

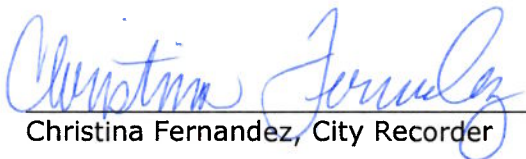
**NOTICE OF WORK MEETING OF THE
CITY COUNCIL OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

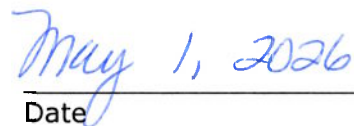
Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a work meeting in the City Council Conference Room at the St. George City Hall located at 61 South Main Street, St. George, Utah, on Thursday, May 7, 2026 commencing at 3:00 p.m.

The agenda for the meeting is as follows:

1. **Update from Victim Services.**
2. **Presentation from Josh Ruesch regarding a Young Adult Advisory Council.**
3. **Discussion regarding WUI (Wildland-Urban Interface) zoning.**
4. **Discussion regarding the Transportation Utility Fee.**
5. **Discussion regarding ADU (Accessory Dwelling Units) Impact Fees.**
6. **Discussion regarding the Pretreatment Program.**
7. **Discussion regarding Water County Water Conservation District Ultra Water Efficiency Standards.**
8. **Reports from Mayor, Councilmembers, and City Manager.**
9. **Request a closed meeting to discuss litigation, security, property acquisition or sale, or the character and professional competence or physical or mental health of an individual.**


Christina Fernandez, City Recorder


Date

REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the Human Resources office at 435-627-4674, at least 24 hours in advance if you have special needs.

An aerial photograph of a landscape showing a mix of natural terrain and human development. The terrain is primarily brown and tan, with some green patches indicating vegetation. A network of roads and a few clusters of buildings are visible. Overlaid on the map are numerous irregular, semi-transparent red shapes of various sizes, which appear to delineate specific areas of interest or risk, likely related to wildland fire management. The text 'Wildland Urban Interface Management' is centered over the lower half of the image in a white, sans-serif font.

Wildland Urban Interface Management

What prompted High Risk WUI Legislation?

Increased frequency and severity of wildfires

- 🔥 **Marshal Fire (CO), 2021:** 2 deaths | 1,084 structures
- 🔥 **Lahaina Fire (HI), 2023:** 102 deaths | 2,207 structures
- 🔥 **Eaton Fire (CA), 2025:** 19 deaths | 9,418 structures
- 🔥 **Palisades Fire (CA), 2025:** 12 deaths | 6,837 structures

2025 Wildfire Suppression Costs



Federal

\$160,571,157.73



County

\$24,930,611.72



City

\$1,131,432.23



State

~~\$5,197,950.32~~

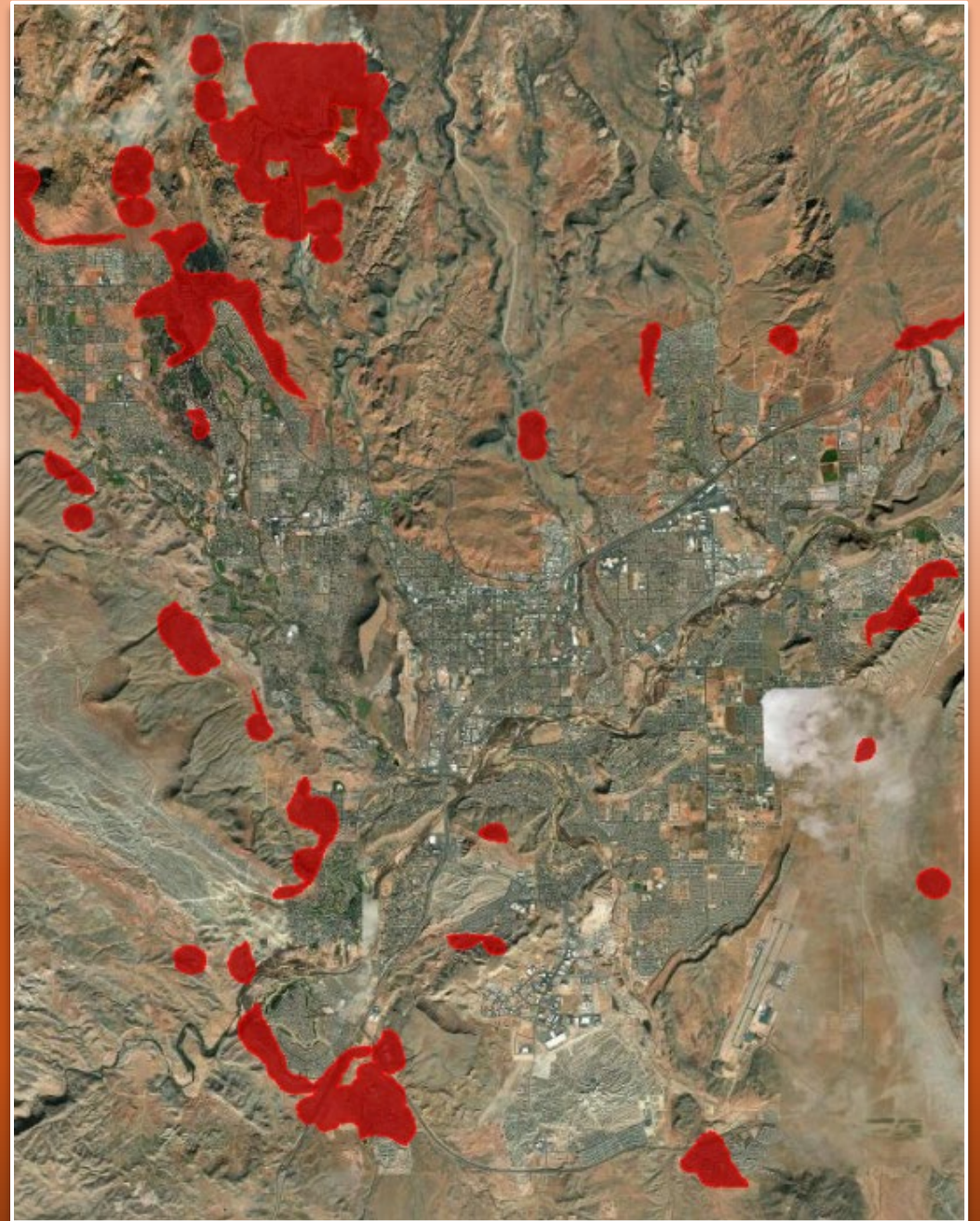
Total Non-Federal
\$31,259,994.27

Total suppression cost
\$191.8 million

2025 wildfire cost figures are preliminary and subject to change pending consolidated billing, which is expected to be completed in May.

House Bill 48

- State creates “High-Risk WUI” map
- Cities must adopt local WUI maps
- Cities must enforce WUI building codes
- State creates “High-Risk WUI” map
- Property-level risk assessments



Fee Amount

🌿 Purpose of fee is to pay for High Risk WUI program.

📊 2027 = flat fee between **\$20 and \$100**

🏠 2028 onward = fees based on:

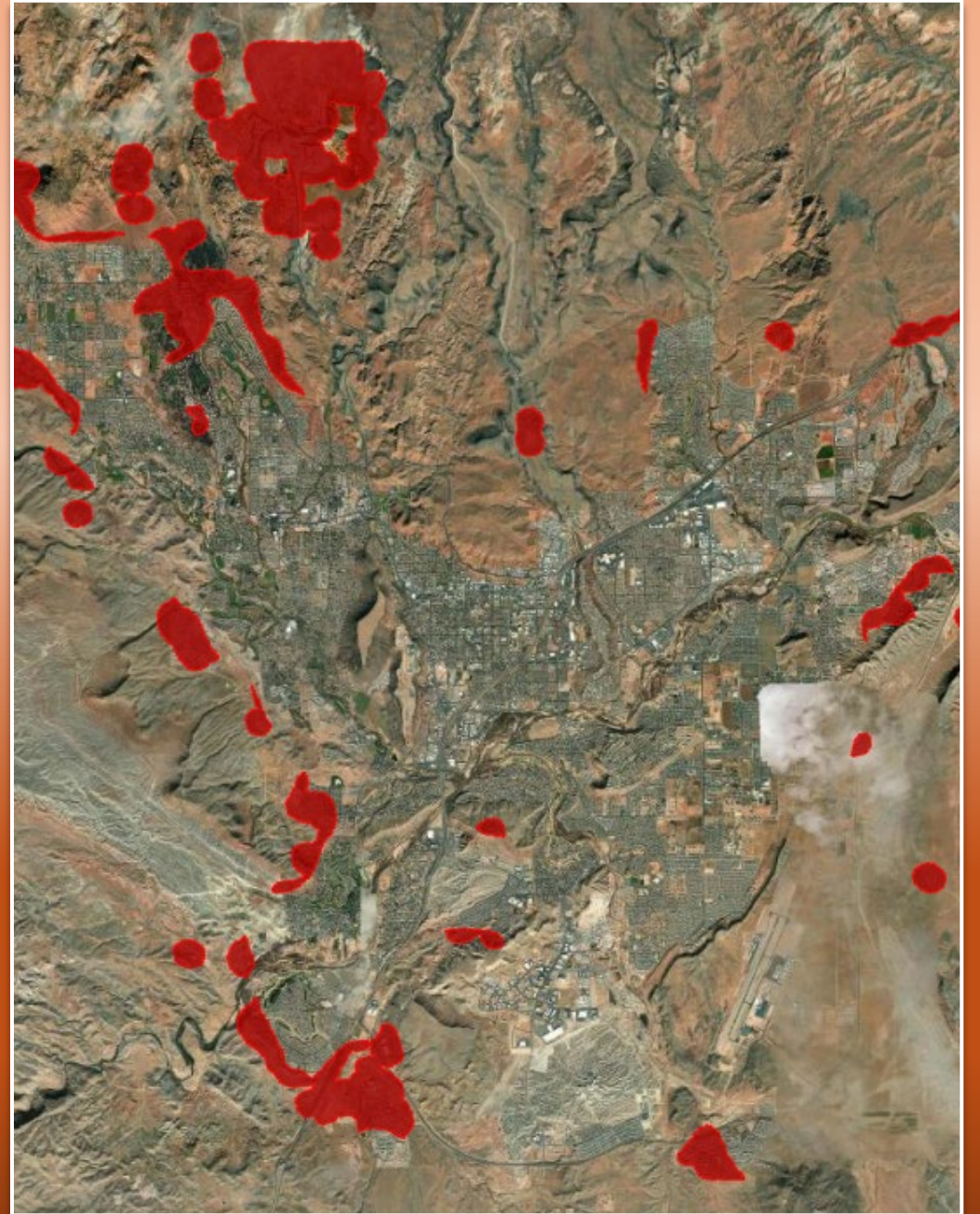
🏠 **Square footage** of structure

🏠 **Triage score** from the lot assessment

🏠 **Costs** to state and county to operate program



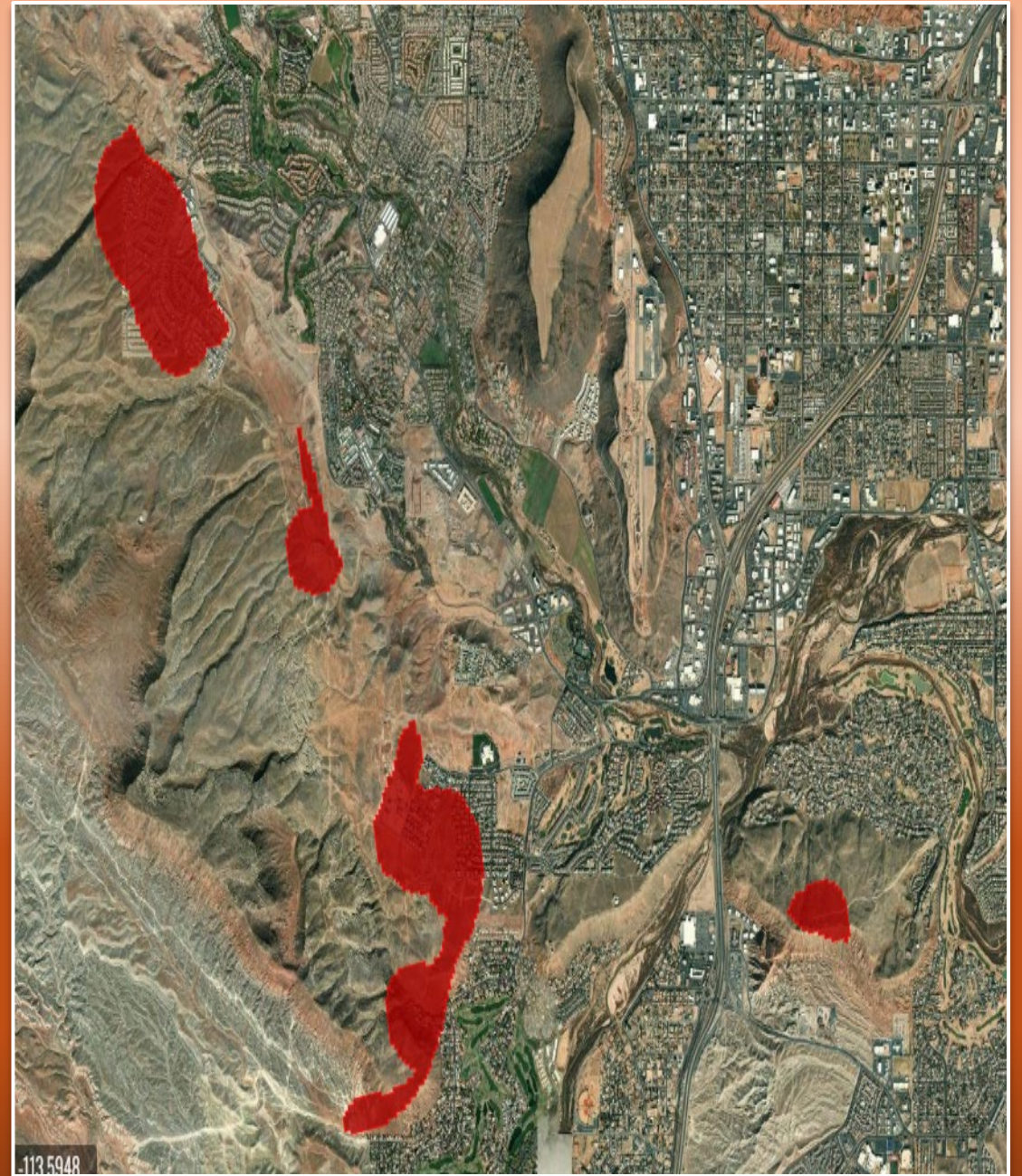
WUI Concerns in St. George



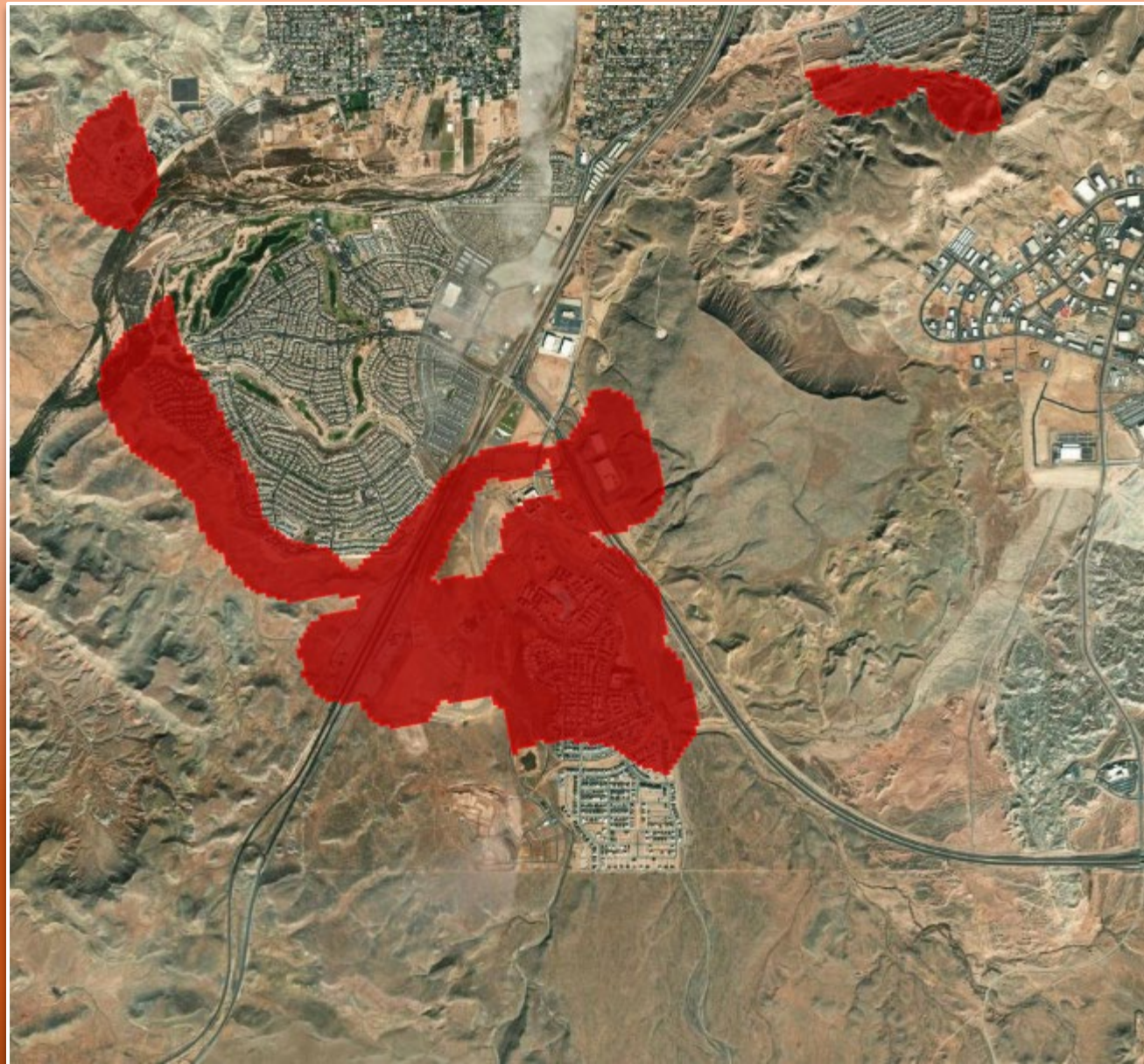
Ledges and Entrada



Divario and Tonaquint

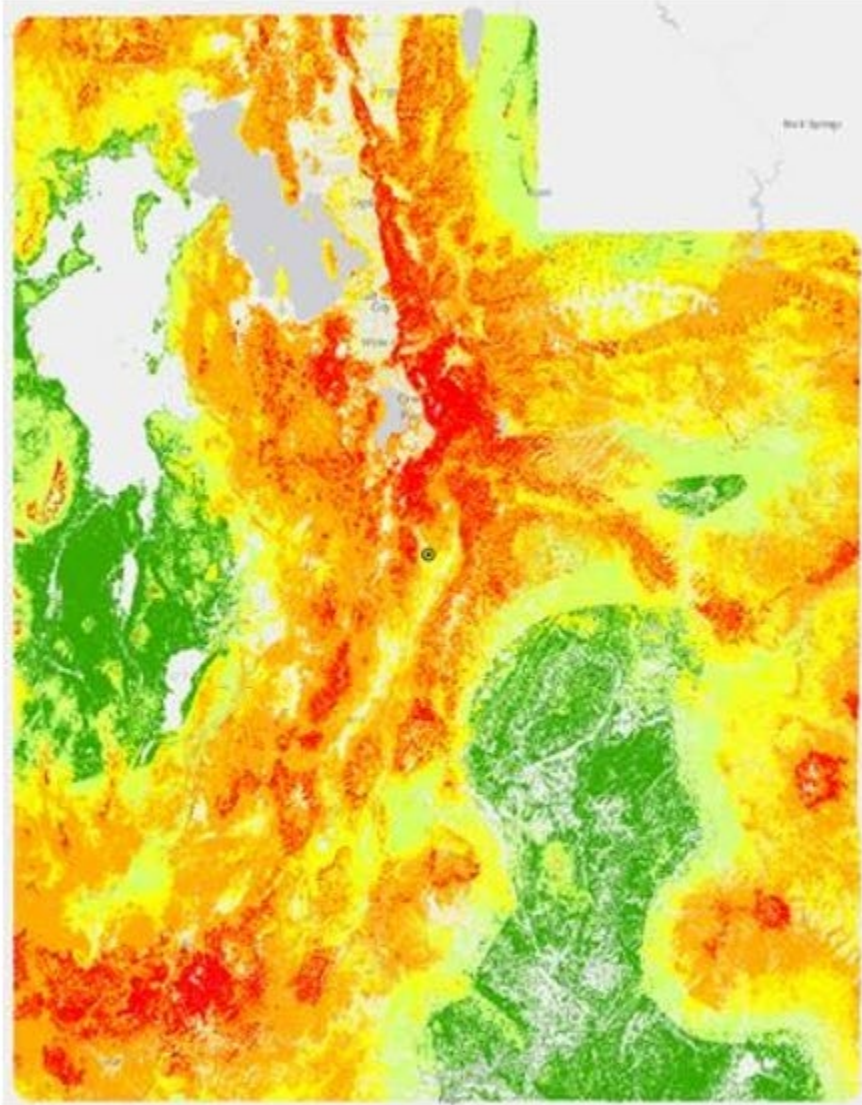


Bloomington, SunRiver, and Desert Color



Desert Canyons





Utah Wildfire Risk Explorer



wildfirerisk.utah.gov



Utah Division of Forestry, Fire & State Lands

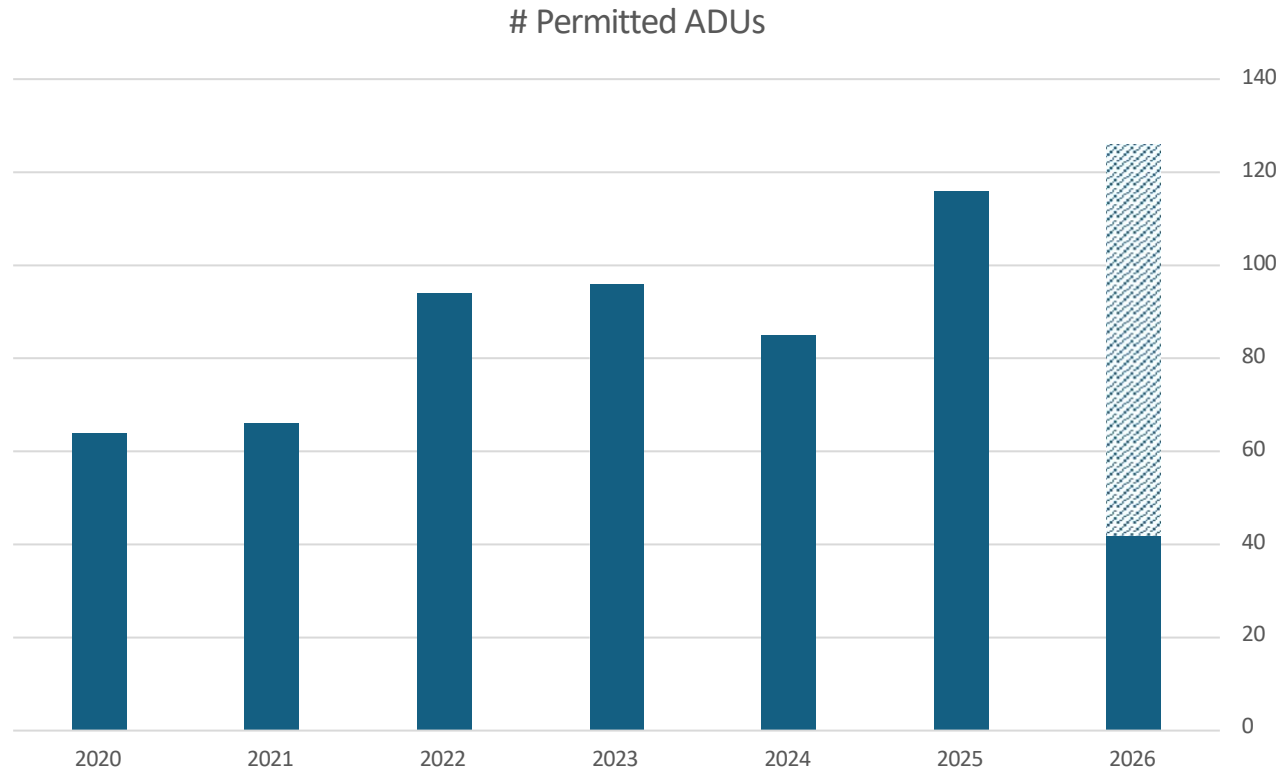
ffsl.utah.gov



ADU Impact Fees

ADU Impact

- **# ADUs since 2020: 563**
- **Avg Size of ADU:**
- **ADUs built when home built**
- **Combine Lots and build ADU**
- **Some ADU's over 5,000 SF**
- **Currently, water and sewer utilities are connected to main residence.**
- **Do ADUs impact the water and sewer system?**
 - **Lack of meter data**



Impact Fee Methodology

- **Determine “Equivalent Residential Unit” ERU**
 - **Evaluate meter data for single family residential units**
 - **Annual Water Use (Average Day Demand) [Used for source sizing and treatment capacity]**
 - **Peak Day Demand, Peak Hourly demand [Used to determine pipeline sizes, tank storage]**
- **Establish Level of Service per ERU**
- **Determine ERU multiplier for different meter sizes**
- **Establish historical growth rate, Predict future growth rate**
- **Establish “build out” conditions based on current general plan, zoning plan, approved development plans**
- **Predict where growth will occur in the next 10 years**
- **Map existing infrastructure**
- **Hydraulic modeling of existing infrastructure for 10 years and buildout conditions to determine infrastructure improvements to be made in the next 10 years and for buildout conditions.**
- **Identify project required for future growth - Impact Fee Facilities Plan (IFFP)**
- **Impact Fee Analysis Plan (IFA)- determines impact fee amount per ERU**

ADU Challenges in Determining Impact Fees

- **If ADU water and sewer is connected to the main residence, the annual water and sewer use will be skewed (ie. the main residence will appear to have a higher use than it really does.)**
 - **Water Conservation efforts will look skewed.**
 - **Per Capita water use will be skewed when compared to other municipalities.**
 - **Main Residence will pay higher Excess Water Surcharge**
- **Difficult to determine where ADUs will occur**
- **Difficult to determine # ERUs added each year**
- **ADUs DO have an impact on the Water and Sewer systems**
 - **In the past, the water impact has not been as great– ADUs often replaced turfgrass on larger lots in the downtown area.**
 - **Now, ADUs often constructed with main residence.**
 - **ADUs replacing Xeriscape or Low Water Demand landscaping (due to current landscape ordinances)**
 - **It's challenging to determine how much impact ADUs have on the system (lack of metered data)**

ADU Impact Fee Direction

- **Should Impact Fees be considered for ADUs?**
 - **Pros:**
 - **Pays for impact to system**
 - **Cons:**
 - **Cost to homeowner**
 - **Difficult to establish impact fee**
- **Should separate utility connections be required for ADUs?**
 - **Pros:**
 - **Accountability of water use**
 - **Accurate Water Use reporting**
 - **Reduced Water Excess Surcharge to homeowner**
 - **Cons:**
 - **Cost to homeowner**



Pretreatment Program



Who the heck are we,
and what's the big deal?

SGRWRF Pretreatment Department



Meet our Team!



Juliette Curtis

Pretreatment Coordinator

- Since September 2016
- From City of Las Vegas



Heidi Mathis

Pretreatment Specialist

- Since August 2022
- From St. George City



Milo Farnsworth

Pretreatment Inspector II

- Since May 2024
- From Washington City



Daxten Ewell

Pretreatment Inspector I

- Since August 2025
- From St. George City

So, why are we here?



01

Our Role

02

Pretreatment Standards

03

Pretreatment Devices

04

Consistency, Ethics & Non-Bias

05

How can we help each other?

06

Conclusion & Questions

Who is Pretreatment, what do they do, and why does it matter?

Who is Pretreatment?

In the world of wastewater, "Pretreatment" refers to the Industrial Pretreatment Program.

The Regulated: All industrial and commercial users that discharge non-domestic waste into the sanitary sewer system, or POTW.

The Authority:

The EPA delegates primacy to the States.



The States then allow the Cities local control, or autonomy, to run their systems and programs.



Any deviation from requirements that impact our Publicly Owned Treatment Works or violate a Pretreatment Standard can be escalated to the State and or EPA, triggering fines and/or penalties.

What does Pretreatment do?

Our job is to ensure that "source control" happens before the wastewater ever reaches the collection lines or treatment plant.

Evaluating

Setting Local Limits

Inspecting

Monitoring & Sampling

Permitting

Enforcement

In simplest terms: We set rules, everyone plays by the rules, and they comply before it escalates to the State or Federal level.

Why does it matter anyway?

Pretreatment is the first line of defense for the entire city's environmental health. Without it, the treatment plant would fail.

Protecting the "Good Bugs"

Preventing "Pass-Through"

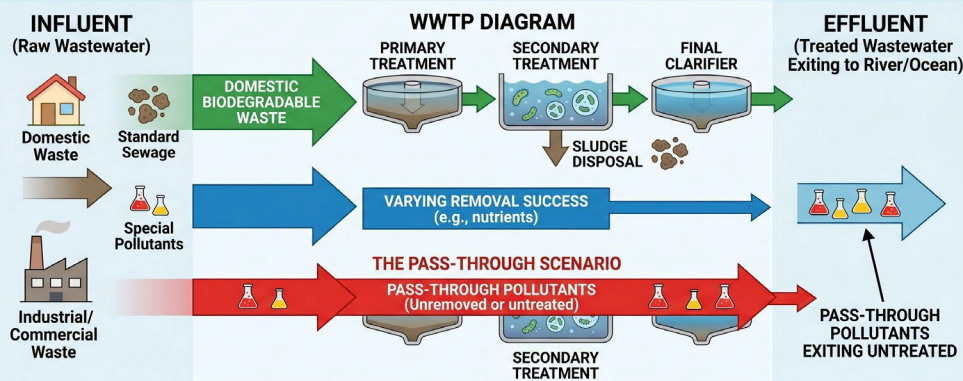
Preventing "Interference"

Infrastructure Safety

Operator & Worker Safety

Public Health & Safety

UNDERSTANDING PASS-THROUGH IN WASTEWATER TREATMENT



- ? **What is Pass-Through?** Pollutants entering the plant that are not treated/removed and exit with the effluent.
- ⚙️ **Common Causes:** Non-biodegradable chemicals, industrial compounds, pharmaceuticals, heavy metals.
- ! **Consequence:** These pollutants enter the environment, potentially causing harm to ecosystems and wildlife.

What is “Pass-through” exactly?

Pass-Through:

A pollutant that exits the treatment plant and enters the Virgin River because the plant wasn't designed to remove it.

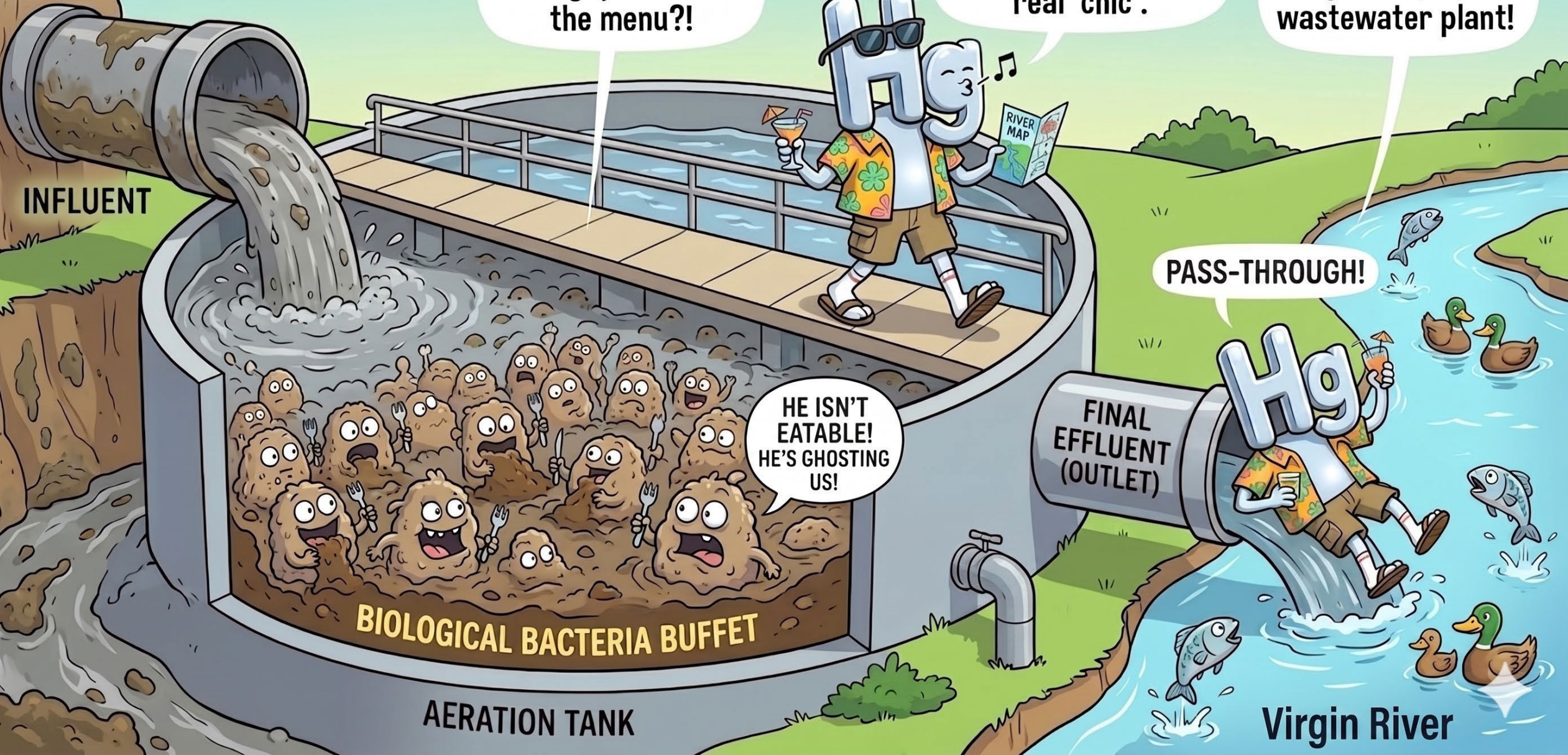
Imagine putting food coloring into a standard coffee filter. The coffee grounds (solids) stay in the filter, but the color (the chemical) "passes through" and stains the water in the pot.

Can you give me some examples?

The "Heavy Metal" River:

- A Commercial or Industrial facility uses solvents or dyes containing Mercury or Lead.
- The SGRWRF is designed to treat domestic waste, not commercial or industrial waste. These metals "ghost" right through the filters and biological process. They end up in the Virgin River, where they are absorbed by fish, eventually making their way into the human food chain. This is known as “bioaccumulation” and happens more often than you think when wastewater is not properly treated.

Pass-Through



Wait! Did you check that guy? Is he on the menu?!

Just passing through! Nice filters, guys, real 'chic'.

The pollutant that ghosts your wastewater plant!

PASS-THROUGH!

HE ISN'T EATABLE! HE'S GHOSTING US!

BIOLOGICAL BACTERIA BUFFET

AERATION TANK

FINAL EFFLUENT (OUTLET)

Virgin River

So, what is “Interference” then?



Interference:

A discharge that disrupts or inhibits the treatment plant's processes, operations, or its ability to manage sludge.

Imagine you have a stomach virus. Your "system" stops working correctly, you can't process food, and you get sick. Interference is a "sickness" for the wastewater plant.

Can you give me some examples?

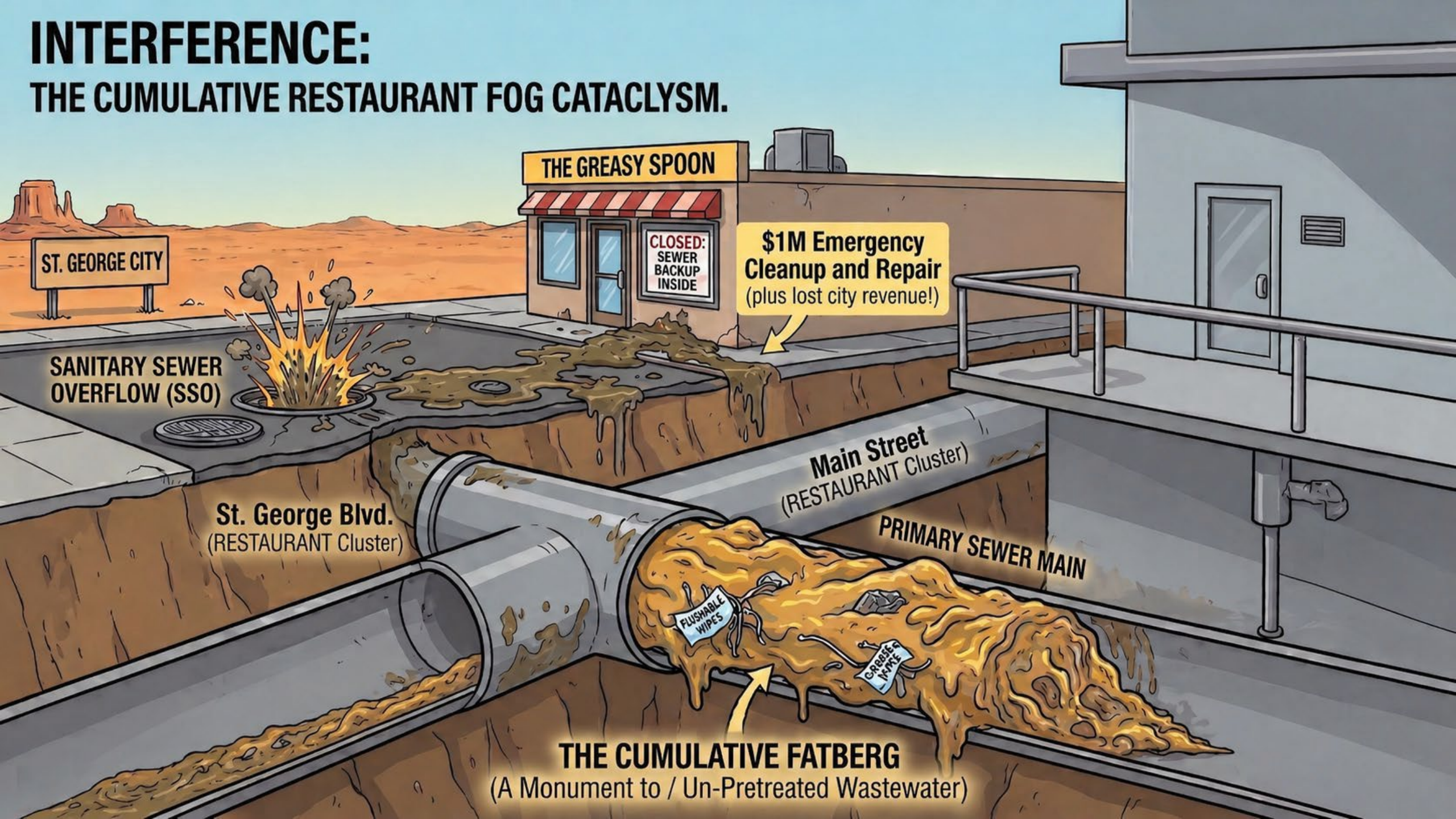
The “Bacteria Massacre”:

- A local electroplating shop accidentally dumps a vat of concentrated cyanide or heavy metals into the sewer.

The "Fatberg" Clog (Physical Interference in a Sanitary Sewer Line):

- Multiple fast-food restaurants on St. George Blvd. haven't been maintaining their grease traps or interceptors, sending fats, oils and grease down the drain.

INTERFERENCE: THE CUMULATIVE RESTAURANT FOG CATAclysm.



ST. GEORGE CITY

SANITARY SEWER
OVERFLOW (SSO)

St. George Blvd.
(RESTAURANT Cluster)

THE GREASY SPOON

CLOSED:
SEWER
BACKUP
INSIDE

\$1M Emergency
Cleanup and Repair
(plus lost city revenue!)

Main Street
(RESTAURANT Cluster)

PRIMARY SEWER MAIN

FLUSHABLE
WIPES

GREASY
RAGS

THE CUMULATIVE FATBERG
(A Monument to / Un-Pretreated Wastewater)

Required treatment for all
industrial users...the

Grease Interceptor



City Code does not allow grease traps and requires the installation of a gravity grease interceptor with a minimum size requirement of 1,000-gallons. This sizing requirement is comparable to most Utah Pretreatment Programs. Our Program follows the 25% capacity allowance rule that serves as a simple way to monitor the loading and effectiveness of an interceptor's performance. This rule is a standard practice across the country and has been a great way to keep compliance consistent as well as maintainable and transparent.

For St. George and our Program, overseeing all of the surrounding Cities, the 25% capacity rule has been the most efficient and effective tool for measuring compliance.

Grease Traps and the issues we are facing...



Grease traps are only reliable when maintained, and because of their size, need regular cleanings. The majority of pass-through from fats, oils and grease stem from unmaintained, undersized or failing grease traps.

The photos you see above are from sewer lines that service the Main Street area. These lines need to be cleaned regularly by our Collections Crew. Unmaintained or failing grease traps create recurring grease blockages in the sewer system, forcing the City to use taxpayer-funded resources for ongoing cleanup. In effect, the public is subsidizing preventable private maintenance failures.

(*For reference, the average sewer line is cleaned every 2 years. The above lines have to be cleaned monthly to remove the continuous grease build-up. This requires 6 “runs” of cleaning at 300-ft per run. That’s 1,800-ft of sewer pipe!)



It's all good, until it isn't...



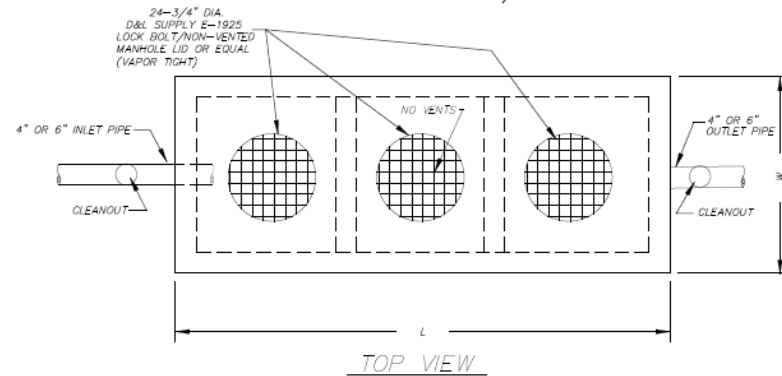
These photos were taken in 2017, and 2019, of a parking lot at a facility that had an unmaintained and undersized grease trap. After several inspections, lots of documentation and concerns from citizens, we were able to implement a Compliance Order and require the removal of the grease trap, with the installation of a properly sized grease interceptor. Since the install, we have had great success in avoiding an SSO backups at this location.



Grease Interceptor

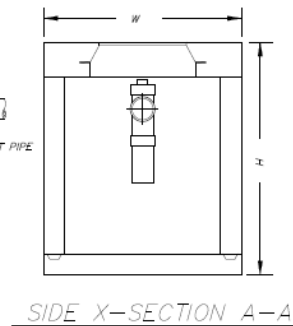
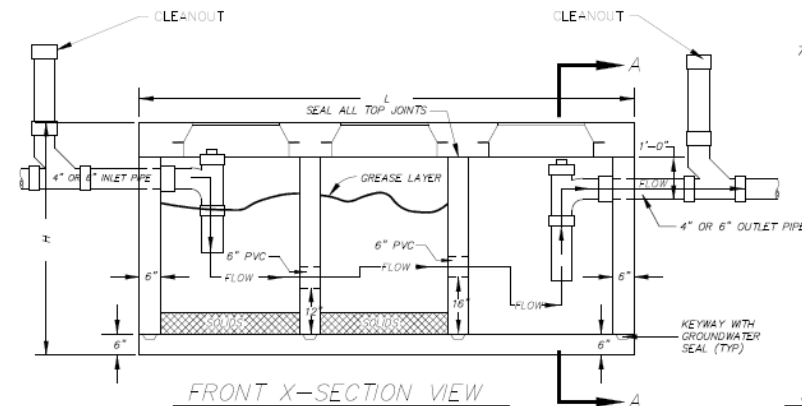


SAINT GEORGE REGION STANDARD GREASE/SAND INTERCEPTOR



NOTES:

- 1- MATERIAL SPEC'S:
A. CONCRETE PORTLAND CEMENT
TYPE II, MINIMUM COMPRESSIVE
STRENGTH-3000 PSI AT 28 DAYS.
B. REINFORCING BAR INTERMEDIATE
GRADE ASTM A615.
C. REINFORCING WELDED WIRE MESH
ASTM A185
- 2- UNIT COATED OUTSIDE WITH AN
APPROVED PROTECTIVE COATING.
- 3- ALL DIMENSIONS L, H, & W DEPENDANT
ON TANK CAPACITY AND MANUFACTURE
MINIMUM TANK SIZE SHALL BE 1000 GALLON
- 4- PRECAST UNIT TO BE PLACED ON
NATURAL SOIL OR APPROVED
COMPACTED FILL.
- 5- STANDARD GROUND WATER SEAL-
BUTYL ROPE MASTIC OR CEMENT MORTAR.
- 6- PRIOR TO BACKFILLING, INTERCEPTOR SHALL
BE TESTED. TANK SHALL BE EXPOSED ON
ALL SIDES AND FILLED WITH WATER AND
SHALL HOLD WATER FOR A MINIMUM
TEST PERIOD OF TWO HOURS.
- 7- CLEANOUT SIZE TO MATCH INLET/OUTLET SIZE.



So, what about this Grease Interceptor?

- Very high solids and grease capacity (1,000+ gallons).
- Long-term reliability for heavy-duty, high-flow scenarios.
- Installed outdoors. (No indoor odors during routine cleanings & preferred by the Health Department.)
- If a facility installs a 1,000-gallon gravity grease interceptor that meets the standard and later closes, a new business can use the existing device, even if they generate greater flow or volume, with an increased pumping schedule.
- A common planning range in practice is about 20-30+ years (although we have seen longer life spans with good maintenance practices)
- When serviced properly and subjected to Best Management Practices
- We know a grease interceptor has reached the end of its life when we can observe:
 - internal corrosion from hydrogen sulfide/sulfuric acid
 - cracking, settlement, or traffic loading
 - failed baffles
 - leakage / watertightness issues

Ethics and Consistency in Pretreatment (The facts)

Business Type	Impact of Consistent Application	Risk of Inconsistency
Food Service Establishment	Interceptor captures FOG & solids.	Claims of favoritism; increased SSOs; causes interference & pass-through; fines and/or penalties can be assessed to the City by State and/or Federal oversight if a pretreatment standard is violated.
Automotive/Carwash/Etc.	Interceptor captures heavy solids and hydrocarbons including dirt, sand, grit, petroleum, oils, grease and fats.	Claims of favoritism; Health & safety risks to workers downstream; causes interference & pass-through; fines and/or penalties can be assessed to the City by State and/or Federal oversight if a pretreatment standard is violated.
Significant Industrial User/Categorical Industrial User	Pretreatment measures treat pollutants such as heavy metals, high organic loads, cyanide, toxic organics and pollutants with extreme pH or high temperatures.	Immediate violation of 40 CFR and the Clean Water Act; causes interference & pass-through; fines and/or penalties will be assessed to the City by State and/or Federal oversight if pretreatment is not implemented.

Ok, lets run some numbers. What is the reality of our day-to-day operations?

How many facilities do we have and what do we do?

- The SGRWRF Pretreatment Department currently regulates 900+ Industrial Users. These include facilities with grease interceptors, grease traps, mud boxes, sand/oil interceptors and facilities that do not discharge process water to the sanitary sewer but are still regulated through Best Management Practices. All non-permitted industrial users are inspected bi-annually.
- 5 Discharge Permittees. (Inspected and sampled annually.)
- 6 Zero Discharge Permittees. (Inspected annually.)
- 88+ food trucks. (Inspected annually.)
- 90+ Dental Facilities. Our staff is responsible for monitoring these facilities to ensure compliance.
- Control authority for St. George City, Washington City, Ivins & Santa Clara.
- Business license approvals and development and building plan reviews for St. George, Washington City, Santa Clara and Ivins.



WHAT IS THE
DESIRED OUTCOME
AND HOW CAN WE
SUPPORT EACH OTHER

- SHARED GOALS FOR THE COMMUNITY
- EFFICIENT RESOURCE USE
- OPEN COMMUNICATION CHANNELS
- MUTUAL SUPPORT IN INITIATIVES

CITY COUNCIL
COMMUNITY COLLABORATION

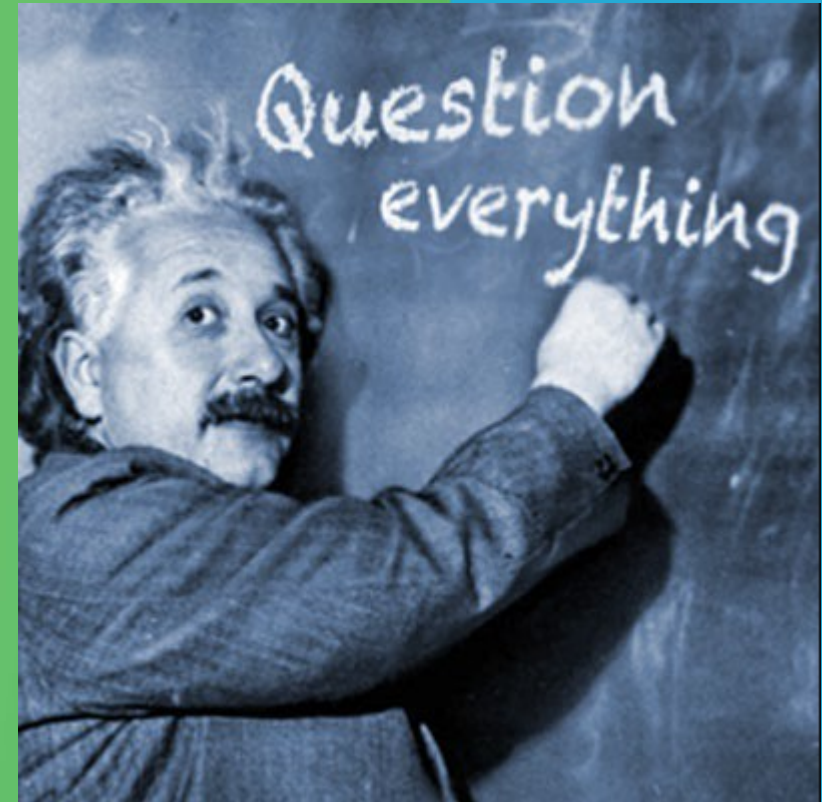


Juliette Curtis

SGRWRF Pretreatment Coordinator

Juliette.curtis@sgcityutah.gov

(435) 627-4284





WCWCD Ultra Water Efficiency Standards (UWES)

MAY 2025

ULTRA WATER EFFICIENCY STANDARDS



1. Purpose

The purpose of the Ultra Water Efficiency Standards is to conserve the public's resources by creating more stringent conservation standards for new development.

These standards have been designed to produce single-family homes with a projected water resource demand of 0.39 acre-feet on an annual basis.

2. Applicability

These standards shall apply to:

- A. All development activity that connects as a retail customer of the district and receives service from the regional water system after the adoption date of these standards, and
- B. Development activity in areas where a municipal customer of the district has made the standards applicable by legislative action.

In a jurisdiction where the district is not the retail water provider, these standards are a voluntary option that may be pursued by a developer subject to the policy and process of the governing jurisdiction. Except as otherwise specified, the Water Efficiency Standards of the Washington County Water Conservancy District (district) shall apply.

Ultra Water Efficiency Standards

- Voluntary
- Reduces Impact Fee from \$17,266 to \$11,413
- Requires Recorded Document
 - Plat Note with required language
 - Water Conservation Easement
 - HOA Governing Documents
- Subject to Excess Water Use Surcharge for water about 8,000 gallon per month
- Cities Responsibility:
 - Planning & Zoning: Required Language on Plat Note
 - Notify WCWCD of UWES Development
 - Building: Verify compliance at plan approval, building permit, Certificate of Occupancy
 - Utility Billing: Separate Excess Water Use Surcharge rate
 - Enforcement: HOA best to enforce

WHAT ABOUT THE "ONE-OFFs"???

MAY 2025

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3. Enforcement

The following requirements shall serve as development standards and be promulgated and enforced through a community association established by the developer. The requirements of this program shall be within the bylaws and/or CC&R's of the association.

The district and the association shall enter into a perpetual agreement wherein the association agrees to sustain and enforce the standards within the community. In the event an association member violates the standards and the condition is unabated, the district may assess a penalty to the association as prescribed by the agreement.

The developer shall grant the district a conservation easement for each parcel within the development. The easement shall prescribe a remedy for easement violations.

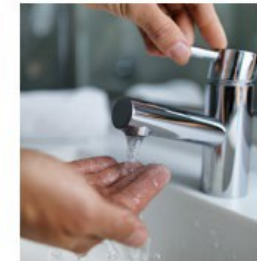
Following issuance of a Certificate of Occupancy, Excess Water Use Surcharges will be applied to any water use in excess of 8,000 gallons per month.

The district reserves the right to use any and all enforcement mechanisms available.

4. Indoor Requirements

A. Plumbing

- i) All plumbed structures must be connected to community water and sewer systems. Private wells and septic systems are prohibited unless expressly approved by the district and water/sewer authorities.
- ii.) Salt-based water treatment systems that discharge to the community sewer are prohibited. This measure makes new development "reuse ready."
- iii.) All connections must be equipped with advance metering Infrastructure by the water purveyor or equipped with a smart water metering and leak detection system owned by the property owner.



5. Landscaping Requirements

- A. Irrigated lawn is prohibited, except for community recreational facilities (see Community Common Areas and Facilities).
- B. Single Family - Irrigated landscaping is limited to 2,000 square feet per single-family detached dwelling. On lots greater than 6,000 square feet, irrigated areas must be contiguous to the exterior of the dwelling.
- C. Multi-Family - Irrigated landscaping for common areas is limited to 100 square feet per dwelling unit and may be located anywhere on the parcel.
- D. Spray irrigation is prohibited. Irrigated plantings must be served by low-volume drip irrigation systems.
- E. On parcels where native revegetation is required, a temporary irrigation system may be utilized for up to 24 months. The system's piping shall be visible upon the land surface and must be removed and disabled within 24 calendar months after a certificate of occupancy is issued.

6. Pools, Spas and Water Features

- A. Private swimming pools are prohibited. Community pools are allowed (see Community Common Areas and Facilities).
- B. Freestanding spas of up to 100 square feet in water surface area and equipped with a permanent cover are allowed on private parcels.
- C. Ornamental water features are allowed up to 25 square feet of surface area and a depth of not more than 24 inches. Some municipalities may have more stringent standards. Water features may not propel or cascade water more than 36 inches.



7. Community Common Areas and Facilities

Unless otherwise specified, community use recreational areas shall meet the minimum requirements of the district's Water Efficiency Standards.

A. Active Recreation Areas

Where 15 or more single-family dwelling units have been permitted for construction, irrigated lawn may be used to create a community Active Recreation Area. In addition to the design standards specified by the Water Efficiency Standards, Active Recreation Areas shall:

- i) be allowed a minimum of 1,500 contiguous square feet of irrigated lawn. For each dwelling unit in excess of 15, an additional 100 square feet of irrigated lawn shall be allowed.
- ii.) be allowed one square foot of drip irrigated landscaping at the same facility for each square foot of irrigated lawn allowed.

B. Community swimming pools

Community swimming pools are allowed, subject to the following:

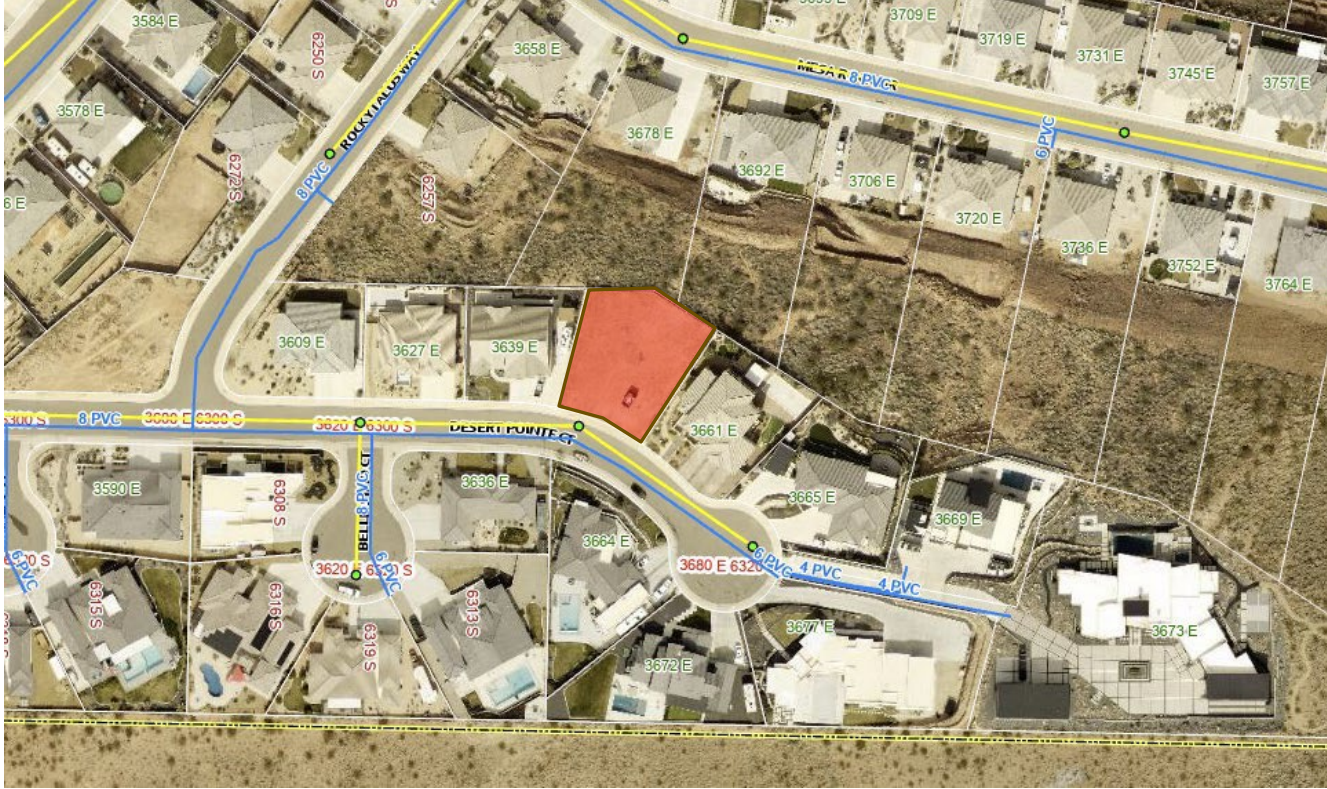
- i) Pool facilities must be uniquely metered to allow for leak detection.
- II.) Pool and spa facilities must serve 15 or more dwelling units (single-family and/or multi-family).
- III.) Where 15 dwellings are served, a pool/spa/waterplay surface area of 600 square feet is allowed.
- IV.) Where more than 15 dwellings are served, an additional 10 square feet of surface area is allowed for each additional dwelling unit.
- V.) No single, contiguous body of water may have more than 13,500 square feet of surface area at a single facility. Multiple pool facilities may be developed within these surface area allocations.



C. Ornamental Common Areas

Common area irrigated landscaping shall not exceed the minimum areas required by the authority having jurisdiction and shall consist only of drip irrigated, low and moderate water use landscape plantings.

What about the “One-Offs”?



Pros:

- Reduced Impact Fee for Homeowner
- 0.39 AF commitment

Cons:

- Enforcement: No HOA to enforce the UWES. Enforcement left to City
- Tracking to ensure future improvements meet UWES requirements

WCWCD Ultra Water Efficiency Standards Direction

- **Should the City participate in the Ultra Water Efficiency Standards?**
- **If the City participates in the UWES, should the UWES apply to the “One-Off” parcels?**