

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.

