

**ENOCH CITY WATER BOARD
NOTICE AND AGENDA
February 8, 2024 at 4:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road**

MEMBERS PRESENT: Chairman Coby Zobell, Doug Grimshaw, Alan Miller, Spencer Jones, and Christopher Daughton - Zoom

STAFF PRESENT: City Manager Dotson, Council Member David Harris, City Recorder Lindsay Hildebrand, Public Works Director Hayden White

PUBLIC PRESENT: None

1. CALL TO ORDER OF REGULAR MEETING

- a. **Pledge of Allegiance** – Led by Chairman Zobell
- b. **Invocation –Audience invited to participate.** – Given by Council Member Harris
- c. **Approval of agenda for February 8, 2024** – Doug made a motion to approve the agenda. Alan seconded and all voted in favor.
- d. **Approval of minutes for January 11, 2024-** City Manager Dotson wanted to change the first line to say “we can only require what the state allows us to do”. Doug made a motion to approve the minutes. Chairman Zobell seconded and all voted in favor.
- e. **Conflict of Interest Declaration-** There were none

2. DISCUSS A WATER RIGHT REQUIREMENT ANALYSIS

City Manager Dotson showed a spreadsheet on the screen. The state required that we calculate the last 5 years of usage and that is what we can require from development/anyone connected to our system. This spreadsheet showed the different uses we have, the number of users we have, five-year usage in gallons, etc. He explained in detail all the information on the chart and presented the data. He also had a conversation with a Cedar City Council Member and they are redoing their calculations too. They have done a new rate change twice over the last two years. 1.09 is what the average outside irrigation residential user is actually using. We require one acre foot for the whole lot. Alan asked how much agricultural water a developer needs to bring. City Manager Dotson said right now residential is one acre-foot per lot. It’s not designated agriculture. The state says you can’t require more water than your average usage for that use of water over a 5-year average.

Alan suggested taking institutional irrigation and pulling the city’s park water out of it. That should be added to a resident’s equivalent residential connection. That is water that is good for the whole community. It has to come from somewhere. Council Member Harris said a couple of people have come in saying they use massive amounts of water. He asked if the average numbers were skewed because of that. City Manager Dotson said the average does represent the reality. We could potentially divvy them out based on lot

size. In some cities, you have to measure the ground that is being irrigated. We need some direction on how we do this. Council Member Tyler Melling from Cedar City has run all of their numbers. 1.3 million cells in his spreadsheet. Spencer said we have recently adopted a requirement from the Board of Water Resources with the state that prohibits people from using their land for anything associated with grass. Did the City Council approve that? City Manager Dotson summarized the city ordinance regarding sod in new development.

Spencer noted that he didn't think the numbers given were an accurate representation of what Enoch City's consumption was. He took into consideration that most of the new developments within the last three to five years were quarter-acre lots. He also noted the landscaping ordinance, allowing 50% of the yard to have sod, new energy-efficient requirements, and older subdivisions with one-acre lots. He suggested calculating the data by lot size and looking at newer quarter-acre lot subdivisions where the developer put the landscaping. Cedar City's average amount of water consumption was drastically less than this one as presented. He thought it was because for a while our city had one-acre or bigger lots. There have only been two developments in the last five years or so that were bigger than quarter-acre lots.

Doug asked if it was true that we can't ask for more but we can require less. City Manager Dotson said yes. Doug suggested that the water for those public park areas be part of the equation. Alan said he respectfully disagreed with some of what Spencer was saying. Most of those homes in the 70s and 80s have been remodeled. If he replaced faucets or showerheads, he is current on flow rates. He thought the majority of people have done that, although some haven't. He asked to consider a scenario: use the five-year information that City Manager Dotson presented, but the city runs it as a rolling five-year. With time it's going to stay current. It would reflect the smaller lot developments. This was suggested to be reviewed annually then that would bring those changes that have happened.

Spencer said if he's looking to make a decision based on information presented on a spreadsheet, it's about accurate information for the future and moving forward. There is enough data that we have about subdivisions over the last five years. He was a developer of the Ridge Subdivision. He has a hard time exacting or taking water or a land use item that isn't accurately represented moving forward. As far as parks, that's why we have impact fees. He suggested pulling the data off of the last several subdivisions. City Manager Dotson said we can make a spreadsheet with the addresses of every user and filter those in a new subdivision. We would do it by streets. The data he came up with was based on a monthly meter usage. He gave an example. It was also suggested to put park water in our impact fee analysis. Those impact fees are calculated based on potential future parks we would build. We don't collect impact fees for the developers of the park. Doug mentioned that he read that if we had excess water we couldn't charge people for water. Alan read the code. There was a conversation about Cedar City adding a water acquisition fee, which you don't pay until you need a building permit. City Manager Dotson said Enoch has 200 extra acre-feet. Most of those are junior water rights. Our maps we have been assigned an acre-foot to each parcel. It has water rights information on it. Doug asked why we need to start chlorinating our water. Hayden said the state is mandating that everyone is required to chlorinate. Doug said it's through the EPA.

3. **PUBLIC COMMENTS** – There were none.

4. **BOARD/STAFF REPORTS**

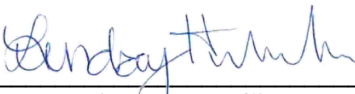
Hayden White

- He reported on water chlorination. Spencer noted that he has seen a day and night difference in how our roads have been taken care of. He was appreciative. Whatever they are doing has been working. Hayden stops plowing at 9 pm and starts at 3:30 am.

Chairman Zobel

- In 2022 Iron County passed an ordinance that you couldn't drill a well on private land and get a building permit with a junior water right. The community got together and they got them to reform this ordinance. It is now in the process of being changed. It will have a deed restriction. City Manager Dotson said they are making it so that water won't be available for 50 years.

5. **ADJOURN** – Doug motioned to adjourn. Alan seconded and all voted in favor.



Lindsay Hildebrand, City Recorder 3/14/2024
Date