Mountain Regional Water Special Service District

Conservation Plan

November 2025

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1 Introduction

Located in western Summit County and operating within the second driest state in the nation, Mountain Regional Water Special Service District (the "District" or "Mountain Regional") owns and operates a regional water system spanning approximately 40 square miles. Since its formation in 2000, the District has successfully regionalized numerous previously independent public and private water systems into a cohesive, interconnected network. It also provides seven emergency or wholesale connections to neighboring systems.

Mountain Regional is a Special Service District established under Utah laws (Title 17B-2-1301). The Summit County Commission, now a County Council, founded the District in January 2000 and currently serves as its Governing Board. In 2006, the County Council delegated a significant portion of its authority to an appointed Administrative Control Board. This five-member board, comprising citizen ratepayers, is responsible for enacting most of the operational policies of the District. Mountain Regional management then implements these policies to achieve the objectives and strategies set by the Governing Board and Administrative Control Board. The District has evolved into a system with substantial responsibilities and stewardship since its inception in the early 2000s.

In response to the rapid growth occurring throughout the state of Utah, Mountain Regional recognizes the vital role conservation plays in securing a reliable future water supply. A similar concern has been reflected in the Utah State Legislature's enactment of the Water Conservation Plan Act (Utah Code §73-10-32), which requires regular planning and accountability from water providers across the state.

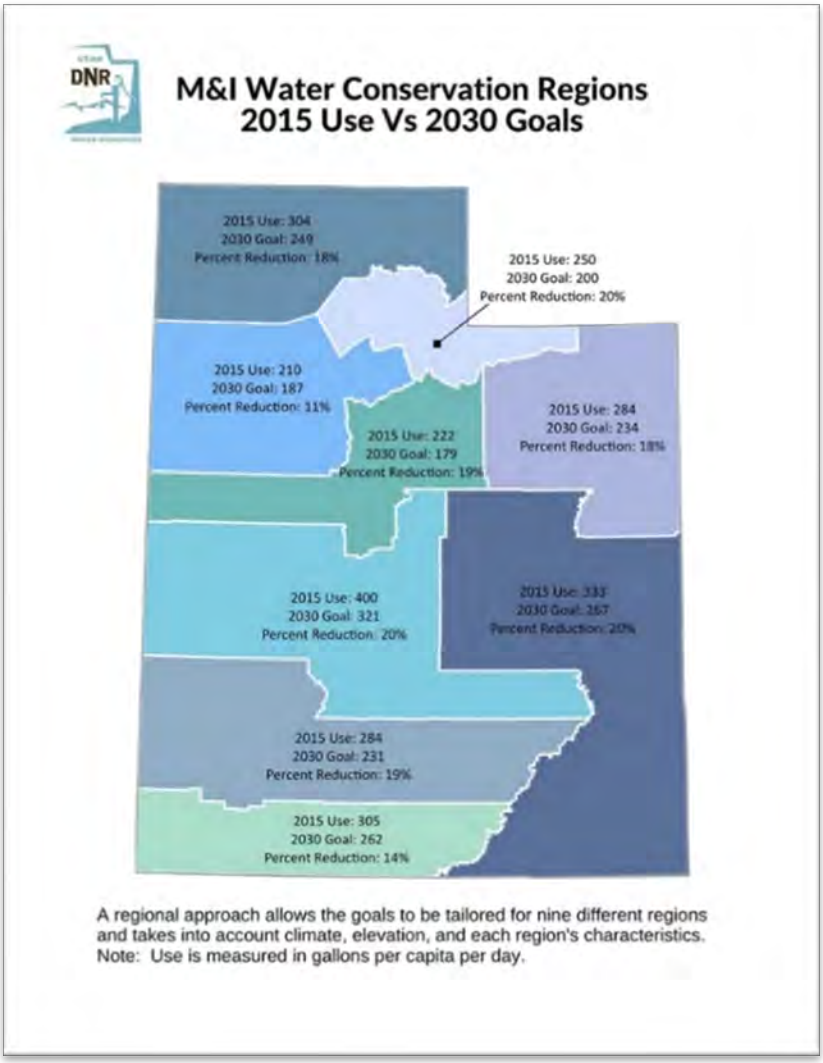
This 2025 Water Conservation Plan (the "Plan") serves as an update to the District's previously adopted plan from 2020. It reaffirms the District's long-standing commitment to conservation and expands upon programs and practices that support sustainable water use. This Plan describes the implementation of updated Best Management Practices (BMPs), progress toward previously established goals, and new strategies that will guide conservation efforts over the next five years.

2 Water Conservation Goal and Implementation Plan

2.1 Water Conservation Goal

Mountain Regional has adopted a conservation goal that exceeds the applicable regional target. The 2030 Regional Conservation Goal for the Weber River Basin is 200 gallons per capita per day (GPCD), as established by the Utah Division of Water Resources.

The District's revised **conservation goal is to achieve a five-year average GPCD of 134 or lower** across the period from 2025 through 2029. This benchmark reflects the District's actual three-year average from 2022 to 2024 – a period that represents a significant outlier in the historical record. While based on a relatively small sample size, this recent trend demonstrates a substantial and sustained reduction in water use. The District is committed to maintaining this level of efficiency as a foundation for future progress.



A regional approach allows the goals to be tailored for nine different regions and takes into account climate, elevation, and each region's characteristics.
Note: Use is measured in gallons per capita per day.

2.2 Implementation Plan

Mountain Regional will continue to implement and expand a broad range of conservation strategies to sustain or improve upon its recent performance. These strategies are described in detail in Section 7 (Water Conservation Practices) of this Plan. Each BMP is accompanied by a timeline and an evaluation process to ensure measurable progress. Together, these practices form the foundation for achieving the District's adopted water conservation goal.

5-year Timeline for Action:

- 2025
    - Initiate formal tracking of GPCD against the five-year goal.
    - Launch pilot Smart Irrigation Controller Program targeting high-use customers.
- 2025–2029
    - Maintain and refine all active conservation programs.
    - Conduct annual reviews of GPCD trends and BMP performance.
    - Adjust implementation strategies as necessary.
- 2027
    - Conduct a midpoint evaluation of goal progress.
    - Determine whether additional measures are needed to stay on target.
- 2030
    - Complete final analysis of average GPCD for 2025–2029.
    - Consider adjustments to future goals based on performance and updated state guidance.
    - Formal update to the 2025 District Conservation Plan.

3 System Profile and Supply Information

3.1 System Overview

The system includes 19 total water sources, comprising both groundwater and surface water supplies. The largest of these is the Lost Canyon Booster Pump Station (LCBPS), which conveys raw water from Rockport Reservoir to the Signal Hill Water Treatment Plant (SHWTP) and to wholesale customers throughout the region. See Figure 3-1 on the following page for a map of the District.

The system and facilities of the District are complex due to the varied topography of the service area, which ranges in elevation from 6,000 to 9,300 feet. This elevation change requires extensive infrastructure and engineering to ensure consistent, high-quality water delivery to all customers. A review of key system metrics highlights the scale and complexity of the District's operations:

- 2.6 million gallons per day (MGD) treatment capacity at SHWTP with 8 million gallons of raw water storage capacity
- 18 total groundwater wells (2 emergency and 16 primary)
- Over 130 miles of transmission and distribution water line
- 23 drinking water storage reservoirs with 12.5 million gallons of capacity
- 72 distinct water pressure zones with 91 pressure reducing stations
- 75 transmission booster pumps distributed across 21 facilities with over 22,000 gallons per minute (GPM) of total pumping capacity

3.2 District Connections

As of 2024, Mountain Regional serves approximately 7,282 Equivalent Residential Connections (ERCs). Section 6 (Water Use and Measurement) contains a table with a more detailed breakdown of connections by type.

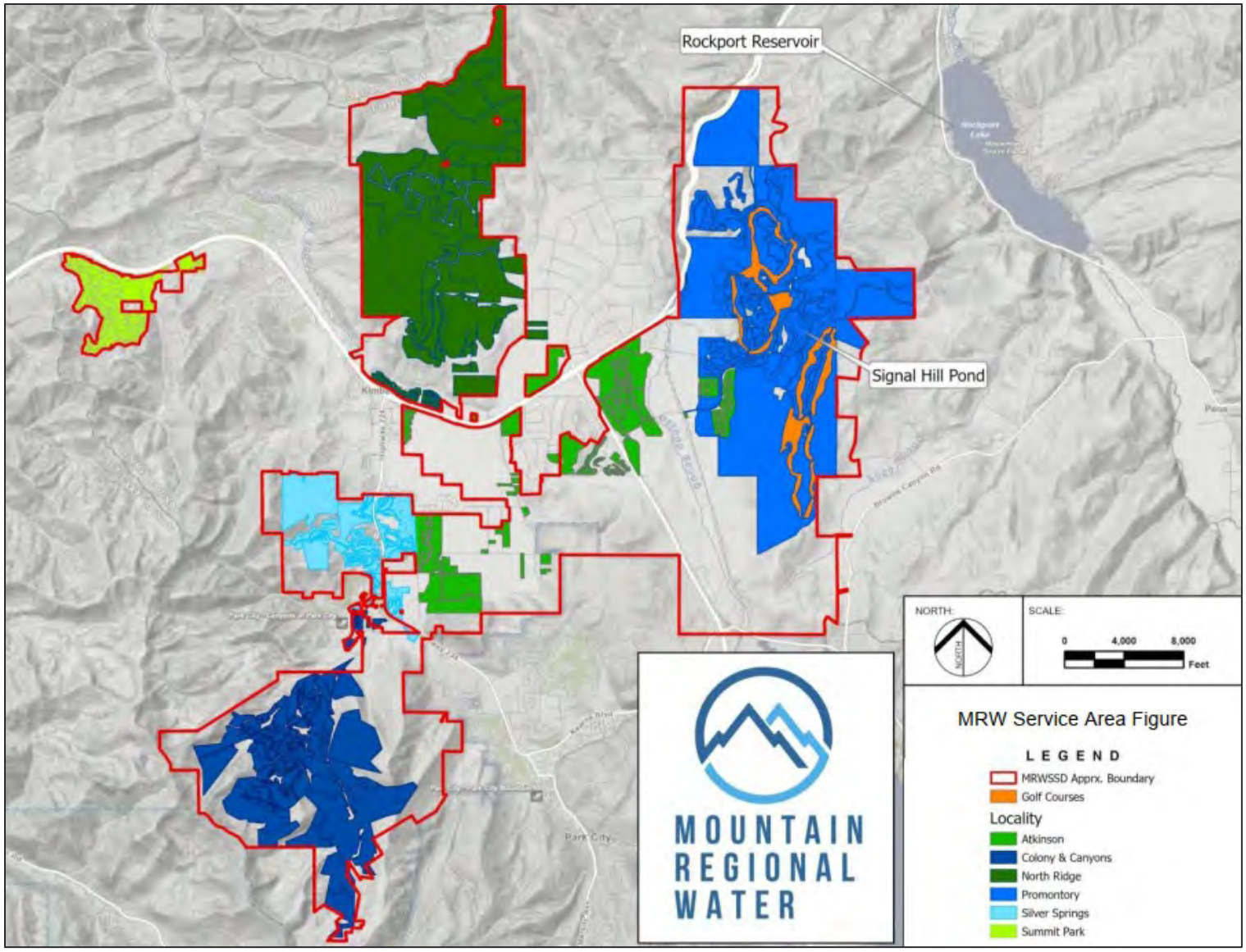


Figure 3-1: Map of Mountain Regional Water Special Service District

3.3 Water Supply Overview

Mountain Regional generally utilizes 16 primary groundwater sources and the LCBPS to supply the SHWTP and raw water wholesale customers. SHWTP is currently rated at 2.6 MGD, with plans for expansion to 5.5 MGD to match the allocation and capacity of water available in the Lost Canyon System. Yield, capacity, and production are shown below:

Table 3-1: District Groundwater Sources and Capacities

Source	Maximum Annual Yield (acre-feet)	Reliable Capacity (gpm)	2018-2021 Year Average Annual Production (acre-feet)
Groundwater Sources	4,936	2,900	2,366
Lost Canyon Pump Station Phase 1 & 2	4,952	4,930	4,816
Rockport Well Field	972	1,209	916
Wholesale Connections	0	0	0
Total	10,860	9,039	8,098

The rated capacity for each ground water source is as follows (emergency wells not shown):

Table 3-2: District Groundwater Sources and Capacities

Source	Peak Capacity (gpm)	80% Peak (Reliable) Capacity (gpm)
Atkinson Well #2	400	320
Jailhouse Well #3	115	92
Silver Creek Well #10	300	240
15B	1,200	960
15C	1,500	1,200
Gorgoza Well #6	250	200
Nuggett Well	225	180
Lake Well #1	200	160
Sun Peak Well #2	30	24
Sun Peak Well #3	130	104
Summit Park Well #2	40	32
Summit Park Well #7	120	96
Blackhawk Well 2R	110	88
Gulch Well	70	56
Wagon Trail Well	20	16
3 Mile Well	115	92
Total	3,625	2,900

An example of the 2020 production year is shown in Figure 3-2 illustrating a typical breakdown of annual production across all District facilities:

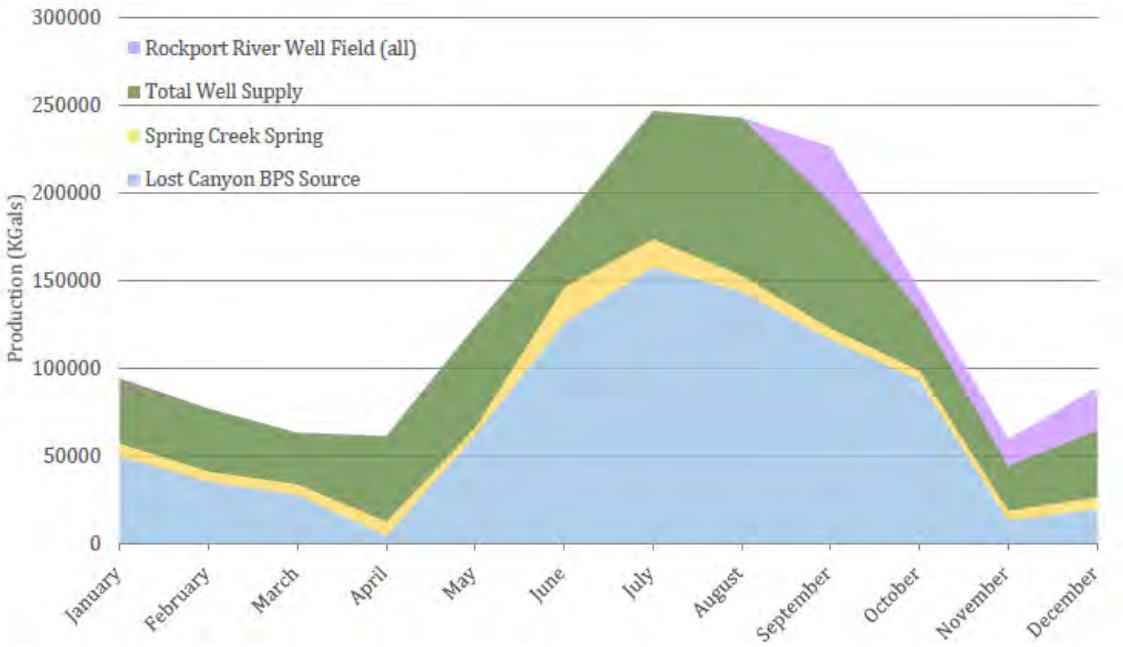


Figure 3-2: Typical Pattern of Annual Production

Summer months see higher production with peak usage occurring in July and August. This is driven by outdoor irrigation, especially as one customer, the Promontory Development (Promontory), maintains three golf courses. Mountain Regional currently has one snow-making customer, Utah Olympic Park, which contributes to increased production from mid-November through January.

3.4 Water Supply and Demand Projections

Mountain Regional relies on long-range planning tools to assess future supply needs and ensure reliability across its service area. One of the key tools used is a detailed peak day supply and demand model, which projects system capacity and demand through 2065.

The figure below comes from the District's 2022 Water Master Plan and compares projected peak day culinary demands against the maximum reliable source capacity, including planned expansions:

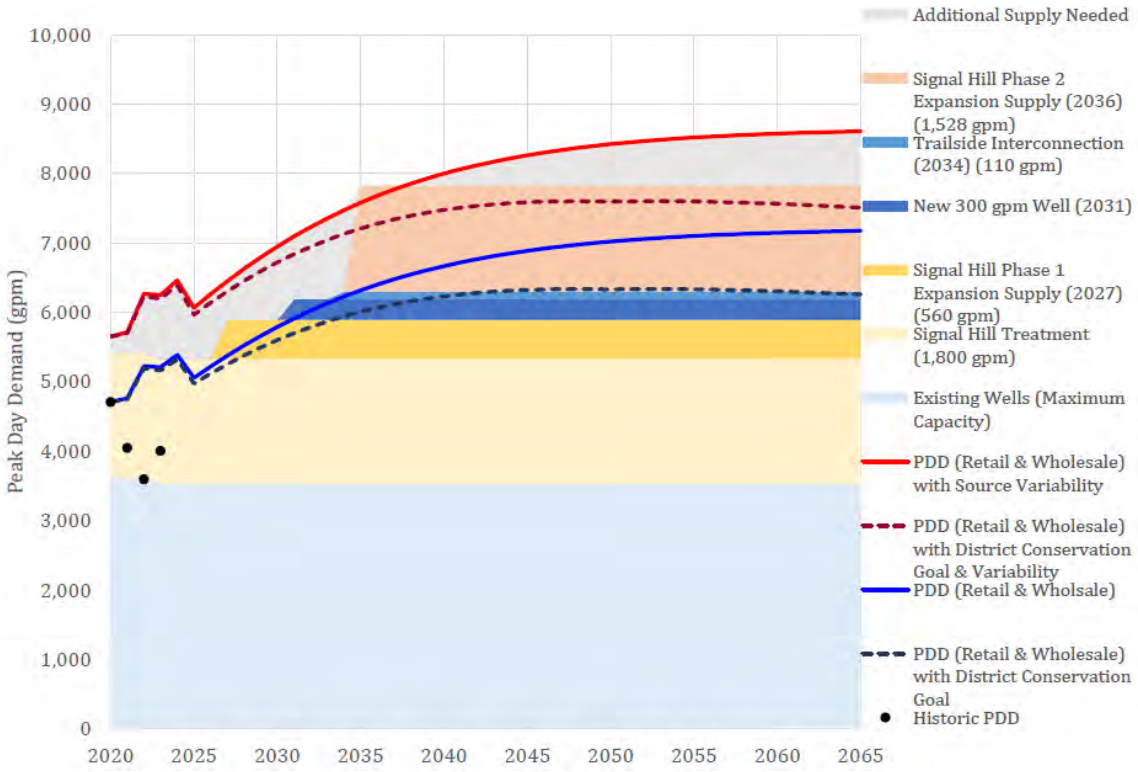


Figure 3-3: Projected Peak Day Culinary Demands and Maximum Reliable Source Capacity

Key findings from this analysis include:

1. Demand Growth: Peak day demand is projected to increase logistically, slowing over time as the District reaches maturity.
2. Planned Expansions: The District anticipates meeting future demands by expanding the existing SHWTP and developing additional groundwater sources.
3. Efficient use is critical to meeting future demands, with the District 2020 conservation goal being shown in the demand projections.

The most critical expansion to the drinking water source portfolio is the planned expansion to SHWTP as discussed previously. The conceptual level cost estimate for the project is shown in Table 3-3.

Table 3-3: SHWTP Project Cost Estimates

Project Sub Category	Cost Estimate
Flash Mix and Flocculation	$895,000
Direct Filtration and Membrane Wet Well	$120,000
Membrane Filtration	$15,125,000
GAC	$4,466,000
Chemical Building	$8,996,000
Solids Handling	$4,719,000
Other Civil	$1,047,000
Total Construction Cost	$35,368,000

3.5 Groundwater Depletion and Aquifer Recharge

3.5.1 Groundwater Levels

Mountain Regional closely monitors groundwater levels and quality across its source portfolio. Overall, groundwater levels at most sources remain stable, and there is no evidence of widespread groundwater depletion within the District's managed system. In areas where water quality degradation (e.g., increasing total dissolved solids (TDS)) has been observed, operational modifications such as seasonal resting, rotational pumping, and blending have been implemented.

3.5.2 Atkinson Well #2 ASR Pilot Study

To potentially restore yield and water quality at a key groundwater source, the District is launching a three-year Aquifer Storage and Recovery (ASR) pilot study at Atkinson Well #2. Historically, this well has experienced reduced production and elevated TDS, prompting the District to explore artificial recharge as a potential mitigation strategy.

4 Billing and Rate Structure

4.1 Rate Structure

Mountain Regional employs a conservation-oriented, tiered rate structure to promote water efficiency and to reflect the increasing cost of providing additional water supply. This structure helps incentivize responsible usage while ensuring the District can recover the costs associated with delivering safe and reliable drinking water.

4.2 Residential Water Rates

As of January 1, 2025, each residential customer is assessed a base monthly service charge of $73.00 per equivalent residential connection (ERC). This base rate does not include any water usage. Instead, customers are billed for all usage according to a tiered rate schedule show in Table 4-1.

Table 4-1: Residential Water Rates

Residential Water Rates	2024	Approved for 2025	
Monthly Base Rate Usage (gallons)	$72.09	$73.00	*per billing unit*
Zero to 5,000	$2.16	$2.25	*per 1,000 gallons*
5,001 to 20,000	$5.62	$6.00	*per 1,000 gallons*
20,001 to 30,000	$7.02	$8.00	*per 1,000 gallons*
30,001 to 40,000	$11.04	$14.00	*per 1,000 gallons*
40,001 to 60,000	$17.09	$23.00	*per 1,000 gallons*
60,001 to 80,000	$22.02	$30.00	*per 1,000 gallons*
80,001 to 100,000	$32.40	$45.00	*per 1,000 gallons*
Above 100,000	$37.80	$55.00	*per 1,000 gallons*

This tiered pricing structure is intended to encourage water conservation by keeping the cost of essential indoor water use relatively low, while progressively increasing rates for higher, typically outdoor, consumption.

The District annually reviews its rate structure to ensure it remains aligned with conservation goals. Additional rate structures for non-residential, irrigation, and interruptible uses are provided in Appendix A.

5 System Water Loss

5.1 Non-Revenue Water

Mountain Regional has made aggressive non-revenue water (water loss) reduction a cornerstone of its long-term conservation strategy. Through system-wide upgrades, real-time monitoring, and operational improvements, the District has significantly reduced non-revenue water and improved overall system efficiency. These efforts represent one of the most impactful conservation measures undertaken by the District.

5.2 Annual Non-Revenue Water

The District tracks non-revenue water at a system-wide level each month using its Supervisory Control and Data Acquisition (SCADA)-based production data, ultrasonic Advanced Metering Infrastructure (AMI) meter reads, and a detailed accounting of wholesale and retail deliveries. See the following page for Table 5-1 and Figure 5-1 showing 2024 accounting of Non-Revenue Water.

In 2024, total water production was approximately 1.95 billion gallons, with total system losses totaling 242 million gallons, or 12.4% of total production. This analysis looks at the system as a whole which includes wheeling and raw water deliveries. Monthly variability is influenced by a number of factors such as irrigation season demand fluctuations.

Table 5-1: 2024 Total Annual Water Loss (including raw water)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
Customer Demand	168,403,233	96,075,048	69,024,840	66,558,417	73,974,665	192,573,442	291,322,298	234,797,982	208,289,224	89,900,512	86,956,098	133,052,015	1,710,927,774
Source Production	184,474,012	108,490,354	85,673,005	88,453,134	93,143,601	204,249,580	334,502,400	251,987,000	233,503,100	106,618,600	98,567,900	163,958,000	1,953,620,686
Total Loss	16,070,779	12,415,306	16,648,165	21,894,717	19,168,936	11,676,138	43,180,102	17,189,018	25,213,876	16,718,088	11,611,802	30,905,985	242,692,912
Loss in Equivalent System GPM Demand	360	308	373	507	429	270	967	385	584	375	269	692	462
Percent Loss	**9%**	**11%**	**19%**	**25%**	**21%**	**6%**	**13%**	**7%**	**11%**	**16%**	**12%**	**19%**	**12%**

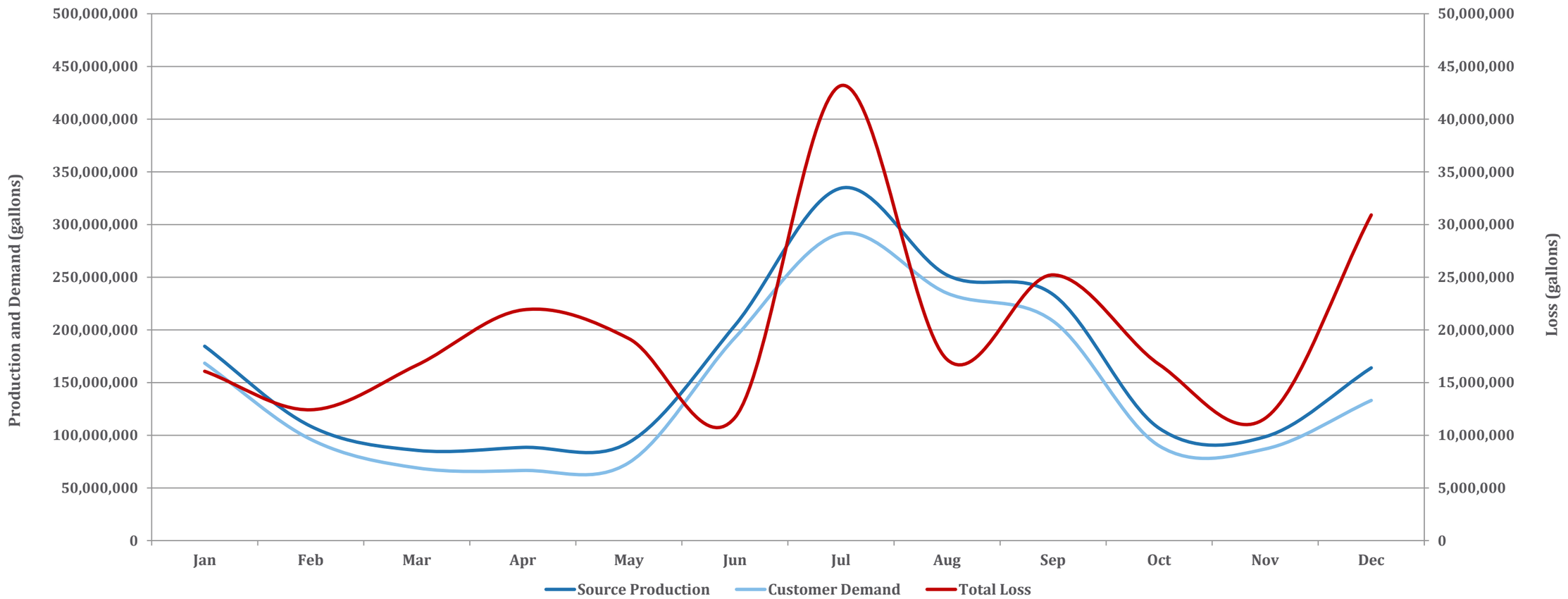


Figure 5-1: 2024 Total Annual Water Loss (including raw water)

5.3 Water Loss Control Practices

The District's loss prevention strategy emphasizes early detection, rapid response, and continuous system optimization. Practices include:

1. Daily water balance analysis using SCADA and AMI data
2. Tank-zone level monitoring to isolate areas with elevated loss rates
3. Deployment of field crews for immediate leak investigation
4. Routine acoustic leak detection
5. Elimination of unmetered accounts
6. Billing system audits to identify meter or data discrepancies
7. Annual review of metering and reporting strategies

These efforts have been instrumental in stabilizing water loss levels and improving transparency across the distribution system.

5.4 Water Measurement Methods and Practices

Mountain Regional maintains a fully metered system across all service types, including secondary and irrigation-only accounts. Key practices include:

1. 100% metered connections system-wide
2. Advanced ultrasonic AMI meters installed across the service area
3. Non-AMI, system meters, are read and recorded monthly or historized via the SCADA system
4. Routine calibration and maintenance, with replacement as necessary
5. New development requirements that mandate compliance with District conservation and metering standards

6 Water Use and Measurement

6.1 Water Demands

Table 6-1 summarizes retail drinking water (potable) and raw water (non-potable) demands over time, along with estimated service area population, from 2005 to the current year (where data is available). All values in this section represent metered demand at the customer connection and exclude non-revenue water. Mountain Regional serves wholesale contracts and wheels raw water to Park City Municipal Corporation, which are not shown in the table below.

Table 6-1: Population, Drinking Water Use, and Raw Water Use from 2005 to 2024

Year	Population	Drinking Water		Raw Water	
		Demand (gallons)	Demand (acre feet)	Demand (gallons)	Demand (acre feet)
2005	poor data prior to 2007				
2006					
2007	5,194	400,907,366	1,230	278,824,167	856
2008	5,468	402,228,129	1,234	221,443,000	680
2009	5,727	374,006,338	1,148	204,276,600	627
2010	5,860	399,432,416	1,226	253,793,000	779
2011	5,973	403,245,072	1,238	170,137,000	522
2012	6,078	442,409,852	1,358	249,390,000	765
2013	6,245	453,967,319	1,393	209,475,000	643
2014	6,495	436,014,770	1,338	202,377,000	621
2015	6,863	455,089,884	1,397	234,514,000	720
2016	7,089	523,167,371	1,606	242,832,000	745
2017	7,263	491,869,363	1,510	202,225,000	621
2018	7,592	627,743,287	1,927	262,293,716	805
2019	8,207	572,901,146	1,758	183,229,834	562
2020	8,596	714,878,550	2,194	266,526,770	818
2021	9,343	660,389,929	2,027	227,082,475	697
2022	10,967	556,161,854	1,707	191,429,422	587
2023	12,051	531,695,481	1,632	181,079,391	556
2024	12,494	651,139,426	1,998	269,111,037	826

6.2 Utah Division of Water Rights Reporting

The water use data presented in this plan reflects the highest quality records available to the District, primarily SCADA production data and billing history. These figures differ from the annual reports to the Utah Division of Water Rights in some instances, which is intentional. The District will consider updating historical records with water rights in the future.

6.3 Demands by Category

The two tables below present current drinking water and raw water deliveries, categorized by customer type.

Table 6-2: 2024 Drinking Water Use by Type

2024 Demand Data by Type	Connection Count	2024 Total Demand (acre feet)
Residential	5,745	1,653
Commercial	275	286
Industrial	2	31
Institutional	43	70
Wholesale	3	674
TOTAL:	6,068	2,040

Table 6-3: 2024 Raw Water Use by Type

2024 Demand Data by Type	Connection Count	2024 Total Demand (acre feet)
Residential		
Commercial	4	807
Industrial	2	19
Institutional		
TOTAL:	6	826

The commercial, raw water connections listed above serve a single raw water customer (with 4 different metered deliveries). This customer, Promontory, and its three golf courses, utilize allocated water rights under a formal agreement with the District. As such, these golf course demands are classified under the agricultural sector rather than commercial, consistent with Division of Water Resources guidance. This distinction ensures that raw water used by Promontory does not affect municipal per capita use calculations presented later in this plan.

6.4 Efficiency Progress

Figure 6-1 on the next page illustrates Mountain Regional's water efficiency progress since 2015, based on total metered drinking water and raw water deliveries, alongside estimated service area population.

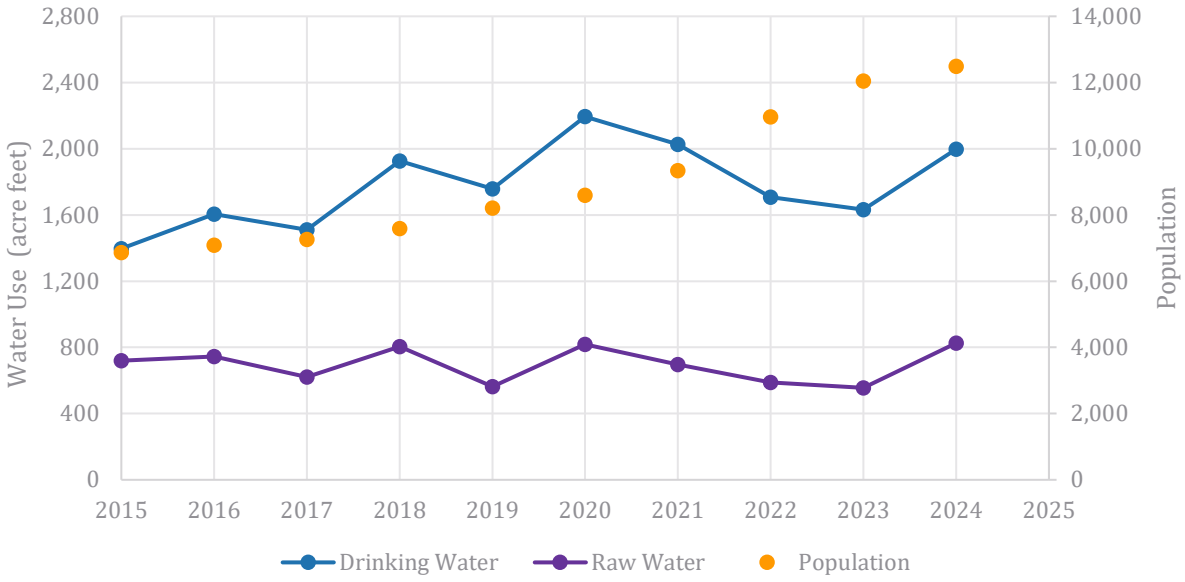


Figure 6-1: Population and Water Use from 2015-2024

While it's not a linear progression, population within the District has increased over the past ten years. Water use varies year-to-year which is to be expected, but has overall trended upwards. Use peaked in 2020, but then dropped in subsequent years due to a combination of drought restrictions, meteorological conditions, and conservation practices by customers. A detailed list of population and usage by year is provided in Table 6-4.

Table 6-4: Population and Water Use from 2015-2024

Year	Population	Drinking Water Use (acre feet)	Raw Water Use (acre feet)
2015	6,863	1,397	720
2016	7,089	1,606	745
2017	7,263	1,510	621
2018	7,592	1,927	805
2019	8,207	1,758	562
2020	8,596	2,194	818
2021	9,343	2,027	697
2022	10,967	1,707	587
2023	12,051	1,632	556
2024	12,494	1,998	826

6.5 Population Estimate Methodology

Accurately estimating service population requires accounting for both full-time residents and seasonal or short-term occupancy. Mountain Regional serves a large number of second homes. As a result, relying on traditional Census-based average household size would **overestimate** year-round population. To address this, the District developed an approach that considers both primary residences and second homes, which may be used seasonally or rented short term (STR).

Key data points and assumptions:

- Residential Connection Count: Mountain Regional had 5,744 active residential connections in early 2025 (District billing data)
- Parcel Classification: An analysis was completed on parcels inside the District boundary finding 61.5% to be primary residences (Summit County parcel records)
- Occupancy Factors: An occupancy factor was developed for second homes to capture their average use, based on a review of available references summarized below
    - *Primary Residences*: 1.00 (full-time occupancy)
    - *Seasonal / STR Residences*: 0.35 (part-time occupancy)
- Household Size: Summit County average household size is 2.9 persons per household, based on U.S. Census Bureau ACS 2019–2023 5-year estimates.

6.5.1 Occupancy Factor

Resort community studies show that second homes are typically occupied for 90–130 days per year, or roughly 25–35% of the year.

- Surveys in Tahoe Donner, California (Truckee area) report 93–103 days/year of second-home use by owners, family, or friends.
- Research in Teton County, Wyoming (Jackson area) indicates non-STR second homes are occupied approximately 21.5 weeks per year (~41%) and STR second homes around 6.8 weeks per year (~13%).
- Short-term rental market data from Telluride, Colorado show annual occupancy rates around 38–40%, further reinforcing that seasonal units in mountain resort communities are not occupied year-round.

Based on these data, Mountain Regional applies a 0.35 occupancy factor for non-primary connections, representing a defensible estimate of annual use. See Section 9 (References) section of this Plan for source information.

6.5.2 Average Annual Population Calculation

$$\text{Service Population} = (CC_P \times OF_P + CC_S \times OF_S) \times HS$$

Where:

- CC_P= Primary connections
- CC_S= Seasonal/STR connections
- $OF_P$and OF_S= Occupancy factors for primary (1.00) and seasonal (0.35)
- HS= Average household size (2.9 persons/unit)

Service population calculations are summarized in Table 6-5.

Table 6-5: Mountain Regional Service Population

Occupancy Type	Share of CCs	Connections	Occupancy Factor	Effective Connections	Household Size	Estimated Population
Primary Residences	62%	3,535	1	3,535	2.9	10,252
Seasonal / STR Residences	38%	2,209	0.35	773	2.9	2,242
Total	100	5,744		4,308		**12,494**

The total estimated population for Mountain Regional as of early 2025 is 12,494. This figure represents the District's best estimate of its average annual population served, acknowledging significant seasonal variation. This same methodology was applied retroactively to produce the population figures used throughout this Plan.

6.6 Per Capita Water Use

Per capita water use is a metric that allows for comparison of water efficiency over time and helps the District track progress toward long-term conservation goals. It is calculated by dividing total annual metered demands by 365 days and the estimated service area population. Figure 6-2 on the next page illustrates current per capita water use, expressed in gallons per capita per day (GPCD). See Table 6-6 at the end of this section for details on population and water use, and the calculated GPCD.

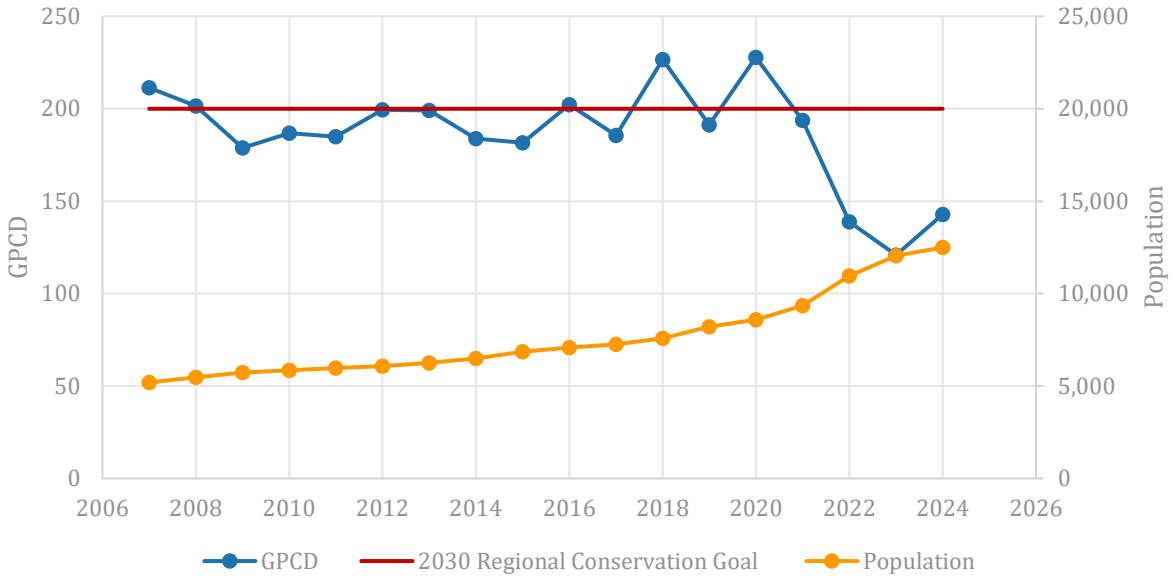


Figure 6-2: Per Capita Use Over Time (2007-2024)

Water use per capita noticeably decline in 2022. That year, Mountain Regional implemented watering restrictions and a surcharge rate structure in response to drought conditions. These measures significantly curbed irrigation use and brought attention to the importance of conservation among customers. Similar water use per capita was observed in 2023 and 2024. Drought restrictions were not in place during these years and irrigation season had more precipitation. A combination of natural factors and human behavoir likely kept water use per capita relatively low during this time.

Averaging the past three years results in a **134 GPCD** value, well below the **2030 Regional Conservation Goal of 200 GPCD** for the Weber River Basin as defined by the Utah Division of Water Resources. While this performance reflects the impact of the District's drought response beginning in 2022, it is also driven by sustained efforts including conservation-oriented pricing, improved system operations, enhanced metering and water accounting, and proactive customer engagement.

Table 6-6: Population, Water Use, and Calculated Per Capita Use

Year	Population	Retail Water (gallons)	GPCD
2007	5,194	400,907,366	211
2008	5,468	402,228,129	202
2009	5,727	374,006,338	179
2010	5,860	399,432,416	187
2011	5,973	403,245,072	185
2012	6,078	442,409,852	199
2013	6,245	453,967,319	199
2014	6,495	436,014,770	184
2015	6,863	455,089,884	182
2016	7,089	523,167,371	202
2017	7,263	491,869,363	186
2018	7,592	627,743,287	227
2019	8,207	572,901,146	191
2020	8,596	714,878,550	228
2021	9,343	660,389,929	194
2022	10,967	556,161,854	139
2023	12,051	531,695,481	121
2024	12,494	651,139,426	143

7 Water Conservation Practices

Mountain Regional has implemented a broad range of Best Management Practices (BMPs) to promote long-term water conservation and operational efficiency. The following section outlines the BMPs the District will carry forward or newly implement over the next five years. Many of these practices build on meaningful progress achieved since the adoption of the 2019 Water Conservation Plan. Each BMP includes a timeline for implementation and an evaluation process to track performance and outcomes over time.

7.1 Advanced Metering Infrastructure (AMI)

Mountain Regional has completed a District-wide installation of more than 5,000 AMI-equipped water meters across its service area since the 2020 Conservation Plan. These meters provide near real-time usage data and leak alerts, giving customers and District staff the tools to identify and respond to water loss quickly. AMI has also allowed the District to better understand usage patterns and evaluate conservation efforts at the individual connection level.

Timeline for Action

- AMI installation completed
- Ongoing monitoring and support from Customer Service daily

Evaluation Process

- Annual review of effectiveness in detecting household leaks.

7.2 Advanced Water Loss Monitoring and Management

Leveraging its SCADA system and AMI technology, the District is enhancing its ability to detect and quantify non-revenue water losses. By evaluating data at the 'tank zone' level, the District can isolate problem areas, prioritize repairs, and monitor the effectiveness of leak mitigation over time.

Timeline for Action

- Ongoing
- Monthly review of zone-level performance by the Energy and Resource Management team.

Evaluation Process

- Annual reporting of systemwide water loss metrics at zone-level

7.3 Conservation-Based Pricing

The District will maintain and periodically reassess its tiered pricing structure, which is designed to incentivize efficient water use. Potential refinements to rate structures will be evaluated to further encourage conservation without disproportionately impacting essential indoor use.

Timeline for Action

- Ongoing

Evaluation Process

- Reviewed annually during the District's budgeting cycle (Q3–Q4).

7.4 Drought Contingency Planning

Mountain Regional Water maintains a tiered Drought Contingency Plan with defined drought levels and corresponding restrictions, surcharges, and enforcement actions. Each April, the General Manager evaluates system conditions and seeks Administrative Control Board approval to designate the appropriate drought level. If needed, surcharges and restrictions are implemented starting with June water use. Coordination with Weber Basin Water Conservancy District is part of this process.

Timeline for Action

- Conditions are reviewed annually, and drought level is adjusted as necessary at the April Administrative Control Board Meeting.

Evaluation Process

- Effectiveness is reviewed after each drought season to assess reductions in demand and ensure financial stability.

7.5 Water-Efficient Landscaping Incentives

The District actively promotes its Landscape Lawn Exchange Program, which provides rebates of $3.00 per square foot to customers who replace existing, well-maintained lawn with drought-tolerant landscaping and low-volume drip irrigation systems. To qualify, projects must be pre-approved by the District, span at least 250 square feet, and meet minimum plant coverage and irrigation efficiency requirements. Maximum rebates are $45,000 for residential properties and $75,000 for commercial properties.

Timeline for Action
- Ongoing; District supports ordinance revisions.

Evaluation Process
- Program participation reported annually.

In addition to its in-house program, the District supports third-party rebate and education initiatives through partners such as the Weber Basin Water Conservancy District, Localscapes, and statewide programs like Utah Water Savers, using bill inserts, the District's website, and social media to reach customers.

7.6 Customer Education and Outreach

In addition to supporting Recycle Utah's annual 5th grade Sustainability Festival, the District is exploring new education initiatives, including:

- Guided field trips to District facilities
- A public demonstration garden featuring low-water-use landscaping
- Increased use of media and digital platforms to reach a broader audience
- Plant lists and irrigation practices handouts for new customers (see Appendix B)

Timeline for Action
- Active. Events evaluated annually (e.g., each summer for Sustainability Festival).

Evaluation Process
- Track participation in all District-supported events. Monitor growth or decline annually to assess public interest and reach.

7.7 Integrated Water and Energy Conservation Strategy

The District recognizes the strong interconnection between water and energy use and continues to implement strategies that reduce both operational costs and environmental impact. This includes ongoing analysis of power rate structures, pump load factors, and off-peak operating schedules to optimize energy consumption across the system. Most major pumping systems have now been transitioned to more cost-effective rate schedules, and off-peak pumping is utilized wherever feasible.

Timeline for Action
- Ongoing.

Evaluation Process
- Annual review of energy usage and pumping schedules.

7.8 Summit County Landscape Ordinance Compliance

The District actively supports and promotes compliance with Summit County's Snyderville Basin Development Code – Section 10-4-20, which includes enforceable water-efficient landscaping standards.

Key provisions include a turf-cap rule whereby turf areas within irrigated landscaped areas may not exceed **15 %** of the irrigated area *or* **2,000 square feet**, whichever is less; restrictions on turf in narrow strips (less than 8 feet wide) and on slopes exceeding 15 %; and mandates for irrigation design that include separate irrigation zones, WaterSense-label smart controllers, and drip or filtered bubbler irrigation in non-turf zones.

Timeline for Action

- Ongoing; District will continue supporting Summit County's ordinance development process through any future changes.

Evaluation Process

- Coordination with County Planning to review new development compliance and share feedback on enforcement effectiveness as needed.

These landscaping requirements are enforceable by the County, with civil fines starting at **$500 per day** for non-compliance.

7.9 Promotion and Enforcement of Conservation Standards

The District will continue to promote and enforce its Conservation Standards and Rules and Regulations (see Appendix B), with a focus on irrigation efficiency and water waste prevention. These standards outline acceptable watering schedules, discourage excess runoff and overspray, and prohibit the use of water for nonessential purposes during designated periods. The District uses a combination of customer notifications, progressive enforcement, and educational outreach to ensure compliance.

Timeline for Action

- Rules and Regulations are in place; compliance is ongoing as necessary.

Evaluation Process

- Reviewed for effectiveness, as needed, based on any enforcement actions and customer inquiries.

7.10 Smart Irrigation Controller Pilot Program

The District is exploring the development of a Smart Irrigation Controller Program to further reduce outdoor water use among high-volume customers. The program would provide or subsidize weather-based irrigation controllers for eligible participants, particularly those with large, irrigated landscapes. These controllers adjust watering schedules automatically based on local weather conditions, possibly improving irrigation efficiency.

Timeline for Action

- Planned. Program development and launch targeted within 2025–2030.

Evaluation Process

- Pilot results will be evaluated following the first full irrigation season. Key metrics will include changes in water use and effectiveness in shifting peak demands.

8 Contact Information and Responsible Parties

Table 8-8-1: Contact Information and Responsible Parties

Name and Email	Title	Responsibility
Mountain Regional Administrative Staff cs@mtregional.org	Management and Technical Staff	Responsible for day-to-day implementation of conservation programs, customer service, data analysis, and reporting
Andy Garland agarland@mtnregionalwaterutah.gov	General Manager (District Clerk)	Provides executive oversight and coordination of all conservation initiatives
Cory Shorkey c.shorkey@mtregional.org	Board Member & Conservation Committee Chair	Leads the Board's conservation oversight

9 References

1. **Eskic, Dejan and Dillow, Moira.** Utah's Short-Term Rental Market. *Kem C. Gardener Policy Institute.* [Online] October 2024. [Cited: September 19, 2025.] https://gardner.utah.edu/utahs-short-term-rental-market/.

2. **Tahoe Donner Association.** Member Survey Results (2019–2023). [Online] https://www.tahoedonner.com.

3. **Western Mountain Resort Alliance (WMRA).** Teton County STR and Second Home Utilization Study. [Online] 2024. https://jacksontetonplan.com.

4. **U.S. Census Bureau.** American Community Survey (ACS) 2019–2023 5-Year Estimates: Summit County, Utah. [Online] https://censusreporter.org.

5. **Colorado Sun Reporting and AirROI Data.** Telluride, Colorado Short-Term Rental Occupancy Data. [Online] 2023–2024. https://coloradosun.com and https://www.airroi.com.

Acronyms and Abbreviations

Term	Definition
AMI	Advanced Metering Infrastructure
ASR	aquifer storage and recovery
BMP	Best Management Practice
CC	connection count
District or Mountain Regional	Mountain Regional Water Special Service District
ERC	equivalent residential connection
GPCD	gallons per capita day
GPM	gallons per minute
LCBPS	Lost Canyon Booster Pump Station
MGD	million gallons per day
Plan	2025 Water Conservation Plan
Promontory	Promontory Development
SCADA	Supervisory Control and Data Acquisition
SHWTP	Signal Hill Water Treatment Plant
STR	short term rental
TDS	total dissolved solids

Appendix A - 2025 Rate Structures

The following four pages show Mountain Regional's water rates and fees effective January 1, 2025.

Mountain Regional Water Special Service
Rates & Fees
Rates effective January 1, 2025

WATER RATES	2024 Rates	Approved 2025 Rates	
Residential			
Monthly Base Rate	$72.09	**$73.00**	*Per ERC*
Usage (in gallons)			
Zero to 5,000	$2.16	**$2.25**	*Per 1,000 Gallons*
5,001 to 20,000	$5.62	**$6.00**	*Per 1,000 Gallons*
20,001 to 30,000	$7.02	**$8.00**	*Per 1,000 Gallons*
30,001 to 40,000	$11.04	**$14.00**	*Per 1,000 Gallons*
40,001 to 60,000	$17.09	**$23.00**	*Per 1,000 Gallons*
60,001 to 80,000	$22.02	**$30.00**	*Per 1,000 Gallons*
80,001 to 100,00	$32.40	**$45.00**	*Per 1,000 Gallons*
Above 100,000	$37.80	**$55.00**	*Per 1,000 Gallons*

WATER RATES	2024 Rates	Approved 2025 Rates	
Commercial			
Monthly Base Rate	$92.50	**$95.00**	*Per ERC*
Usage (in gallons)			
Zero to 5,000	$3.35	**$3.75**	*Per 1,000 Gallons*
5,001 to 30,000	$5.94	**$7.50**	*Per 1,000 Gallons*
30,001 to 40,000	$11.12	**$14.50**	*Per 1,000 Gallons*
40,001 to 60,000	$17.60	**$23.00**	*Per 1,000 Gallons*
60,001 to 80,000	$19.55	**$29.00**	*Per 1,000 Gallons*
80,001 to 100,000	$21.49	**$32.00**	*Per 1,000 Gallons*
Above 100,000	$25.06	**$34.00**	*Per 1,000 Gallons*

WATER RATES	2024 Rates	Approved 2025 Rates	
Culinary Irrigation			
Monthly Base Rate	$72.09	**$73.00**	*Per ERC*
Usage (in gallons)			
Zero to 5,000	$3.35	**$3.75**	*Per 1,000 Gallons*
5,001 to 30,000	$5.94	**$7.50**	*Per 1,000 Gallons*
30,001 to 40,000	$11.12	**$14.50**	*Per 1,000 Gallons*
40,001 to 60,000	$17.60	**$23.00**	*Per 1,000 Gallons*
60,001 to 80,000	$22.57	**$30.00**	*Per 1,000 Gallons*
80,001 to 100,000	$27.65	**$45.00**	*Per 1,000 Gallons*
Above 100,000	$37.80	**$55.00**	*Per 1,000 Gallons*

WATER RATES	2024 Rates	Approved 2025 Rates	
Common Wall Irrigation			
Rate Multiplier	# of ERCs	**# of ERCs**	
Monthly Base Rate	$0.00	**$0.00**	*Per Unit*
Usage (in gallons)			
Zero to 5,000	$2.16	**$2.25**	*Per 1,000 Gallons*
5,001 to 20,000	$5.62	**$6.00**	*Per 1,000 Gallons*
20,001 to 30,000	$7.02	**$8.00**	*Per 1,000 Gallons*
30,001 to 40,000	$11.04	**$14.00**	*Per 1,000 Gallons*
40,001 to 60,000	$17.09	**$23.00**	*Per 1,000 Gallons*
60,001 to 80,000	$22.02	**$30.00**	*Per 1,000 Gallons*
80,001 to 100,000	$32.40	**$45.00**	*Per 1,000 Gallons*
Above 100,000	$37.80	**$55.00**	*Per 1,000 Gallons*

WATER RATES	2024 Rates	Approved 2025 Rates	
Interruptible Sources (Construction/Snowmaking/Wholesale)			
Monthly Base Rate	$144.18	**$150.00**	*Per Connection*
Usage	$16.20	**$17.50**	*Per 1,000 Gallons*

WATER RATES	Current Rates	Approved 2025 Rates	
Pumping Surcharge			
			Per 1,000 Gallons
Colony – Lower	$1.01	**$1.01**	*Per 1,000 Gallons*
Colony – Upper	$2.37	**$2.37**	*Per 1,000 Gallons*
White Pine	$0.16	**$0.16**	*Per 1,000 Gallons*
North Ridge – Lower	$0.49	**$0.49**	*Per 1,000 Gallons*
North Ridge – Upper	$3.28	**$3.28**	*Per 1,000 Gallons*
Promontory West Hills	$0.30	**$0.30**	*Per 1,000 Gallons*
Promontory Middle Valley	$0.32	**$0.32**	*Per 1,000 Gallons*
Summit Park/Timberline/Discovery	$0.81	**$0.81**	*Per 1,000 Gallons*
Sun Peak	$0.46	**$0.46**	*Per 1,000 Gallons*
			Per 1,000 Gallons
Applies to all water rates. Newly annexed areas will be assigned to the most appropriate pumping surcharge based upon the location of that development.			*Per 1,000 Gallons*

Stagecoach		
Monthly Infrastructure Assessment	$143.00	*Per Lot*

Community Water		
Monthly Infrastructure Assessment	$26.50	*Per unit*

Developer Inspection Fee	
Estimated Infrastructure Cost	3.00%

Standby Fees	Current Rate	Approved 2025 Rate	
Monthly Charge	$48.60	**$50.00**	*Per ERC or Prepaid*

OPERATING FEES	Current Rates	
Delinquent Accounts		
Delinquent Lien Fee	$20.00	*Per Occurrence*
Shutoff Notice	$30.00	*Per Occurrence*
Late Charge	1.50%	*Monthly Charge*
Water Shutoff	$100.00	*Per Occurrence*
Resumption of Service Fee	$100.00	*Per Occurrence*

	Current Rate	
On-Site Visit (formerly Inspection Fee)	$100.00	*Per Occurrence*

	Current Rate	
Private Hydrant Meter Flushing & Inspection Fee Monthly Ongoing Fee	$10.00	*Per Private Hydrant*

	Current Rate	
Title Transfer Fee	$100.00	*Per Occurrence*

Conservation Violations	Current Rates	
1st Violation	*Warning*	
2nd Violation	$50.00	*Per Violation*
3rd Violation	$100.00	
4th Violation	$500.00	

	Current Rate	
Theft of Service	$1,000.00	*Per Occurrence*

Connection Fee – Meter/Endpoint	**Current Rates**
Security Deposit	$1,500
¾” Meter 1” Meter 1.5” Meter 2.0” Meter 3.0” and above	$2,000 $2,200 $2,600 $2,900 $2,900 plus incremental meter cost

Fire Hydrant Rental	**Current Rate**	**Approved 2025 Rates**
3” Meter – Deposit (refundable)	$2,500	$2,500
3” Meter Wear Fee (non-refundable)	$400	$400
3” Monthly Base Rate	$144.18	**$150.00**
3” Usage Rate	$16.20	**$17.50**
1” Meter – Deposit (refundable)	$750	$750
1” Meter Wear Fee (non-refundable)	$150	$150
1” Monthly Base Rate	$72.09	**$73.00**
1” Usage Rate	$16.20	**$17.50**

Appendix B - Outdoor Water Conservation Flyer

Conservation tips and plant lists assist in the education, planning, and implementation of any conservation program. The following flyer is provided to new customers for use in the two main climates, presented geographically in the District. Conservation practices and use of plants listed by customers can result in real reductions to more typical water patterns. Mountain Regional will continue to investigate further incentives, to assist in the utilization of low impact water designs in new or remodeled landscaping projects.

MOUNTAIN REGIONAL WATER

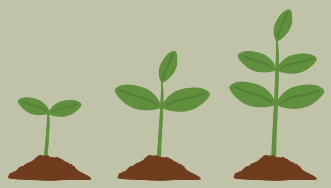
Outdoor Water CONSERVATION Tips

Water Smart Landscaping

- **Water early in the morning or late at night.** Outdoor irrigation is prohibited between 10:00 a.m. and 6:00 p.m. to minimize evaporation and water waste.
- Use drip irrigation or low-flow nozzles for targeted watering.
- **Water no more than every other day.** This is the District's maximum outdoor watering frequency.
- Adjust sprinkler run times with the seasons—less in spring/fall, more efficiently in summer.
- Water lawns only until the top 6 inches of soil is moist—not soggy.

Plant the Right Way

- Choose drought-tolerant and native plants adapted to our high-elevation climate.
- Group plants with similar water needs together.
- Apply 2–4 inches of mulch around trees, shrubs, and flower beds to retain moisture.
- Allow lawns to grow slightly taller (3–4") to encourage deeper roots.



Check Your System

- Inspect sprinklers monthly for leaks, broken heads, or overspray.
- Turn off sprinklers during rain or after storms.
- Install a smart irrigation controller or soil moisture sensor to automatically adjust watering.
- Know where your main shutoff valve is located.

Bonus Incentives and Resources

- Visit mountainregional.org for watering guidelines and rebates.
- Smart controller rebates are available through local water conservation programs.
- Follow Summit County watering restrictions during drought advisories.
- Sign up for usage alerts in your online customer portal.

Small Changes, Big Impact

- Fixing a single broken sprinkler head can save thousands of gallons per month.
- Even 10 minutes less watering per zone each week makes a difference.
- A healthy lawn needs less water than most people think.

Water Use Regulations

- Outdoor watering is subject to Mountain Regional Water District Rules and Regulations (Sections 6.12 & 9.0).
- Water waste, overspray, runoff, and watering on non-scheduled days are prohibited and may result in fines or service interruption.
- For details visit: www.mtnregional.gov

SLOW THE FLOW SAVE H2O

Mountain Regional Water Special Service District
PO BOX 982320, Park City UT 84098 435-940-1916
www.mtnregional.gov

Utah Water Savers

Water Conserving Plant Lists

The plant lists provided below are tailored for the two primary climates: High Mountain Desert and Woodland.
When creating your landscape plan, incorporate the plants mentioned to achieve significant reductions in typical water usage patterns.

USE for HIGH MOUNTAIN DESERT LANDSCAPES
(Most of Snyderville Basin)

Scientific Name	Common Name	Native Species=Y
Agave harvardii	Harvard Agave	
Albizia julibrissin	Mimosa Silk Tree	
Artemisia frigida	Fringed Sage	Y
Artemisia tridentata	Big Sagebrush	Y
Astragalus utahensis	Utah Ladyfinger	Y
Atriplex canescens	Four-Wing Saltbrush	Y
Berlandiera lyrata	Chocolate Flower	
Bouteloua gracilis	Blue Grama Grass	Y
Caesalpina gillesi	Yellow Bird of Paradise Shrub	
Callirhoe involucrata	Poppy Mallow	
Calylophus hartwegii fendleri	Sundrops	Y
Campsis radicans 'Flava'	Yellow Trumpet Creeper	
Campsis tagliabuana 'Madame Galan'	Trumpet Vine	
Castilleja sp.	Indian Paintbrush	Y
Caragana arborescens	Siberian Peashrub	
Celtis occidentalis	Common Hackberry	
Delosperma cooperi	Hardy Ice Plant	
Ephedra viridis	Green Mormon Tea	Y
Fallugia paradoxa	Apache Plume	Y
Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue	
Forestiera neomexicana	New Mexican Privet	
Gaillardia x grandiflora 'Burgundy'	Burgundy Blanket Flower	
Gaura lindheimeri 'Siskiyou Pink	Gaura	
Gutierrezia sarothrae	Snakebrush	Y
Hesperaloe parviflora	Red Yucca	
Hesperaloe parviflora 'Duet'	Duet Red Yucca	
Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	
Juniperus osteosperma	Utah Juniper	Y
Juniperus scopulorum	Rocky Mountain Juniper	Y
Linum perenne lewisii	Blue Flax	Y
Miscanthus sinensis 'Goliath	Japanese Silver Grass	
Miscanthis sinensis 'Zebrinus'	Zebra Grass	
Oenothera caespitosa	Tufted Evening Primrose	Y
Penstemon barbatus	Scarlet Bugler	Y
Penstemon eatonii	Firecracker Penstemon	Y
Penstemon palmeri	Palmer's Penstemon	Y
Penstemon pinifolius	Pineleaf Penstemon	Y
Pinus edulis	Pinyon Pine	Y
Ratibida columnifera	Mexican Hat	
Salvis argentea	Silver Sage	
Schizachyrium scoparium	Little Blue Stem	
Sempervivum species	Hens and Chicks	
Shepherdia rotundifolia	Roundleaf Buffaloberry	Y
Sorghastrum nutans 'Sioux Blue'	Indian Grass	
Sphaeralcea caespitosa	Cushion Globemallow	Y
Sphaeralcea grossulariaefolia	Gooseberry-leaf Globemallow	Y
Stanleya pinnata	Prince's Plume	Y
Viquiera multiflora	Showy Goldeneye	Y
Yucca baccata	Banana Yucca	
Yucca filamentosa 'Ivory Tower'	Ivory Tower Yucca	Y
Zauschneria latifolia	Hummingbird Flower	Y

USE for WOODLAND LANDSCAPES
(Mainly North Facing High Elevation Wooded Canyons, such as Summit Park and the Colony)

Scientific Name	Common Name	Native Species=Y
Acer ginnala	Amur Maple	
Acer glabrum	Rocky Mountain Maple	Y
Aethionema grandiflorum	Persian Stonecress	
Agastache rupestris	Sunset Hyssop	
Alnus incana	Thinleaf Alder	
Andropogon gerardii	Big Blue Stem	
Aquilegia caerulea 'McKana Mix'	McKana Columbine	
Arctostaphylos uva-ursi	Kinnikinnick	Y
Aster frikartii 'Monch'	Monch Aster	
Cercocarpus ledifolius	Curlleaf Mountain Mahogany	Y
Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue	
Fragaria 'Pink Panda'	Pink Panda Strawberry	
Gazania linearis x Colorado Gold	Hardy Gazania	
Juniperus communis 'Repanda'	Repanda Juniper	
Lavandula angustifolia	English Lavender	
Lavandula x intermedia 'Fred Boutin'	Fred Boutin Lavender	
Lonicera heckrotii	Honeysuckle	
Malus 'Royalty'	Royalty Crabapples	
Nepeta spp.	Catnip	
Oenothera missouriensis	Missouri Evening Primrose	
Osteospermum barbariae compactum	Purple Mtn.Sun Daisy	
Pachistima canbyi	Dwarf Mountain Lover	Y
Penstemon strictus	Rocky Mountain Penstemon	Y
Petrophytum caespitosum	Rockmat	Y
Pinus flexulis 'Vanderwolf's Pyramid'	Vanderwolf's Pine	Y
Potentilla fruticosa 'Jackmanii'	Jackman's Potentilla	Y
Prunus virginiana	Chokecherry	Y
Quercus gambelii	Gambel Oak	Y
Rhus aromatica 'Gro-Low'	Grow Low Sumac	Y
Ribes alpinum 'Green Mound'	Green Mound Currant	
Ribes aureum	Golden Currant	Y
Schizachyrium scoparium	Little Blue Stem	Y
Symphoricarpos albus	Snowberry	Y

For more information visit our website:

www.mtnregionalwaterutah.gov/conservation

Appendix C - Excerpt from Rules and Regulations

The following three pages are an excerpt from Mountain Regional's Rules and Regulations regarding water conservation.

2. **Private Entities**. Only short-term (no more than 1 year) operation and maintenance agreements may be entered into with private water companies, including profit or non-profit (mutual companies), during emergencies or for the purposes of acquisition of the company and annexation into the District for permanent service.

B. **Water Fees**. Water fees and charges, as legally adopted and amended will be imposed for delivery of such entities own water by rates described in the interlocal or service agreements, and shall cover all necessary costs to the District to provide the service.

C. **Facilities**. All water transmission lines, pump stations, treatment facilities, pressure regulation equipment, storage facilities, meters and meter stations, SCADA systems, and all other equipment and facilities necessary for the transportation and delivery of water within the entity and from the District's point of delivery at its main water transmission line for water to the entity's water system will be constructed, owned, operated, maintained and repaired by such entity at its sole cost and expense.

8.3 Emergency Services

The District may assist any water system in the County in an emergency situation or when the public health or welfare is jeopardized, whenever the need arises and as the District has necessary staff, resources, and equipment available. The District may assess fees for such services to recover the actual costs of time and materials.

9.0 WATER CONSERVATION

9.1 General Regulations

The District takes water conservation very seriously. All Customers and users of retail water within the District shall conform to these regulations and the most recently adopted or amended District Water Conservation Plan.

9.2 Wholesale Customers

Wholesale customers of District water may be required to furnish to the District a copy of an adopted and implemented conservation plan within three (3) months of a written request from the District.

9.3 Violations

The violation of any major conservation regulation hereunder, an approved conservation plan pertaining to the Development, or the Conservation Plan of the District may result in a thirty percent (30%) water conservation violation surcharge or penalty being added to each monthly water bill for retail Customers. This surcharge or penalty is calculated as a percentage of the total bill, including base fees plus any applicable overage charges.

9.4 Enhanced Irrigation for Major Developments

Any major Development which consumes large amounts of non-culinary, irrigation water, such as a large recreational park or golf course, may be required to implement enhanced irrigation strategies and equipment to better time the application of irrigation water to weather and evapotranspiration conditions. All of the costs of installation, maintenance, and monitoring of weather, rainfall, and/or evapotranspiration calculation

equipment on their property shall be borne by the Developer or Owner and shall be utilized properly to better monitor optimum water needs for the Development.

9.5 Water Conservation Reports and Plans

A. **New Non-residential Buildings or Structures, "Water Conservation Report".** The District may request that a "Water Conservation Report", signed by a Utah registered architect or engineer be filed with the District before a Commitment-of-Service Letter and/or water connection is issued or allowed for new non-residential buildings or structures. A "Water Conservation Report" shall contain the following:

1. A detailed section on proposed uses of water in the industrial process which must demonstrate conservation-oriented techniques, including water usage techniques and mechanisms which employ the latest commercially available technology consistent with reasonable economic return;

2. A section which reports on the exterior landscaping design; describing how native plants and xeriscaping techniques will be employed where possible, and setting forth where water efficient irrigation systems will be utilized.

3. A section which notes all other areas of planned conservation in interior/exterior water use and demonstrates a bona fide commitment to reasonable conservation efforts.

B. **Additions, Alterations or Repairs to Existing Non-residential Buildings or Structures, "Water Conservation Report."** Additions, alterations or repairs may be made to any existing nonresidential building or structure without requiring compliance with the above section provided the addition, alteration, or repair conforms to that required for a new building or structure and provided that the additions, alterations or repairs within a twelve (12) month period do not exceed fifty percent (50%) of the value of the existing building or structure. When additions, alterations or repairs within any twelve (12) month period exceed fifty percent (50%) of the value of an existing building or structure, a "Water Conservation Report" may be requested by the District in accordance with this section. Failure to submit a report within three (3) months of a written request from the District shall be grounds (i) to withhold a Willing-to-Serve Letter or Commitment-of-Service Letter or (ii) for termination of water service to the project or Development.

C. **Water plan required for new non-residential users greater than 9,000 gallons per day**. New non-residential users who have an estimated annual water usage which averages nine thousand (9,000) gallons per day or more (excluding turf-related facilities) may be required to submit a "Water Use Plan" sealed by a Utah registered architect or engineer that it complies with this section as a condition to a water connection to the District. Failure to submit a plan within three (3) months of a written request from the District will result in the withholding of a Commitment-of-Service Letter for the project or Development. The "Water Use Plan" shall contain at least the following:

1. A description of any available water conservation training programs offered to employees. Employee training information may be offered by the District to the facility after the construction is completed;

2. Whether alternative water sources will be used (i.e., effluent, poor quality groundwater or other non-groundwater sources);

3. Operating levels of total dissolved solids (TDS) or conductivity for cooling towers and total cooling capacity if applicable;

4. Whether the user will use the best available conservation technologies in accordance with existing process uses (i.e., re-circulating systems for process water, alternative dust control methods, automatic shut-down devices to eliminate continual running water);

5. Any plans for the reuse of wastewater or process water at the facility; and

6. Type of landscaping and irrigation system. Including details of the exterior landscaping design, describing how native plants and xeriscaping techniques will be employed where possible, and setting forth where water efficient irrigation systems will be utilized.

9.6 Irrigation Schedules and Restrictions

The District may curtail outside watering or irrigation in any fashion it deems necessary to protect its water supplies during drought conditions or failure of one or more water sources. Restrictions may be set as voluntary or mandatory. If restrictions are mandatory, the District may impose fines and/or penalties to enforce the restrictions on a level to be set at the time, depending on the seriousness of the water shortages. In all cases, and for all types of Customers in the District, whether a drought condition exists or not, outside watering will be scheduled at a maximum interval of every other day.

9.7 Rainwater Harvesting

Rainwater Harvesting on homes or business is allowed only if it complies with State Law and follows all requirements of the Utah Division of Water Rights, including any necessary registrations, filings, approvals, etc. The rainwater harvesting system must also be isolated (using an air gap) from the culinary systems and be compliant with Chapter 6 of these Rules and Regulations. The Owner shall comply with all local rules, including the Summit County Code, as well as any relevant HOA approvals and design requirements.

9.8 Conservation Implementation

The District may withhold Commitment-of-Service Letters for any project or Development that fails to implement mandatory water conservation measures outlined in the District's Water Conservation Plan.

9.9 Wastewater Reuse

The District reserves all rights to reuse domestic wastewater, as defined by the Wastewater Reuse Act, Utah Code Ann. § 73-3c-102, *as amended* or any successor provision.

10.0 AMENDMENTS

These Rules and Regulations may be supplanted, changed and amended from time to time upon a recommendation of the Administrative Control Board and approval by the County Council. No exceptions to these rules will be permitted without the prior written approval of the Administrative Control Board. Any changes to these Rules and Regulations must comply with all District bond covenants and requirements.

Appendix D - Board Approval

Mountain Regional Water Special Service District

Summit County, Utah

WATER CONSERVATION PLAN

RESOLUTION NO. N/A

A RESOLUTION ADOPTING THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT

2020 WATER CONSERVATION PLAN

Preamble

A. WHEREAS, Mountain Regional Water Special Service District, (the "District") operates a culinary water system in the State of Utah; and

B. WHEREAS, the Administrative Control Board of the District understands the pressing need to use water in a more efficient manner to allow for future sustained growth of the area it serves;

NOW, THEREFORE, IT IS RESOLVED BY THE ADMINISTRATIVE CONTROL BOARD of

MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT, UTAH, as FOLLOWS:

1. The Water Conservation Plan of the District as revised on 10/23/2025, is hereby adopted on this 10th day of December, 2025, and this plan will be amended no less than every five years and will continue to play a vital role in the future development of the District.
2. That as of this approval date, Mountain Regional General Manager, among other duties they currently have, be appointed to the position of Water Conservation Coordinator of the District.

BY:

Chair, Administrative Control Board

Karin Wilson

Printed Name

ATTEST:

District Clerk

ANDY GARLAND

Printed Name

APPROVED MINUTES

Administrative Control Board Meeting
November 20, 2025

Attendance:

Board:	**Staff:**	**Summit County Attorney:**
Karin Wilson	Andy Garland	Dave Thomas
Ian Schofield	Lisa Hoffman	
Mike Kobe	Steve Anderson	**Guest:**
Cory Shorkey	Chris Braun	
	Sam Grenlie	
	Brian Davenport	
	Anna Peacock	
	Jessica Dicaprio	

Notice is hereby given that the Administrative Control Board of Mountain Regional Water SSD, Summit County, Utah, will meet in a regular session on November 20, 2025, at the District's new administrative office at 5739 Paintbrush Road, Park City, UT 84098, at 6:00 p.m. For those who are interested in attending the meeting remotely, a Zoom link has been provided below.

Join Zoom Meeting:
Please click the link below to join the webinar:
https://us02web.zoom.us/j/85123687184?pwd=lO1Y991ILJQnNv2UTtgdT5btv2KFWx.1
Passcode: **153330**
Webinar ID: **851 2368 7184**
To Dial in for Audio: **669-900-6833**

1. **Call to Order and Public Input:**
   Karin Wilson called the meeting to order at 6:02 PM
   Public Attendees: Tom Daley.

2. **2026 Water Rates and Impact Fee Analysis (IFA) Presentation:**
   Steve Anderson presented the proposed 2026 water rates. This rate increase is a tiered approach. The base rate increased by 2.05% for residential customers and 2.11% for commercial customers. The usage rate increase is higher for higher usage tiers. Residential customer usage increases start at 2.22% and Commercial customer usage increase begins at 2.67%.
   Steve Anderson presented the proposed 2026 Impact Fee Analysis. The District imposes impact fees, per Utah law, to mitigate new development's effect on public infrastructure. This process involved two steps: an Impact Fee Facilities Plan (IFFP) completed by Bowen

Collins, and an Impact Fee Analysis (IFA) by Zions Public Finance. Both were last completed in 2023.
The District has two Impact Fee Areas: the General Service Area (GSA) and the Promontory Service Area (Promontory). Promontory receives a credit because it provides its own water rights and infrastructure.
Impact fees comprise components for Water Rights, Source Production, Storage, Distribution, and Operations Support. The methodology requires new development to "Buy-In" to excess capacity. If capacity is lacking, development pays for capital projects based on a 10-year growth window.
The IFA determined that the cost of 1 GPM on peak day has increased since 2023. The average impact fee in 2025 was $6,995. The new 2026 impact fee is expected to increase by 15% to 19%, resulting in a new average between $8,044 and $8,324.

3. **Public Rate Hearing:**
   Ian Schofield made a motion to open the Public Rate Hearing and Public Input.
   Cory Shorkey seconded the motion. All were in favor and unanimously approved.
   Tom Daley had exited the meeting. No other members of the public remained in attendance.

   Ian Schofield made a motion to close the Public Rate Hearing and Public Input.
   Cory Shorkey seconded the motion. All were in favor and unanimously approved.

4. **Consideration and Possible Approval of the 2026 Water Rates and Fee Schedule:**
   Ian Schofield made a motion to approve the 2026 Water Rates and Fee Schedule.
   Cory Shorkey seconded the motion. All were in favor and unanimously approved.

5. **Consideration and Possible Approval of the Impact Fee Rates:**
   Ian Schofield made a motion to approve the 2026 Impact Fee Rates.
   Mike Kobe seconded the motion. All were in favor and unanimously approved.

6. **2025 Water Conservation Plan Presentation: Sam Grenlie and Jessica Dicaprio**
   a. Conservation Plan Presentation - see below
   b. 2025 Conservation Plan Final Draft - see below

   a.) The following points summarize the core data and proposed actions in the 2025 Conservation Plan presentation:
   - **Conservation Goal:** The plan utilizes a regional approach for nine conservation regions, setting the target for the Weber River Basin at a **20% reduction** in water use, moving from 250 GPCD (2015) to 200 GPCD (2030 goal).
   - **Population Estimate:** The estimated population for 2025 is **12,494**, based on 5,744 total connections (including primary and seasonal residences).
   - **Use Trend:** Per capita water use (GPCD) has been trending downward, remaining

significantly below the **2030 Regional Conservation Goal** of approximately 200 GPCD.

- **Peak Demand and Loss:** Peak water production, customer demand, and total system loss occurred in **July**. The highest percentage of monthly loss was recorded in **April (25%)**.
- **Key Conservation Practices:** The District will focus on implementing several practices, including:
  - **Advanced Metering Infrastructure (AMI)**.
  - **Advanced Water Loss Monitoring and Management**.
  - **Water-Efficient Landscaping Incentives**.
  - **Conservation-Based Pricing**.

b.)This summary highlights the critical elements from the District's 2025 Water Conservation Plan, updating the 2020 plan.

1. Water Conservation Goal & Performance
   - **Regional Goal:** The 2030 Regional Conservation Goal for the Weber River Basin is **200 GPCD** (gallons per capita per day).
   - **District Goal:** The District's revised goal is to achieve a five-year average **GPCD of 134 or lower** across the 2025 through 2029 period.
   - **Recent Performance:** The three-year average GPCD (2022-2024) is **134 GPCD**, which is significantly below the regional target of 200 GPCD. This performance is attributed to drought restrictions in 2022, conservation efforts, and weather conditions.
   - **Timeline:** The District will formally track progress against the 134 GPCD goal starting in **2025** and conduct a midpoint evaluation in **2027**.
2. System Water Loss & Efficiency
   - **2024 Loss:** In 2024, total water production was approximately 1.95 billion gallons, with total system losses (Non-Revenue Water) totaling 242 million gallons, or **12.4%** of total production.
   - **Highest Loss Month:** The highest percentage loss occurred in **April (25%)**.
   - **Water Loss Strategy:** The loss prevention strategy emphasizes early detection, rapid response, and continuous system optimization, utilizing both **SCADA and Advanced Metering Infrastructure (AMI)** data.
   - **Metering:** The system is **100% metered** with Advanced Metering Infrastructure (AMI).
3. Population and Water Demands
   - **2025 Population Estimate:** The estimated total service population for early 2025 is **12,494**, calculated using an occupancy factor of 0.35 for seasonal/STR residences to account for part-time use in the resort community.
   - **Water Use Categories (2024):**
     - **Residential** accounts for the largest share of drinking water connections (5,745) and use (1,653 acre feet).
     - A single raw water customer, **Promontory**, accounts for **807 acre feet** of raw water use, classified under the agricultural sector.
   - **Supply Projections:** Planned expansions, including the **Signal Hill Water Treatment Plant (SHWTP) expansion** (Phase 1 by 2027) and new wells,

are critical to meeting projected peak day demands through 2065. The total estimated construction cost for the SHWTP project is **$35,368,000**.

4. Key Conservation Practices (BMPs)

The District will implement or maintain the following Best Management Practices (BMPs):

- **Conservation-Based Pricing:** Maintain and annually review the **tiered rate structure** to incentivize conservation. For 2025, residential usage rates were significantly increased for higher tiers (e.g., usage above 100,000 gallons increased from $37.80 to **$55.00** per 1,000 gallons).
- **Landscape Incentives:** Continue the **Landscape Lawn Exchange Program**, offering rebates of **$3.00 per square foot** for replacing lawn with water-efficient landscaping.
- **Ordinance Compliance:** Actively support compliance with Summit County's ordinance, which mandates a **turf-cap rule** (max 15% of irrigated area or 2,000 sq. ft.) and requires **WaterSense-label smart controllers** in new developments.
- **Smart Irrigation Pilot:** Develop a **Smart Irrigation Controller Pilot Program** targeting high-volume customers.
- **Drought Planning:** Maintain a tiered Drought Contingency Plan with defined restrictions and surcharges.

7. **Consideration and Possible Approval of the 2025 Water Conservation Plan:**

Cory Shorkey made a motion to approve the 2025 Water Conservation Plan.
Ian Schofield seconded the motion.
All were in favor and unanimously approved.

8. **Consent Agenda:**
   a. Approval of the October 23, 2025, ACB Meeting Minutes - no comments
   b. Approval of the October 2025 Check Register - see below
   c. Purchase Orders:
      i. H2O Innovation USA, Inc., Membrane procurement
         1. Signal Hill Water Treatment Plant Optimization – Membrane Procurement Summary Memo
         2. Contact/Technical Specifications (for reference)
      ii. Carollo Engineers, Inc., Contract amendment
      iii. EDM Partners, Old Ranch Well equipping

b.)Check Register questions:

Ian Schofield inquired about the EDM Partners LLC for the Old Ranch Road Water Line Loops. Sam Grenlie replied that EDM has been great to work with, and the County is going to store the loops.

Ian Schofield asked about the $6,784.80 check issued to Hydro Specialties for poly lids. Anna Peacock confirmed the expense, clarifying that these lids are purchased for replacements when damaged, as well as routine, ongoing District-wide replacements.
Ian Schofield noted that the District has paid Summit County $1.7 million for the infrastructure. Steve Anderson confirmed this and commented that the District received an invoice.
Ian Schofield commented on the car wash soap. Andy Garland confirmed that we have started to supply the wash bay for District vehicles.
Karin Wilson inquired about the EAP program through Intermountain Health. Lisa Hoffman explained that EAP (Employee Assistance Program) is a free and confidential workplace benefit that helps employees and their families manage personal and work-related challenges that could affect their well-being or job performance.
Karin Wilson asked for all pages to be in landscape orientation upon uploading. Steve Anderson assured the board he would be more mindful of this for future packets.
Andy Garland commented that the purchase order regarding the membrane is just for the design.

Karin Wilson asked if there was a motion to approve the consent agenda.
Ian Schofield made a motion to approve the consent agenda as discussed.

- Mike Kobe seconded the motion. All were in favor and unanimously approved.

9. **Financial Management: Steve Anderson**
    a. October 2025 financial result: Steve Anderson reviewed the October 2025 financial results.
    b. WIFIA update - Steve Anderson provided a brief update on the WIFIA loan.
    c. 2026 Tentative Budget and 2025 Proposed Amendments update: Steve Anderson commented that the Summit County Council meeting last week was favorable. The District will go back for approval on December 3, 2025.

10. **Engineering Updates: Sam Grenlie and Jessica DiCaprio**
    a. Introduction of Monthly Source Production Reports -
    b. Capital Project End of Year Summary -

    a.)The Engineering and Development Department is introducing **Monthly Source Production Reports** to enhance visibility of water supply and alignment with the Master Plan. These informational reports utilize existing SCADA data and include a Daily Source Production chart, which tracks usage against the internal **80% Source Utilization threshold**. The 2025 peak production occurred on August 8 at

4,615 gpm. This ongoing data review will help validate Master Plan assumptions and prioritize future source development

b.) The District managed over **$5.1 million** in capital project budgets in 2025. The overall project portfolio was delivered **under budget** and with strong schedule performance.

- The **Tier 1 Matterhorn Terrace Water Line Replacement** project achieved Substantial Completion in October 2025 and was completed under budget at a final cost of $868,000.
- The **Tier 2 Highway 224 Interconnect**, a major regional transmission project, is on schedule, with vault start-up and punch-list activities currently underway.
- The **Tier 3 Old Ranch Booster Pump Station**, a permanent generator was delivered and installed; significant cost savings achieved from self-performing the work led to the procurement of two new pumps.
- The **Tier 3 Summit Park Electrical and Well Improvements** included the completion of chlorination system installation at Well 7 and fabrication of a new Motor Control Center (MCC) for the Innsbruck Booster Pump Station.
- The **Tier 3 Enterprise Asset Management (EAM) system** successfully went 'live' in November 2025, with configuration and staff training currently in progress.
- The **Tier 3 Blackhawk Well 2R Rehabilitation** was completed on schedule and under budget because a new pump and motor were not deemed necessary.

11. Consideration for Recommendation of Approval of the Annexation of Parcel PP-87-3 into the Service Area of the District by the Summit County Council: Andy Garland

Parcel information was briefly reviewed for the board by Andy Garland and Chris Braun.

Karin Wilson asked if there was a motion for Recommendation of Approval of the Annexation of Parcel PP-87-3 into the Service Area of the District by the Summit County Council.

Ian Schofield made a motion for Recommendation of Approval of the Annexation of Parcel PP-87-3 into the Service Area of the District by the Summit County Council. Mike Kobe seconded the motion. All were in favor and unanimously approved.

12. Assistant General Manager Comments: Lisa Hoffman

a. Presentation of the District's 2025 Fraud Risk Assessment - Lisa Hoffman presented the District's 2025 Fraud Risk Assessment for informational purposes, sharing the findings from the annual risk assessment. No action is required from the Administrative Control Board regarding the 2025 Fraud Risk Assessment.

Karin Wilson requested that the Finance Department follow up on item #4 of the Separation of Duties concerning who has access to the blank checks.

b. Consideration of Approval of the District's 2026 Annual Notice of Scheduled Meetings for the Administrative Control Board - Lisa Hoffman presented the Scheduled Meetings for the Administrative Control Board to approve.
Andy Garland proposed a board retreat to be held in March 2026.

Ian Schofield made a motion to approve the District's 2026 Annual Notice of Scheduled Meetings for the Administrative Control Board.
Mike Kobe seconded the motion. All were in favor and unanimously approved.

13. General Manager Comments: Andy Garland

a. **New Office and Shop Update:** Occupancy has been achieved in the new building.
b. December Administrative Control Board meeting - This meeting is cancelled. Should any urgent matter arise, the board will be notified with ample advance notice.
c. Consideration of Approval of an Annual Bonus for District Staff/2025 Highlights: Mike Kobe made a motion for the Approval of an Annual Bonus for District Staff/2025, per Andy Garland's recommendation.
Ian Schofield seconded the motion. All were in favor and unanimously approved.
d. 2025 Employee Survey Results - Administrative staff, as part of an upcoming admin retreat, will review and address succession planning.
e. Regional Water Supply Contract 2026-2030 -
f. General Manager's annual review - Mike Kobe presented an overview of the 2025 goals, noting both achievements and difficulties. Following this review, he outlined the strategy, primary objectives, and major projects planned for the 2026 goals.

14. Questions on Department Updates:

Karin Wilson commented on how pleased she is with the substantial cost savings achieved through the solar array project. Chris Braun is scheduled to present the annual savings report at the January 2026 Board meeting.

Ian Schofield expressed his approval of the safety practices showcased in the photos. Ian Schofield was unaware that the Nugget Well in Newpark is situated within the parking lot. Brian Davenport verified this to be accurate.

15. Executive Session – Personnel, Possible Litigation, and Property Acquisition:

Ian Schofield made a motion to enter the executive session for Personnel.
Mike Kobe seconded the motion.
All were in favor, and the meeting entered executive session at 7:54 pm.

Ian Schofield made a motion to exit the executive session.
Mike Kobe seconded the motion.
All were in favor, and the meeting exited the executive session at 8:21 pm.

16. Adjourn:

Ian Schofield made a motion to adjourn the meeting.
Cory Shorkey seconded the motion. All were in favor.
Karin Wilson adjourned the meeting at 8:23 p.m.

1/15/2026

Mountain Regional Water SSD ACB Chairperson — Date

1/15/26

Mountain Regional Water SSD General Manager — Date

Pursuant to the Americans with Disabilities Act, individuals needing assistance attending the meeting on November 20, 2025, should contact Lisa Hoffman at 435-940-1916 Ext. 312 to make arrangements. The next MRW Administrative Control Board Meeting will be held on December 11, 2025 at the District's administrative office at 5739 Paintbrush Road, Park City, UT 84098.