



State of Utah

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Department of
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DIVISION OF DRINKING WATER
Nathan Lunstad, Ph.D., P.E.
Director

July 23, 2026

Sent Via Email Only

Skyler Kershner
Lake Rockport Estates
100 Rockport Boulevard
Coalville, Utah 84017
sk.kershner@gmail.com

Subject: **System-Specific Minimum Sizing Standards—Final Determination**
Lake Rockport Estates, System #22104, File #12527

Dear Skyler Kershner:

DETERMINATIONS

Based on the findings set forth below, the Division of Drinking Water (the Division) hereby establishes the following system-specific minimum sizing standards for Lake Rockport Estates (the System):

Peak Day Source Demand (gallons/day/ERC) – 479
Average Annual Demand (gallons/year/ERC) – 140,116
Equalization Storage (gallons/ERC) – 383
Fire Storage (gallons) – 60,000

Introduction

Pursuant to Utah Code Section 19-4-114, the Director of the Division (Director) is required to establish system-specific minimum sizing standards based on, among other factors, water use data submitted to the Division of Water Rights (DWRi). The Director's determinations may also be based on engineering analyses and other evidence if this is available. This final determination letter is addressed to you in your capacity as the Administrative Contact for the System. The Director has delegated the responsibility for making system-specific minimum sizing standards under Utah Code Section 19-4-114 to the Engineering Manager for the Division.

In lieu of water use data submitted to DWRi, the System has submitted an engineering report prepared in August 2025 originally intended for the potential annexation into Mountain Regional SSD (UTAH22137). The report uses values from a neighborhood in Mountain Regional SSD to estimate

the water use demands for full build out. The Division has taken the engineering report into account in reaching this final determination of the system-specific minimum sizing standards for the System. A summary of the water use data and calculations the Division used to make these determinations is attached as part of the administrative record.

Water Use Data Definitions

As used in this Final Determination, the following terms have the following meanings:

Peak Day Source Demand is the total flow into a public water system to meet the demand of the water system on the day of the highest water consumption in a calendar year.

Average Annual Demand is the total quantity of drinking water flowing into a public water system within a calendar year.

Total Equivalent Residential Connections (ERCs) term represents the number of residential service connections and the number of equivalent residential connections for non-residential connections (commercial, industrial, institutional connections).

Minimum Equalization Storage requirement is a volume that is equivalent to the amount of water needed to meet the average day culinary demand for public water systems. Equalized storage per ERC is calculated by dividing the Average Annual Demand per ERC data by the number of operational days in a year.

Water System Background Facts

The System is a transient non-community water system located in Summit County. The System currently serves water to 411 people and maintains a well source and a storage tank.

System-Specific Minimum Sizing Standards—Background

Under Utah Code Section 19-4-114, the legislature required that the Director establish minimum sizing standards on a system-specific basis instead of statewide, as the Division has done in the past. System-specific determinations need to be based on system-specific information. The code allows the Director to rely on water use data submitted to DWRi. Alternatively, a community water system may perform and submit an engineering study to the Division if the water system's water use data is not representative of future use or the water system does not yet have actual water use data. In this matter, actual water use data was available through DWRi, and an engineering study was not submitted to the Division for review. Therefore, the Division has relied upon DWRi information and other relevant data.

Additional System-Specific Basis for Determinations

The Division established Fire Storage requirements based on minimum fire storage requirements in R309-510-8(3) that states, [...] *Unless otherwise approved by the local fire code official, the fire flow and fire flow duration shall not be less than 1,000 gallons per minute for 60 minutes.*

Storage Capacity

Based on the System's storage facilities and the storage minimum sizing requirement established in this letter, the Director hereby determines that the System is compliant with the minimum storage capacity requirements.

Source Capacity

The Division has adequate documentation of established safe yields (wells) for all the System's sources. Using total system-wide safe yields and the source minimum sizing requirement established in this letter indicates that the System is compliant with minimum source capacity requirements.

The issuance of this letter resolves the System's deficiency of S091 related to lacking up to a 20% deficiency in the required source capacity. An updated IPS report is available at <https://waterlink.utah.gov>. Please contact Jennifer Yee at (385) 515-1501 or jyee@utah.gov for questions related to your water system's IPS report or deficiencies.

Effective Date

The determinations made in this letter are effective immediately and will become final 30 days from the date of this letter unless the System files a contest as provided below.

Notice of Right to Contest

The Director has determined this determination made under Section 19-3-114 qualifies as a "permit order" within the meaning of Utah Code Section 19-1-301.5(1)(f). *See* Utah Code § 19-1-301.5(1)(e) (defining "permit" to include a "plan" or "other administrative authorization").

The System may contest any determinations made herein by delivering a notice of contest to the Director. The notice of contest must be in writing and must be delivered to the Director on or before 30 days after the date this letter is signed. There is no particular form for the notice of contest, but it must include the System's reasons and rationale for the contest. The Director's address for purposes of submitting a notice of contest is as follows:

U.S. Mail

Division of Drinking Water
Attention: Director
P.O. Box 144830
Salt Lake City, UT 84114-4830

Email

A notice of contest may be submitted to the Director by email, provided, however, that the Director confirms receipt of the email. The Director's email address is: nlunstad@utah.gov. The email submission must be received by the Director before the expiration of the contest deadline.

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If the System files a timely notice of contest, the Director will evaluate the matter and attempt to resolve the matter through negotiations. If the Director is not able to resolve the matter, the Director will issue a final agency action regarding the contest. At that point in the process, the System shall have the right to seek further internal agency and judicial review pursuant to Utah Admin. Code R305-7 and Utah Code Section 19-1-301.5.

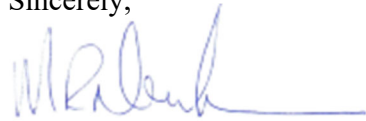
Right to Request Reconsideration

The Director plans to evaluate the determinations made herein every three years. However, this requirement is not mandatory. At any time, a water system whose system-specific minimum sizing standards have been established by the Division under Section 19-4-114 may request reconsideration of the Director's determinations by submitting a written request. A request for reconsideration shall be submitted to the Director in the same manner as a notice of contest provided above.

Conclusion

If System management has any questions regarding this letter, please contact Dani Zebelean, P.E., of this office, at (385) 278-5110, or me at (385) 515-1464.

Sincerely,



Michael Newberry, P.E.
Permitting and Engineering Support Manager

DZ/mrn/mdb

Enclosures

1. Utah Department of Environmental Quality Division of Drinking Water Minimum Sizing Standards Summary Report

cc: Nathan Brooks, Summit County Health Department, nbrooks@summitcountyutah.gov
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