

CITY OF MOAB
WATER CONSERVATION AND DROUGHT MANAGEMENT ADVISORY BOARD
REGULAR MEETING MINUTES
April 8, 2020

The Water Conservation and Drought Management Advisory Board held its regular meeting on April 8, 2020. Per Executive Order 2020-5 issued by Governor Gary R. Herbert on March 18, 2020, this meeting was conducted electronically. An anchor location was not provided. An audio recording of the meeting is archived at <http://www.utah.gov/pmnn/index.html>. A video recording is archived at <https://www.youtube.com/watch?v=e8TZIts3avY&t=24s>.

Regular Meeting— Call to Order and Attendance:

Water Board Chair Kara Dohrenwend called the meeting to order at 2:03 pm. Participating remotely were Water Board Members Mike Duncan, Jeremy Lynch, Denver Perkins, and John Gould. Water Board Members Arne Hultquist and Kyle Bailey were absent. City staff in attendance were Assistant City Manager Carly Castle, Assistant Planner Corey Shurtleff, City Engineer Chuck Williams, Assistant Engineer Johanson, Water Superintendent Levi Jones, and Deputy Recorder Joey Allred.

Proposed Resolution 01-2020 – A Resolution Allowing the Moab Water Conservation and Drought Management Advisory Board to Conduct Electronic Meetings – Approved

Discussion: Assistant City Manager Castle explained that under the Governor’s order, the board needs to adopt a resolution to allow electronic meetings. Board Member Hultquist asked what the process looked like if one member could not attend at an anchor location. Assistant City Manager Castle explained that the resolution allows meetings to be conducted with or without an anchor location. Board Member Dohrenwend asked if the electronic meeting resolution would be revisited at the end of the emergency situation. She said her preference would be to discontinue electronic meetings once there is an ability to have in-person meetings.

Motion and vote: Board Member Hultquist moved to approve the electronic meetings as it stands. Board Member Duncan seconded the motion. The motion passed 5-0 with Board Members Perkins, Lynch, Dohrenwend, Hultquist, and Duncan voting aye in a roll call vote.

Board and Staff Reports:

Board Member Duncan requested to expand the charter of the Water Conservation and Drought Management Board from a water conservation organization to one that is interested in water supply and other subjects. Board Chair Dohrenwend said she believes that will be addressed in the next agenda item and included as part of moving forward with the water conservation plan update.

Water Conservation Plan Update – Discussion of and Recommendations for Plan Organization and Assignments

Discussion: Board Chair Dohrenwend created a PowerPoint presentation to remind the Board of the next steps in updating the Water Conservation Plan. She said it is her understanding that the plan update needs to be completed by 2021. Assistant City Manager Castle said under normal conditions it would need to be complete by 2021 but the deadline was extended to 2022. Board Member Duncan asked if it was due by the close of 2021 or the beginning of 2021. Assistant City Manager explained that it is typically due by August 2021 for review by the Department of Water Resources to ensure compliance and a final passage by City Council by December 2021.

Board Chair Dohrenwend moved to the table of contents and asked if there were any questions. Board Member Duncan said it looked straightforward, but the main thing would be updating documents that provide data sources and including them in the plan. Board Chair Dohrenwend said some information needs to be collected by staff and other items need to be reviewed by the board as far as conservation goals. She did not believe the plan would change dramatically but some sections should be updated based on a better understanding of our water system.

Board Member Hultquist asked if the demand projections to build out was required by the Department of Water Resources. He suggested staff look into the requirements to determine if they want projections for the next 10, 20, 50 years or if they want full build out.

Board Chair Dohrenwend said while there are items required by the Department of Water Resources, the Board does not have to stop at those requirements. She asked if the highlighted list encompasses all items that would be useful in the plan update.

Board Member Hultquist believed it would be better to have the build out numbers at 10 or 20 years in terms of planning for the City.

Board Chair Dohrenwend asked if staff or the Board should determine which department should review the highlighted sections. Assistant City Manager Castle explained that the City has information related to the highlighted sections and will produce the data and numbers and present the results and methodology to the Board for review. She believed the Board should review the information for quality control and make sure the information produced and presented is valuable to the Board and the Department of Water Resources. Board Chair Dohrenwend stated based on department review of the highlighted section, it seems that the document will change quite a bit from the current version. Assistant City Manager Castle said there is an updated list on from the Department of Water Resources and it will need to be checked to make sure the plan does not miss any required data points.

Board Chair Dohrenwend continued her presentation covering conservation topics for continued discussion by the Board.

Overnight Accommodations – Presentation, Discussion, and Potential Recommendations Regarding Proposed Design Standards for Overnight Accommodations

Discussion: Assistant Planner Shurtleff provided a brief presentation regarding overnight accommodations development standards. He reviewed the status of proposed Ordinance 2019-30 that will amend City Code to allow new hotels and motels subject to revised development standards that was presented to City Council on January 9, 2020. He said City Council directed the Planning Commission and City staff to further develop these standards. He said the draft ordinance contains section “B. Water” which covers rainwater catchments, xeriscape landscaping, and bioretention. He said the updated memo to the City Council covers what was discussed previously but in less ordinance language fashion and adding an additional section covering graywater. He said the larger concept of the ordinance covers general standards including energy, transportation, mixed use, civic space and open space, height, maximum building/project size, and metering. He explained that the City Council and Planning Commission are working together to figure out what standards will work best with water being one of the topics. Board Member Duncan asked when this topic would be presented to City Council again. Assistant Planner Shurtleff said his best guess would be the beginning of May.

Assistant Planner Shurtleff provided a map showing vacant, non-developed parcels located in

the RC zone. Board Chair Dohrenwend asked about redevelopment of the campground parcel and wondered if they would be subject to the new overnight accommodation standards. Assistant Planner Shurtleff said they are vested with their current number of overnight accommodations but any new development or redevelopment beyond that number would have to meet the new standards.

Board Member Duncan said there appears to be a fair amount of property that could be impacted by the standards imposed on the RC zone. He said his impression from other sources was most of the property in the RC zone was locked up with developments. Assistant Planner Shurtleff said redevelopment is always possible but their focus for standards in the RC zone was initial development of vacant parcels.

Assistant City Engineer Eric Johanson stated the Slickrock Campground and Moab Valley RV park both have plans to improve their current camping facilities by installing water lines but they have indicated they are not interested in spending a lot of money or selling the property for overnight accommodation development.

Board Member Duncan asked about the status of the north trunk sewer line. Assistant City Engineer Johanson said the project is nearing completion and should be operable soon. He is hoping the extension will eliminate some septic systems in the north area.

Board Member Duncan asked about the status of the bike path on the east side of the highway and whether it would remain or be rebuilt with the highway widening project. Assistant City Engineer Johanson said the bike path will remain.

Assistant Planner Shurtleff said it is difficult to come up with build out concepts that will holistically represent the proposed development standards but presented conceptual images showing proposed mass, scale, and design features under the proposed development standards.

Board Chair Dohrenwend asked if there is a maximum square footage of the building and whether the maximum was based on lot size. Assistant Planner Shurtleff said it is a general standard of mass and scale of 4,000 square feet with limitations on subdivisions to discourage development of multiple lots with multiple hotels.

Board Member Duncan said from his City Council perspective, water was not a contentious standard for overnight accommodations. He said the more contentious standards were parcel size, building size, energy, and mixed use.

Board Member Hultquist said he appreciated the bioretention standards because they prevent flooding and thinks they should be part of all new subdivisions. He stated he is a fan of rainwater retention and installed a rainwater harvesting system that supplies his home with culinary water. He provided a brief presentation about rainwater harvesting and explained some of the challenges with catchment systems that may not provide the water conservation efforts desired.

Board Members and staff briefly discussed gray water system and the importance of correct design.

Board Member Hultquist asked why there was no discussion of water sense fixtures. Assistant Planner Shurtleff explained that was discussed during the last meeting. Board Member Duncan said it was his understanding that water sense fixtures were part of standard building code and

it was redundant to include it in this code.

Board Chair Dohrenwend asked when the standards would be reviewed again by the Planning Commission and wondered if there was desire from the board to attend. Board Member Hultquist said if the board believes the measures in the ordinance are sufficient to attain the water conservation measures desired by the Water Board, it would be appropriate to write a letter to the Planning Commission stating their support.

Board Chair Dohrenwend asked what an appropriate procedure by the Board would be to provide input and/or support when needed. Assistant City Manager Castle believed written comments would be useful early on for the Planning Commission and City Council. Board Member Duncan asked if it was possible for the Water Board to endorse the language as it stands through a motion without drafting a separate letter.

Motion and Vote: Board Member Duncan moved that the Water Advisory Board offer a recommendation on the Planning Commission's draft 01.08.2020 of City of Moab Ordinance 2019-030, an ordinance amending City of Moab Municipal Code Section 17.31 RC Resort Commercial zone to allow hotels and motels subject to the refined development standards and in particular the paragraphs in the ordinance referencing water conservation measures. Board Member Lynch seconded the motion. The motion passed 5-0 with Board Members Lynch, Dohrenwend, Perkins, Hultquist and Duncan voting aye in a roll call vote.

Water Rates – Discussion of and Potential Recommendations for Proposed FY 2020-2021 Water Rates

Discussion: Assistant Manager Castle said City Engineer Williams is going to provide a follow-up from the last meeting with more information about our water rates and capital projects.

City Engineer Williams began his presentation with an overview of the City's water system including pipe types, age, replacement and maintenance schedules, water sources, water use, and connections. He explained that the water enterprise fund will operate at a \$54,000 deficit because rates are not high enough to pay for operations.

City Engineer Williams said future needs include increased source capacity, storage capacity, and fire flow capacity. He said without rate increases or bonding in the next fiscal year, the water enterprise fund will see a \$98,000 deficit. He also said the state recommends a 5% set aside of every annual water budget for repairs and unknowns, which has not been done.

City Engineer Williams said based on the water master plan, completed in 2018 and currently being updated, and the water rate analysis from Zions Bank, \$15 million in capital improvements and \$163,800 in major maintenance were identified. He said capital projects include two new wells, a new storage tank, and various water system improvements.

Board Chair Dohrenwend asked if projects labeled with install were replacement or brand new. City Engineer Williams said most is replacement, but some is new. He explained some projects are to provide better fire flows by looping system, but many are to replace undersized or failing systems that outlived their useful life. Board Chair Dohrenwend suggested including which is replacement when presenting to the City Council to emphasize the level of urgency.

City Engineer Williams showed water rate comparisons of rate structures for sixteen cities in Utah. He explained that the table includes a base rate and tiers that were discussed at the last meeting. He said up to 2,000 gallons are included in the base rate for the City and then it is

\$0.75 per thousand gallons between 3,000 and 10,000 gallons. He explained that is what the tiers represent. He said base rates vary from \$12.85 to \$50.55 with an average of approximately \$23.30 per month. Board Member Duncan asked why Park City had such a high rate. Board Member Hultquist explained that Park City gets their water from a mine and said it is expensive for them to treat based on some water quality issues so he believes that is the reason for the higher water rate.

City Engineer Williams said the table was valuable to see how Moab compares to other cities in the state. He said based on information from the finance department the last time there was an increase to the base rate was over ten years ago which is one of the reasons for the revenue shortfall.

Board Chair Dohrenwend believed including cities outside of the Wasatch Front would be helpful from an outreach and education perspective to explain to the City Council and public why a rate increase is inevitable.

Board Member Perkins asked if most residents were in level one or some of the higher levels.

Board Member Hultquist said some literature he read discussed the gross median income and base rates and wondered if Zions Bank could look at median income for some of the other communities in the comparison.

City Engineer Williams displayed a table to address Board Member Perkins question and said the highest number of residential users fall in Tier 3, with usage between 10,000 to 60,000 gallons per month.

Board Member Duncan requested a shared drive for use by the Water Board and City Council that included the documents and drawings presented by City Engineer Williams to use in updating the water conservation plan. He felt it would be a nice vault of information.

Board Member Perkins asked how different rates would affect the water budget. City Engineer Williams said presented a table showings different options for rate increases to address expenses and capital needs. Board Chair Dohrenwend asked how projects are completed under options with smaller rate increases. City Engineer Williams said projects would be scaled back to stay within budget.

Board Chair Dohrenwend asked if the tiered options increased only the base rate or if it included an increase to the usage rate as well. City Engineer Williams said most options increase the base rate and the usage rate.

Councilmember Duncan asked if there was a model city with comparable rates and the ability to maintain their system and complete capital projects. City Engineer Williams said additional research and studies could be done to determine if there are other cities with low rates. Board Member Duncan said he did not see any plausible defense for our low water rates based on displayed rate table.

Board Member Perkins asked if it was more pressing to get the pipes replaced or get the new tanks and distribution system. City Engineer Williams said we need at least one new well and tank so if face with the choice it would be the distribution system.

Board Member Hultquist said he hoped we might be able to get money from the Community

Impact Board for some of the larger items on the capital projects on the list. City Engineer Williams explained that it is a very competitive process and the Community Impact Board will not give 100% funding. He said they require local match costs shares for the projects between 40-50 percent. Board Chair Dohrenwend said she would not want to rely solely on grant funding for the projects. Assistant City Engineer Johanson added that we could not receive funding for the wastewater treatment plant until our sewer rates were increased.

Board Chair Dohrenwend asked when this would be reviewed by City Council and what information would be helpful from the Water Board. City Engineer Williams said he anticipates review by the City Council on April 28th and said a recommendation by the Water Board on the rate structure would be helpful to have for the City Council meeting.

Board Chair Dohrenwend asked board member if they had a comfort level with the information to make a recommendation. Board members generally agreed on a base rate increase with smaller rate increase in tier one and larger increases for tiers two and three and commercial uses.

Motion and Vote: Board Member Duncan moved that the water board recommends the City Engineer's proposed option one rate structure with a modification of a lower base and tier one rate and higher tier two and three rates. Board Member Lynch seconded the motion. The motion passed 5-0 with Board Members Dohrenwend, Duncan, Lynch, Perkins, and Hultquist voting aye in a roll call vote.

Board Chair Dohrenwend requested an update on the water rates on the next agenda.

Adjournment: Board Chair Dohrenwend adjourned the meeting at 4:23 PM.