

West Warren-Warren Water Improvement District
1561 S. 7500 W.
Ogden, UT 84404
801-259-7614
westwarrentwtr@gmail.com

January 12, 2024

To Whom it May Concern:

RE: WATER AVAILABILITY LETTER FOR West Creek Estates

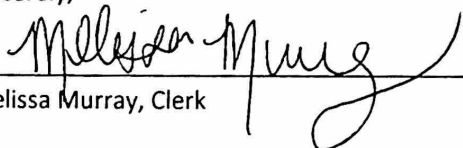
This proposed development is located at 6150 W 900 S in West Warren, Weber County, Utah. It is proposed to have 79 residential lots. John Newhall, who works with Reeve & Associates engineering group, brought tentative plans to propose. He said the secondary water is from Knight Irrigation. The West Warren-Warren Water Improvement District (hereafter the District) does have culinary water available for this proposed development.

This letter is only to state that the above-mentioned project is in the boundaries of the District and water will only be made available if the following conditions are met. This letter is the first of two letters that will be issued for this development. When these and any necessary additional conditions are met, the District will issue the Will-Serve Letter. The District board gave approval for a letter of water availability based on several contingencies as follows:

- The proposed development must be annexed into the taxation area of the District, if not already in taxation area.
- Proof of access to secondary water. A plan for installation of a functioning, pressurized, secondary water delivery system for any subdivision over 2 lots, to be inspected and approved by the WWWWID board chairman, prior to the delivery of any culinary water, including water for construction use. Pressure requirements are a minimum of 50 to a maximum of 80 lbs/pressure.
- A plan for an engineered secondary water pond, that is lined, concrete on the bottom, rock on sides, adequate fencing, and an aerator to stay clean. Along with an engineered calculation of how much secondary water will be needed for the proposed development.
- The owner or contractor will need to furnish all materials and labor to run the service line. The District will furnish and place the water meter. All materials and workmanship must be in compliance with and approved by the District.
- The Weber Basin Water Rights Impact Fee of \$10,082.00 per proposed unit of service, must be paid prior to receiving a Will-Serve Letter and prior to the commencement of any development or construction as well as \$100.00 fee for water for construction.
- All remaining fees must be paid to the District before culinary water services will be made available. The District's fees are currently set at the following rates:
 - Capital Facilities Impact Fee \$4,588
 - Weber Basin Water Rights Impact Fee \$10,082
 - Connection fee with Existing service Lateral \$350

Should you have clerical questions or comments, please contact the district clerk. Please direct questions regarding water systems, materials, etc., to (801-791-7368) Randy Giordano, Chairman of the WWWWID Board. This letter expires 1 year from the day it is issued.

Sincerely,


Melissa Murray, Clerk