



Parowan City Culinary Water Board Meeting
March 11, 2026 – 6:00 p.m.
Council Chambers – 35 E 100 N, Parowan, UT 84761

Board Members Present: Kurt Vest, Sam Halterman, Tom Gurr, Doug Fox, Councilmember David Burton

Staff Present: Mayor Mollie Halterman, City Manager Dan Jessen, Public Works Superintendent Aldo Biasi, and City Recorder Callie Bassett

Public Present: See Sign in Sheet

Call to Order

Kurt Vest called the Culinary Water Board meeting to order at 6:00 PM with all members present.

Declaration of Conflicts

Kurt Vest asked if there were any conflicts to declare. No conflicts were identified by any board members.

Approval of Minutes from 10-08-2025 AND 12-10-2025 Water Board Meetings

The board reviewed minutes from both the October 8th and December 10th meetings. Doug Fox noted his only concern was regarding the 10 percent increase on the base rate but acknowledged they had a good discussion about it and stated he was okay with everything. He made a motion to approve both sets of minutes simultaneously.

Motion: Doug Fox moved to approve both the October 8, 2025 and December 10, 2025 Water Board meeting minutes. Tom Gurr seconded the motion. The motion passed unanimously.

Impact Fee Update

Dan Jessen provided a comprehensive update on the impact fee process. The city had initially paused water rate discussions on the recommendation of Aaron from Bowen Collins, who strongly advised finalizing impact fees before adopting water rates to ensure proper mathematical calculations. The city spent three meetings analyzing the impact fee study and ultimately adopted the full recommended fee.

The new impact fee for an equivalent residential connection (ERU/ERC) is \$7,284, up from the previous \$2,056. Jessen explained this fee had originally been around \$4,700 before the city council previously lowered it to \$2,056 to encourage growth. The current fee is not arbitrary but is tied to upcoming projects and potential bonding that qualify for impact fees because they relate to new growth.

Dan emphasized the principle that growth pays for growth, explaining that if Parowan never added another house, certain projects would never need to be completed. Projects unrelated to growth, such as system upgrades for fire flow, must be paid through rates rather than impact fees.

The council considered but ultimately rejected proposals for discounted impact fees for affordable housing or a conservation tier that would allow reduced fees for properties with deed-restricted water usage limits. Despite passionate arguments from the development community and concerns about housing affordability impacts, the council adopted the full recommended fee.

For regional context, Dan noted that Enoch City adopted a \$6,500 impact fee despite their engineer recommending \$30,000, while Cedar City is studying fees around \$7,500. Cedar City is also changing direction after unsuccessful well drilling attempts, now partnering with the Water Conservancy District (recently renamed Cedar Valley Conservancy District) for future water supply.

Kurt Vest explained to council members who had called him that his position was to evaluate whether the study was done correctly, noting that if it was accurate, that represents the true cost, and if the city doesn't adopt the full fee, existing residents must pay the difference through rates. He emphasized that \$7,000 seems reasonable when compared to overall home prices and infrastructure costs.

Doug Fox asked about inflation impacts on the fee over time. Jessen explained that Bowen Collins conducts extensive analysis with a 10-year window accounting for inflation in operational and building costs, with fees collectible for a 6-year period under a 5-year study cycle.

Water Projects Update

Aldo Biasi reported on ongoing water projects. The city installed meters at the 6-mile spring at both top and bottom locations to monitor flows through winter. The spring currently shows about 150 gallons per minute, but significant water loss is occurring through leakage on the bank side, evidenced by extensive watercress growth. Bowen Collins is designing rehabilitation work including a new dam and collection structures.

The 5-mile spring connects to the 6-mile pipeline and contributes approximately 30-40 gallons per minute to the total flow. The team discovered an additional Box Elder Spring nearby with substantial flow, though water rights and access issues require resolution.

A major challenge emerged with Forest Service permitting, as they have no records of the city's existing permits for the 6-mile area. However, recent discussions indicated this should be resolvable with a simple three-page application and drawings rather than requiring an expensive full Plan of Development.

The main canyon spring line project is progressing on state lands, avoiding Forest Service complications. Downtown waterline improvements replacing 2-inch lines with 8-inch lines for better fire flow are moving toward design phase, with utility marking and data collection underway.

The diversion structure project is ahead of schedule despite not officially starting until March. Concrete pours of 200 yards in continuous pours are progressing well, with footings completed before cold weather.

Biasi noted that springs are running low due to two consecutive dry winters, with dramatic visual evidence in the canyon where the creek disappears underground near the cattle guard and reemerges at the 6-mile spring area, with water pouring out where it shouldn't be collected.

Kurt Vest observed root ball problems in collection pipes, which the team has partially addressed but needs comprehensive rehabilitation due to years of neglect and sand accumulation.

Well Update

Biasi reported on well maintenance activities over the past year. The 30 East well had mechanical issues requiring VFD replacement and other repairs. The canyon well, which had previous problems, was pulled out and will be covered for winter operation capability, with materials on-site for a basic building with heat and lighting.

The canyon well's camera inspection revealed concerning conditions with pitted casing and deterioration at depth, limiting its long-term viability despite high production capacity. A temporary chlorination system will be needed at a well house when spring rehabilitation begins, since springs currently provide chlorination.

The racetrack well was tested and performed as expected, pumping to the waste pond, but cannot run extensively due to rapid pond filling. Plans include connecting underground pipe to the recharge pipeline for proper waste discharge and potential integration with pickleball court development.

The racetrack well can no longer connect to irrigation without significant investment (approximately \$20,000-30,000) for dual check valve systems that were previously removed. The 4-bay well operated throughout last year as an alternative, though with limited production, pumping directly into the 4-bay pond.

Dan Jessen provided an update on negotiations with Brian Head resort regarding a legal obligation to drill one to two wells up the canyon. The city is exploring relocating the drilling location and seeking inflationary adjustments to the decades-old agreement. If successful, this could provide an irrigation well for city use, potentially allowing conversion of the racetrack well

to permanent culinary use, though significant additional costs would be required for culinary conversion.

Member/Staff/Public Comments

No additional member, staff, or public comments were made.

Adjourn

Motion: Doug Fox moved to adjourn the Culinary Water Board meeting and transition to the Pressurized Irrigation Water Board meeting. Tom Gurr seconded the motion. The motion passed unanimously.

Callie Bassett, CMC, City Recorder

Date Approved: _____

Parowan City Pressurized Irrigation Water Board Meeting March 11, 2026 – Immediately Following the Culinary Water Board Meeting Council Chambers – 35 E 100 N, Parowan, UT 84761

Call to Order

Kurt Vest called the Pressurized Irrigation Water Board meeting to order immediately following adjournment of the culinary meeting.

Declaration of Conflicts

Kurt Vest asked for any conflicts to be declared. No conflicts were identified by any board members.

Approval of Minutes from 10-08-2025 AND 12-10-2025 Water Board Meetings

The board had already reviewed these minutes during the culinary meeting.

Motion: Tom Gurr moved to approve both the October 8, 2025 and December 10, 2025 Water Board meeting minutes. Kurt Vest seconded the motion. The motion passed unanimously.

Schedule for P.I. System Coming Online

Biasi outlined the typical timeline for bringing the pressurized irrigation system online. He proposed charging the canyon line on Monday, April 13th, and turning the system on Tuesday, April 14th, typically around April 15-16 depending on weather conditions. The early-week schedule allows full crew availability to address any issues that arise during startup.

The team has not yet accessed the Yankee Meadow area to assess pond conditions due to winter conditions, planning to attempt access next week.

Discussion turned to watering day rotation policies. Last year the board decided to hold days constant rather than rotating them weekly, which received mixed feedback. Kurt Vest advocated for returning to rotation, noting that constant schedules force some residents to water on Saturdays every week rather than rotating weekend duties. Doug Fox supported rotation, comparing it to historical ditch rotation practices where timing shifted weekly to distribute inconvenience fairly.

Biasi noted enforcement challenges, as many people don't adjust their watering schedules when days change, leading to confusion and complaints. However, he acknowledged both sides of the issue, with some residents preferring constant days to avoid changing automatic timers while others, particularly those moving hoses manually, preferring rotation to share weekend responsibilities.

Dan Jessen discussed increased focus on water conservation enforcement. With the city now having a building inspector who also handles code enforcement, there's consideration of more active water policing. He suggested starting with a friendly, educational approach in year one, notifying violators about correct watering times and schedules before implementing stricter enforcement.

The Yoppify system obtained through the Division of Water Resources will enable targeted messaging, including sending photos of violations directly to specific users rather than just broadcast messages. Biasi emphasized the need for clear enforcement policies, suggesting removing "strict" from enforcement notices if actual strict enforcement won't be implemented. Given last year's water shortage that required system shutdown and significant resident complaints, Biasi proposed implementing a red/yellow/green warning system based on pond levels, with automatic shutdowns at predetermined levels to protect infrastructure rather than risk damage from over-pumping.

The board discussed supplementing irrigation water with well water during shortages. Kurt Vest emphasized that irrigation users should pay pumping costs for well supplementation rather than culinary-only customers. Historical practice included surcharges for well pumping, though this wasn't implemented during last year's 4-bay well operation.

Biasi noted that when irrigation water is unavailable, culinary water remains available for those willing to pay higher costs to maintain landscaping, though last year saw heavy demand on culinary wells during irrigation shortages.

Discussion addressed the potential for using the racetrack well for irrigation supplementation, noting the previous dual-valve system that allowed switching between irrigation and culinary use, though the dual checks have been removed and relocated.

The conversation expanded to storage solutions, with support for revitalizing the pond project above the main canyon well rather than the previously considered Dry Canyon location due to better infrastructure access and city ownership of the site. Dan Jessen noted the need to coordinate with potential Valentine Peak trailhead relocation plans.

The board expressed interest in allocating budget funds for preliminary engineering by Rosenberg to assess feasibility and specific site planning for the storage project. While the facility would provide only a few days of additional storage capacity (similar to 4-bay pond size), it would help balance the system and capture high early-season flows.

Kurt Vest emphasized that additional storage is valuable even if limited, particularly for capturing early-season water for later use. The location offers recreational benefits with potential trail development and avoids the challenges of the Dry Canyon site with its recreational conflicts and safety concerns.

Member/Staff/Public Comments

Kurt Vest made light comments about baseball season typically bringing snow, noting the unusual dry conditions during calving season. The group discussed historical weather patterns and hoped for late spring moisture.

Adjourn

Motion: Doug Fox moved to adjourn the Pressurized Irrigation Water Board meeting. The motion was seconded. The motion passed unanimously. The meeting was adjourned.



Callie Bassett, CMC, City Recorder

Date Approved: 7/08/2026