

LAKE ROCKPORT ESTATES

Property Owners Association

100 Rockport Blvd, Coalville, UT 84017 | 801.739.9480

www.lakerockportestates.com | lakerockportestates@gmail.com

REQUEST FOR CONSIDERATION OF ANNEXATION INTO MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT

Date: May 31, 2024
To: Board of Summit County Council
CC: Mountain Regional Water Special Service District

The Lake Rockport Estates Property Owners Association (POA) Board of Trustees presents this memo to the Board of Summit County Council at the request of Mountain Regional Water Special Service District after the POA's initial conversations with them regarding the possibility of annexation of the POA into the water district.

Lake Rockport Estates (LRE) was first established in 1971 as a seasonal community, totaling 328 lots. All infrastructure in the community, including the private water system, was designed with seasonal use in mind. The original community developer drilled a total of six wells on the project, but only found a single shallow well (hereafter referred to as Well #1) to be viable; the other five wells were abandoned. As the community matured and more lots developed, LRE has facilitated the demand for water by gradually expanding and improving our water infrastructure. LRE added a deeper well (Well #2) adjacent to Well #1 to our system in 2009, replaced the original 80,000 gallon storage tank at the top of the mountain with a 365,000 gallon tank, and performed some buried piping upgrades in preparation for our ultimate plan to facilitate year-round water. Well #1 was abandoned in 2010 and Well #2 has supported the community at a flow rate of 70-90 gallons per minute (gpm) ever since. We currently have 178 water connections in our community.

In 2020, during a period of extended drought and a boom of people moving to the community as full-time residents at the height of the COVID-19 work-from-home era, Well #2 production dropped to 23 gpm, and failed to keep up with demand from residents. As a result, LRE issued a moratorium on selling water meters until additional water source(s) could be obtained, and we began planning for an additional well project.

In late 2020, LRE hired Loughlin Water Associates to conduct a study with the objective of siting a new well with the greatest potential for producing groundwater. Loughlin assessed the region's hydrogeology and concluded that a deep well (1,400 ft +) to the lower portion of the Kelvin Formation would likely yield 100 gpm. LRE obtained a \$3.65M loan from the USDA to fund the project and hired Lang Equipment, LLC to drill Well #3, which was completed in February 2024. Steady-state production was found to be only 21 gpm, and was thus determined not to be an economically viable water source.

Given LRE's history of wells drilled in the community that were determined not to be viable community-scale water sources, LRE does not currently see an economically viable path for continued drilling efforts and is therefore weighing alternatives to secure water sources for our community. LRE therefore formally requests that we be considered for annexation into the Mountain Regional Water Special Service District, and seek to conduct feasibility studies required for such an annexation. Alternatively, we request consideration to become a wholesale water customer to the Mountain Regional Water Special Service District as we continue to seek permanent alternatives.

Sincerely,

Lake Rockport Estates POA Board of Trustees