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

May 1, 2026
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.

ADDENDUM TO THE CITY COUNCIL AGENDA
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 addendum to the agenda is as follows:

10. Discussion regarding Dixie Sunbowl strategy and development.

Christina Fernandez, City Recorder

May 4, 2026
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 City Human Resources Office, 627-4674, at least 24 hours in advance if you have special needs.


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

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

Transparency and Fairness in WUI Insurance

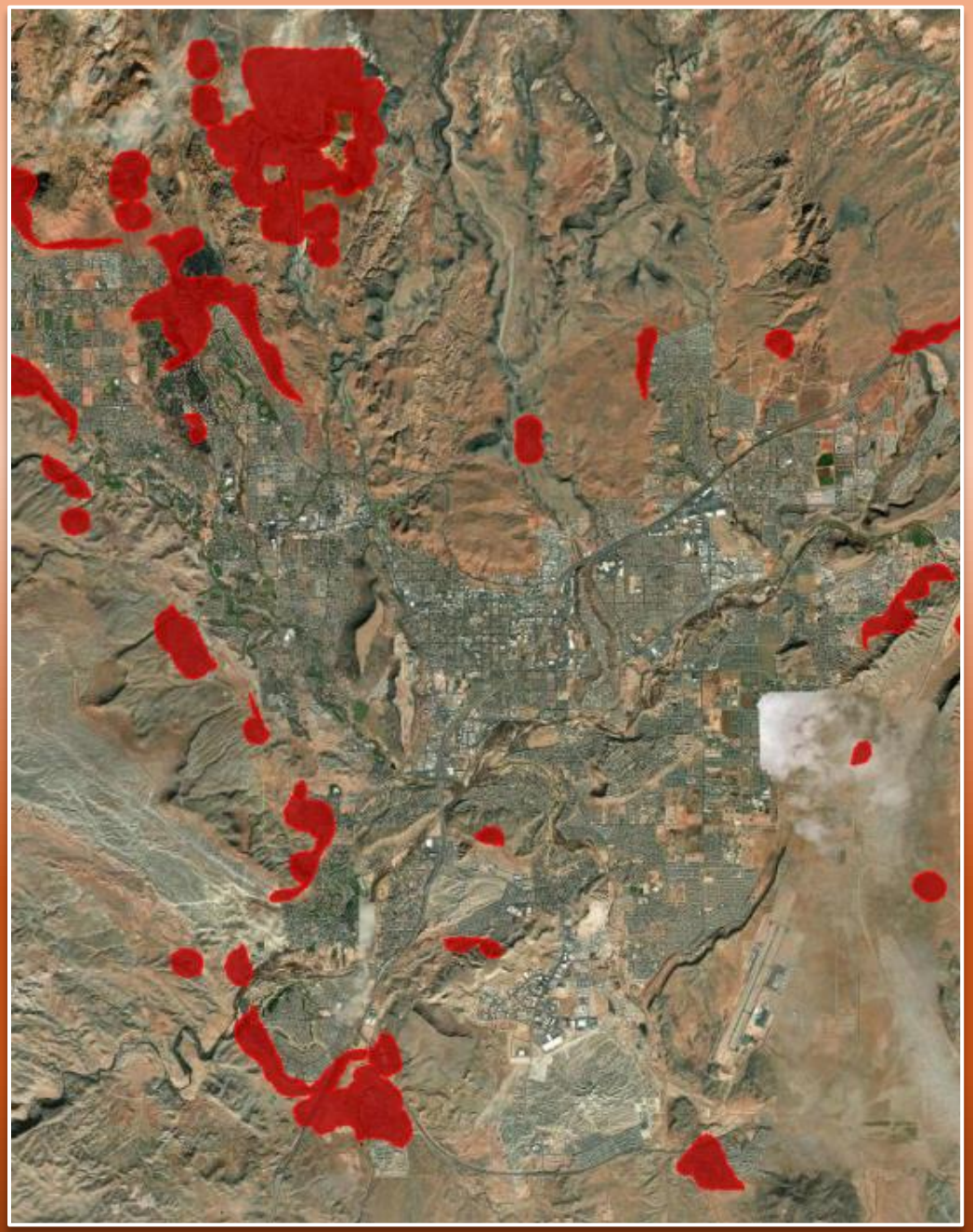
Before HB 48	After HB 48
✗ Insurers use arbitrary, proprietary risk zones.	✓ Insurers mandated to use the official State High-Risk WUI Map.
✗ Unpredictable rate hikes.	✓ Standardized triage data shared openly with homeowners.
✗ Coverages dropped with minimal explanation.	

Core Mandate

Insurers are strictly prohibited from dropping coverage or raising premiums by >20% without precise, documented fire-risk justifications linked directly to state data and triage scores.

House Bill 48

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



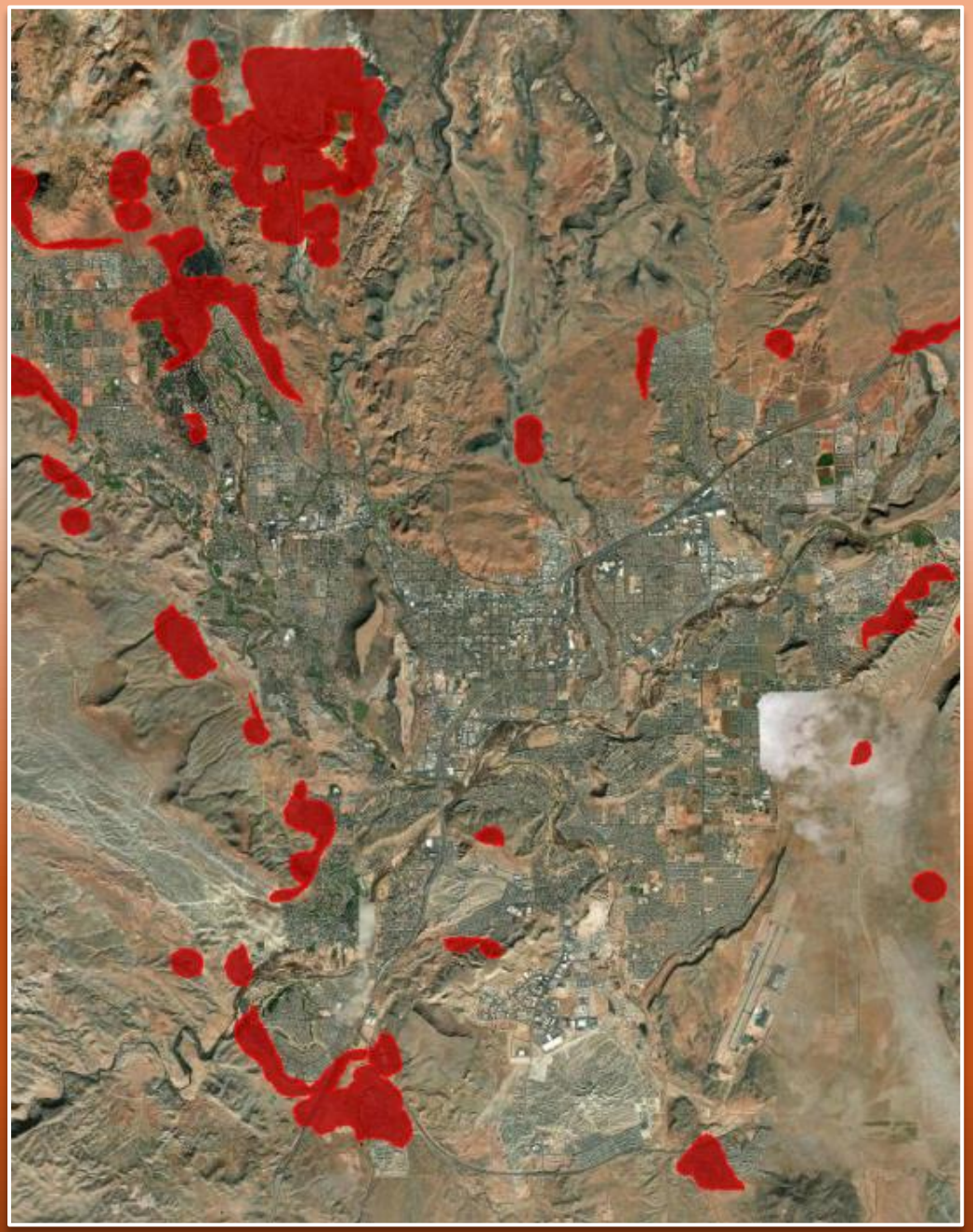
What This Means

- City to Adopt local WUI Ordinance
- City to Adopt local WUI Map

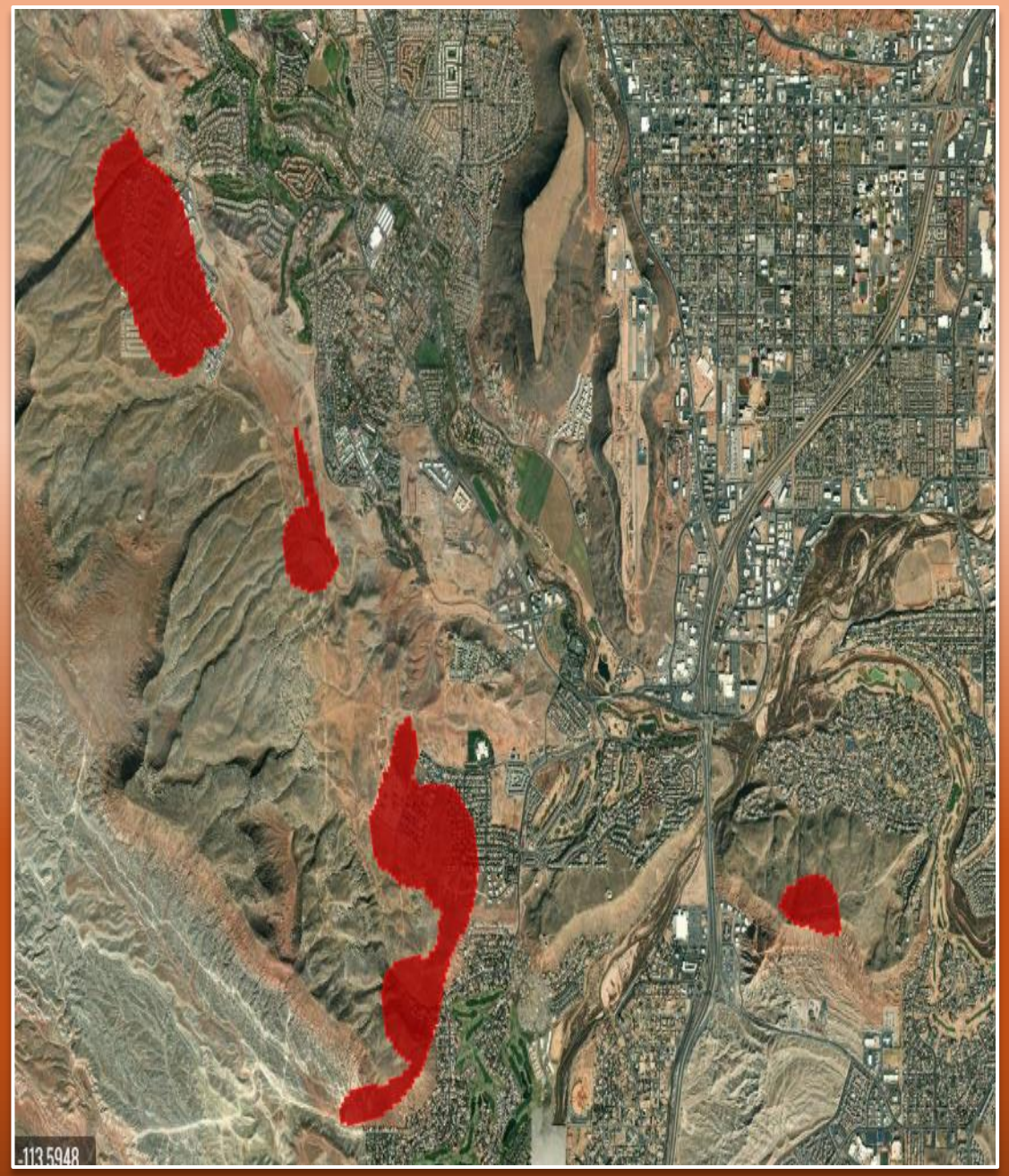
What This DOESN’T Mean

- Existing homes are not being labeled illegal
- No new fees are created
- No immediate Retrofits are Required

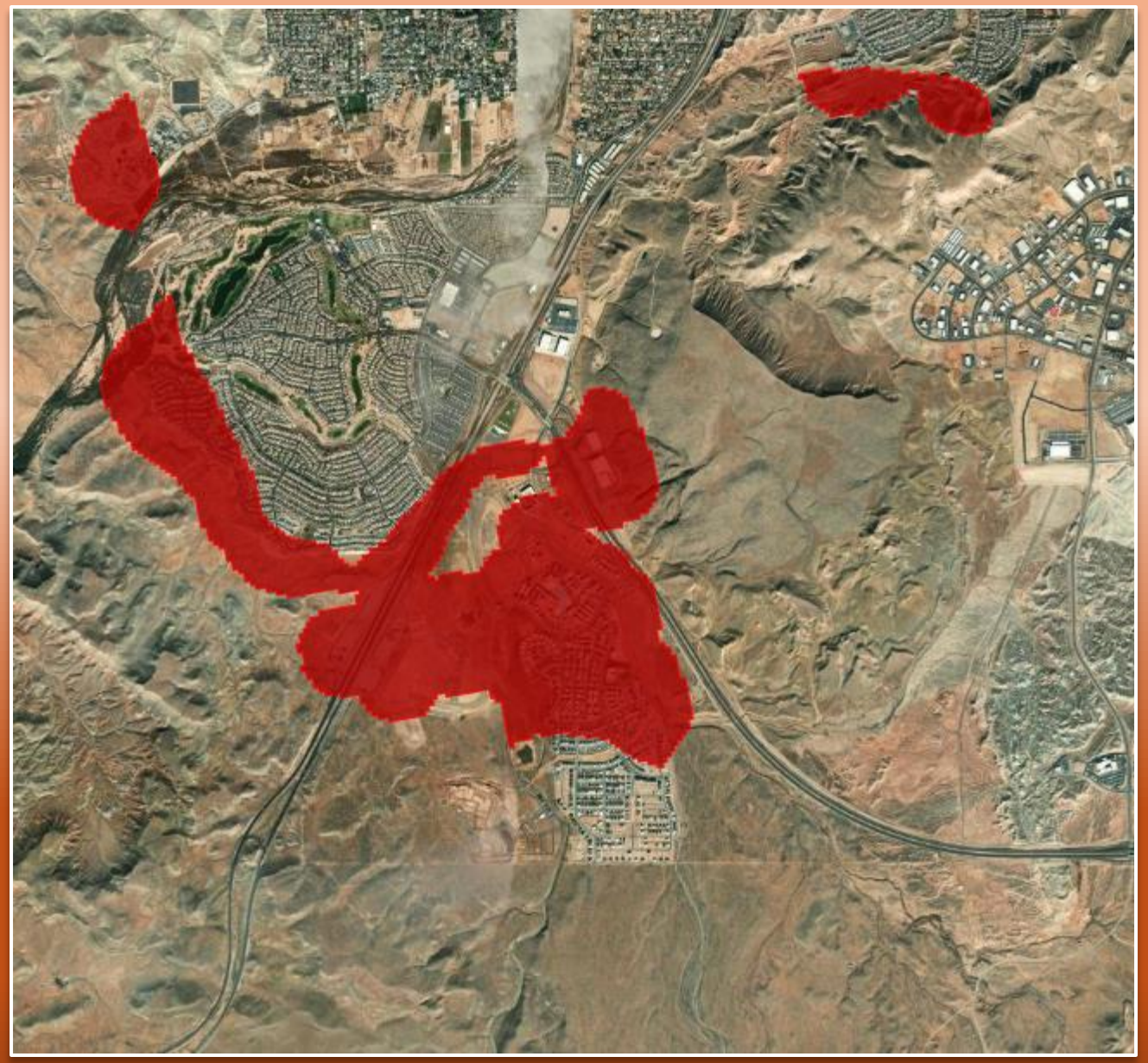
WUI Concerns in St. George



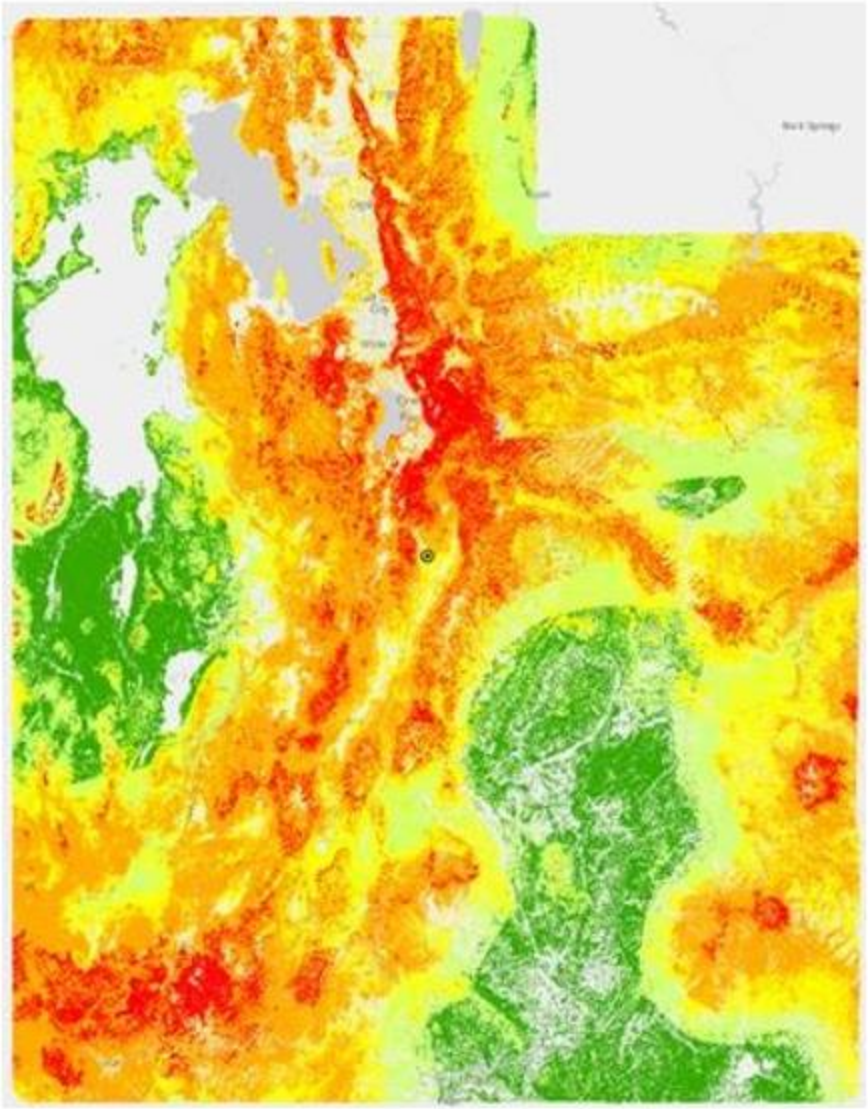
Divario and Tonaquint



Bloomington, SunRiver, and Desert Color



Desert Canyons

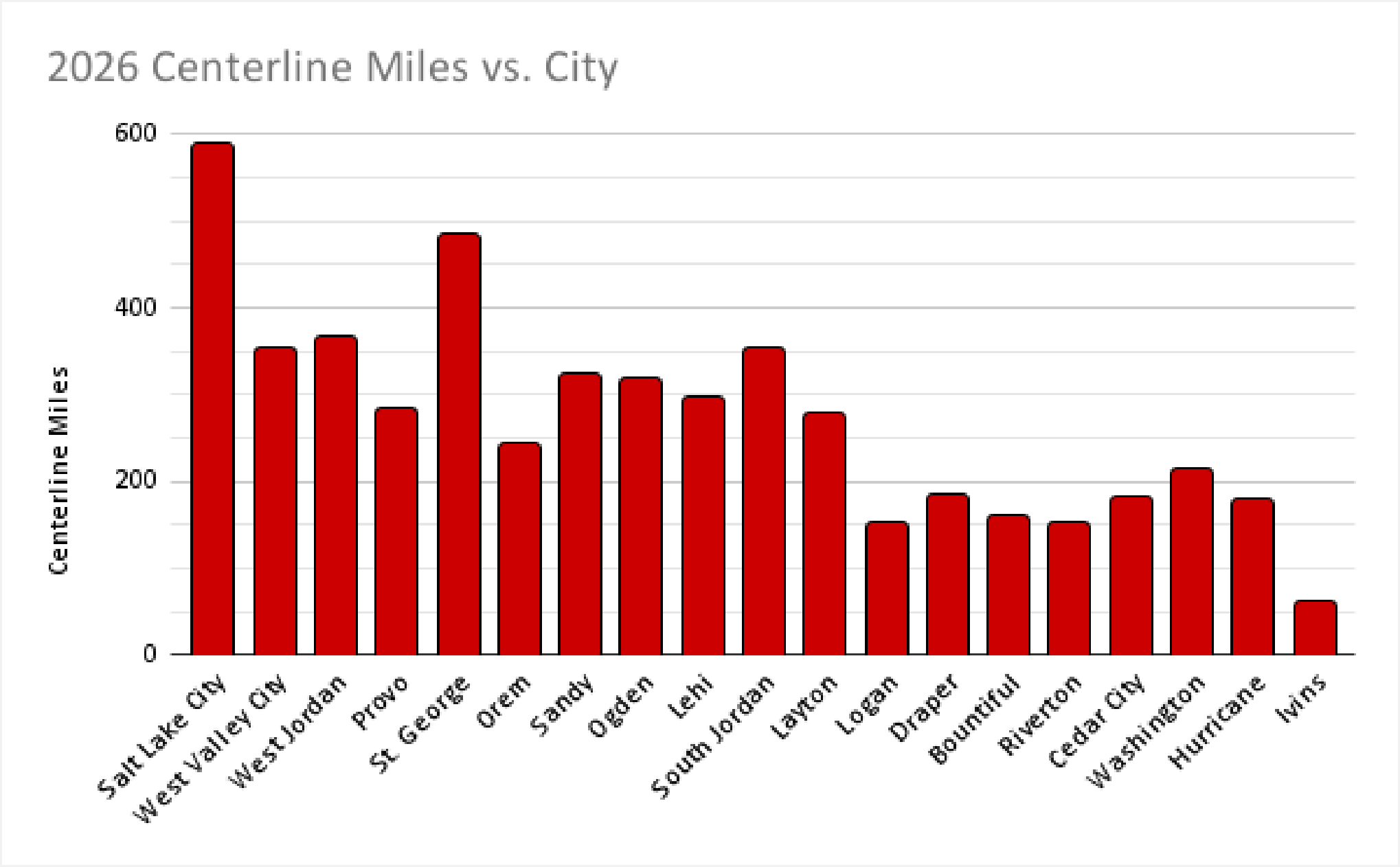


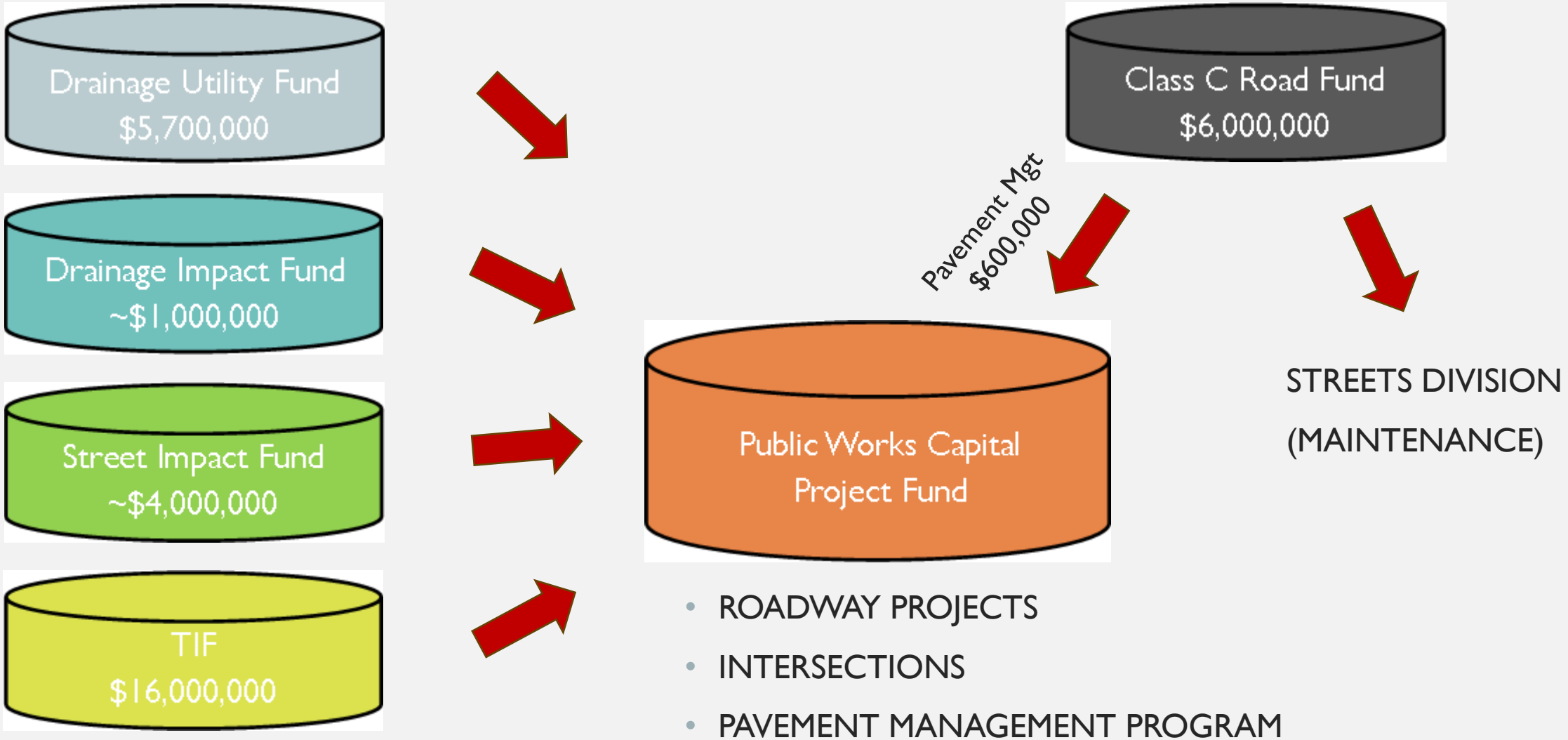
Utah Wildfire Risk Explorer

wildfirerisk.utah.gov

Fee Amount

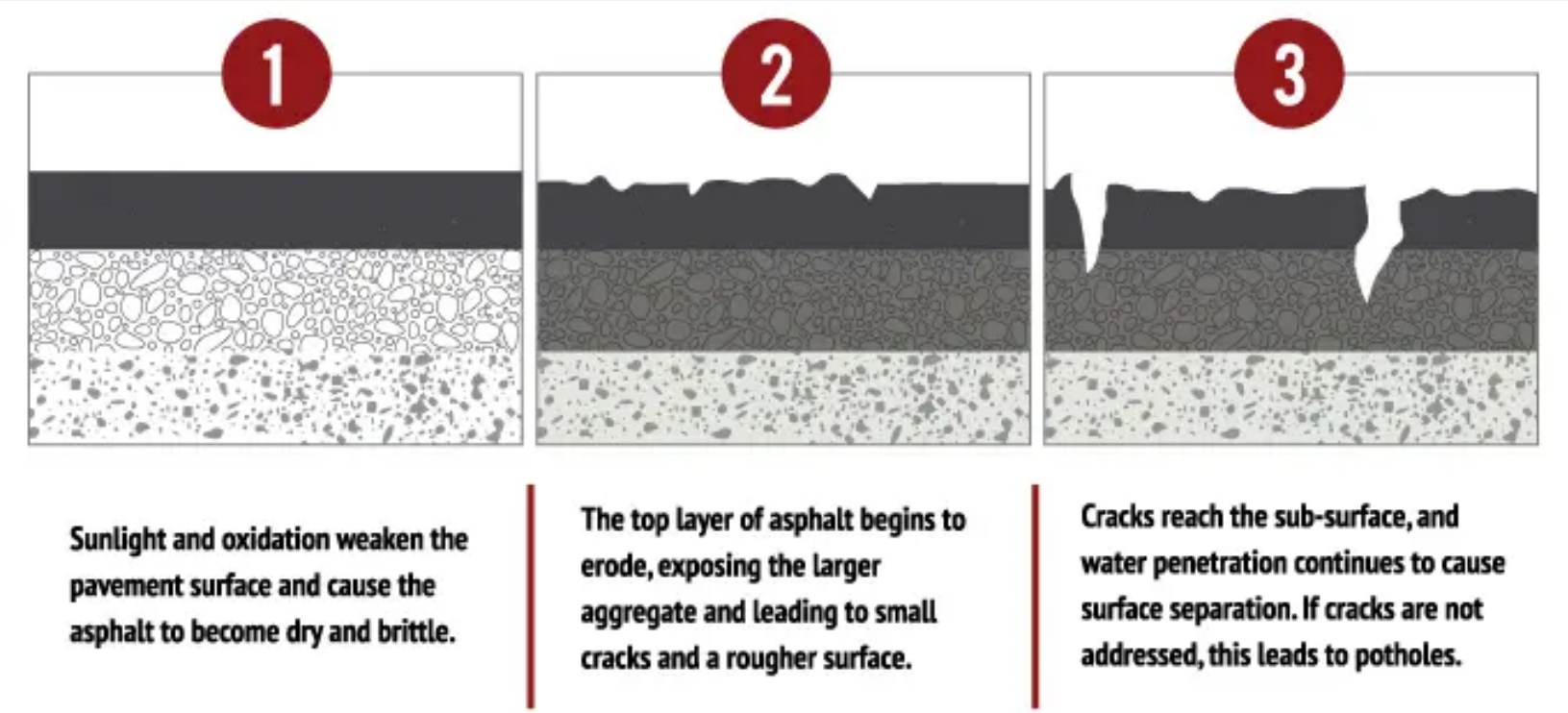
- Purpose of fee is to pay for High Risk WUI program.
- **2027** = flat fee between **$20 and $100**
- **2028 onward** = fees based on:
  - **Square footage** of structure
  - **Triage score** from the lot assessment
  - **Costs** to state and county to operate program


2026 Centerline Miles vs. City
Centerline Miles
600
400
200
0
Salt Lake City
West Valley City
West Jordan
Provo
St George
Orem
Sandy
Ogden
Lehi
South Jordan
Layton
Logan
Draper
Bountiful
Riverton
Cedar City
Washington
Hurricane
Ivins

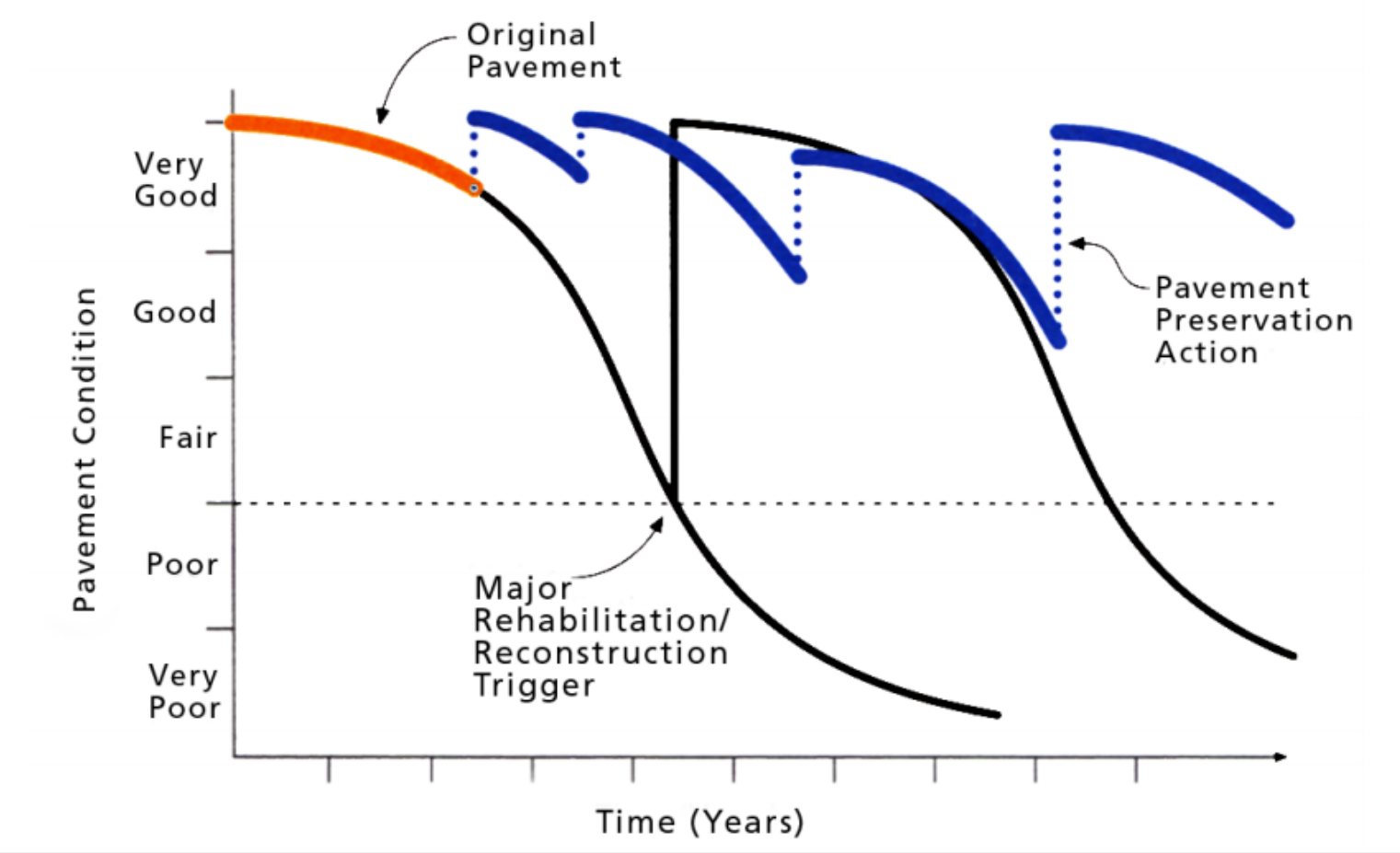


- ROADWAY PROJECTS
- INTERSECTIONS
- PAVEMENT MANAGEMENT PROGRAM
- DRAINAGE PROJECTS
- FLOODPLAIN MANAGEMENT

PAVEMENT DETERIORATION

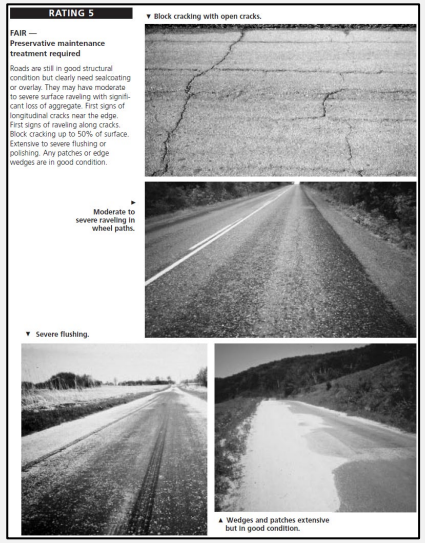


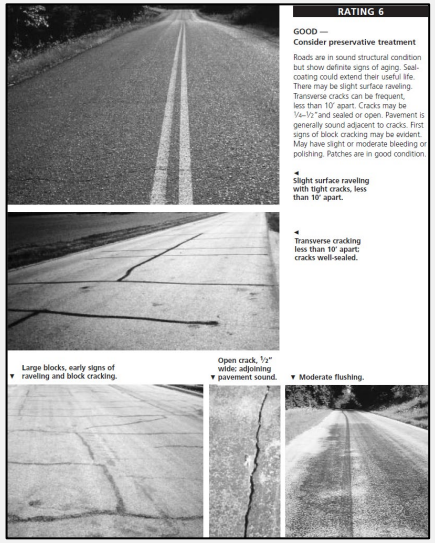
PAVEMENT CONDITION CHART

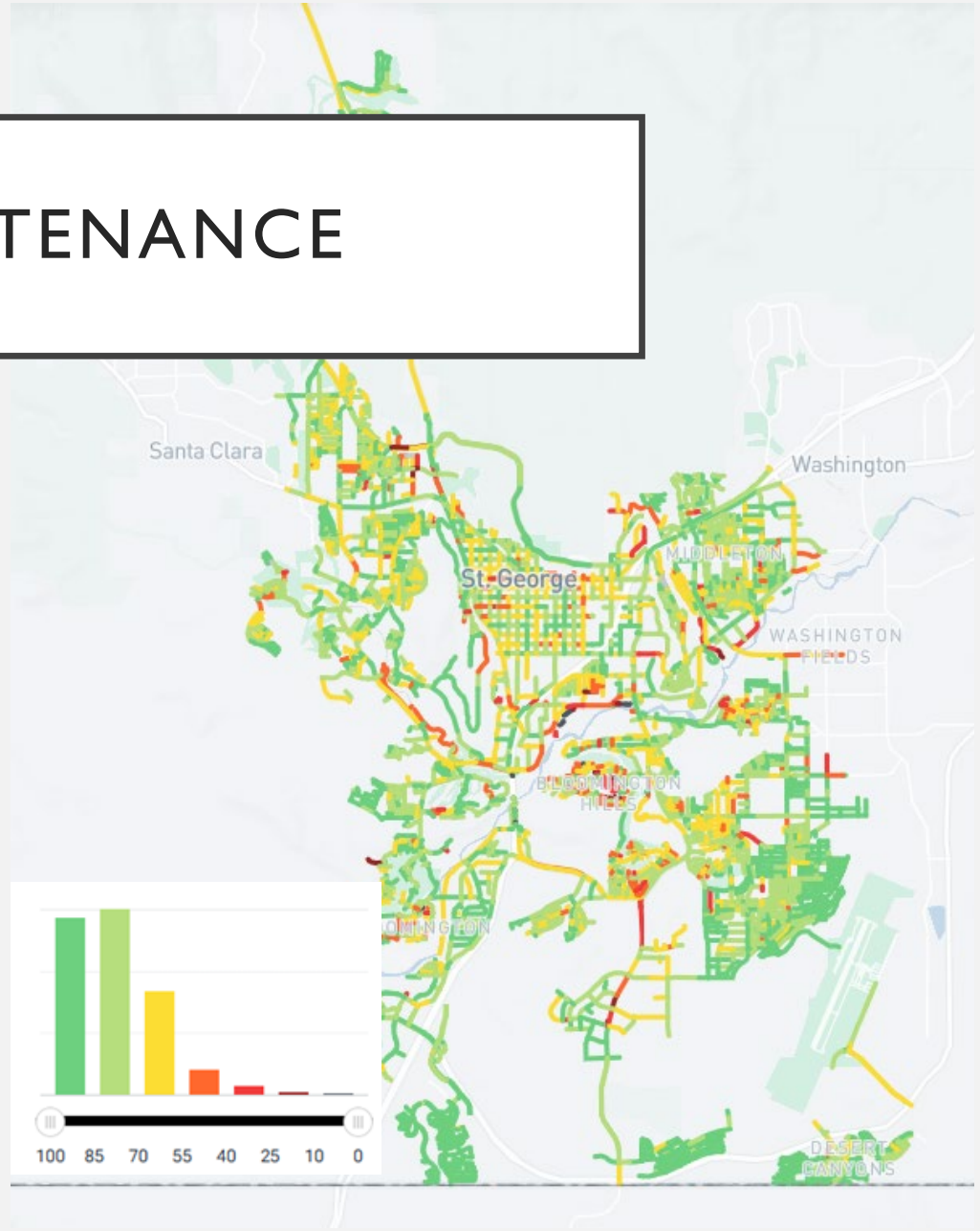


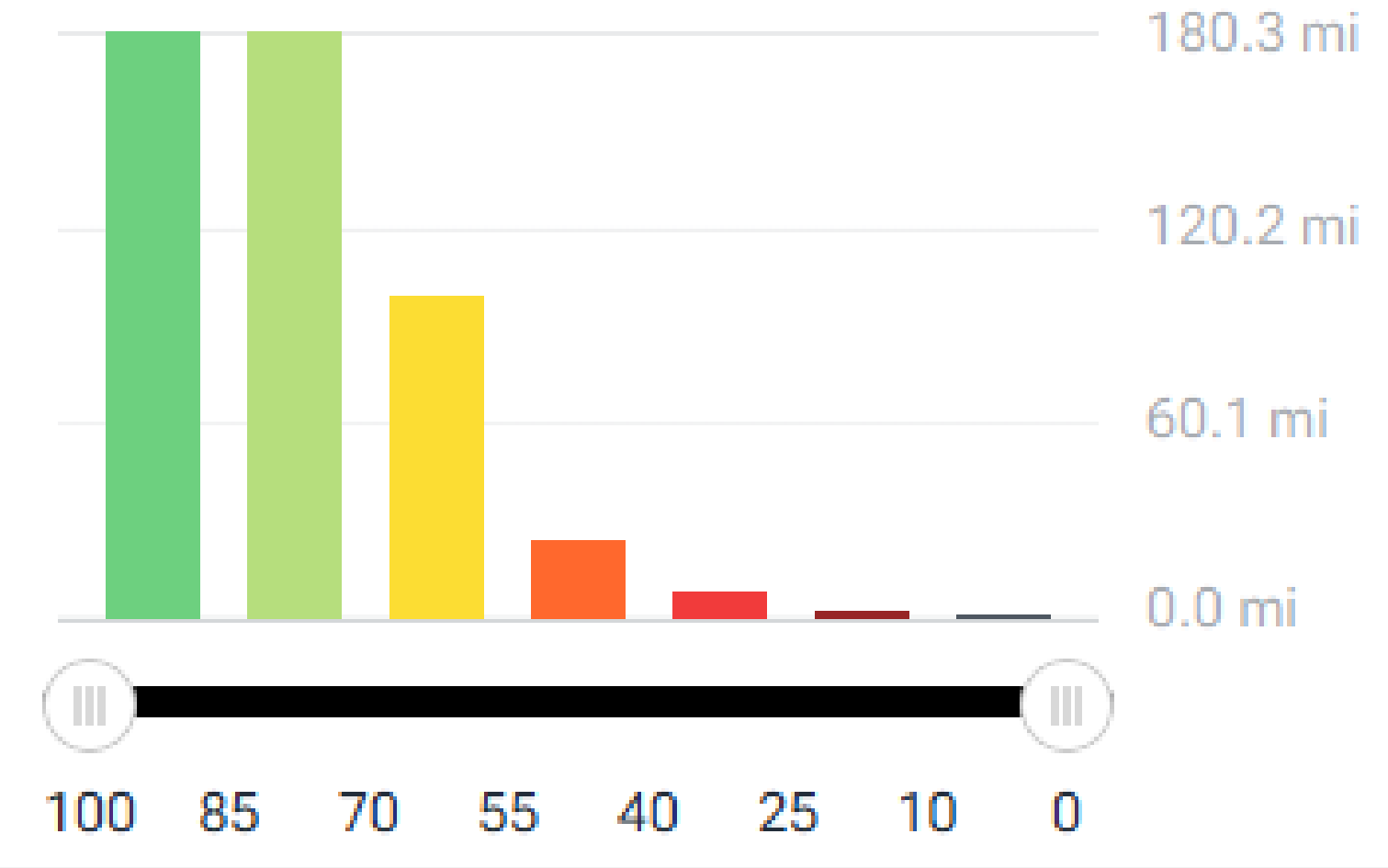
PAVEMENT MAINTENANCE

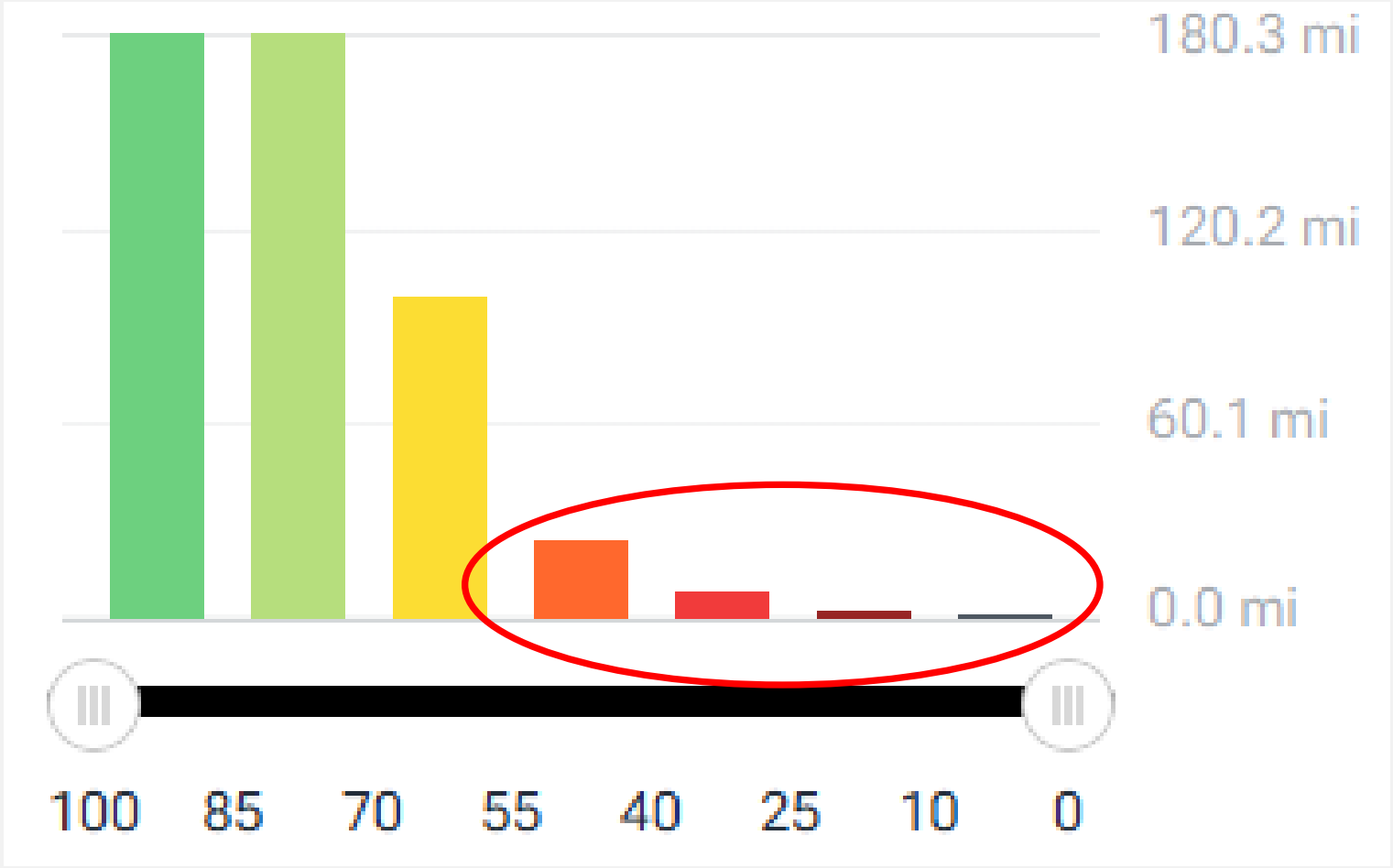
- Identify Current Pavement Conditions
- Determine Acceptable Pavement Conditions
- Calculate Anticipated Annual Costs

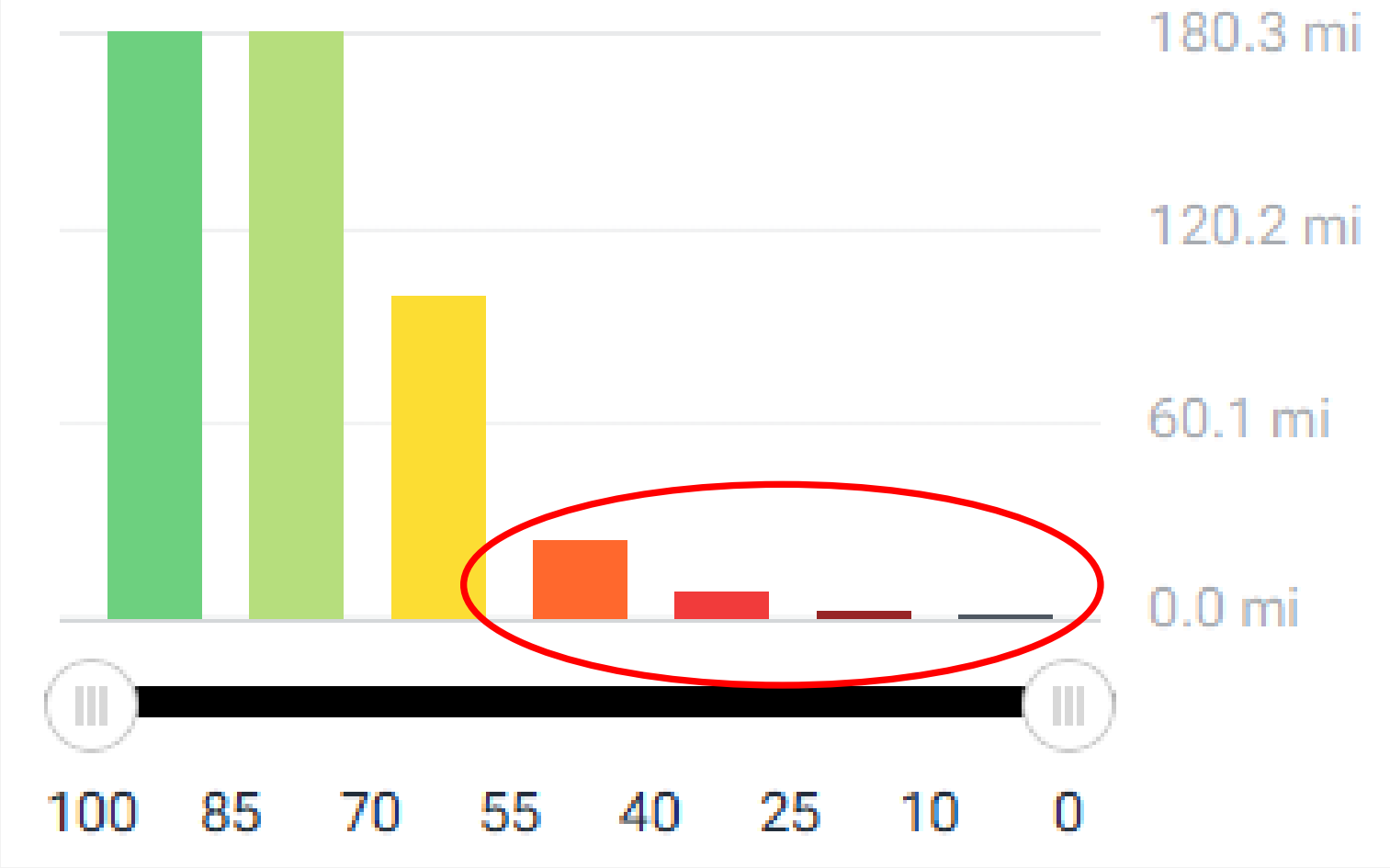







180.3 mi
120.2 mi
60.1 mi
0.0 mi
100
85
70
55
40
25
10
0


180.3 mi
120.2 mi
60.1 mi
0.0 mi
100
85
70
55
40
25
10
0



	Sq Ft	Unit Cost	Estimated Cost	Cumulative
Failed	154,905	$5.50	$851,977.27	$851,977.27
Serious	436,316	$5.50	$2,399,735.97	$3,251,713.24
Very Poor	2,006,019	$5.50	$11,033,105.63	$14,284,818.87
Poor	6,624,769	$5.50	$36,436,227.85	$50,721,046.72

TRANSPORTATION UTILITY FEE
HB 425

- What is a Transportation Utility Fee (TUF)?
  - A fee charged by a City to help pay for "developing, constructing, maintaining, operating, repairing, upgrading, or replacing a transportation facility."
- Cities mostly fund maintenance and capital improvement projects with B&C Road funds, and it can be difficult to keep up with increasing growth and costs
  - The fee acts as a "usage fee" and is billed to utility customers who live or do business in your city
  - Fair to all trip generators citywide (homes, condos, retailers, churches, schools, etc.)
- Other Cities that have implemented a TUF
  - Pleasant Grove, Highland, Provo, Mapleton, Saratoga Springs + 5 others

PAVEMENT MANAGEMENT BUDGET

Typical Pavement Management Annual Costs - Associated SF of Pavement

	FY21	FY22	FY23	FY24	FY25	FY26
GSB88 Sealant			96,222	168,536		140,000
Crack Seal	209,200	267,178	320,251	293,250	206,834	500,000
Slurry Seal	545,450	487,200	320,205	492,950	563,709	516,700
Chip Seal	600,000	1,323,322	960,000	1,086,754	1,641,500	1,752,000
Microsurface	401,000		336,336		505,238	
HA5	202,238	224,843	360,453	205,042	210,256	300,000
Patching/Reconstruction	600,000	436,375	400,000	768,147	348,131	150,000
Leveling Course, Grinding	300,000	40,000	32,988		100,000	130,000
Manhole Lowering/Raising						20,000
Misc (Testing, Striping Plans)		10,000		5,000	40,000	40,000
Total Estimated Budget	**$2,857,888**	**$2,788,918**	**$2,826,455**	**$3,019,679**	**$3,615,668**	**$3,548,700**
City Approved Budget	**$2,600,000**	**$2,800,000**	**$2,800,000**	**$3,000,000**	**$3,000,000**	**$3,700,000**

ANNUAL COSTS FOR ROADWAY TREATMENTS

Total SqFt Pavement 100,177,036

Pavement Treatments	Cycle Length	Unit Cost	Most Efficient	Re-Pave 20-Yr	Most Costly
GSB88 Sealant		$0.38			
Crack Seal	2-3 yrs	$0.11	$11,019,474		
Slurry Seal	2-5 yrs	$0.17			
Chip Seal	7 yrs	$0.25	$25,044,259		
Microsurface	3-5 yrs	$0.53			
HA5	3-10 yrs	$0.28			
Pavement Patching	20 yrs	$6.50			
Mill & Re-pave	20 yrs	$4.50		$450,796,663	
Reconstruct	20 yrs	$5.50			$550,973,700
Leveling Course, Grinding	Prep				
Manhole Lowering/Raising	Prep	$500.00			
Misc (Testing, Striping Plans)					

7-Year Cycle	(2 crack seal 1 chip seal)	**$6,726,172**		
20-Year Cycle	(full Mill & Re-Pave or Reconstruct)		**$22,539,833**	**$27,548,685**
7-Year Cycle (Ideal/Realistic)	(2 crack seal, 40% chip seal, 30% slurry seal x 2, 10% microsurface x 2, 1% patching/reconstruct, 10% seal coat (e.g. HA5))			

ANNUAL COSTS FOR ROADWAY TREATMENTS

Total SqFt Pavement 100,177,036

Pavement Treatments	Cycle Length	Unit Cost	Most Efficient	Re-Pave 20-Yr	Most Costly	Ideal w/ Current Program
GSB88 Sealant		$0.38				
Crack Seal	2-3 yrs	$0.11	$11,019,474			$11,019,474
Slurry Seal	2-5 yrs	$0.17				$5,109,029
Chip Seal	7 yrs	$0.25	$25,044,259			$10,017,704
Microsurface	3-5 yrs	$0.53				$5,309,383
HA5	3-10 yrs	$0.28				$2,804,957
Pavement Patching	20 yrs	$6.50				
Mill & Re-pave	20 yrs	$4.50		$450,796,663		$12,856,053
Reconstruct	20 yrs	$5.50			$550,973,700	
Leveling Course, Grinding	Prep					
Manhole Lowering/Raising	Prep	$500.00				
Misc (Testing, Striping Plans)						

7-Year Cycle	(2 crack seal 1 chip seal)	**$6,726,172**		
20-Year Cycle	(full Mill & Re-Pave or Reconstruct)		**$22,539,833**	**$27,548,685**
7-Year Cycle (Ideal/Realistic)	(2 crack seal, 40% chip seal, 30% slurry seal x 2, 10% microsurface x 2, 1% patching/reconstruct, 10% seal coat (e.g. HA5))			**$9,793,498**

ANNUAL COSTS FOR ROADWAY TREATMENTS

Total SqFt Pavement 100,177,036

Pavement Treatments	Cycle Length	Unit Cost	Most Efficient	Re-Pave 20-Yr	Most Costly	Ideal w/ Current Program
GSB88 Sealant		$0.38				
Crack Seal	2-3 yrs	$0.11	$11,019,474			$11,019,474
Slurry Seal	2-5 yrs	$0.17				$5,109,029
Chip Seal	7 yrs	$0.25	$25,044,259			$10,017,704
Microsurface	3-5 yrs	$0.53				$5,309,383
HA5	3-10 yrs	$0.28				$2,804,957
Pavement Patching	20 yrs	$6.50				
Mill & Re-pave	20 yrs	$4.50		$450,796,663		$12,856,053
Reconstruct	20 yrs	$5.50			$550,973,700	
Leveling Course, Grinding	Prep					
Manhole Lowering/Raising	Prep	$500.00				
Misc (Testing, Striping Plans)						

7-Year Cycle	(2 crack seal 1 chip seal)	**$6,726,172**		
20-Year Cycle	(full Mill & Re-Pave or Reconstruct)		**$22,539,833**	**$27,548,685**
7-Year Cycle (Ideal/Realistic)	(2 crack seal, 40% chip seal, 30% slurry seal x 2, 10% microsurface x 2, 1% patching/reconstruct, 10% seal coat (e.g. HA5))			**$9,793,498**

ANNUAL COSTS FOR ROADWAY TREATMENTS

Labor & Equipment
+ $0.05/sf

Total SqFt Pavement 100,177,036

Pavement Treatments	Cycle Length	Unit Cost	Most Efficient	Re-Pave 20-Yr	Most Costly	Ideal w/ Current Program
GSB88 Sealant		$0.38				
Crack Seal	2-3 yrs	$0.11	$11,019,474			$11,019,474
Slurry Seal	2-5 yrs	$0.17				$5,109,029
Chip Seal	7 yrs	$0.25	$25,044,259			$10,017,704
Microsurface	3-5 yrs	$0.53				$5,309,383
HA5	3-10 yrs	$0.28				$2,804,957
Pavement Patching	20 yrs	$6.50				
Mill & Re-pave	20 yrs	$4.50		$450,796,663		$12,856,053
Reconstruct	20 yrs	$5.50			$550,973,700	
Leveling Course, Grinding	Prep					
Manhole Lowering/Raising	Prep	$500.00				
Misc (Testing, Striping Plans)						

7-Year Cycle	(2 crack seal 1 chip seal)	**$6,726,172**		
20-Year Cycle	(full Mill & Re-Pave or Reconstruct)		**$22,539,833**	**$27,548,685**
7-Year Cycle (Ideal/Realistic)	(2 crack seal, 40% chip seal, 30% slurry seal x 2, 10% microsurface x 2, 1% patching/reconstruct, 10% seal coat (e.g. HA5))			**$9,793,498**

TRIP GENERATION ANALYSIS

St. George Utility Fee Structure

Category	Units	Trip Rate	Daily Trips	Trip Share
Residential + Agricultural+Multifamily (ERU 1.0)	47,354	9.43	446,548.22	68.5%
Commercial (ERU 4.0)	5,260	37.72	198,407.20	30.4%
Institutional (ERU 0.25)	842	2.36	1,985.02	0.3%
Industrial (ERU 0.5 x 10 for road/truck loading)	105	47.15	4,950.75	0.8%
		Trip-Ends (rounded)	**651,890.00**	

St. George Utility Fee Structure

Category	Units	Trip Rate	Daily Trips	Trip Share	Cost Distribution
Residential + Agricultural+Multifamily (ERU 1.0)	47,354	9.43	446,548.22	68.5%	6,713,054
Commercial (ERU 4.0)	5,260	37.72	198,407.20	30.4%	2,982,697
Institutional (ERU 0.25)	842	2.36	1,985.02	0.3%	29,841
Industrial (ERU 0.5 x 10 for road/truck loading)	105	47.15	4,950.75	0.8%	74,426
		Trip-Ends	**651,890.00**	**Cost**	**9,800,000**

St. George Utility Fee Structure

Category	Annual Per Unit	Monthly
Residential + Agricultural+Multifamily (ERU 1.0)	$ 141.76	$ 11.81
Commercial (ERU 4.0)	$ 567.05	$ 47.25
Institutional (ERU 0.25)	$ 35.44	$ 2.95
Industrial (ERU 0.5 x 10 for road/truck loading)	$ 708.82	$ 59.07

RATE EXAMPLES

City	Type	Residential Fee	Commercial Fee	Notes
Provo	Variable	$2.52 to $4.20	$11.38 to $269.93	Fee varies by trip generation rates, these are new rates for Sept 1st 2025
Fruit Heights	Fixed	$7.50	$7.50	Flat fee for all utility accounts
Vineyard	Variable	$3.50	$3.50 per ERU	ERUs based on land use and ITE trip generation manual
Pleasant View	Fixed	$4.00	$6 per commercial, $8 per industrial	Flat fee for all utility accounts
Mapleton	Fixed	$8.00	$8.00	Flat fee for all utility accounts
Highland	Fixed	$18.50	$18.50	Flat fee for all utility accounts, through 2028 bond payoff
South Weber	Variable	$15.00	$15.00 per ERU	ERUs based on land use and ITE trip generation manual
South Ogden	Fixed for residential, tiered for commercial	$5.52	$6.31 to $106.35	6 tiers for commercial, public category, mixed-use category
Pleasant Grove	Fixed for residential, tiered for commercial	$6.76, $5.41 abatement rate	$33.02 Tier 1, $188.84 Tier 2	Abatement or discount rate for residential
Farmington	Variable	$3.60 per ERU	$1.84 per ERU	ERUs based on land use and ITE trip generation manual

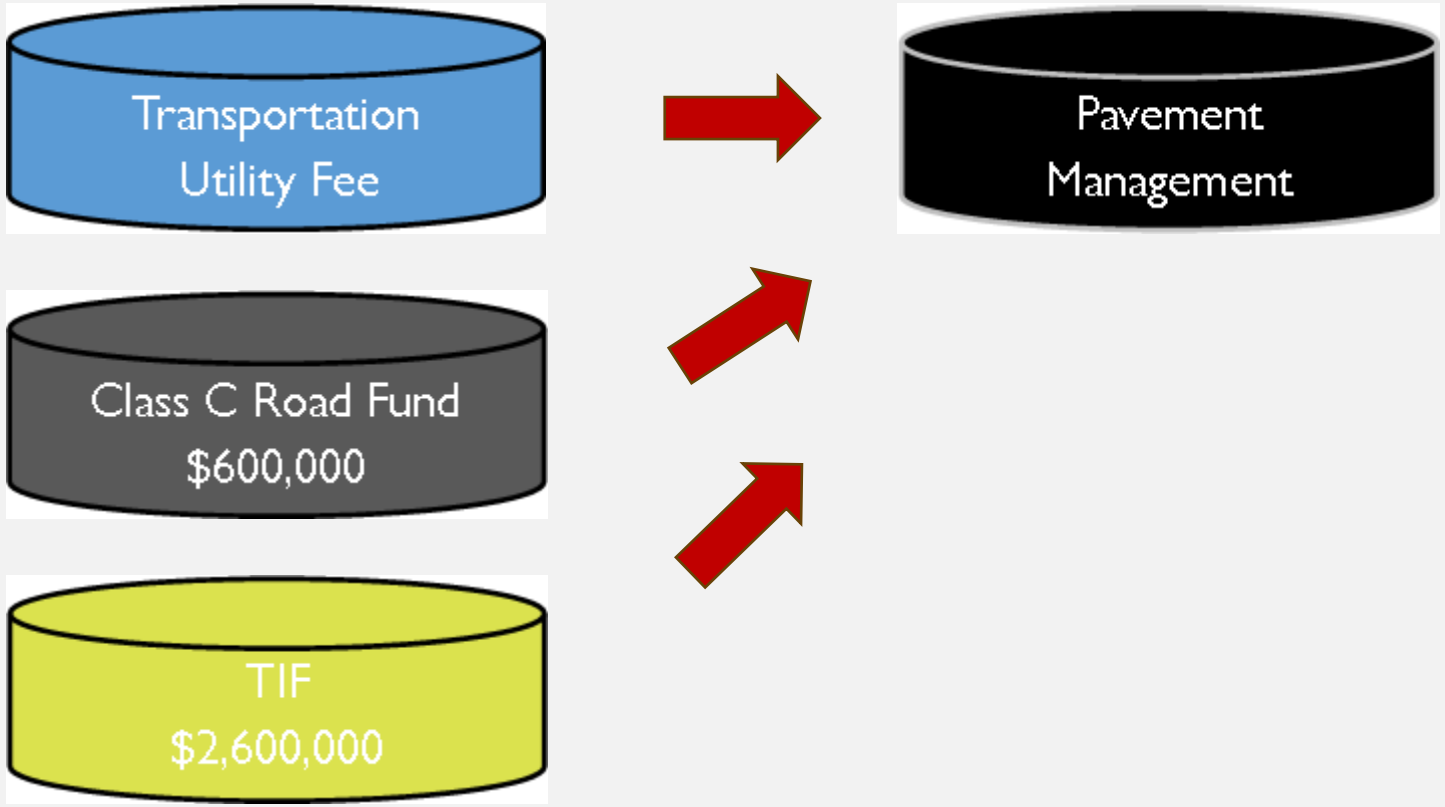
PROPOSED TRANSPORTATION UTILITY FEE

Target $ 9,000,000

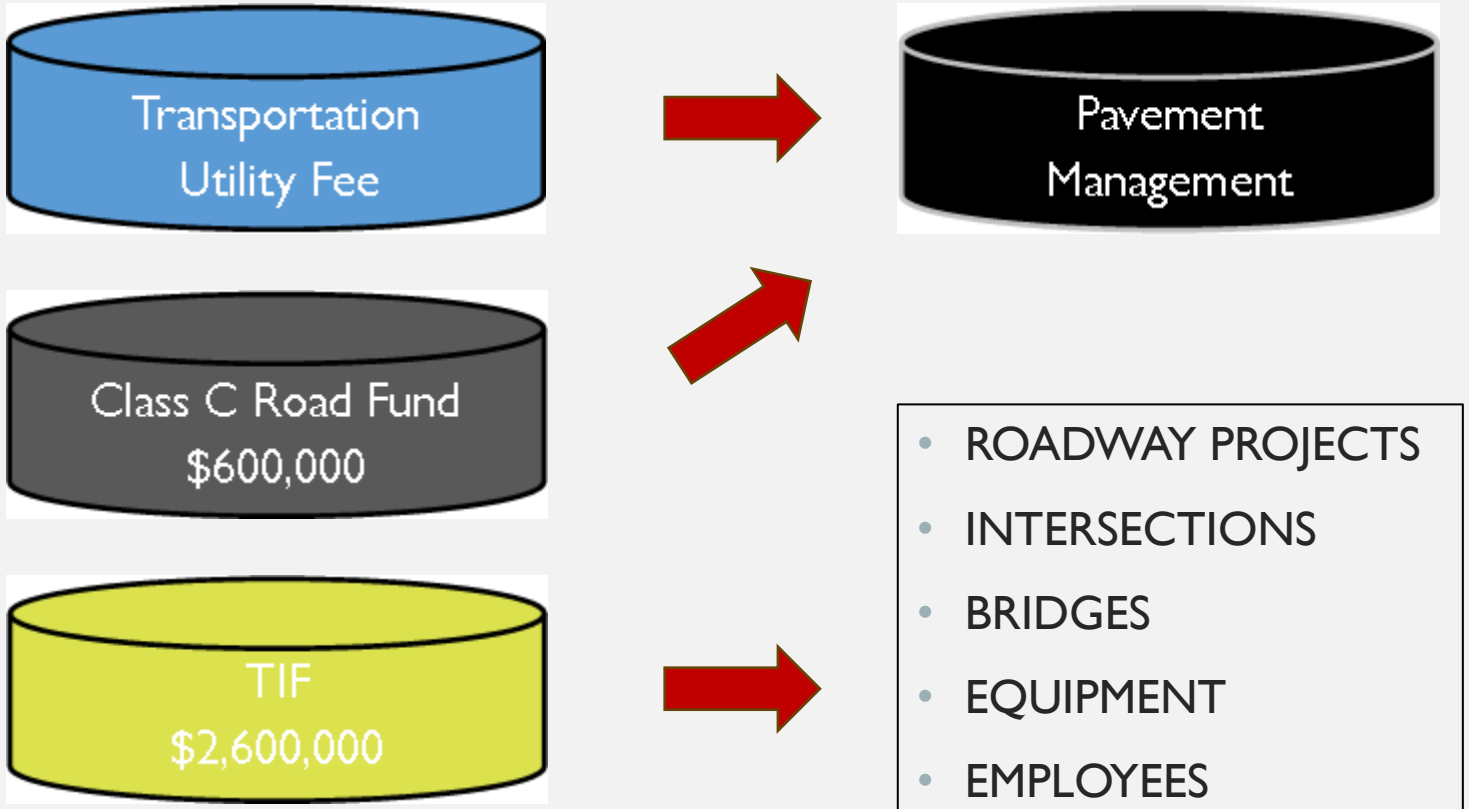
Category	Units	Fee	Monthly	Annual	Fee	Monthly	Annual
Residential	47,354	$ 8.00	$ 378,832	$ 4,545,984	$ 9.00	$ 426,186	$ 5,114,232
Commercial	5,260	$ 32.00	$ 168,320	$ 2,019,840	$ 36.00	$ 189,360	$ 2,272,320
Institutional	842	$ 2.00	$ 1,684	$ 20,208	$ 2.25	$ 1,895	$ 22,734
Industrial	105	$ 40.00	$ 4,200	$ 50,400	$ 45.00	$ 4,725	$ 56,700
		Subtotal	**$ 553,036**	**$ 6,636,432**		**$ 622,166**	**$ 7,465,986**

Category	Units	Fee	Monthly	Annual	Fee	Monthly	Annual
Residential	47,354	$ 10.00	$ 473,540	$ 5,682,480	$ 11.00	$ 520,894	$ 6,250,728
Commercial	5,260	$ 40.00	$ 210,400	$ 2,524,800	$ 44.00	$ 231,440	$ 2,777,280
Institutional	842	$ 2.50	$ 2,105	$ 25,260	$ 2.75	$ 2,316	$ 27,786
Industrial	105	$ 50.00	$ 5,250	$ 63,000	$ 55.00	$ 5,775	$ 69,300
		Subtotal	**$ 691,295**	**$ 8,295,540**		**$ 760,425**	**$ 9,125,094**

SCENARIO 1

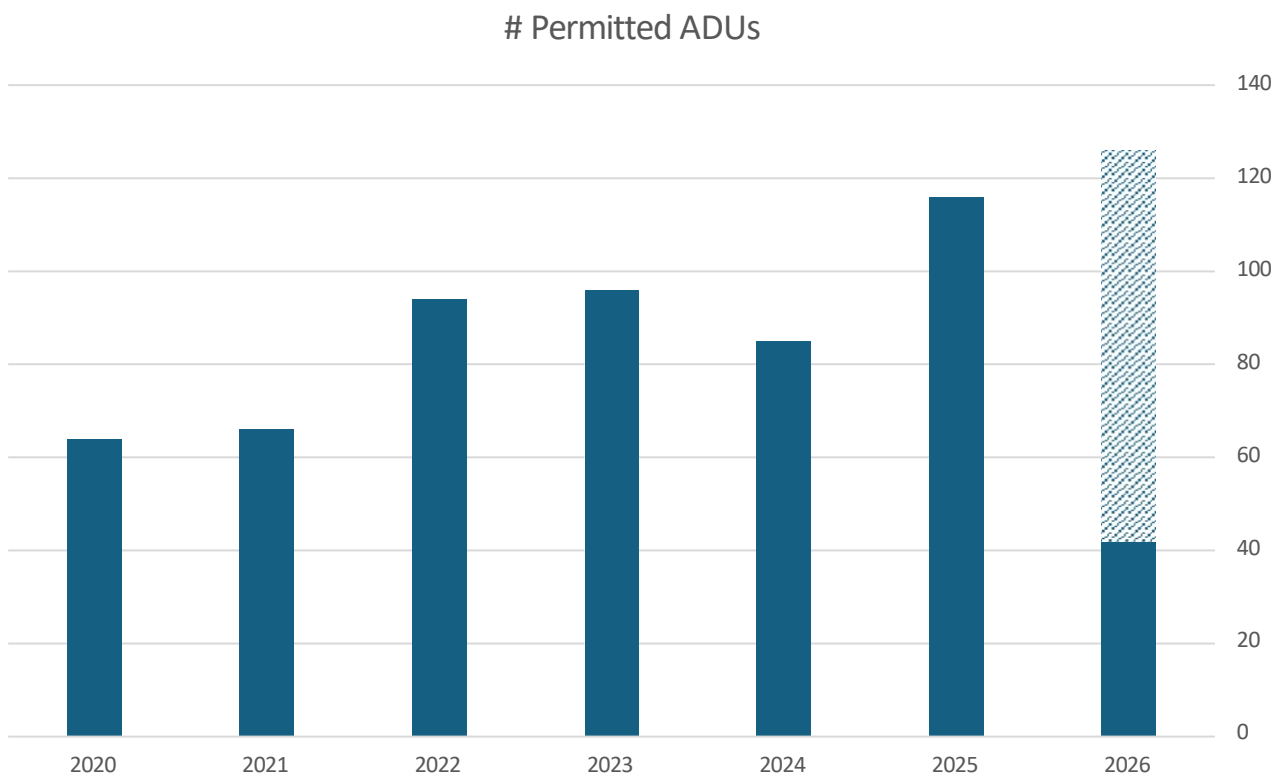

Transportation
Utility Fee
Class C Road Fund
$600,000
TIF
$2,600,000
Pavement
Management

SCENARIO II


Transportation Utility Fee
Class C Road Fund $600,000
TIF $2,600,000
Pavement Management
ROADWAY PROJECTS
INTERSECTIONS
BRIDGES
EQUIPMENT
EMPLOYEES

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

St.George

Pretreatment Program

Pretreatment Program

St.George

THE BRIGHTER SIDE

SGRWRF Pretreatment Department

Who the heck are we,

and what's the big deal?

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"

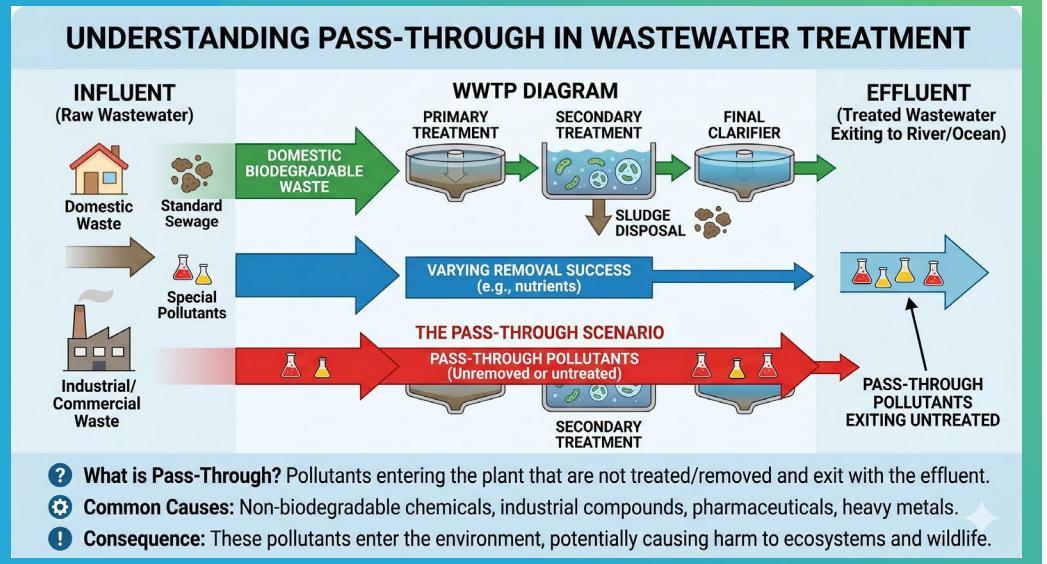
Preventing "Pass-Through"

Preventing "Interference"

Infrastructure Safety

Operator & Worker Safety

Public Health & Safety



What is “Pass-through” exactly?

Pass-Through:

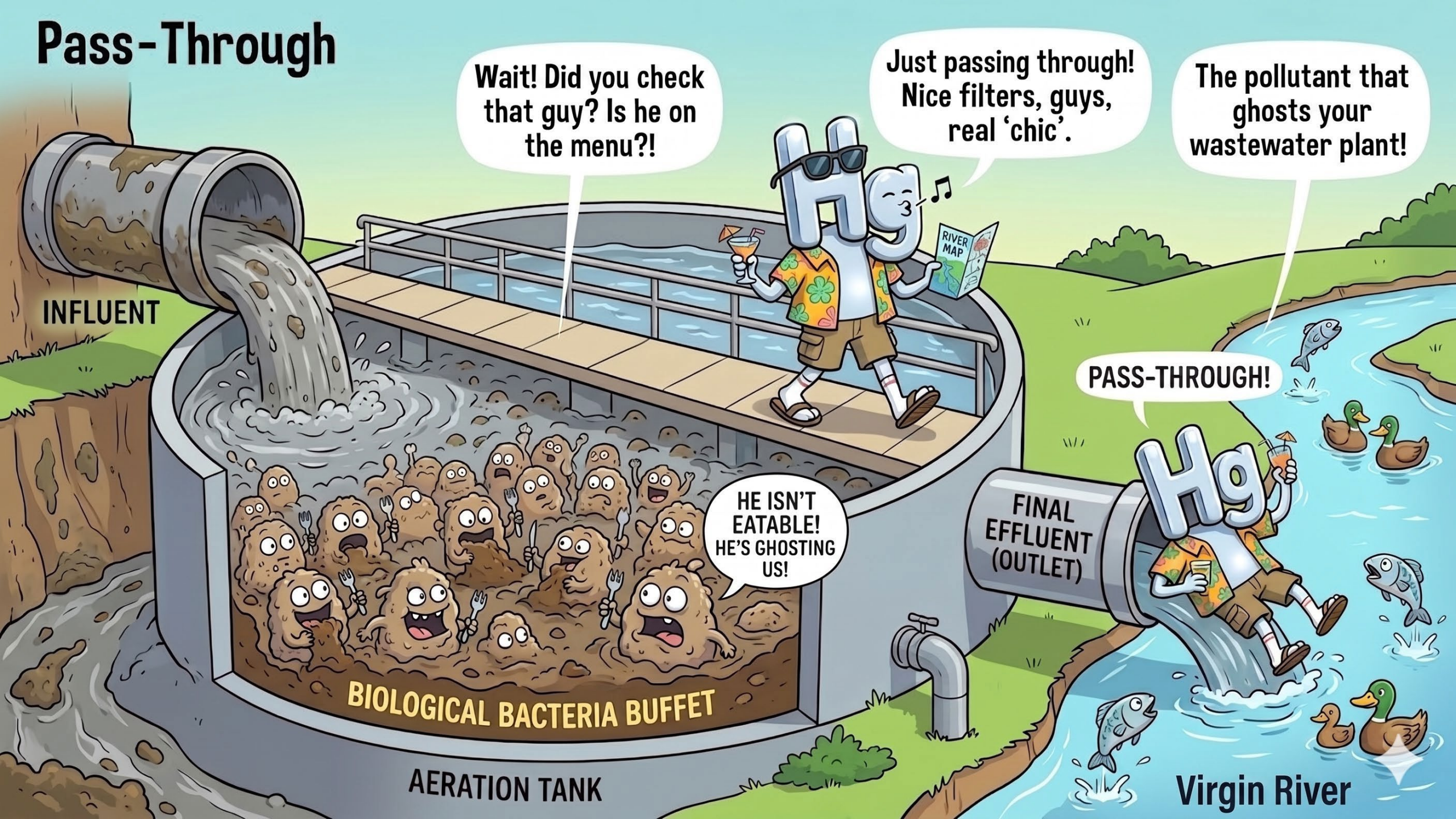
A pollutant that exits the treatment plant and enters the Virgin River because the plant wasn't designed to remove it.

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!
INFLUENT
RIVER MAP
Hg
PASS-THROUGH!
HE ISN'T EATABLE! HE'S GHOSTING US!
FINAL EFFLUENT (OUTLET)
BIOLOGICAL BACTERIA BUFFET
AERATION TANK
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.

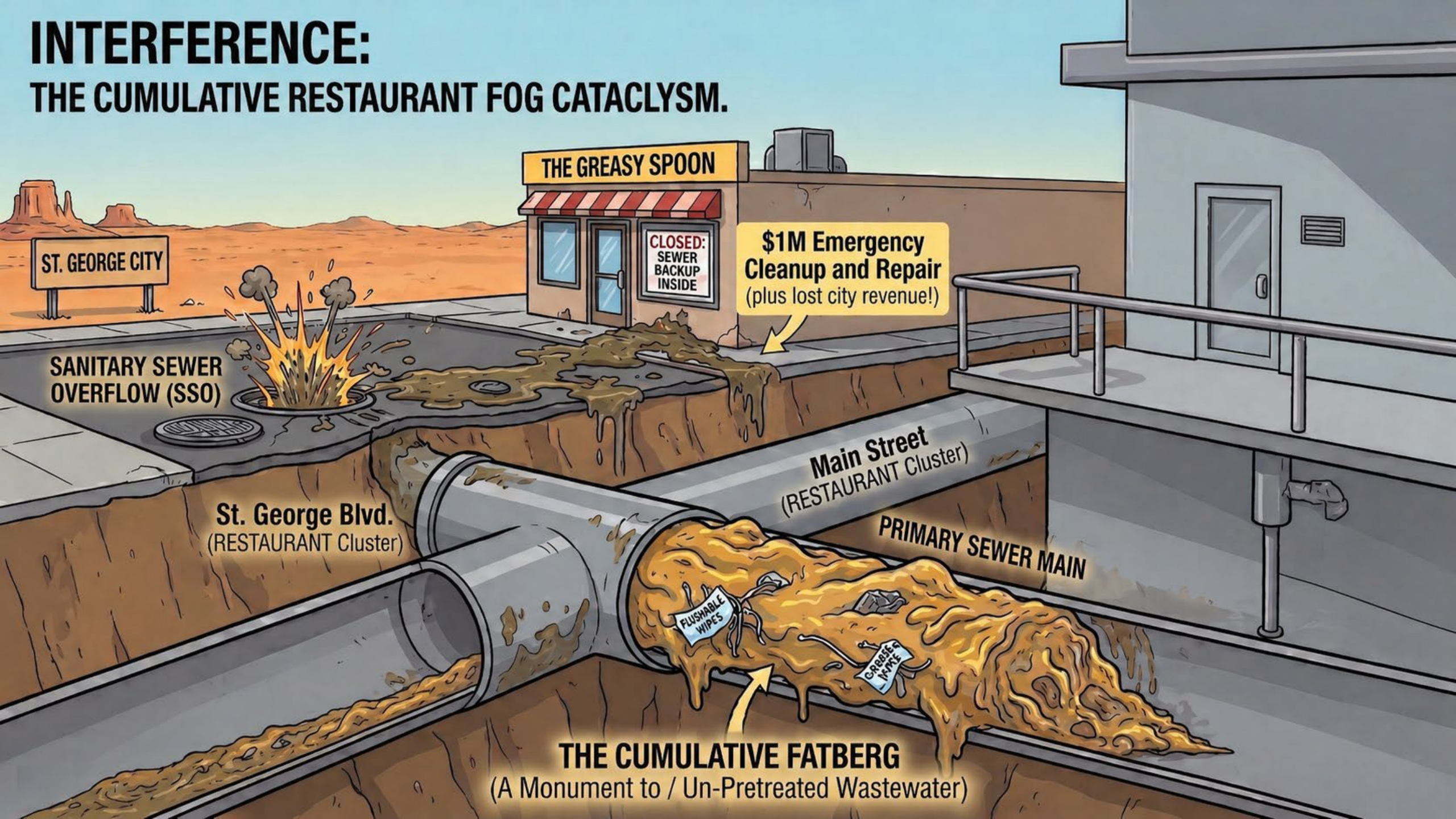
Can you give me some examples?

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.
THE GREASY SPOON
CLOSED: SEWER BACKUP INSIDE
ST. GEORGE CITY
$1M Emergency Cleanup and Repair
(plus lost city revenue!)
SANITARY SEWER OVERFLOW (SSO)
Main Street
(RESTAURANT Cluster)
St. George Blvd.
(RESTAURANT Cluster)
PRIMARY SEWER MAIN
FLUSHABLE WIPES
GREASE MAKE
THE CUMULATIVE FATBERG
(A Monument to / Un-Pretreated Wastewater)

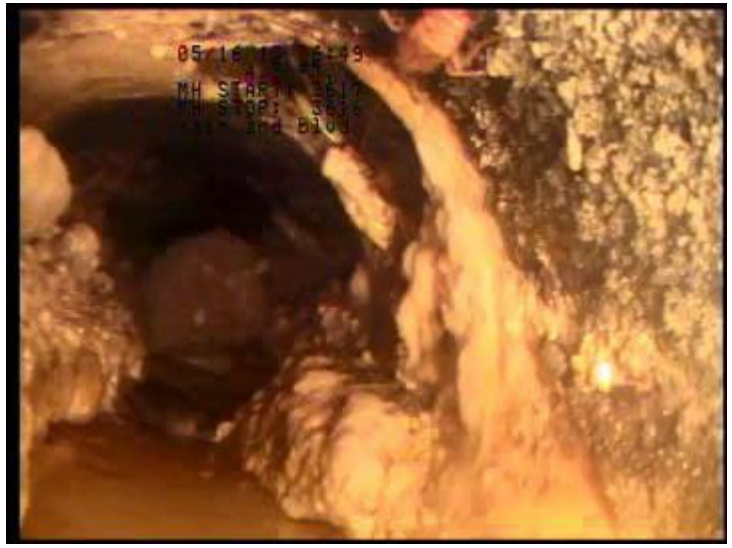
Required treatment for all industrial users…the

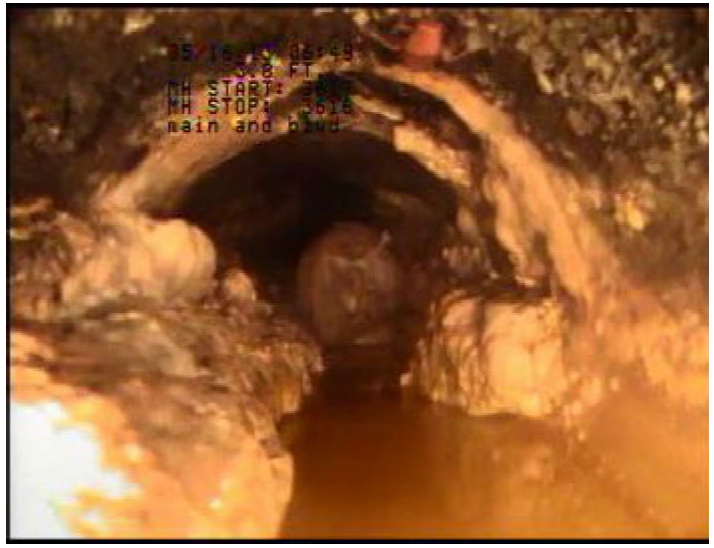
Grease Interceptor

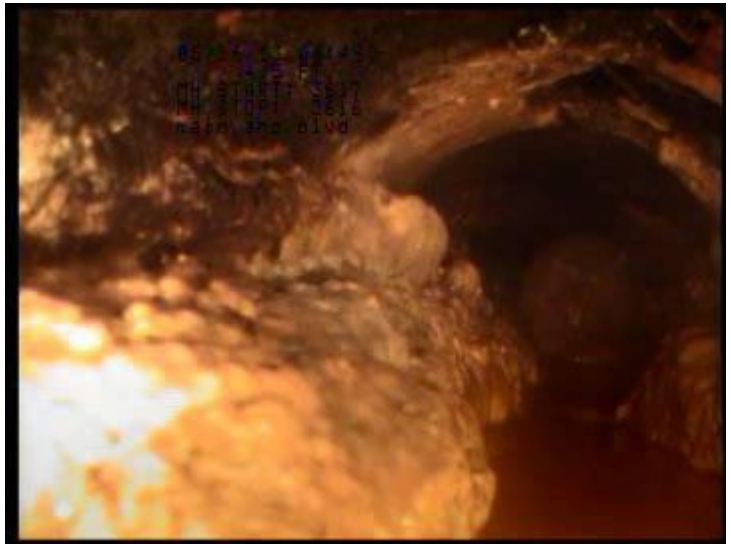
City Code does not allow grease traps and requires the installation of a gravity grease interceptor with a minimum size requirement of 1,000-gallons. This sizing requirement is comparable to most Utah Pretreatment Programs. Our Program follows the 25% capacity allowance rule that serves as a simple way 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...



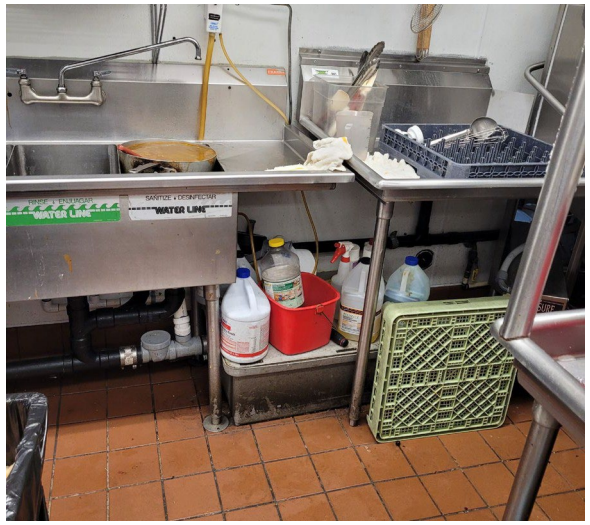




Grease traps are only reliable when maintained, and because of their size, need regular cleanings. The majority of pass-through from fats, oils and grease stem from unmaintained, undersized or failing grease traps.

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.

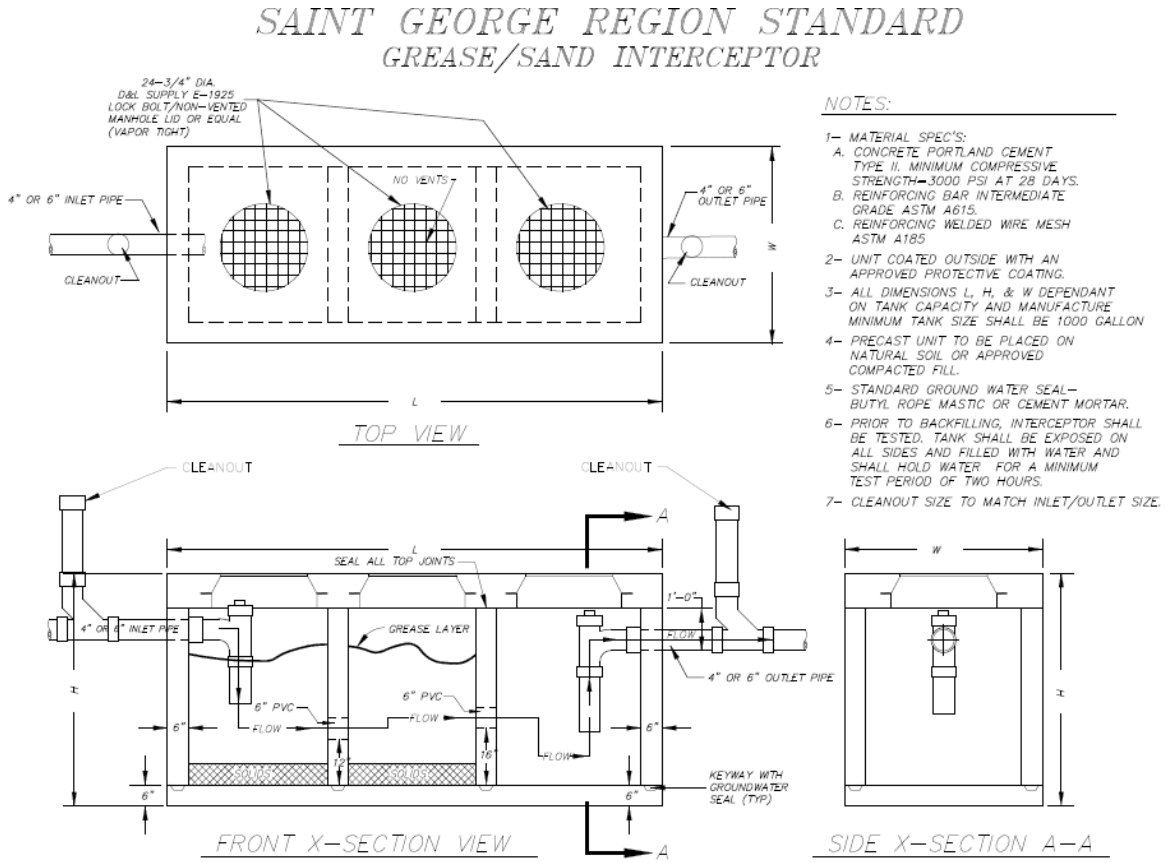
(*For reference, the average sewer line is cleaned every 2 years. The above lines have to be cleaned monthly to remove the continuous grease build-up. This requires 6 “runs” of cleaning at 300-ft per run. That’s 1,800-ft of sewer pipe!)



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



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?

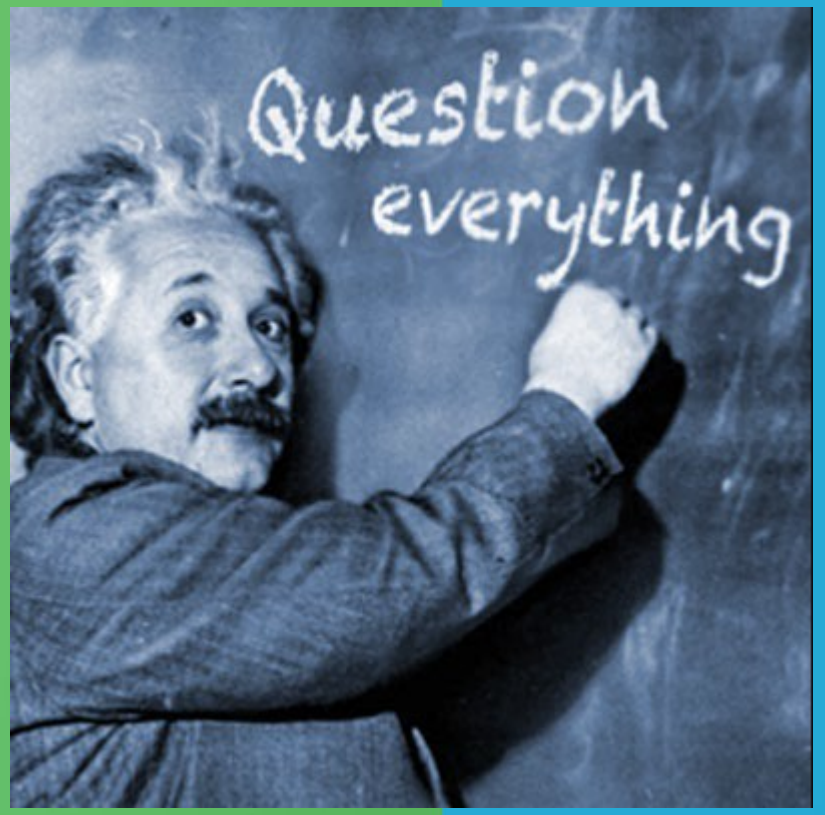
How many facilities do we have and what do we do?

- 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
JULIETTE
CITY COUNCIL
COMMUNITY COLLABORATION

St.George

THE BRIGHTER SIDE



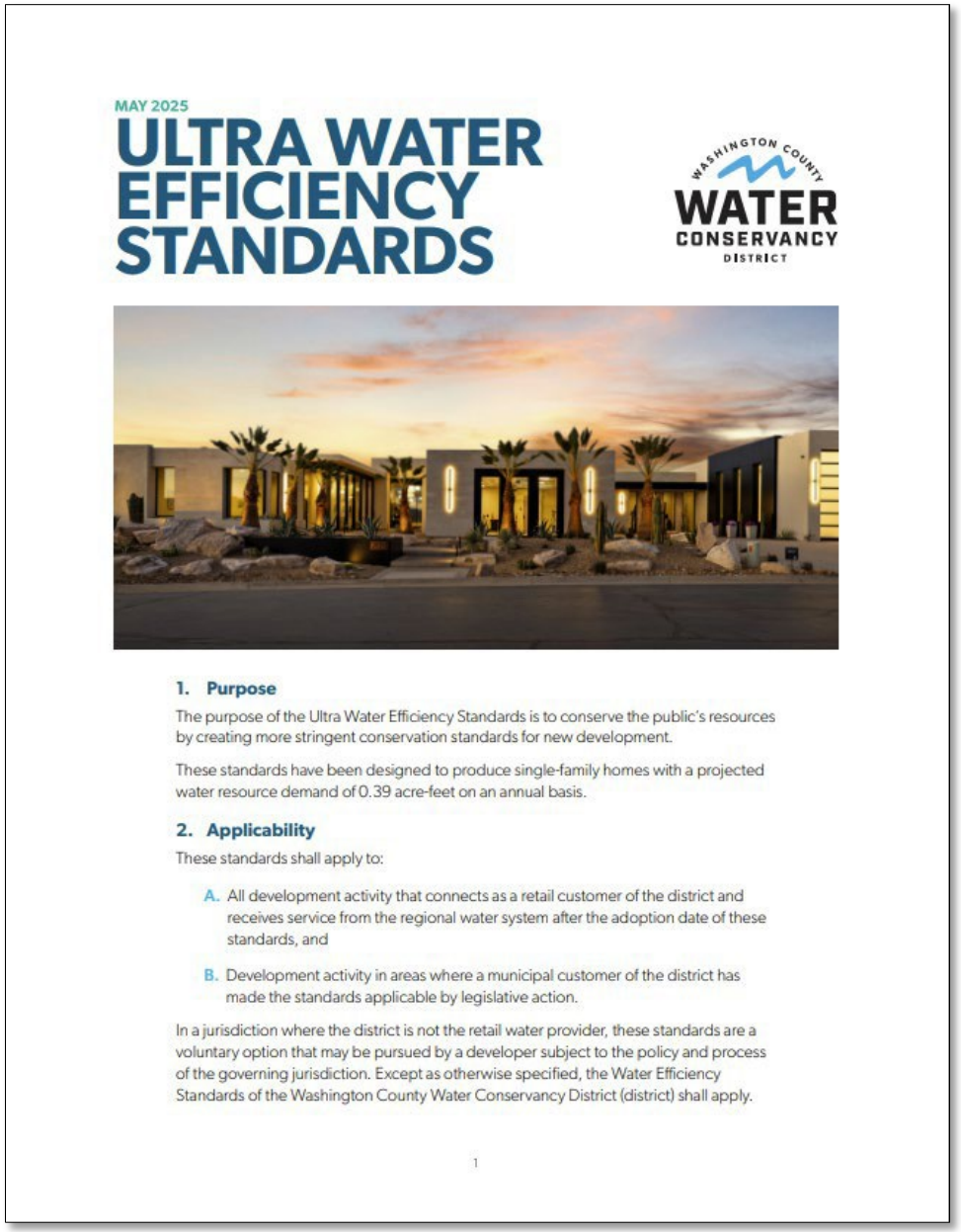
Juliette Curtis

SGRWRF Pretreatment Coordinator

Juliette.curtis@sgcityutah.gov

(435) 627-4284

WCWCD Ultra Water Efficiency Standards (UWES)



MAY 2025

ULTRA WATER EFFICIENCY STANDARDS

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

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

ULTRA WATER EFFICIENCY STANDARDS

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

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.

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.

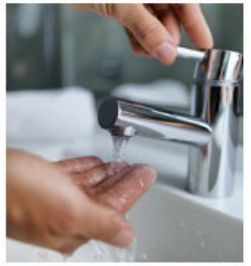
The developer shall grant the district a conservation easement for each parcel within the development. The easement shall prescribe a remedy for easement violations.

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?**


Dixie Sunbowl Strategy
& Development
THE BRIGHTER SIDE

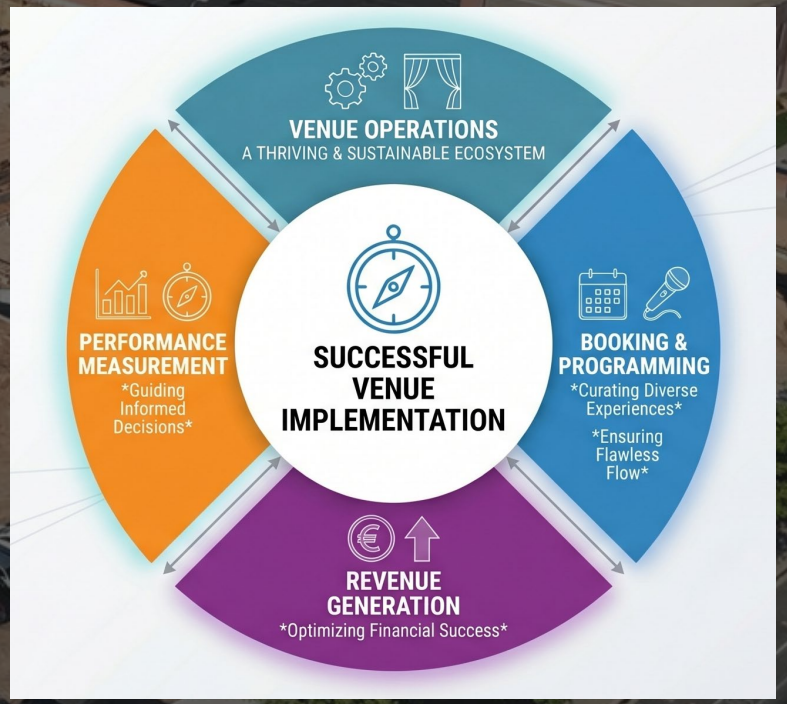
Dixie Sunbowl

- **Legacy civic venue** (since 1947)
- **Community identity space**
- **Multi-purpose event venue**
- **Public venue** (sensitivity to access and pricing)

Dixie Sunbowl Success

Successful implementation requires specialized expertise in:

- Venue operations
- Booking and programming
- Revenue generation
- Performance measurement



Recommendation

Engage a Qualified Consultant

To translate Council direction into a successful operating model, staff recommends engaging a consultant to develop key deliverables.

Purpose

- Reduce risk
- Accelerate implementation
- Ensure industry best practices

Consultant Deliverables

Successful implementation requires specialized expertise in:

- Programming and booking strategy
- Marketing and activation strategy
- Sponsorship development approach
- Venue operations and staffing plan
- Financial Performa
- Key performance indicators (KPIs)

Next Steps

- Move forward with submitted proposal

or

- RFP

Or

- Staff creates deliverables


Thank you
THE BRIGHTER SIDE

Management Options

1. City Operates
City operates & books
Operator paid for services

2. Hybrid Model (Base + Incentive)
Fixed fee + performance incentives
Shared accountability

3. Revenue Share Model
Operator paid based on gross revenue performance
Strong alignment on growth

4. Lease / Concession Model
Operator assumes financial risk
Pays rent or percentage to City

Model	City Control	Financial Risk	Revenue Upside*
Fixed Fee	High	High (City)	Moderate
Hybrid	High	Shared	High
Revenue Share	Medium	Shared	High
Lease/Concession	Low	Low	Variable