Regional Water Supply Agreement
Administration Advisory Committee
MINUTES

Meeting date:	May 27, 2026
Time:	12:00 – 2:00 pm
Location:	533 E Waterworks Drive, St. George UT
Participants:	Administration Advisory Committee members Brock Belnap, Dan Catlin, Ben Billingsley, Kaden DeMille, Clark Fawcett, Kyle Gubler, Kelly Wilson, Jeremy Redd, Brock Jacobsen, John Willis, Jimmie Hughes, Chuck Gillette, Kevin Smith, Jean Krause, and Mark Meyers. Also, present was Washington County Commissioner Adam Snow, Victor Iverson, and Gil Almquist. Advisory Committee member Kress Staheli and Jarrett Waite were not present. Other meeting attendees are noted on the attached sign-in sheet.

Associate General Manager Brock Belnap, stated that Zach was out of town and had asked him to fill in. Mr. Belnap explained that the overall theme of the agenda was collaboration and ensuring there is enough water to support both current needs and future growth.

Regional Water Service Agreement and dormant/abandoned meters

General Counsel, Jodi Richins explained that before the RWSA was established in 2006, cities were primarily served through traditional "take-or-pay" contracts, which were common throughout Utah and the Intermountain West. Under those agreements, cities contracted for fixed amounts of water from a finite project supply, often before the projects were even constructed. Cities had to predict future growth decades in advance, which created competition among municipalities as each tried to secure enough water to avoid shortages.

Ms. Richins said that this system often led to inefficiencies. Some cities overestimated growth and contracted for more water than they ultimately needed, while others grew faster than expected and lacked sufficient contracted supply. Additionally, because infrastructure still had to be paid for regardless of actual usage, cities were required to pay for unused water. Ms. Richins explained that this structure did not encourage conservation because cities needed to sell water to recover their costs.

Around 2004, cities and the District began discussing a different approach that became the Regional Water Supply Agreement. Rather than assigning each city a fixed allocation, the RWSA created an "all-requirements" system in which the District would supply each city's water needs as they grew. Instead of requiring upfront payment for infrastructure, the system adopted a "pay-as-you-go" funding model primarily supported through impact fees. This shifted the burden for future infrastructure costs from existing ratepayers to new development.

Ms. Richins also explained that by 2004, most easily accessible local water supplies such as wells and springs had already been developed, while the region was experiencing rapid growth. The remaining

water projects required significant regional cooperation and investment. Under the RWSA, participating cities pooled their existing resources and agreed to jointly develop future projects.

She referenced an example from 1986 in which St. George contracted for 10,000 acre-feet from the Quail Creek Project under the older take-or-pay model.

Ms. Richins then discussed the baseline equivalent residential connections (ERCs) established when cities joined the RWSA. In 2006, each participating city counted the number of connections it was already serving. These baseline ERCs represented the level of service existing before participation in the regional system.
Ms. Richins explained that the dormant and abandoned meter issue stems from how the RWSA treats connections relative to those baseline ERCs. During discussions leading to amendments in 2019, the District and municipalities determined that any connections not actively being served at the time a city entered the RWSA would be treated as new connections if reactivated later. Even if a property had previously received water decades earlier, if service stopped before the city joined the RWSA, that water allocation had effectively already been reassigned elsewhere within the city's system.

Under the RWSA definition, a "new connection" includes any connection that:

- has never previously been connected, or
- was not active on the date the municipality executed either the 2006 or 2019 Regional Water Supply Agreement.

Because new connections are part of the regional system funded through impact fees, those fees are required even for reactivations of older, previously abandoned services.

Ms. Richins emphasized that if a municipality permits a new connection without collecting the required impact fee, the municipality itself becomes responsible for payment of that fee. She said this clarification was necessary because there had been confusion among some municipal customers regarding dormant meters and the requirements of the RWSA.

Ms. Richins outlined how dormant meters are treated under the RWSA:

- If a meter was connected on or after 2006 and has been inactive for less than 10 years, the customer only pays a catch-up amount consisting of unpaid water development surcharges. Currently, those surcharges are $1.75 per month per equivalent residential unit. Although the RWSA allows the surcharge to increase during times of need, it has not been raised to date.
- If a meter was connected on or after 2006 and has been inactive for more than 10 years, the customer must pay:
    - the unpaid water development surcharges, and
    - the difference between the impact fee originally paid and the current impact fee amount.

Jody explained that customers simply provide the relevant information to Melanie, who calculates the applicable charges for reactivation.

Commissioner Gil Almquist asked how many dormant meters are there?

Ms. Richins responded that the number of dormant meters is unknown. She explained that when someone identifies a dormant meter, Melanie works with the city billing department to determine when the meter was last connected.

Ms. Richins clarified that for new connections, the key cutoff date is tied to 2006. If a meter or connection has existed and remained continuously active since 2006, then there is no impact fee concern. However, if the connection was non-existent or inactive on or before the effective date of the city signing the Regional Water Supply Agreement (RWSA) then an impact fee payment is required.

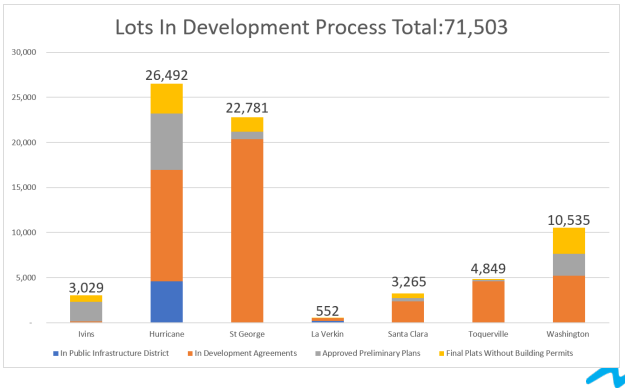
Water production numbers and connection count

Staff Engineer Whit Bundy thanked the municipal building departments for their assistance in providing development data to the District, noting that the information is not always easy to compile and submit. He emphasized that the data is important because it allows the District to track development activity and plan ahead for future water and infrastructure needs.

Mr. Bundy explained that the District tracks the number of lots currently somewhere within the development process. This includes projects that are:

- within a Public Infrastructure District (PID),
- covered by a development agreement,
- approved at the preliminary plat stage, or
- approved at the final plat stage.

Any development remains on the tracking list until an operating permit is issued. Once an operating permit is issued, the development is removed from the list.



Mr. Bundy explained that the chart being presented is broken down by city and summarized the number of lots in development across the region. Mr. Bundy said that Virgin had not yet been added to the tracking system but stated that he would work with Virgin staff to include that information moving forward.

The District is tracking a total of 71,503 lots in various stages of development throughout the participating municipalities. The bold number shown at the top of each city column represented the total number of tracked lots for that municipality.

New non-resident population estimates

Public Affairs Manager, Karry Rathje explained that since 2024 the District has been evaluating non-permanent resident population impacts because visitors and seasonal residents also use water and rely on

regional infrastructure. She said it is important for long-term water resource and infrastructure planning to account for the full population being served, not just permanent residents.

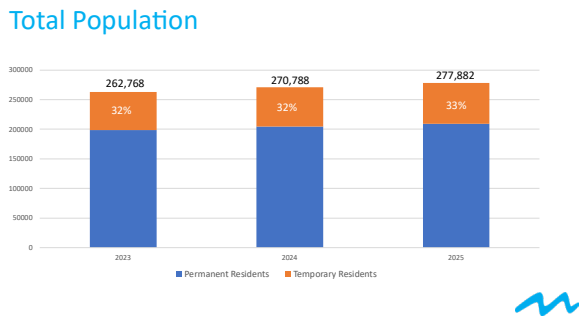
For the past three years, the District has received annual temporary resident population projections from the Kem C. Gardner Policy Institute at the University of Utah, which prepares official population estimates and projections for entities throughout the state.

Ms. Rathje said that Washington County is unique due to the extremely high volume of visitors the area receives. The county sees more than 10 million annual visitors, which she stated is more visitors per capita than Las Vegas. In addition, approximately 21% of homes in the county are owned by second homeowners, totaling nearly 19,000 homes the previous year. She emphasized that these visitors and seasonal residents use water and depend on the same infrastructure as permanent residents.

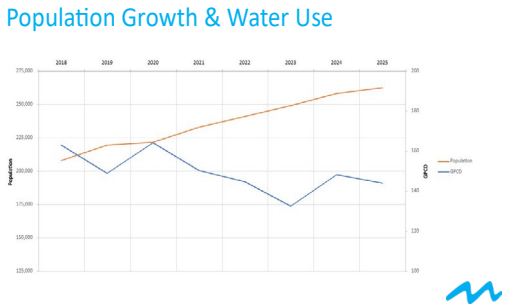
Over the last three years, the District has tracked temporary residents, overnight visitors, and seasonal residents and has observed an overall increase of approximately 7% in those populations.

Ms. Rathje explained that the temporary residents include overnight visitors, and seasonal residents. It does not include
day visitors, people traveling into Washington County for shopping, medical care, religious worship, family visits, or similar activities, some short-term rental activity such as Airbnb's, or individuals camping on BLM land or in other lodging situations that are difficult to track.

She explained that the District's estimates are therefore likely conservative.



Ms. Rathje explained the population chart. The blue portion represented the permanent resident population, and the orange portion represented the additional population needed to account for temporary residents. In 2023 and 2024, temporary residents increased the effective population by about 32%. Due to continued growth in non-permanent residents, that figure increased to approximately 33% in 2025. As a result, although census estimates placed Washington County's permanent population at just over 200,000 residents in 2025, the District was planning water supply and infrastructure needs for a total effective population of nearly 278,000 people when temporary residents were included.



Ms. Rathje emphasized that the magnitude of visitor activity has a substantial impact on regional water planning.
This slide highlights water conservation achievements. While Washington County's population has increased steadily since 2020 by approximately 18%, per capita water use has decreased by 11% during the same time period. Ms. Rathje said that the region has been successful in accommodating rapid growth while becoming significantly more water efficient.

Mayor Kevin Smith asked whether there may be a way to estimate water demand associated with Airbnb's and other short-term rentals. He asked if the District planned to develop estimates for those types of uses in the future.

Ms. Rathje responded that the issue of estimating Airbnb and short-term rental usage had already been discussed with the Kem C. Gardner Policy Institute. She explained that the Institute intentionally excludes Airbnb's from its estimates in order to avoid double counting seasonal residents, since many second homeowners use their properties as short-term rentals when they are not personally occupying them.

Commissioner Adam Snow commented that the County does have fairly good estimates regarding the number of Airbnb's in the area, but accurately estimating their water demand is difficult for several reasons.

Mr. Snow explained that many short-term rental properties are only rented part of the year because some owners occupy the homes seasonally and rent them out only during certain periods or weekends. In addition, occupancy levels within Airbnb properties can vary significantly.

Mr. Snow compared Airbnb's to hotels, noting that hotel rooms generally have more predictable occupancy limits, such as four people in a room with two queen beds. By contrast, Airbnb properties can accommodate highly variable numbers of guests, sometimes with very large groups staying in a single home.

Regional Reuse Purification System update

Reuse Program Manager Morgan Drake provided an overview of the regional reuse program and emphasized that reuse is a critical component of the One Water Washington County strategy and the county's 20-year water supply outlook. She explained that reuse is expected to provide more than half of the new water supply over the next two decades, equating to approximately 24,000 acre-feet of water or enough supply for roughly 40,000 homes. She noted that much of the water needed to support future development and building permits will come from reused water supplies.

She explained that the reuse program will be implemented in phases because of the significant infrastructure investment required. Phase One focuses on non-potable reuse using Type 1 reuse water for

outdoor irrigation and exchange purposes. The strategy is to use treated reuse water outdoors, thereby freeing up existing potable-quality sources for drinking water treatment. She clarified that Type 1 reuse water is safe for outdoor irrigation, human contact, and even spraying on edible crops, but it is not yet suitable for drinking.

Phase Two involves potable reuse, where Type 1 reuse water would undergo advanced purification treatment to drinking water standards, along with additional storage infrastructure. Morgan stated that Phase Two will increase long-term drought resiliency but is substantially more expensive, so the current emphasis remains on completing Phase One infrastructure by approximately 2030.
Morgan described the existing regional water cycle, explaining that drinking water is diverted from the Virgin River, stored in reservoirs such as Quail Creek and Sand Hollow, treated, distributed to communities, and then conveyed to water reclamation facilities after indoor use. St. George City already treats a portion of that reclaimed water to Type 1 reuse standards and distributes it for irrigation at golf courses and nearby communities. The regional program aims to expand those capabilities through additional reclamation facilities, expanded treatment, new storage ponds, and conveyance infrastructure.

Ms. Drake discussed the infrastructure requirements for the system, noting that the maps shown were conceptual and not representative of final alignments. She explained that the regional reuse system consists of two primary systems:

- The East Side System, extending from the Confluence Park Water Reclamation Facility to Chief Toquer Reservoir. This system has completed federal permitting. Chief Toquer Reservoir is currently under construction, Confluence Park has recently opened, and the La Verkin Pond pipeline project is expected to go out for bid the following month pending dam safety approval.
- The Central System, which includes approximately 34 miles of pipeline from St. George to Washington City as part of Phase One, along with pump stations, ponds, upgrades, and the new Gateway Water Reclamation Facility to replace the existing lagoon system and increase Type 1 reuse production capacity.

Morgan explained that the Central System is currently undergoing federal environmental permitting. The Environmental Assessment (EA) is expected to be released for public comment during the summer, likely within about a month. She stated that she would coordinate with municipal partners regarding letters and encouraged officials to contact her with questions while reviewing the documents.

Ms. Drake also outlined upcoming land acquisition efforts associated with the 34-mile pipeline project. Property owners affected by the alignment will receive a sequence of informational letters, beginning with project information, followed by appraisal coordination notices, and eventually formal offer letters and easement documents. Morgan noted that the district has already been coordinating with municipal staff in St. George, Washington, and Hurricane regarding those outreach efforts.

Ms. Drake discussed the ongoing effort to establish countywide reuse water rights. She explained that the district is analyzing the underlying water rights contributing flows to regional water reclamation facilities and determining how much reusable water those rights generate. The goal is to consolidate reuse water rights into a single countywide reuse authorization, while preserving St. George City's existing reuse water rights separately. She noted that the earlier East Side reuse water right effort will ultimately be incorporated into this broader countywide framework. She added that reuse authorization contracts with participating entities remain an essential component of the water rights application process, and coordination with St. George City and Hurricane City is continuing to finalize those agreements.

Commissioner Gil Almquist asked whether the map being presented showed only the main trunk lines for the regional reuse system. He then questioned what responsibilities individual cities and towns would have in connecting to the system once the regional infrastructure is in place.
He specifically noted that Washington City already has dual water systems installed underground and commented that those systems may simply need to be activated or connected to the regional reuse supply.

Ms. Drake responded that if a home already has two meters and an active secondary water meter, the transition to the reuse system would not necessarily create a noticeable difference for the customer because the program largely functions as a water exchange system. Reuse water would replace existing irrigation supplies, while potable-quality water would be preserved for drinking purposes. She noted that the district does not anticipate connecting every existing purple pipe or every individual residence, particularly in areas where secondary infrastructure has been sitting unused for long periods of time. Instead, the focus will likely be on higher outdoor water users such as schools, golf courses, and similar large irrigation customers.

Mayor Jean Krause asked why the regional reuse system is not planned to extend up to Virgin.

Ms. Drake responded that the current regional reuse system is not planned to extend to Virgin because doing so would require a substantial amount of additional pipeline infrastructure and pumping capacity, and the cost of delivering reuse water to Virgin through separate pipeline infrastructure would be very high.

Ed Andrechak with Conserve Southwest asked about the comments submitted during the Environmental Assessment (EA) process for the East Side reuse system in October. He noted that Conserve Southwest and others had provided feedback and asked how those comments were evaluated and incorporated into the project.

Ms. Drake responded that the East Side reuse system Environmental Assessment did not receive a large number of comments, but the district anticipated many of the common concerns based on experience from previous projects.
Ms. Drake explained that conservation measures were incorporated directly into the proposed action, including the broader conservation efforts being led by the District's conservation team. Ms. Drake also said that the project included comprehensive cultural and biological surveys, and conducting those surveys represents a significant investment of time and resources, and as a result, the survey data was included as appendices within the Environmental Assessments. She added that the same approach would be used for the Central System Environmental Assessment as well.

Ms. Drake emphasized that the district has worked closely with the community throughout the process and, to date, has not received substantial opposition or extensive comment submissions.

Overview of the District's impact fee options

Impact Fee Administrator Melainie Hansen explained Melanie explained that single-family lots with a ¾-inch or ⅝-inch meter have an impact fee of $17,002.66. If the property has secondary water provided through the city, the fee is reduced to $7,316, which is the indoor component.

For multifamily developments, including townhomes, condominiums, and apartments, impact fees consist of the indoor component plus $1.99 per square foot of non-hardscape limited common area. Residential and multifamily common areas are also charged $1.99 per square foot of non-hardscape area. Property owners have the option to record an easement identifying the actual irrigated area, so they are not charged on the entire non-hardscape square footage.

Commercial impact fees are based on meter size. Applicants requesting a ⅝-inch or ¾-inch meter may also record an easement specifying the irrigated area, allowing the fee to be calculated at $1.99 per square foot of irrigated area instead of the standard meter-size-based fee.

Ms. Hansen then provided an update on the Ultra Water Efficiency Standards. The impact fee under the program is $11,413. Participation is voluntary within municipal jurisdictions but mandatory for retail service customers of the district. Private pools and lawns are prohibited, although community parks and pools are allowed. Excess use surcharges apply to water usage exceeding 8,000 gallons per month.

Ms. Hansen also explained that municipal participation requires a written commitment from the city adopting the program framework. A water efficiency standards note must be included on subdivision plats and reviewed by the district for compliance. Building inspectors should be aware of the unique program requirements and monitor for potential violations. Swimming pool permits should also be reviewed, and enforcement actions may occur for noncompliance.

Commissioner Almquist asked whether a homeowner who installs a swimming pool after one year would then be required to pay the original $17,000 fee.

Conservation Manager Doug Bennett responded that installing a pool after the fact in violation of the program standards would constitute a compliance issue under the program rules. He emphasized that this is why it is critical for municipalities to align their permitting processes with the water program requirements and ensure that pool construction permits are not issued in areas subject to these limitations.

Mr. Bennett explained that if a municipality were to issue a permit in conflict with the standards, it would create an enforcement problem, including potential discussions about removal of the non-compliant pool. He further noted that simply allowing an additional fee (such as an extra $5,000) in lieu of compliance would undermine the intent of the program and weaken its effectiveness in achieving the intended water demand reductions and regional water supply reliability goals.

Ms. Hansen said that, so far, the Cities of Ivins and Washington have signed on to the program. She added that the district is encouraging other municipalities to adopt the program as well.

Jeremy Redd asked what demand has looked like so far under the new program and whether the district is already seeing building permits being pulled in response to it.

Melanie responded that, so far, only a couple of permits have been formally processed under the new program, but she is seeing a notable amount of submittals. She estimated roughly sixty single-lot applications submitted to date, along with at least one subdivision plat currently in review.

Mr. Belnap commented that Zach had mentioned several developers have approached him requesting exceptions to the Ultra Water Efficiency Standards. Specifically, some developers want to participate in the program while still allowing private backyard pools within their developments. Mr. Belnap stated those requests have not been well received, noting that any exception would require approval from the District’s Board of Trustees, which has already approved the existing standards as adopted.

Discussion of accessory dwelling units

Brock Belnap introduced a discussion item noting that the district currently does not charge impact fees for accessory dwelling units (ADUs) based on the assumption that they represent a marginal increase in residential capacity and are effectively covered under the original impact fee of the primary dwelling.

Mr. Belnap explained that the district has recently received reports suggesting that some ADUs are no longer "marginal" in scale. In some cases, they may be as large as or larger than the primary residence, or multiple ADUs are being built on a single lot. He stated that while these units may still fall outside impact fee requirements, they are increasingly contributing meaningful demand on the water system without proportionally contributing to infrastructure funding.

Mr. Belnap raised concerns about fairness and potential legal implications, noting that this trend could create a mismatch between system usage and cost recovery. He asked whether cities are observing similar patterns in ADU development, and whether this issue warrants further investigation or policy consideration. He invited feedback from municipal representatives.

Jeremy Redd commented that in Washington City, particularly in older neighborhoods with large lots, they are beginning to see requests for relatively large accessory dwelling units (ADUs). He noted that in some cases these ADUs are larger than the original primary homes, which are often older and smaller structures.

Mr. Redd explained that these properties typically no longer have significant outdoor irrigation demand (such as gardens), and the city council has generally been receptive to allowing ADU development on these larger lots. However, he cautioned that this trend may warrant further study, particularly given the scale of some proposed units.

Mr. Redd added that in previous discussions, there had been consideration of limiting the size of ADUs, but the council did not ultimately move forward with strict size restrictions, even though that option had been contemplated.

Mr. Belnap asked if any of the municipalities charge impact fees for ADU.

Ben Billingsley commented that St. George City has recently taken a more aggressive approach to accessory dwelling unit (ADU) regulations, including allowing zero-lot-line development and, in at least one area of the city, permitting two ADUs on a single property. He expressed interest in understanding the adoption or "take rate" of these allowances, asking what level of actual development activity has occurred under the new ADU policies within the city.

John Willis commented that he would need to review building permit data to provide precise figures, but the city is observing an increase in accessory dwelling unit (ADU) applications, largely driven by affordability considerations.
He noted that while many ADUs are still relatively small, the city is beginning to see larger units than in the past. Historically, St. George limited ADUs to around eight hundred square feet, but that constraint is becoming less common, and some larger ADUs are now being permitted.

Mr. Willis added that it remains uncommon for an ADU to exceed the size of the primary residence. He also expressed the view that, from a permitting and impact standpoint, the overall effect on infrastructure may be similar regardless of whether a home is 1,000, 2,000, or 5,000 square feet, as long as the property is already entitled to a single-family building permit. He indicated that, in prior analyses, the city did not view ADUs as creating a substantial additional impact beyond the original residential allocation.

Mr. Billingsley added that ADUs are also being viewed as a mechanism for increasing the supply of affordable housing units within the community, reinforcing their policy value in addressing housing availability pressures.

Mr. Willis stated his primary concern is how accessory dwelling units (ADUs) may affect the city's water efficiency metric, specifically the 0.59 target. He explained that when a property includes both a primary residence and an ADU, it complicates how service population and water usage are calculated.

Mr. Willis expressed concern that the city could be "penalized" in its reporting if ADUs are included in unit counts without a corresponding adjustment in water use accounting, which could skew the per-unit or per-capita metric.

Mr. Willis emphasized the importance of clearly communicating the city's performance, namely, that more housing units are being served while still meeting the 0.59 benchmark. He noted that the city has not yet determined the best approach to resolve this issue, including whether ADUs should be separately metered, and stressed the need for a consistent accounting method to accurately reflect system performance.

Mayor Clark Fawcett said his concern is that accessory dwelling units (ADUs), while intended in part to support affordable housing, are increasingly being used as vacation rentals or business investments. He expressed concern that this shifts them away from their intended policy purpose.

Mayor Fawcett stated that if ADUs are being used as commercial or short-term rental properties, they should be treated differently and potentially charged additional fees. He added that enforcement or identification mechanisms should be in place so that ADUs intended for affordable housing can be distinguished from those being operated as vacation rentals, emphasizing that he is supportive of ADUs only when they serve the intended housing affordability objective.

Mayor Dan Catlin asked whether the concern is primarily about total water volume use. Mayor Catlin noted that if a property remains on a single meter even with a mother-in-law suite or accessory dwelling unit customers would still be subject to existing tiered water rates if their usage increases.

Mayor Catlin questioned whether this structure already captures and accounts for the additional demand being discussed and stated that he is not fully seeing where the underlying issue arises beyond the existing rate system and usage-based billing.

Mayor Jimmie Hughes said that this issue was previously discussed with the city council, particularly in cases where larger lots or combined parcels have resulted in accessory dwelling units that are comparable in size to the original home.

Mayor Hughes explained that the council's conclusion was that, from a water usage standpoint, there may be little practical difference between a single large home and two smaller residential units on the same property. In both cases, the total water demand is expected to occur and be paid for through existing rate structures.

Mayor Hughes said that consistent with comments made by John, the council's discussion ultimately centered on the idea that regardless of configuration whether one large residence or multiple smaller units the occupants will still use water and be billed accordingly under existing systems.

Ms. Richins commented that, returning to the original discussion, her concern is tied to system capacity and cost recovery. She explained that if adequate water capacity was not fully available at the time a city connected, and additional development such as ADUs is being accommodated later at higher water use levels, those users may not have contributed proportionally to capital infrastructure through impact fees.

Ms. Richins stated that this creates a situation where newer or higher-use connections could be effectively subsidized by other impact fee payers, raising equity and fairness concerns regarding how infrastructure costs are distributed across the system.

Mr. Belnap asked whether municipalities are seeing enough activity related to accessory dwelling units (ADUs) to suggest a meaningful trend, or whether the issue remains relatively marginal.

Mr. Belnap questioned if the current patterns represent isolated cases or if ADU development is growing to a level that could materially affect system performance, water demand projections, or impact fee structures. He indicated that the intent is to determine whether further analysis or policy review is warranted to assess any real operational or financial impacts on the water system.

Mayor Krause commented that even in Virgin they are already seeing some ADUs that are nearly as large as the original homes.

Chuck Gilette commented that the situation should continue to be monitored, but he does not currently see evidence of a large-scale surge or “avalanche” of accessory dwelling units (ADUs) being developed in Ivins.

Mr. Gilette said that Ivins has jurisdiction and size limitations in place for ADUs, which helps manage their scale and impact. He also pointed out that ADUs particularly basement rentals and similar arrangements have existed informally even before they were formally legalized, indicating that some level of this activity has long been part of the housing landscape rather than a new development trend.

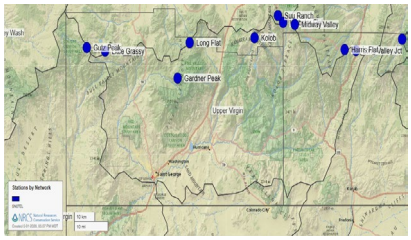
Commissioner Almquist said that in the county, ADUs are permitted, but their practical size and capacity are often constrained by septic system limitations and original development approvals such as permitted number of bathrooms and bedrooms.

Mr. Belnap said, based on the conversation, the matter appears worth further evaluation. He stated that the district will proceed with additional information gathering to better understand the actual impacts of ADUs on the system, including potential outreach to municipal staff to assess whether the issue is significant enough to warrant policy changes or additional study.

Water supply update

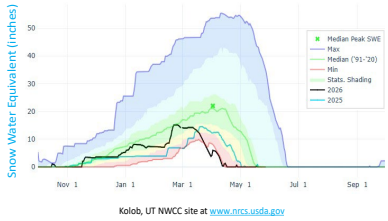
Associate General Manager Brie Thompson opened her report on current water supply conditions, noting that with warmer summer months approaching, it was timely to provide an update on system status. The purpose of her presentation was to inform the group about current water supply conditions and overall readiness heading into the high-demand season.

SNOTEL Sites



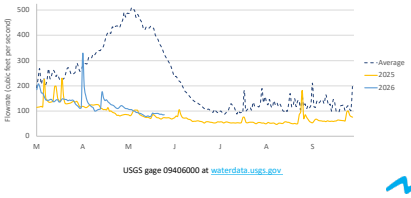
This slide presents data from USDA SNOTEL sites across the region, overlaid with the outline of the Virgin River watershed. The SNOTEL stations are located primarily at higher elevations and are used to measure and track snowpack levels that contribute to watershed runoff.

Snowpack near Kolob Reservoir



This slide presents data from a SNOTEL site near Kolob Reservoir, showing snowpack conditions over an October-to-October water year. The green line represents a normal year, the black line represents the current year, and the light blue line represents 2025 for comparison. Ms. Thompson said that while the current year had slightly more snow accumulation than 2025, the snowpack melted out much more rapidly than normal.

Virgin River at Virgin Flows

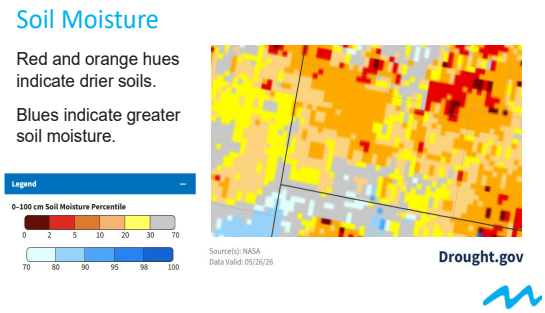


This slide presents data from the USGS stream gauge near Virgin, a key monitoring point because it is where the district diverts water that ultimately supplies Quail Creek and Sand Hollow reservoirs for drinking water treatment. The dotted line represents an average year, while the blue line shows current-year conditions, with last year included for comparison. She explained that both 2025 and 2026 closely track historically low-flow years on the Virgin River.

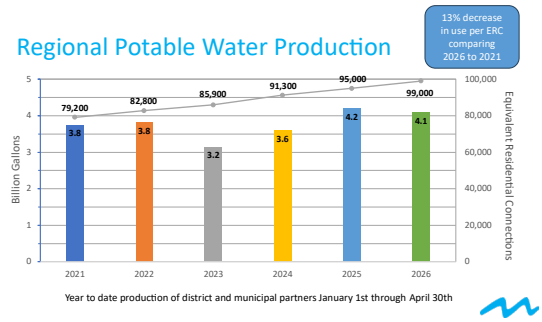
Ms. Thomspon explained that the irrigation companies rely on the April 1 forecast to determine water allocations for the upcoming season.

Ms. Thompson said that the current forecasts are slightly improved compared to last year, but remain broadly similar, particularly on the Virgin River. She added that on the Virgin River, a water right priority call occurred in June of the previous year, and similar conditions suggest that a priority call is likely again this year. For the Santa Clara River system, she reported that water users received approximately 37% of

their allocation last year, while this year conditions improved significantly, with allocations increasing to about 71% of the available supply.

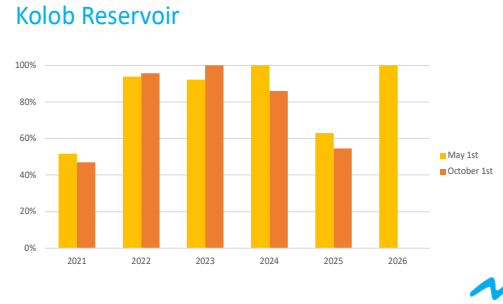


This slide shows soil moisture conditions across a multi-state region including Utah, Nevada, and Arizona, with Washington County. Most of Washington County is shown in light orange, darker orange, or red shading, indicating below-normal soil moisture levels.



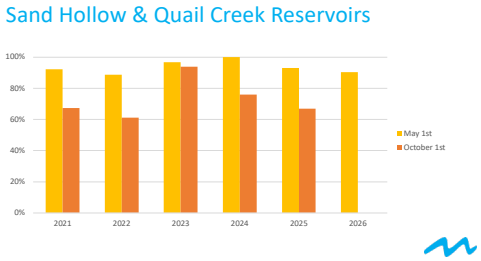
This slide focuses on system demand, specifically overall water use across the district and its municipal partners from January 1 through the end of April. The system is currently serving approximately 4,000 more equivalent residential connections compared to the prior period. Despite this increase in service population, overall water use has only risen about 9% when comparing 2021 to 2026. However, because connections have increased by roughly 25% over the same period, this results in an estimated 13% decrease in water use per connection.

Ms. Thompson explained the District's reservoirs.

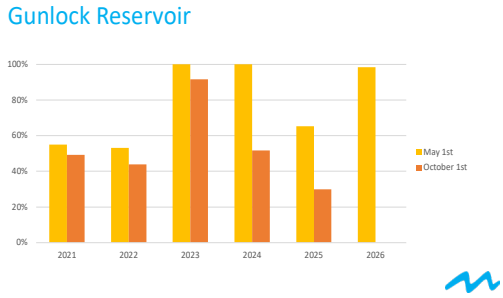


Kolob Reservoir, located at the top of the watershed, is typically filled during winter months and reaches peak storage in early to late spring, depending on runoff conditions. From there, storage generally

declines through the summer irrigation season, reaching its lowest point in late October before refilling begins.



Sand Hollow and Quail Creek Reservoirs, which are jointly managed because water can be treated from either source or transferred between them. The current combined storage is slightly lower than last year, and projected end-of-season levels in
October may also be somewhat lower depending on summer demand, weather conditions, and the effectiveness of conservation efforts.



Gunlock Reservoir, which supplies secondary irrigation water on the west side of the county, is in significantly better condition than last year, this is from strong storms in the previous fall and is currently near full capacity.

District projects update

Associate General Manager, Corey Cram provided an overview of major regional water infrastructure projects currently underway as part of the District's long-range planning efforts. Mr. Cram said that the District works collaboratively with municipalities by evaluating population growth, water supplies, and future demand in order to develop 20-year plans addressing transmission lines, water storage, reservoirs, treatment capacity, and overall system needs.

Mr. Cram stated that one of the District's largest ongoing efforts is the expansion of the Quail Creek Water Treatment Plant. The facility was originally designed for an ultimate buildout capacity of 80 million gallons per day, which aligned with the capacity of the regional transmission line serving Washington, St. George, Santa Clara, Ivins, and surrounding communities. The District identified opportunities to increase that capacity to 90 million gallons per day net production, accounting for treatment losses such as evaporation and sludge handling.

Mr. Cram explained that the project is being completed in phases. Early work focused on upgrading the dissolved air flotation (DAF) process to increase treatment capacity to 60 million gallons per day during

construction activities. These initial phases also include demolition and removal of aging infrastructure to reduce risk and improve efficiency for future construction phases.
Current work includes:

- replacing large-diameter steel pipelines within the plant,
- expanding transmission capacity inside the facility,
- demolishing outdated treatment components,
- adding ozone treatment,
- expanding dissolved air flotation systems,
- adding filtration capacity, and
- constructing additional sludge drying lagoons.

Mr. Cram explained that ozone treatment functions as an additional disinfectant and oxidizer alongside chlorine, improving water quality treatment and enhancing overall system safety. He said that the Quail Creek Water Treatment Plant is currently the only facility in Utah using the dissolved air flotation process, which has performed very effectively.

Mr. Cram said that bids for the next major construction phase were due the following day, with bid openings scheduled for Friday. The District had received strong interest from qualified contractors and anticipated competitive bids.

Mr. Cram also discussed expansion of water storage at the treatment plant site. Existing storage currently includes 5, 9, and 10 million-gallon tanks. The District is now constructing an additional 10-million-gallon storage tank to improve operational flexibility and maximize treatment plant efficiency. He explained that the additional storage allows the District to continue operating primarily during daytime hours while meeting nighttime demand through stored water, although increasing future demand will eventually require around-the-clock operations.

The new tank project includes approximately 9,000 cubic yards of concrete and was roughly two-thirds complete at the time of the presentation. Dale Cox Contracting is the contractor performing the work. Cory then reviewed several regional transmission and redundancy projects intended to move water from areas with available supply to areas experiencing shortages.

In Toquerville, the District completed a new booster pump station to improve redundancy for Virgin. Previously, Virgin relied primarily on the Cottam Wells and a single transmission pipeline. The new system allows water from Toquerville Springs to be pumped into Virgin as an alternate supply source.

At Sand Hollow, the District was completing another booster pump station and associated pipelines. This project allows water from wells located on the south and east sides of Sand Hollow Reservoir to be pumped to storage tanks, chlorinated, and redistributed into the lower Hurricane Valley retail system. The system also improves operational flexibility between the District and Hurricane City.

Mr. Cram explained the Chief Toquer Reservoir is one of the District's largest current projects. The reservoir project totals approximately $42 million and will provide 3,500 acre-feet of storage behind a 120-foot-tall zoned rockfill dam. The dam is approximately halfway complete.

Mr. Cram described the dam structure as including:

- a clay core to prevent seepage,
- drainage systems to collect any seepage,
- rock layers on upstream and downstream faces for stability and erosion control.

The reservoir will eventually become part of the regional reuse system. Water will be delivered into the reservoir through:

- the Ash Creek pipeline system extending from Ash Creek Reservoir,
- pipelines connected to West Sandy Creek, Leeds Creek, and South Ash Creek tributaries, and
- future regional reuse water pumped back into the reservoir.

Because of permitting requirements, the reservoir basin must include a fully lined system. Mr. Cram explained that the 120-acre reservoir basin is being lined with a 60-mil welded synthetic liner placed over prepared bedding material and covered with protective materials to prevent erosion.

The District expected reservoir construction to be substantially complete by the end of the year, with final miscellaneous work occurring early the following year. Cory stated that the District was very pleased with both the construction quality and project schedule.

Additional storage improvements at Sand Hollow include construction of a second buried 2-million-gallon water tank adjacent to the existing tank, increasing local storage capacity.

Mr. Cram discussed efforts to improve water supply reliability on the east side of Washington County. To support communities such as Toquerville, Hurricane, and Leeds, the District is constructing infrastructure to move treated water from the
Quail Creek Water Treatment Plant eastward.

This includes:

- a new pump station at Quail Creek,
- new transmission pipelines passing near Quail Creek Reservoir and through Leeds,
- a second booster pump station in Leeds with a small equalization tank, and
- interconnections with the Cottam Well system.

Mr. Cram emphasized that the Quail Creek expansion from 80 to 90 million gallons per day provides the additional capacity necessary to support eastern county needs without reducing supplies to western communities.

Virgin River Program update

Steve Meismer will present this at the next meeting in August 2026.

Consider approval of January 28, 2026 minutes

> ***Mayor Dan Caitlin made a motion to approve January 28, 2026 minutes, the motion was seconded by Gil Almquist and all voted aye.***

Next meeting Wednesday, August 26, 2026 from 12:00 pm to 2:00 pm

The meeting was adjourned upon motion.

Mindy Mees
_____
Secretary

Memo

Kem C. Gardner POLICY INSTITUTE
THE UNIVERSITY OF UTAH
DAVID ECCLES SCHOOL OF BUSINESS

To: Karry Rathje, Washington County Water Conservancy District
From: Emily Harris, Kem C. Gardner Policy Institute
CC: Mallory Bateman, Kem C. Gardner Policy Institute
Date: 4/29/2026
Subject: Washington County Temporary Resident Population Estimates, 2025

Overview

New 2025 estimates indicate 68,753 seasonal residents and overnight visitors in Washington County, Utah. This estimate equates to an additional 33% of the 209,129 permanent residents, resulting in 277,882 average permanent and temporary residents during the year.[1] The Kem C. Gardner Policy Institute utilized multiple local data sources to estimate the seasonal residents and temporary visitors and performed a supplemental analysis of short-term rental data (such as Airbnb, HomeAway, and VRBO).

Traditional population estimates, such as those produced by the Census Bureau and the Utah Population Committee (UPC), measure the permanent residents who live in Washington County for most of the year. These official estimates do not include temporary or seasonal residents. This research updates previous temporary resident estimates with new and updated data.[2]

This document provides summary metrics and descriptions of methodologies. Additional details can be found in Washington County Temporary Resident Population Estimates, 2023.

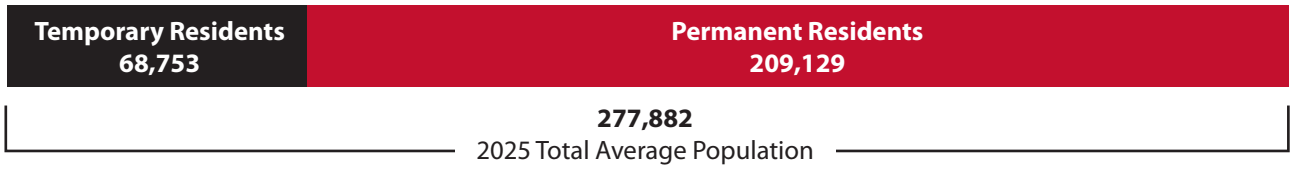
Table 1: Temporary Resident Population by Type in Washington County, 2025

Temporary Resident Population Type	Average Population
Total Seasonal Residents	**42,062**
Total Overnight Visitors	**26,691**
Hotel	14,395
Bed and Breakfast	563
Private Home	7,725
Campground/RV Site	4,008
2025 Total Temporary Resident Population	**68,753**

Sources: Utah Population Committee; Kem C. Gardner Policy Institute analysis of STR, Inc., OmniTrak Group, Inc., Lighthouse data, Washington County Assessor data, and Census Bureau data.

How Should We Interpret These Numbers?
Washington County has an estimated average of 68,753 daily visitors and seasonal residents. This estimate can vary by day and season. This is distinct from and in addition to the UPC permanent resident population estimate of 209,129—the two sum to estimate the 2025 total average population of 277,882.

Figure 1: Total Average Population Estimates by Resident Type in Washington County, 2025



Sources: Utah Population Committee; Kem C. Gardner Policy Institute analysis of STR, Inc., OmniTrak Group, Inc., Lighthouse data, Washington County Assessor data, and Census Bureau data.

The Seasonal Resident Population

Results

An estimated 42,062 seasonal residents spent time in Washington County at some point in 2025. The seasonal residents account for an additional 20% of Washington County's 2025 resident population.

Washington County added 4,883 new non-primary housing units to their records since the end of 2020, totaling 18,680 non-primary units by the end of 2025. Those housing units are translated into people using an 84% peak seasonal occupancy rate, resulting in an estimated 42,062 seasonal residents in 2025.

Methods

Input – Housing Units

At the end of 2025, approximately 21% of the total housing units in Washington County Assessor Data were designated as "Non-Primary" homes. The Census Bureau defines non-primary homes as vacant if they are occupied by individuals who live somewhere else for more than six months of the year. This assumption is correct for estimating the permanent resident population. However, it is problematic when estimating the total number of people residing in the county on a nightly basis, regardless of residency. Table 2 shows the number of non-primary housing units.

Table 2: Non-Primary Housing Units in Washington County, 2020-2025

Total Units 2020	New Units 2021- 2025	Total Units 2025
13,797	4,883	18,680

Source: Kem C. Gardner Policy Institute analysis of Washington County Assessor data

Assumption – Occupancy rates

This analysis estimated the seasonal population by applying 2020 Census household occupancy rates and household size to all non-primary residential parcels in Washington County. These calculations occurred at the census tract level to account for occupancy variation in different parts of the county. They were then summed to provide a total county estimate. Table 3 details the resulting seasonal population for 2020 and 2025.

Table 3: Seasonal Resident Population Estimates for Washington County, 2020 and 2025

Total Population 2020	New Population 2021-2025	Total Population 2025
30,589	11,473	42,062

Sources: Kem C. Gardner Policy Institute analysis of Washington County Assessor data and Census Bureau data

The Overnight Visitor Population

Results

On average, in 2025, an estimated 26,691 overnight visitors stayed in Washington County. Overnight visitors account for an additional 13% of the Washington County permanent resident population. Table 4 displays the estimates by accommodation type.

Table 4: Overnight Visitor Estimates for Washington County, 2025

Accommodation Type	Overnight Visitors (Low Season)	Average Overnight Visitors	Overnight Visitors (High Season)	Maximum Capacity
Total	**18,479**	**26,691**	**34,902**	**55,900**
Hotel	10,052	14,395	18,737	28,796
Bed and Breakfast	362	563	764	964
Private Home	5,310	7,725	10,140	13,308
RV/Tent	2,755	4,008	5,261	12,832

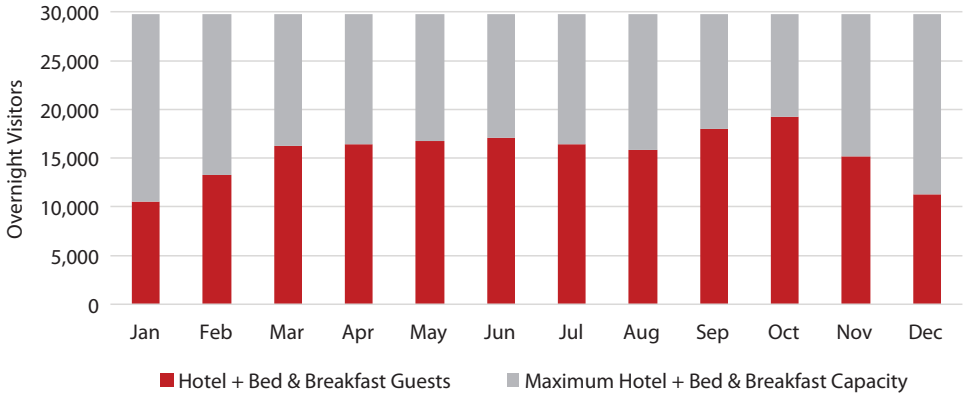
Note: Average nightly visitors. Sources: Kem C. Gardner Policy Institute analysis of STR, Inc. and Omnitrak data

Seasonal Trends

Washington County visitation peaks in the fall and is lowest in the winter. Seasonally, an estimated 34,902 overnight visitors stay during the peak season in the fall and approximately 18,550 during the low season in the winter, with a maximum capacity of approximately 55,900 nightly visitors.

The largest share of Washington County overnight visitors stay in either a hotel or a bed & breakfast.[3] Figure 2 shows a distinct seasonality, with the highest hotel/bed & breakfast occupancy reported in September and October, and the lowest in December and January.

Figure 2: Monthly Peak Occupancy and Maximum Capacity for Washington County Hotels and Bed & Breakfasts, 2025



Note: Maximum capacity is estimated using four guests to one hotel room and two guests to one Bed & Breakfast room.
Sources: Kem C. Gardner Policy Institute analysis of Omnitrak and STR, Inc. data

Methods

The Gardner Institute utilized overnight stay accommodation data and applied occupancy rates and average travel party size by each accommodation type to estimate this population. These estimates indicate there remains significant capacity within the existing overnight accommodations to support more overnight visitors.

Overnight visitors stay in a variety of commercial, private, and/or free accommodations:

- **Commercial paid accommodations** could include hotels, bed and breakfasts, short-term rentals, resorts, RV parks, and campgrounds.
- **Free or not commercially taxed accommodations** could include second homes (e.g., houses, timeshares, and condominiums) and family or friends' private residences.

These estimates exclude overnight visitors who stay in short-term rentals (e.g., Airbnb), camp on BLM land, sleep in cars, or are day visitors.

Appendix A: Short-Term Rental Supplemental Analysis

The number of unique short-term rental listings in Washington County in 2025 increased by 4.4% from 2024, to 4,297. Short-term rental occupancy patterns are similar to the hotel and bed & breakfast data. Peak short-term rental occupancy occurs in March, April, May, and October, and the lowest occupancy is in January and December.

For more insights into the geographic concentration of short-term rental properties, see Figure 4.

Occupancy vs Maximum Capacity

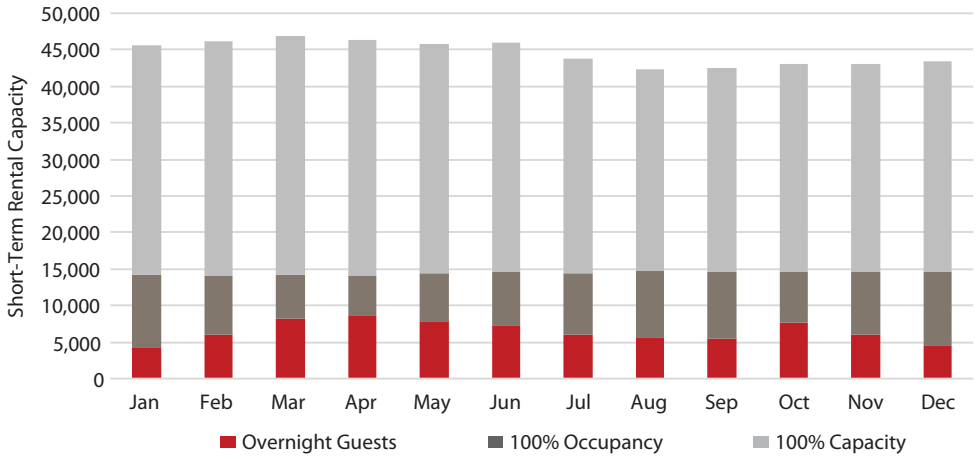
The Lighthouse data indicates extremely low occupancy compared to rental capacities listed by property owners. Figure 3 highlights these differences, with the red bars indicating average occupancy rate (%) multiplied by the average Washington County visitor party size (3.36 visitors per party). The brown bars are calculated using a 100% occupancy rate multiplied by average party size, and the gray bars (100% Capacity) are estimated by multiplying 100% occupancy by the average number of people Washington County's short-term rentals can accommodate (9.34 visitors).

This analysis is separate from and not included in the temporary visitor population estimates.

This data on short-term rentals, while an important type of overnight accommodation, is intentionally separate from the official estimates due to potential overlap.

An unknown number of these rentals are potentially non-primary homes used in the seasonal resident estimates or are primary homes included in the UPC primary residential estimates. There is insufficient data to understand these estimates' potential overlap, so they are kept separate.

Figure 3: Washington County Overnight Short-Term Rental Guests vs. Maximum Short-Term Rental Capacity, 2025



Note: Includes all short-term rental unit types except "shared room" and "bed and breakfast." Data are drawn from Lighthouse's updated online platform (March 2026). Because of recent platform changes, totals may differ slightly from previously reported short-term rental figures.
Source: Kem C. Gardner Policy Institute analysis of Lighthouse and Omnitrak data

Figure 4: Washington County Short-Term Rentals by City, 2025

Source: Kem C. Gardner Policy Institute analysis of Lighthouse data

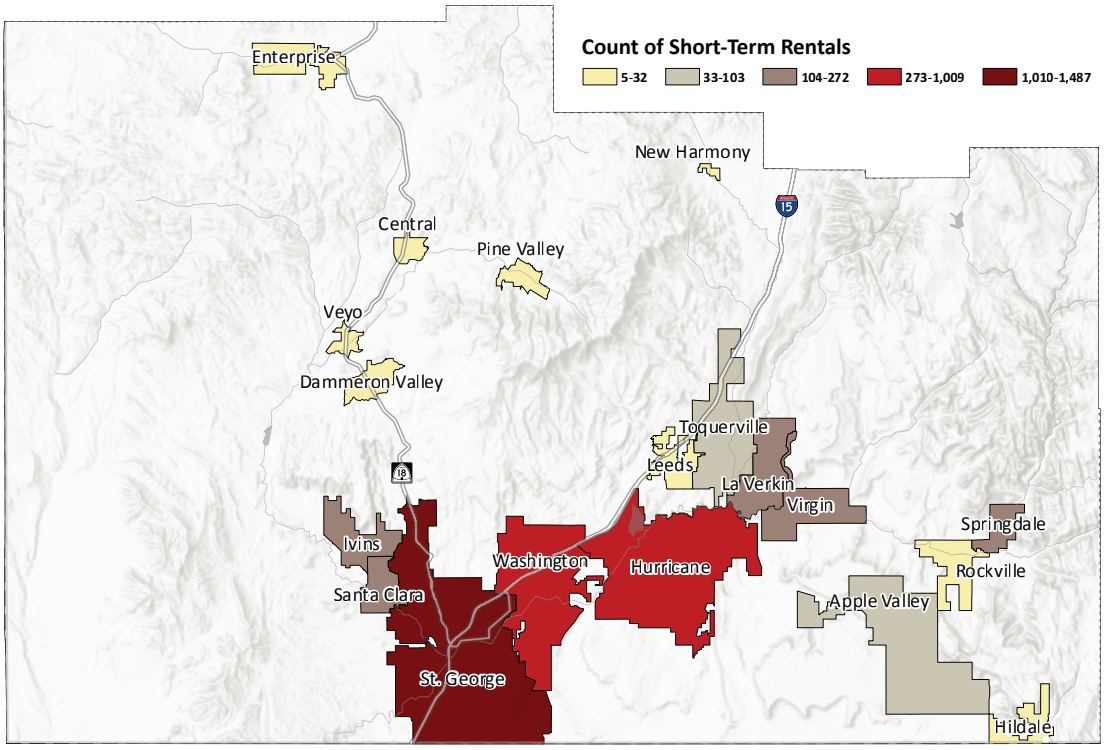
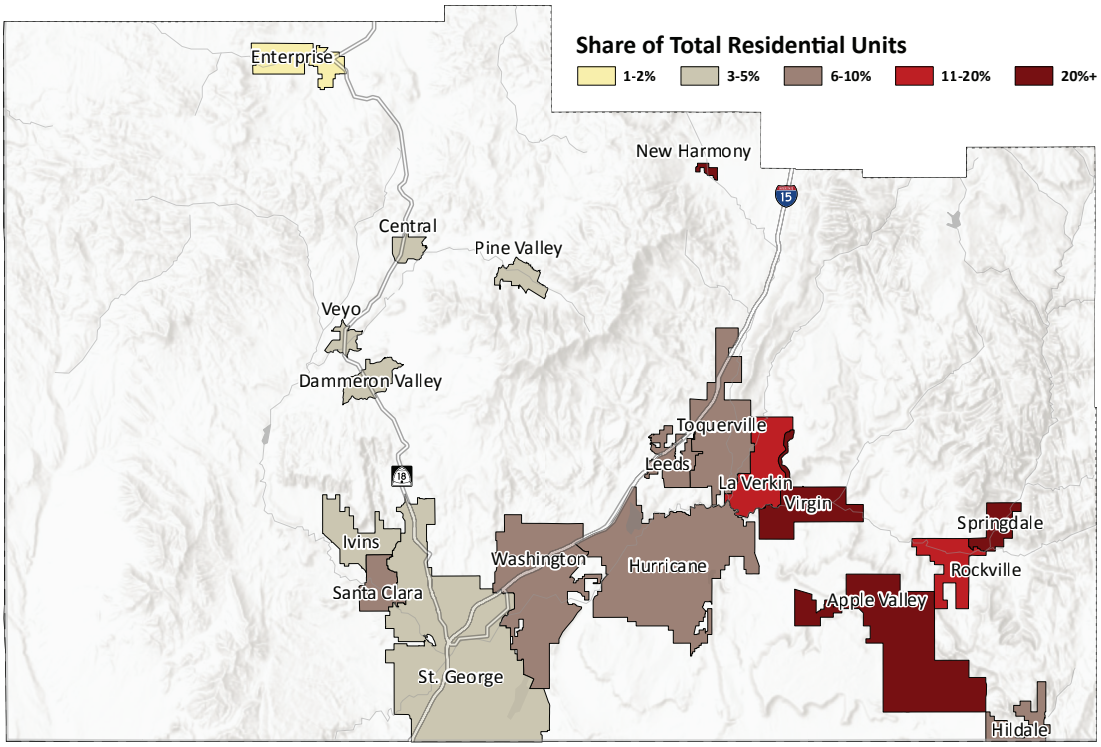


Figure 5: Washington County Short-Term Rentals' Share of Total Housing Units by City, 2025

Source: Kem C. Gardner Policy Institute analysis of Lighthouse data and Washington County Assessor Data



Endnotes

1. Harris, E. 2025. State and County Population Estimate for Utah: 2025. Kem C. Gardner Policy Institute. https://d36oiwf74r1rap.cloudfront.net/wp-content/uploads/2025/12/UPC-Estimates-Dec2025.pdf
2. Harris, E., Leaver, J., Albers, E. 2024. Washington County Temporary Resident Population Estimates, 2023. Kem C. Gardner Policy Institute. https://d36oiwf74r1rap.cloudfront.net/wp-content/uploads/2024/05/WashCoTempEst-May2024.pdf
3. Many Washington County visitors also stay in short-term rentals. These are not included in the official overnight visitor estimates but are referenced and summarized in Appendix A.

WASHINGTON COUNTY
WATER
CONSERVANCY
DISTRICT

Administrative Advisory Committee (AAC) Meeting

May 27, 2026

Agenda

- Regional Water Service Agreement and dormant/abandoned meters
- Water production numbers and connection count
- New non-resident population estimates
- Regional Reuse Purification System update
- Overview of the District’s impact fee options
- Discussion of accessory dwelling units
- Water supply update
- District projects update
- Virgin River Program update
- Consider approval of January 28, 2026, minutes
- Next meeting Wednesday, August 26, 2026, from 12:00 pm to 2:00 pm

1. Regional Water Service Agreement (RWSA) and dormant/abandoned meters

- Jodi Richins, WCWCD General Counsel
- For discussion

Regional Water Supply Agreement

- Before 2006: Take-or-Pay Contracts
  - Cities competed for blocks of water from district projects
  - To fund capital facilities, cities had to pay for the whole block of water, including unused water
  - Existing rate-payers pay for projects for new growth through rates

- 2006: Regional Water Supply Agreement
  - Virtually all city resources had been developed and were in use
  - Cities pooled resources to develop new water supplies
  - The RWSA is an all-requirements, pay-as-you-go model
  - Development pays for projects for new growth through impact fees

Take-or-Pay Contracts

QUAIL CREEK WATER PETITION NO. 1

PETITION TO THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
FOR ALLOTMENT OF WATER FOR MUNICIPAL AND INDUSTRIAL USE
FROM THE QUAIL CREEK PROJECT

ST. GEORGE CITY, a municipal corporation under the laws of the State of Utah, hereinafter referred to as "CITY", hereby petitions the WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, hereinafter referred to as "DISTRICT", for a perpetual annual allotment of 10,000 acre feet of the Quail Creek Water Project's municipal and industrial water, hereinafter referred to as "project water".

Baseline Equivalent Residential Connections

City	Baseline Equivalent Residential Connections
Hurricane	5,384
Ivins	2,430
La Verkin	1,504
Santa Clara	1,998
Saint George	23,977
Toquerville	447
Virgin	637
Washington	7,655

New Connections

Section 1.1 Defined Terms.

"*New Connection*" means:

(a) any connection that has not previously been connected; or

(b) any connection that was not active on the date Municipal Customer executed either (1) the 2006 Regional Water Supply Agreement, or (2) this Agreement if the Municipal Customer did not execute the 2006 Regional Water Supply Agreement.

Section 8.2.1 Impact Fee Collection.

requested in accordance with the Impact Fees Act. The Municipal Customer shall not permit a New Connection to its water system without payment of the Impact Fee. If the Municipal Customer approves and releases for recording Development Activity before the Impact Fee has been paid or arrangements have been made for the Impact Fee to be paid at the appropriate time, or if the Municipal Customer permits a New Connection to its water System without payment of the Impact Fee, the Municipal Customer shall be liable for payment of the Impact Fee. Subject to the

Dormant Meters

Section 8.4 Payments Required to Resume Service.

For any Abandoned Connection or Inactive Connection, an amount equal to the Water Development Surcharge that would have accrued in the period of discontinuation shall be paid to the District prior to resuming service. In addition, for any Abandoned Connection, the difference in the amount of the Impact Fee when it was paid for the Abandoned Connection, and the amount of the Impact Fee at the time the Abandoned Connection resumes service shall be paid to the District prior to resuming service. For any Abandoned Connection, in the event that the charges for the Water Development Surcharge and the difference in the Impact Fee exceed the new Impact Fee being charged at the time service is resumed, the new Impact Fee may be paid in the alternative.

New Connections vs. Dormant Meters

New Connections

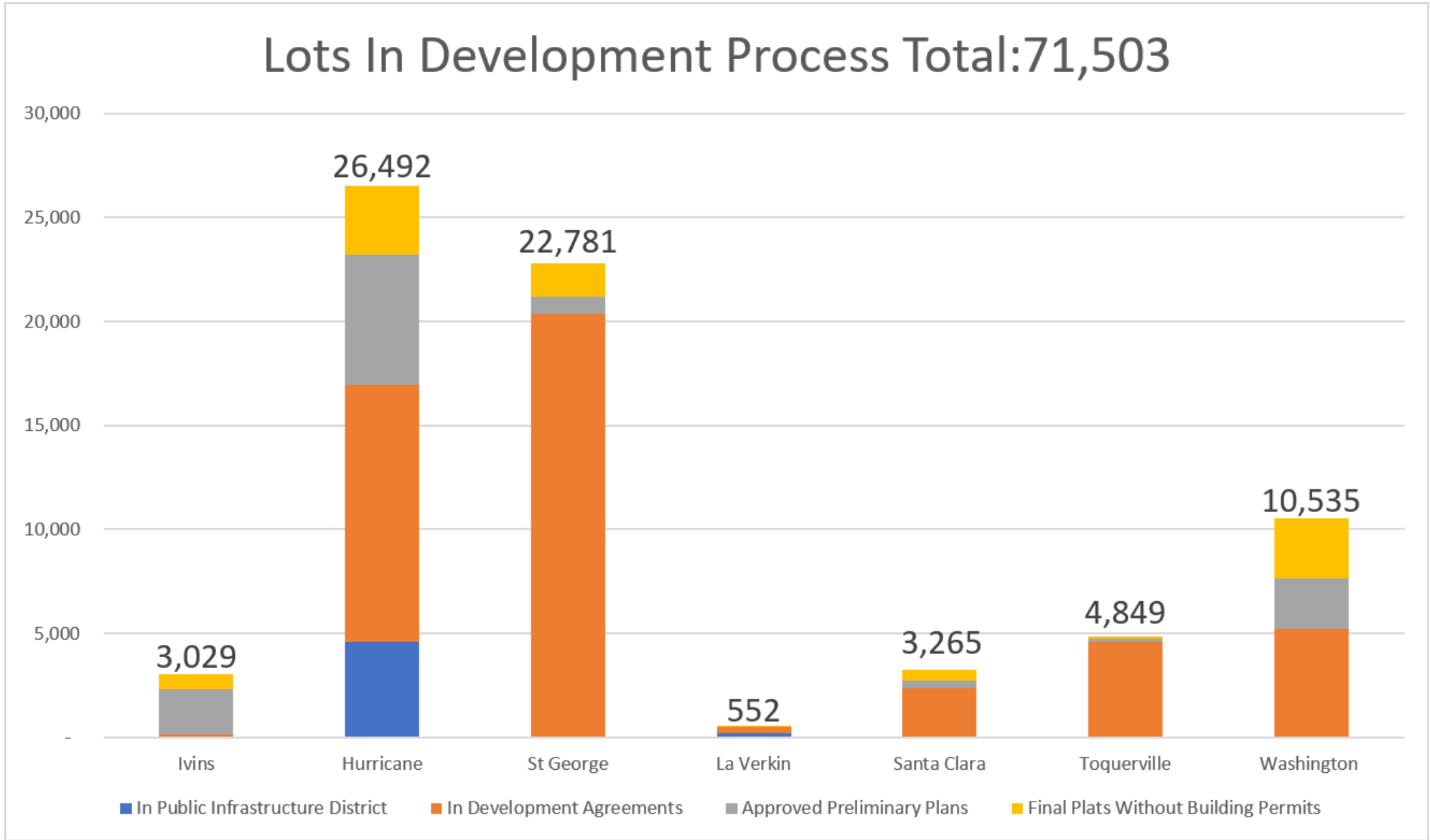
Existing Connection	New Connection
Existing and continuously active on or after RWSA effective date, 2006	Non-existent or inactive on or before RWSA effective date, 2006
No impact fee or catch-up payment due (unpaid water development surcharges)	Impact fee payment required

Dormant Meters

Dormant < 10 years (Inactive)	Dormant > 10 years (Abandoned)
Connected on or after RWSA effective date, 2006 and dormant for less than 10 years	Connected on or after RWSA effective date, 2006, and dormant for more than 10 years
Catch-up payment due (unpaid water development surcharges)	Catch-up payment (unpaid water development surcharges) and difference in impact fee due

2. Water production numbers and connection count

- Whit Bundy, WCWCD Staff Engineer
- For discussion


Lots In Development Process Total:71,503
30,000
25,000
20,000
15,000
10,000
5,000
-
3,029
26,492
22,781
552
3,265
4,849
10,535
Ivins
Hurricane
St George
La Verkin
Santa Clara
Toquerville
Washington
In Public Infrastructure District
In Development Agreements
Approved Preliminary Plans
Final Plats Without Building Permits

3. 2025 Resident Population Estimate

- Karry Rathje, WCWCD Public Affairs Manager
- For discussion

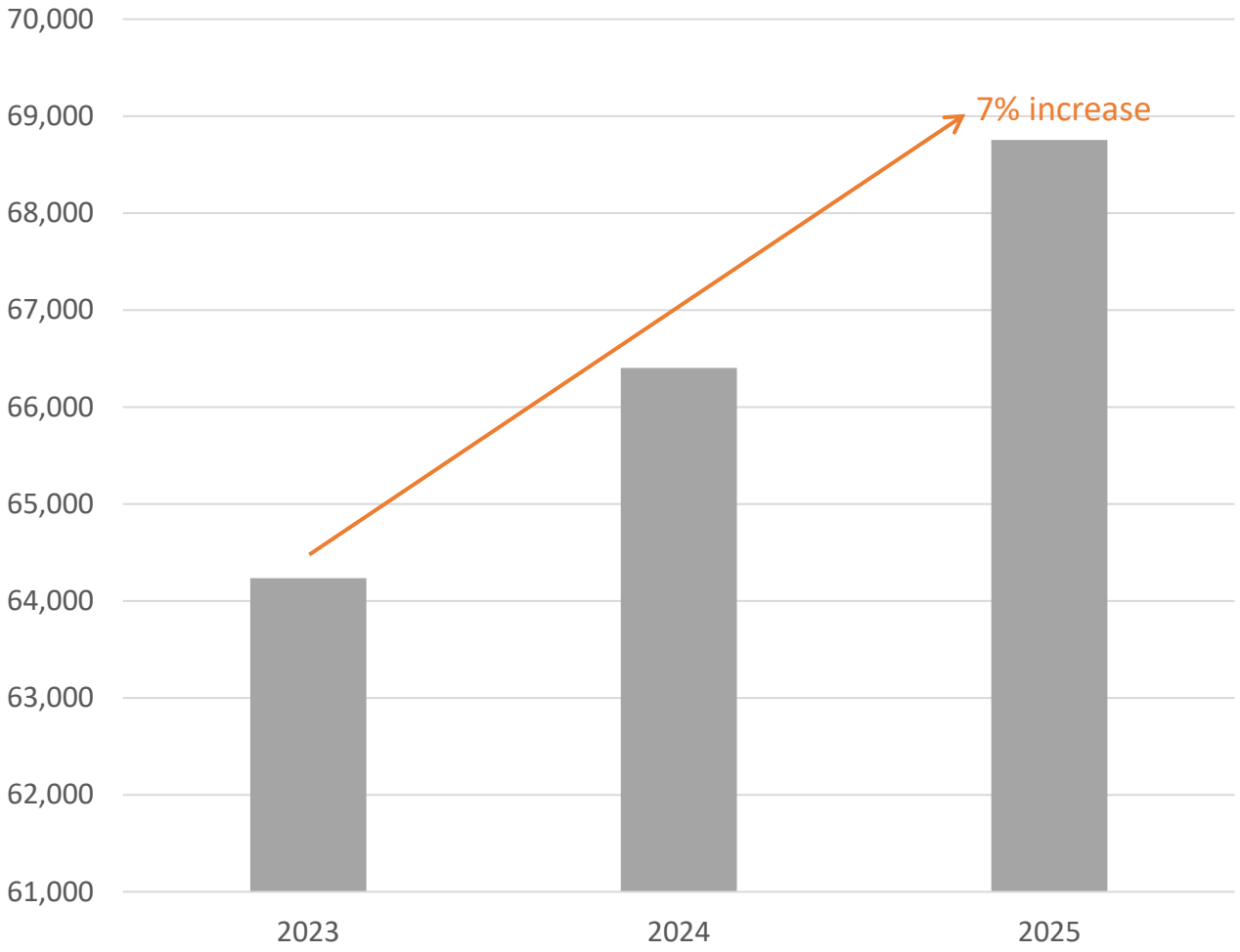
Washington County Demographics

10 million
annual visitors

21% non-primary
homes

(18,680 in 2025)

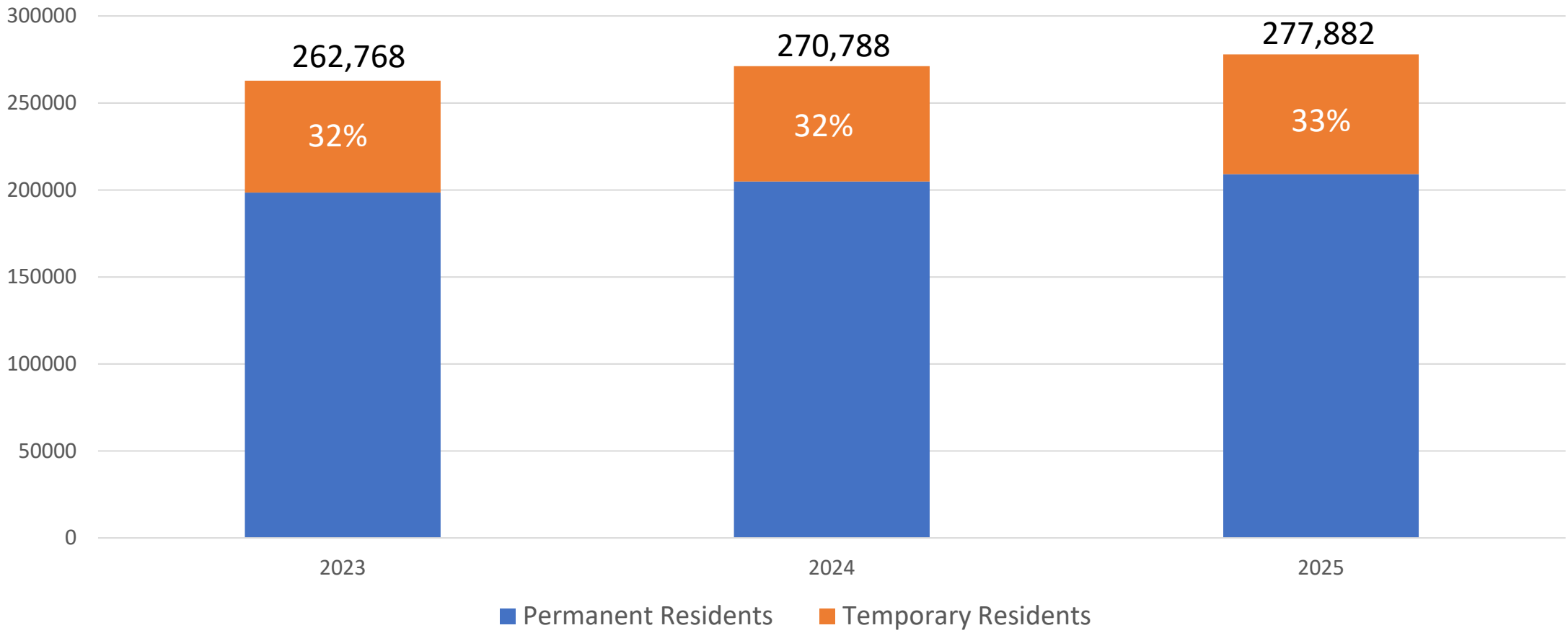
Temporary Resident Population



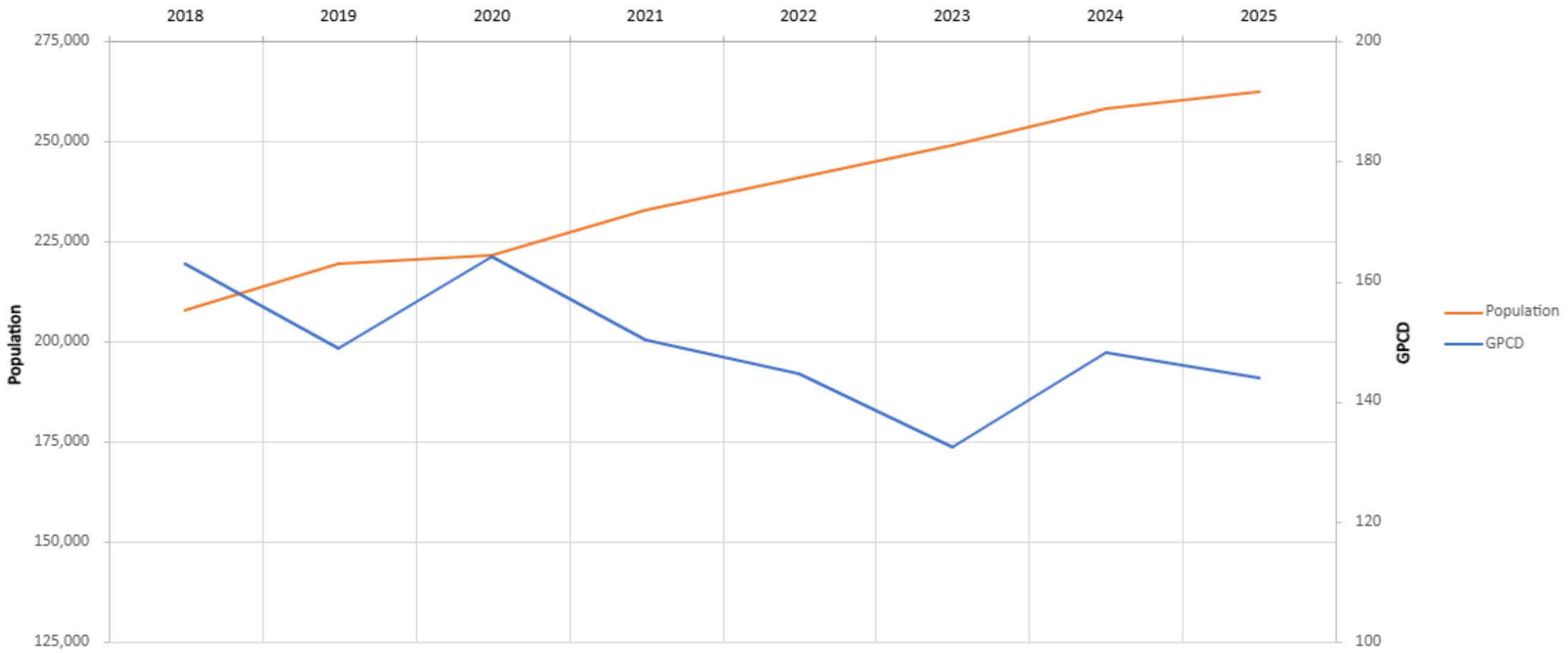
Temporary residents are overnight visitors and seasonal residents.

Does not include day visitors or those who stay in short-term rentals (Airbnb), camp on BLM land, etc.

Total Population



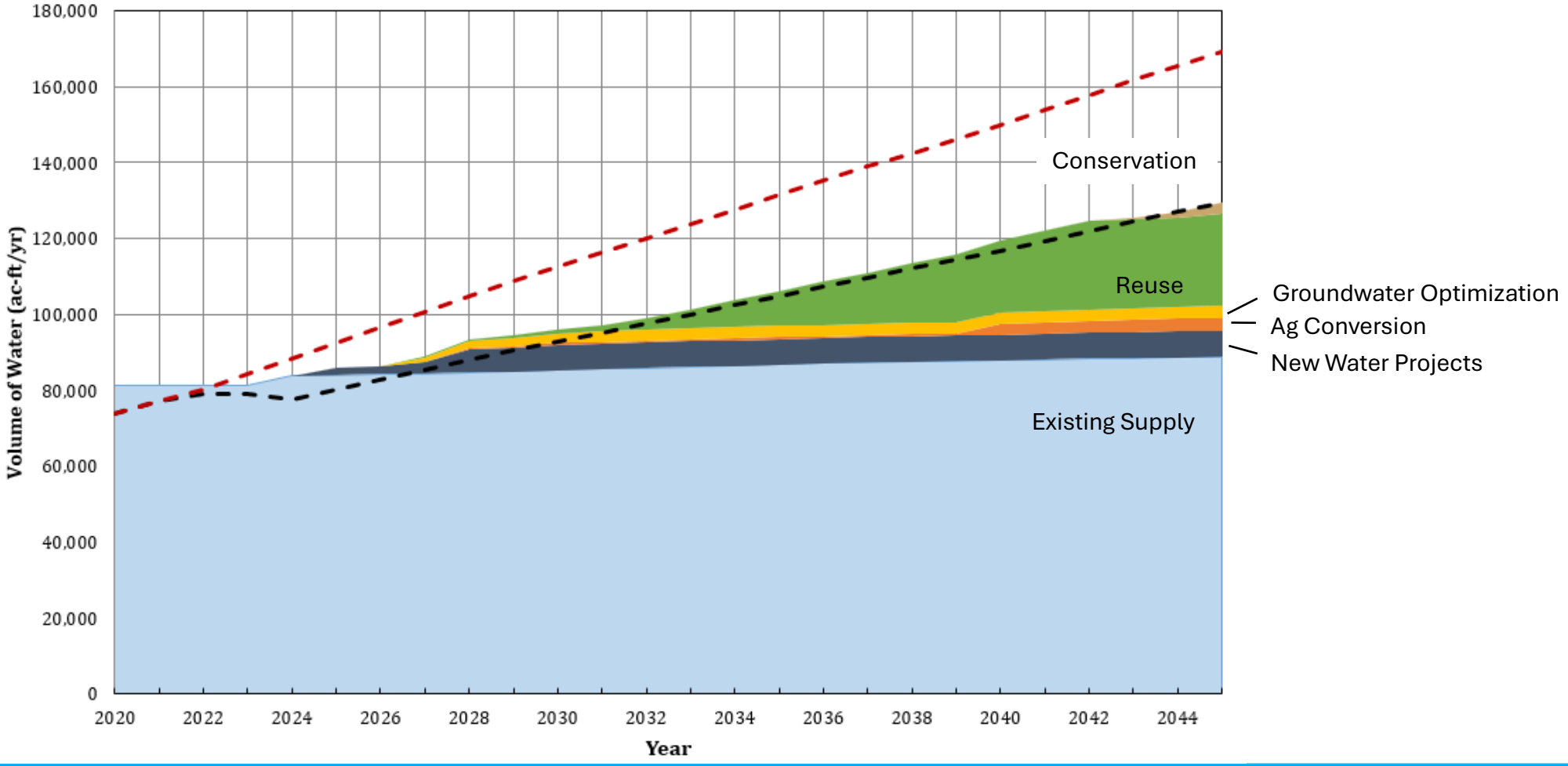
Population Growth & Water Use



4. Update on Regional Reuse Purification System

- Morgan Drake, WCWCD Reuse Program Manager
- For discussion

20-Year Water Supply Outlook



Reuse System Phases

Phase 1: Non-potable Reuse

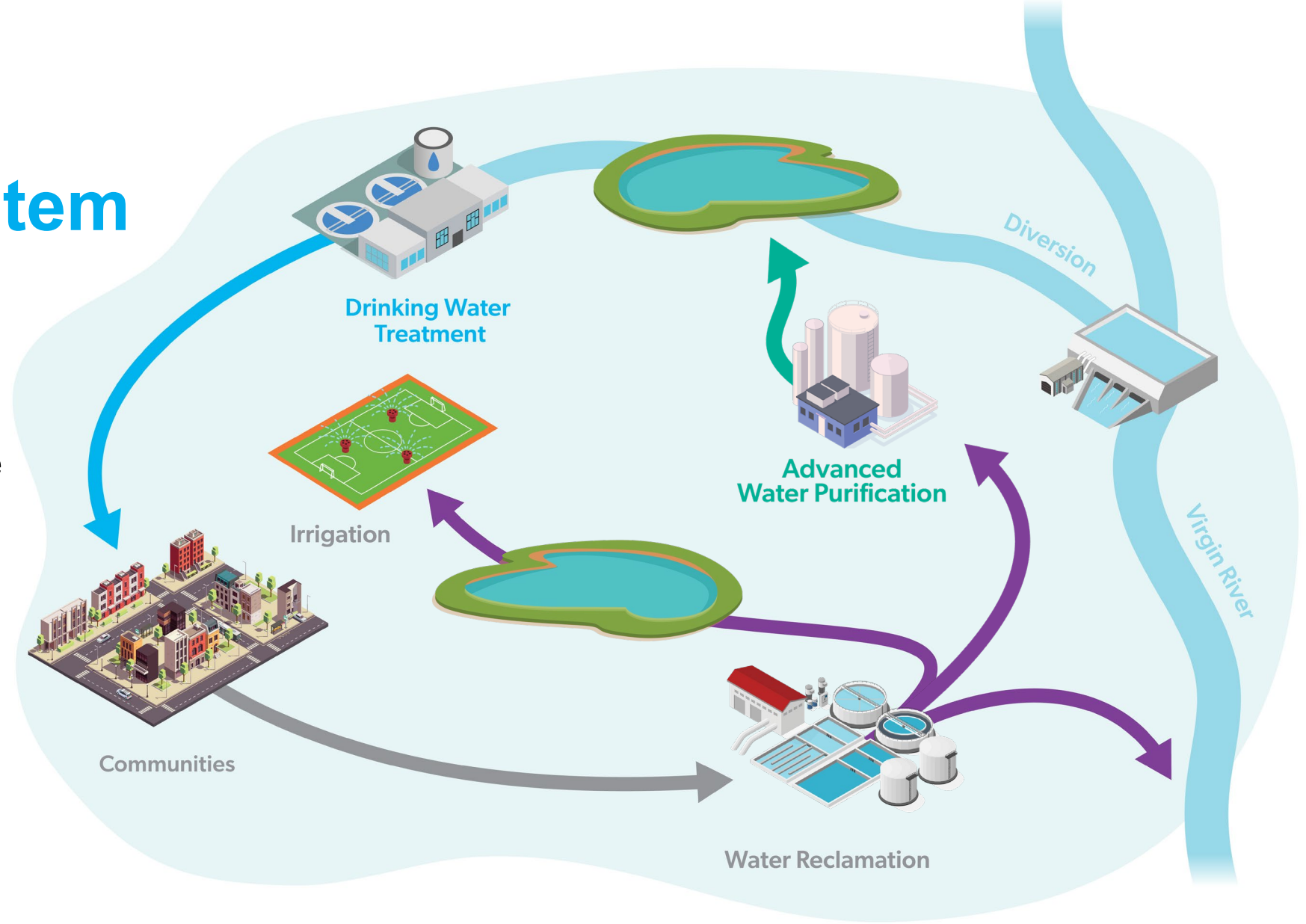
Agricultural exchange, river exchange, and secondary irrigation

Phase 2: Potable Reuse

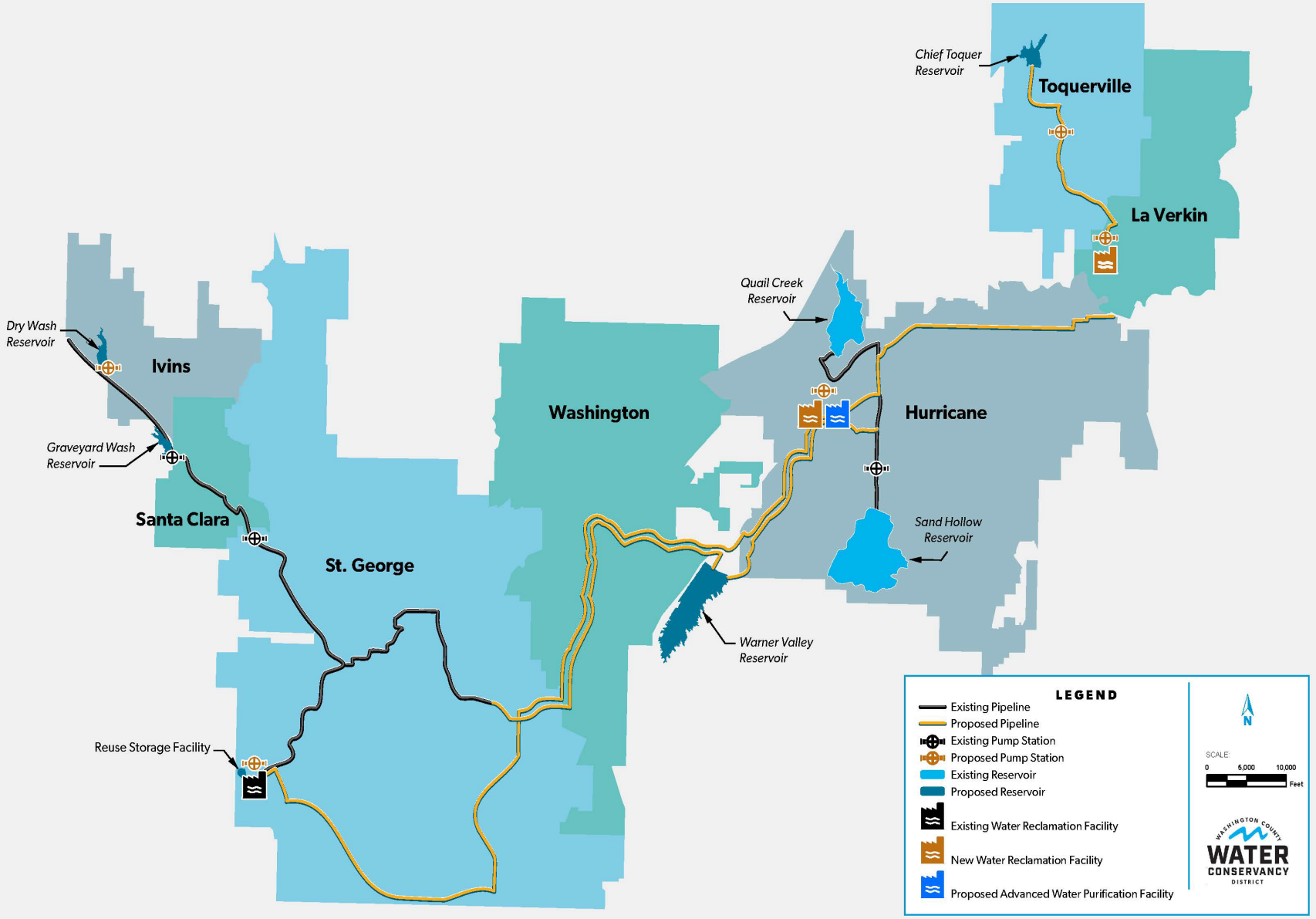
Advanced water purification and indirect potable reuse via surface and groundwater augmentation

Regional Reuse Purification System

Projected to produce 24,000 acre-feet of water per year by 2046 — enough to serve more than 40,000 homes



Regional System



Project Updates

- Permitting
  - Eastside Reuse System EA Complete
  - Central Reuse System EA In Progress
    - Public Comment Period this Summer
- Land Acquisition
  - Central Reuse System Preferred Alternative
    - Project Information Letters
- Water Rights & RAC
  - CPWRF Service Area Complete
  - County-Wide Application In Progress
    - St. George City and Hurricane City RACs In Progress

5. Overview of the District's impact fee options

- Melanie Hansen, WCWCD Impact Fee Administrator
- For discussion

Residential – Single Family

- Single-Family lots with a 5/8” or ¾” meter
  - Impact fee of $17,266
- Secondary water through the city
  - Impact fee of $7,316 (indoor component)

Residential – Multi-Family

- Consists of Townhomes, Condos, and Apartments
  - Impact fee of $7,316 (indoor component) per unit, plus;
  - $1.99 per square foot of non-hardscape limited common area

Common Area – Residential and Multi-Family

- Impact fee of $1.99 per square foot of non-hardscape
- Easement may be signed for the irrigated amount

Commercial

- Impact fees are based on meter size and how many and are as follows:
    - 5/8” or ¾” $19,856
    - 1” $53,524
    - 1.5” $131,219
    - 2” $328,049
- Easement can be signed for the irrigable area if applying for a 5/8” or ¾” OUTDOOR meter and will be charged $1.99 per square foot

Update on Ultra Water Efficiency Standards

UWES Basics

- Impact fee of $11,413 (reduction of $5,853 per ERC)
- Voluntary in municipal jurisdictions
- Mandatory for retail service from the district
- No private pools or lawns, but community parks and pools allowed
- Excess Use Surcharge applies to use over 8,000 gals/month

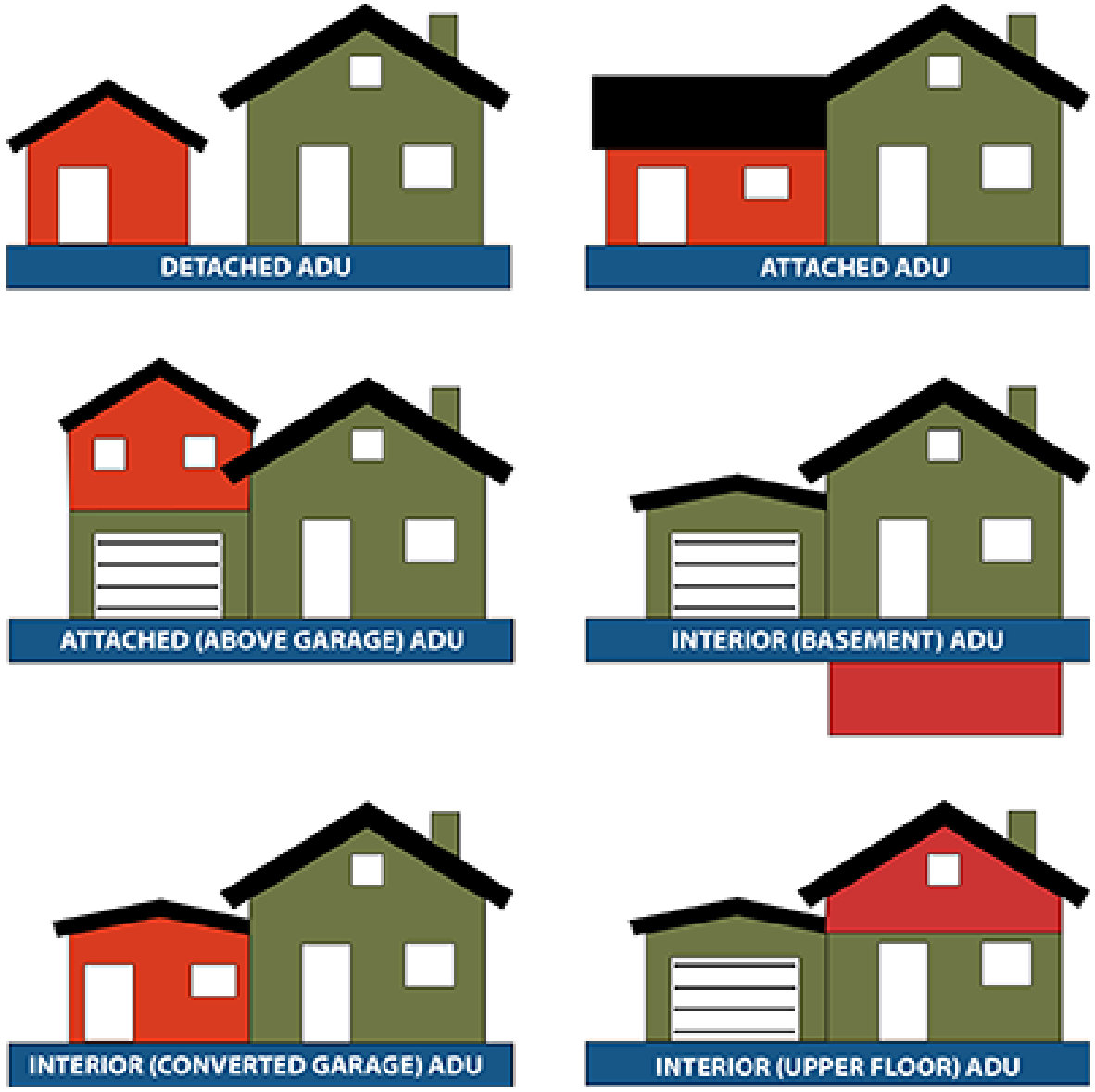
Municipal Collaboration

- **Written commitment** from the city to adopt the program framework
- **Excess Water Use Surcharge** for use over 8,000 gals/month
- **UWES note affixed to subdivision plat** and reviewed by WCWCD for compliance
- **Building Inspection** – Inspectors should be aware of the unique requirements and flag potential violations
- **Swimming pool permits** should be reviewed
- **Code Enforcement** may be required for violations

6. Discussion on ADU (Accessory Dwelling Unit)

- Brock Belnap, WCWCD Associate General Manager
- For discussion

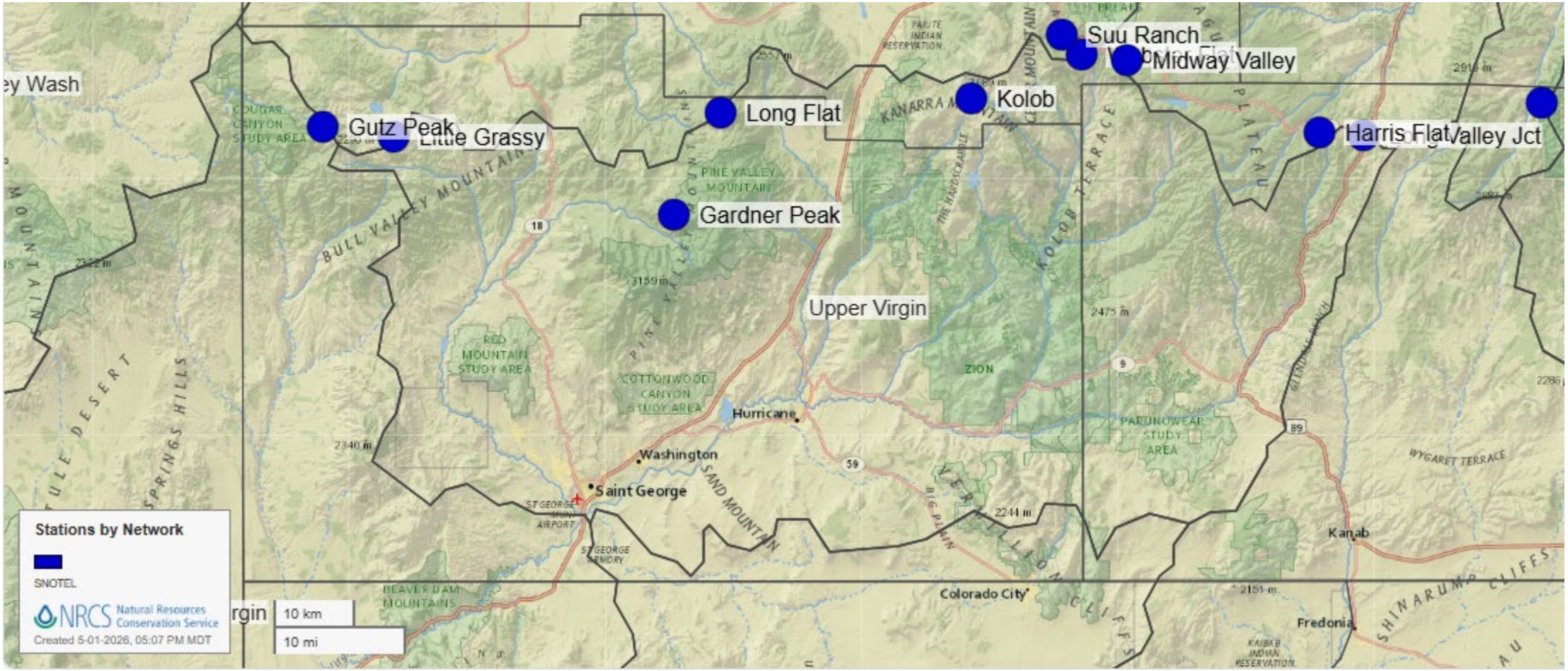
Accessory Dwelling Units



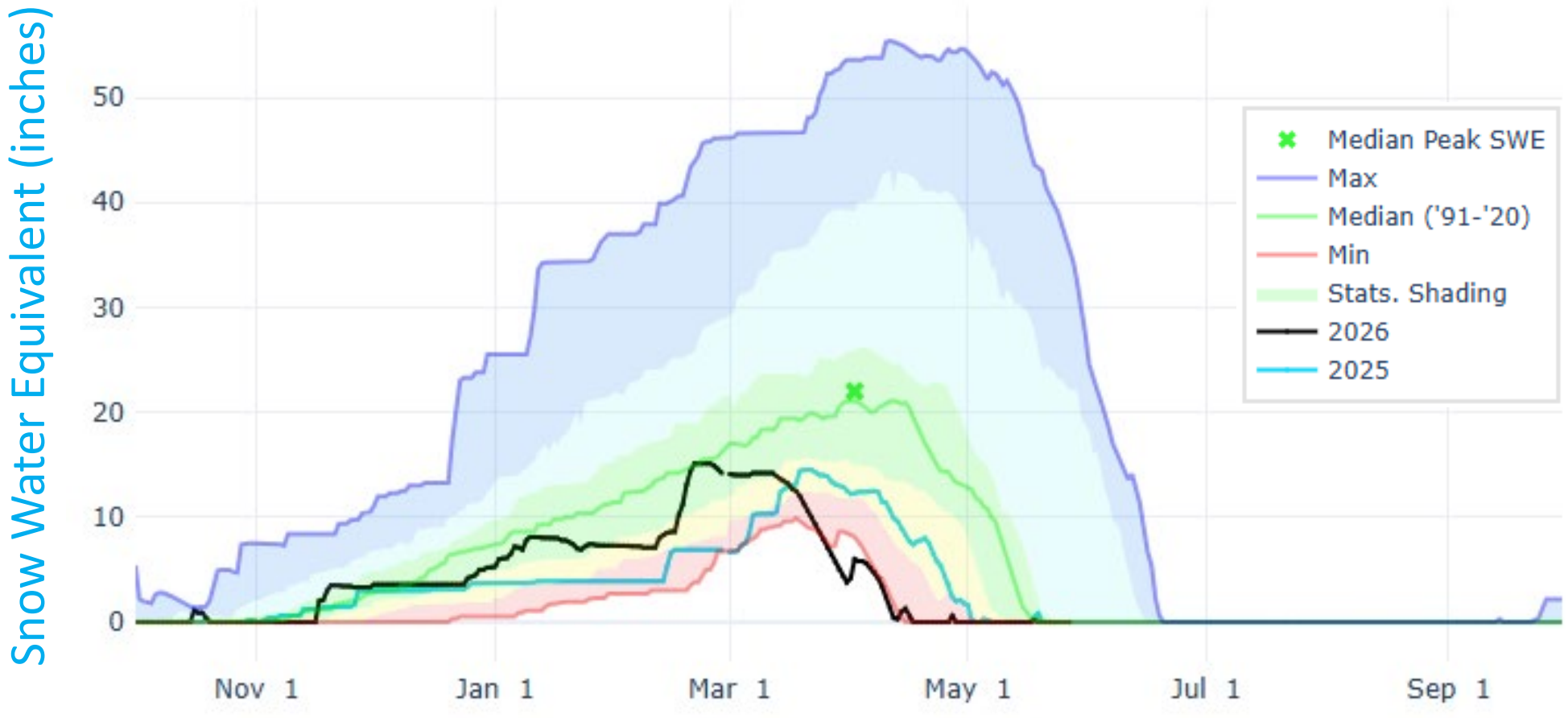
7. Water supply update

- Brie Thompson, WCWCD Associate General Manager
- For discussion

SNOTEL Sites

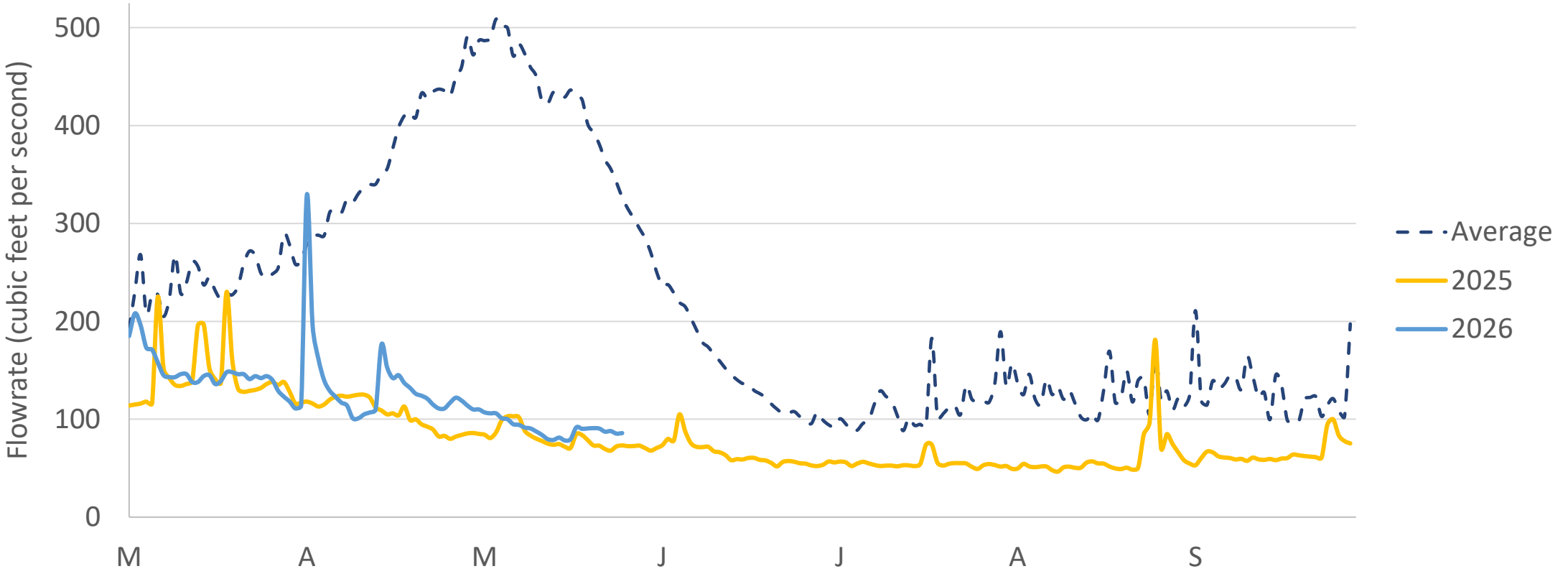


Snowpack near Kolob Reservoir



Kolob, UT NWCC site at www.nrcs.usda.gov

Virgin River at Virgin Flows



USGS gage 09406000 at waterdata.usgs.gov

April through July 50% Forecasts

- **Virgin River at Virgin**
  - 2025 Forecast – 22,000 acre-feet (39% of average)
  - 2025 Actual – 18,400 acre-feet
  - **2026 Forecast – 24,000 acre-feet (43% of average)**

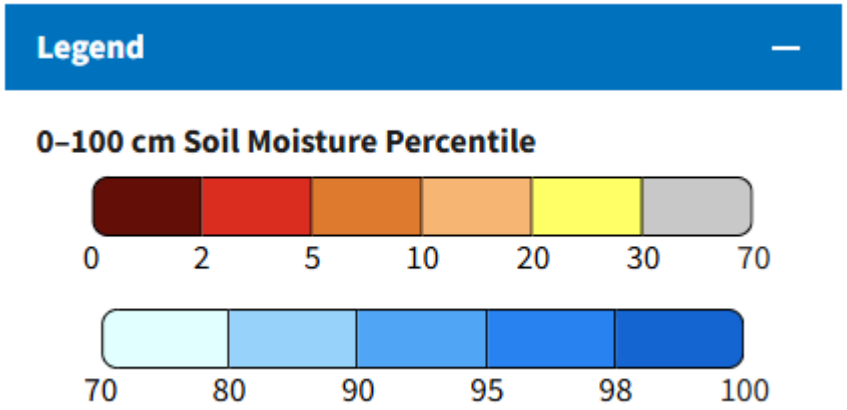
- **Santa Clara River at Pine Valley**
  - 2025 Forecast – 800 acre-feet (16% of average)
  - 2025 Actual – 1,070 acre-feet
  - **2026 Forecast – 2,200 acre-feet (44% of average)**

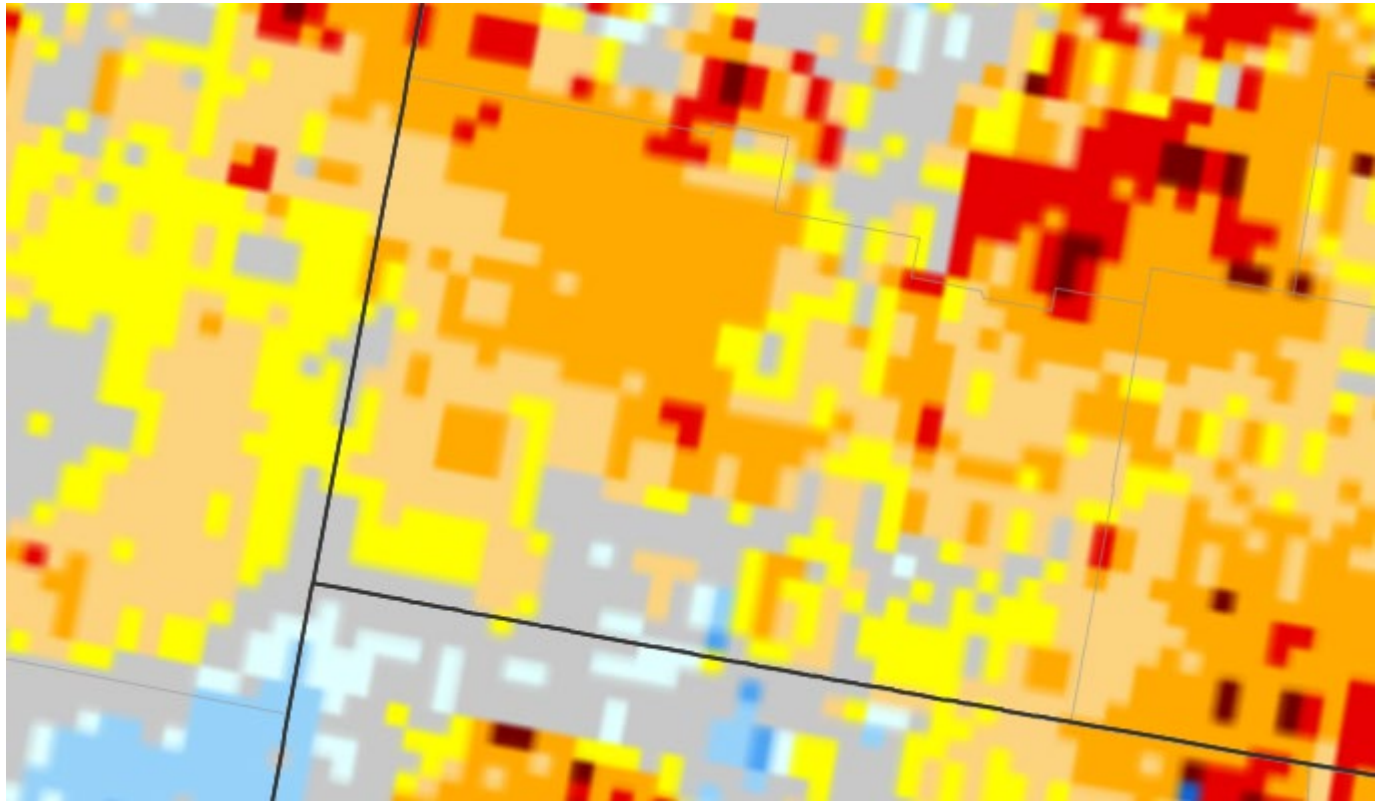
Colorado Basin
River Forecast Center
National Weather Service

Soil Moisture

Red and orange hues indicate drier soils.

Blues indicate greater soil moisture.

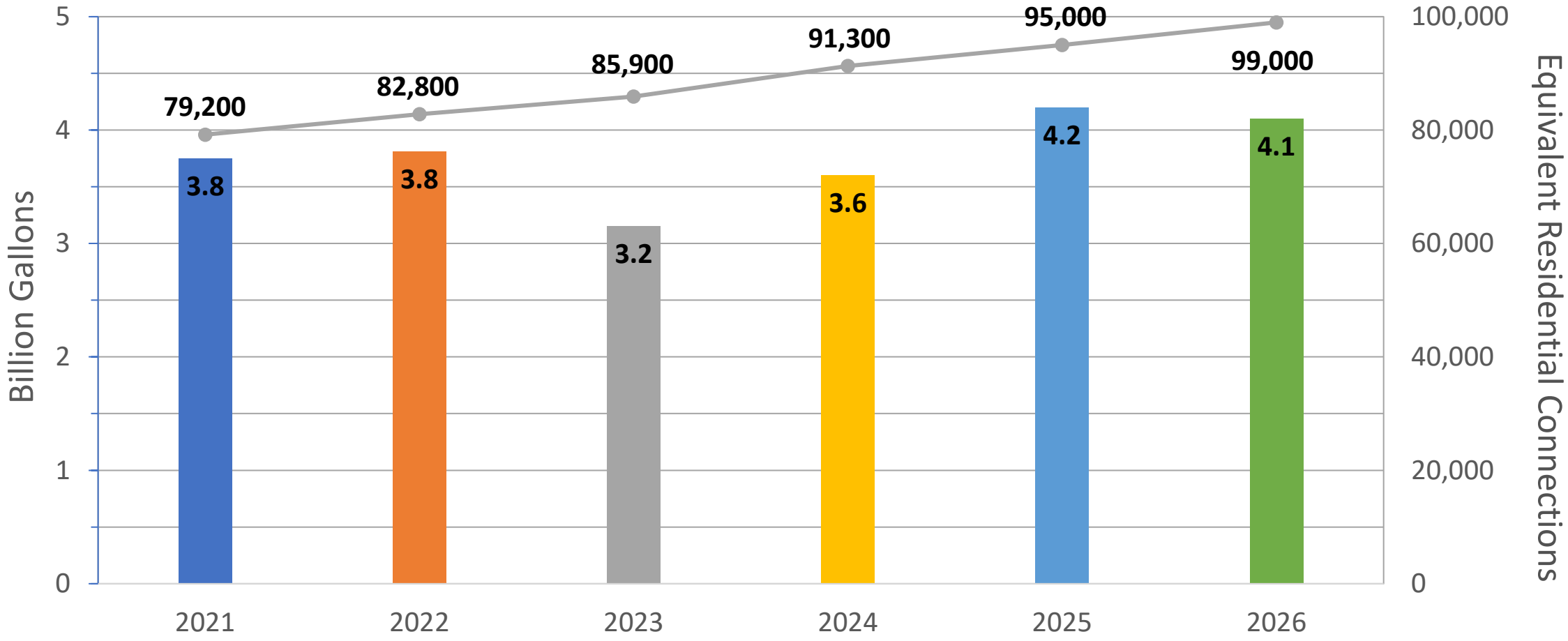




Source(s): NASA
Data Valid: 05/26/26

Drought.gov

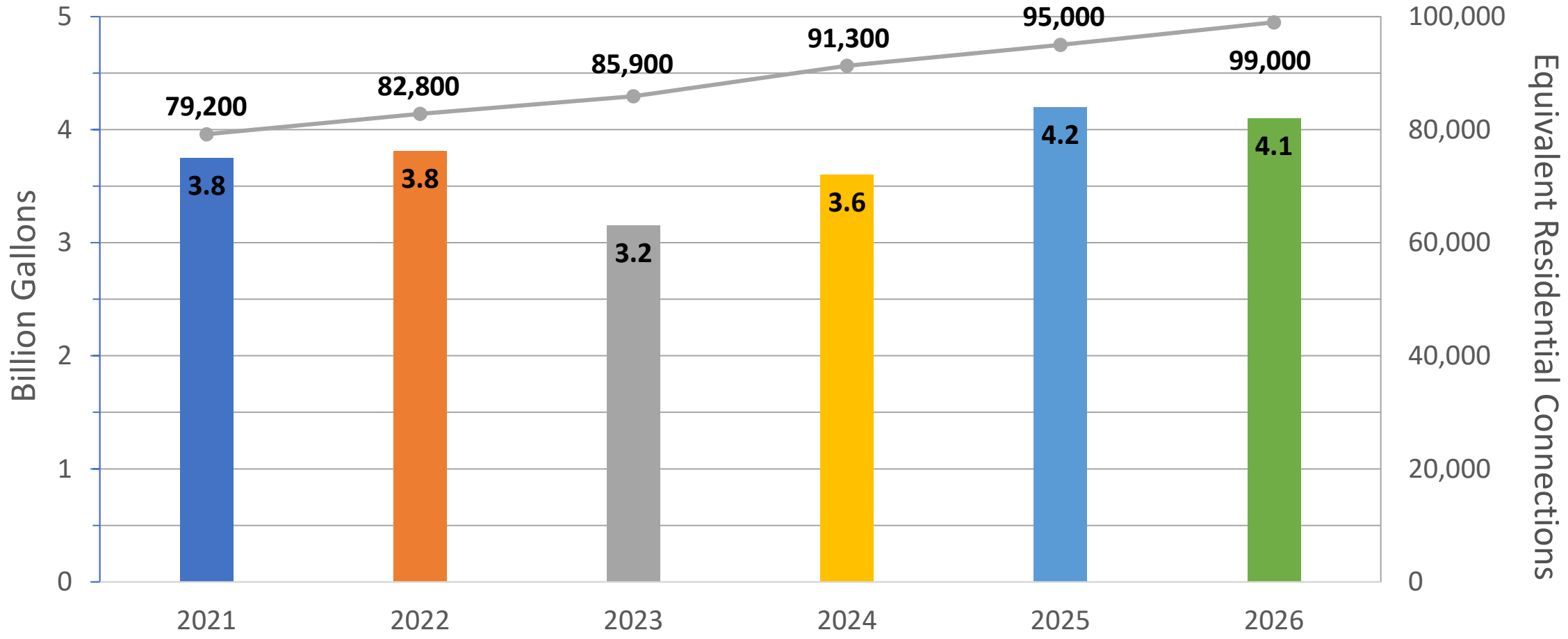
Regional Potable Water Production



Year to date production of district and municipal partners January 1st through April 30th

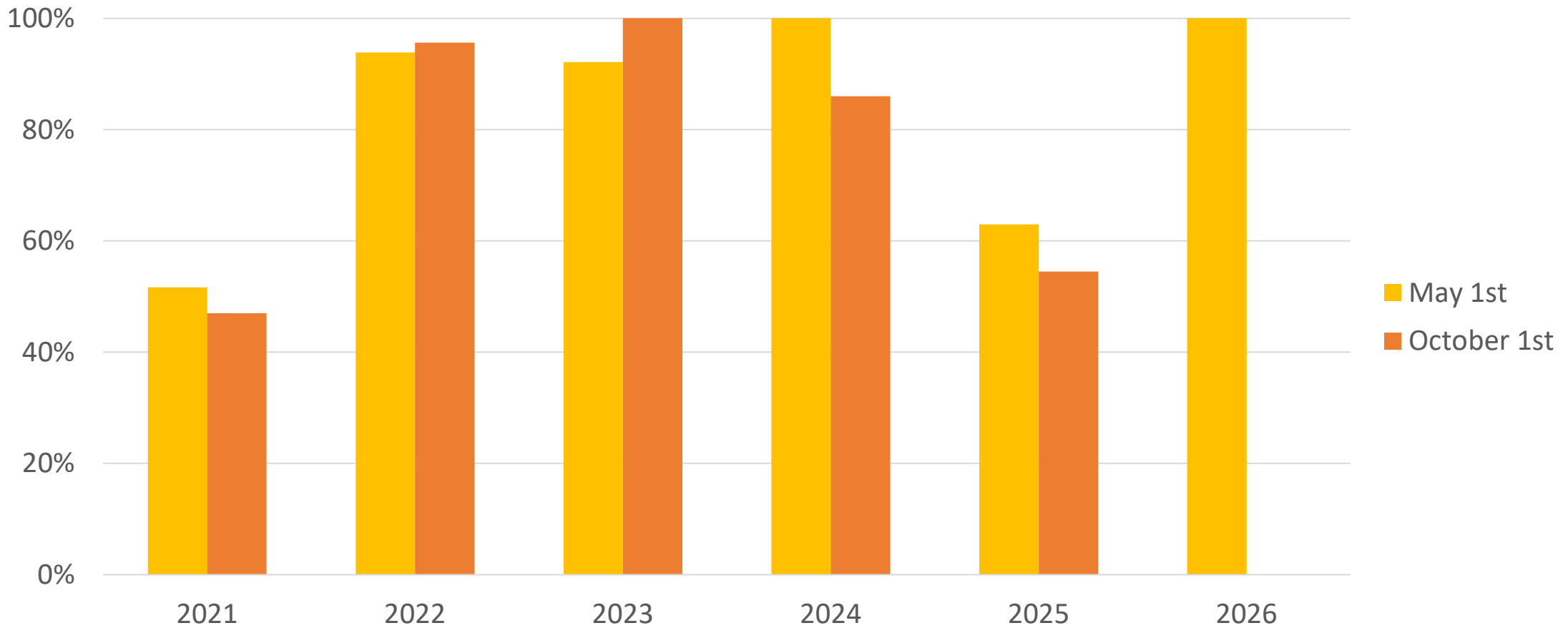
Regional Potable Water Production

13% decrease in use per ERC comparing 2026 to 2021

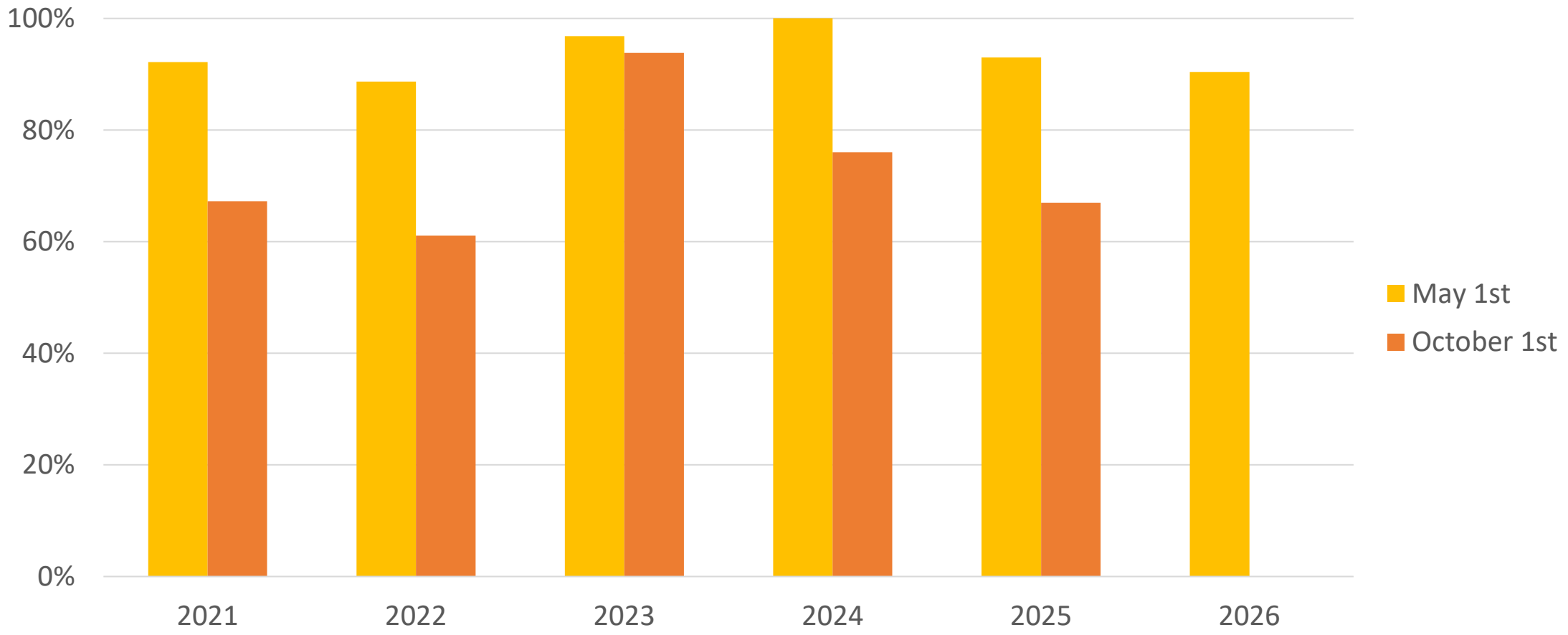


Year to date production of district and municipal partners January 1st through April 30th

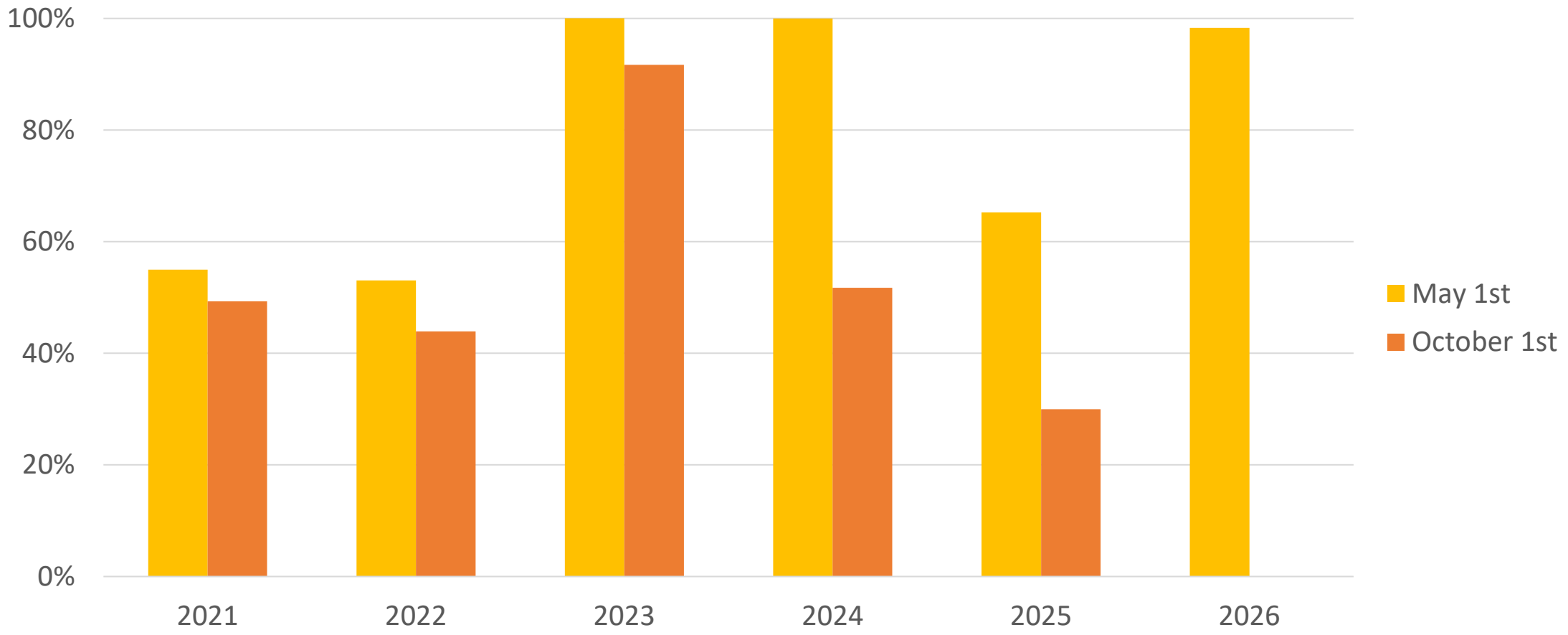
Kolob Reservoir



Sand Hollow & Quail Creek Reservoirs



Gunlock Reservoir



Item 1 - Summary

- Record early snowmelt limited reservoir fill window
- Forecast runoff is less than 50% of average for Virgin and Santa Clara rivers
- Soil moisture in most of the county is drier than 80% of historical observations
- Water use per connection is down 13% since 2021
- Kolob and Gunlock reservoirs are nearly full; Sand Hollow & Quail Creek reservoirs are slightly less full than last year

8. District projects update

- Corey Cram, WCWCD Associate General Manager
- For discussion

Quail Creek Water Treatment Plant 90 MG Expansion Phase 1 & 2

Quail Creek Water Treatment Plant 10 MG Tank

Sand Hollow Pump Station and Pipelines

Toquerville Springs Booster Pump Station

Chief Toquer Reservoir Liner and Dam

Buried Sand Hollow 2 MG Tank

Quail to Cottom system pipeline and pump stations – Leeds Pump Station

Quail to Cottom system pipeline and pump stations – Quail Creek treatment plant pump station

10. Consider approval of January 28, 2026, minutes

- Brock Belnap, WCWCD Associate General Manager
- For action

Item 10 - Recommendation

Move to approve the January 28, 2026, minutes

11. Next meeting Wednesday August 26, 2026 from 12:00 pm to 2:00 pm

- Brock Belnap, WCWCD Associate General Manager
- For discussion

Thank you for participating in this board meeting

wcwcd.gov

info@wcwcd.gov