Ivins City Staff Report
City Council Meeting 5/07/2026

Agenda Item: Discuss and consider possible action regarding Ivins City participation in the Ultra Water Efficiency Standards program

Submitted by: Thomas Jorgensen, P.E., City Engineer

Recommended City Council Action:
Staff recommends that the City Council approve participation in the Ultra Water Efficiency Standards program and authorize the Mayor to sign the acceptance letter on behalf of Ivins City.

BACKGROUND:

The Ultra Water Efficiency Standards are a set of requirements intended to significantly reduce long-term water demand for qualifying development projects that participate in the program. As outlined by the Washington County Water Conservancy District, the primary goal is to conserve limited water resources by establishing a stricter design and use criteria option for developers than traditional water efficiency standards. These new standards are designed so that each new single-family home participating in the program uses 2-3x less water per year than a typical home does today.

If approved, the standards would not apply to all new development but would apply to qualifying development projects that participate in the program. Participating developments are required to implement the standards through enforceable mechanisms, including recorded CC&Rs and/or association bylaws, a perpetual agreement with the Washington County Water Conservancy District, and applicable conservation easements. The primary incentive for participation is expected to be a reduction in District impact fees for qualifying developments. Any benefit to future homeowners would likely be indirect, while the UWES requirements and surcharge provisions would apply to the homeowners after development. The standards also include measurable enforcement tools, such as excess water use surcharges for any residential use exceeding 8,000 gallons per month after occupancy. If violations are not corrected, the Water Conservancy District retains the authority to impose penalties on any community association, ensuring ongoing accountability and long-term adherence to the standards.

The standards address both indoor and outdoor water use. Indoor requirements include community water and sewer connections, restrictions on private wells and septic systems, prohibition of salt-based water treatment systems that discharge to the sewer, and advanced or smart metering requirements. Outdoor requirements prohibit irrigated lawn except in qualifying community active recreation areas, limit irrigated landscaping, prohibit spray irrigation, and require low-volume drip irrigation for irrigated plantings. The standards also prohibit private swimming pools, allow limited freestanding spas, and establish requirements for community pools, ornamental water features, native revegetation, and common area landscaping.

FINDINGS AND ANALYSIS:

If Ivins City chooses to participate in the UWES program, the following implementation steps would apply to qualifying developments that elect to participate in the program:

Municipal approval: The City Council would take action to authorize Ivins City's participation in the UWES program and allow the standards to be applied to qualifying developments within the City. This is the action being considered by the City Council.

District and developer coordination: Developers interested in using the UWES program would coordinate with the Washington County Water Conservancy District and the City early in the development review process to ensure that applicable requirements, agreements, and documentation are addressed.

Community association enforcement: UWES requirements would be incorporated into the participating development's community association bylaws and/or CC&Rs. The community association would be responsible for sustaining and enforcing the standards within the development through a perpetual agreement with the District.

Conservation easements and project documentation: The developer would be required to grant conservation easements to the District for parcels within the development. Applicable plat notes, CC&Rs, agreements, and other project documents should be coordinated before final approval to ensure the UWES obligations are properly documented.

Excess Water Use Surcharge: Following issuance of a Certificate of Occupancy, parcels subject to UWES would be subject to an Excess Water Use Surcharge for water use exceeding 8,000 gallons per month. Implementation of billing and collection procedures may require additional City action, such as a future resolution or billing policy update.

City review and inspection coordination: City staff would coordinate development review, permitting, and inspection processes with the UWES requirements to the extent applicable and within the City's authority. This may include reviewing plans for consistency with UWES standards and coordinating with the District when questions or compliance issues arise.

SUPPORT MATERIALS:

- Ultra Water Efficiency Standards – May 2025
- Letter - Municipal Acknowledgment and Implementation of Ultra Water Efficiency Standards (UWES)

FINANCIAL IMPACT:
Not Applicable

Respectfully Submitted:

Thomas Jorgensen, P.E., Public Works Director / City Engineer

Content Review:

Chuck Gillette, City Manager

MAY 2025

ULTRA WATER EFFICIENCY STANDARDS

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT



1. Purpose

The purpose of the Ultra Water Efficiency Standards is to conserve the public's resources by creating more stringent conservation standards for new development.

These standards have been designed to produce single-family homes with a projected water resource demand of 0.39 acre-feet on an annual basis.

2. Applicability

These standards shall apply to:

A. All development activity that connects as a retail customer of the district and receives service from the regional water system after the adoption date of these standards, and

B. Development activity in areas where a municipal customer of the district has made the standards applicable by legislative action.

In a jurisdiction where the district is not the retail water provider, these standards are a voluntary option that may be pursued by a developer subject to the policy and process of the governing jurisdiction. Except as otherwise specified, the Water Efficiency Standards of the Washington County Water Conservancy District (district) shall apply.





3. Enforcement

The following requirements shall serve as development standards and be promulgated and enforced through a community association established by the developer. The requirements of this program shall be within the bylaws and/or CC&R's of the association.

The district and the association shall enter into a perpetual agreement wherein the association agrees to sustain and enforce the standards within the community. In the event an association member violates the standards and the condition is unabated, the district may assess a penalty to the association as prescribed by the agreement.

The developer shall grant the district a conservation easement for each parcel within the development. The easement shall prescribe a remedy for easement violations.

Following issuance of a Certificate of Occupancy, Excess Water Use Surcharges will be applied to any water use in excess of 8,000 gallons per month.

The district reserves the right to use any and all enforcement mechanisms available.

4. Indoor Requirements



A. Plumbing

i) All plumbed structures must be connected to community water and sewer systems. Private wells and septic systems are prohibited unless expressly approved by the district and water/ sewer authorities.

ii.) Salt-based water treatment systems that discharge to the community sewer are prohibited. This measure makes new development "reuse ready."

iii.) All connections must be equipped with advance metering Infrastructure by the water purveyor or equipped with a smart water metering and leak detection system owned by the property owner.

5. Landscaping Requirements

A. Irrigated lawn is prohibited, except for community recreational facilities (see Community Common Areas and Facilities).

B. Single Family - Irrigated landscaping is limited to 2,000 square feet per single-family detached dwelling. On lots greater than 6,000 square feet, irrigated areas must be contiguous to the exterior of the dwelling.

C. Multi-Family - Irrigated landscaping for common areas is limited to 100 square feet per dwelling unit and may be located anywhere on the parcel.

D. Spray irrigation is prohibited. Irrigated plantings must be served by low-volume drip irrigation systems.

E. On parcels where native revegetation is required, a temporary irrigation system may be utilized for up to 24 months. The system's piping shall be visible upon the land surface and must be removed and disabled within 24 calendar months after a certificate of occupancy is issued.

6. Pools, Spas and Water Features

A. Private swimming pools are prohibited. Community pools are allowed (see Community Common Areas and Facilities).

B. Freestanding spas of up to 100 square feet in water surface area and equipped with a permanent cover are allowed on private parcels.

C. Ornamental water features are allowed up to 25 square feet of surface area and a depth of not more than 24 inches. Some municipalities may have more stringent standards. Water features may not propel or cascade water more than 36 inches.



7. Community Common Areas and Facilities

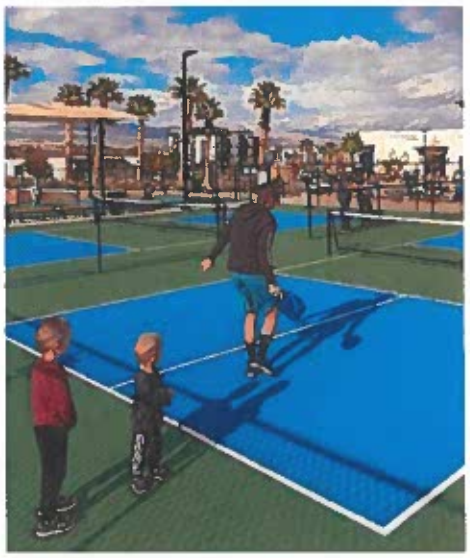
Unless otherwise specified, community use recreational areas shall meet the minimum requirements of the district's Water Efficiency Standards.

A. Active Recreation Areas

Where 15 or more single-family dwelling units have been permitted for construction, irrigated lawn may be used to create a community Active Recreation Area. In addition to the design standards specified by the Water Efficiency Standards, Active Recreation Areas shall:

i) be allowed a minimum of 1,500 contiguous square feet of irrigated lawn. For each dwelling unit in excess of 15, an additional 100 square feet of irrigated lawn shall be allowed.

ii.) be allowed one square foot of drip irrigated landscaping at the same facility for each square foot of irrigated lawn allowed.



B. Community swimming pools

Community swimming pools are allowed, subject to the following:

i) Pool facilities must be uniquely metered to allow for leak detection.

II.) Pool and spa facilities must serve 15 or more dwelling units (single-family and/or multi-family).

III.) Where 15 dwellings are served, a pool/spa/waterplay surface area of 600 square feet is allowed.

IV.) Where more than 15 dwellings are served, an additional 10 square feet of surface area is allowed for each additional dwelling unit.

V.) No single, contiguous body of water may have more than 13,500 square feet of surface area at a single facility. Multiple pool facilities may be developed within these surface area allocations.

C. Ornamental Common Areas

Common area irrigated landscaping shall not exceed the minimum areas required by the authority having jurisdiction and shall consist only of drip irrigated, low and moderate water use landscape plantings.

Ivins City
55 N Main Street
Ivins, UT 84738
435-628-0606
www.ivins.com
An Equal Opportunity Employer

IVINS CITY

Mayor Kevin Smith
City Council Members:
Dillon Hurt
Sharon Barton
Sharon Gillespie
Mike Scott
Wayne Pennington

City Manager Chuck Gillette

May 7, 2026

Washington County Water Conservancy District
Attn: Board of Trustees and Staff

Subject: Municipal Acknowledgment and Implementation of Ultra Water Efficiency Standards (UWES)

Ivins City formally acknowledges its approval of the Ultra Water Efficiency Standards (UWES) program as adopted by the Washington County Water Conservancy District.

In accordance with the program requirements, Ivins City confirms its intent to implement and support the UWES framework within its jurisdiction. Specifically:

1. Municipal Approval and Implementation: The City acknowledges the UWES program as a voluntary, perpetual water conservation initiative and supports its application to qualifying developments within Ivins City.

2. Billing and Surcharge Administration: The City agrees to administer and collect applicable water rates for UWES properties, including the Excess Water Use Surcharge for monthly water use exceeding 8,000 gallons, in accordance with District requirements.

3. Permitting and Development Compliance: Through its development review, permitting, and inspection processes, the City will make reasonable and good-faith efforts to ensure compliance with UWES requirements. This includes reviewing proposed improvements and, where applicable and legally permissible, restricting or denying non-compliant features.

In particular, the City will make reasonable efforts to prevent the installation of prohibited or restricted features on UWES-designated properties, including irrigated lawns and private swimming pools.

4. **Coordination with District Requirements:** The City will coordinate with the District and developers to help ensure appropriate plat notes, conservation easements, and related documentation are incorporated into applicable projects, and that compliance is verified, to the extent within City authority, through normal inspection and code enforcement processes.

Ivins City recognizes the importance of long-term water conservation and sustainable growth in the region and is committed to supporting the successful implementation of the Ultra Water Efficiency Standards.

Sincerely,

Kevin Smith, Mayor
Ivins City