

Lake Rockport Estates Water FAQ

The below FAQ are general questions about the water issues and possible solutions with editorial comments by Ben Erickson. The original documents are linked for reference.

Q: What is the issue with water in LRE?

A: In 2020 LREPOA "issued a moratorium on water meter sales until additional water source could be obtained," meaning lot owners without meters currently cannot build. Current water supply requirements are only "sufficient for 108 households; not enough to cover the 130 water connections that currently exist". ([Water-History-Letter-to-Members-v250326.pdf](#)) Total meters issued to date: 177, Unoccupied: 44, part-time: 44, full-time: 89, without meters: 146 (**August 2025 [LRE Annexation Evaluation](#)**)

Q: What was done to overcome the water meter moratorium and meet requirements?

A: In 2023, a well was drilled (Well #3) to address the issue, but it did not produce enough water to meet the demands. (**Lake Rockport Well#3 [Project-Background-Narrative-Memo.pdf](#)**)

Q: What happened since Well #3 didn't produce?

A: Jones and DeMille Engineering offered three solutions to help address the problem:

1. Acquire existing wells
2. Investigate drilling new wells
3. Determine feasibility to connect to Mountain Regional Water

([JDE_Lake Rockport Estates_Master Plan_2024-07](#))

Q: What has been done with those options from Jones and DeMille Engineering?

A: LRE created a water committee to investigate the options. These are the current status for each one:

1. Existing wells: Water source no longer an option, well rights were sold.
2. New well option: a Willowstick scan was performed with results showing targets for drilling options. More action is needed from hydrologists and engineers to determine

viability for a water source. Costs and a timeline still need to be determined. ([Well Siting Report – Willowstick March 2026](#) and [Willowstick Meeting Recording](#))

3. Mountain Regional Water: an Annexation Evaluation was done by Bowen Collins providing a cost and timeline. With a 2-year timeline, estimated costs for a wholesale connection are \$7.4 Million (\$22,900 per lot) (**August 2025 [LRE Annexation Evaluation](#)**), monthly or annual water rates are not yet determined.

Q: Do we need to wait for these water options to be fulfilled to remove the water meter moratorium?

A: No. In addition to the three water source options, Jones and DeMille proposed an adjustment to the water requirement defined by the state and LREPOA ([JDE Lake Rockport Estates Master Plan 2024-07](#)).

Current water requirements call for 800 gallons per day per connection, which is the default value for any community. Bowen Collins evaluated LRE water usage and found our community uses a fraction of the requirement, 25 gallons per person per day and the peak average daily demand from LRE's upper tank was 29 GPM for 2025 (**August 2025 [LRE Annexation Evaluation](#)**).

Working with an engineering firm, such as Jones and DeMille, LRE can adjust the usage requirement to help remove the moratorium. If the state approves the adjustment, the POA CCRs will also need to be amended to reflect the change.

([Water-History-Letter-to-Members-v250326.pdf](#))

For a single lot owner, the current allotment requirements (800 gallons per day) allows for 0.896 acre-feet (292,000 gallons) of water per year. The current allotment requirement for the entire community is 289.4 acer-feet (94.3 million gallons) of water per year.

Q: How much water does the community use annually?

A: The total community annual water usage has ranged from 6.2 to 15.4 acer-feet (2 million to 5 million gallons) of water over the years ([Utah Water Rights Record LRE Community](#)). Dividing the 89 full-time lots by the 2024 recorded usage of 15.42 acer-feet (5 million gallons) of water, each lot used 0.1731 acer-feet (56,400 gallons) or 154.52 gallons per day.

Q: What would a full build out look like with 2024 water usage?

A: Using the 323 total lots in the community, with an estimated annual use of water of one lot of 0.1731 acer-feet (56,400 gallons), the extrapolated water usage would be calculated to be 55.9 acer-feet (18,217,200 gallons) of water. The 2024 extrapolated 55.9 acre-feet data reflects only 19.3% of the current 289.4 acer-feet standard.

Q: How can a lot owner determine their water use?

A: LRE records water usage once a year from connected water meters. Excess water usage, beyond 10,000 gallons, is charged with a usage fee as part of the POA annual dues (**July 1 Water Committee Notes [LREwatercmt-records11026WA.zip](#)**). Self-reading the water meter has been suggested for tracking water usage.

Q: Where are we now, June 2026?

A: The LRE board and water committee have been making efforts to address the water issue. A well scope investigation has been proposed to JDE to incorporate Williwostick data and provide cost estimates. An evaluation for Mountain Regional has been completed (**August 2025 [LRE Annexation Evaluation](#)**). Adjusting the state water requirements are being looked into by the water committee.

Q: What are additional questions for LREPOA board consideration?

A: What will the costs to the membership look like for either drilling a well or Mountain Regional Water? Will there be another increase in annual fees or will there be a single assessment?

Q: What is the current status of LREPOA board with water?

A: A member's survey for June's annual meeting asking whether to pursue wells or go with Mountain Regional.

LRE Water Technical FAQ

The below FAQ provides in-depth quoted answers from reports and meetings discussing the topic of the question with minor editorial comments by Ben Erickson. The original documents are linked for reference.

Q: Why was the location of Well #3 chosen?

A: "We identify the primary target aquifer for a well to be the sandstone beds in the lower portion of the Kelvin Formation. We believe the lower section of the Kelvin Formation contains more sandstone than other sections of the formation and has the greatest potential to provide the highest yield..." The decision was informed by a "well inventory" of 53 existing water wells in the area to evaluate their reported depths and yields ([Loughlin-Well-sitting-Study.pdf](#)).

Q: Did the drillers encounter the intended sandstone aquifer target?

A: Yes, as the drill "reached approximately 1492 feet, the material changed from the sandstone Kelvin formation material to a clay, signifying the bottom of the formation". Post-drilling reviews confirmed the well "was mostly claystone, sandstone, mostly claystone that it went through". ([Lake Rockport Well#3 Project-Background-Narrative-Memo.pdf](#))

Q: What were the results of the Well #3 drilling project?

A: "The final pump test resulted in a total flow rate of 21 GPM and a safe yield rate of only 14 GPM. ... it was determined the additional \$1M+ required to connect Well #3 to the mid-mountain pump house was not worth the cost. There are currently no plans to move forward with connecting Well #3 to the LREPOA water system." ([Lake Rockport Well#3 Project-Background-Narrative-Memo.pdf](#))

Q: What is the current legal requirement for water production in the community?

A: "Consistent with LREPOA CCRs and Utah Division of Drinking Water (DDW) requirements, the LREPOA water system must be capable of providing 800 gallons of culinary water per household per day, or 0.56 GPM per household. ... For full build out of the 323 properties in the

community, the LREPOA must obtain water sources totaling 270 GPM."

[\(Water-History-Letter-to-Members-v250326.pdf\)](#)

For a single lot owner, the current allotment requirements (800 gallons per day) allows for 0.896 acre-feet (292,000 gallons) of water per year. The current allotment requirement for the entire community is 289.4 acer-feet (94.3 million gallons) of water per year.

Q: Does LRE's actual water usage align with the 800 GPD requirement?

A: No, based on a recent study from Bowen Collins: "On a per capita basis for the full-time occupants, water demand was only 25 gallons per person per day." ... 89 full-time households were measured within a year to use 25.2 gallons per person per day. Table 2-1. "the peak average daily demand from LRE's upper tank was 29 GPM in 2025 (excluding construction water also recorded in 2025)" Table 2-2 (**August 2025 [LRE Annexation Evaluation](#)**).

In addition, Well #2 produced 15.42 acre-feet during 2024 to supply drinking water to 168 persons at 134 residential and 1 commercial connection ([Utah Water Rights Record LRE Community](#)).

Extrapolating 2024 water data to active household usage results in 154.52 gallons per day, 19.3% of the 800 gallons per day standard.

Q: How can the community legally adjust the 800 GPD requirement?

A: "If the water use data required under Subsection [...] is not available to the division, or if the community water system determines that the data submitted does not represent future system use, the director may establish source and storage minimum sizing requirements for the community water system based on: (i) an engineering study submitted by the community water system and accepted by the director; or (ii) at least three years of historical water use data".

[\(State Code 19-4-114\)](#).

Jones and DeMille in a similar experience for Elk Ridge City, "an updated System Sizing Memo was also submitted to the Division of Drinking Water to update the minimum source and storage capacity under the new requirements". ([Jones & DeMille Options](#))

Q: What is the estimated cost and timeline for a wholesale connection to Mountain Regional Water?

A: "Phase 1 of the project would include construction of a pipeline between Mountain Regional's infrastructure in Promontory and our water storage tank... [Total Connection Cost] \$7,401,000. ($7401000 \div 323 \text{ lots} = \$22,913.31 \text{ per lot}$) ... The construction of the transmission pipeline from Promontory to the Lake Rockport Estates (LRE) storage tank is estimated to take approximately 2 years." (**August 2025 [LRE Annexation Evaluation](#)**)

Q: What is the estimated cost and timeline for a full annexation to Mountain Regional Water?

A: "Phase 2 builds a new water infrastructure meeting Utah and Summit County requirements, with costs around \$14,000,000, payable over time and requiring a monthly MRW bill." (**Letter to Members for Water Education Meeting - [LREwatercmt-records11026WA.zip](#)**).

"Phase 2 [Master Plan] could be completed within 5 months after review and completion of Phase 1 depending on data needs and coordination."

(**[Water-History-Letter-to-Members-v250326.pdf](#)**)

"So your project's going to be maybe 15 phases over the life of this, 20 years down the road." (**[Water Meeting – Feb 9th](#)**). A master plan is needed to determine the actual costs and timeline for this option.

Q: What are the funding options to help with Mountain Regional Water?

A: The water committee investigated using bonds "the estimated cost of \$28,000,000 may be spread over 30 to 40-year". "The total cost of Phase 1" (wholesale connection)... "is estimated at \$8,000,000". "The total cost of Phase 2 (annexation) is estimated at \$20,000,000." (**September 15 Committee Meeting Notes - [LREwatercmt-records11026WA.zip](#)**).

USDA is open to change the scope of the current loan: "0:34:03.7 Dolly (LRE Treasurer):... 'Our terms of the loan state they're for wells only. If they get changed, do we have to go with a new loan?' ... "0:34:36.4 Jon (BC): 'We can make a change of scope.' ... 0:34:40.7 Karl (USDA Rep): 'Yeah, we're talking about the same loan, same terms. We would just get permission to change the scope of the project.' 0:34:50.8 Jon: 'Yep.'" (**[Water Meeting – Feb 9th](#)**).

Q: What are the benefits of using bonds?

A: "Bonds are issued by a government entity or corporation such as MRW to raise funds for projects"... "at lower than market interest rate". "The issuer agrees to pay interest to the bondholders at regular intervals" (monthly or annually). At bond maturity end "the issuer repays the principal amount to the bondholders" (Investors of the bonds). "The funds raised through bonds"... "used for specified projects"... "are offset by any government funding and grants obtained". (**September 15 Committee Meeting Notes - [LREwatercmt-records11026WA.zip](#)**)

Q: What is the USDA's current stance on funding more well drilling?

A: "0:05:00.3 Karl (USDA Rep): ... 'In looking and evaluating your situation, I don't think drilling another well is your best option.' ... '0:35:03.4 Karl: Boy, from my perspective, you would really have to have some good data to show that that was a viable option.' ... '0:35:17.6 Matt (USDA Engineer): Considering the amount of money that you spent on a well that didn't produce but two feet per second, and it wasn't viable.' ... 'Ultimately, that well (Well #3) was designed or intended to produce 100 to 200 gallons per minute, which is a pretty substantial well, and it would have satisfied a lot of your needs" (**[Water Meeting – Feb 9th](#)**)

Q: Is there a high-potential site for a new well on the mountain?

A: (Willowstick Rep) "A1 and A2 (**[Well Siting Report – Willowstick March 2026](#)**) exhibit the strongest resonance from about 400 to 850 feet... A1 looks really good. ... It has the most compelling evidence going for it. ... I'd throw out like probably between the 80 to 90% chance that that is going to turn up pretty good water based on experience from what we've seen." Target A1 has the potential to "produce better than the one 150 feet away" (Well #2), which originally tested at 90 GPM. (**[Willowstick Meeting Recording](#)**). Additional work from engineers and hydrologists are needed to confirm.

Q: What actions need to happen to move forward?

A: (Opinion) 1) Seek adjustment for water usage requirements with the state. **2)** Follow-up with Jones and DeMille Engineering to: **a)** provide data to adjust the state water usage requirement,

- b) review recent Willowstick subsurface scans for well viability to the satisfaction of USDA, and
- c) provide a cost and timeline estimate for new drilling.

LRE Water Committee Documents

<https://www.lakerockportestates.com/water-committee/>

[Well Siting Report – Willowstick March 2026](#)

[Willowstick Meeting Recording](#)

[Jones & DeMille Options](#)

[Summit Well Water Report \(11-27-2021\)](#)

Water System History and Education ([Water-History-Letter-to-Members-v250326.pdf](#))

UPDATED GROUND WATER SOURCE PROTECTION PLANS

([Lake-Rockport-Estates-Well-2-DWSP-Plan-Update-9-13-24.pdf](#))

Well Siting Report. Lake Rockport Estates, Summit County (UT) for Lake Rockport Estates ([Loughlin-Well-sitting-Study.pdf](#))

Lake Rockport Well#3. Project Background Narrative

([Project-Background-Narrative-Memo.pdf](#))

LRE Water Committee Records Request Response ([LREwatercmt-records11026WA.zip](#))

Utah Dept. of Environmental Quality presentation ([Lake Rockport Estates Restructuring 1-8-2026-1.pdf](#))

JDE Master Plan Update ([JDE_Lake_Rockport_Estates_Master_Plan_2024-07](#))

Well #3 Report ([Well #3 full report](#))

USDA/Mountain Regional Water Meeting 2/9/26 ([Water Meeting – Feb 9th](#))

August 2025 [LRE Annexation Evaluation](#)