



Promontory Commerce Center Subdivision No. 1

Preapplication Meeting was held on Monday, December 4th, 2023 with Charlie Ewert and Bill Cobabe. We discussed our desire to donate ~2 acres to the Fire Department for the future development of a station in West Weber. They agreed that this would be beneficial to the County and West Weber community, so we created a “Supplemental Development Agreement” to the Promontory Commerce Center development agreement that dictates the land donation in more detail and designates the rest of the property for M-T uses. A follow up meeting was held with Gary and Chad from engineering on November 20, 2024 to discuss the specifics of our plans.

GENERAL NOTE: The Promontory Commerce Center development agreement and the Supplemental Development agreement (mentioned above) obligate the Developer to install certain infrastructure improvements to provide utility services to this project. These improvements must be installed per the development agreement(s) prior to the construction of any buildings. No immediate development of any buildings or structures is being proposed at this time in conjunction with this subdivision application, so many of the utility requirements in the subdivision application process are not yet applicable. These utility improvements will, however, need to be installed in conjunction with any site plan applications for which the Developer seeks County approval in the future. See Section 8.7 of the Development Agreement below.

8.7 **Parcel Sales.** The County acknowledges that the precise location and details of the public improvements, layout and design and any other similar item regarding the development of a particular Parcel may not be known at the time of the creation of or sale of a Parcel. Developer, with approval of the County’s land use authority, may create a Subdivision, without being subject to any requirement in the County’s Vested Laws to complete or provide security for any Public Infrastructure at the time of such Subdivision. The County shall approve the proposed Subdivision if it complies with the County’s Vested Laws, state law, and the County finds on the record all of the following: (1) approval of the Subdivision without security for any Public Infrastructure will not adversely affect the health, safety, or welfare of the County; and (2) the Subdivision is anticipated to begin constructing Public Infrastructure within 720 days after approval of the Subdivision. The responsibility for completing and providing security for completion of any Public Infrastructure in the Parcel shall be that of the Developer, or a Subdeveloper upon a subsequent re-Subdivision of the Parcel that creates individually developable parcels or site plan (or equivalent) approval; however, construction of improvements within the Parcel in question shall not be allowed until the Developer or Subdeveloper complies with the County’s Vested Laws, including to complete or provide financial assurances as described in the Act, and conforming County’s Vested Laws, for required Public Infrastructure.