



SECONDARY WATER FEASIBILITY STUDY, USER RATE ANALYSIS, IMPACT FEE ANALYSIS & IMPACT FEE FACILITIES PLAN

JANUARY, 2026

LAVERKIN SECONDARY WATER RIGHTS

SHARE EQUIVALENTS

SHARE EQUIVALENT DELIVERY OBLIGATION

Secondary Water Rights				Flow	
Water Right	Type	Source	gpm	cfs	ac-ft
81-2477 a13530	Irrigation	Virgin River	2230.67064	4.970	1630.000
81-4334	Irrigation	Virgin River	1346.4	3.000	990.000
81-2481 a5300	Industrial	Virgin River	13.32936	0.030	20.000
Total Secondary Water Rights			3590.400	8.000	2640.000

Entity	Share Equivalents	Annual Duty (afa)
Total	600.00	2640.00
Contract Holder	441.86	1944.18

Irrigation Share Equivalent Structure	
Ac-Ft per Share	4.4
Irr Ac Per Share	0.73

SECONDARY WATER USER BREAKDOWN

Contract Holder Summary

Lease & Standby User Statistics

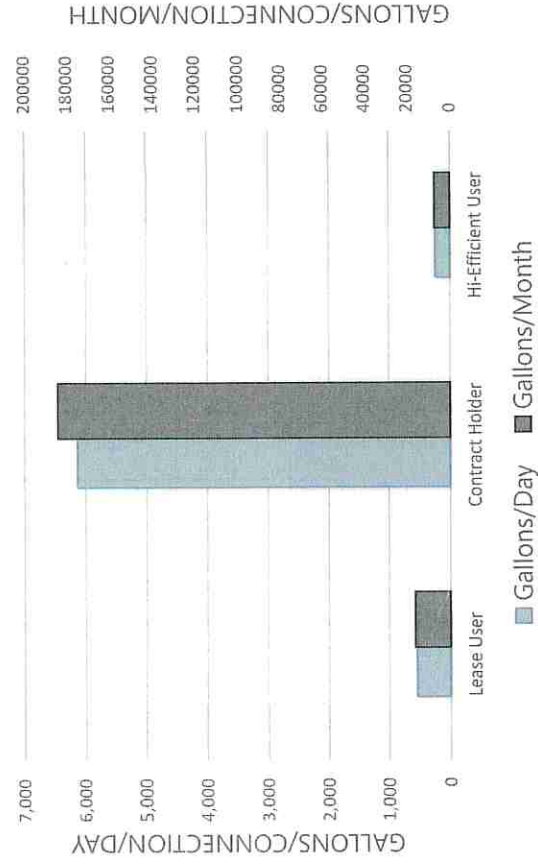
No. Share Equivalents Held	No. of Contract Holders	% Representation	Acre Feet Represented	Lease Users	
0-1	223	77%	521.9	Lease Users	808
1 to 2	25	9%	178.5	Lots < 1/2 Acre	780
2 to 5	26	9%	388.3	Lots 1/2 Acre to < 1 Acre	18
5 to 10	10	3%	343.6	Lots > 1 Acre	10
10 to 20	5	2%	277.6	Standby Connections	
>20	1	0%	262.9	Total Standby	292
Total	290	100%	1972.8	Connections	

SECONDARY WATER CONSUMPTION

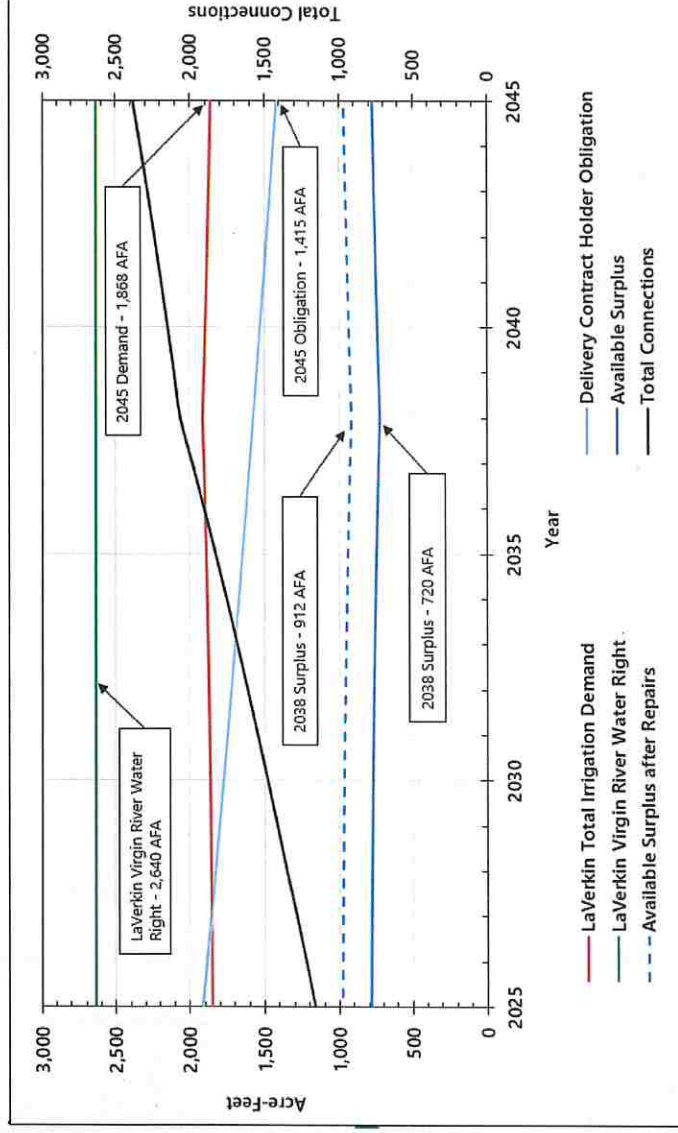
2025

Billing Type	Estimated Average Usage by Billing Type (2025)			
	Total Number	afa	gal/year	gal/month
Average Lease User	808	0.46	149,549	16,617
Average Contract Holder	292	5.09	1,657,574	184,175
Future Development (Hi-Efficient Water Use)	-	0.20	64,309	7,145
				gpd/conn
				554
				6,139
				238

USAGE BY CONNECTION TYPE



SECONDARY WATER USAGE PROJECTED THRU 2045



RECOMMENDED IMPROVEMENTS

Project	Current Cost Estimate	Est. Year of Installation	Estimated Inflated Costs
LaVerkin Pond & Pipeline Project	\$ 7,376,300.00	2026	\$ 7,597,600.00
LaVerkin Transmission Line Improvements	\$ 1,152,100.00	2026	\$ 1,186,700.00
LaVerkin City In-Town Replacements	\$ 10,111,800.00	2026	\$ 10,415,200.00
100 E Transmission Line Improvement	\$ 2,487,200.00	2026	\$ 2,561,800.00
Capital Facilities Plan and IFFP & IFA Update (2030)	\$ 64,600.00	2030	\$ 74,900.00
Capital Facilities Plan and IFFP & IFA Update (2035)	\$ 64,600.00	2035	\$ 86,800.00
Total	\$ 21,256,600.00		\$ 21,923,000.00

*THE CITY IS IN DISCUSSION WITH WCWCD TO PROVIDE FUNDING FOR THE LISTED CAPITAL IMPROVEMENT PROJECTS. IF FUNDING IS NOT AVAILABLE THROUGH WCWCD THE CITY SHOULD REEVALUATE THIS FINANCIAL ANALYSIS



USER RATE DEVELOPMENT

PROPOSED RATE STRUCTURE

Existing Rate Structure 9 Mo. Schedule			Proposed Rate Structure 9 Mo. Schedule			
Existing Lease User Fees			Proposed Lease User Fees			
Lot Size	Existing Users (2025)	Monthly Billing Schedule	Lot Size	Number of Users	Monthly Billing Schedule	% Increase From Existing
Lots < 1/2 Acre	780	\$ 12.72	Lots < 1/2 Acre	780	\$ 23.97	88%
Lots 1/2 Acre to <1 Acre	18	\$ 19.08	Lots 1/2 Acre to <1 Acre	18	\$ 35.95	88%
Lots > 1 Acre	10	\$ 25.45	Lots > 1 Acre	10	\$ 47.94	88%
Total Users	808		Total Users	808		
Monthly Lease Fees Collected	\$	10,519.54	Monthly Lease Fees Collected		\$19,821.30	
Average Lease User Monthly Cost	\$	13.02	Average Lease User Monthly Cost	\$	24.53	88%
Annual Lease Fees Collected	\$	94,675.86	Annual Lease Fees Collected	\$	178,391.66	88%
Average Annual Lease Fee	\$	117.17	Average Annual Leasee Fee	\$	220.78	88%
Existing Contract Holder Fees			Proposed Contract Holder Fees			
Annual Contract Holder Assessment Fee	\$	50.89	Annual Contract Holder Assessment Fee	\$	140.00	175%
Annual Usage Fee - 1 or Less Share Equivalent	\$	25.45	Annual Usage Fee - 1 or Less Share Equivalent	\$	47.94	88%
Bi-Annual Usage Fee - Additional Contracts	\$	12.72	Bi-Annual Usage Fee - Additional Contracts	\$	23.97	88%
Average Delivery Contracts Held	1.51		Average Delivery Contracts Held		1.51	
Average Annual Share Equivalent Fee	\$	38.51	Average Annual Share Equivalent Fee	\$	72.54	88%
Average Monthly Contract Holder Fee	\$	9.93	Average Monthly Contract Holder Fee	\$	23.62	138%
Average Annual Contract Holder Fee	\$	89.40	Average Annual Contract Holder Total Fee	\$	212.54	138%
Annual Contract Holder Fees Collected	\$	26,103.72	Annual Contract Holder Fees Collected		\$62,744.44	140%
Existing Fee Structure Revenue, Expenses and Cost Share			Proposed Fee Structure Revenue, Expenses and Cost Share			
Total Annual Fees Collected	\$	120,779.58	Total Annual Fees Collected		\$241,136.10	100%
Total Annual Expenses	\$	241,136.10	Total Annual Expenses		\$241,136.10	
Annual Deficit	\$	(118,703.22)	Lease User Cost Share %		74%	
Lease User Cost Share %		77%	Contract Holder Cost Share %		26%	
Contract Holder Cost Share %		23%	Annual Deficit		\$0.00	



IMPACT FEE DEVELOPMENT

SECONDARY WATER

EXISTING IMPACT FEE SCHEDULE

LaVerkin City Secondary Water Existing Impact Fee Schedule		
Zoning		Impact Fee
R-A-1	\$	6,644.00
R-1-14	\$	1,545.00
R-1-10	\$	850.00
R-1-8	\$	618.00
R-3-6	\$	386.00

IMPACT FEE ANALYSIS

MAXIMUM ALLOWABLE IMPACT FEE = \$241.62

LaVerkin City Impact Fee Analysis

Existing Debt Service	Debt to be paid 2025-2034				IF Eligibility (%)	IF Eligibility (\$)
2010 Irrigation Water Revenue Bond	\$ 117,000.00				0%	\$0.00
Subtotal	\$ 117,000.00				0%	\$0.00
Secondary Water Improvements Project	Total Estimated Project Costs	Year of Improvement	Inflated Costs (\$)	Financed Cost (\$)	IF Eligibility (%)	IF Eligibility (\$)
LaVerkin City In-Town Replacements	\$ -	2026	\$ -	\$0.00	0.0%	\$0.00
100 E Transmission Line Improvement	\$ -	2026	\$ -	\$0.00	0.0%	\$0.00
Subtotal	\$ -		\$ -	\$0.00	0.0%	\$0.00
Future Planning Projects	Current Cost	Year of Improvement	Inflated Costs (\$)	Financed Cost (\$)	IF Eligibility (%)	IF Eligibility (\$)
Capital Facilities Plan and IFFP & IFA Update	\$ 64,600.00	2030	\$ 74,900.00		100%	\$ 74,900.00
Capital Facilities Plan and IFFP & IFA Update	\$ 64,600.00	2035	\$ 86,800.00		100%	\$ 86,800.00
Subtotal	\$ 129,200.00		\$ 161,700.00			\$ 161,700.00
Total Impact Fee Eligible						\$161,700.00
Number of New Irrigation Connections by 2035						669
Maximum Allowable Impact Fee per Connection						\$241.62

LaVerkin City Secondary Water Proposed Impact Fee Schedule		
Connection Size	Impact Fee	
1"	\$	241.62
2"	\$	569.30
3"	\$	948.83
4"	\$	1,328.37
6"	\$	3,795.33

SECONDARY WATER

PROPOSED IMPACT FEE SCHEDULE