

WINTER NEWSLETTER

November 2024

Lake Rockport Estates Property Owners Association

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Important Reminders

Back Flow Preventer Protection

We have already experienced below freezing temperatures. If you have not already done so, please take measures to protect your back flow preventer. It's recommended to install heat tape around the unit, not too much as it will damage the internal components, followed with an insulated pouch to help keep the heat in and wind chill out.

Winter Weight Restriction

As of November 1st, the roads are closed to heavy vehicles in excess of 18,000 GVWR. This restriction may be extended if road conditions and weather permit. Please refer to the sign posted on the gate. The weight restriction will lift March 31 if conditions allow.

Package Shed

With the holiday season quickly approaching, the package shed can easily become overwhelmed. **Please, please, please pick up packages in a timely manner.** Make it easy, sign up for reminders from the delivery companies.

ANNUAL ASSESSMENT

It's that time of year again when invoices go out for the upcoming year's Annual Dues (2025). If applicable, invoicing will also include 2023 water usage, 2024 back flow inspections and repairs and 2023/2024 winter water usage. Balances are due January 1, 2025. To avoid an initial \$25 late fee (and potential subsequent fees), balance must be paid in full by March 1, 2024.

Payments can be made through your online portal with AppFolio or by mail. Please note, the following fees:

- E-Check (ACH): \$2.49
- Debit Card: \$9.99
- Credit Card: 3.49%
- Check/Bill Pay: \$5.00 if sent to PMSI or LRE POA. *
- **Check/Bill Pay: \$0.00 if sent directly to the POA's bank lockbox in Phoenix, AZ.***

Pay to the order of: Lake Rockport Estates POA and mail to:

**Lake Rockport Estates POA
PO Box 63695
Phoenix, AZ 85082-3695**

*** If you will be paying by check/bill pay, you must first call PMSI (801) 262-3900 to get your personal account/lockbox number. That will need to be written in the memo line to ensure that your payment is applied to your account.** All checks are run through a machine and it will not detect your person information, only your account number.

If you need to create an account/portal with AppFolio, please visit pmsystems.appfolio.com/connect. You will need the following information:

1. First and Last Name
2. Phone Number
3. Email Address
4. Property Address

For billing inquiries, please reach out to Suan Turner (801-262-3900, suant@pmsystems.net) with Property Management Systems Inc.

PRESIDENT'S MESSAGE

2024 has been a busy year. We welcomed five newly elected members to the board; Jeremy Boeckmann, Skyler Kershner, Wendee Aguilar, Candy Rust and John Stephenson-Simmons. Johnny Wasden was appointed to fill Doug Barrus's seat. He had to step aside due to a medical circumstance. We now have the maximum nine-person board allowed in our Articles of Incorporation. The responsibilities of the board are now spread amongst several members rather than just a few. As a result, we are able to tackle extra assignments such as heading different committees and taking advantage of other members willingness to volunteer. And they have hit the ground running! (See committee update articles).

We would like to extend our heartfelt condolences to the family and friends of Doug Barrus, who recently passed away unexpectedly due to a medical condition. Although his time on the board was brief, we deeply appreciate the contributions he made in serving on the board and volunteering in the community.

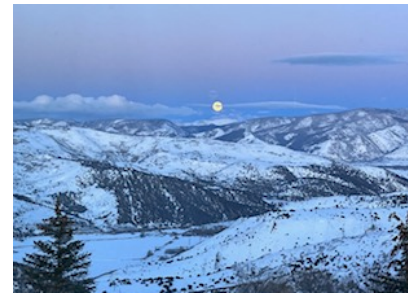
Unfortunately, Well #3 not producing enough water has set us back. Based on the engineer's expectations, we were hoping that at this point in time, the well would have been hooked up to the water system, a section of new distribution line installed and being able to move forward with water meter connections. Finding a new and/or additional water source is of the utmost importance and our number one priority. The entire board and water committee have been working hard to get us back on track by exploring all possible water sources and financing options. Once the feasibility studies are completed, the membership will be presented with the information for feedback on which option they'd like to pursue.

If you didn't move here recently, you may have noticed an increase in traffic, dumpsters filling up more often and the package shed continually being full. This is because the mountain has experienced a dramatic increase in year-round residents. The increased traffic, in addition to construction projects, takes a faster toll on the roads. More people equal more refuse. When the package shed program was implement, many members questioned the need of the shed and if anyone would even use it. Since then, not only have more members joined the program, but more people take advantage of online shopping. In an effort to address these matters, we will be increasing the budget for road maintenance, are working with the county regarding the dumpsters and are in the planning stages for a new and/or additional package shed. We have a lot of work to do but are optimistic we will make significant progress on these projects.

BOARD OF TRUSTEES ELECTION RESULTS

We would like to thank everyone that volunteered to serve on the board. A total of 124 lots cast 620 votes in the 2024 election (compared to 64 lots last year!). The election results are as follows:

- Jeremy Boeckmann: 107
- Skyler Kershner: 89
- Wendee Aguilar: 80
- Candace Rust: 76
- John Simmons: 71
- Heather Wasden: 49
- Chad Batty: 48
- Johnny Wasden: 37
- Denise Holding: 35
- Kevin Grogan: 28



Current Board of Trustee Members:

Nachi Fairbanks

President
Architectural Committee

Skyler Kershner

Vice President
Water Committee Head

Sarah Strader

Treasurer
CC&R Committee Head

Jeremy Boeckmann

Secretary
Architectural Committee

John Simmons

Board Member
Operations Committee Head

Wendee Aguilar

Board Member

Candace Rust

Board Member

Greg Warner

Board Member

Johnny Wasden

Board Member (Temp. App.)
Assistant Secretary

Contact:

lrebot@googlegroups.com

WATER COMMITTEE INTRODUCTION & UPDATE

The water committee is led by Skyler Kershner was officially formed mid-2024 with the primary goal of finding a path to obtain additional water source capable of sustaining the complete buildout of our community, as well as seeking funding for completion of the project. The committee also consists of Wendee Aguilar, Candy Rust, Denise Holding, Jeremy Boeckmann, and Rosemary Carroll.

As most of you know, we have an inadequate water supply for the number of houses built in the neighborhood. Thus, we still have a moratorium on selling new water meters.

The members living on the mountain full-time may remember the well-drilling rig that appeared on the mountain at the end of 2023 to drill our newest well, Well #3. After drilling was complete, Well #3 only produced 21 gallons per minute of the 100 gallons per minute we were originally expecting. The Utah Division of Drinking Water requirements for the full build-out of the community require us to have 273 gallons per minute of water source. Our only operational well, Well #2, originally tested at 90 gallons per minute. The low production rate of Well #3 isn't sufficient to open any additional water meter sales, and does not justify the cost of the remainder of the project to install the infrastructure to connect it to our mid-mountain pumphouse. Given the current situation, we do not anticipate being able to open water meter sales in 2025.

Jones & DeMille Engineering has served as our Engineer of Record (EOR) for the project since the beginning and has written a detailed memo (attached to this newsletter) describing the history of the project so far, please refer to it for more detailed information.

We are actively working toward a solution and have identified the following options to move forward:

1. Connect to Mountain Regional Water Special Service District (MRWSSD) with the intent for future annexation into the water district. The project would be completed in two phases. Phase 1 of the project would include construction of a pipeline between Mountain Regional's infrastructure in Promontory and our water storage tank at the top of our mountain, where we would buy water at wholesale rates on an as-needed basis. Phase 2 of the project would include implementation of the water infrastructure upgrades required by MRWSSD for full annexation into their system, including burying all transmission and distribution lines below frost depth to accommodate year-round water. After annexation into the water district, MRWSSD would become the water utility provider for our community. Before we can be fully approved for this option, we must complete a two-phase feasibility study to determine whether MRWSSD has the capacity to provide water to our community, the estimated cost of the pipeline, and an estimated cost for the engineering and re-construction of our water system. The total cost of this feasibility study is approximately \$100,000 and would take approximately 8 months to complete from the time we provide notice to proceed.
2. Connect to Wanship Cottages Water Company located near the dam. The owner of this water company has expressed willingness to work with our community to determine the feasibility of using their excess water production to provide to our community at a cost per gallon. This option requires construction of a pipeline along Utah SR-32 to connect their well site to our lower-mountain pump facility. The cost for preliminary feasibility analysis of this option is estimated to be near \$20,000.
3. Scan for additional well sites near Well #2. This option involves more detailed scanning for potentially high producing well sites located near existing Well #2, a known high-producing well. The cost for the scanning activities is estimated to be near \$10,000.

While the MRWSSD connection could be a reliable water solution, it is not necessarily feasible, but the engineering studies (item 1 above) will determine that. Because of that, we are considering the other investigations (items 2 and 3 above). If the MRWSSD option cannot move forward, at least we will have done some work to explore other options.

We are actively working with the USDA, the provider of our loan for the Well #3 project, to get permission to use the remaining loan funds intended for Well #3 to pay for these other feasibility analyses. There are many strings attached with

using federal loan dollars, and progress has been slow so far. Two members of the water committee, Denise Holding and Rosemary Carol, have been volunteering a great deal of their time to seek additional grant and loan packages that we may be eligible for, and have identified some options we are currently considering.

After feasibility analyses have been completed, we plan to present the differing options and their respective costs to the membership for a vote regarding which direction to take.

While we realize visible progress seem slow, hundreds of hours have been spent behind the scenes by the LREBOT and members of the water committee to find all paths forward, and it remains the top priority for the LREBOT to secure our community's water future.

OPERATIONS COMMITTEE INTRODUCTION & UPDATE

The Mountain Operations Committee was formulated at the September board meeting to consolidate and coordinate annual maintenance and projects around the mountain. The committee is led by John Simmons and also consists of James McKenna, Greg Tafoya, and Mike Algren. As winter is upon us, we want to give you an update to what the Mountain Operations Committee has been up to lately and what we are looking to accomplish in the future. We welcome anyone that wants to be involved. Please reach out to us if interested!

Recent Progress:

LRE Mountain Operations Email: We created a new email address for all things related to mountain operations, maintenance, and projects. If you have questions, suggestions, need access to the package shed, etc. Please reach out to: lremountainoperations@gmail.com

Gate: Committee members met with a gate company, Crawford Doors, to see what it would take to make the gate operational. We discovered there are issues with the existing motor and it needs a couple of parts replaced. We also need to make modifications to the motor setup to stop condensation from getting into the motor box. We are currently getting quotes for this as well as a new motor setup. We are also investigating alternative ways to open the gate such as an app system on your phone along with the keypad and clickers. More to come!

Cameras: Committee members and volunteers spent some time earlier this month clearing trees to open the line of sight to the cameras at the entrance gate and the repeaters on the water tank at the top of the mountain. This is to get the cameras at the gate and at the water tank operational. Our vendor will be working to get the cameras calibrated and views adjusted to comply with privacy laws. They should be back up and running soon.

Snow Removal: Greg Tafoya and Mike Algren will be coordinating with the snow removal volunteers on the mountain. They hope to create a coordinated effort between volunteers to make everyone's efforts more efficient and understand where we may have some gaps to fill. They have also been marking areas along the roads for objects and edge of road. Please reach out to lremountainoperations@gmail.com to learn how to get involved. If you intend to plow neighborhood roads, please fill out your snow removal waiver before the season starts!

We have hired a snow removal company, BLACKDOG Stone and Landscape, to remove snow from the area around our mailboxes and the lower parking lot. Please be courteous when you see them on site and give them plenty of room to work.

Roads: As our mountain continues to grow, we are receiving more traffic from homeowners and contractors on our roads. We have seen a significant degrade of our roads this summer and are dealing with more washboard than usual. Starting next year, we are increasing the maintenance budget to stay ahead of the use we are seeing.

Burn Pile: The burn pile has been growing significantly over the summer and with such a dry fall there have not been opportunities to burn. Now that we are entering the initial parts of winter, and getting some wet weather, we are investigating if/when we can do a controlled burn. Please remember when dumping to throw yard waste up and over the pile as much as possible to help keep the pile from creeping into the parking lot.

Parking Lot: We have had many trailers, boats, and vehicles parking in the lower parking lot longer than the allowed 72 hour period. They need to be moved after 72 hours or we will start towing unless the owner has requested an extension that has been approved. Please reach out to remountainoperations@gmail.com with questions or to ask for an extension.

Proposed Upcoming Projects:

Street Signs: Our current street signs have been slowly degrading over time and emergency services would like them to be reflective. We are looking into new street signs that will be reflective and also be an upgrade to the mountain aesthetic overall. We hope to install new street signs next summer.

Entryway Sign: We are investigating an upgrade to our entryway sign that is attached to the stone wall near the gate. We would like to make the sign larger and have an updated look. We hope to make improvements to this sign next summer.

CC&R COMMITTEE UPDATE

Since its inception in 2023, the CC&R Committee has been working toward the goal of amending the CC&Rs to bring them inline with the community's needs and desires. The committee's current strategy is listening to the membership and using their feedback as a guide for proposing CC&R changes. Further committee definition for strategy and risk mitigation is anticipated.

The committee is led by Sarah Strader and consists of other members Joe Simms, Shandie McKenna, Kevin Grogan, and Chad Whitney. They have held coordination meetings and conducted member surveys for various potential changes to the CC&Rs. The committee recently submitted redline edits for the Articles of Incorporation to the board of trustees and the POA attorney for review/comments. After those edits are approved by the board and attorney, they may be submitted to the membership for vote.

Looking forward, the committee will continue soliciting member surveys to help guide the committee's proposed changes, as the committee members are excited to move forward to improve our community.

ARCHITECTURAL COMMITTEE UPDATE

Although construction and property sales have slowed, we still had a few building projects (new homes and garages) and several properties sell this past year. Two homes will be completed soon with new residents moving in. We've had seven houses and fourteen vacant lot exchange hands. Let's welcome our new neighbors!

There will be at least one new house breaking ground next year in addition to a couple of projects that are still under construction. However, we anticipate several building plans will be submitted during the off season, as multiple owners have expressed, they are planning to build.

If you are planning to build a new house or garage, put on an addition or modify your lot such as installing a driveway, you need to check in with the Architectural Committee. Please visit our website where you will find a lot of relevant information about living on the mountain, building rules and submission requirements.

WATER SYSTEM OPERATIONS UPDATE

We have successfully completed a season with our new water system management company, Aqua Environmental Services (AES). Due to last-minute contract negotiations, AES started late and faced a learning curve to starting up our water system. However, with the assistance of Alan Lindley and Nachi Fairbanks, they managed to get everything sorted out. After reading all the water meters, sanitizing and flushing the system, AES arranged the back flow inspections. For those back flows that were in place on time, inspections and repairs were completed by June 14th, allowing access to the street water.

This summer, we experienced a few issues with the operation of the water system, mainly the mid-mountain tank overflowing instead of sending water to the top tank. This was believed to be due to outdated software. AES worked with

IC Tech to resolve this issue, but a few glitches remain. We are working to get a cost estimate to overhaul this part of the water system.

AES is also assisting the association in updating our water system map. They have identified all the fire hydrants, PRVs, drain valves, etc. with GPS coordinates and added them to our existing map. Now that they are familiar with our water system, the start-up next season should go much more smoothly.

This summer, the Hollow Drive area continued to experience water line breaks resulting in several repairs. We try our best to have them repaired in a timely manner, but it can take the contractor some time to make it out, gather parts and complete the repair. We appreciate everyone's patience when this happens and emphasize the importance of having your holding tanks filled for such instances.

The end of our water season is November 30th weather permitting. As usual, we will try to leave the system on as long as we can going into winter. If we start to experience freezing issues on the mountain, we will first try to isolate those areas and leave the water on elsewhere. In this case, the whole mountain will not be shut down all at once. Please let us know if you are experiencing water issues. You are our eyes and ears on the mountain the rule of thumb is if we experience three days where daytime highs do not go above freezing, chances are good the system is going to get shut down.

At this time, we do not plan to conduct a winter water program this year due to certain limitations. If this changes, we will notify the community.

LET'S CHAT – A WORD ON COMMUNICATIONS

We have been trying to improve and increase our communications with the membership regarding neighborhood matters. The email distribution list is aggregated using email addresses entered into AppFolio, so please ensure your profile is created and up to date. If you have an AppFolio account and are including your email address but are still not receiving email communications from us (typically sent out monthly), email lakerockportestatescomms@gmail.com for assistance. If you have ideas or requests for improvement, please provide us your feedback!

On a related note, we have recently started working to revamp our website! Thanks to Greg Tafoya for his assistance with this. The improvements will target to reorganize the information and rules for clarity and easier navigation.

WINTER CAUTIONS

If you are a year-round resident, under construction, or plan on visiting during the winter months, please be prepared for snowpack and icy road conditions. It is the lot/homeowner's responsibility to be able to access their property, not your neighbor's. Snow removal on the roads is a voluntary effort. Volunteers do their best to keep the roads open, but they are not responsible for doing so. They are not compensated by the association and provide the service at their own cost and time. Be aware, there are several sections of road that do not get plowed at all. Lake Rockport Estates does not provide any snow removal, except for the gate and the road to the dumpsters so that the dumpsters can be serviced.

The following are some rules and suggestions to abide by for using the roads during the winter.

- When approaching a vehicle or equipment that is actively removing snow from the roads, try to get out of the way until passage is safe.
- Use common sense. Share the road, be courteous and be thankful that some residents are prepared to live on the mountain and are providing access.
- 4 x 4 vehicles only. Snow tires, studs and/or chains are highly recommended. Much of the winter road damage is caused by two-wheel drive vehicle or vehicles with bad tires fish tailing while trying to make it uphill.
- A grain scoop or good snow shovel should be standard equipment for all vehicles.
- SLOW DOWN. Roads are slippery. Do not exceed the 18-mph speed limit under any road condition.
- Never pass other vehicles on the road unless given signal.
- Do not abandon your vehicle. If you get stuck, be prepared to get your vehicle out of the road. That may require digging or calling for a four-wheel drive tow.

- Avoid parking on the roads. Do not block or compromise access for others.
- Do not block the dumpsters. Residents and visitors need access to dispose of their household garbage and the garbage truck needs to be able to dump the containers.
- Please note: The parking area is for short term commuter parking and guests. Do not use the area for long term parking, excess of 72 hours, or storage (boats, trailers, snowmobiles, etc.) without board approval. (Winter or summer)
- Avoid playing in the road. Winter road conditions are slippery. Vehicles may not be able to stop.
- Where possible, look ahead to anticipate oncoming traffic. Downhill traffic has difficulty stopping in slippery conditions.
- If you or your party damages Rockport's property, you are responsible for the cost of the repairs.

The Association is not responsible for any damages that may occur due to snow removal or the conditions of our roads.

PLOWING/SNOW REMOVAL

If you are going to plow or remove snow from Lake Rockport Estate's roads, you must sign and return the **Snow Removal Release of Liability** form with the Association. Forms can be found on the website and emailed the board.

The snow removal form covers the rules and procedures of plowing and requests insurance information. It is the responsibility of the property owner to notify Lake Rockport Estates POA of any vehicle or insurance coverage changes.

The rules include, but are not limited to, the following:

- A minimum 2" of snow base must be left on the roads at all times. No plowing down to the road base.
- Do not block roads or driveways. Windrowing, snow peeling off the plow, into driveways is permissible.
- Never leave a pile of snow in the road.
- Do not stockpile snow at the ends of roads or intersections. Snow must be pushed off the road, shovel if necessary.
- Stock snow piles to the drainage/downhill side of the roads and intersections.
- Push snow to the outside edge of the road, not into the middle.
- Do not block or plow into the dumpsters, gate or mid mountain pump house. Access must be kept open.
- The application of ice/snow melting products is prohibited with the exception at the gate and dumpster areas.
- Flashing lights while plowing is highly recommended.

Thank you to all of those who volunteer to plow the roads and adhering to the rules.

TO FLUSH OR NOT TO FLUSH, THAT IS THE QUESTION

Part of the joys of living in the mountains is seeing the wildlife, the stars and enjoying the peace and quiet. But with this comes the responsibility of using a septic system (at least in our neighborhood). This can be new for many people or something many don't think about.

SEPTIC TANKS

Septic systems can contaminate ground water if they are misused, improperly maintained, or improperly constructed. The major contaminant discharged from septic systems is disease-causing germs. These germs (bacteria and viruses) can cause many human diseases. Another contaminant discharged from septic systems is nitrogen in the form of nitrate. If the nitrate level of drinking water is too high, infants, up to the age of six months old, can develop a fatal disease called blue baby syndrome (methemoglobinemia). Additionally, if toxic chemicals are disposed in a septic system, they can percolate through the drain field and into the ground water. The ground water is where our well pulls from.

The basic septic system is composed of a septic tank followed by a drain field. Wastewater flows out of your house and into the septic tank through the building sewer pipe. Once in the septic tank, most solids in the wastewater settle to the bottom of the tank to form a sludge layer. Other solids float and form a scum layer on top of the wastewater. Some

decomposition of solid material takes place here, but the primary function of a septic tank is to trap solids and prevent them from entering the drain field.

Wastewater treatment is restricted to a rather thin zone of unsaturated soil underlying the drain field. Many of the harmful bacteria and microbes are filtered out as the wastewater passes through this soil. Some of the smaller microbes (viruses) and nutrients such as phosphorus and some forms of nitrogen are trapped and held (adsorbed) by soil particles. Once the effluent reaches the groundwater table, little treatment occurs. Soils can differ markedly in their pollutant removal efficiency. The ability to which soil can remove pollutants in the wastewater determines how many impurities will eventually reach the groundwater beneath the drain field.

PROPER DISPOSAL PRACTICES INCLUDE:

Use only a moderate amount of cleaning products and do not pour solvents or other household hazardous waste down the drains. Avoid using powder detergents. They contain fillers that can clog the drain field and cause backups in the system.

Garbage disposals should not be used because they tend to overload the system with solids. (If you have one you should severely limit its use.)

Do not pour grease or cooking oil down the sink.

Do not put items down the drain that may clog the septic tank or other parts of the system. These items include cigarette butts, sanitary napkins, tampons, condoms, disposable diapers, paper towels, egg shells, and coffee grounds. Also, be cautious with some items that claim to be "Septic Safe", mainly thicker toilet papers and flushable wipes. Despite the label, these items do not break down sufficiently enough. This can lead to clogged pipes and baffles, jammed pumps and ultimately damage to the leach line.

WATER CONSERVATION

There are limits to the amount of wastewater a septic system can treat. If you overload the system, wastewater may backup into your home or surface over your drain field. Problems caused by using too much water can occur periodically throughout the year or be seasonal. For example, the soil beneath your drain field is wetter in the spring than it is in the summer and its capacity to percolate wastewater is somewhat diminished. If you wash all your laundry in one day, you may have a temporary problem caused by overloading the soil's capacity to percolate wastewater for that day.

To reduce the risk of using too much water, try the following:

- Use 1.6 gallons (or less) per flush toilets.
- Fix leaking toilets and faucets immediately.
- Use faucet aerators at sinks and flow reducing nozzles at showers.
- Limit the length of your shower to 10 minutes or less.
- Do not fill the bathtub with more than 6 inches of water.
- Do not wash more than one or two loads of laundry per day.
- Do not use the dishwasher until it is full.

SEPTIC TANK CLEANING

It is recommended that the solids that collect in your septic tank be pumped out and disposed at an approved location every three to five years. If not removed, these solids will eventually be discharged from the septic tank into the drain field and will clog the soil in the absorption trenches. If the absorption trenches are clogged, sewage will either back up into the house or surface over the drain field. If this happens, pumping the tank will not solve the problem and a new drain field will probably need to be constructed on a different part of the lot.

Other Reminders

Water Tanks & Propane

Hopefully, everyone has their water holding tanks and propane topped off ready for winter. If not, please do so sooner than later. Although the end of the water season is November 30th, freezing temperatures can cause the system to be shut down sooner. If you need to have your propane tank filled, please reference if the Winter Weight Restriction is in place or not before bringing in a truck.

Marking Utilities

Last winter was a big snow year and many utilities got buried. To help avoid damage, please mark your utilities (water meters, back flows, yard hydrants, power boxes and panels, etc.)

Culverts & Drainage from Driveways

Culverts are required under driveways where drainage ditches are on the uphill side of the road. Property owners are responsible for making sure their culverts are kept clear of debris and that water runoff from driveways is diverted into the ditch. Runoff from driveways is not allowed to drain into the road. Please make the necessary repairs and maintenance to avoid instances of non-compliance and/or being held responsible for damages caused by clogged culverts or runoff.

Selling Your House or Lot?

Advertising signage is not allowed to be posted on lot. The address and/or lot number can be posted. Then fliers can be placed at the bulletin board by the gate. Requests for documents and payoff need to be submitted to Homewisedocs.com, a document disclosure system for communities.

Speed Limit is 18 MPH

Please have courtesy and respect for your neighborhood by abiding to the posted speed limit of 18 MPH. This goes for all vehicles; summer or winter, day or night. The roads are not a race track. Speeding causes washboard and dust. Burn outs and donuts cause damage. The speed limit is for everyone's safety and helps maintain the integrity of the roads.

Recycle & Garbage

In an effort to combat garbage blowing out of the dumpsters and hinder illegal dumping, we received a new style dumpster from Republic Services via Summit County Public Works (SCPW). Please do not open the top lids. There is a slider door located on either the side of the dumpster to dispose of your garbage. The dumpsters are for non-hazardous household garbage only. Large items such as appliances, mattresses, bookshelves, carpet or any construction or remodel debris are not allowed. These types of items need to be disposed of at the appropriate landfill and/or recycle center. If you are opening the lids to dispose of something, chances are what you shouldn't be putting it in the dumpsters. Please note, if you are caught dumping items that are not allowed, information will be turned over to Summit County for enforcement.

For now, we have only received new dumpsters for household garbage. We anticipate getting the new style dumpsters for recycle as well but have not been able to confirm this yet. With the addition of the last several houses, we now qualify for either more dumpsters and/or an increase to the frequency of service. We are working with SCPW to make this happen, hopefully, before the holiday season.

Help keep the dumpster area clean. Do not leave items on the ground and close the lids. Garbage dumpsters are for non-hazardous, house waste only. No large items (appliances, carpet, etc.), construction or remodel debris is allowed in the dumpsters.

Burn Pile

The burn pile is for natural vegetation from the mountain only. No construction debris, pallets, furniture or debris from outside of the community. Please unload as close to the pile as possible. Do not unload on the ramp going into the field. The pile is burned under the supervision of the Summit County Fire Warden after there is snow on the ground and conditions allow.



Jones & DeMille
Engineering

www.jonesanddemille.com | 800.748.5275

MEMORANDUM

DATE: November 6, 2024
TO: Skyler Kershner
FROM: Michael Hartvigsen
PROJECT: Lake Rockport Well #3
PROJECT NO: 2102-041
RE: Project Background Narrative

Lake Rockport Estates Property Owners Association (POA) owns and operates a culinary water system in Summit County, Utah. The system was designed to and has been operating part-time, generally between the months of June and December. The POA currently serves an estimated 92 full-time residential connections during these months and 38 part-time homes. There are an additional 49 water meters on lots that do not have structures. The water system source is comprised of three wells. Well #1 has been abandoned due to operational failures, Well #2 currently provides the water source for the system, and Well #3 was recently drilled, but has not been equipped. Well #2 currently pumps to the mid-mountain booster station with an 8,000-gallon receiving tank where it can be disinfected (as needed) through a liquid chlorine injection system then pumped to a 300,000-gallon storage reservoir. The distribution piping consists of approximately 8 miles of 8-inch and 6-inch piping.

In 2010, the POA completed a draft master plan that identified the need for an additional 23 gpm beyond their existing source supply of 20 gpm (Well #1), to serve the demands at that time and an additional 170 gpm needed to meet the build-out demands. In 2011, a new source well was constructed (Well #2) with a yield of 90 gpm to meet the current and short-term needs and Well #1 was abandoned due to operational issues. Since 2010, the POA has grown from 77 connections to 179 connections. Based on information from the 2010 master plan and current household demands, JDE believes that the POA needs about 300 gpm to support the system at buildout.

In 2021, in response to pressure from landowners that were unable to build houses due to the limited water available, the POA began working with Jones and DeMille Engineering (JDE) and Loughlin Water Associates to procure funding for a new well (Well #3) with a target yield of 100 gpm. Loughlin conducted an extensive well siting investigation and determined the best place to drill a new well was just east of the intersection of Hollow Dr. and Rockport Blvd.

In 2023, the new well was drilled by Lang Equipment. Well #3 was designed to extend down to 1500 feet. However, as Lang reached approximately 1492 feet, the material changed from the sandstone Kelvin formation material to a clay, signifying the bottom of the formation. The casing was installed and Lang began pump testing the well. The initial pumping results indicated that the well yield was significantly lower than anticipated and so, under direction from Loughlin, Lang proceeded to attempt several well development processes to increase the yield. These included surging, evacuating, a

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mud purge treatment, and several days' worth of additional pumping. The final pump test resulted in a total flow rate of 21 gpm and a safe yield rate of only 14 gpm. With Well #2 producing between 90 gpm normally and as little as 20 gpm during drought years, a safe yield of only 14 gpm at Well #3 would leave the POA with a deficit of 206 to 266 gpm. Having attempted every reasonable method to develop the well, Lang sealed the casing and the POA, JDE, & Loughlin (Team) began considering alternative methods for supplying the remaining water for the system demands. The following sections outline the alternatives explored and provide a brief explanation of the feasibility of each alternative.

Further Well Development:

The Team reevaluated each of the three wells and considered additional options, such as drilling deeper, reconstructing Well #1 & Well #2, and pumping from all three wells. Drilling deeper than 1,500 feet was not considered an advisable option due to the presence of clay found below the Kelvin formation in Well #3. Clay is generally avoided because of its low permeability, susceptibility to clogging, difficulty in installation (increasing cost and likelihood of structural problems), and for the potential to introduce fine particles and contaminants into the well water.

Well #1 and Well #2 are located along a fracture in the formation which may have contributed to the higher yields. Reconstructing one of these two wells is a viable alternative, but may be similar to the cost of drilling a new well and would likely produce only a slightly higher yield than what Well #2 is currently producing, which would not be enough to supply the amount needed for full buildout. Prior to reconstructing either of these two wells, we recommend conducting some sub-surface scanning to map the fracture and increase the potential for a higher yield.

Additional Well Construction:

The Team explored several options for acquiring additional wells to make up the remaining source capacity deficiency. The idea of acquiring wells within the Kelvin formation would likely be very costly for the yields that have been recorded. There is also a high probability that most of the currently constructed wells (private residential) were not constructed to DDW standards for public water systems and would be costly to bring them into compliance. There would also be the added expense of property easement procurement for each individual well and the piping required to route the water to the mid mountain booster station to be chlorinated and then pumped to the storage reservoir.

Well Capacity Acquisition:

Outside of the Kelvin formation there are some wells that have the potential to produce sufficient flows for the system, however, these wells are located significant distances from the existing infrastructure and a pipeline to connect to them would be costly. One potential option is a well located at the north end of the Promontory community located to the west of LRE that has potential for producing enough water to support the system. The well was drilled near the gate house on the north entry into Promontory to supply the gate house with water. The drawdown of the well during the pump testing was very low for the rate at which it was tested. This usually means that the well is capable of being pumped at a much higher rate.

The POA has also identified a well that was drilled for the Wanship Cottages community located to the north of the POA that may have additional capacity. The costs of constructing a pipeline and acquiring easements for pipelines to these wells will make this alternative difficult and costly. Further engineering will need to be conducted in order to verify the feasibility of the project.



Reservoir Diversion/Treatment Plant:

Knowing that the water rights held by the POA were originally tied to the Lake Rockport reservoir, which is operated by Weber Basin Water Conservancy District (WBWCD), the Team reached out to WBWCD to investigate the feasibility of pulling water from the reservoir, treating it, and pumping it to the system. When approached, however, WBWCD indicated that they have had a campaign going for the last decade to remove instream diversions and to transfer water rights to underground sources. They indicated that they would not allow the POA to pull water from the reservoir.

Spring Development:

The Team has investigated the potential for developing surface water in the area. There is a spring on the North side of the ridgeline, west of the existing system. The spring is an undeveloped spring, therefore no further information is available for the spring at this point. A speculative review of areal imagery from that area shows that there is some surface water and dense vegetation but lacks evidence of the higher volumes of water that would merit further investigation.

Mountain Regional Water Connection:

Just to the west of the POA is a similar community called Promontory. They receive culinary water from Mountain Regional Water Special Service District (MRW) which was set up in part to provide water to the several small communities, like the POA, that exist in that area. The Team met with MRW and discussed the options for obtaining water and the feasibility of a connection. MRW indicated that they would be willing to pursue a feasibility study to verify that a connection could be made and what steps would need to be taken in order to annex the POA into their system. They indicated that annexation would require the POA's system to meet their standards. Upgrading the POA system would be costly and take time, however, MRW may supply wholesale water to the community until it can be upgraded and annexed into their system. When asked about just providing wholesale water, MRW indicated that it might be possible, but would rather annex the system in. The Team is currently moving forward with the feasibility study for this option.

Current Progression

Having reviewed and discussed these alternatives, the POA has determined to pursue the feasibility study for a connect to MRW. Although this option is a very stable alternative, MRW has already indicated that they anticipate that the system improvements required to bring the system up to their standards will be very expensive. As such, the POA will also investigate subsurface scanning for a new well and the option to connect to the well owned by Wanship Cottages.

