



State of Utah

Department of  
Environmental Quality

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Subject: Powder Mountain Resort

Location: New commercial/residential community proposed adjacent to  
Power Mountain Resort.

Purpose: Rezone for the expansion of the ski resort, and construction of 610  
single family dwellings, 850 townhomes/condominiums, 320 hotel rooms, 5-8  
hotels, and associated commercial retail and restaurants including landscaping and  
access roads.

The Utah Division of Water Quality staff has reviewed the referenced information. It is our opinion that applicable water quality standards may be violated in the South Fork and Middle Fork of the Ogden River, Wolf Creek, and Pineview Reservoir unless appropriate Best Management Practices (BMPs) are incorporated to minimize the erosion-sediment load to any adjacent waters during project activities and operation of the facilities. Pineview Reservoir is listed on Utah's 303(d) list for dissolved oxygen, temperature, and total phosphorus. The beneficial use listed as impaired is 3A (cold water aquatic life). We recommend that appropriate water quality parameters of adjacent water be monitored for effectiveness.

Potential impacts from runoff during construction or during operation of the facility may include the degradation of water quality, increased quantities and intensities of peak flows, channel erosion, flooding, and geomorphologic deterioration that may directly or indirectly cause an inability of streams to sustain ecology and support their designated beneficial uses. Site designs should minimize the creation of additional impervious surfaces in watersheds that increase sheet runoff and promote designs that result in infiltration of runoff. Emphasis in design should avoid concentrations of storm water to fewer drainage locations. The intent should be to allow or mimic the natural flow patterns to the degree possible.

The Division of Water Quality requests the following conditions be included in the proposed project, as follows:

1. Whenever an applicant causes the water turbidity in an adjacent surface water to increase by 10 NTU's or if turbidity is visibly increased, the applicant shall notify the Division of Water Quality.
2. The applicant shall not use any fill material which may leach organic

chemicals (e.g., discarded asphalt) or nutrients (e.g., phosphate rock) into the receiving water.

3. Applicant shall protect any potentially affected fish spawning areas.
4. The following permits from our Division are required during the construction phase of the project when more than a total of one acre of land is disturbed as a result of the project:
  - a. Construction activities that grade one acre or more are required to obtain coverage under the Utah Pollutant Discharge Elimination System (UPDES) Storm Water General Permit for Construction Activities, Permit No. UTR100000. The permit requires the development of a storm water pollution prevention plan to be implemented and updated from the commencement of any grading activities at the site until final stabilization of the project. A fact sheet describing the permit requirements and application procedures can be found on our web site [waterquality.utah.gov](http://waterquality.utah.gov).
  - b. Dewatering activities during the construction may require coverage under the UPDES General Permit for Construction Dewatering, Permit No. UTG070000. The permit requires water quality monitoring every two weeks to ensure that the pumped water is meeting permit effluent limitations.
  - c. In addition to these permitting requirements, the Division of Water Quality requires the submission of plan elements for permanent storm water runoff control and treatment. Control of pollutants such as petroleum and de-icing products must be implemented.
5. Repair of damaged riparian areas along the above-mentioned waters or tributaries should be included in project design. Riparian areas along creek banks help to reduce erosion, provide habitat and maintain proper temperatures necessary to retain beneficial uses of the waterbody.

Enclosed please find a map of the waters that may be affected by any development in the rezoned area. Please contact Shelly Quick at (801) 538-6516 if you have questions concerning the water quality comments for this project.