



State of Utah

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Department of
Environmental Quality

Amanda Smith
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DIVISION OF DRINKING WATER
Kenneth H. Bousfield, P.E.
Director

December 19, 2014

Scott Mendoza, Planner
Weber County Planning Division
2380 Washington Boulevard, Suite 240
Ogden, Utah 84401-1473

Dear Mr. Mendoza,

Subject: Powder Mountain Zoning Amendment Application, File #ZMA 2014-01

On December 12, 2014, the Division of Drinking Water (the Division) received notice from the Weber County Planning Office regarding the request by Summit Mountain Holding Group LLC (SMHG) to change the zoning of approximately 6,160 acres at Powder Mountain to the Ogden Valley Destination and Recreation Resort (DRR-1) Zone. The overall land use plan lists the following units and this is the Division's estimate of required drinking water source capacity requirements:

TYPE	UNIT NUMBERS	DRINKING WATER SOURCE REQUIREMENT	TOTAL SOURCE REQUIRED (GPM)
MIXED USES			
Hotel Rooms	1218 Rooms	150 gpd/room	126.9
Commerical/Skier Services/Conv Center ¹	139,000 SF		
Retreats	180 Rooms	150 gpd/room	18.8
MULTIFAMILY			
	1256 Units	800 gpd/connection	697.8
SINGLE FAMILY			
Single Family Lot	738 Lots	800 gpd/connection	410.0
Nest Cabins	340 Units	800 gpd/connection	188.9
TOTAL	2800 Units ²		1442.4

¹The water use in the commercial/skier services/convention center is accounted for in the hotel and retreat rooms.

²The 2800 units total is SMHG's estimate.

The Division was approached in 2012 by SMHG with their proposed plans to purchase the Powder Mountain Resort and to further develop the area into recreational homes, condos, nest cabins, and commercial areas. The Division reviewed the minimum sizing requirements for drinking water infrastructure for public drinking water systems of 800 gpm source capacity per equivalent residential connection (ERC), 400 gpm of storage for indoor use per ERC, and 0.45 acre-feet of water rights per ERC. Additional storage would be required to provide water for fire protection and outdoor uses such as irrigation. The Division inquired where SMHG would obtain the required source capacity for their proposed plans. The SMHG had hired Loughlin Water Associates LLC to identify potential well sites. The Division has not received a definitive response to its question on the needed drinking water source capacity. The question is not adequately addressed in the zoning amendment application and submitted information.

The Division approved the drilling of a well, known as Summit Well (Well #3, WS006) on February 21, 2013, and an exploratory well was drilled at this site. The water from this well was insufficient and it was decided to drill a second exploratory well at the Hidden Lake Site. The second exploratory well showed there may be sufficient water to support the proposed Summit at Powder Mountain PRUD Phase 1. The Division approved the drilling of a production well, known as Hidden Lake Well (WS008), on September 11, 2013. This well has been drilled, developed, and test pumped. The Division has assigned a "safe yield" for this well of 120 gpm based on the test pumping. The production from this well is adequate only to provide water to the 154 lots of the Summit at Powder Mountain PRUD Phase 1, with some limited outdoor usage. The Division also approved the construction of a storage tank at the Hidden Lake site, known as Hidden Lake 415K Gallon Tank (ST004), which has been constructed.

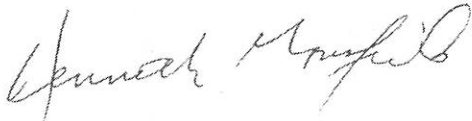
The existing Powder Mountain Water & Sewer Improvement District (District) has only one active drinking water source, identified as Spring #1 (WS001). This spring is sometimes referred to as Pizzel #3 Spring. Data collected on this spring source this fall has indicated the production from the spring to be approximately 40 gpm, but lately the flow from this spring has dropped even lower. The larger pump installed in the spring can pump approximately 30 gpm up into the District's water system. Based on the 142 service connections the District presently has and the minimum source capacity standard of 800 gallons per equivalent residential connection, the District would need 79 gpm of source capacity to meet existing peak day demand. This means that after the 79 gpm demand for the existing water users is satisfied the remaining capacity from the Hidden Lake Well and the Pizzel #3 spring is 81 gpm.

The Division of Drinking Water is concerned about obtaining sufficient drinking water source capacity to support the proposed development by SMHG. We suggest that Weber County approve the development of the property in phases only after it has been documented by a letter from the Division stating the required capacity has been developed to meet the needs of each proposed phase.

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The Division strongly recommends that the SMHG group meet with the Division to discuss the source capacity requirements for each phase of their project. We would also welcome participation from the Weber County Planning Office at such meetings. Thank you for considering the concerns of the Division of Drinking Water regarding adequate drinking water to support the proposed development with this zoning amendment application.

Sincerely,



Kenneth H. Bousfield, P.E.
Director

REH

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