



FILE# 26-2-07

CASTO SPRINGS WATER TREATMENT FACILITY

ADDRESS:

4772 S Naniloa Dr.

LEGAL DESCRIPTION: 22-11-105-041

COM 569.13 FT S & 1436.63 FT W FR N 1/4 COR SEC 11 T 2S R 1ESL MER S 31°30' E 220 FT S 58°30' W 130 FT M OR L TO E BANK OF UPPER CANAL NE'LY ALG SD E BANK 340 FT N 58°30' E 158 FT M OR L TO BEG 0.82 AC M OR L.

APPLICANT/REPRESENTATIVE:

Conor Tyson

PROPERTY OWNER:

SALT LAKE COUNTY WATER CONSERVANCY DISTR

ZONING:

PUBLIC

GENERAL PLAN DISTRICT:

Public (P)

CITY COUNCIL DISTRICT:

District #5

PUBLIC NOTICE DETAILS:

Published and Mailed 10/8/26

REQUEST:

Conditional Use Permit

APPLICABLE REGULATIONS:

13.06: DEVELOPMENT REVIEW & APPROVAL PROCEDURES - ADMINISTRATIVE
13.03.020: CONDITIONAL USE - SUBMITTAL REQUIREMENTS
13.08.040: CONDITIONAL USE PERMIT REVIEW/APPROVAL STANDARDS
13.14.030: ACCESSORY USES
13.46: PUBLIC ZONE
Utah Code §10-20-505 Land Use, Development, and Management Act: CONDITIONAL USES

EXHIBITS:

Staff Report
Applicant Narrative
Applicant supporting doc.

STAFF:

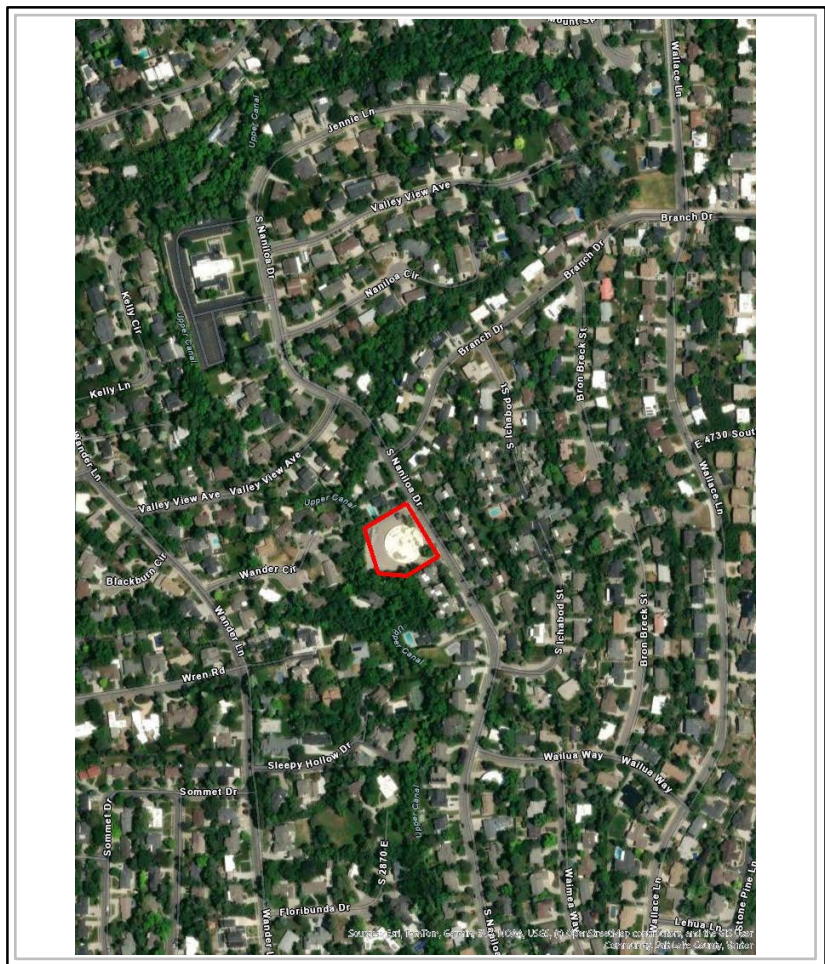
Carrie Marsh, Senior Planner

DECISION TYPE:

Administrative:

Public hearing required. PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. 13.06.050.B2 and 13.08

SITE VICINITY MAP



Notes:

RULES OF THE CITY OF HOLLADAY

PLANNING COMMISSION FOR PUBLIC HEARINGS

The Planning Commission Chair or Vice Chair is the Presiding Officer and will conduct the hearing

1. **INTRODUCTION.** The Presiding Officer informs those attending of the procedure and order of business for the hearing.
2. **STAFF PRESENTATION.** City Staff briefly introduces the request that prompted the public hearing. The presentation shall not last more than five minutes.
3. **SPONSER PRESENTATION.** If desired, the applicant or his/her representative may also make a presentation. The presentation shall not last more than fifteen minutes.
4. **PUBLIC COMMENT.** The Presiding Officer asks for public comment on the matter before the Commission. Comments are limited to three minutes and speakers are allowed to speak only once.
Speakers are requested to:
 - (a) Complete the Citizen Comment Form
 - (b) Wait until recognized before speaking
 - (c) Come to the microphone and state their name and address for the record
 - (d) Be brief and to the point
 - (e) Not restate points made by other speakers
 - (f) Address questions through the Presiding Officer
 - (g) Confine remarks to the topic
 - (h) Avoid personalities

After each citizen has spoken, Commission members may ask questions of the participant before the Presiding Officer resumes or closes the hearing.

5. **APPLICANT SUMMATION/RESPONSE.** Following citizen comment and questions by the Commission, the applicant shall be given an opportunity to give up to fifteen minutes summation and/or response prior to closing of the public hearing.
6. **CLOSING THE HEARING.** If there is no further public comment, questions by Commission members, or final response by the applicant, the Presiding Officer shall conclude the hearing at least ten minutes in advance of a subsequently scheduled public hearing. The Commission may vote to extend the public hearing past the starting time of a subsequent public hearing.
7. **CONSIDERATION OF ITEM.** At the close of the public hearing, the Commission shall consider the item, discuss its merits and vote on the matter or vote to continue it at a future meeting.

The Chair shall call the meeting to order at the appropriate time, greet the people, and read the following statement:

- *The City of Holladay Planning Commission is a volunteer citizen board whose function is to review land use plans and other special studies, make recommendations to the City Council on proposed zoning map and ordinance changes, and approve conditional uses and subdivisions.*
- *The Planning Commission does not initiate land use applications; rather acts on applications as they are submitted. Commissioners do not meet with applicants except at publicly noticed meetings.*
- *Commissioners attempt to visit each property on the agenda, where the location, the nature of the neighborhood, existing structures and uses related to the proposed change are noted.*
- *Decisions are based on observations, recommendations from the professional planning staff, the City's General Plan, zoning ordinance and other reports, by all verbal and written comments, and by evidence submitted, all of which are part of the public record.*
- *Meeting procedure can be found on the back of the agenda.*



CITY OF HOLLADAY

EST. 1849 INC. 1999

PLANNING COMMISSION | Item #1

Date: October 6, 2026

Request: Conditional Use Permit; Utility Facility

Address: 4772 S. Naniloa Dr.

Applicant: Conor Tyson, representing property owner Jordan Valley Water Conservancy District

File No: 26-2-07

Planner: Carrie Marsh, Senior Planner

GOVERNING ORDINANCES:

13.06	DEVELOPMENT REVIEW & APPROVAL PROCEDURES - ADMINISTRATIVE
13.03.020	CONDITIONAL USE – SUBMITTAL REQUIREMENTS
13.08.040	CONDITIONAL USE PERMIT REVIEW/APPROVAL STANDARDS
13.14.030	ACCESSORY USES
13.46	PUBLIC ZONE
Utah Code §10-20-505	Land Use, Development, and Management Act: CONDITIONAL USES

REQUIRED PLANNING COMMISSION ACTION: *Administrative*

Public hearing to be held. The Planning Commission (PC) is the Land Use Authority and final approving body.

Public hearing to be held. In accordance with Holladay Ord. [13.06.050.B2](#) and [13.08](#). The PC shall make a motion of either a denial, approval or to continue the application. All motions shall be accompanied by findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements.

Decisions and approval must be made during public meetings. The notice for the required public hearing has been mailed to all properties within 500' of the subject parcel.

SUMMARY:

Jordan Valley Water Conservancy District, a public water utility, is seeking to build a new water treatment facility to treat water from Casto Springs and Dry Creek water sources to increase the supply of drinking water to be used by JVVCD customers.



CITY OF HOLLADAY

EST. 1849 INC. 1999

Two new buildings are being proposed, a main treatment building and a chemical building, which would have continuous operation while there is source water from Casto and Dry Creek Springs.

The Planning Commission is requested to review the conditional use permit application, which allows public comment on the project in order for the Planning Commission to assess potential impacts stemming from the proposed use so conditions can be created to mitigate any potential impacts.

BACKGROUND:

Public utility infrastructure is an important and essential land use within the City to ensure that residents of Holladay and within the region are provided with critical services for public health and safety. Safe drinking water is a vital public interest.

Water utility companies have various parcels throughout Holladay and other municipalities to support water supply and delivery including wells and water treatment facilities. Locating infrastructure near sources is an important piece of efficiency to ensure that the available water can be captured and treated for the beneficial use of the public. Location of water treatment facilities at or near the source is a standard best practice. Many water treatment facilities are located in canyons where the water is cleanest and customers are located below the facility for clean water delivery. This location is specifically in close proximity to source waters of Casto Springs and Dry Creek.

Water utility use and infrastructure has existed on the site since the 1950s. A pipeline was installed through the site in 1958 and the reservoir was constructed in 1962.

Zoning standards for utility infrastructure buildings are detailed in the Public zone in section [§13.46](#).

- Front yard setback: 25 feet
- Side yard setback: 20 feet
- Rear yard setback: 30 feet
- Accessory building setback: 10 feet
- Lot coverage: 50%
- Building height: 45 feet
- Accessory building height: 20 feet

The property is bounded by Upper Canal on the rear (west) side. Other adjacent properties are residential with allowed heights of 32 and 35 feet, depending on lot size. Residential properties to the east and south are attached homes in the Terraces at Mount Olympus Condo development.



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EST. 1849 INC. 1999

APPLICANT SUMMARY:

The applicant has provided a narrative that addresses potential impacts and mitigation factors. Mitigation of noise and visual impacts are specifically addressed in the meeting minutes, but Specific mitigation factors proposed include:

- Locating noise generating equipment below grade
- Insulated overhead door to dampen sound
- Chemical deliveries will be infrequent (1-2 times a month, 30 minutes at a time) and during business hours
- Known operational noise is anticipated to be low and below thresholds that would require a noise study.
- Buildings are no higher than the existing reservoir and are lower than what adjacent properties allow
- Some landscaping would be disturbed in the project area, but Holladay requires replacement on site. Landscaping could be located to reduce visual and sound impacts.
- Additional landscaping on the street frontage will be added
- Fencing is already located on site and not being replaced. Sound walls would be ineffective.
- Sodium bisulfite does have some odor and will thus be located in the far south of the chemical building to provide as much distance as possible from the road and residential uses.
- Facilities will be designed to accommodate calcium thiosulfate instead should sodium bisulfite odor becomes a concern during operation.
- No chemicals are dangerous to breathe at the concentrations that will be in the off-gas and vented out of the building. Location of chemical tank vents and building louvers will be at the back of the chemical building to increase distance from adjacent properties.

TECHNICAL REVIEW COMMITTEE REVIEW AND ANALYSIS:

Public utility buildings are given additional oversight through the public process and review of staff and the Planning Commission to place reasonable conditions that directly mitigate any potential impacts. Utah State Law does not require the impacts of conditional use to be eliminated.

The Planning Commission is authorized to approve conditional use permits as provided in section 13.08.040. Denial of a conditional use permit application should only occur, *"if the anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use permit shall be denied."*



Any conditions placed must be directly related to an identified impact. If the commission finds that the applicant is willing to and can meet any of the potential conditions discussed during the public meeting, the following findings of approval may be made.

The TRC recommends the PC to hold the required public hearing (as required 13.08.040). A neighborhood meeting is not required for this type of application, although the applicant has chosen to do so. Public comments offered during the hearing should be considered within the context of the set approval standards mentioned above and may be used to form possible discussion points for generation of additional findings and/or conditions. Additional considerations or conditions, if any, should be applied carefully and reasonably as per 13.08.040.F.

The City of Holladay TRC has provided their suggested findings and conditions to consider.

The proposed structure has significant setbacks from residential uses and its height is far below the 45-foot height allowed and below the 32-to-35-foot height allowed on neighboring residential properties (depending on lot size). From the street, the new structure is not visible. The chemical building likewise has setbacks that provide distance from residential uses and has limited height that is lower than both primary and accessory building heights allowed in residential zones.

The General Plan supports critical infrastructure for public health and safety. Utility infrastructure that provides for the efficient delivery of safe drinking water is important to the resilience of Utah's water supply. Water is addressed extensively in Chapter 8 of the 2025 General Plan and specifically states that *"To maintain long-term resilience and meet future demands, Holladay must regularly assess its service delivery partnerships—particularly for utilities and public safety—and take proactive steps to ensure their adequacy and reliability."* (2025 General Plan, page 104).

The TRC finds that the proposal:

1. Is consistent with the general plan
2. Is allowed within the zone and meets zone standards
3. Is compatible with the character of the site, adjacent properties, and existing development
4. Vehicular access does not degrade the existing level of service
5. Driveways are oriented to streets with impacting the safety, purpose, or character of the streets.
6. Adequate on-site parking is provided and located in an area that does not impact the use of adjacent properties
7. Traffic to the site will be limited and minimal – no impairment to the use and enjoyment of adjacent properties



CITY OF HOLLADAY

EST. 1849 INC. 1999

8. Gating and limited vehicular access results in impacts relating to vehicular trips that is lower than that of adjacent properties
9. Noise, light, odor, and other nuisances are adequately mitigated.
10. Utility and public services can support the proposed use.
11. Building construction and use (including chemicals) will be required to meet all building and fire codes.

Staff does not recommend additional conditions as the applicant has designed the improvements in a way that adequately mitigates impacts.

The commission may engage with the applicant on existing vegetation and if the site could accommodate some additional vegetation to further mitigate impacts without significantly impacting operations or may discuss conditions in relation to public comments.

SUGGESTED MOTIONS:

"I _____ move to [approve/deny/continue] the **CONDITIONAL USE PERMIT** application by _____ for a public utility treatment facility located at **4772 Naniloa Dr.** in the **P zone**, based upon the findings that...

... and subject to the following conditions ... ".



NOTICE OF A PUBLIC HEARING CONDITIONAL USE PERMIT – Public Water Utility

Date: Tuesday, October 20th 2026
Time: As close to 6:00 pm as possible
Location: ****TEMPORARY LOCATION – 3300 South 1300 East**
Hearing Body: Planning Commission

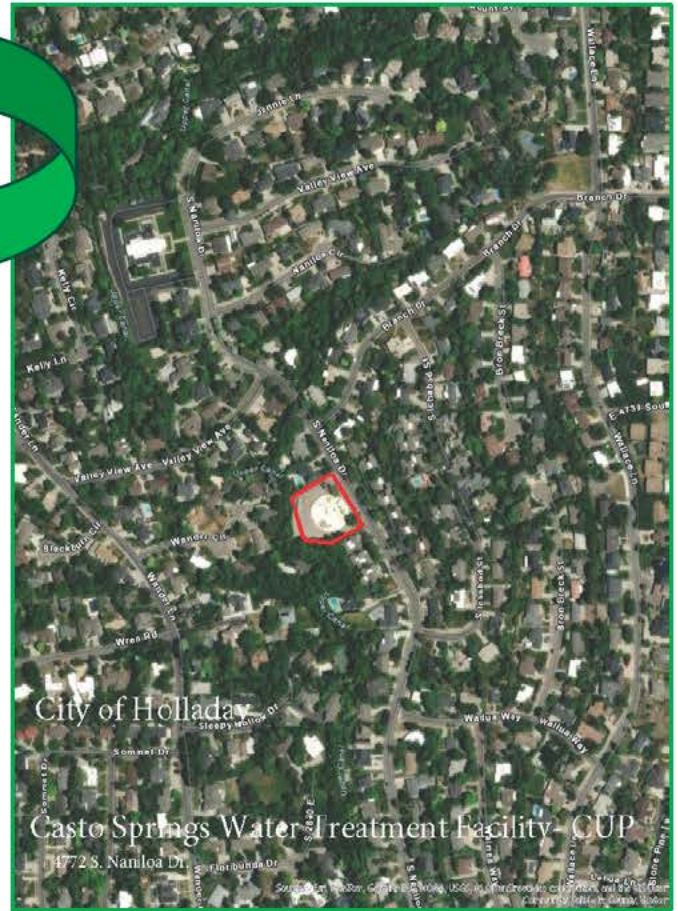
Notice is hereby given that the City of Holladay Planning Commission will review and consider a proposal by Jordan Valley Water Conservancy District for a Conditional Use Permit for an Utility facility on this property located at **4772 S. Naniloa drive** in the Public Use zone. Proposal will be reviewed in accordance with provisions in Holladay City Code Section 13.08.040.

****No zone or ordinance change is proposed in conjunction with this application. ****

Please submit comments via email by 5:00 pm 10/19/2026 to Carrie Marsh cmash@holladayut.gov. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

Additional information regarding this item & instructions how to join this meeting remotely can be found on the City's website and on the posted agenda, prior to the meeting. Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay Website.

ATTENTION: This notice was mailed on 10/08/2026 by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



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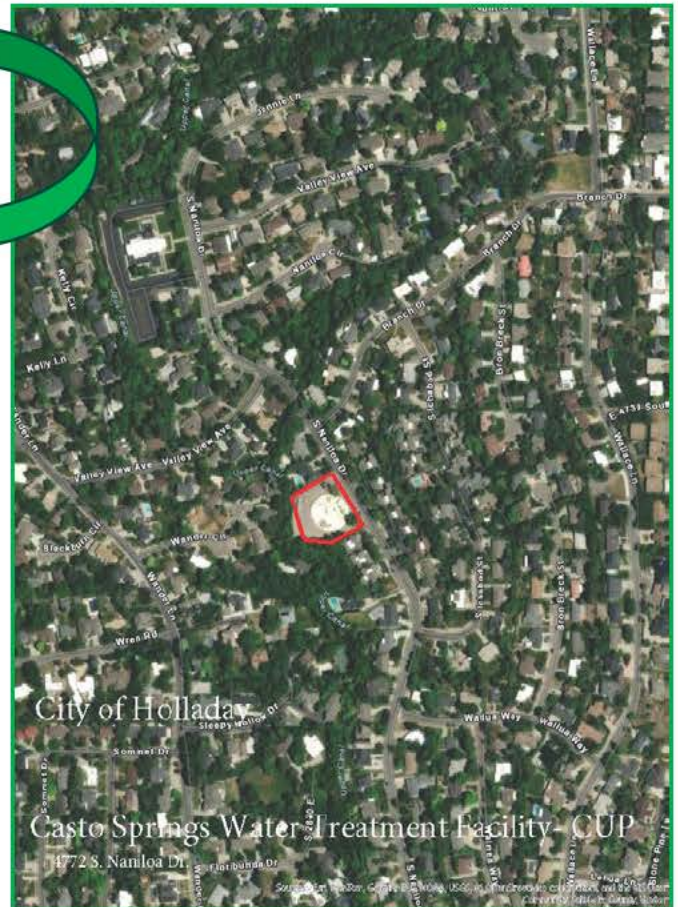
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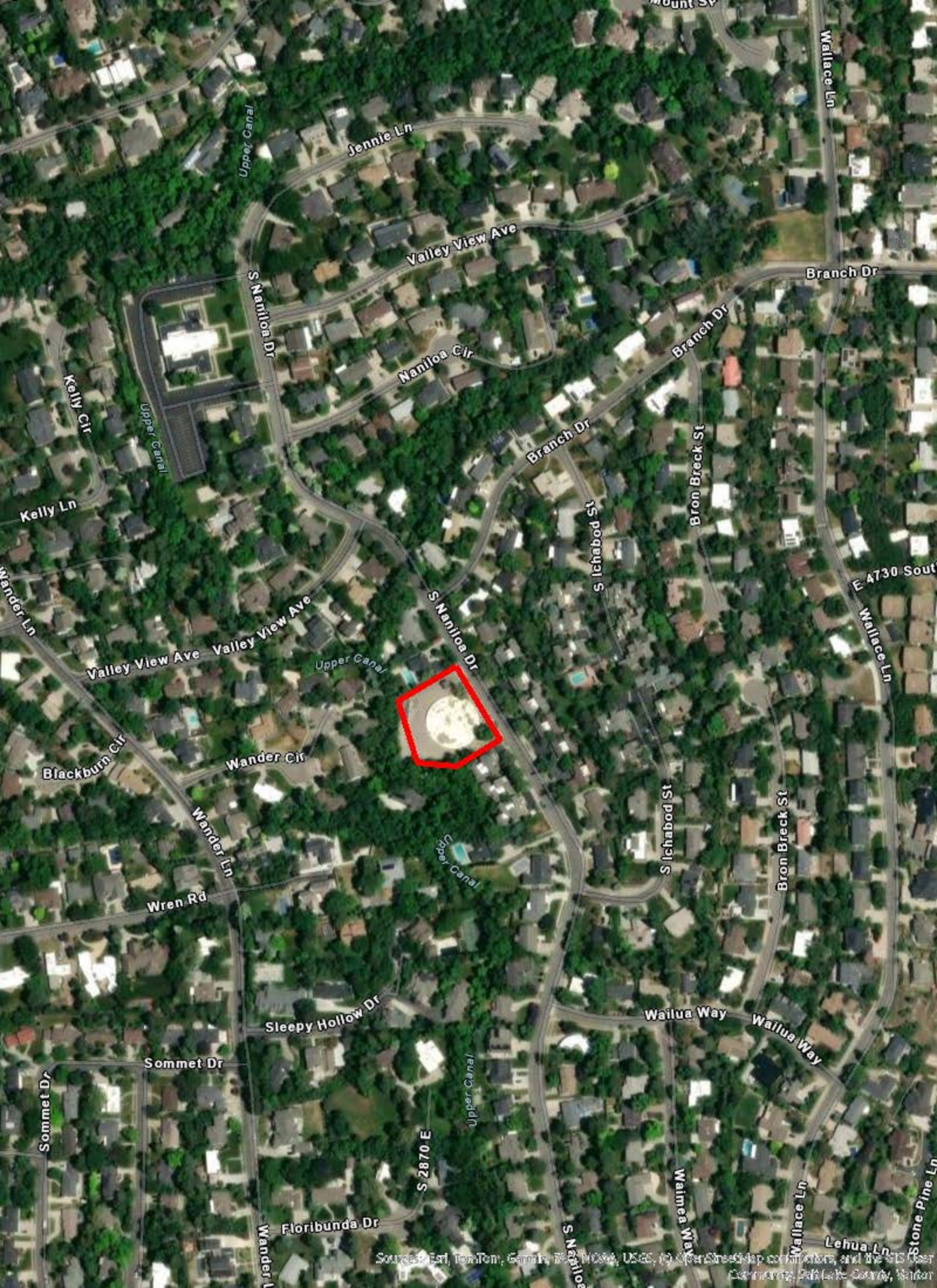
****No zone or ordinance change is proposed in conjunction with this application. ****

Please submit comments via email by 5:00 pm 10/16/2026 Carrie Marsh, cmash@holladayut.gov. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

Additional information regarding this item & instructions how to join this meeting remotely can be found on the City's website and on the posted agenda, prior to the meeting. Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay Website.

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Conditional Use Permit Request Narrative Proposed Casto Springs Water Treatment Plant

September 8, 2026

Applicants:

Jordan Valley Water Conservancy District
8215 S 1300 W
West Jordan, UT 84088
(801) 565-4300

AECOM
756 E Winchester St, Suite 400
Murray, UT 84107
(801) 904-4000

City of Holladay Planning Commission:

Jordan Valley Water Conservancy District (JVWCD) is proposing to build a drinking water treatment plant at 4772 Naniloa Drive, Holladay, UT 84117. This property is owned by JVWCD and existing infrastructure at the site currently includes a two million gallon potable water reservoir, a decommissioned chlorine gas building, and a booster pump station and vault.

Project Overview:

Historically, the Casto Spring and Dry Creek Spring source waters were piped to the site, chlorinated, and then sent out to the distribution system for potable usage. In the early 1990s, the source water was classified as “groundwater under the influence of surface water” and the regulations required additional treatment. Since then, the spring water has continued to be piped to the site but is discharged directly into the Upper Canal without treatment.

This project will provide a new drinking water treatment plant with a capacity of 5 million gallons per day (MGD) to help fortify the region’s drinking water supply. The project will treat water from the Casto Spring and Dry Creek Spring which are currently piped to the site and send it into the distribution system as drinking water to be used by JVWCD customers.

The project includes constructing two new buildings on the property – a main treatment building housing the primary treatment processes and a chemical building housing the chemical storage and feed systems. Efforts have been made by the engineering design

team to reduce visual, noise, and light impacts on the surrounding properties (please see the Neighborhood Meeting Minutes for a more detailed explanation of proposed mitigation measures.)

The treatment plant would run continuously while there is source water from the springs. This may be year-round in years with a high snowpack and thus a high flow in the Casto Spring and the Dry Creek Spring. In other years, this may be more seasonal with typical high spring flows in the spring and summer and little to no flow in the fall and winter.

The proposed water treatment plant would be primarily operated remotely and would not be staffed full-time. JWCD operations staff would likely visit the site approximately once per day for an hour or two at a time.

Conditional Use Permit Requirements:

The parcel (NO. 22-11-105-041) is zoned as P-Public. Per the City of Holladay Code of Ordinances, Section 13.100.010, a Public parcel for a “Utility company, public” usage requires a conditional use permit.

Conditional Use Permit Approval Standards:

Responses to the approval standards outlined in the City of Holladay Code of Ordinances, Section 13.08.040, are provided herein:

1) A conditional use shall:

- a) Be consistent with policies set forth in the city's general plan applicable to the site where the conditional use will be located.
 - i) *Response: the use of the project site will continue to be used by JWCD for public water supply.*
- b) Be allowed by the zone regulations where the conditional use will be located.
 - i) *Response: the parcel is zoned as “P-Public” which will be its intended use.*
- c) Be compatible with the character of the site, adjacent properties and uses, and existing development within the vicinity of the site where the use will be located.
 - i) *Response: The project site is located within a residential area; however, the use of the project site will continue to be used by JWCD for public water supply.*
- d) Provide vehicular access to the site without materially degrading the existing level of service of the abutting streets.
 - i) *Response: Vehicular access to the site will remain the same as current conditions.*
- e) Locate all driveways oriented to direct traffic to streets, major or local, without impacting the safety, purpose, and character of these streets.

- i) Response: The site driveway will remain the same as current conditions, opening onto Naniloa Drive.*
- f) Locate on site parking areas and structures, particularly those locations likely to encourage street side parking for the proposed use, in areas of the site that will not adversely impact the reasonable use of adjacent properties.
 - i) Response: On-site parking will be on the southwest portion of the property, near the new main treatment building. Parking is anticipated to be minor and only when JWWCD operations staff check in on the site.*
- g) Accommodate peak traffic to the site without impairing the use and enjoyment of adjacent properties.
 - i) Response: Traffic to the site will be limited to JWWCD operations staff checking in on the site (anticipated to be approximately once per day). Chemical delivery trucks will deliver chemicals approximately once or twice a month for 20 to 30 minutes at a time. The intent is for the chemical delivery trucks to pull up to the site along Naniloa drive.*
- h) Provide an internal circulation system designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic.
 - i) Response: The project site will be fenced and gated and no unauthorized traffic will enter the site.*
- i) Restrict hours of operation of the proposed conditional use in relation to the hours of activity or operation of other nearby uses to mitigate noise, light, odor, or other nuisances that unreasonably impair the use and enjoyment of adjacent properties.
 - i) Response: The water treatment plant would operate 24 hours a day but would not be staffed full-time. Noise mitigation measures will be in place to mitigate noise from any running equipment (please see the Neighborhood Meeting Minutes for a more detailed list of noise mitigation measures). Lighting design will incorporate features to reduce light pollution to the nearby residences.*
- j) Demonstrate existing or proposed utility and public services will be adequate to support the proposed use at normal service levels and is designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources.
 - i) Response: Utility companies have been contacted for initial feedback on the proposed project. The sanitary sewer (Mt. Olympus Water District) will accommodate the sanitary flows from the proposed plant. Residuals from the plant will be hauled offsite and will not enter the sanitary sewer system. Gas (Enbridge) will be provided from the gas main in Naniloa Drive. Potable water will be provided by the potable water created from the new plant. Electrical service will be provided by Rocky Mountain power.*

- k) Install appropriate buffering, such as landscaping, setbacks, and building location, to protect adjacent land uses from light, noise, and visual impacts resulting from the proposed use. (Ord. 2015-02, 2-5-2015; amd. Ord. 2016-04, 4-14-2016)

i) *Response: The proposed buildings meet the required setbacks.*

The proposed Casto Springs Water Treatment Plant is anticipated to provide a community benefit by providing an additional drinking water source to a drought-prone area. The proposed project would keep the same intent of the existing parcel usage of providing public water supply by JVWCD.

Thank you,



Conor Tyson, P.E.

Project Manager

Jordan Valley Water Conservancy District

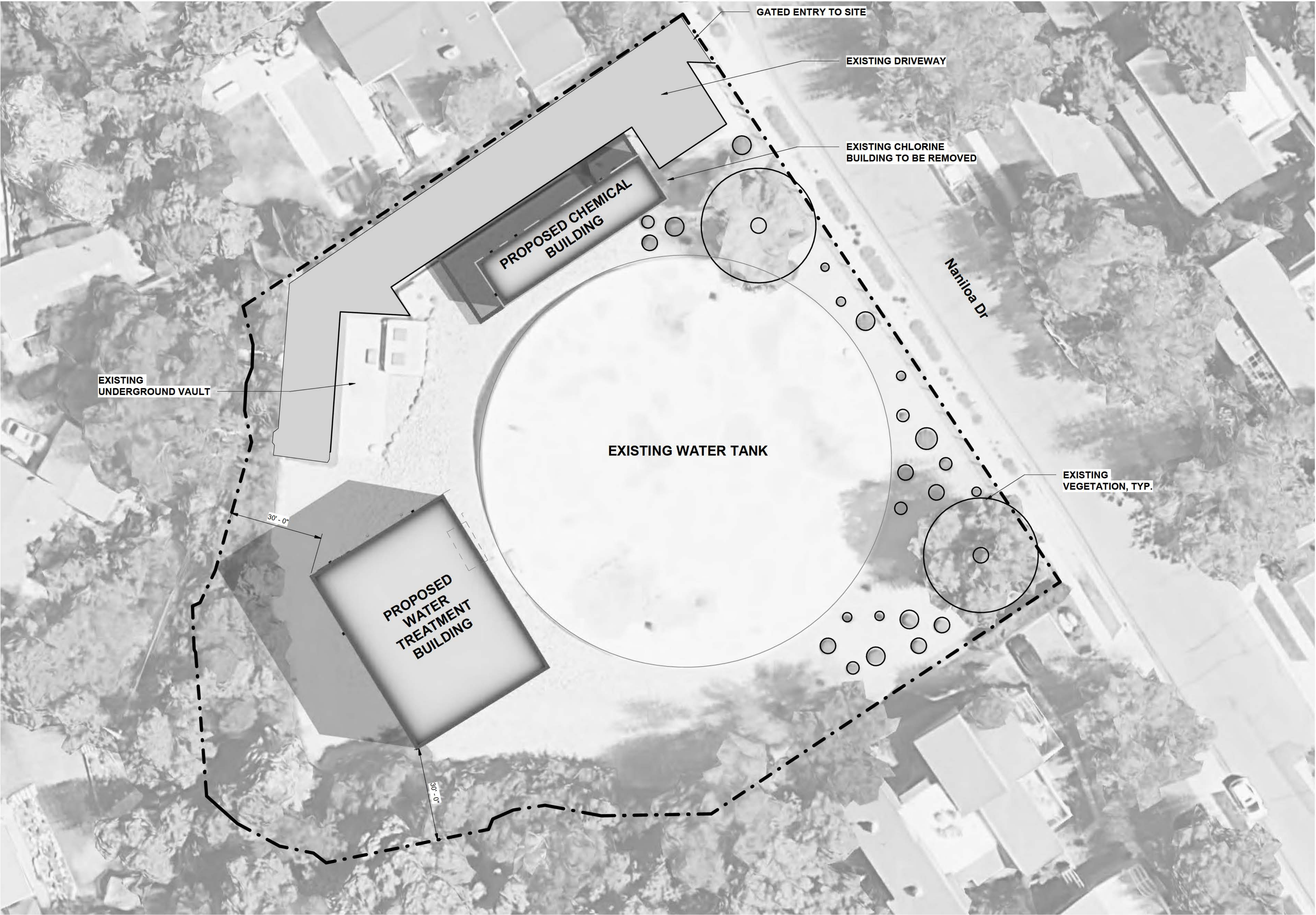


John Krinks, P.E.

Project Engineer of Record

AECOM

ANSI D 22x34" Approved: JK Designer: DB Project Management Initials: 00-A003 1/16" = 1'-0"



PROJECT
CASTO SPRINGS
WATER TREATMENT PLANT

CLIENT
JORDAN VALLEY
WATER CONSERVANCY
DISTRICT
8215 S 1300 W
WEST JORDAN, UT
84088



CONSULTANT
AECOM
750 East Winchester Street
Salt Lake City, UT 84107
Tel: (801) 904-4000 Fax: (801) 904-4100
http://www.aecom.com

PRELIMINARY
NOT FOR CONSTRUCTION

REGISTRATION

ISSUE/REVISION

I/R	DATE	DESCRIPTION

PROJECT NUMBER

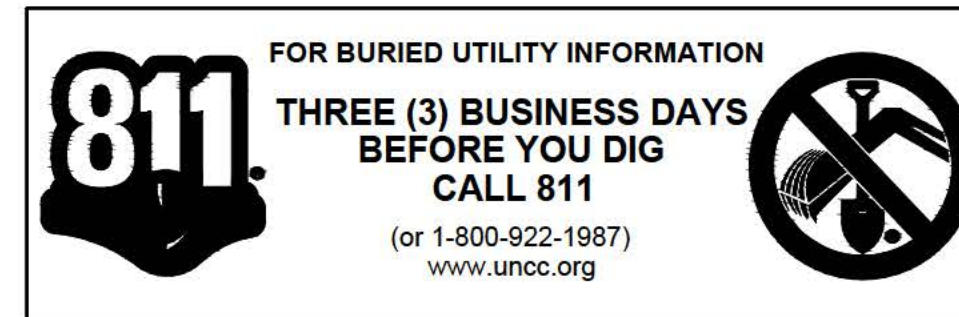
60770813

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

00-A003



PROJECT

CASTO SPRINGS WATER TREATMENT PLANT

CLIENT

**JORDAN VALLEY
WATER CONSERVANCY
DISTRICT**
8215 S 1300 W
WEST JORDAN, UT
84088



CONSULTANT

AECOM
756 East Winchester Street
Salt Lake City, UT 84107
Tel: (801) 944-4000 Fax (801) 904-4100
<http://www.aecom.com>

PRELIMINARY
NOT FOR CONSTRUCTION

REGISTRATION

ISSUE/REVISION

I/R	DATE	DESCRIPTION

PROJECT NUMBER

60770813

SHEET TITLE

PLANT SITE
CIVIL
SITE PLAN

SHEET NUMBER

01-C102

ANSI D 22'x34"
Approved: JK
Checked: TB
Designer: DB
Project Management Initials:



1 | EXISTING CONDITION
00-A004 | NTS



2 | PROPOSED DEVELOPMENT
00-A004 | NTS

Last Plotted: 2026/04/14 14:04
Filename: Autocad\Doc\JCI\AMER\US-60770813-Casto Springs WTP\60770813_10_A001_Lv25.rvt



PROJECT

CASTO SPRINGS
WATER TREATMENT PLANT

CLIENT

JORDAN VALLEY
WATER CONSERVANCY
DISTRICT
8215 S 1300 W
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PRELIMINARY
NOT FOR CONSTRUCTION

REGISTRATION

ISSUE/REVISION

I/R	DATE	DESCRIPTION

PROJECT NUMBER

60770813

SHEET TITLE

RENDERINGS

SHEET NUMBER

00-A004

ANSI D 22'x34"
Approved: JK
Checked: TB
Designer: DB
Project Management Initials:



1	EXISTING CONDITION
00-A005	Scale: 1" = 1'-0"

Last Plotted: 2026/04/14 14:04
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PROJECT

CASTO SPRINGS
WATER TREATMENT PLANT

CLIENT

JORDAN VALLEY
WATER CONSERVANCY
DISTRICT
8215 S 1300 W
WEST JORDAN, UT
84088



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PRELIMINARY
NOT FOR CONSTRUCTION

REGISTRATION

ISSUE/REVISION

I/R	DATE	DESCRIPTION

PROJECT NUMBER

60770813

SHEET TITLE

EXISTING CONDITION

SHEET NUMBER

00-A005

ANSI D 22x34" Approved: JK Checked: TB Designer: DB Project Management Initials:



1

00-A006

PROPOSED DEVELOPMENT

Scale: 1" = 1'-0"



PROJECT

CASTO SPRINGS
WATER TREATMENT PLANT

CLIENT

JORDAN VALLEY
WATER CONSERVANCY
DISTRICT
8215 S 1300 W
WEST JORDAN, UT
84088



CONSULTANT

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756 East Winchester Street
Salt Lake City, UT 84107
Tel: (801) 904-4000 Fax: (801) 904-4100
http:// www.aecom.com

PRELIMINARY
NOT FOR CONSTRUCTION

REGISTRATION

ISSUE/REVISION

I/R	DATE	DESCRIPTION

PROJECT NUMBER

60770813

SHEET TITLE

PROPOSED
DEVELOPMENT

SHEET NUMBER

00-A006

ANSI D 22x34" Approved: JK Designer: DB Project Management Initials:



1 | SITE AERIAL PERSPECTIVE
00-A007 | NTS



PROJECT

CASTO SPRINGS
WATER TREATMENT PLANT

CLIENT

JORDAN VALLEY
WATER CONSERVANCY
DISTRICT
8215 S 1300 W
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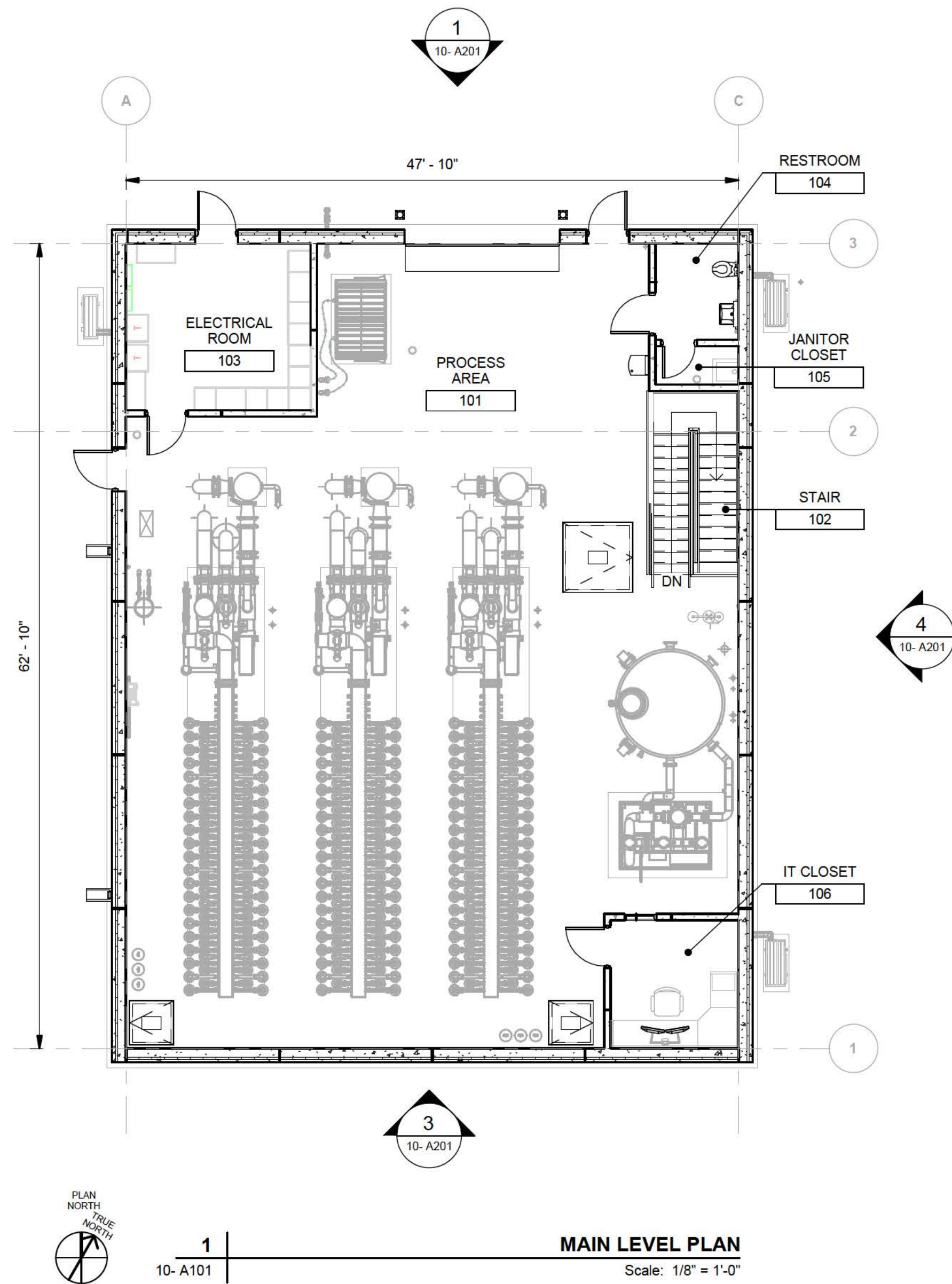
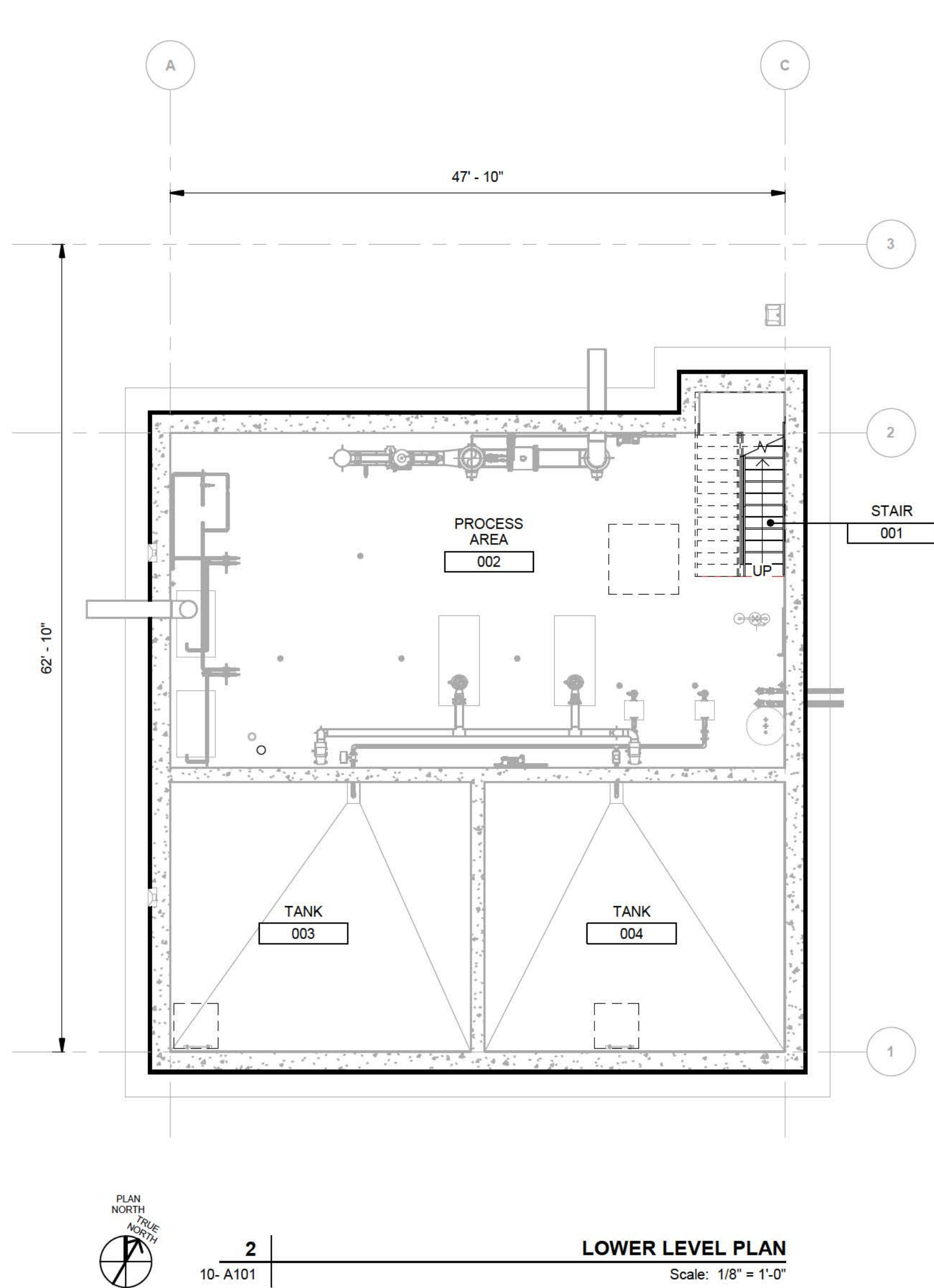
60770813

SHEET TITLE

SITE AERIAL
PERSPECTIVE

SHEET NUMBER

00-A007



PROJECT

CASTO SPRINGS
WATER TREATMENT PLANT

CLIENT

JORDAN VALLEY
WATER CONSERVANCY
DISTRICT
8215 S 1300 W
WEST JORDAN, UT
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I/R	DATE	DESCRIPTION

PROJECT NUMBER

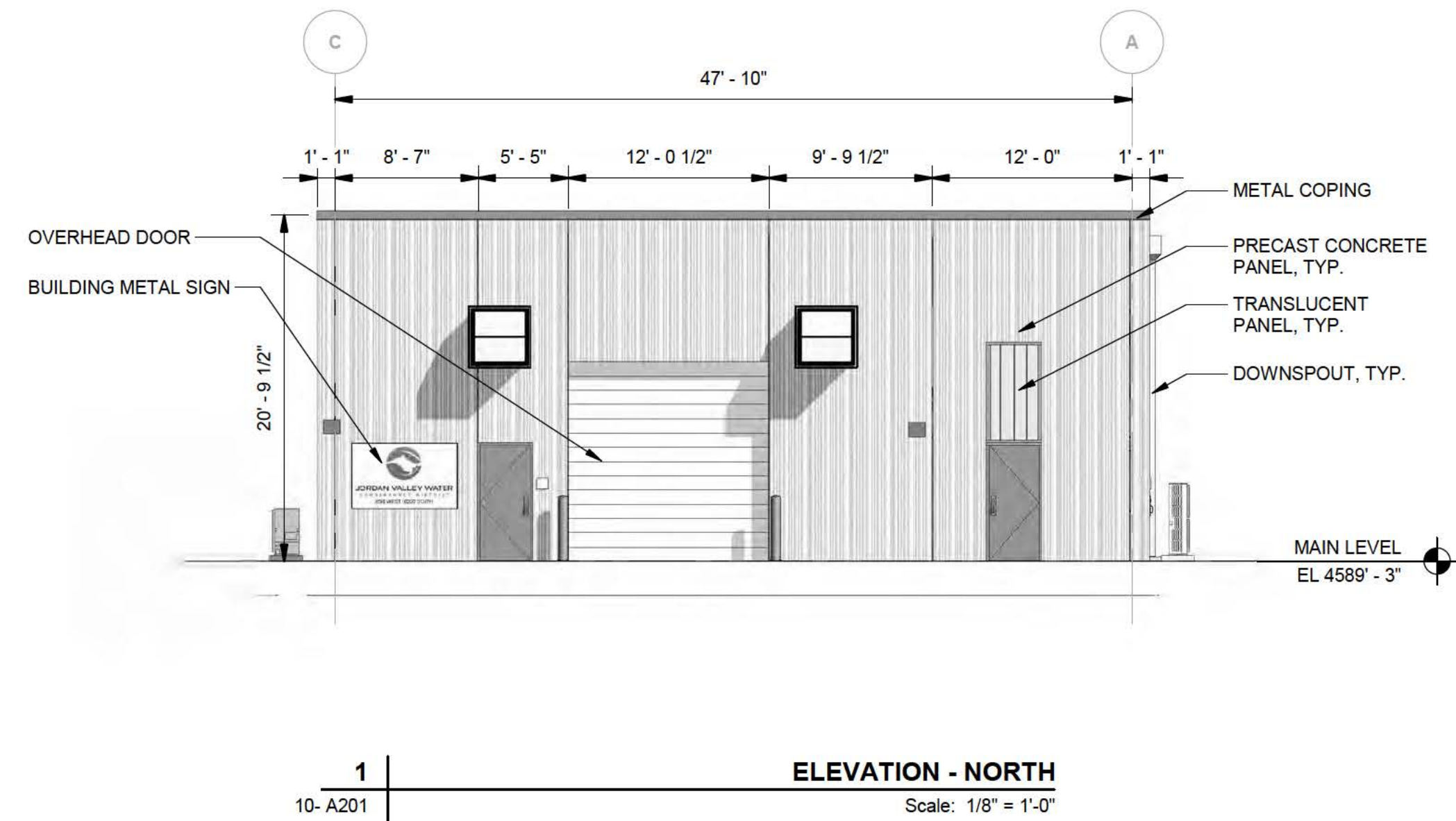
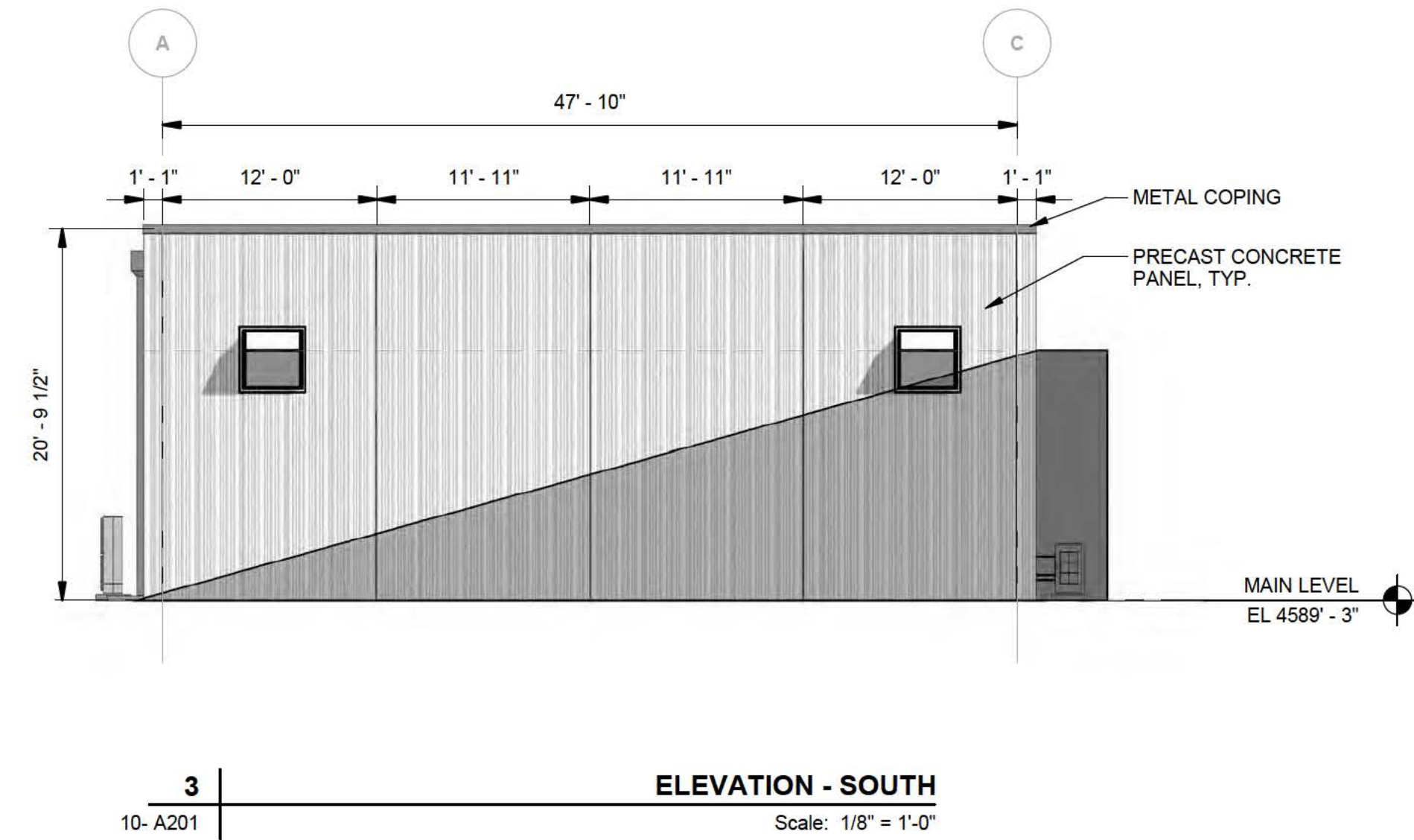
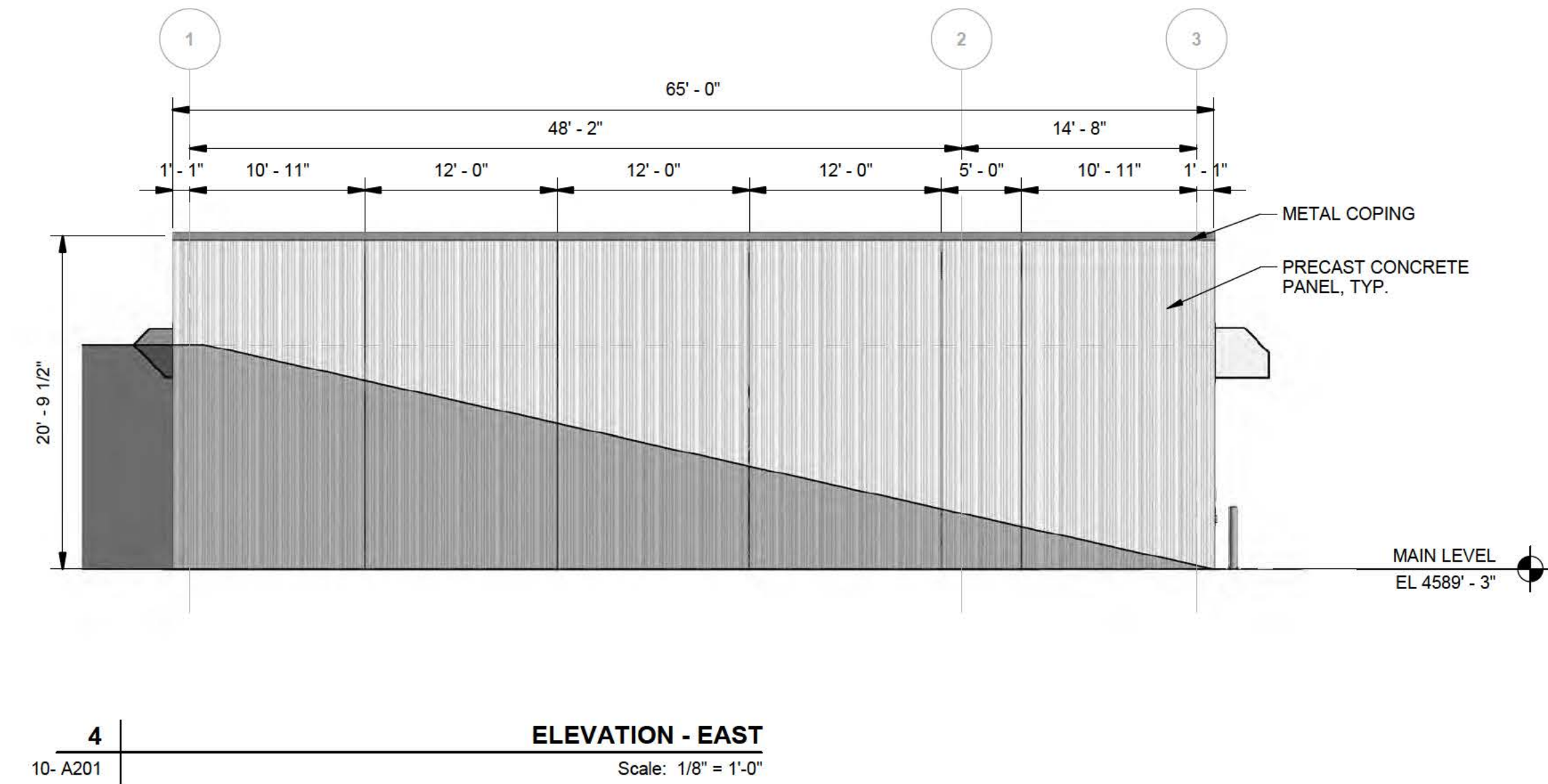
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SHEET TITLE

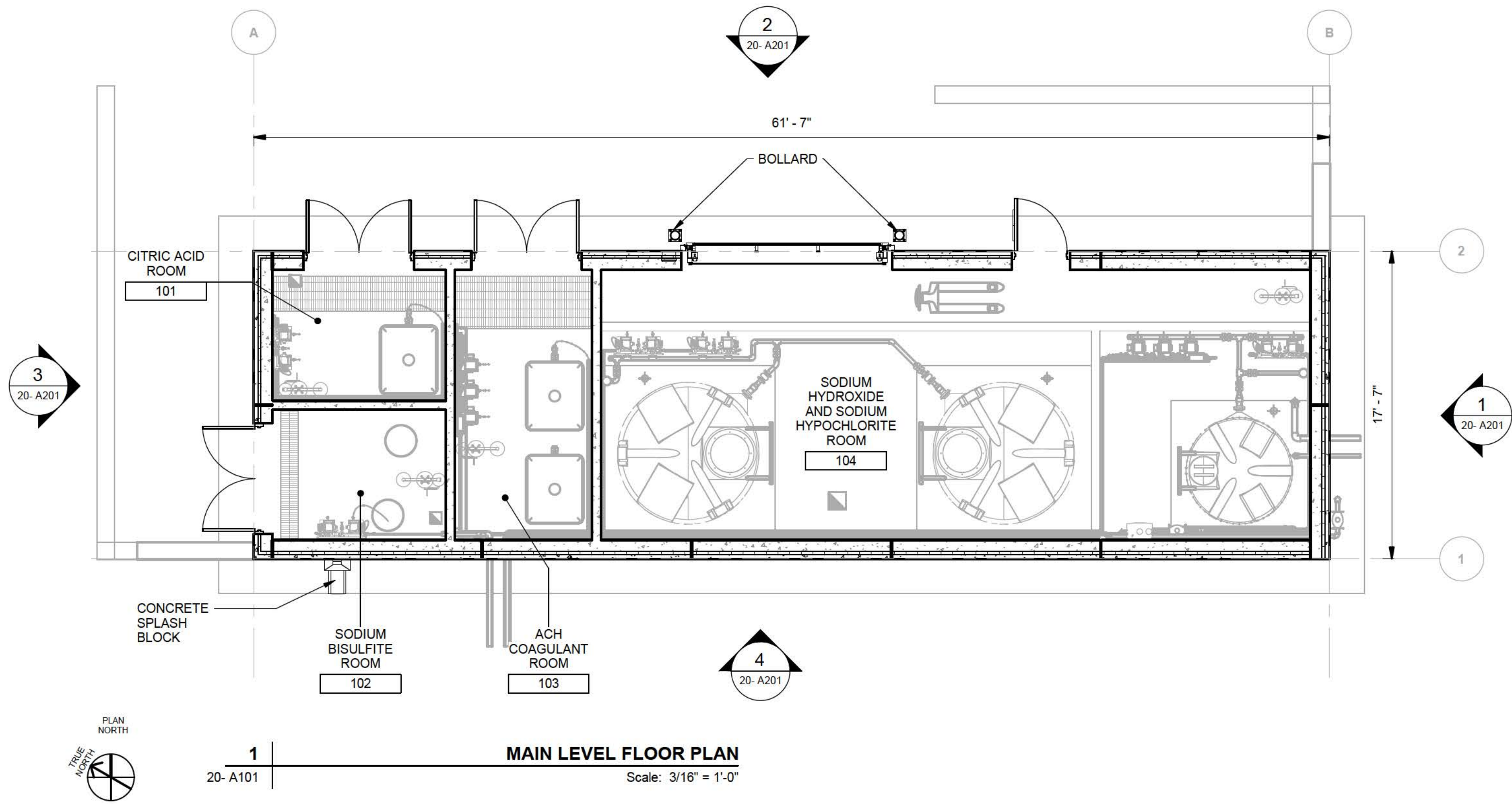
MAIN PLANT BUILDING
ARCHITECTURAL
FLOOR PLANS

SHEET NUMBER

10- A101



I/R	DATE	DESCRIPTION



PROJECT

CASTO SPRINGS
WATER TREATMENT PLANT

CLIENT

JORDAN VALLEY
WATER CONSERVANCY
DISTRICT
8215 S 1300 W
WEST JORDAN, UT
84088



CONSULTANT

AECOM
750 East Winchester Street
Salt Lake City, UT 84107
Tel: (801) 904-4000 Fax: (801) 904-4100
http:// www.aecom.com

PRELIMINARY
NOT FOR CONSTRUCTION

REGISTRATION

ISSUE/REVISION

I/R	DATE	DESCRIPTION

PROJECT NUMBER

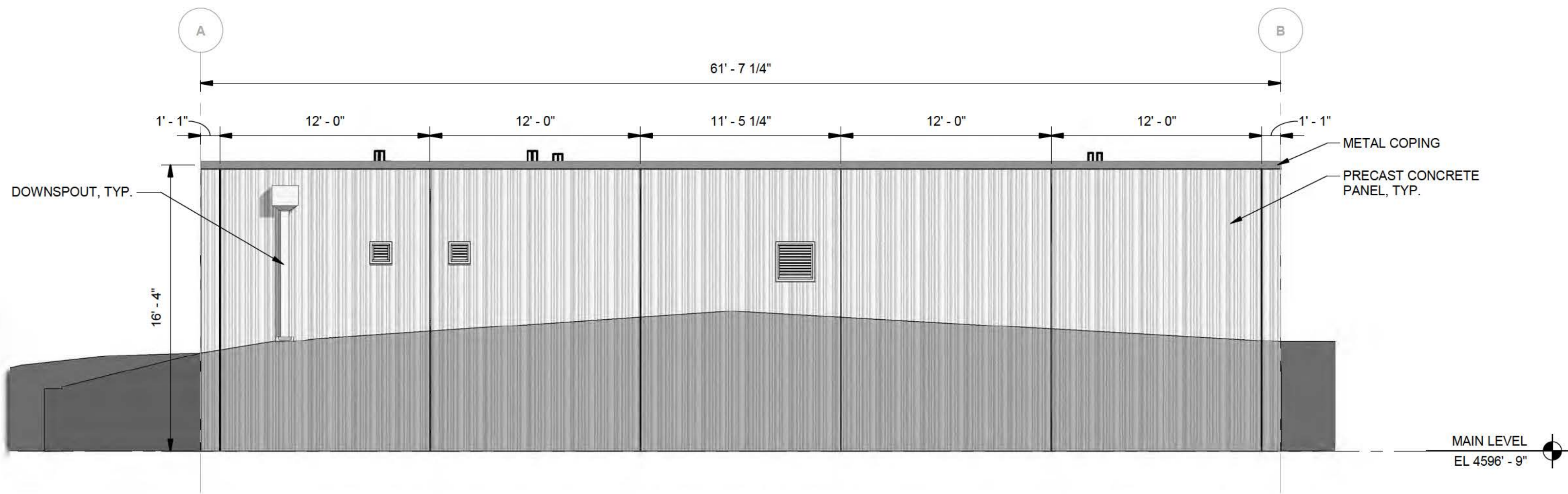
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SHEET TITLE

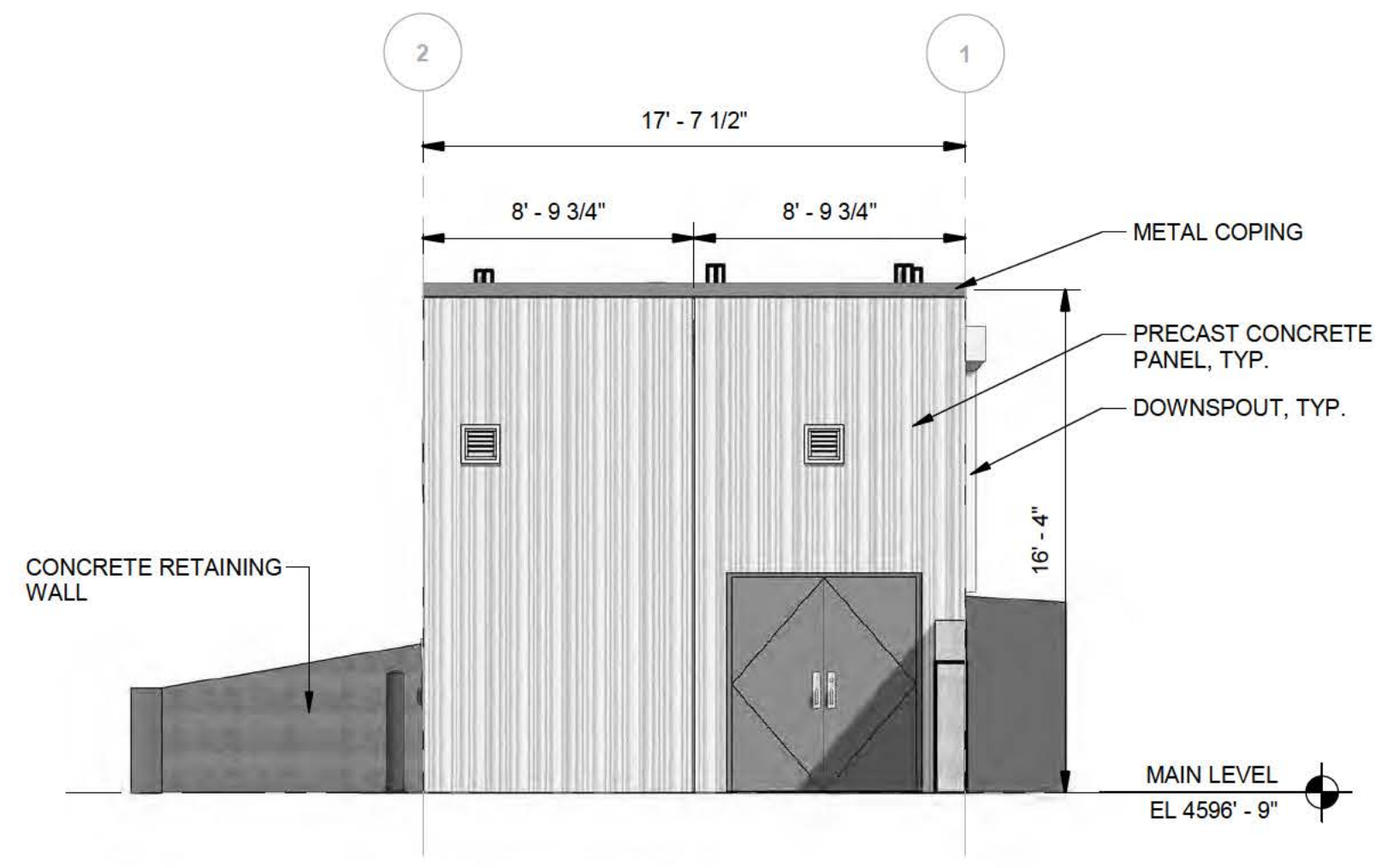
CHEMICAL BUILDING
ARCHITECTURAL
FLOOR PLAN

SHEET NUMBER

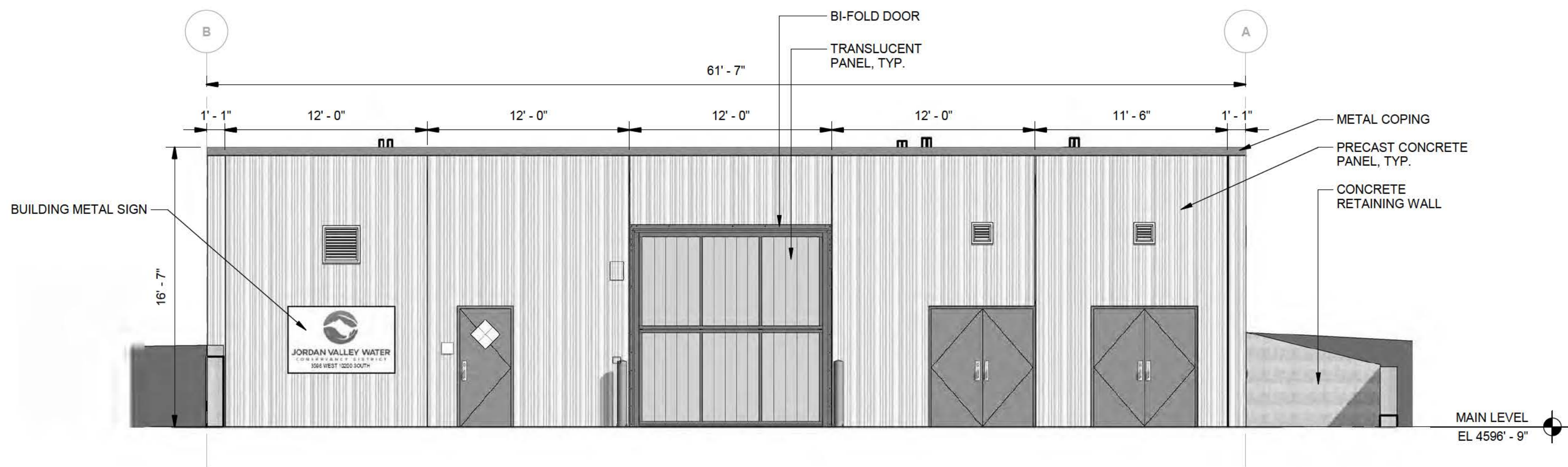
20- A101



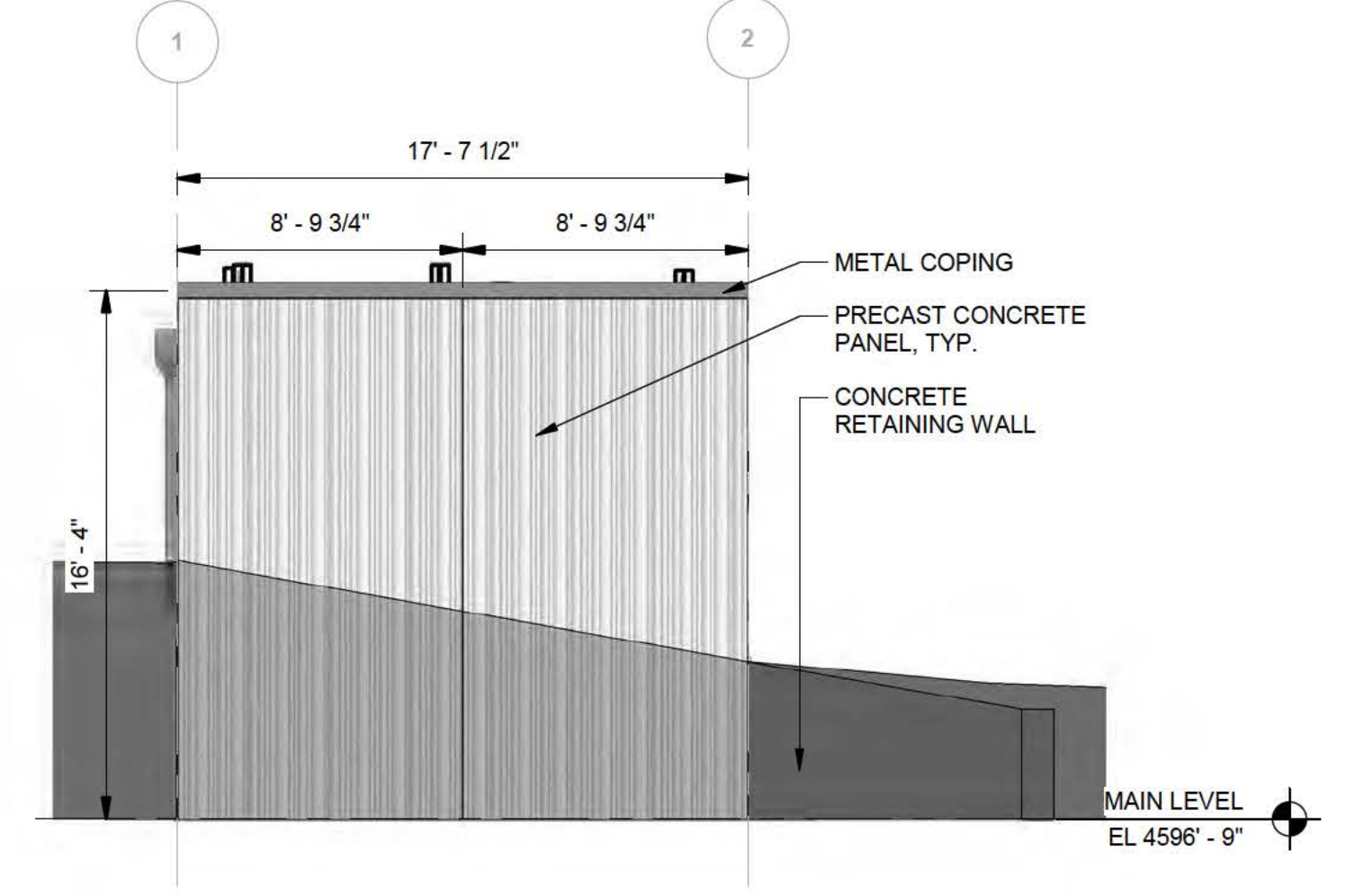
4 | ELEVATION - SOUTH
20- A201 | Scale: 3/16" = 1'-0"



3 | ELEVATION - WEST
20- A201 | Scale: 3/16" = 1'-0"



2 | ELEVATION - NORTH
20- A201 | Scale: 3/16" = 1'-0"



1 | ELEVATION - EAST
20- A201 | Scale: 3/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

I/R	DATE	DESCRIPTION



CITY OF HOLLADAY NEIGHBORHOOD MEETING REQUIREMENT/SUBMITTALS

As part of your application for Planning Commission approval current regulations require that you conduct a “Neighborhood Meeting.” This is an informal gathering of property owners within a 500 foot radius of your project and is intended to help open communication between you and those who may be affected by your application. City representatives do not participate in this meeting. It is your responsibility to organize and moderate this meeting. The meeting must held prior to your application for the Public Hearing and presentation before the Planning Commission. (City of Holladay Title 13.03.020.B)

Meeting Requirements:

- No application shall be filed until a neighborhood meeting has been held.
- All of the following land use applications require proof of a neighborhood meeting (13.03.020.B):

Developments in a residential zone:

Rezones,
Subdivisions, and
Planned unit developments.

Nonresidential developments abutting a residential development or zone boundary:

Rezones,
Nonresidential subdivisions,
Permitted or conditional use site plans, and
Planned unit developments.

- The applicant shall **MAIL** a written notice stating: place, date, and time of the neighborhood meeting to all residential property owners, as identified in the Salt Lake County Recorder’s records, within five hundred feet (500’) of the proposed site. Salt Lake County Recorder’s Office located at 2001 South State Street – N1600. (The north building.) Show them this letter if they require authorization from the City for preparing the labels.

SAMPLE LETTER

Notice of Neighborhood Meeting

(Date of Letter)

(Name of Applicant)

(Address of Applicant)

(Applicant Telephone No.)

Dear Neighbor:

A neighborhood meeting will be held *(Date of Meeting)* at *(Time of Meeting)* at *(Location of Meeting)* to discuss a proposed *(Description of Project/Rezone Application/Conditional Use, etc.)* located at *(Address or Location for Proposed Application)*

Please join *(Us/Me)* to discuss this *(Project/Re-zone/Conditional Use)* application and share your thoughts and feelings.

Please note that this is **NOT** a City of Holladay Planning Commission or City Council meeting. This pre-meeting prior to presenting a pending application to the City of Holladay

Thank you.

(Signature of Applicant)

Phone calls or informal door to door contacts shall not be considered to constitute a neighborhood meeting

- The neighborhood meeting must be conducted at a location within the Holladay City boundaries. Meeting rooms at City Hall are available for online reservation; <http://cityofholladay.com/services/room-rental/>

Applicants shall create a record of (submitted with your application):

- ☒ a list of all individuals who were notified,
- ☒ a roster of attendees at the neighborhood meeting, and
- ☒ a copy of the minutes and summary from the neighborhood meeting.

NOTE: On the day of your meeting you provide a sign-up roster to record the names, addresses and telephone numbers of those who attend. Drawings, renderings, site plans or etc. are helpful in communicating with those who come to your meeting. This meeting is not to gain approval but to serve as an opportunity to explain your project prior and listen to their thoughts, concerns and comments. Attempt to “sell or convince” attendees of the merits of your concept can create or amplify unnecessary conflict. (These same members of your neighborhood will have an opportunity to comment at the Public Hearing before the Planning Commission at a later date.)

Notice of Neighborhood Meeting

June 8, 2026

Applicants:

Jordan Valley Water Conservancy District
8215 S 1300 W
West Jordan, UT 84088
(801) 565-4300

AECOM
756 E Winchester St, Suite 400
Murray, UT 84107
(801) 904-4000

Dear Neighbor:

A neighborhood meeting will be held **Thursday June 18, 2026, at 6:00 PM** at 4772 Naniloa Drive, Holladay, UT 84117 to discuss a proposed project involving a new drinking water treatment facility which will help fortify your water supply. The project requires a Conditional Use Permit issued by the City of Holladay and is proposed to be built at the location noted for the neighborhood meeting.

Recipients of this letter are welcome to join us to discuss this Conditional Use application and share your thoughts and feelings on the project.

Please note this is **NOT** a City of Holladay Planning Commission or City Council Meeting. This is a pre-meeting prior to presenting the pending application to the City of Holladay.

Thank you,



Conor Tyson
Engineer
Jordan Valley Water Conservancy District



John Krinks, P.E.
Project Engineer of Record
AECOM

Meeting name Casto Springs WTP Neighborhood Meeting Minutes	Meeting date June 18, 2026	Attendees Conor Tyson (Jordan Valley Water Conservancy District, JVVCD) Brock Hodgson (AECOM) Nicholas Griffith (AECOM) Samantha Mendez (AECOM) Erin Braunstein (AECOM) Neighbors (roster attached)
Time 6:00 PM	Location 4772 Naniloa Drive, Holladay, UT 84117	
Project name Casto Springs WTP		

Overview

A neighborhood meeting for the Casto Springs Water Treatment Plant was held at the project site (4772 Naniloa Drive, Holladay, UT 84117) on June 18, 2026 at 6:00 PM. This document summarizes the discussion from that meeting as well as captures several mitigation measures the project intends to implement as a response to the neighborhood meeting.

Meeting Minutes

Overall, the main concerns noted with the proposed new drinking water treatment plant project were noise; building height; where does the water go and how does this project benefit the neighborhood; and trees, landscaping, and fencing. The neighbors indicated that they appreciated the explanation of the proposed project and the opportunity to voice concerns. Individual questions and responses are grouped by concern and are noted below.

Noise

- Questions: Noise, will it create noise, how loud, how frequent, what is being done to mitigate? Can a sound study be performed to evaluate sound impacts? Can you demonstrate or who can we talk to ensure noise is not an issue?
- Response/discussion:
 - Equipment that is anticipated to create noise (pumps and air compressors) will be located in the lower level (basement) of the treatment building. This equipment will only run intermittently. Equipment on the main level of the treatment building and within the chemical building are not anticipated to create noticeable noise.
 - The building will utilize sound-mitigating measures such as an insulated overhead door to provide additional sound dampening.
 - Chemical truck deliveries will cause temporary noise while the chemicals are offloaded but will be during business hours and are anticipated to occur approximately once or twice a month for approximately 20-30 minutes at a time.
 - A sound study is not anticipated to be performed as the sound levels are anticipated to be low.

Building Heights and Aesthetics

- Questions:
 - Height of building, can it be less tall, can it go deeper, why so tall?
 - Will there be HVAC equipment on the roof? Will that be visible?

- o What will it look like? We don't want it to look industrial or be an eye soar.
 - o Can it be one story? Why two stories? Will it block my view and sunset?
- Response/discussion:
 - o The chemical building height is anticipated to be approximately 16 feet to the eave, similar to the existing chlorine building on site.
 - o The main treatment building height is anticipated to be about the same height as the existing reservoir on site.
 - o As the project progresses, the team will continue to review if the buildings can be shortened and/or set deeper into the grade.
 - o There is not anticipated to be HVAC equipment on the roof.
 - o Building materials were discussed. The building is planned to be pre-cast concrete panels with architectural finishes to provide an attractive design.
 - o The main treatment building and chemical building are anticipated to be similar heights to the existing infrastructure on site (the reservoir and chlorine building, respectively).

Water Use / Benefit

- Questions:
 - o How does this benefit us? Where does the water go now?
 - o How much water is it? How much water is in the canal if this water is being treated and not discharging? What is being done for treatment? Why is this treatment necessary? When was the water reclassified? Is it really worth it? Given all these objections, concerns, challenges? Is there not a better option?
 - o Do I receive this water? How do I know if I'm a Jordan Valley customer? Will this water be used or help provide water for a data center?
- Response/discussion:
 - o Historically, the Casto Spring and Dry Creek Spring source waters were piped to the site and chlorinated and then sent out to the distribution system. In the early 1990s, the source water was classified as "groundwater under the influence of surface water" and the regulations required additional treatment. Since then, the spring water has continued to be piped to the site but is discharged directly into the Upper Canal without treatment.
 - o This project will provide a 5 million gallons per day (MGD) drinking water treatment plant to help fortify the region's drinking water supply. The project will treat water from the Casto Spring and Dry Creek Spring which are currently piped to the site. This project will treat up to 5 MGD of the spring water runoff and send it into the distribution system as drinking water to be used by the surrounding neighborhood.
 - o The new treatment facility will include ultrafiltration membranes. [The meeting included a visit to the ultrafiltration membrane pilot that is currently underway.] The facility will also include a residuals handling system to recycle backwash water back through the plant to provide a zero liquid discharge facility.
 - o The distribution system in the area is complicated with some nearby neighbors being a JVVCD customer and some nearby neighbors being a Salt Lake City water utility customer. Neighbors can confirm who their

water supplier is by looking at their water bill. The neighbors in the nearby condos can contact their HOA to confirm their water supplier.

- This water will enter the distribution system where it will be used by JVWCD customers. The project team knows of no current plans to utilize the water for a data center.

Landscaping

- Questions:
 - Will trees be disturbed? What will be cut down in the back? There is a front tree hawks perch in, will that tree be cut down? What is being done for landscaping, are more trees going to be planted?
 - Is a fence being installed, can a sound wall be constructed?
- Response/discussion:
 - It is anticipated that at least one of the trees in the front of the property will likely need to be removed to provide access for construction.
 - A landscaper is not currently on the project staff but can be added to provide additional landscaping input to mitigate neighborhood concerns.
 - Currently, the existing fences are planned to be utilized for the new facilities. However, as the design progresses, the team can review replacing the fences to mitigate neighborhood concerns.
 - A sound wall is only effective if the wall is placed directly between the noise and the recipient. Given that all noise-making equipment will be located in the lower level (basement) of the main treatment building, a sound wall would not provide any additional benefit.

Chemicals

- Questions: What chemicals are on site, will they smell, are they dangerous to breathe, deliveries
- Response/discussion:
 - Chemicals on site are anticipated to be: sodium hypochlorite, sodium hydroxide, ACH coagulant, citric acid, and sodium bisulfite.
 - Sodium hypochlorite was chosen to be used instead of chlorine gas due to safety concerns.
 - Sodium bisulfite may have an odor to it. The sodium bisulfite room will be located in the far southwest corner of the chemical building to provide as much distance as possible to the road and neighbors. The system will be designed to accommodate calcium thiosulfate instead (which has less of an odor) if odors are a concern during operation.
 - No other chemicals are anticipated to have a discernable odor.
 - None of the chemicals are dangerous to breathe at the concentrations that will be in the off-gas. Chemical tank vents and building louvers will be located at the back of the chemical building to provide distance from the neighbor to the north.

Project Location

- Questions: Why this location? What other locations were considered? Why not put it down the hill instead of the residential area?

- Response/discussion:
 - o This location is advantageous since the Casto Spring and Dry Creek Spring water is already piped to the site. If a different location was used, there would be considerable cost to install piping to the new location. Additionally, if piping would need to be installed within private properties, this would cause a disturbance to those owners.

Project Site Layout

- Questions: Is site access changing? What pipelines are being connected and where do those go? Is this within property line setbacks?
- Response/discussion:
 - o The site will still be accessed from Naniloa Drive using the current gate and access road.
 - o The proposed facilities are within the property line setbacks, based on the surveyed property boundary.

Neighborhood Impact

- Questions:
 - o Will this impact my property values, will this obstruct my views?
 - o Discussion by a community lawyer on the process, what the conditional permit means, the neighbors' rights and the owner's requirements to show adequate measures are taken to mitigate any hardships of the conditional permit
 - o Will I be notified about the status of the permit review?
 - o Can this be a park or something that provides us a benefit?
 - o If you were me, why should I want this project to occur?
- Response/discussion:
 - o It is unknown if the project will impact property values.
 - o The new buildings are anticipated to be at similar elevations as the current facilities on site to mitigate concerns with view obstruction.
 - o Neighbors will be notified of the zoning board meeting to provide additional input on the project.
 - o There are no plans to utilize this property as a park.
 - o The intent of the neighborhood meeting is to provide information on the project rather than trying to convince the nearby residents of the benefits project. However, the project will provide an additional drinking water source in an area frequently impacted by drought.

Facility Operation

- Questions:
 - o Is it staffed constantly? How frequently are people on site?

- o What happens to the solids? Do they get tested before they go off site? Does the stirred up solids pose a health risk? Will there be metals in the solids?
- Response/discussion:
 - o The site will not be staffed constantly. It is anticipated that an operator will check-in on the site at least once a day.
 - o The solids will be dewatered and hauled offsite (likely to a landfill). They do not get tested before being hauled off-site. The source water has very low metals concentrations so it is not anticipated that there will be many metals in the solids.

Project Timeline:

- Questions: What is the timeline for the project? How long is construction?
- Response/discussion:
 - o The project is anticipated to complete engineering design in early 2027 with the intent of construction occurring from Spring 2027 through May 2028. Due to grant funding, the project is planned to be constructed and operational by May 2028.

Neighbors roster

June 13

(ACE.) Wettec	Conor Tyson Samantha Erin Nicholas Brock
------------------	--

Sharon + Ken
Anderson

Suzanne Doherty
Marcus R. sch
Dan Risch
Wayne Ashton Larson
Rosemary Nelson
Chris Nelson
Maryanne Palmer
Amanda Sanchez
Shirley Totham James
Dana Slater Slater + Barbara
Karen Melby Terlink
Steve -

Fred Gottlieb
Cynthia Godsey

Dustin Peck
Stefanie Peck

CHERYL NEAD

DATE: July 7, 2026

TO: Conor Tyson, Engineer, Jordan Valley Water Conservancy District
John Kinks, P.E. Project Engineer of Record, AECOM

FROM: Concerned neighbors on Naniloa Drive and surrounding streets

RE: Neighborhood Letter Regarding the Proposed Water Treatment Facility on Naniloa Drive

We are writing as neighbors who live near the proposed Naniloa Drive water treatment facility and who care deeply about the safety, character, and long-term well-being of our neighborhood. We strongly oppose building this facility in its proposed location within a residential neighborhood. We recognize the importance of reliable water service, but we believe a project of this scale and type should not move forward in this location until residents receive clear answers, independent review, and meaningful consideration of safer, less disruptive alternatives.

Summary of Key Concerns

1. The proposed facility would place an industrial water-treatment use in the middle of a residential neighborhood, raising serious concerns about safety, noise, visual impact, and long-term property effects.
2. Residents have not yet received sufficient written information about why this site was chosen, what alternatives were evaluated, what chemicals would be stored onsite, or how emergencies would be handled.
3. The construction period and permanent operation could significantly affect daily neighborhood life, so JWWCD should provide independent review, enforceable safeguards, clear mitigation commitments, and written responses before any approval proceeds.

Primary Request

1. As neighbors who live near this site, we respectfully ask the JWWCD to relocate the proposed facility away from homes or pause approval until

residents receive written answers, independent impact analysis, and enforceable safeguards.

2. This decision affects our daily lives, our children, our homes, and the quiet residential character of Naniloa Drive and surrounding streets, so we ask that it be evaluated against clear criteria: public safety, chemical risk, noise, property impact, water-source reliability, runoff management, cost-benefit, and feasible alternatives.

Cost, Need, and Water Operations

1. Many of us have lived with the existing water tank in this neighborhood for years, and we ask JVVCD to explain why a new treatment facility is needed now, why this site was selected, and what cost-benefit analysis supports this location and facility size.
2. Please help residents understand where the tank water comes from, where it currently goes, how runoff is managed, and whether the facility depends on consistent mountain water availability. How will this facility affect the canal water?
3. Before placing an industrial use among family homes, please provide a written alternatives analysis showing whether less disruptive locations or treatment approaches were considered.
4. Please also address whether JVVCD has considered working with Holliday Water at its Live Oak Circle facility off Kentucky Avenue, which appears to be more private and farther from homes.

Chemical Safety and Emergency Preparedness

1. Because this facility would sit near homes, yards, children, and neighbors walking the street, please identify every chemical to be stored or used onsite, including chlorine, sodium hypochlorite, or other treatment chemicals, along with maximum storage volume, delivery frequency, and distance from nearby homes and property lines.
2. Residents need to know how we would be protected in a real incident, so please provide spill-prevention, leak-detection, ventilation, fire, explosion,

and emergency-response plans, including how nearby families would be notified.

3. For a facility in a residential setting, approval should not proceed until an independent safety review confirms that the safeguards are adequate for the people who live, sleep, garden, and raise families nearby.

Noise, Neighborhood Impact, and Property Values

1. The proposed buildings appear large and industrial for a residential neighborhood where residents work hard to maintain their homes, yards, and streets, so please provide the exact building dimensions, proposed elevations, visual renderings, screening plan, and setbacks from each nearby property line.
2. Neighbors have already heard nighttime pump noise from the temporary setup, so the permanent proposal should disclose expected operating hours, pump cycles, number of filters, equipment noise levels, and enforceable noise limits.
3. Our homes are more than property values; they are where families have invested their savings and built their lives, so residents request an independent property-impact assessment using comparable facilities and nearby home data.
4. No final decision should be made until JVVCD provides written responses, shares all studies publicly, and explains how neighborhood impacts will be prevented, mitigated, or compensated.

Construction Timeline, Mitigation, and Site Maintenance

1. A 12- to 18-month construction period would be a major disruption in a mature residential neighborhood, and residents need a detailed construction schedule, including work hours, expected phases, truck routes, staging areas, parking plans, and any anticipated sidewalk or street closures.
2. Please provide enforceable mitigation commitments for construction noise, dust, idling vehicles, traffic, vibration, and street access, including limits on truck parking and a process for neighbors to report and resolve problems quickly.

3. Because prior utility work caused nearby homes to shake during earth pounding, JVVCD should provide a written property-protection plan, pre-construction documentation for adjoining homes, and a clear guarantee that damage caused by construction will be repaired or paid for by JVVCD.
4. The property should be professionally maintained and improved, including regular weed removal, debris cleanup, removal of dead vegetation, repair or replacement of failing landscaping, added trees and screening to soften views of the buildings, and ongoing upkeep consistent with the surrounding neighborhood. Based on JVVCD's past maintenance of the existing facility grounds—including the park strip and winter sidewalk care—we are concerned that additional infrastructure may not receive the level of maintenance this neighborhood deserves.

Closing Request: For these reasons, we strongly oppose building the proposed facility at the Naniloa Drive site and respectfully ask JVVCD to relocate it away from homes or pause any approval until residents receive written answers, independent studies are completed, enforceable safeguards are identified, and safer or less disruptive alternatives are fully evaluated. We ask that no final decision be made until the people most directly affected by this project have been heard, protected, and given a clear written response.

Respectfully,

Suzanne Doutré, [REDACTED]

Heather S. White, [REDACTED]

Gregory J. White, [REDACTED]

Maryanne Palmer, [REDACTED]

Cheryl McKay, [REDACTED]

Marvin and Jeanne Goldstein, [REDACTED]

Peni Parker, [REDACTED]

Justin Archibald, [REDACTED]

Valerie Archibald, [REDACTED]

Dan Risch, [REDACTED]

Chris and Rosemary Nelson, [REDACTED]



JORDAN VALLEY WATER
CONSERVANCY DISTRICT

August 8, 2026

Suzanne Doutré
4762 Naniloa Drive
Holladay, UT 84117

RE: Proposed Water Treatment Facility on Naniloa Drive

Dear Suzanne,

Thank you for your letter regarding the proposed Casto Springs Drinking Water Treatment Project and for taking the time to share your questions and concerns.

Jordan Valley Water Conservancy District (JVWCD) understands that introducing new infrastructure within an established neighborhood raises important questions about safety, appearance, construction impacts, and long-term neighborhood character. We appreciate the thoughtful feedback we have received and are committed to being a good neighbor throughout this process.

To address the questions and concerns raised in your letter, JVWCD has prepared the enclosed Questions and Responses document. It provides additional information about the proposed project and addresses the topics you and your neighbors identified. The document is also available on the project webpage, where future updates will be posted as additional information becomes available.

As the project moves through design, review, and permitting, we will continue to update the project webpage with additional information, including renderings, site plans, landscaping concepts, project updates, and revised versions of the Questions and Responses document as needed. Resident feedback will continue to help inform project details as the design progresses. The webpage also includes contact information for the project team for residents who would like to ask questions or provide feedback directly.

We appreciate your engagement and welcome continued questions and feedback as the project progresses through design, review, and permitting.

Enclosure: Questions and Responses – Casto and Dry Creek Springs Drinking Water Treatment Project

Sincerely,

A handwritten signature in blue ink, appearing to read 'Conor Tyson', with a long, sweeping horizontal line extending to the right.

Conor Tyson, PE
Project Manager

Questions and Responses

Casto and Dry Creek Springs Drinking Water Treatment Project

Project Need and Alternatives

What is JWCD proposing?

JWCD is proposing a new drinking water treatment facility that will allow water from the Casto and Dry Creek springs to be treated and used as part of the community's drinking water supply.

The project includes:

- A drinking water treatment process building
- A separate chemical storage building
- Improvements to the existing utility site
- New landscaping and screening

The project does not involve creating a new utility property. The site has been used for water infrastructure for decades and currently includes a 2-million-gallon drinking water reservoir, utility buildings, piping, controls, and other water system infrastructure.

Why is this project needed?

Casto and Dry Creek springs are valuable local water resources that JWCD has historically used as part of the drinking water system. Today, the spring water is diverted to the Upper Canal because modern drinking water regulations require additional treatment before it can be delivered to customers.

The proposed treatment process would allow JWCD to recover this local water source and provide up to 5 million gallons per day of additional drinking water supply when spring flows are available. This additional supply will help improve water reliability, drought resilience, and the beneficial use of existing water rights.

Why does this water need treatment?

Although the spring water is clear and historically served as a drinking water source, studies have shown that the springs are influenced by surface water. Because surface water can contain microorganisms and other contaminants that are not visible, current drinking water regulations require filtration and disinfection before the water can be delivered to customers.

Routine monitoring has also occasionally detected indicators associated with surface water influence, reinforcing the need for treatment before the water can be delivered as clean drinking water.

Why was the Naniloa Drive site selected?

JVWCD understands that residents have questions about why this project is proposed within an established residential neighborhood. We recognize that using an existing utility site within a residential neighborhood requires careful consideration of neighborhood impacts, and the project has been designed to utilize existing infrastructure while minimizing additional disruption.

The Naniloa Drive property was selected because it is where the Casto and Dry Creek spring water already comes together through existing underground infrastructure. When evaluating water infrastructure projects, JVWCD considers:

- Location of the water source
- Existing infrastructure and property ownership
- Ability to efficiently deliver and treat water
- Construction impacts
- Long-term operational costs and reliability

The existing site already includes water storage, pipelines, utilities, access, and connections to the drinking water system. Using this property avoids the need for significant new pipelines, easements, and additional construction impacts in other areas.

Was moving the project away from homes considered?

JVWCD considered whether other locations could reasonably support treatment of the Casto and Dry Creek spring water.

Because the spring water is already conveyed to the Naniloa Drive site through existing infrastructure, relocating treatment elsewhere would require substantial new pipelines, additional easements, increased construction impacts, and higher long-term costs. Based on these considerations, the Naniloa Drive site provides the most efficient use of existing infrastructure while avoiding the additional construction impacts and costs associated with relocating the project.

Why not use the nearby Holladay Water Company treatment facility?

JVWCD regularly coordinates with neighboring water providers. However, the Holladay Water Company facility is located approximately one mile from where the Casto and Dry Creek spring pipelines converge.

Delivering untreated spring water to that facility would require substantial new pipelines, additional easements, and significant construction activity through existing neighborhoods. In addition, the Holladay Water Company facility has a treatment capacity of approximately 2.5 million gallons per day, while the proposed Casto Springs facility is designed to treat up to 5 million gallons per day during peak flows.

Neighborhood Character

Is this an industrial facility?

The project is a drinking water utility facility designed to support the community's water system, not a manufacturing or industrial processing facility.

The facility is designed to:

- Operate primarily through automated systems
- Be monitored remotely
- Require only periodic staff visits
- Generate limited traffic
- Operate primarily when spring water is available

The facility is designed to function as part of the existing drinking water system while fitting into the surrounding neighborhood.

What will residents see?

The existing reservoir will remain the most visible feature of the property.

The treatment building will be located behind the existing reservoir and is being designed to remain below the height of the reservoir and surrounding tree line. The project also includes architectural treatments, landscaping, and screening intended to help the facility blend with the surrounding neighborhood. Updated renderings and elevations will be shared as design progresses.

Will it be noisy?

The treatment process was selected in part because it requires relatively little mechanical equipment. Based on the current design, routine operation of the facility is expected to generate limited noise at nearby properties.

- Noise-reduction measures include:
- Locating pumps and equipment below grade
- Constructing insulated buildings
- Installing sound-attenuation materials
- Eliminating a standby generator that could create additional noise

The temporary pilot equipment used during testing included above-ground equipment and temporary enclosures that are different from the permanent facility design.

How will the property be maintained?

JVWCD recognizes that maintaining the appearance and upkeep of infrastructure within residential neighborhoods is an important part of being a responsible neighbor.

The District is committed to maintaining:

- Landscaping
- Trees and screening vegetation
- Fencing
- Site improvements
- Access areas
- Facility grounds

The completed project will be maintained in a manner consistent with the surrounding neighborhood and the operational needs of the facility.

Will the project affect property values?

JVWCD understands that homeowners care deeply about their homes, investments, and neighborhood character.

Property values are influenced by many factors and can vary based on broader market conditions. While JVWCD does not predict future property values, the project team is focusing on building design, landscaping, screening, maintenance commitments, and noise mitigation measures intended to minimize impacts on surrounding properties and preserve neighborhood character.

Will JVWCD conduct additional independent studies or reviews?

The proposed project is subject to review for compliance with applicable federal, state, and local requirements related to drinking water, public health, fire and life safety, environmental protection, land use, and zoning.

JVWCD remains committed to providing information throughout the process and will continue evaluating whether additional technical reviews or studies would provide useful information as design progresses.

Will there be additional traffic?

Traffic impacts are expected to be minimal.

The facility will not be continuously staffed. Typical activity will include:

- Daily staff visits during operation
- Periodic maintenance activities

- Limited chemical deliveries
- Occasional service vehicles

Traffic volumes will be significantly lower than those associated with commercial or industrial facilities.

Will the project affect the Upper Canal?

Currently, water from the Casto and Dry Creek springs is discharged into the Upper Canal. Following construction of the project, water from these springs would be treated and used as part of the drinking water system rather than being discharged to the canal.

The Upper Canal receives water from multiple sources and has historically operated both with and without flows from the Casto and Dry Creek springs. Canal conditions vary over time based on water availability, operational requirements, maintenance activities, and seasonal factors.

Safety and Operations

What chemicals will be used?

The treatment process uses chemicals commonly used in drinking water systems throughout Utah and the United States, including:

- Sodium hypochlorite (liquid bleach) for disinfection
- Sodium hydroxide for pH adjustment
- Aluminum chlorohydrate to support treatment processes
- Small quantities of cleaning chemicals used for maintenance

Importantly, the project will not use chlorine gas, which was previously used at this site. The chemical storage building will be located separately from the main treatment building and positioned to meet applicable zoning setbacks from property lines.

How much chemical will be stored onsite?

Current design concepts include approximately:

- Up to 5,500 gallons of sodium hydroxide
- Approximately 1,800 gallons of sodium hypochlorite
- Limited quantities of aluminum chlorohydrate
- Limited quantities of maintenance chemicals

Larger chemical deliveries are expected approximately once or twice per month during peak spring flow conditions when the facility is operating. Deliveries would occur during normal weekday business hours.

Final quantities may change as design progresses. All chemical storage systems will include secondary containment designed to capture the contents of the largest storage vessel in the unlikely event of a leak.

How will safety be addressed?

The facility will be designed to meet all applicable drinking water, building, fire, environmental, and safety requirements.

Safety features include:

- Secondary containment systems
- Spill prevention measures
- Leak detection and alarms
- Ventilation systems
- Overfill protection
- Emergency response procedures

The facility will not use chlorine gas, and none of the proposed treatment chemicals present an explosion risk. JWCD operates multiple drinking water facilities and maintains emergency response procedures for its infrastructure.

How would residents be notified in an emergency?

JWCD coordinates emergency response planning with local agencies and emergency responders. If an incident occurred that required public notification, JWCD would coordinate with emergency responders and public safety officials to determine appropriate notification methods based on the nature and extent of the event.

Construction

How will construction impacts be managed?

Construction impacts are temporary, and JWCD will require contractors to implement measures to reduce impacts on neighbors.

Requirements are expected to include:

- Construction within approved hours
- Dust and sediment control
- Traffic management
- Site cleanliness

- Vehicle idling restrictions
- Maintaining access to surrounding streets
- Construction safety requirements

Construction schedules and mitigation plans will be shared as they are finalized. Additional information about construction schedules, traffic management, and methods for reporting concerns will be shared with nearby residents before construction begins.

What happens if construction causes damage to nearby property?

Construction contracts will require:

- Documentation of existing conditions before construction begins
- Insurance coverage for construction activities
- Procedures for investigating reported concerns
- Repair of verified construction-related damage

Residents will be provided information about how to report concerns during construction.

What is the current status of the project?

The project is currently in the design, review, and approval process.

Final design details, required reviews, and applicable permits and approvals must be completed before construction can begin, including review by the City of Holladay.

As design progresses, JWCD will continue sharing project information, renderings, landscaping plans, and construction updates.

How can residents learn more or provide feedback?

As design progresses, there will continue to be opportunities for public input on project elements such as building appearance, landscaping, screening, construction considerations, and other features that affect the surrounding neighborhood.

JWCD welcomes questions and feedback throughout the project. Additional information, project updates, design materials, and opportunities for public engagement will be shared as they become available.

Residents may also contact the project team through the project website:

jwcd.gov/project/1377/casto-and-dry-creek-springs-treatment-plant

Conceptual Landscape Design Renderings

Casto and Dry Creek Springs Water Treatment Project

The renderings shown are preliminary and will be updated as the design progresses. Current renderings show the existing building; updated renderings showing the proposed new building will be provided when the design is further developed.





Outlook

conditional use application by Jordan Valley Water Conservancy District for a Conditional Use Permit for an Utility facility on this property located at 4772 S. Naniloa Dr in the Public Use zone.

From MarvandJeanne Goldstein

Date Mon 10/12/2026 8:20 PM

To Carrie Marsh

Cc MarvandJeanne Goldstein

[External Email - Use Caution]

Dear Planning Commission,

We live at [REDACTED] and attended a meeting by the Water Conservancy earlier in the year and had a number of issues concerning this project:

We hope the Planning Commission will make sure:

- 1 - the noise levels of the operating project will be no greater than that measured prior to it's construction with the existing facility
- 2 - the height of the project will be no greater than the height of the existing facility
- 3 - the water levels in the canal will not be adversely affected nor decreased.

Thank you,

Marvin and Jeanne Leigh-Goldstein