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November 20, 2025

Ogden Valley Planning Commission and  
Weber County Commissioners  
2380 Washington Blvd.  
Ogden, UT 84401

By Email Only:

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**Re: Wolf Creek Water and Sewer Improvement District's Comment on File  
24140 - Eden Landing - 110 condos/townhouses**

To whom it may concern:

This firm is legal counsel for Wolf Creek Water and Sewer Improvement District ("District"). The owners of property located at approximately 3362 Wolf Creek Drive, Eden, Utah 84310 ("Property"), are proposing a rezone from AV-3 to FR-3 in order to allow the development of 110 condos/townhouses ("Project"). Pursuant to Public Notice, this rezone will be addressed by the Ogden Valley Planning Commission on November 24, 2025.

The Property is outside, but immediately adjacent to, the District's service area and is within the service area of Eden Waterworks Company (culinary). It lies above the service area of Wolf Creek Irrigation Company (irrigation). The Property is not part of the Wolf Creek Master Plan (2002 and amendments), which was used to develop the District's sewage treatment plant capacity.

At this time, the District does not have *any* available culinary, secondary, or sewer capacity for this Project. As the County is well aware, the District is constrained in its resource capacities. The District cannot offer extensions of service outside of its service area under the current

circumstances—it lacks available capacity, there is no easy route to development of further unrestricted capacity, and it is in litigation with developers owning property within District boundaries.

Further, this Project is in close proximity to the District's Warmspring Well and Springs Complex. If the Property owner were to attempt to develop water resources in the area, there is a potential for pressure and flow impacts on the District's sources of supply. If that occurred, the District would be forced to protest and oppose any water right exchange application filed by the owner of the Property or Project.

District staff have discussed these issues with the Property owner and have specifically denied culinary, secondary, and sewer service commitments to this Project.

**MABEY WRIGHT & JAMES, PLLC**

*Brooke A. White*

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C: Wolf Creek Water and Sewer Improvement District