

2026 Water and Sewer Master Plan & Impact Fee Facility Plan & Analysis

Upcoming District Water and Sewer System Needs

System Master Plan Summary

Magna Water District (MWD or District) is currently updating their master plan documents for the facilities used to deliver water and sewer services to its customers. The purpose of these documents is to identify improvement projects required to maintain quality service to customers and develop an implementation plan for their completion. These plans are prepared every 5 to 10 years. MWD's last Master Plan update was completed in 2021.

The need for an updated master plan is motivated by three primary challenges facing MWD:

Challenges			
CONTINUED CONSERVATION EFFORTS IMPACT ON THE TIMING AND NEEDS OF INFRASTRUCTURE PROJECTS	INFRASTRUCTURE IN THE DISTRICT IS AGING AND MUST BE REHABILITATED OR REPLACED	ANNEXATION & FUTURE GROWTH WILL RESULT IN ADDITIONAL DEMANDS ON THE SYSTEM	

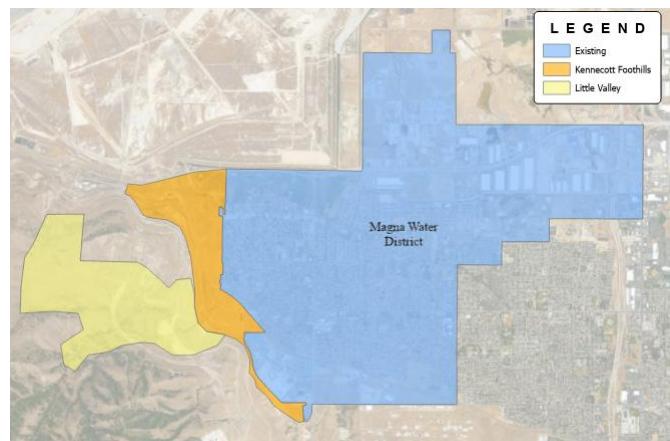
Of specific concern is the addition of new service areas through annexation on the western edge of the District in addition to higher density housing and industrial development patterns.

MWD hired an independent consultant to conduct a technical analysis of how these issues would affect the District infrastructure for these services. Growth projections throughout the service area, hydraulic models, water usage data, and condition assessment data will be used to evaluate system performance and project future infrastructure needs.

Development Impact Fees

As a part of the master plan updates, MWD is also updating their impact fees for their water and sewer utilities.

As developers come into the District and build within MWD boundaries, additional stress is put onto the water and sewer facilities. Master plans identify whether new projects are required within the District to accommodate this growth.



Impact fees allows MWD to require developers to pay for the additional cost that their development places on the District utilities rather than charge existing customers. This one-time fee allocates the costs of projects between existing and future users to ensure that existing users aren't subsidizing future users' infrastructure needs (or vice versa).

The impact fee study being prepared by the District will identify the value of existing capacity being used by future development and the additional projects required to service future growth. The study will then calculate the maximum allowable impact fee that can be assessed to new development under Utah Code and present to the MWD Board of Directors for considerations and approval.

Water and Sewer Rate Analysis

As part of the master plans, the District will be evaluating the water and sewer rates charged to customers. The updated plans will identify infrastructure needs for both system growth and maintenance. After future development has paid its fair share through impact fees, remaining operation, maintenance, and infrastructure replacement costs must be covered through utility rates. The updated plan will look at how to adequately fund system needs in the most cost-effective and affordable way possible while addressing mandatory tiered rates to encourage conservation and equitable distribution amongst different user types. It is expected that these rates will be completed mid 2026 for implementation in 2027.

How can I learn more?

The final report of the master plan with full results of the analysis will be available at the District's website (www.magnawaterut.gov). You can provide input on the master plan and future funding options by submitting a comment via email to info@magnawaterut.gov. Opportunities for comment regarding system improvements and their potential impact on residents will be provided at upcoming Board meetings.