



Caption: New Town Eden Commercial Area Sewer Project: This is concept only, and subject to revision. The extent of installation is subject to sufficient funds being available, and is limited to Snowcrest Jr Hi to Maverik 4-way stop, and Valley Junction Dr area as indicated.

### EDEN SEWER SERVICE AREA (ESSA) March 2024 Update

On April 4, 2024 at 6pm at Eden Park Bowery the Board of Trustees of Wolf Creek Water and Sewer District will hold a public hearing and meeting to receive input from the public concerning sewer services:

- 1) Annexation into Wolf Creek Sewer District for Osprey Ranch (61 Units), Cobabe Ranch (101 Units) and Eden Crossing (36 Units);
- 2) The potential installation of sewers in the commercial area of New Town Eden; Approximately between Snowcrest Jr. High School, and Maverik/Valley Market 4-way stop.

There is also a zoom link:

<https://us02web.zoom.us/j/5021736475?pwd=VW5FTDdPbUhpODdHS3hydKpHVjE2UT09>

Meeting ID: 502 173 6475 Passcode: 8017453435

The estimated cost for a typical property owner in this Eden Sewer Service Area (ESSA) is \$65 per month for an active connection (8,000 gals/mth), or \$25 per month for an owner of an unbuilt lot recorded at Weber County ("standby" status). An estimated impact/hookup fee of \$4,500 per unit and \$1,000 connection fee will apply. All fees are subject to revision based on costs experienced by the District in the ESSA.

Our Board feels that in trying to find the best way through the issues, we need to take full account of the opinions of our customers and community. You are our primary responsibility and concern in every decision we make. We look forward to hearing your questions and comments.

**NOTE:** *Some customers of Eden Waterworks believe EWW is entitled to control where their customers' wastewater goes. They are opposed to Reuse of water. Wolf Creek District understands and respects EWW Board's position against reuse. As of March 2024, the Wolf Creek District water right request for EWW water reuse is no longer active.*

*Wolf Creek District intends that an equivalent quantity of the water received from EWW customers will be treated to remove contaminants and discharged back into the groundwater, to protect the groundwater quality. **It will not be "Reused"**. This treatment and discharge to groundwater is what happens currently to the majority of our plant wastewater flow and is likely to continue to be the case. The District understands that as of 3/29/24 EWW Board has not taken a position on this treatment proposal. The legal aspects of this will be discussed at the meeting.*

A public hearing on the Annexation is a step in the statutory process. Annexation is included in the Eden Sewer Service Area (ESSA) contract that Wolf Creek District signed with developers in June 2022, when it was agreed that the District would allow the developers to build sewers to bring the sewage from 200 units at Osprey Ranch, Cobabe Ranch and Eden Crossing to the Willowbrook Lane treatment plant. In September 2023, Ogden Valley Planning Commission approved Conditional Use Permits for two sewage lift stations 1) at Osprey Ranch subdivision, and 2) in the area east of Valley Market 4-way stop. The sewer installation is nearly complete, and the lift stations are being built. Wolf Creek District will take ownership of the lines and lift stations only when they are finished, inspected/tested, and commissioned.

The Eden Sewer Service Area currently encompasses only the 200 units distributed over Cobabe Ranch, Osprey Ranch, and Eden Crossing. The 200 units have been deferred from the Wolf Creek build-out numbers. We are not providing **water** for any of these developments. The ESSA contract also brought two main benefits to WCWSID and its customers, specifically a donation of land in the Bridges for a reuse water storage pond, and a commitment from Wolf Creek Resort Holdings LLC to replace an aging system in disrepair by installing a new efficient irrigation system on the Golf Course. The golf course currently uses half of the irrigation water consumed by the district each season. The Reuse water will be applied primarily to the golf course, freeing up secondary water for our current lot owners (standby).

At the same time in 2022, Weber County Commissioners approached the District with its vision of a regional sewer system for the north arm of the Ogden Valley to reduce the increases of nitrate (a nitrogen compound contributed by septic systems, fertilizers and livestock) in groundwater, in particular flowing to Pineview Reservoir. This issue was identified in the 2019 Utah Geological Survey study.

The District's response was that we would consider sewers in the Eden commercial area, where businesses are asking for public sewer to be provided. The District has not committed to, or yet considered, any infrastructure or areas of annexation beyond Eden. In November 2023, the County funded a grant of \$2m for sewers in only the New Eden commercial area. Discussing the New Eden commercial area project is the second purpose for the meeting on April 4, 2024. We want to make sure that the community understands why and how these commercial area sewers would be installed.

These New Eden sewers would only be installed within the scope of funding to cover the costs, and so will **not** incur cost to existing "Wolf Creek Area" customers. This county grant (which is time limited) is one of the

reasons that this opportunity can be offered to the businesses at a much lower cost **now** than would otherwise be expected, or would be the case in the future.

The planned Eden Town system would include 1) a gravity line from Snowcrest to SR158/SR166 Maverik 4-way stop; and 2) other gravity lines, a small lift station and connecting pressure line to lift sewage from the Junction Drive and 2650 N area. Businesses will be connected once the sewers are finished and tested. Existing septic systems will need to be properly removed from service by the property owner when sewer service starts. Monthly service charges will start when service does.

Along with the new ESSA sewer alignments, it is important to note that “Hook-up” to nearby public sewer is a county health department requirement, not a District responsibility. All new homes in Wolf Creek Area are and will continue to be required to have a sewer connection.

We have only an estimate right now of the fees and monthly assessments that will apply in annexed ESSA areas, and have to follow state statutes for how these are calculated and charged. The charges will be based on what is currently charged in Wolf Creek Area, with adjustments due to the lift station operation and maintenance cost. The initial hook-up cost is estimated to be \$5,500, which is similar to the cost in Wolf Creek. Costs would be higher for buildings with high water use. We expect the monthly service cost for sewer to be approximately \$65 for the first 8,000 gals/month, which will be estimated from water bills. A “standby” monthly assessment of \$25/month will apply to those parcels that are subdivided but not built, and lots where the property owner declines service. If an individual property sewage pump is needed, because of the elevation of the building’s plumbing, that will be a cost and responsibility of the property owner.

We have completed a study on the capacity of the Willowbrooke sewage treatment facility. The plant is running well at present and has enough capacity to receive sewage from all the currently planned areas: Current Wolf Creek customers; all standby customers with future building plans in Wolf Creek; and the 200 ESSA units, plus 40-60 equivalent units (businesses) in the Eden commercial core part of ESSA. We know that expansion of the plant will be needed in the future, it will be extremely expensive and require additional land. If expansion of the Willowbrook sewage treatment facility is determined to be a good solution to meeting the wastewater needs of the Valley, **the board has stated that it does not want these future costs to be passed onto its current customers. Developers must pay for any plant expansion.**

This is the primary reason we want to assist our local businesses **now** with this hook up to public sewer. This is the last opportunity we can see for it to be at the current cost. In the future, without the Weber County grant, and once any new sewage plant extension is costed in, the hook-up cost will go up substantially.

We hope this summary is helpful. If you have questions, please send them via email to [Ogdenvalley.sewers2022@gmail.com](mailto:Ogdenvalley.sewers2022@gmail.com) We will try to answer them at the April 4 6pm meeting.