WATER CONSERVATION PLAN

FOR

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT

Eden, Utah

Robert Thomas – General Manager
Miranda Menzies – Chair, Board of Trustees

February - 2026

INTRODUCTION

Water is one of the most precious resources needing protection, especially in the second driest state in our nation. The availability and costs need to be a priority to all water companies across the state of Utah. Wolf Creek Water and Sewer Improvement District is determined to do its part protecting the supply of this valuable resource; therefore, the company has written this water conservation plan.

DESCRIPTION OF OUR SYSTEM

Wolf Creek Water and Sewer Improvement District is a public utility company located within the Wolf Creek area in beautiful Ogden Valley. A map of our service area is shown in Appendix A. We currently provide culinary and secondary water to 1323 residential units and 16 commercial units, totaling 1423 Equivalent Residential Connections (ERCs). The 16 commercial accounts represent 100 ERCs. The District has 295 empty building lot owners who pay stand-by fees for the District to maintain the lines until connection is eventually made. There are no units considered institutional and we do not service any industries at this time. Since we are located primarily in a resort area, 50% of our residential connections are part-time residents. We use the Kem C. Gardner Policy Institute estimates of Full Time Population, which is currently 1370. This translates to an approximate 1.0 residents per home. The housing units represent a total approximate maximum population of 3000 during peak occupancy of our many rental units.

Culinary water use in 2024 was 125.9 AF residential and 10.1 AF commercial. The District's only culinary source in 2024 was the artesian Warmspring Well. In September 2025 operating permits were received from Div of Drinking Water (DDW) for the East Well, which was drilled in 2022. These sources have minor changes in flow or water level from year to year, but are regarded currently as reliable sources. Water rights issues arose in 2024, when the primary source, Warmsprings Well, was impacted by drilling of Eden Crossing No. 5 (EC5), by an adjacent water company (Ogden Valley Mutual Water Company, previously Eden Crossing PWS, LLC), reducing artesian flows by 47% to the Warmspring Well and Springs Complex. EC5 is not presently operational.

Secondary water is provided from surface water sources (Wolf Creek channel) distributed to customers under separate meters, for which different tiered charges apply. The flow in this secondary water source varies from year to year depending on snowpack levels, and most recently pumping from wells in the headwater areas at Powder Mountain Ski Area. Recent Utah Geological Survey studies (2019[1]) have identified pumping in the Mountain Block as a long-term risk to valley water supply. In 2025 the District's metered secondary use to homes and multifamily properties was approximately 225 AF, with a further estimated 173 AF to the golf course.

In October 2025, working with the State of Utah Department of Natural Resources, Division of Drinking Water, Wolf Creek Water and Sewer Improvement District discussed a change to the peak day demand source requirement for the culinary water system, to 290 gallons per day per ERC (Equivalent Residential Connection) in accordance with the State of Utah Administrative Rules for

[1] J Lucy Jordan et al Characterization of the Groundwater System in Ogden Valley with Emphasis on Groundwater-Surface Water Interactions – Special Study 165 Utah Geological Survey 2019

Public Drinking Water Systems *R309-510-5*. This value used a variability factor of 0.1 in place of the DDW algorithm for Single System Sizing, due to the large fluctuations introduced by the algorithm.

The residents and board members of the company are striving to keep as much of the area in open space as possible. As of January 2010, the 3,000 acres in our boundaries has approximately 1600 acres in open space with 880 acres in conservation easements. No water is used for this acreage. The area has an 18-hole golf course covering approximately 135 acres. Only 87.2 acres is currently being irrigated; the other 46.33 acres is native landscape area. A 6 acre Driving Range and other areas were removed from the golf course irrigated area in 2018. The golf course owners are currently replacing the irrigation system with a modern more efficient system that will reportedly irrigate 74.2 acres. The front nine of the golf course is currently irrigated in July, August and September with treated effluent from the MBR Sewage Treatment Facility. Following completion of the irrigation system, and a 45 AF Reuse Water Storage Pond built in 2025, both front and back nine holes will be irrigated with treated effluent.

Wolf Creek Water and Sewer Improvement District provides both culinary and secondary metered water to the area. In 2020, approximately 98% of all connections are metered and billed based on usage. This provides the information needed to keep residents and landscapers aware of their usage on a monthly basis. The rates are tiered very aggressively to also help with conservation. A set of Drought Rates are used in dry years to drive conservation.

The final build out of residential connections would be approximately 2500 by 2040, if water resources become available; current second homes proportions suggests a full time population of 2550, but there has been no significant increase in full time population in Wolf Creek since 2010, in spite of several hundred additional housing units. A significant number are owned by non-Utah residents. A comparison graph of water use vs population projections is therefore considered inappropriate, since current Board policy is that development is only permitted once available excess capacity has been identified in Engineer's IFFP for culinary, secondary and sewage treatment utilities.

INVENTORY OF WATER RESOURCES

Wolf Creek Water and Sewer Improvement District has municipal exchange water rights consisting of 1175 acre feet from Weber Basin Conservancy District (Weber Basin), and 55 AF of further irrigation water rights, and a 150 AF reuse water authorization from the State Engineer. The District also owns 242.45 shares of Wolf Creek Irrigation and approximately 56 shares of Wolf Creek Irrigation are leased short term from individuals. See the tables below, which represent the permitted water amounts, not necessarily, the source capacity of the listed sources.

No water is obtained through purchase or exchange, nor is water available from Weber County or directly from Weber Basin. All water in Ogden Valley is controlled through irrigation company shares, and private or municipal water rights.

Water Rights

Water Right	Source	Right #	Municipal	Irrigation/Domestic
Weber Basin	Artesian Well and other PODs	E6249 / E6757	303 AF	
Weber Basin	Artesian Well and other PODs	E6310	872 AF	
Weber Basin	Crooked Spring	E156	Inc above	50 AF
Decreed	Ferrin Warm Spring	35-7272		12 AF
UGWC	Ferrin Warm Spring	35-3435 &3436		43.372 AF

Irrigation Shares

Wolf Creek Irrigation	242.45 Shares
Leased Shares	56 Shares

Reuse Water Rights:

NS026	150 AF

The reuse water authorization was issued prior to the changes in the reuse regulation in 2023, and has been used to support construction of a 45 AF Reuse Water Storage Pond in 2025. This pond was approved by the Dam Safety Office and can be expanded to 90 AF.

The total amount paid for water rights and shares in 2019 was $197,352.

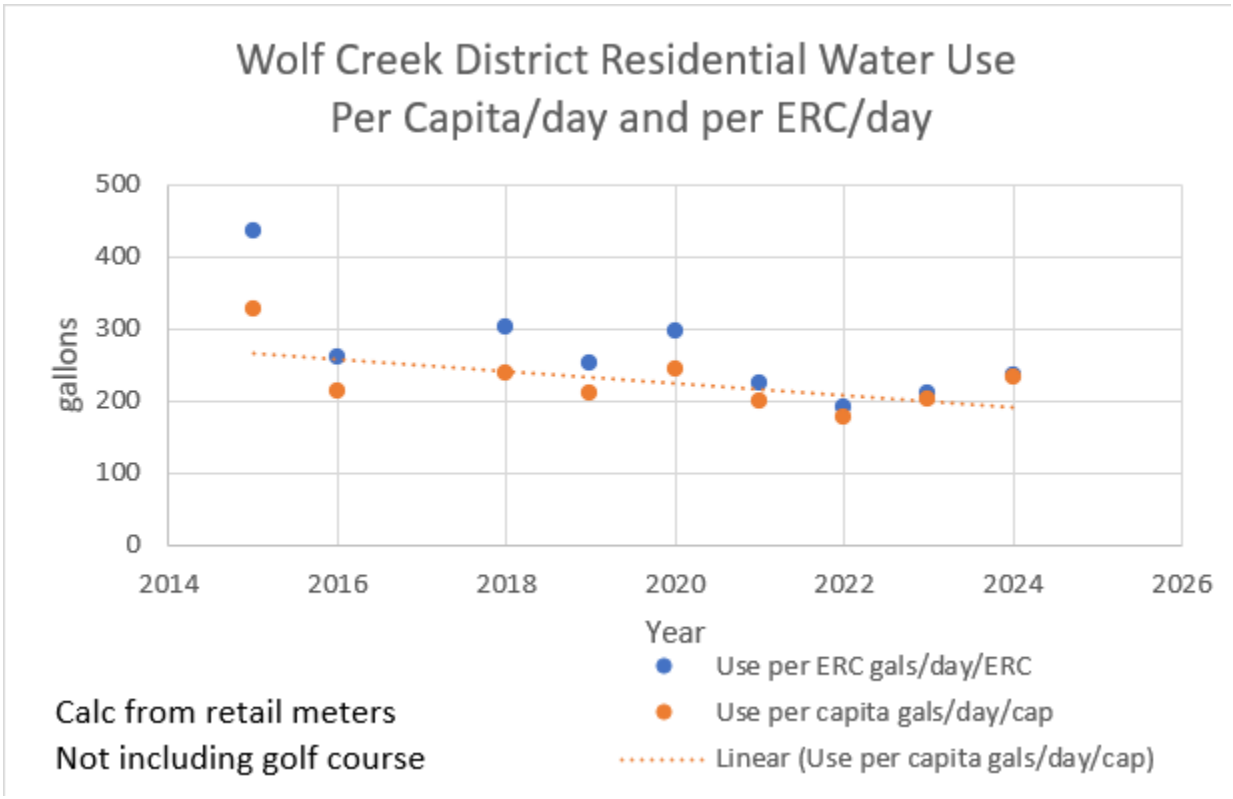
Present Water Use and Future Needs

Wolf Creek Water and Sewer Improvement District believes that only approximately half its connections are full-time year-round residents. The other connections may use culinary water only a few weeks to several months per year. Consequently, it is very difficult to determine "gallons per connection per day **per capita**" (gpcd) for the system. The District's peak demand days are various holiday periods. Readings during peak holiday seasons have been done to try to understand peak demand. The source demand from our sources SCADA system is used for gals/day/ERC for DDW Peak Day Source Demand. Many of our connections are multi-family short term rental units or condominiums. Using the number of connections ERCs, an average usage of 89.2 gallons per ERC/day for culinary usage has been established for 2024. This value is based upon metered (delivered) use and does not include a leakage factor.

The metered secondary water which is used approximately 180 days of the year averages 158 gpd/per ERC on an annualized full year basis. This value is without the golf course and therefore represents total residential use of approximately 247 gals/day/ERC on an annualized basis, including both indoor and outdoor use. The golf course use is an estimated additional 113.5 gals/day/ERC (annualized), which we are expecting to decrease with the new metered irrigation system.

We are required to maintain the 290 gallons per connection per day **culinary** source based on the State drinking water agency requirements. There is no specific requirement for secondary water.

The variation in use per ERC and per capita is presented in the chart below:



The Board of Trustees of WCWSID has established **a goal for 2030 of 200 gals/day/ERC for non-golf course use**. This is annualized and is greater than the regional goal of 20% reduction from 2015 baseline usage (the requested standard baseline), based upon the graph above. The estimated per ERC use in 2015 (culinary plus irrigation) was 434 gals/ERC. However, the annualized values of 250 to 300 gals/ERC/day total culinary and irrigation use from 2018 and 2019 will be used as baseline values for WCWSID, based on greater data stability and confidence.

Use on the golf course will be separately monitored, once reliable metering is established. This metering is a short term goal for 2027.

The Board has also established a goal of becoming part of the Utah Water Savers turf rebate program.

Presently, there is approximately 124,878 feet of ductile iron piping for culinary along with 1,213,500 gallons of storage capacity for culinary water. The culinary water system supports the community's fire protection (hydrants) system, and house sprinklers, where these are installed. There is approximately 71,150 feet of PVC piping and 132 acre feet of storage for secondary water. Several neighborhoods and multi-family complexes support their own secondary distribution systems, with a single central connection to the District system.

Wolf Creek Water and Sewer Improvement District realizes that in the future we will need additional sources and storage of water. We have looked into additional well sites, as detailed in our Impact Fee Facilities Plans for culinary and secondary water. Ogden Valley is a closed basin for new

surface water appropriation, per Division of Water Rights. We have had the support of hydrogeology and water rights experts and have found there are very few acceptable or feasible well sites available in the complex geology of Ogden Valley. Consequently, we are now limiting the development of new building lots, and developers are working to develop water resources to support their developments.

WATER PROBLEMS, CONSERVATION MEASURES AND GOALS

Problems Identified

The District does not feel the problems lie with the culinary users, and that culinary usage is more dependent on percentage of full-time residents. We have also determined that use of a second home or investment property for short-term rental increases the Peak Day Use by approximately 50% and Annual Use by a factor of two. The use of a property is beyond the control of the District.

Most problems occur with the use of secondary water, especially vacation homes.

- Many of our residences are not occupied in the summer. Watering clocks are set with no regular maintenance.

- Many yards, especially older ones, have much turf to be watered.

- Commercial landscapers are too generous with homeowner's water in order to keep a plush yard, especially if the property is for sale.

The Board has a policy, formalized in 2024 authorizing District staff to shut off either culinary or secondary water in the case of a major water leak, either culinary or secondary, to reduce waste and damage to our customers' properties. For example, stuck secondary water valves, yard hose bibs left open during annual system startup period, or major culinary leaks observable at the meter in an unoccupied vacation home.

These problems have been partially solved by continuation of culinary and secondary tiered pricing by involving the community and businesses in a conservation program which teaches the importance of conserving our water resources. We are meeting with landscapers to discuss ways of saving their homeowners money by less watering and more fertilizing. The District has also requested to be included in the state turf rebate program (pending).

Conservation is partially based on landscaping guidelines which were passed in September 2022, and are consistent with Weber Basin policies (Appendix B). These requirements are applied contractually to new residential subdivisions through development agreements, and to individual lots, by attachment to the Can and Will Serve letter required for a building permit. The District hopes these standards can be used as the basis for joining the turf removal (Utahwatersavers.org) incentive program in 2026. This will encourage the continuation of our customers conservation efforts.

Water Conservation Goals

Goal #1 - Reduce the customers' use of secondary water. The current use is 163 gallons per connection per day for residential connections. The goal is to average 145-150 gpcd. (This goal has a 2030 timeline).

Goal #2 - Continue to work with developers, local landscapers and management companies to reduce water usage. (Implemented since 2010)

Goal #3 - Educate the community on the amount of water being used for shrubs and lawns and provide them with conservation methods, such as suggesting zeroscaping, xeriscaping and use of fertilizers. The introduction of landscaping guidelines has been very helpful for new residential developments.

Goal # 4 – Minimize culinary leakage through leak detection efforts. This is challenging as our system ages

CURRENT CONSERVATION PRACTICES

Wolf Creek Water and Sewer Improvement District have multiple conservation measures already in place; such as, all culinary and 98% of secondary water use is metered. We also have very aggressive tiered water rates (culinary **and** secondary) to help reduce the amount of water used. See below. High water use records are verified before billing, monthly (ongoing).

We do not allow irrigation during the hours of 10 a.m. and 6 p.m. daily. Violators are given a written warning. Information on tips to conserve water both inside and outside the home is sent to all homeowners at least twice a year as a flyer with billings. As a Best Management Practices (BMP) it is emailed to paperless accounts.

BEST MANAGEMENT PRACTICES (See also Appendix):

For culinary water the District's BMPs implemented in the last 5-10 years include SCADA monitoring of source flows into the system, advanced sonic leak detection to quickly find and repair leaks, and cross-reference of culinary source/usage to sewage flows.

For secondary water, the District has introduced a new BMP of using radio-read meters with data logging on secondary as well as culinary services. These are helpful in showing customers when they have leaks, and poor sprinkler timing in their systems. This has been implemented progressively on the full meter system. The golf course will be fully metered in 2026.

A BMP of establishing Development Agreements for new subdivisions has been implemented – now referred to as New Development Water and Sewer Service Agreements. These include water-efficient landscaping practice requirements and limits on amount of turf in yards. The effectiveness of these agreements is being assessed, and indicates lower usage in more recently installed landscaping.

Tiered charges have been found to be the most effective "economic signal", and have been corrected to consider the typical irrigated acreage per housing unit in different housing types. To improve conservation at multifamily units, the base tier amount per MF housing unit has been adjusted from 10,000 gals/month to 3,000 gals/month.

Data Tracking

Usage of culinary and secondary water is monitored using the metered supply data sets. Irrigation usage varies significantly depending on the seasonal temperatures and plant demands, and from year to year depending on maximum temperatures. The increasingly hot summers are challenging.

CURRENT PRICING STRUCTURE

Significant price increases have been implemented in order to maintain a balanced budget in the face of increasing costs, and to improve conservation.

CULINARY WATER RATES:

Base charge per month, including the first 8,000 gallons: $45.00

Usage rates per month:	Regular rates:	**Drought Shortage Rate:**
8,001 to 16,000 gallons:	$3.50 per 1,000 gallons;	$3.50 per 1,000 gallons
16,001 to 24,000 gallons:	$5.00 per 1,000 gallons;	$10.00 per 1,000 gallons
24,001 to 32,000 gallons:	$6.00 per 1,000 gallons;	$15.00 per 1,000 gallons
32,001 to 40,000 gallons:	$7.00 per 1,000 gallons;	$20.00 per 1,000 gallons
40,001 to 48,000 gallons:	$8.00 per 1,000 gallons;	$25.00 per 1,000 gallons
48,001 to 56,000 gallons:	$12.00 per 1,000 gallons;	$30.00 per 1,000 gallons
56,001 to 64,000 gallons:	$17.00 per 1,000 gallons;	$50.00 per 1,000 gallons
Over 64,001 gallons:	$22.00 per 1,000 gallons;	$50.00 per 1,000 gallons
Stand-by fee:	$25.00 per month;	
Connection fee:	$1100.00	
Impact fee:	$10,506.00	

Meters are read monthly the entire year round.

Stand-by fees are charged on all recorded lots. Wolf Creek Water & Sewer Improvement District is required by the State of Utah, to have water available for all properties whether it is in use or not. This fee helps maintain the infrastructure and the pay Weber Basin water contract fees to keep the water available for use.

All connection fees are charged to cover the fixed and inspection costs of connecting the system infrastructure to the property. Impact fees are charged to new homeowners/builders for the impact on infrastructure. . On individual lots all Water, Sewer and Irrigation fees are to be paid when building begins, prior to the Can and Will Serve Notice being released.

SECONDARY WATER RATES:

(Secondary water is provided for all exterior landscaping; Culinary Water is prohibited from outside use
Base charge per month, including the first 10,000 gallons: $15.00

Usage rates per month: **Multi Family: $25 Base only get 3000** gallons

	Regular Rates:	**Drought Shortage Rate:**	**Emergency Rates:**
10,001 to 20,000 gallons:	$1.75 per 1,000 gallons;	$1.75 per 1,000 gallons	$1.75 per 1,000 gallons
20,001 to 30,000 gallons: MF, PRUD, Commercial, OS	$3.00 per 1,000 gallons; $3.00 per 1,000 gallons;	$4.00 per 1,000 gallons $6.00 per 1,000 gallons	$5.00 per 1,000 gallons $6.00 per 1,000 gallons

30,001 to 40,000 gallons:	$3.00 per 1,000 gallons;	$5.00 per 1,000 gallons	$10.00 per 1,000 gallons
40,001 to 50,000 gallons: MF, PRUD, Commercial, OS	$6.00 per 1,000 gallons; $7.50 per 1,000 gallons;	$8.00 per 1,000 gallons $12.00 per 1,000 gallons	$12.00 per 1,000 gallons $17.00 per 1,000 gallons
50,001 to 60,000 gallons:	$6.00 per 1,000 gallons;	$10.00 per 1,000 gallons	$22.00 per 1,000 gallons
60,001 to 70,000 gallons: MF, PRUD, Commercial, OS	$10.00 per 1,000 gallons; $10.00 per 1,000 gallons;	$15.00 per 1,000 gallons $18.00 per 1,000 gallons	$40.00 per 1,000 gallons $50.00 per 1,000 gallons
70,001 to 80,000 gallons:	$10.00 per 1,000 gallons;	$18.00 per 1,000 gallons	$60.00 per 1,000 gallons
80,001 to 100,000 gallons: MF, PRUD, Commercial, OS	$15.00 per 1,000 gallons; $15.00 per 1,000 gallons;	$30.00 per 1,000 gallons $30.00 per 1,000 gallons	
100,001 to 120,000 gallons: MF, PRUD, Commercial, OS	$20.00 per 1,000 gallons; $20.00 per 1,000 gallons;	$40.00 per 1,000 gallons $45.00 per 1,000 gallons	
Over 120,000: MF, PRUD, Commercial, OS	$25.00 per 1,000 gallons; $25.00 per 1,000 gallons;	$50.00 per 1,000 gallons $60.00 per 1,000 gallons	
Stand-by fee:	$25.00 per month		
Connection fee:	$1,017.00[1]	Single family home	
Impact fee:	$20,802.00[1]	Single family home	
Connection fee:	$4,888.00[2]	Multi-family (call)	
Impact fee:	$7,489.00[2]	Multi-family (call)	
1 Single Family 1" Meter.			
2 Multi-Family for 4 unit bldg.	(Depending on Number of Units and Meter size)		

Secondary meters are read during the summer months (May - October); the secondary lines are cleaned out and shut off during the winter months. The base rate fee is charged in winter to helps maintain the infrastructure and the pay Weber Basin water contract fees to keep the water available for use.

Stand-by fees are charged on all recorded lots that have not constructed a home. Wolf Creek Water & Sewer Improvement District is required by the State of Utah, to have water available for all properties whether it is in use or not. This fee helps maintain the infrastructure and the pay Weber Basin water contract fees.

All connection fees are charged to cover the fixed costs of the infrastructure to the property. Impact fees are charged to new homeowners to help pay for new projects needed for growth in the District. On individual lots all Water, Sewer and Irrigation fees are to be paid when building begins, prior to the Can and Will Serve Notice for building permit being released.

ADDITIONAL CONSERVATION MEASURES

All culinary meters are now read year round with the installation of radio read meters. This has been very helpful for keeping an accurate monthly usage and leak detection. The District also has invested in advanced sonic leak detection equipment for finding main line piping leaks.

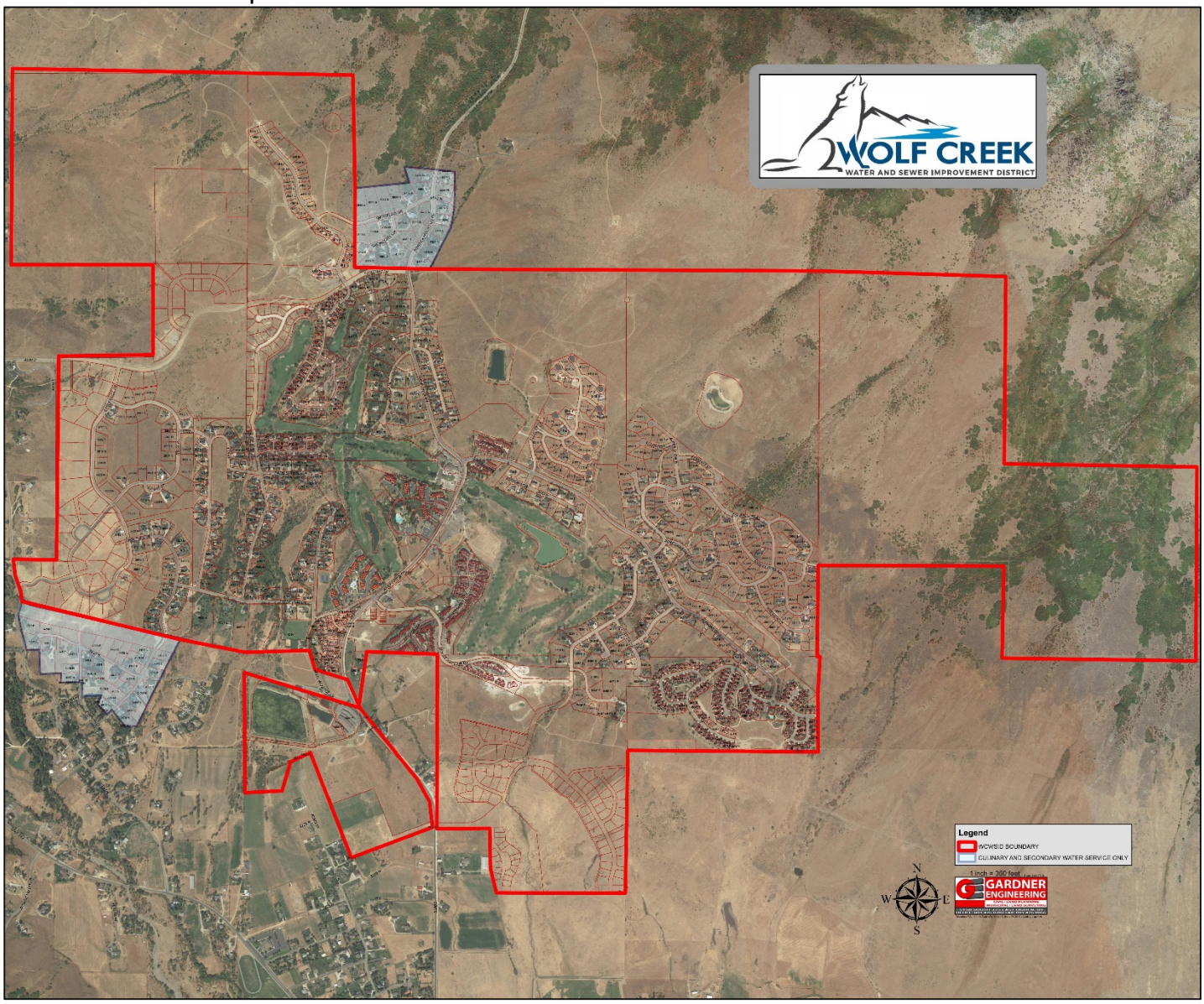
The company will keep pursuing the reuse of treated, disinfected effluent water from the membrane bioreactor (MBR) sewage treatment facility. We need to treat and store winter treated effluent flows and reuse them to meet the summer high secondary water demand months.

IMPLEMENTING AND UPDATING THE WATER CONSERVATION PLAN

Wolf Creek Water and Sewer Improvement District prides itself in the very high quality culinary water that it provides. The District has done its best with its resources to provide high quality and conserve on quantity at the same time. It will also strive to accomplish the goals laid out in this conservation plan and continue to pursue more conservation efforts while developing new plans for the future.

Appendix

1. Service area map



2. Conservation Measures in use 2020

See next page:

Number	Practice – Highlighted/*italic* where already in use in some form at Wolf Creek
Water Conservation Staffing	
1a	Hire or designate a Water Conservation Coordinator (WCC).
1b	Create a committee/team/board with a chair that includes a combination of the following participants; WCC, Public Works Director, City Council Member, and/or applicable local advocacy group member to help research, coordinate, create and implement public information campaign(s), water conservation programs and incentives.
Conservation Plan (WCP)	
2a	*Develop a WCP.* More information at www.conservewater.utah.gov/wcp.html.
2b	Provide *contact information, system profile, water use history and detail specific ongoing and new conservation programs*.
Public Awareness/PR	
3a	*Develop* or utilize existing *messaging* from Slow The Flow, DWRe's Conserve Utah, CWEL and/or WaterSense.
3b	*Display* educational *materials* & resources on agency website, social media & *bills*.
3c	Offer agency materials and resources to community partners for distribution.
3d	Hold or collaborate events, programs and/or presentations.
Education/Training	
3e	Provide adult efficient water use education and training.
3f	Provide or support youth education programs for elementary school students.
3g	Provide or recommend a water-wise demonstration garden.
3h	*Educate customers about new water saving technology*. Example: weather based smart timers.
3i	*Provide new homeowner landscape information. (Landscaping guidelines)*
3j	Participate and promote large efficient landscape training and programs: https://www.qwelutah.com/training/
3k	Create and/or distribute "how to video's". Example: switching to drip.
Outreach Services	
4a	Offer or collaborate on residential water audit programs.
4b	Offer or collaborate on landscape consultation programs.
4c	Offer residential water budgeting program.
4d	Offer indoor and outdoor retrofit kits.
4e	*Perform outdoor high water use inquiries and resolution techniques.*
4f	Perform and address water waste investigations.
4g	Identify structures built before 1992 and organize low efficiency fixture replacements.
Rebates/Incentives/Rewards	
5a	Offer or *collaborate on use of* rebates for *high efficiency* appliances, *fixtures*, irrigation smart timers, *drip irrigation*, nozzles, shut off hose valves, and *landscape conversions*.
5b	Promote rebates offered in your service area. *(pending)*
Ordinances & Standards	
6a	*Adopt a time-of-day watering ordinance. Example: no watering between 10-6pm.*
6b	Adopt an ordinance requiring a water-efficient landscaping option in all new residential development.
6c	Review existing plumbing codes and revise them as necessary to *ensure water-conserving measures in all new construction.*
6d	Adopt an ordinance *requiring water-efficient landscaping in all new* commercial *development*.
6e	Change business license requirements to require water reuse and recycling in new facilities.
6f	Mandate retrofit upon resale.
Water Pricing	
7a	*Utah S.B.28 requires water rates rise for higher tiers of consumption.*
7b	*Charge for secondary water based on individual use.*
7c	*High water use notification.*
Physical System	
7a	Install & maintain efficient irrigation, utilize water-wise landscaping & smart controller technology at agency facilities.
7b	Perform agency water system audit.
7c	*Implement leak detection program.*
7d	Meter all connections (UT SCR 1), repair and replacement program, *read meters on a regular basis.*
7e	Consider *water re-use (implemented).*

RESOLUTION 22-6

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT

LANDSCAPING AND CONSERVATION REQUIREMENTS

WHEREAS, the Wolf Creek Water and Sewer Improvement District is a Utah Special Services District with limited water rights, culinary and secondary water sources and capacity;

WHEREAS, the Board of Trustees of the Wolf Creek Water & Sewer Improvement District finds it necessary to encourage future careful conservation of water and to encourage good stewardship of this resource within its jurisdiction;

WHEREAS, Weber Basin Conservancy District (Weber Basin) has provided guidance on landscaping and culinary water conservation for its water share contract holders in meetings and documents dated August 2022;

NOW THEREFORE, BE IT RESOLVED, Wolf Creek Water and Sewer Improvement District Board of Trustees discussed and approved the following:

1. The Board of Trustees passes the attached requirements for landscape design for new construction, both by Developers and by homeowners on existing lots with 'Standby' status, or any other new construction in the District. The Controller and/or General Manager are hereby authorized and directed to review proposed designs as shown on the attached "Landscape and Water Conservation Requirements – Developer/Homes/Multifamily" dated October 20, 2022; and "Landscape and Water Conservation Requirements – Homes" dated October 20, 2022.
2. The issue to Developers and lot owners of Can and Will Serve Letters for water service shall be dependent on such reviews as of the date of this resolution.
3. These Landscape and Water Conservation Requirements shall be reviewed and revised from time to time, in the light of water supply and Weber Basin or State or County requirements.

The resolution was passed by a roll-call vote on October 20, 2022.

MIRANDA MENZIES	Aye
JON BINGHAM	Aye
DON STEFANIK	Aye
BUD HUCHEL	Aye
PAM YOUNG	Aye

Wolf Creek Water and Sewer Improvement District

Landscape and Water Conservation Requirements – Homes

Secondary Water/ Landscaping Requirements:

Owner/Builder agrees to provide a landscaping plan(s) to District for approval by District at least 90 days prior to commencement of the landscape installation ("Plan"). Said approved Plan shall be kept on file by District, and landscape installation shall be consistent with the Plan. The basis for approval by District of the Plan is that the property has a landscape design goal for irrigation water use of less than 10,000 gals/month for the property achieved by design elements as follows:

1. Irrigation valves should irrigate landscaping with similar site, slope, soil conditions, and plant materials with similar needs. Drip irrigation and overhead sprinklers should be placed on separate irrigation valves.

2. All shrubs, perennials and trees shall be watered by drip-irrigation lines with controlling emitters to establish flow rates for different plant types.

3. Maximum total amount of turf grass shall be no more than 20 percent **(20%)** of the total building footprints, excluding detached garages and accessory buildings. No turf shall be installed in areas with slopes greater than 20 percent **(20%),** or in areas narrower than **8 feet**.

4.. All turf grass shall be on separate irrigation zones from the drip irrigation system. All spray irrigation shall be head-to-head design, with low pressure irrigation heads, properly maintained to minimize watering of pavement areas. No overhead spray irrigation systems shall be used except on turf areas.

5. EPA "Watersense" labeled irrigation controllers shall be used.

6. No landscape water features such as artificial streams and waterfalls, shall be constructed.

7. Every home shall be equipped with at least one identified secondary water hose bib, such that all landscaping can be reached by a 100 ft hose connection.

Culinary Water Conservation:

1. It is the policy of District that no culinary water shall be used for landscape watering or any other outside use, other than spas. Owner shall acknowledge that requirement.

2. All homes (all types - single family homes, townhomes, condos and multifamily units) shall provide dual-flush or equivalent low flow toilets, and low flow lavatory and shower fixtures for all bathrooms in residential units and common area facilities. All bathroom fixtures shall have "Watersense" labeling.

3. No swimming pools over 20,000 gallons shall be installed at single family homes. Fill rate of pools shall not exceed 5gpm.

Wolf Creek Water and Sewer Improvement District

Landscape and Water Conservation Requirements – Developer/Homes/Multifamily

Secondary Water/ Landscaping Requirements:

Developer agrees to provide a landscaping plan(s) to District for approval by District prior to commencement of the Project ("Plan"). Said approved Plan shall be kept on file by District for the Project. Developer shall obtain written agreement, with original kept by District, with Homeowner's Association requiring compliance with the landscaping rules of District in accordance with District's standard policies, as modified from time to time. The basis for approval by District of the Plan is that the Development has a landscape design goal for irrigation water use of less than 10,000 gals/month/connection for each building, including multi-family buildings, achieved by design elements as follows:

1. Maximum total amount of turf grass shall be no more than 20 percent **(20%)** of the total building footprints (excluding garages and accessory buildings). No turf shall be installed in areas with slopes greater than 20 percent **(20%),** or in areas narrower than **8 feet**. Areas are to be totaled within the Project to include all planned units, all unit landscaping, clubhouses and open space turf areas.

2. All shrubs, perennials and trees shall be watered by drip-irrigation lines with controlling emitters to establish flow rates for different plant types.

3. All turf grass shall be on separate irrigation zones from the drip irrigation system. All spray irrigation shall be head-to-head design, with low pressure irrigation heads, properly maintained to minimize watering of pavement areas. No overhead spray irrigation systems shall be used except on turf areas.

4. EPA "Watersense" labeled irrigation controllers shall be used.

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2. All homes (all types - single family homes, townhomes, condos and multifamily units) shall provide dual-flush or equivalent low flow toilets, and low flow lavatory and shower fixtures for all bathrooms in residential units and common area facilities. All bathroom fixtures shall have "Watersense" labeling.

3. No swimming pools, splash pads, or spas over 2000 gallons shall be installed at the buildings, except clubhouse facilities. Fill rate of pools shall not exceed 5gpm.

WATER CONSERVATION PLAN

Wolf Creek Water and Sewer Improvement District

RESOLUTION 26-1

WHEREAS, Wolf Creek Water and Sewer Improvement District operates a culinary and secondary water system; and

WHEREAS, the Board of Trustee understands the pressing need to use water in a more efficient manner to allow for future sustained growth of the community;

NOW, THEREFORE, IT IS RESOLVED BY THE BOARD OF TRUSTEES OF WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT, EDEN, UTAH:

The revised Water Conservation Plan of Wolf Creek Water and Sewer Improvement District was approved by the Wolf Creek Water and Sewer Improvement District Board of Trustees on February 12, 2026. The plan will be amended no less than every five years and will continue to play a vital role in the development of our district.

JON BINGHAM Aye
PAMELA YOUNG Aye
HENRY 'BUD' HUCHEL Aye
DON STEFANIK Aye
MIRANDA MENZIES Absent

Jon Bingham 2/12/2026
Signed Date

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Support Size: A A A

PUBLIC NOTICE WEBSITE ADMIN
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Public Hearing Agenda

Notice Added

Notice Added Successfully

Your notice has been created successfully.

General Information

Government Type:

Special Service District

Entity:

Wolf Creek Water and Sewer Improvement District

Public Body:

Board of Trustees

Notice Information

Emergency Notice:

No

Notice Title:

Public Hearing

Notice Type(s):

Hearing

Event Start Date & Time:

December 11, 2025 06:00 PM

Event End Date & Time:

December 11, 2025 08:00 PM

Event Deadline Date & Time:

12/09/25 06:38 PM

Description/Agenda:

A Regular Meeting and Public Hearing for the Wolf Creek Water and Sewer Improvement District Board has been scheduled for Thursday, December 11, 2025, at 4:30 p.m. and 6:00 p.m. This meeting will be held in person at the Eden Park Community Center located at 2100 N. 5600 E., Eden, UT, and via Zoom (link is attached at the bottom.

Agenda
Call Meeting to Order

Action Items: Regular Board Meeting 4:30 p.m. (Items listed below may be taken out of order)

1. New infrastructure for Cobabe, Osprey & Bridges

2. Tentative Budget

3. Resolution 25-6 Can and Will Serve Fee

4. Resolution 25-7 Culinary and Irrigation Connection Rates

5. Resolution 25-8 Amend the 2025 Budget

6. Resolution 25-9 Water Conservation Plan

7. 2026 Meeting Schedule

8. Minutes -November 13, 2025, Regular Meeting, November 18, 2025, Mediation

9. October 2025 Financial Report, A/P & A/R and Aging & Bank Statement

10. Operational & Billing Issues
11. Closed Session to discuss Purchase or Ownership of Water Rights, Land or Other Real Property, Personnel Matters, Imminent Legal action, and Loan Applications.

12. Other Business
Discussion Items
Public Hearing: 6:00 p.m.
1. 2025 Annual Review
2. 2026 Budget
3. Public Comments
Adjourn Public Hearing
Reconvene Regular Meeting
13. Resolution 25-10 Adopt the 2026 Budget
Adjourn
Topic: Annual Board Meeting December 11, 2025

Time: Dec 11, 2025 06:00 PM Mountain Time (US and Canada)

https://us02web.zoom.us/j/5021736475?pwd=VW5FTDdPbUhpODdHS3hydkpHVjE2UT09&omn=82659014898

MeetingID: 5021736475
Passcode: 8017453435

One tap mobile
+17193594580,,5021736475#,,,,*8017453435# US
+12532050468,,5021736475#,,,,*8017453435# US

Join instructions
https://us02web.zoom.us/meetings/82659014898/invitations?signature=RYKRNjIusnK-n30IDHXp-l3ho5TixAyDEFpeT72eo3E

Notice of Special Accommodations (ADA):

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Annette Ames at 801-745-3435.

Notice of Electronic or Telephone Participation:

RESOLUTION 15-7 RESOLUTION TO ADOPT ELECTRONIC COMMUNICATION WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT

Send copy of notice to:

aames@wcwsid.com

Meeting Information

Street Address:

2100 N. 5600 E.

City:

Eden

ZIP Code:

84310

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PUBLIC NOTICE WEBSITE ADMIN
DIVISION OF ARCHIVES AND RECORDS SERVICE

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Dec Minutes

Notice Added

Notice Added Successfully

Your notice has been created successfully.

General Information

Government Type:

Special Service District

Entity:

Wolf Creek Water and Sewer Improvement District

Public Body:

Board of Trustees

Notice Information

Emergency Notice:

No

Notice Title:

Open Board Meeting Minutes

Notice Type(s):

Meeting, Hearing

Event Start Date & Time:

December 11, 2025 06:00 PM

Event End Date & Time:

December 11, 2025 07:05 PM

Event Deadline Date & Time:

01/15/26 01:05 PM

Description/Agenda:

MINUTES

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT
December 11, 2025

A regular meeting and Public Hearing of the Board of Trustees of Wolf Creek Water and Sewer Improvement District (WCWSID) was held Thursday, December 11, 2025, at 4:30 p.m. & 6:00 p.m. in the Eden Community Center Location at 2100 N. 5600 E. Eden UT and via Zoom Conference.

Board Members Present: Miranda Menzies, Don Stefanik, Jon Bingham, Pam Young, Henry Huchel
Board Members Absent:

Others Present: Cole Vincent - Assistant General Manager, Annette Ames - Controller/Recorder, Hyrum Hill - Operator, Jackson Peterson - Operator, Ron Gleason - 4426 Sunrise Dr , Shane Dunleavey - Lewis Homes, Wolf Korndoerfer - 3668 N Elkridge Trl, Jan Fulmer - 4661 E Creekview Dr, Nancy Stukan- 5499 Elkridge Cir, via Zoom.

The regular meeting was called to order at 4:30 p.m. by Miranda Menzies

1. Miranda Menzies updated the board on the new infrastructure for Cobabe, Osprey, & Bridges saying that the district and the developers are working on title documents for the Osprey & Brown Lift stations. So far, the documentation is incomplete.

2. Miranda Menzies mentioned the 2026 tentative budget that had been presented at the last regular board meeting, asking if anyone had questions about the tentative budget. There were no concerns and the budget will be presented at the public meeting at 6:00 p.m.

3. Resolution 25-8 was presented to Amend the 2025 Budget. Jon Bingham made the motion to accept Resolution 25-8 and Henry Huchel

duly seconded the motion, and the roll call vote was as follows:
Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

4. Resolution 25-9 was presented for the Water Conservation Plan. Henry Huchel made the motion to accept Resolution 25-9 and Don Stefanik duly seconded the motion, and the roll call vote was as follows:
Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

5. Annette Ames presented the 2026 Board Meeting Schedule. Jon Bingham made the motion to approve the schedule as proposed. Don Stefanik duly seconded the motion, and the roll call vote was as follows:
Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

6. The minutes from November 13, 2025- Regular Meeting and the November 18, 2025 - Mediation. Pam Young made a motion to approve the November 13, 2025- Regular Meeting and the November 18, 2025 - Mediation. Henry Huchel duly seconded the motion, and the roll call vote was as follows:
Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

7. The November 2025 Financial Report, A/P & A/R, aging, and Bank Statement had been sent to the Board previously for review and presented for approval. Jon Bingham made the motion to approve and accept the November 2025 Financial Report, A/P & A/R, aging, and Bank Statement. Don Stefanik duly seconded the motion; the roll call vote was as follows:
Miranda Menzies Aye
Jon Bingham Aye

Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

8. Miranda Menzies reported to the board, we have had a customer inquiry about incentives for reducing lawn and landscaping. Mrs. Menzies confirmed the District has contacted Weber Basin Water Conservancy about the Utah Water Savers/Weber Basin lawn rebate program. The district will not change its rates or directly fund rebates. Staff will notify customers when the program is available at Weber Basin Water Conservancy. It will be a State approved program. They may need to perform simple inspections (before/after photos/measurements) if accepted.

9. Miranda Menzies accepted a motion to enter into a Closed Session. Jon Bingham made the motion to go into a Closed Session to discuss the purchase or Ownership of Water Rights, Land or Other Real Property, Personnel Matters, Imminent Legal Action, or Loan Applications at 5:12 p.m. Pam Young duly seconded the motion, and it was unanimously approved. Don Stefanik made a motion to reopen the regular meeting and Jon Bingham duly seconded the motion, and it was unanimously approved. The regular meeting reconvened at 5:45 p.m. Miranda Menzies made a motion to accept the items discussed in the Closed Session. Jon Bingham duly seconded the motion, the roll call vote was as follows:

Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

The regular meeting was temporarily closed in order to begin the Public Hearing on the review of the 2025 year and the presentation of the 2026 Budget at 6:00 p.m. Jon Bingham made a motion to temporarily close the regular meeting and move into the Public Hearing, Don Stefanik duly seconded the motion, and it was unanimously approved.

The Public Hearing began at 6:01 p.m.

10. Miranda Menzies opened the meeting and welcomed the visitors to the Annual Public Hearing.

11. Miranda Menzies introduced the evening agenda and reported on what happened in 2025 and the district's current situation.

12. Annette Ames reviewed the 2026 Budget and financial situation.

Don Stefanik made a motion to close the Public Hearing at 6:58 p.m. The motion was seconded by Henry Huchel, and the regular meeting was reconvened.

13. Resolution 25-6 was presented to implement a fee to reissue a Can and Will Serve Letter that has already been issued. Jon Bingham made the motion to accept Resolution 25-6 and Pam Young duly seconded the motion, and the roll call vote was as follows:
Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

14. Resolution 25-7 was presented for a Culinary and Irrigation Connection Rate change. Pam Young made the motion to accept Resolution 25-7 and Henry Huchel duly seconded the motion, and the roll call vote was as follows:
Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

15. Resolution 25-10 accepting the 2026 Budget was presented. Jon Bingham made a motion to accept the 2026 Budget; Don Stefanik duly seconded the motion. and the roll call vote was as follows:
Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

There being no further business, Don Stefanik made a motion to adjourn, Pam Young duly seconded the motion, and it was unanimously approved. The meeting was adjourned at 7:07 p.m.

The next meeting will be a regular meeting and is scheduled for Thursday, January 8, 2026, at 8:00 a.m. in person at the business office located at 2580 N. Highway 162, Suite A, Eden, Utah.

https://secure.utah.gov/pmn-admin/notice/add-successful.html

Annette Ames
Secretary of the Meeting

Notice of Special Accommodations (ADA):

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RESOLUTION 15-7 RESOLUTION TO ADOPT ELECTRONIC COMMUNICATION WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT

Send copy of notice to:

aames@wcwsid.com

Meeting Information

Street Address:

2580 N. Wolf Creek Dr.

City:

Eden

ZIP Code:

84310

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Folder #01/01 CS 01

MINUTES

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT
December 11, 2025

In accordance with the requirements of Utah Code Annotated Section 52-4-7(1)(d), the District records in the minutes the names of all citizens who appear and speak at an open Board of Trustees Meeting and the substance "in brief" of their comments. Such statements may include opinions or purported facts. The District does not verify the accuracy or truth of any statement but includes it as part of the record pursuant to State Law.
***This meeting is recorded**. The recording of this meeting can be found on the Public Notice Website at utah.gov/pmn. Within three working days after the meeting date.*

A regular meeting and Public Hearing of the Board of Trustees of Wolf Creek Water and Sewer Improvement District (WCWSID) was held **Thursday, December 11, 2025,** at 4:30 p.m. & 6:00 p.m. in the Eden Community Center Location at 2100 N. 5600 E. Eden UT and via Zoom Conference.

Board Members Present: Miranda Menzies, Don Stefanik, Jon Bingham, Pam Young, Henry Huchel
Board Members Absent:

Others Present: Cole Vincent – Assistant General Manager, Annette Ames - Controller/Recorder, Hyrum Hill – Operator, Jackson Peterson – Operator, Ron Gleason – 4426 Sunrise Dr , Shane Dunleavey – Lewis Homes, Wolf Korndoerfer - 3668 N Elkridge Trl, Jan Fulmer – 4661 E Creekview Dr, Nancy Stukan- 5499 Elkridge Cir, via Zoom.

The regular meeting was called to order at 4:30 p.m. by Miranda Menzies

1. Miranda Menzies updated the board on the new infrastructure for Cobabe, Osprey, & Bridges saying that the district and the developers are working on title documents for the Osprey & Brown Lift stations. So far, the documentation is incomplete.

2. Miranda Menzies mentioned the 2026 tentative budget that had been presented at the last regular board meeting, asking if anyone had questions about the tentative budget. There were no concerns and the budget will be presented at the public meeting at 6:00 p.m.

3. Resolution 25-8 was presented to Amend the 2025 Budget. Jon Bingham made the motion to accept Resolution 25-8 and Henry Huchel duly seconded the motion, and the roll call vote was as follows:

   Miranda Menzies Aye
   Jon Bingham Aye
   Don Stefanik Aye
   Henry Huchel Aye
   Pam Young Aye

4. Resolution 25-9 was presented for the Water Conservation Plan. Henry Huchel made the motion to accept Resolution 25-9 and Don Stefanik duly seconded the motion, and the roll call vote was as follows:

   Miranda Menzies Aye
   Jon Bingham Aye
   Don Stefanik Aye
   Henry Huchel Aye
   Pam Young Aye

5. Annette Ames presented the 2026 Board Meeting Schedule. Jon Bingham made the motion to approve the schedule as proposed. Don Stefanik duly seconded the motion, and the roll call vote was as follows:

   Miranda Menzies Aye
   Jon Bingham Aye
   Don Stefanik Aye
   Henry Huchel Aye
   Pam Young Aye

6. The minutes from November 13, 2025- Regular Meeting and the November 18, 2025 – Mediation. Pam Young made a motion to approve the November 13, 2025- Regular Meeting and the November 18, 2025 – Mediation. Henry Huchel duly seconded the motion, and the roll call vote was as follows:

   Miranda Menzies Aye
   Jon Bingham Aye
   Don Stefanik Aye
   Henry Huchel Aye
   Pam Young Aye

7. The November 2025 Financial Report, A/P & A/R, aging, and Bank Statement had been sent to the Board previously for review and presented for approval. Jon Bingham made the motion to approve and accept the November 2025 Financial Report, A/P & A/R, aging, and Bank Statement. Don Stefanik duly seconded the motion; the roll call vote was as follows:

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   Don Stefanik Aye
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   Pam Young Aye

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Miranda Menzies	Aye
Jon Bingham	Aye
Don Stefanik	Aye
Henry Huchel	Aye
Pam Young	Aye

The regular meeting was temporarily closed in order to begin the Public Hearing on the review of the 2025 year and the presentation of the 2026 Budget at 6:00 p.m. Jon Bingham made a motion to temporarily close the

regular meeting and move into the Public Hearing, Don Stefanik duly seconded the motion, and it was unanimously approved.

The Public Hearing began at 6:01 p.m.

10. Miranda Menzies opened the meeting and welcomed the visitors to the Annual Public Hearing.

11. Miranda Menzies introduced the evening agenda and reported on what happened in 2025 and the district's current situation.

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13. Resolution 25-6 was presented to implement a fee to reissue a Can and Will Serve Letter that has already been issued. Jon Bingham made the motion to accept Resolution 25-6 and Pam Young duly seconded the motion, and the roll call vote was as follows:

    Miranda Menzies Aye
    Jon Bingham Aye
    Don Stefanik Aye
    Henry Huchel Aye
    Pam Young Aye

14. Resolution 25-7 was presented for a Culinary and Irrigation Connection Rate change. Pam Young made the motion to accept Resolution 25-7 and Henry Huchel duly seconded the motion, and the roll call vote was as follows:

    Miranda Menzies Aye
    Jon Bingham Aye
    Don Stefanik Aye
    Henry Huchel Aye
    Pam Young Aye

15. Resolution 25-10 accepting the 2026 Budget was presented. Jon Bingham made a motion to accept the 2026 Budget; Don Stefanik duly seconded the motion. and the roll call vote was as follows:

    Miranda Menzies Aye
    Jon Bingham Aye
    Don Stefanik Aye
    Henry Huchel Aye
    Pam Young Aye

There being no further business, Don Stefanik made a motion to adjourn, Pam Young duly seconded the motion, and it was unanimously approved. The meeting was adjourned at 7:07 p.m.

The next meeting will be a regular meeting and is scheduled for Thursday, January 8, 2026, at 8:00 a.m. in person at the business office located at 2580 N. Highway 162, Suite A, Eden, Utah.

Annette Ames
Secretary of the Meeting