

Detailed Narrative of the Request

In October 2025, an entity related to Powder Mountain Resort purchased the Eden Heights parcels in and around the existing Powder Mountain Water Improvement District (PMWSID) sewer lagoons in the Ogden Valley.

PMWSID manages sewer lines and lift stations that convey wastewater generated within the District to the total containment sewer lagoons for treatment. The lagoons are a zero-discharge system. The District's centralized wastewater treatment infrastructure is located on approximately 40 acres of land that is leased from the land owner on the Eden Rise property.

The existing wastewater treatment facility consists of four total containment lagoons at a site elevation of approximately 5,400 feet. The existing lagoons were required to be built in the current location based on an agreement Weber County had with a former developer mandating the pond's establishment prior to the completion of the Condominiums at the top of the mountain over 40 years ago. The ponds were constructed, and exist, in a location that is out of the way relative to other development and active land uses. There is a long, established history of public use for wastewater treatment at this location.

The proposed plans for the site are to make improvements including land disturbance to implement BMP's and SWPPP measures (outside of this CUP) and public utility improvements as part of this CUP to create a new sewer lagoon/treatment facility including:

- Create a new treatment lagoon
- Improve access road to site
- Add piping/transfer structures to isolate cells
- Site grading to minimize surface water flow into lagoons
- Update/add toe drains
- Increase/develop freeboard
- Manage/update interior roadways to improve access
- Remove trees/vegetation from dikes
- Manage/install security fencing where needed
- Add a metering flume with structure for ventilation/storage