



What's Happening in Toquerville?

The City continues to see growth and expansion. Subdivisions that were in approval phase when this newsletter was written in 2019 are in construction phase, looking forward to final recording. Council continues to work on park and trail improvements and has put many new projects into the 5-year capital improvements plan. The Bypass Road was named Toquerville Parkway by a narrow margin vote the end of 2019, and continues to move forward with development plans and land acquisition. Toquerville Blvd was renamed Toquer Blvd reverting back to its original name in order to reduce confusion with the new parkway. Toquerville is busy and vibrant as Council and staff move ahead into the future.

New People in the Office: There are new faces at the City office. We miss seeing Councilmembers Alex Chamberlain and Paul Heideman who left Council office the first of January. They did a great job serving our community. Gary Chaves and Chuck Williams have filled their seats on the council and we look forward to their service.

Ruth Evans is the new recorder in the office. She is doing a wonderful job and will be a great addition to the staff. Dana McKim, who did an amazing job in the recorder position for 3+ years, is currently the deputy treasurer – and will become the treasurer when June Jeffery retires this summer.

New Growth and Development

Ash Creek Overlook Subdivision: The 16-lot Ash Creek Overlook Subdivision in the Almond Heights Park Subdivision was created in 2019 by Self Help Homes in an effort to create affordable housing for families with moderate incomes. First-phase homes are just received Certificates of Occupancy and the next phase of 7 homes is on line to begin at any time.

The program is sponsored through the U.S. Department of Agriculture for Rural Development to provide low interest loans and lower monthly payments. Homes are built as a group, creating good neighbors and friends when the homes are finished. There are some guidelines for participants including sweat equity labor and completion of all homes, with income and family size guidelines as well. As this second phase of homes completes, the subdivision will build-out as they are completed later in 2020-21.

Brochures are available at the city office for any interested in the program. Contact information:

Website: www.selfhelphomes.org

Phones: 801-375-2205; 435-429-1048.

2nd Phase Mesa View at Trail Ridge Estates: The 2nd phase of Mesa View at Trail Ridge Estates has completed its construction phase and has just finished recording with Washington County. Home construction will begin as soon as that recording is done. This phase includes view lots for 18 homes. The subdivision is located on the east hillside, and in the future, roads there will create a connection between north LaVerkin and Toquerville.

Park Side at Desert Mountain: This development is the first subdivision to open the land area west of the Center Street Park. The first phase is currently in construction and includes 12 lots. Center Street will extend to serve as the main road through the subdivision.

Parks and Trails: The *Westfield Park* in the Almond Heights Subdivision is on the current docket for installation. Improvements in 2019 included drainage in the park and in the subdivision area surrounding the park as well. Master plans for the park were adopted in 2016 and Councilmembers have worked to put those plans into action. As drainage has been corrected, plans are for amenities, trees, parking, grass and sidewalks in the future. Impact fees have been spent down and were used to prepare the land for development. City Council is hoping to sponsor a fund raiser in June to push some immediate funds into the budget to allow installation of desired improvements.

The *Center Street Park* also received some improvements in 2019. Plans for a new retaining wall had been in the budget for a couple of years. The wall was finally installed in 2019, along with a walking trail. Pickle ball and basketball court improvements were also done, in part with scout projects.

The *TRE Park* has been further improved with grass and general clean up. As part of a trail project, a bridge has been installed using grant money from the Utah Office of Outdoor Recreation – an agency originating from the Governor's office – and matching funds from Sales Tax RAP Tax. The bridge spans LaVerkin Creek, connecting the TRE and Cholla Subdivisions. This link has been a long-desired improvement, not only for the connection to trails and parks, but to provide safety for children in both subdivisions who need to board school buses during the school year. Ribbon Cutting and official opening will be forthcoming when it is safe to mingle again.

The Trails committee has just finished a new grant application for the Riverwalk Crossing at the Westfield Bridge area. This future trail will enhance the ability for residents to walk in this busy subdivision.

The Parks and Trails Committee has spent months identifying trails to include in the current Capital Facilities Plan amendment. This plan outlines desirable improvements in several areas of development in the City. Projects noted for installation are paid for with impact fees – charged with building permits to provide for developmental growth. Identifying is easy, but the actual installation of trails can be a slow process not only because the accumulation of those revenues to pay for the improvements is attached to growth and may be slow in coming, but also because easements and accesses have to be received from property owners where trails may traverse. Grants are generally available to help provide matching funds. The Capital Facilities Plan includes a master plan for trail development. As Toquerville continues to grow, trails and parks make the city more livable and a desirable place to be.

Economic Development: In the previous year, beautiful, unique welcome signs were installed at both north and south entrances into the city. The signs started a branding process to make a difference in the way the City is perceived. Beautification to the southern sign is being completed with the installation of mature sycamore trees this spring.

Development applications for highway commercial growth near the Anderson Junction area are currently in review. There are a lot of ideas for economic development floating around, with the expectation and desire to make Toquerville a destination rather than a “pass-through” community.

Bypass (Now Toquerville Parkway) Information: The City continues to work toward development of the Bypass road – Toquerville Parkway. The City, along with property owners and developers are anxious to move this vital roadway forward. The location of the northern leg of the Parkway has been adjusted from its original connection, rather than returning to SR 17 just north of the City. With generous cooperation of the landowners, it has moved to connect with the State Route at a point closer to the Freeway entrance. Agreements are nearing completion with all property owners so this development can move forward. This much anticipated change to Toquerville will create secondary access for one of the most populated areas in town. It will also allow development and *local* services that can benefit the City’s residents.

Reservoir: Another highly anticipated development – set to go into construction in 2020 - is the Washington County Water Conservancy District (WCWCD) installation of Toquer Reservoir. The reservoir has been on slate for several years with delays during the development process. This reservoir is to be located south of the Interstate 15 and Anderson Junction intersection. The project will increase secondary water availability while promoting conservation and other beneficial uses of water. The reservoir will not only preserve water, but plans also include non-motorized recreational uses like fishing and camping - something the City will work with the District to provide. Maps showing the location and plans for the reservoir are available at the City Office. Water source for the reservoir comes from Pine Valley drainage and the New Harmony reservoir near Black Ridge.

Miss Toquerville Pageant: The 2020 Toquerville pageant has been recreated given concerns with the Covid-19 quarantine. Missy Kleinman, Royalty Chair is working with contestants to stage a virtual pageant. Workshops and training are being done through technology. Contestants are filing through editable forms and packets. Stage practice will be solo at home. The pageant is scheduled May 2nd, even if it has to be done without an audience, contestants and judges only. If a live pageant can’t be held that day, it will be done virtually with interviews done through Zoom or Google. Talent numbers will be sent via video, and the judges will judge community service the same way. At any rate, and regardless of conditions, a new royalty will be selected.

The 2019 court are: Bailee Little, Princess; Allysa Cox, 1st Attendant; Taylie Crocket, 2nd Attendant; and Miss Congeniality – Averie Pope. The City appreciates the service the royalty gives every year. Royalty Chair, Missy Kleinman, and the royalty families have done a wonderful job serving the community this year. Questions about the pageant may be directed to Kleinman at 435-229-9678

Dumpster Days: The Washington County Solid Waste District provides cities free dumpster service on dumpster days. Large roll-off dumpsters are placed in locations accessible to residents to clean up yards, and neighborhoods - free of charge. Toquerville has 2 such weekends in the year. The 2020 dumpster weekends will be April 17-20, and September 25-27. Dumpsters are placed at the Center Street City Park, Toquerville Heights subdivision, Trail Ridge Park, the intersection of Sunset Ave and Westfield Road, and the new Westfield Park in the Almond Heights Subdivision.

Please be considerate of area neighbors and place all junk in the dumpsters. Do not dispose any hazardous materials including motor oil, tires, or batteries.

In conjunction with the City Clean-up, limbs may be taken to the Center Street Park for chipping. The Hurricane Fire District will chip the limbs within the couple of weeks following the clean-up. Those chips are good mulch and will be available at the park by the 1st of May. Please cover your load as you take it back to your home.

Large Item Pick-up: Did you know that the Washington County Solid Waste District, working through Allied Waste, provides curb-side pick-up to discard large household items free of charge. Call Allied at 435-628-2821 to make arrangements to pick up appliances or furniture items.

Recycling: The Washington County Solid Waste District manages the recycling program in Toquerville. The Blucan has given county residents the ability to recycle at their curb, rather than carrying recyclables to a central location. Though the program has gone through some trials this last year, collection is back on track. If you have any particular questions about the Blucan program please contact the Solid Waste District at 435-673-2813, or visit Blucan.org

What BLUCAN accepts:

- Paper (junk mail, newspaper, magazines)
- Plastic milk jugs
- Cardboard boxes
- Aluminum soda/beer cans
- Tin/metal food cans
- Plastic containers marked

What BLUCAN'T accept:

- Glass
- Plastic bags
- Hazardous materials (oil changes, paint cans, etc.)
- Greasy pizza boxes
- Grass or yard clippings
- Carpet, concrete, or drywall

City Website: Our city website www.toquerville.org is a great place to get forms, and other information about the city. If you haven't been there, check it out and while there, sign up to get city news and community activity updates. Have questions about City Code? The website has a link to the code through Sterling Codifiers with a simple search program. Utility bills can also be paid on the website – though the website doesn't store any account information. Paypal is the carrier for the service and charges \$3.00 with each payment. Please enter your Toquerville City account number with your payment so it gets credited to the

right account. Need a burn permit? You can get that information as well. The site also has links to many state and county agencies as well as interesting sites and activities in the area.

Water Department: In 2013-2014 the department was excited to be able to upgrade water service meters from hand-read to electronic-read with a grant through the Department of Reclamation. Though these meters were wonderful and made reading meters so easy with a drive-by, the City has recently experienced failures of the electronic reading systems for many of the meters that were installed. Though the meters still accurately measure water use, public works staff has resorted to reading the meters by hand. Considering the amount of time that has passed since these meters were last opened, people have planted bushes, covered with decorative rock or bark, parked cars over, and in other ways made the meters unavailable to the readers. Because of the extra time hand reading requires, staff does not have time to fuss over obstructions within the City's right of way or easement. Residents can help by making sure to leave meters free of debris and landscaping materials so they may be serviced by the reading staff. Please take the time to look at your meter and clear around it. We appreciate your help in this matter.

CROSS CONNECTIONS/ BACKFLOW concerns happen when culinary and irrigation lines are not connected properly. **SUCH CONNECTIONS ARE ILLEGAL.** It is important to know about the hazards of cross connection and backflow. A cross connection happens when an irrigation water line has direct contact with a culinary water line. It is **PROHIBITED** to install any type of "swing" valve to use the same water line for irrigation water and culinary water. Many residents use culinary water to irrigate their outside landscape. **IT IS IMPORTANT TO INSTALL A BACKFLOW DEVICE** to prevent bacteria from coming back into the culinary water system. **THESE DEVICES SHOULD BE TESTED ANNUALLY** to make sure they are working properly.

Even faucets in your bathroom or kitchen must be located so that the end of the faucet is above the overflow level of the sink or tub. Fill lines to water troughs or tanks must also be physically separated or air-gapped. If there is no air-gap, contents of the sink, tub, or tank may be sucked or back-siphoned into the water line during a loss of water pressure.

Toilets should have the correct ballcock or float valve to prevent siphoning into the water system. An anti-siphon ballcock and refill tube must be installed above the water level in the tank.

Hose bibbs are part of everyday life. However, every time you connect a garden hose to the hose bibb, you

are extending the end of the water line. A vacuum breaker should be installed on each hose bib to make sure that no harmful materials are drawn back into the garden hose. When the hose bib is exposed to freezing conditions, make sure to use a self-draining, frost-proof breaker.

Look at brochures discussing this important topic on the City's website www.toquerville.org or pick one up at the office. If backflow occurs it will affect your family first. For the safety of your family and the families in your neighborhood, we urge all residents to comply with water regulations. If you have questions regarding your water connections, please contact Lance Gubler, public works director at 435-216-6465.

Yearly State Water Report – CCR: In the past, cities have been required by the State, to send a yearly water quality report to each individual user by mail. That water quality report has always been a part of this newsletter. The State has changed their requirement and cities now only need to post the report on the City's website. Toquerville will continue to post it when it becomes available, on the neighborhood kiosks and will also follow direction from the State to post on the website, but will no longer mail it to residents. This has always been costly to do and it makes sense to discontinue that practice. Residents are always welcome to contact the City for a hard copy and are encouraged to visit the kiosks or the website.

Washington County Water Conservancy Dist.

TSWS – SECONDARY WATER: Just a reminder - that the Washington County Water Conservancy District administers all actions that involve irrigation water. Toquerville City is not involved with the management of the secondary water system. The City manages only the culinary water, and questions regarding TSWS/irrigation connections should be directed to the District at 435-673-3617. Water turns are in place until the District notifies differently. Outside watering whether by culinary or irrigation water should follow the water schedule as set forth. If you have questions about your AG zone, please contact Julie at julie@wcwcd.org. Posters are also on the City website at www.toquerville.org.

Zones:

Agriculture: Hours – 5:00 a.m. to Noon.

- Zone 1: Monday and Thursday
- Zone 2: Tuesday and Friday
- Zone 3: Wednesday and Saturday

Residential: Hours – 6 p.m. to 2 a.m.

- Odd numbered homes: M, W, F
- Even numbered homes: T, Th, Sa

More TSWS News

Vegetable gardens are allowed to be watered outside of the residential watering time if following these criteria:

- The home vegetable garden must only be irrigated on the assigned watering day for that resident.
- The home vegetable garden must be watered with a drip system.

WCWCD – FREE WATER CHECK: Free water checks are offered to all residences in Washington County. A water check includes meeting with a technician who runs a series of tests on your sprinkler system. The results provide system pressure, how evenly water is applied to the lawn area and how fast water is applied - resulting in a recommended irrigation schedule. If interested, please contact Mindy at 435-673-3617 or email mindy@wcwcd.org to request an appointment.

Smart Meter Software: Many meters in the TSWS system have installed smart meters. If you are interested in accessing your meter information please send an email to julie@wcwcd.org or call the office at 435-673-3617. You'll receive an email with instructions to set up a user profile so you can access your profile. Access can be made from a smart phone app or web browser. The app provides leak alerts, personal water use comparisons and helps you manage your landscape water needs based on local weather.

Other Toquerville Items

Night Sky Protection: Toquerville residents and visitors have long been fortunate enough to experience a dark night sky. Many of us look up into a starry night and are amazed at the light show occurring right above our little rural city. Toquerville loves the night sky and the City Council has adopted ordinances to protect it. Dark skies are shown to promote public health, safety and welfare, the quality of life, and the vision that the dark sky provides. As the City grows, the much-desired night sky will be threatened unless residents and developers are aware of the impact that growth makes.

Whenever outdoor lighting is installed or replaced, residents need to be aware that the bulbs installed should not be brighter than the current desired 3000 Kelvin. There is discussion to move that even lower, but at any rate, lighting should comply with requirements in place at the time of installation. Those requirements may be found in Toquerville Code Title 10-24. The Code may be reviewed through the link on the City's website www.toquerville.org. The City encourages individual property owners to make conscious efforts to reduce light pollution.

New lighting should be shielded to prevent light spillage or projection into neighboring yards. See the

figure at the end of this newsletter for suggested lighting fixtures.

Shielding the fixture will eliminate glare and light trespass. Timers should be set for all exterior lighting, or the resident should shut them off at 11:00 p.m. Please use your exterior lights only when they are needed.

A highly recommended article, "Preserving Toquerville's Dark Skies" written by Planning Chair, Manning Butterworth may be found on the Toquerville website. The article provides valuable information on why dark skies matter and how property owners can help.

Rate Increases: City officials never want to increase rates and Toquerville City has gone for more than 5 years without any water rate increases, but costs to the city have risen.

Utility bills have seen a minimal change. Again, city officials don't like increases, but costs have gone up without changes to the fees charged. Storm Drain Fees increased from \$6 to \$7 during 2019 and City Council is considering a water rate increase to meet increased cost, but has not made a decision regarding what that will be yet. Please conserve water and if a leak is discovered, please repair it immediately. City Officials work hard to not impact residents with higher fees.

Dog Licensing: Did you know that Toquerville City requires all dogs to be licensed each year? Residents are encouraged to register each dog by submitting the dog registration form (which can be found on the city website) and proof of current rabies vaccinations administered by a licensed veterinarian.

The number one reason to license dogs is to help reunite lost dogs with their owners. Dog license fees are \$10.00 each for the first two spayed or neutered dogs. Dogs who are not spayed or neutered are \$22.00 each. The third dog license is \$25.00 and a fourth dog license is \$30.00. A kennel license is required with ownership of more than four dogs.

In 2015, the city contracted with LaVerkin Animal Control to pick up stray dogs in our jurisdiction. If you find a dog running at large and don't know who the owner is, please contact the Washington County Dispatch Center at 435-627-4300. For emergencies dial 911. For more information regarding animal control contact the city office or research online at the Toquerville City website www.toquerville.org. Press the button for Toquerville City Code. Dog control is found in Title 5-Public Safety, Chapter 4.

Business Licensing: "Why do I need a business license?" Business licensing helps identify businesses and may assist you in tracking finances for tax

purposes. Another goal is to help protect the health, safety, and welfare of neighborhoods.

Though the city is not allowed to charge an annual license fee for home-based businesses, the city still requires the owner of a home-based business to register and obtain a business license. Home-based businesses are those where there is no obvious business activity in the residence. There are no employees, no traffic, and no impact on the neighborhood. All business activity is done within the home.

The vacation and short-term rental business has boomed the last couple of years in Southern Utah. Toquerville requires that owners of these rentals are residents of the community. Owners need to be available during the term of rental to manage complaints or other neighborhood concerns. These businesses require a special permit that can be obtained through the city office.

Toquerville is primarily a single-family-residential neighborhood community. Most businesses require conditional use permits. If you have questions about obtaining a business license please contact the City Office at 435-635-1094 or email inquiries to recorder@toquerville.org

FEMA & FLOOD FACTS: As odd as it may sound, Toquerville has areas that are subject to flood. Not only from the creeks that run through areas of town, but also from run-off from surrounding hills. These notes are taken from a recent publication from FEMA. More information may be obtained by looking at www.floodfacts.utah.gov and www.floodsmart.gov

1. Know the Risks

- Flooding is unpredictable. It can impact anyone – whether your property is inside or outside of the high-risk flood area.
- You do not need to live near water to experience flooding.
- Floods are the most common and costly natural disaster in the U.S.
- More than seventy percent of flooding in Utah in the past few years has been outside the Special Flood Hazard area.
- Twenty percent of all flood insurance claims come from properties outside of the high-risk flood areas.
- Floods are caused by storms, melting snow, water backup due to inadequate or overloaded drainage systems and broken water mains.

2. Calculate the Value

- The average property owner can purchase flood insurance for typically less than \$2 a day.
- One inch of water in a home could cost more than \$26,000 in flood damage.

- In 2016, the average flood insurance claim paid or filed by policyholders in the U.S. was \$62,000.
- The average individual FEMA disaster assistance grant is less than \$5,000.

3. Prepare Early

- You can't control the weather, but you can prepare for it. Buy flood insurance before a flood happens, otherwise you won't be covered.
- Flood insurance policies typically take 30 days to go into effect. If you wait to purchase a policy until after a flood event threatens or occurs your property won't be protected from the damage caused by that flood event.
- Most renters and home owners insurance policies do not cover flood damage and flood insurance policies don't automatically renew.
- Flood insurance isn't just another monthly fee for owning or renting a home. It's an investment in the well-being and resiliency of your family.

4. How to Buy Flood Insurance

- National Flood Insurance Program (NFIP) policies can be purchased through thousands of insurance agents nationwide. The agent who helps you with your homeowner's or renter's insurance may also be able to help you with purchasing flood insurance.
- If your insurance agent does not sell flood insurance, you can contact the NFIP Help Center at **800-427-4661**. NFIP flood insurance policies can only be purchased within communities that participate in the NFIP. Ask your agent if your community participates or look it up online in the FEMA Community Status Book
 - For individuals who are deaf, hard of hearing or have a speech disability, call 711 (TTY and other services are available). For Video Relay Service. Please call 1-866-337-4262

Other Resources: <https://go.usa.gov/xpEkN>

<https://go.usa.gov/xpEKe>

<https://go.usa.gov/xpEkv>

<https://go.usa.gov/xpEkf>

<https://go.usa.gov/xpEkg>

<https://go.usa.gov/xpEkM>

<https://msc.fema.gov>

<https://msc.fema.gov/fmcv>