

## **PAROWAN CITY CULINARY WATER BOARD MINUTES**

**MAY 8, 2024**

**6:00 P.M. – 35 EAST 100 NORTH – PAROWAN CITY OFFICES**

**MEMBERS PRESENT:** Coy Stowell, Doug Fox, Carolyn Ray, Kurt Vest, John Dean (Substitute as Council Representative for David Burton)

**MEMBERS ABSENT:** Sam Halterman, Tom Gurr, David Burton (Council Representative)

**CITY STAFF PRESENT:** Dan Jessen (City Manager/Zoning Officer), Mollie Halterman (Mayor), Heather Shurtleff (Deputy Recorder/Water Board Secretary)

Doug Fox moved to appoint Kurt Vest as Chair Pro Temp. Carolyn Ray seconded the motion. All members present voted in favor of the motion. The motion carried.

**CALL TO ORDER:** Kurt Vest called the meeting to order at 6:09 P.M.

**DO MEMBERS HAVE ANY CONFLICTS TO DECLARE?** None

**APPROVAL OF MINUTES:** Doug Fox moved to approve the minutes of March 13, 2024 as written. Carolyn Ray seconded the motion. Kurt Vest asked that one correction be made on page 2. With that correction, all members present voted in favor of the motion. The motion carried. The minutes were approved.

Carolyn Ray moved to approve the minutes from April 10, 2024. Doug Fox seconded the motion. All members present voted in favor of the motion. The motion carried. The minutes were approved.

**STATE OF UTAH LANDSCAPE INCENTIVE PROGRAM:** Dan Jessen went over the program (see attached). The term “xeriscaping” isn’t really used much anymore, “water efficient landscaping” is used, because some plantings are encouraged. This program would be administered and managed by the state, not Parowan City.

In order to qualify for the program:

- The applicant must live in the qualifying city.
- Lawn removal projects must have living, maintained grass at the time of applying for the program and the first inspection.
- Dormant grass is eligible for the program, neglected grass is not eligible.
- Work on the landscape project must not have started until after the conservation technician has conducted an in-person or virtual inspection of the project.

Dan Jessen said in order for residents of Parowan City to be eligible for the program, Parowan City will have to pass an ordinance with three factors in it, all to do with new development. The Planning and Zoning Commission as well. This matter will go before the City Council tomorrow.

The three factors are as follows, which would be the minimums that the City would need to adopt:

- No lawn on parking strips or areas less than 8 feet in width within new development. (due to overspray while watering)
- No more than 50% of the front and side yard landscaped area in new residential developments is lawn. Lawn limitations do not apply to small residential lots with less than 250 square feet of landscaped area.

Coy Stowell arrived at this point in the meeting – 6:15 PM.

- In new commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

Kurt Vest asked for verification that if this program is adopted, all new development in Parowan would need to abide by these regulations. Dan Jessen answered yes, all new development would need to follow these regulations. Mr. Vest asked if this program is adopted, would Parowan City change their landscaping to fit the requirements. Mr. Jessen said the city could decide to make changes to the parking strips, etc., but would not have to because that landscaping is already existing.

The board discussed at length the matter at hand. The majority of the board present at the meeting felt that the green spaces, yards and trees were part of what makes Parowan unique and beautiful. The point was made that most of the new development will not have pressurized irrigation available to them, but a lot of the existing development does.

Dan Jessen mentioned that there haven't been any new pressurized irrigation connections for years.

Carolyn Ray asked if pre-existing residents could opt into the program; Dan Jessen answered yes, they can. Mrs. Ray asked that if an existing resident does this program on their lot and then sells the lot, do the requirements of the program transfer to the new owner. Mr. Jessen answered no, subsequent owners would be under no obligation to adhere to these regulations, new development would be regulated for what they could do.

Mayor Halterman said one community member has reached out and is wondering why Parowan City hasn't adopted this yet.

Parowan City has not adopted policy that gives rebates for conservation except for the tiered rate on the water; if you use less, you pay less.

Carolyn Ray said she would use caution regarding partnering with the state. It seems redundant to have the state say you can do something and then it can be undone.

The board discussed the matter further at length, giving personal opinions and feelings on the matter. The majority of the board didn't like the idea of having restrictions put on the town and losing green space, especially when the state is pushing this hard for conservation just to be able to put in more development.

Kurt Vest said that restrictions will be coming in the future because we are in an over-appropriated basin; however, as long as there is water for agriculture, there is water for municipal use. Dan Jessen said if the groundwater management plan goes through to its full effect, Parowan City would be under a shortage of water rights situation. Mr. Vest said he knows the situation, but also knows why he loves living in Parowan. Doug Fox agreed, the green makes Parowan inviting and calming.

Dan Jessen said nothing says the Water Board has to make a decision on this, because it ultimately is up to the City Council.

Coy Stowell said new development has to bring in enough water; they should be able to plant grass.

Mayor Halterman asked Dan Jessen if having these requirements in place would give any teeth to future development agreements; would it help to already have policy about how much lawn can be planted, etc. Mr. Jessen said it would help to restrict them if the policy was in code; however, a development agreement can have its own factors to have enough teeth to restrict development.

Kurt Vest said this isn't something to be taken lightly, because it can affect the appearance of our city in the future; what people like and don't like about Parowan. Mr. Vest would be more comfortable making a decision if he knew the feelings of the public. Mr. Jessen said there would be a public hearing in a Planning and Zoning meeting, as this would be a land use restriction. The City Council will have the matter on a work meeting this week, but won't make a decision until after the public hearing.

Carolyn Ray said she feels that the City could give incentives and not go through the state.

Kurt Vest said his recommendation would be that this board take no action and leave it up to the City Council.

The discussion continued, giving input and personal feelings on the matter.

**Doug Fox moved to not make a recommendation at this point in time. Carolyn Ray seconded the motion. All members present voted in favor of the motion. The motion carried.**

**GROUNDWATER MASTER PLAN:** Dan Jessen said the title of this item was a typo, it should read "Groundwater Management Plan". This item was added if the board wanted further discussion.

Doug Fox mentioned that in the last meeting it was suggested that the board invite some legislators to come to Water Board meeting to discuss the management plan.

Kurt Vest and Coy Stowell said they would like a peaceful resolution to this issue, and that may not happen, because it would take buy-in from everyone. The fact is that the City is faced with the possibility of losing the majority of its culinary water.

The board expressed consensus in that they wished that the state would take a step back and allow the City to work on the remedies regarding the recharge projects.

Kurt Vest said if Parowan City could recharge 6,000 acre feet of water, it would take the safe yield up to 28,000 acre feet, which means the City would be 4,000 acre feet short of the goal; with some simple crop modifications, Parowan City could solve the situation without anyone being cut.

Coy Stowell has felt for some time that if farmers would shut down their wells for one day a week a big difference could be made. Kurt Vest said yes, but again, that would take buy-in from all agricultural entities. Mr. Vest is worried that if Parowan City doesn't get the buy-in that would be required, some people will be out of business. Mr. Stowell agreed with Mr. Vest.

Dan Jessen talked about a natural opposition between municipal entities and agriculture entities. The City and the farmers need to work together, partnering with the farmers will be very important to reach the desired goals. With good efforts in the recharge projects, Parowan City could get halfway, but the farmers cooperation will be crucial for success.

The conversation continued at length, with Kurt Vest talking about culinary water being governed by priority, but groundwater having never been regulated by priority until now.

The board speculated about ways to engage the state to help fix the problem. The discussion included talking about the state taking away water rights, during which Dan Jessen said he thought it would end up going to the supreme court, because people would challenge the state's rights in that situation. The board felt that the state should give more time in this matter, because it takes time to add infrastructure. The discussion continued. No decisions were made at this time.

Coy Stowell said he thinks more farmers will be on board than the board is expecting.

The discussion turned to specific ideas regarding what crops use less water and how the ideas might be implemented. One idea was that feed corn uses a lot less water and is not worked for two months out of the year; one board member questioned corn using less water. Some out-of-the-box ideas were discussed as well. No decisions were made at this time.

Dan Jessen let the board know that the City is planning to redesign the sewer lagoon treatment facility, change it to type two water and gravity flow it to farms that want to participate; which will save another 500 to 600 acre feet of water per year. The farmers who participate would not be able to turn around and use the extra water to add another pivot. The City is just about ready to hire the engineer for this project. The Biasi family used to pump the sewer down and run the pivot. Because of the new phosphorus regulations, the City will need to have a hybrid plant with hyper-aeration. It would take half of one of the cells of the old sewer lagoon sites, and can clean the sewage on a daily basis. Mr. Jessen shared specifics with the board. If permission was granted, and the sewage was cleaned up to type 2 water, it could be stored at the old sewer lagoon site. When the old site is clear full, the matter could be sent to the new sewer lagoons, approximately 350,000 gallons a day in the summer. This process could add approximately 500 – 600 acre feet per year to the aquifer, which would be a real gain.

Dan Jessen said there is almost no local money going into the recharge project.

The board members all agreed that time is needed to get things in place; hurrying to adopt the plan isn't a good idea. Coy Stowell wondered about setting up a meeting with Representative Carl R. Albrecht. All present agreed and said the board would need some good ideas to present. Dan Jessen said saving the money that would be spent on legal fees and studies and applying it in a positive way would be a good idea.

Kurt Vest mentioned that the folks on the Buckhorn stand to lose everything. Coy Stowell liked that Parowan valley at least has a chance for recharge.

The board discussed ways to lessen the blow and what might be the best way to go about representation for the valley and the recharge; someone with good buy-in should spearhead the project, someone who can lead the pumpers and get everyone on the same page; then we should go ahead and set up a big meeting with our legislators. The discussion continued, which included the pros and cons of creating a special water district. No decisions were made.

Dan Jessen suggested making a recommendation to the City Council to buy into the idea of an inclusive water meeting, and get the set up ready. Mr. Jessen said it shouldn't be Parowan City telling everyone what to do, but a collaboration of all those in the same boat.

Doug Fox moved to recommend to the City Council to call a separate meeting of all interested parties to brainstorm ideas to take to the legislative entities, regarding the Water Management Plan. Coy Stowell seconded the motion. All members present voted in favor of the motion. The motion carried.

**ITEMS TO BE DISCUSSED AT THE NEXT MEETING:** Carolyn Ray – a follow up on if a committee has been formed to discuss water management.

**STAFF AND MEMBER COMMENTS:** None

**PUBLIC COMMENTS:** None

**ADJOURN:** Doug Fox moved to adjourn. Carolyn Ray seconded the motion. All members present voted in favor of the motion. The meeting was adjourned at 7:27 P.M.

## **PAROWAN CITY PRESSURIZED IRRIGATION BOARD MINUTES**

**MAY 8, 2024**

**6:00 P.M. – 35 EAST 100 NORTH – PAROWAN CITY OFFICES**

**MEMBERS PRESENT:** Coy Stowell, Doug Fox, Carolyn Ray, Kurt Vest, John Dean (Substitute as Council Representative for David Burton)

**MEMBERS ABSENT:** Sam Halterman, Tom Gurr, David Burton (Council Representative)

**CITY STAFF PRESENT:** Dan Jessen (City Manager/Zoning Officer), Mollie Halterman (Mayor), Heather Shurtleff (Deputy Recorder/Water Board Secretary)

**CALL TO ORDER:** Kurt Vest called the meeting to order at 7:27 P.M.

**APPROVAL OF MINUTES:** Coy Stowell moved to approve the minutes of March 13 & April 10, 2024. Doug Fox seconded the motion. All members present voted in favor of the motion. The motion carried. The minutes were approved for both.

**DO MEMBERS HAVE ANY CONFLICTS TO DECLARE?** None

**UPDATE ON DRY CANYON POND PROJECT:** Dan Jessen explained that he thought the project was going through the NEPA (National Environmental Policy Act) process, but found out that the process had stalled, due to the contact person being out on maternity leave. The pond project has been submitted and they will let us know the progress. The City needs to supply rough ideas regarding impact for the project.

Dan Jessen described the project for Kurt Vest: a secondary storage pond for pressurized irrigation water above the Forebay, which will have a parking lot and a path around it. The pond would be on BLM property and would be tied together through the parking lot with the frisbee golf course. City Council has approved some money to get the plan moving.

**UPDATE ON RECHARGE PROJECT:** Dan Jessen said the project is moving along well, with biweekly meetings being held. Alpha Engineering has been hired for the project. There is a good cross-section of leadership from the Parowan Reservoir Company (PRC), Parowan City, Larry Pendleton, Lyle Barton, Mike Adams. The committee is trying to nail down routes. A new diversion structure will need to go in upstream of the existing diversion structure at the breakwater. Mr. Jessen gave specifics about how the diversion structure could work and where it could be located. This diversion will be much better at pulling sand out of the water, which will facilitate cleaner recharge water.

Dan Jessen said one of the problems the PRC is worried about is flooding – the 36 inch pipe would need to be able to be turned off.

The reservoir pipes would go down either 300 South or 200 South to the existing power plant, and the advantage of that is that the water could be pressurized all the way if the power plant ever moved. There could be some potential problems with running the pipe on 300 South, due to utility issues. The recharge pipeline route would be down Hwy 143, past the cemetery, near the foothills and out around the fairgrounds. If the project runs out of money, the water can be put in an open ditch until the funds are secured to put the water in a pipe. The project may require areas of riprap to stop erosion if the water isn't in a pipeline throughout.

Some alternative routes for the pipeline could be down 300 East or through the cemetery up against the foothills, neither of which are ideal. Dan Jessen explained some specifics of both alternatives. Geotech will be done on the sites, and they will get the final design of the diversion completed.

Through grants and other entities, \$3 million dollars is being put toward the recharge project. Engineering for the project should go out to bid in November.

The canal/reservoir companies are going to be the main operators of the recharge system, and their input is absolutely critical.

**ITEMS FOR NEXT AGENDA:** None

**STAFF AND MEMBER COMMENTS:** None

**PUBLIC COMMENTS:** None

**ADJOURN:** Coy Stowell moved to adjourn. Doug Fox seconded the motion. All members present voted in favor of the motion. The meeting adjourned at 7:40 P.M.

8/14/2024

Date Minutes were approved

5/8/2024

Water Board Minutes-hcs

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