiration is lowest, which allows irrigation to largely be suspended from December through February. However, weather patterns are characterized by dry spells that may span from April into July, when evapotranspiration rates are highest.

These climatic patterns mean the region is highly dependent upon snowpack within the Virgin River Basin, which allows the region to fill reservoirs with winter and spring runoff, then rely upon the stored water to meet urban and agricultural needs through peak season.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOT
<b>Precip</b>	1.07	1.02	0.93	0.53	0.39	0.19	0.67	0.76	0.6	0.68	0.64	0.77	8.25
<b>ETo</b>	1.6	2.2	3.92	5.23	7.06	8.47	8.69	7.72	5.83	3.82	2.13	1.37	58.04
<b>Deficit</b>	-0.53	-1.18	-2.99	-4.7	-6.67	-8.28	-8.02	-6.96	-5.23	-3.14	-1.49	-0.6	-49.8

Figure 3

Although demand may vary each year, about 70% of the total urban water supply is consumptively used. Among consumptive uses, landscape irrigation dominates. Lesser consumptive demands include system losses, evaporative cooling and evaporation from water bodies, such as fountains and pools.



# WATER CONSERVATION GOAL AND PROGRAMS

## Conservation Goal

The district’s 20-year plan projects conservation will reduce water demand of properties connected to the system prior to 2023 by 11,400 acre-feet between 2022 and 2042. This represents a reduction of 18 percent from pre-2022 demand.

During the five-year period covered by this plan (2025-2029), the district aims to achieve approximately 5,200 acre-feet of water use reductions on pre-2023 properties; a reduction of 7.7 percent.

Figure 5 illustrates projected progress timeline for achieving the conservation goals.

## Projected Conservation



Figure 5

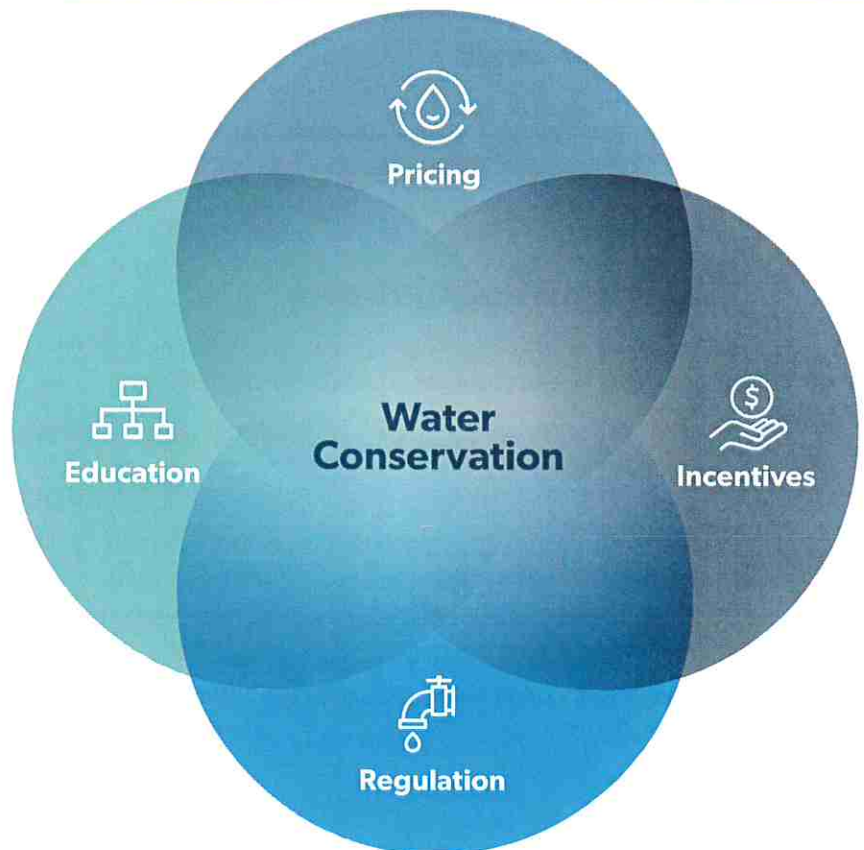
## Program Strategies

The four pillars of successful conservation programs are **regulation, pricing, incentives,** and **education.**

Each of these arenas may produce synergy with the others. For example, a customer who incurs excess use surcharges may seek education or incentive programs to decrease their use.

The most powerful of these strategies are pricing and regulation, both of which are largely outside the authority of the district and can only be implemented through consent and action of municipalities. The district, in concert with the municipalities, implements education, outreach and incentive programs.

An additional measure, often outside the realm of traditional conservation programs, is management of non-revenue water. There are two classes of non-revenue water loss: apparent losses and real losses. Apparent losses involve water taken from the system for beneficial use but not metered and billed. Apparent loss can result from unauthorized connections or under-registering meters, for example. Real water losses are most commonly leaks where water is lost from treatment, storage and delivery infrastructure. While real losses are considered most relevant to managing water resources, both types of loss are relevant to water efficiency. For example, apparent losses are disconnected from rate signals, thus the end user is less likely to manage water effectively to reduce their costs.



# REGULATION

Modifying community water demand requires social and behavioral change along with alterations to the built environment. While existing developed property may become subject to more stringent water use expectations through water use policy, it is also vital to ensure that newly developed properties are designed and equipped for long-term water efficiency.

## Development Standards

The Washington County Water Conservancy District is the only Utah district to achieve unity among its participating municipalities in the adoption of uniform water efficiency standards. These standards, which were originally adopted in 2022 and strengthened in 2023, include the following measures:

- » WaterSense plumbing fixtures
- » Residential hot water recirculation
- » Prohibition on non-functional lawn in all non-residential development
- » Limitation on residential lawn area
- » Irrigation system design minimum requirements
- » WaterSense irrigation controller
- » Mulch on planting beds
- » Ornamental water feature limitations
- » Car wash efficiency standards
- » Golf course water efficiency plans
- » Prohibition on master metering separate parcels
- » Separate meter required on non-residential landscape over 5,000 square feet

In addition to the uniform regional standards, some communities have implemented additional conservation measures. These measures are included in Figure 8.

## Water Use Regulations

A comprehensive table of regulatory measures is in Figure 8. All customer types are subject to the following policies in all RWSA municipalities:

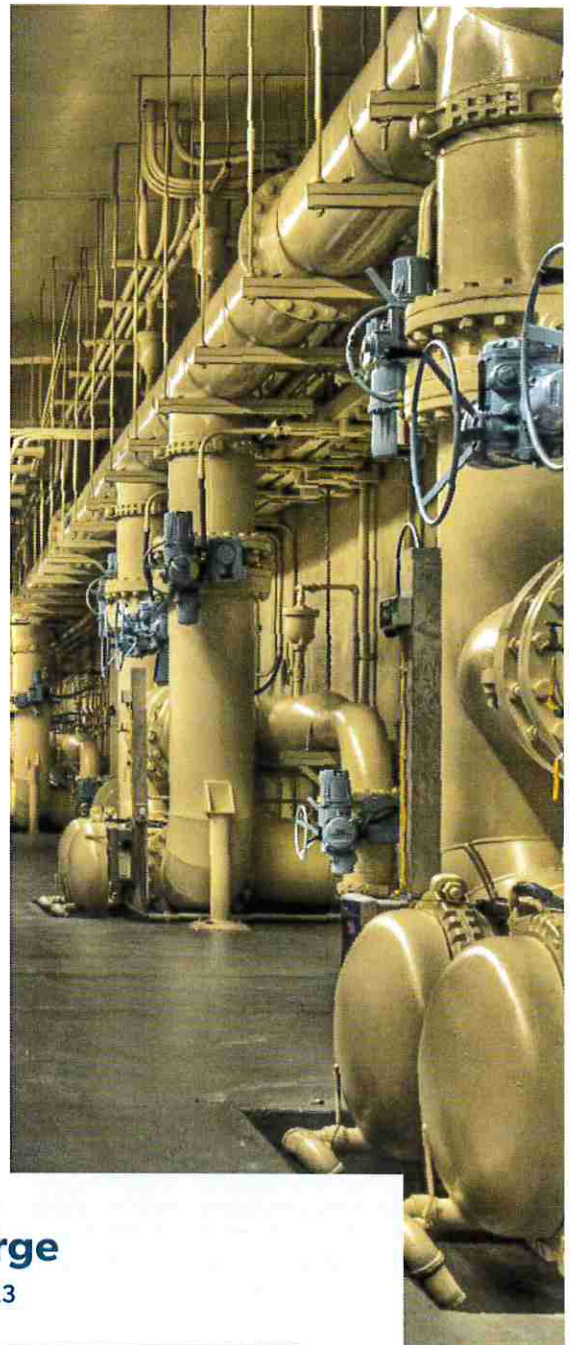
- » Prohibition on the waste of water—All jurisdictions have ordinances or water service policies that prohibit the waste of water.
- » Requirement to connect to water and sewer systems—This measure provides greater opportunity to manage regional water demand and ensures greater production for the regional water reuse system.
- » Mist system regulations—Mist systems are only allowed to be operated in certain seasons and conditions.
- » Requirement to repair leaks—All jurisdictions have policies allowing penalties or termination of water service for failure to address significant, known leaks.

# WATER PRICING

Because the district’s municipal partners are not-for-profit public utilities, they collect revenue only to meet the expense of operations and infrastructure. The municipalities’ costs vary based upon their infrastructure, labor costs, debt service expenses and other factors. Furthermore, each municipality is governed by its own board of elected officials, which has the responsibility for adopting rate structures that produce the necessary revenue, provide affordable water for low and moderate users, and send pricing signals to heavy water users to encourage conservation.

All municipal partners use an increasing block tiered rate structure to achieve these objectives, but the tiers and rates may vary by city. See Appendix F to view the 2025 water rate structure of the district’s municipal partners.

Effective January 1, 2019, the district and its municipal partners implemented a uniform excess use surcharge for all accounts that established a surcharge threshold for each meter size. For the most common meter, 3/4 inch, any water use in excess of 36,000 gallons is charged an additional \$1.00 per thousand gallons (Kgal). Revenue collected from this surcharge is used for regional conservation programs. Because the threshold applies in all months, surcharges are predominantly assessed during peak summer irrigation demand. An example of how the surcharge may affect a heavy water user is illustrated in Figure 6.



## Excess Water Use Surcharge

3/4" meter connected prior to Jan 1, 2023

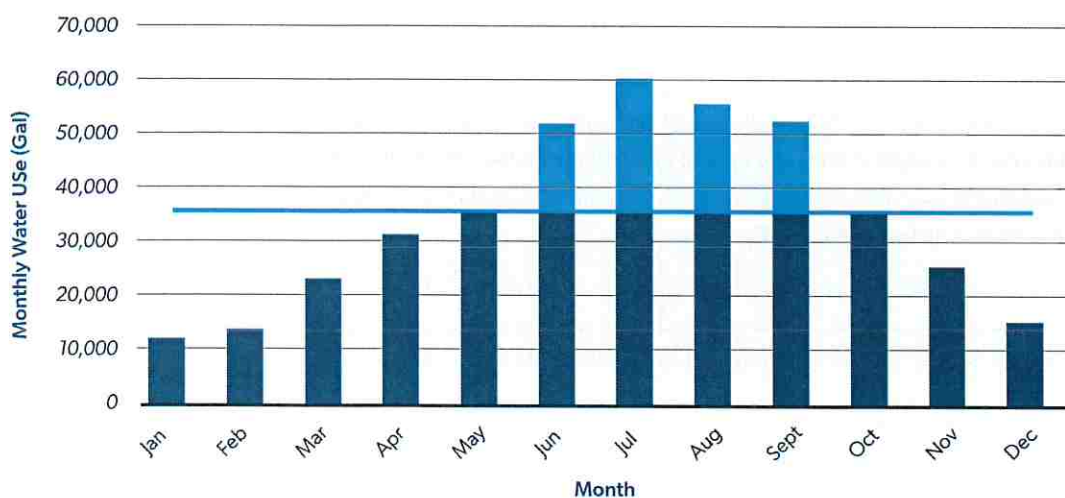


Figure 6

In 2022, RWSA members implemented stringent development standards for new construction. The new homes were projected to use an average of 33 percent less water than existing housing inventory. To ensure new homes meet that potential, the district imposed a unique surcharge structure for facilities connecting to the water system on or after January 1, 2023. These properties are subject to a seasonal surcharge threshold, wherein the threshold is raised and lowered in accordance with historic weather patterns. The surcharge for exceeding the threshold in any month is \$10 per 1,000 gallons (kgal), which is among the most impactful conservation pricing signals in the nation. The seasonal surcharge for new development is illustrated in Figure 7.

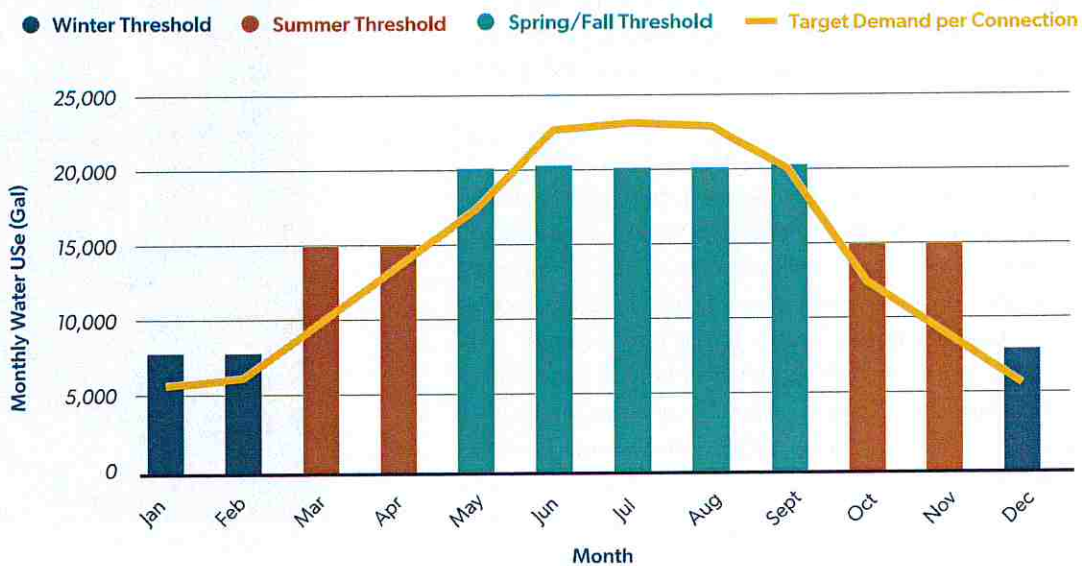


Figure 7

Additional rate increases are anticipated to occur during the five-year plan period, largely as a result of implementing expanded resource and infrastructure initiatives. While it is not possible to predict how future costs will be reflected in rates, municipalities will be encouraged to sustain and strengthen conservation rate structures.

# INCENTIVE PROGRAMS

Through uniform, regional adoption of water efficiency standards for new development, the region has effectively limited the number of properties eligible for retrofit incentives. This ensures resources can be focused upon properties constructed prior to 2023.

The following programs are available to provide financial assistance to property owners throughout the region.

## Water Efficient Landscapes Program

This program pays applicants \$2.00 per square foot for converting irrigated lawns to water efficient landscape. The Utah Department of Natural Resources estimates these conversions save 43 gallons per square foot per year.

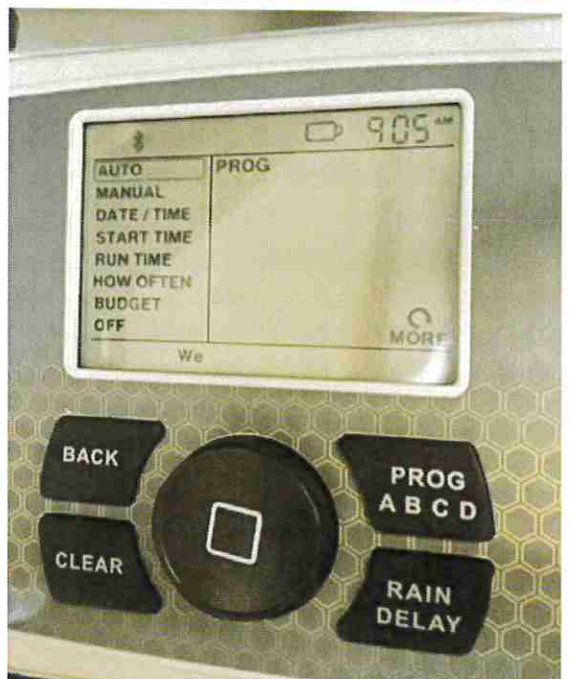
Despite comprising just seven percent of Utah’s population, Washington County is the state leader accounting for more than one-third of conversions statewide.

As of the close of 2024, the program has incentivized conversion of more than two million square feet of landscape. These conversions are estimated to save almost 100 million gallons annually.

## Smart Irrigation Controller Rebates

Weather-based irrigation controllers, commonly called “smart controllers,” are rebated through a program funded by the state. Information about the program can be found at [SlowTheFlow.org](http://SlowTheFlow.org). The district promotes the program and conducts administrative support to ensure applicants qualify for the program. Smart controllers have tremendous potential in the region because they are able to make automatic program changes based upon real-time weather and suspend irrigation during rainfall events.

More than 20 percent of Washington County’s dwelling units are so-called “secondary residences,” where the owners only occupy the home seasonally. Smart irrigation controllers have great potential to improve irrigation efficiency for properties with absentee owners.



## High Efficiency Toilet Rebates

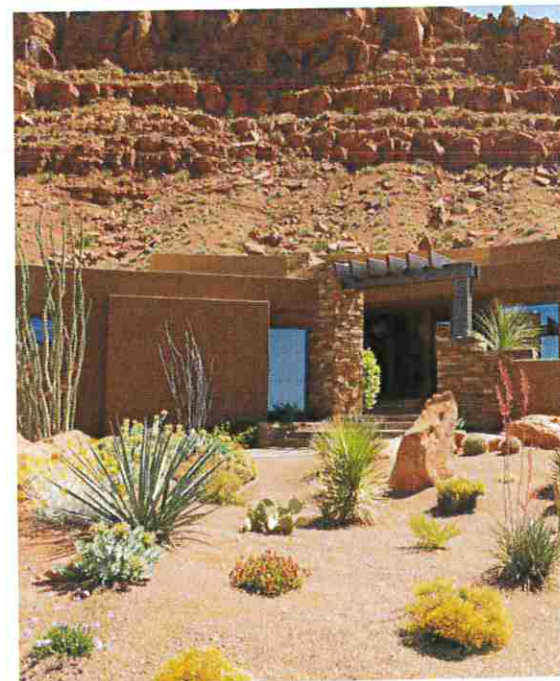
Homes with 1.6 gallon per flush (gpf) toilets are eligible for replacement rebates to install 1.28 gpf WaterSense certified fixtures through a program funded by the state. Information about the program can be found at [SlowTheFlow.org](http://SlowTheFlow.org). The district promotes the program and provides administrative support to ensure applicants are qualified. By replacing older toilets with modern, water efficient fixtures, a home may conserve more than 12,000 gallons annually.

## Public Agency Water Efficiency Rebate

In 2024, the district created a program to reinvest excess use surcharge revenue into the communities that implemented surcharges. Any publicly funded agency may submit water conservation proposals to the district for consideration. The program pays \$50 per 1,000 gallons of reduction in annual water use (\$16,300 per acre-foot), not to exceed 50 percent of the project costs. Subsidized projects must have a lifespan of not less than 10 years.

## Ultra-Water-Efficient (UWE) Development

In concert with the Southern Utah Homebuilders Association, the district developed a voluntary standard for ultra-water efficient development. Homes built to the UWE standards are anticipated to require just 0.39 acre-feet of water resources annually. Because the lower water demand will result in reduced impact fees, the district anticipates substantial program growth in 2026.



# EDUCATION PROGRAMS

Education programs are primarily delivered at a regional level through the district's conservation department. Citizens from throughout the region receive messaging and are eligible for educational services.

## Red Hills Desert Garden

Located adjacent to the district's offices, Red Hills Desert Garden uses passive and active educational programming to advance water efficient landscape and irrigation practices. The five-acre garden typically hosts more than 150,000 visitors annually, making it the most-visited educational garden in the State of Utah, and the highest-rated attraction in the St. George metropolitan area. The garden is open 365 days per year.

The garden also hosts interpretive tours for school classes and other organized groups. The garden hosts many special and seasonal events to increase engagement.

## Trainings and Seminars

The district hosts more than 40 free classes annually on topics such as succulents, landscape conversion, tree selection and care, and other topics relevant to water efficient landscaping.

## General Community Outreach

The district and the municipalities conduct ongoing community engagement through messaging. Initiatives include social media posts, e-newsletters, water bill inserts, and community events.

These programs incorporate all the best management practices suggested by the Utah Division of Water Resources.<sup>2</sup>

<sup>2</sup> <https://conservewater.utah.gov/wp-content/uploads/2021/04/Best-Management-Practices.pdf>



## Program Evaluation Process

A systematic evaluation process is critical to assessing the effectiveness of the program's conservation strategies and progress toward the regional goal. The district and its municipal partners (the program partners) will use their existing contractual relationship under the Regional Water Supply Agreement to facilitate the evaluation process, which includes regular meetings of a technical advisory committee comprised of water officials from each partner municipality.

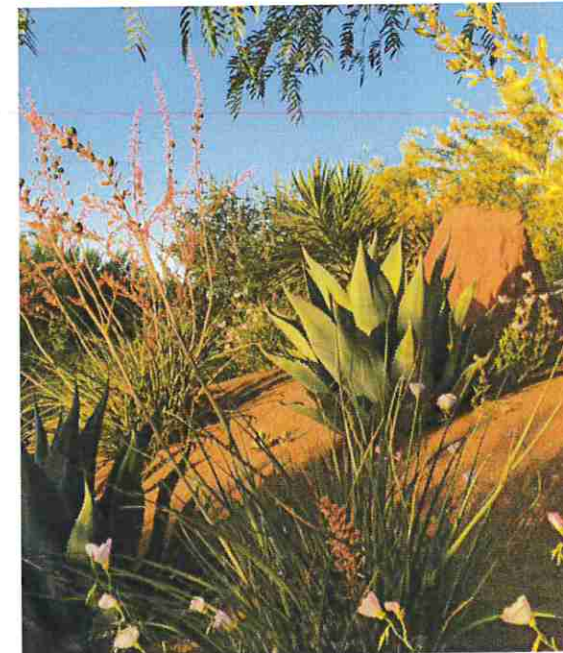
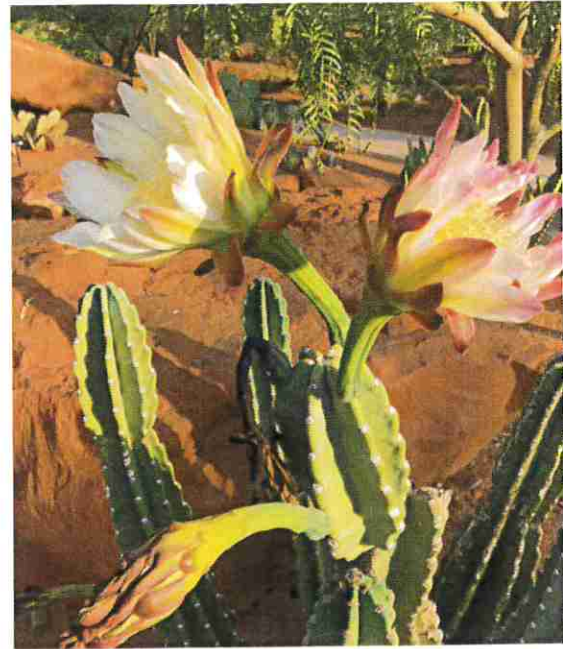
Some of the conservation measures lend themselves to quantitative analysis and some are more subjective. For conservation measures with well-defined independent variables, the program partners will conduct an evaluation at least once during the term of this plan. For example, after new homes have been afforded adequate time to have established landscape, the partners will evaluate the water use characteristics of new homes and compare them to older homes of similar scale. The partners will also conduct pre-post evaluation of landscape conversion programs, or the change in landscape water use at properties that have adopted smart controllers.

The program partners anticipate conducting the following evaluations within the planning period:

- » Demand characteristics of pre-2023 connections
- » Demand characteristics of post-2023 connections
- » Demand reduction of Water Efficient Landscape Program participants
- » Demand characteristics of smart controller adopters

Not all conservation efforts can be evaluated with empirical evidence. For example, it is difficult to measure how many gallons of water are saved because someone visited a garden. Just the same, these engagements are known to influence community members to embrace conservation efforts.

Looking more holistically, the district and the program partners will review the overall impact of the collective conservation program on the community-wide changes in water use on an annual basis.



# Conservation Measures

	HURRICANE	IVINS	LA VERKIN	SANTA CLARA	ST. GEORGE	TOQUERVILLE	VIRGIN	WASHINGTON
<b>REGULATORY MEASURES - DEVELOPMENT</b>								
WaterSense Plumbing Fixtures Required	✓	✓	✓	✓	✓	✓	✓	✓
Residential Hot Water Recirculation	✓	✓	✓	✓	✓	✓	✓	✓
Limitation on Residential Lawn Area	✓	✓	✓	✓	✓	✓	✓	✓
Prohibition on non-residential, non-functional lawn areas	✓	✓	✓	✓	✓	✓	✓	✓
Irrigation system design minimum requirements	✓	✓	✓	✓	✓	✓	✓	✓
WaterSense Irrigation Controller Required	✓	✓	✓	✓	✓	✓	✓	✓
Mulch required on planting beds	✓	✓	✓	✓	✓	✓	✓	✓
Ornamental Water Feature Limitations	✓	✓	✓	✓	✓	✓	✓	✓
Car Wash Efficiency Standards	✓	✓	✓	✓	✓	✓	✓	✓
Golf Course water efficiency plans	✓	✓	✓	✓	✓	✓	✓	✓
Municipal water prohibited for irrigation of new golf courses	✓				✓		✓	
Prohibition on master metering separate parcels	✓	✓	✓	✓	✓	✓	✓	✓
Separate meter required on large landscape	✓	✓	✓	✓	✓	✓	✓	✓
Swimming pool size limitations		✓						
<b>REGULATORY MEASURES - WATER USE</b>								
Water waste prohibition	✓	✓	✓	✓	✓	✓	✓	✓
Mist system regulations	✓	✓	✓	✓	✓	✓	✓	✓
Prohibition on HOA requiring lawn grass (2)	✓	✓	✓	✓	✓	✓	✓	✓
Requirement to connect to municipal water & Sewer	✓	✓	✓	✓	✓	✓	✓	✓
Requirement to repair leaks	✓	✓	✓	✓	✓	✓	✓	✓
<b>PRICE SIGNALS</b>								
Increasing block tiered water rates	✓	✓	✓	✓	✓	✓	✓	✓
Excess Use Surcharges	✓	✓	✓	✓	✓	✓	✓	✓
<b>INCENTIVE PROGRAMS</b>								
Lawn Replacement Payments	✓	✓	✓	✓	✓	✓	✓	✓
Toilet Retrofit Rebate	✓	✓	✓	✓	✓	✓	✓	✓
Smart Irrigation Controller	✓	✓	✓	✓	✓	✓	✓	✓
Public Agency Water Efficiency Rebate	✓	✓	✓	✓	✓	✓	✓	✓
<b>EDUCATION PROGRAMS</b>								
Transparent Water Billing Program	✓	✓	✓	✓	✓	✓		✓
AMI - Automated Metering Infrastructure	✓	PENDING	✓	✓	✓	✓		✓
Access to Community Demonstration Gardens	✓	✓	✓	✓	✓	✓	✓	✓
Seasonal Watering Schedules	✓	✓	✓	✓	✓	✓	✓	✓
<b>RELATED EFFORTS</b>								
Non-Revenue Water Management Programs	✓	✓	✓	✓	✓	✓	✓	✓

Figure 8

# Appendix A:

Municipal Commitment to Implement the Joint Agency Water Conservation Plan

June 5, 2025

Utah Division of Water Resources  
1594 W North Temple #310  
Salt Lake City, UT 84116

Subject: Statement of support and commitment to implement the Washington County Water Conservancy District's Joint Agency Regional Water Conservation Plan

Director Hasenyager,

We formally express our collective commitment to the adoption and implementation of the Washington County Water Conservancy District's Joint Agency Regional Water Conservation Plan and acknowledge the updated five-year compliance date.

As elected officials representing rapidly growing communities in the most arid region of the state, we recognize the urgent need to safeguard and efficiently manage our water resources. Having a joint agency plan offers several key benefits, including:

1. Improved public understanding with clear and consistent messaging
2. Simplified report development, data collection, analysis, tracking and enforcement
3. Enhanced equity for all municipal customers of the district

We appreciate the Division of Water Resources and share your commitment to be wise stewards of Utah's water supply.

Sincerely,



Michele Randall  
St George City Mayor



Chris Hart  
Ivins City Mayor



Kress Staheli  
Washington City Mayor



Nanette Billings  
Hurricane City Mayor



Rick Rosenberg  
Santa Clara City Mayor



Kelly Wilson  
La Verkin City Mayor



Justin Sip  
Toquerville City Mayor



Jean Krause  
Virgin City Mayor

## **Appendix B:**

*Notification Procedure*

- » Letter transmitting Conservation Plan to media representatives
- » Letter transmitting Conservation Plan to governing bodies of each municipality and county served
- » Copies of notices of public meetings

### **Washington County Water Conservancy District**

Hurricane City

Ivins City

La Verkin City

Santa Clara City

St. George City

Toquerville City

Washington City

Virgin Town

## **Appendix C:**

*Minutes of the Washington County Water Conservancy District Board of Trustees Meeting in which the 2025 Water Conservation Plan Was Adopted*

### **Washington County Water Conservancy District**

- » Resolution Adopting Regional Conservation Plan Minutes

### **Hurricane City**

- » Resolution Adopting Regional Conservation Plan Minutes

### **Ivins City**

- » Resolution Adopting Regional Conservation Plan Minutes

### **La Verkin City**

- » Resolution Adopting Regional Conservation Plan Minutes

### **Santa Clara City**

- » Resolution Adopting Regional Conservation Plan Minutes

### **St. George City**

- » Resolution Adopting Regional Conservation Plan Minutes

### **Toquerville City**

- » Resolution Adopting Regional Conservation Plan Minutes

### **Washington City**

- » Resolution Adopting Regional Conservation Plan Minutes

### **Virgin Town**

- » Resolution Adopting Regional Conservation Plan Minutes

**Sample Resolution Adopting Joint Agency Regional Conservation Plan**

Whereas Utah’s Water Conservation Act (Utah Code 73-10-32) requires [Municipality] to adopt and file a water conservation plan with the Utah Division of Water Resources (Division); and

Whereas [Municipality] is a participant in the Regional Water Supply Agreement and collaborates with the Washington County Water Conservancy District and other partner municipalities (the program partners) to ensure that adequate supplies of water are available for future needs; and

Whereas [Municipality] and the program partners have developed a Joint Agency Water Conservation Plan (the Regional Conservation Plan) to meet the requirements of the Water Conservation Act; and

Whereas, the Regional Conservation Plan contains a regional conservation goal, a timeline for action, and an evaluation process for assessing progress toward the conservation goal;

NOW THEREFORE, be it resolved that:

[Municipality] hereby adopts the Joint Agency Regional Water Conservation Plan.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By:

\_\_\_\_\_  
Mayor

## Appendix D:

Potable and Secondary Water Uses by Agency

### Potable Water

2024	Population served	Total ERC	City Production	Wholesale Purchases	Total All Sources	Total Retail Sales	Wholesale Sales	Net Potable Sources	Non-Revenue Water	Source Water AF per ERC	Peak Day Demand
Hurricane City	26,105	12466.52	5,515.78	1987.16	7,503	5799.16	245.62	7257.38	19.43%	0.58	22.64
Ivins City	9,910	5467.00	0	2370.00	2370	2037.00	7.84	2362.16	13.71%	0.43	12.43
La Verkin	4,805	2199.00	611	177.88	788.88	659.90	0.00	788.88	16.35%	0.36	3.62
Saint George City	112,800	42904.54	13,748.42	19937.51	33685.94	26666.92	3332.89	30353.05	10.94%	0.71	148.6
Santa Clara City	9,265	4034.08	1,732.64	637.86	2,370.50	1755.39	51.49	2319.01	23.78%	0.57	10.84
Toquerville City	2,633	910.53	277.27	15.18	292.45	253.17	9.15	283.30	10.30%	0.31	1.5
Virgin Town	734	537.44	0	276.46	276.46	239.05	0.00	276.46	13.53%	0.51	1.15
Washington City	45865	19998.51	3,792.59	5,725.26	9,517.85	8835.62	0.00	9517.85	7.17%	0.48	44.65
<b>Total</b>	<b>212,117</b>	<b>88,518</b>	<b>25,678</b>	<b>31,127</b>	<b>56,805</b>	<b>46,246</b>	<b>3,647</b>	<b>53,158</b>	<b>N/A</b>	<b>0.495</b>	<b>NA</b>

### Secondary Water

2024	Secondary Water City	Secondary Water Purchases	Secondary Wholesale Sales	Net Secondary Water	Percent non-Agricultural	M&I Secondary
Hurricane City	-	2,590.63	-	2,590.63	0.86	2227.94
Ivins City	-	-	-	-	-	0.00
La Verkin	1,935.00	-	-	1,935.00	0.79	1528.65
Saint George City	646.77	5,922.93	1,977.04	4,592.66	0.99	4536.63
Santa Clara City	-	293.25	-	293.25	1.00	293.25
Toquerville City	-	1,922.52	-	1,922.52	0.40	769.01
Virgin Town	-	-	-	-	-	0.00
Washington City	2,124.34	465.63	-	2,589.97	1.00	2589.97
<b>Total</b>	<b>4,706</b>	<b>11,195</b>	<b>1,977</b>	<b>13,924</b>	<b>NA</b>	<b>11,945.45</b>

Secondary water from TSWS system owned by WCWCD

Values as reported to the State of Utah for 2024. [https://waterrights.utah.gov/asp\\_apps/generalWaterUse/WaterUseList.asp](https://waterrights.utah.gov/asp_apps/generalWaterUse/WaterUseList.asp)

# Appendix E:

Reliable Yield of Potable and Secondary Water Sources by Agency

Reliable Annual Yields from District Potable Water Supplies

District Potable Supply	Source Yield Scenario		
	Baseline Reliable Yield (AF)	50th Percentile Yield (AF)	10th Percentile Yield (AF)
Quail Creek/Sand Hollow	27,400	24,920	7,000
Crystal Creek	2,000	1,819	510.9
Sand Hollow Natural Recharge/Recharge and Recovery	7,800	7,256	3,235
Toquerville Springs	1,640	1,590.8	1,180.8
Cottam Well Field	85	82.5	61.2
<b>Total</b>	<b>38,925</b>	<b>35,668.1</b>	<b>11,987.8</b>

Reliable Annual Yields from RWSA Partners' Potable Water Supplies

St. George City Potable Water Supply	Source Yield Scenario		
	Baseline Reliable Annual Yield (AF)	50th Percentile Annual Yield (AF)	10th Percentile Annual Yield (AF)
Mountain Springs	1,230.0	1,230.0	885.6
City Creek Wells, Millcreek Wells, Ledges Wells, Tolman Wells	3,716.0	3,716.0	3,344.5
Gunlock Wells	9,811.0	9,811.0	8,830.0
Snow Canyon Wells	1,152.0	1,152.0	1,036.8
West City Springs	564.0	547.1	406.1
<b>Subtotal</b>	<b>16,473.0</b>	<b>16,456.1</b>	<b>14,503.0</b>
Washington City Potable Water Supplies			
Well #2, Well #3, Well #4, Well #5, Well #6, Grapevine Well #1, Grapevine Well #2	2,666.0	2,585.6	1,919.2
<b>Subtotal</b>	<b>2,666.0</b>	<b>2,585.6</b>	<b>1,919.2</b>
Hurricane City Potable Water Supplies			
Stratton Well #1, Stratton Well #2, West Well	2,100.0	2,100.0 <sup>3</sup>	1,512.0
Toquerville Springs & Ash Creek Springs	1,420.4	1,378.0	1,023.0
<b>Subtotal</b>	<b>3,520.4</b>	<b>3,478.0</b>	<b>2,535.0</b>
Ivins City Potable Water Supplies			
Snow Canyon Wells (Snow Canyon Compact)	392.6	380.8	282.6
Gunlock Well Agreement with St. George	614	614	552.6
<b>Subtotal</b>	<b>1,006.6</b>	<b>994.8</b>	<b>835.2</b>
Santa Clara City Potable Water Supplies			
Snow Canyon Wells (Snow Canyon Compact)	1,071.5	1,039.3	771.5
Snow Canyon Wells (Well #6 and #7)	1,479.1	1,434.7	1,065.0
Sheep Spring, Miller Spring, Beecham Spring, Gray Springs	95.2	92.3	68.5
<b>Subtotal</b>	<b>2,645.8</b>	<b>2,566.3</b>	<b>1,905.0</b>
La Verkin City Potable Water Source			
Ash Creek Springs & Upper Ash Creek Springs	473.4	459.1	340.8
Toquerville Springs	241.1	233.8	173.6
<b>Subtotal</b>	<b>714.5</b>	<b>692.9</b>	<b>514.4</b>
Toquerville City Potable Water Supplies			
Toquerville Springs	538.8	522.6	387.9
Ash Creek	18.6	18	13.4
<b>Subtotal</b>	<b>557.4</b>	<b>540.6</b>	<b>401.3</b>
<b>TOTAL</b>	<b>27,583.7</b>	<b>27,314.3</b>	<b>22,613.1</b>

Data in appendix E were derived from the district's January 2023 master plan. For details on methodology, please visit: <https://www.wcwrco.gov/wp-content/uploads/2025/07/2023masterplanpublic.pdf>

Reliable Annual Yield of District Secondary Irrigation Supplies

District Secondary Irrigation Supply	Source Yield Scenario		
	Baseline Reliable Yield (AF)	50th Percentile Yield (AF)	10th Percentile Yield (AF)
Ence Wells	370.0	359.0	266.0
Toquerville Springs <sup>1</sup>	678.0	632.0	487.0
<b>Total</b>	<b>1,048.0</b>	<b>991.0</b>	<b>753.0</b>

<sup>1</sup>Represents the value available for M&I secondary demand, excluding water used for agriculture or potable use.

Reliable Annual Yield of RWSA Partner Secondary Irrigation Supplies

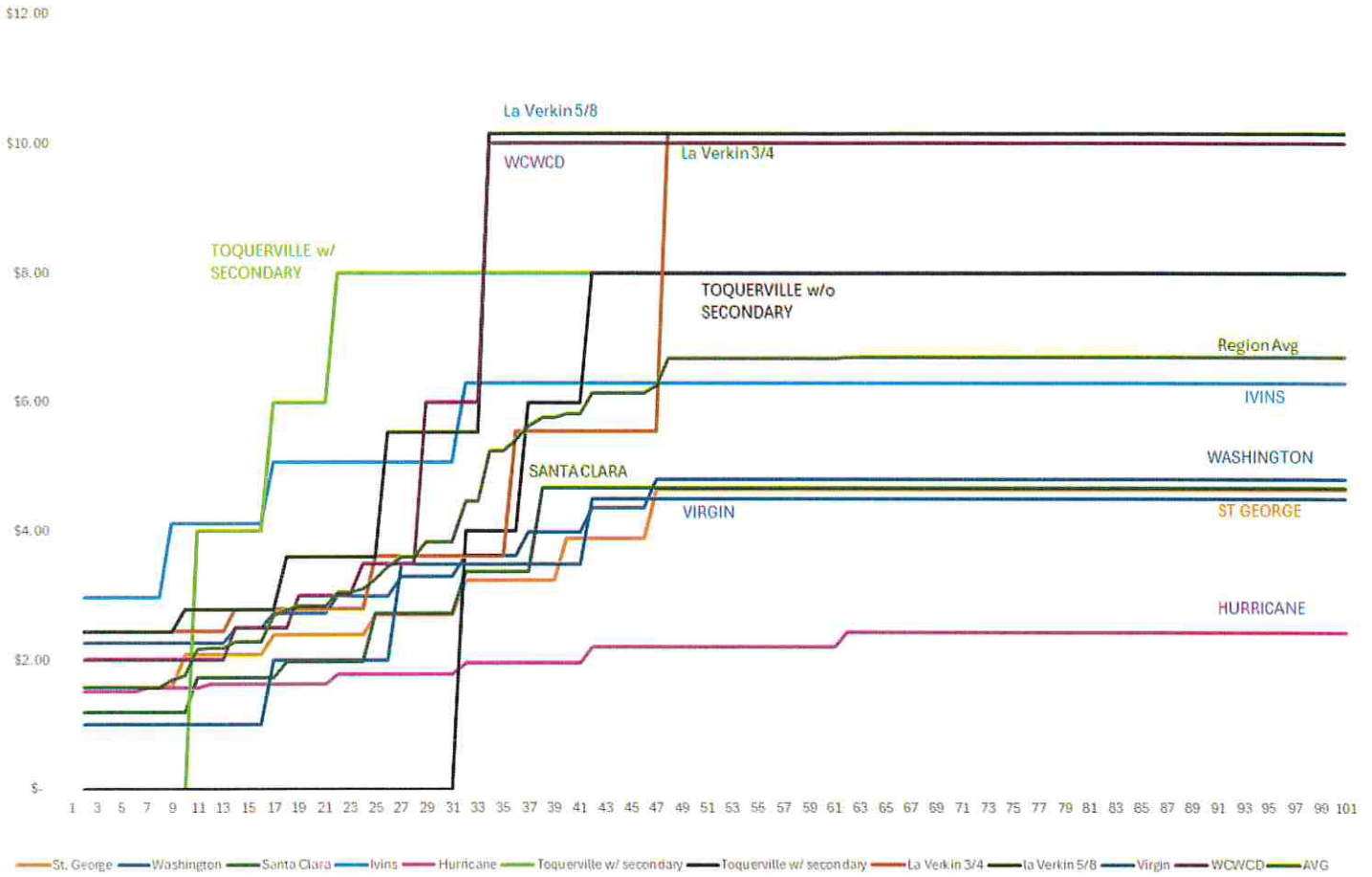
St. George City Secondary Irrigation Supplies	Source Yield Scenario		
	Reliable Annual Yield (ac-ft)	50th Percentile Yield (ac-ft)	10th Percentile Yield (ac-ft)
Sunbrook Wells, Mathis Well, Moores Well, Sunset Well	2,873.3	2,873.3	2,586.0
West City Springs	550.0	512.7	394.8
East City Springs	480.0	447.5	344.5
SGWRF Reuse Facility <sup>1</sup>	4,400.0	4,400.0	4,400.0
St. George Clara Fields Canal Company	712.0	663.7	511.1
New Santa Clara Water Company	5.0	4.7	3.6
St. George Valley Irrigation Company	1,768.0	1,648.2	1,269.0
Bloomington Water Company	1,247.0	1,162.5	895.1
St. George Washington Fields Canal Company	1,932.0	1,801.1	1,386.7
Millcreek Water Company	670.0	624.6	480.9
<b>Subtotal</b>	<b>14,637.3</b>	<b>14,138.2</b>	<b>12,271.7</b>
<b>Washington City Secondary Irrigation Supplies</b>			
Mill Creek (Tanner Ditch)	306.5	285.8	220.0
Price/Pierce Springs	11.3	10.5	8.1
Prisbrey/Westover/Sprout Spring	206.2	192.2	148.0
Adair Spring, Warm Spring, Unnamed Spring	384.6	358.6	276.1
Green Spring, Calvin Hall Spring	126.5	118.0	90.8
MascREW, Iron Bush, Cottonwood Spring	4.1	3.9	3.0
Green Stream	2.5	2.3	1.8
Sullivan Well	119.0	115.4	86.7
Well #1 <sup>2</sup>	0.0	0.0	0.0
<b>Subtotal</b>	<b>1,160.8</b>	<b>1,086.6</b>	<b>833.5</b>
<b>Hurricane City Secondary Irrigation Supplies</b>			
Virgin River	193.4	180.3	138.8
Hurricane Canal Company	1,561.5	1,455.6	1,120.8
<b>Subtotal</b>	<b>1,754.8</b>	<b>1,635.9</b>	<b>1,259.6</b>
<b>Ivins City Secondary Irrigation Supplies</b>			
St. George Clara Irrigation Company	96.9	90.3	69.6
Ivins Irrigation Company	51.8	48.3	37.2
Santa Clara Irrigation Company	24.8	23.1	17.8
<b>Subtotal</b>	<b>173.5</b>	<b>161.7</b>	<b>124.5</b>
<b>Santa Clara City Secondary Irrigation Supplies</b>			
Rex Jackson Sunbrook Well	95.0	92.2	68.4
Crystal Lakes Sunbrook Well	120.0	116.4	86.4
Ralph Hafen Well	7.6	7.3	5.4
McDermitt Well	150.0	145.5	108.0
J. Ross Hurst Entrada Well	26.2	25.4	18.9
Irrigation Company Shares	53.1	49.5	38.1
<b>Subtotal</b>	<b>451.9</b>	<b>436.3</b>	<b>325.2</b>
<b>La Verkin Secondary Irrigation Supplies</b>			
Virgin River (via Quail Creek Pipeline Diversion)	2,630.2	2,451.9	1,887.9
<b>Subtotal</b>	<b>2,630.2</b>	<b>2,451.9</b>	<b>1,887.9</b>
<b>TOTAL</b>	<b>20,808.6</b>	<b>19,910.8</b>	<b>16,702.5</b>

<sup>1</sup>Availability of wastewater reuse water assumed to be unaffected by climate change scenarios.

# Appendix F:

Potable Water Rate Structure

Potable Rate Tiers 2025  
Not including base fees or WCWCD charges



Monthly Service Fee

Ivins	\$19.67
St. George	\$22.75
Washington	\$23.34
Hurricane	\$36.43
Santa Clara	\$37.25
La Verkin 5/8	\$46.07
Toquerville w/ secondary	\$55.00
Toquerville w/o secondary	\$55.00
Virgin	\$60.00
La Verkin 3/4	\$66.34





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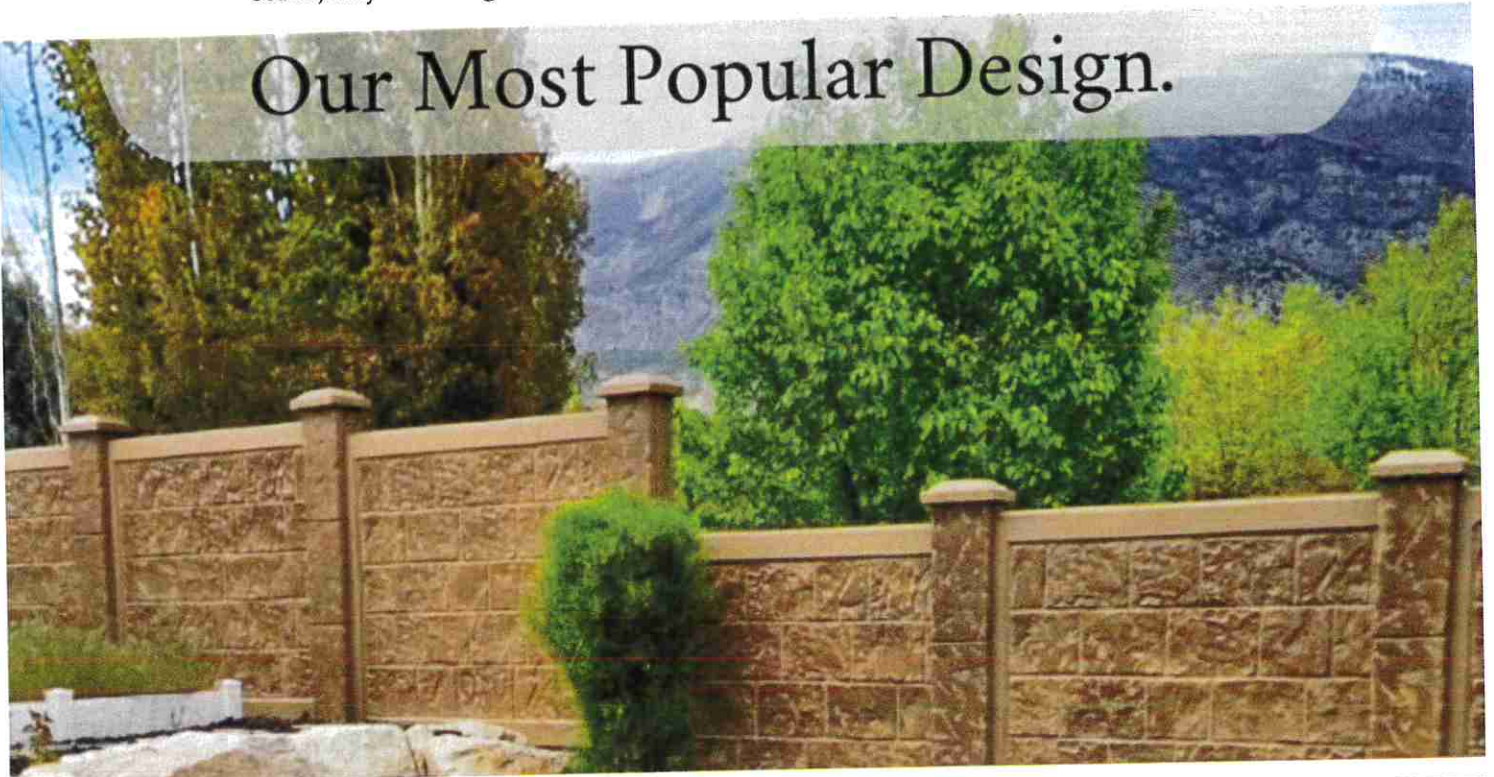
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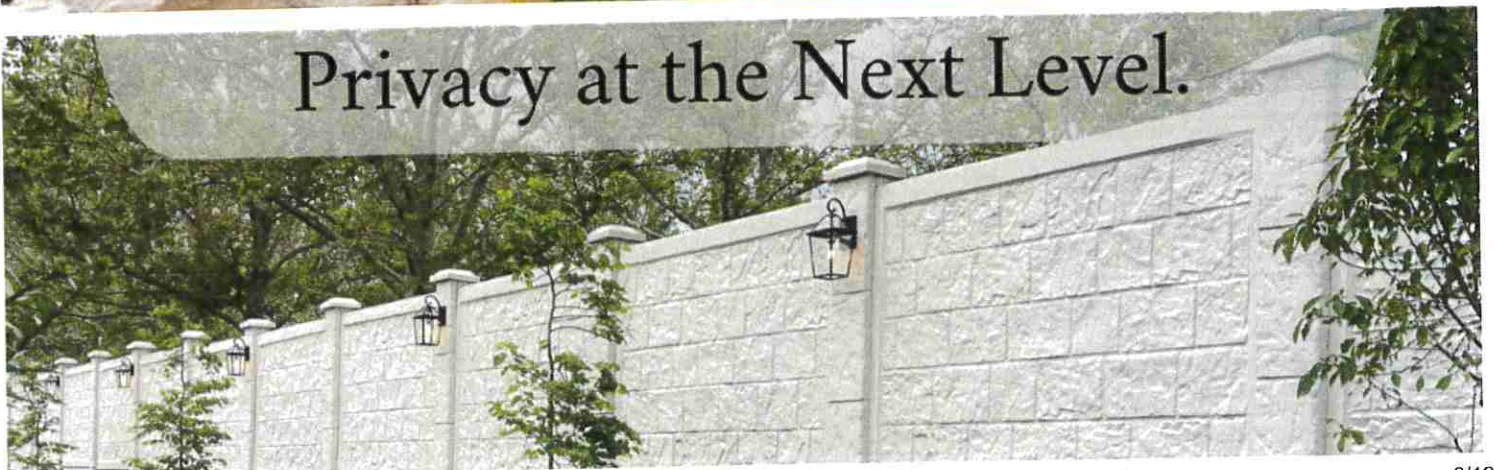
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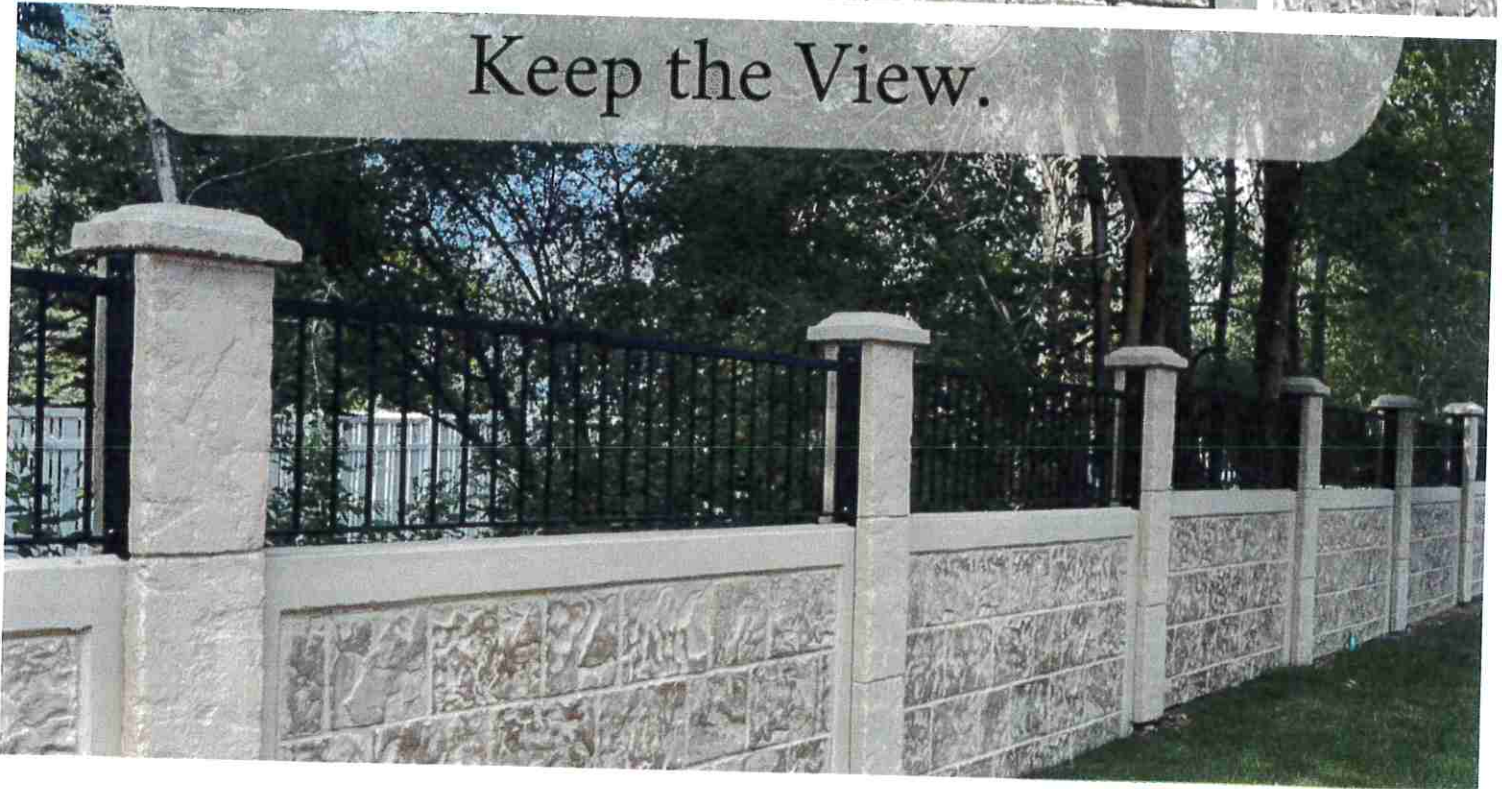




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10/15/25, 12:39 PM

# 6ft smooth panel w/6ft Stone Pillar

\*also available with a smooth pillar.

