



State of Utah

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May 9, 2022

DIVISION OF WATER QUALITY
UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY
PUBLIC NOTICE TO ISSUE A SECTION 401 WATER QUALITY CERTIFICATION

PURPOSE OF PUBLIC NOTICE

The purpose of this public notice is to declare the State of Utah's intention to issue a Section 401 Water Quality Certification with Conditions under the authority of the Federal Clean Water Act (33 U.S.C. § 1341), and consistent with the Utah Water Quality Act, Title 19, Chapter 5, Utah Code and Utah Administrative Code R317-15.

PERMIT INFORMATION

PERMITTEE NAME: Willow Lakes Holding, LLC
MAILING ADDRESS: 565 West 465 North, Providence, Utah 84332
PROJECT LOCATION: Adjacent to 1000 West between 1100 South and 1600 South, Logan City, Cache County Utah. The project is approximately located at 41.70972 and -111.86463.
DWQ CERTIFICATION NO.: DWQ-2022-04001
WATERCOURSES: Logan River and tributaries (Logan River-1 AU), Emergent, and Forested wetlands

BACKGROUND

Willow Lakes Holding, LLC (Project Proponent) is proposing to discharge dredged and fill material into 5.47 acres of wetlands and 3,987 linear feet of perennial stream channel to construct a 190-acre residential housing development. The Project would consist of 123 single family buildings, six apartment buildings consisting of 180 units, two human-made water sports lakes, and a clubhouse/event center. The Project would include a dock for each of the two water sports lakes to accommodate tubing, wading and slalom skiing. The project would also include new roads and utility, communication, and water lines that are associated with residential construction. The project proponent indicated that the purpose of the project is to create affordable housing and public recreation opportunities in Cache County. The project area is located on private undeveloped agricultural land, which is currently used for livestock grazing. The project area is surrounded by existing residential development, SR 252, industrial development, and other undeveloped agricultural land. The Logan River runs south and southwest of the project area with

the Little Logan River to the north and northwest. Clusters of trees and other vegetation line the river corridor near the project area.

The project area contains approximately 26.96 acres of palustrine emergent marsh wetlands (PEM), 0.18 acre of fen wetlands, 1.18 acres of wet meadow wetlands, 3.34 acres of palustrine forested wetlands (PFO), 0.08 acre of scrub shrub wetlands, and 18,054 linear feet of perennial channel. The project would permanently impact 5.47 acres of PEM and PFO wetlands and approximately 3,987.28 linear feet of the perennial channels located onsite. The perennial channels proposed to be impacted onsite include unnamed tributaries (UNT) to the Logan River. The project proponent indicated that Best Management Practices (BMPs) would be utilized to minimize temporary impacts to the remaining onsite wetlands and perennial channels.

The project proponent indicated that temporary impacts to WOTUS would be minimized through project design, construction scheduling, and avoidance and mitigation measures. Site grading will occur in intervals to prevent erosion, allow for revegetation, allow for relocation of sensitive resources, and will provide time for additional threatened and endangered species surveys and aquatic resource protections. The Project Proponent plans to maintain and utilize vegetative buffers throughout the project. All stormwater runoff will be contained within the two onsite water sport lakes and will minimize any sedimentation and nutrient loading during construction and operation of the facilities. The lakes are designed to have no outlet and losses from evaporation and infiltration will reduce any discharges. The retention basin system will be maintained by the established homeowner's association (HOA). An emergency outfall to the Logan River for the lake system will be constructed on the northwest side of the western sports lake for extreme precipitation events. An additional 47 acres along the Logan River has been purchased by the Project Proponent with plans to place this area into a conservation easement as part of the mitigation plan. The 47 acres are not located with the project area. According to the Project Proponent it is anticipated that the project will require a mitigation ratio of 3:1. The Project Proponent is currently developing plans for additional mitigation.

PUBLIC COMMENTS

Public comments are invited any time prior to the deadline of the close of business on **June 9, 2022**. Written public comments can be submitted to: Andrea Kilbane, General Permitting Section, Utah Division of Water Quality, PO Box 144870, Salt Lake City, Utah 84114-4870 or by email at: wqcomments@utah.gov. After considering public comments the Utah Division of Water Quality may execute the Certification issuance, revise it or abandon it. The Certification is available for public review under <https://deq.utah.gov/water-quality/water-quality-public-notice>. If internet access is not available, a copy may be obtained by calling Andrea Kilbane at 385-501-9586.