



July 27, 2021

Weber County
Ogden, Utah 84401

To whom it may concern:

This letter is in response to Weber County land use code Sec 106-4-2.1, requiring for new subdivisions, prior to plat approval, a written capacity assessment for culinary and secondary water supply and delivery. Wolf Creek Water and Sewer Improvement District is the culinary and secondary water supplier for the following proposed subdivision:

The Pointe at Wolf Creek, near 3850 N. Wolf Creek Drive, Eden. 48 units in 3 buildings

As the County is aware, the District does not have surplus capacity for culinary or secondary water supply beyond its current commitments, and consequently requires all developers seeking subdivision to provide resources such as shares (or other satisfactory alternative) that provide both new source water ("wet water"), and legal ownership of that water ("paper water"). This can be achieved through Wolf Creek Irrigation Company (WCIC) shares due to historical agreements between the District, as heir of the Wolf Creek Water and Conservancy Companies, and the irrigation company. This is effective for both culinary and secondary water supply.

The District has excess culinary storage capacity, having completed construction of an additional 500,000 gallon storage tank in 2018. This is as shown on the Utah Division of Drinking Water (DDW) website. Flow analysis to the main lines is satisfactory for fire suppression, according to Fire Marshal's standards, as shown in the culinary Impact Fee Facilities Plan, Gardner Engineering 2020.

In accordance with a contractual Development Agreement between the District and the Developer, 21.82 additional shares of Wolf Creek Irrigation Company have been transferred in July 2021 to District ownership, related to the 48 units proposed. This is sufficient to increase the District culinary flow capacity by at least the 296 gallons per day per connection (peak day demand) currently required by the DDW, based upon its present system capacity guidance. Similarly, these same shares are sufficient to satisfy the anticipated secondary water demand of the three multi-family buildings proposed through increase in the District's proportional share of surface water flows, under the WCIC water right.

The project will be required to connect to the main supply lines of the District, in accordance with our standards and specifications. The District inspects work to ensure these standards are met. The project will also be subject to the District prohibition of culinary water use for outside or landscape use.

The capacity of the District sewage treatment plant on Willowbrooke Lane, Eden, is 400,000 gallons/day (approximately 2500 units of development). Capacity of main sewer lines was completed in the sewer IFFP of 2016, for build out of 2500 units as shown on the 2002 Wolf Creek Master Plan. Currently, 1100 units are connected, thus adequate sewer service is also available. As stated above, connection of the project will be required to follow District sewer standards and specifications, and inspected upon completion of construction.

Respectfully Submitted,

E. Miranda Menzies

WCWSID

E. Miranda Menzies, Chair Board of Trustees