



April 30, 2018

Mike Moyal
18255 Washington Blvd.
Ogden, Utah 84401

Ogden Valley Township Planning Commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401

Re: Mike Moyal Parcel # 23-012-0082

FEASIBILITY LETTER

This feasibility letter is issued by the Powder Mountain Water and Sewer Improvement District (the “District”), in connection to a certain real estate project proposed, 11 ERU’s to be developed by Mike Moyal, “The Project”.

In responding to Developer’s request, the District will adhere to the following developmental procedures for the Project:

1. Developer shall schedule and attend a pre-application meeting with Weber County Planning Division.
2. Developer shall submit a new subdivision application which includes a copy of this feasibility letter, along with a copy of the Utah Division of Drinking Water Project Notification form.
3. Developer shall request water and sewer review from the District and pay any applicable feasibility fees under the Development Agreement and/or the District’s Rules and Regulations and shall receive approval or denial for service.
4. Following approval of preliminary plans by Weber County:
 - a. Developer shall schedule a water and sewer improvement design meeting and pay any applicable design review fees.

- b. Developer shall complete water and sewer improvement drawings and submit to the District for review.
 - c. Developer shall receive and address review comments and resubmit for final approval.
 - d. **Before the District will issue a *will-serve letter*, the following District infrastructure upgrades and reviews must be completed:**
 - **The rehabilitation of the Cobabe Well**
 - **The trunk line to the reservoirs**
 - **Approval from Division of Drinking.**
 - **Capacity evaluations**
 - e. The District will then submit a project notification form and approved drawings to the State Division of Drinking Water for approval.
 - f. Upon receipt of a State construction permit, a pre-construction meeting will be scheduled, and Developer will provide a 110% construction guarantee bond.
 - g. The District will then provide to Weber County approval to issue a permit prior to County Commission approval and recording.
5. Upon completion of improvements, the District will conduct the following with regard to inspection and acceptance:
- a. The District will inspect all water and sewer improvements.
 - b. Address substantial completion with a punch list provided by District.
 - c. The District will conduct a final inspection to verify punch list items and accept the improvements.
 - d. Release of construction guarantee bond will be made following acceptance of water and sewer improvements and submitted of as-constructed drawings. 10% the construction bond guarantee will be with-held for the 1-year warrantee period.

In addition to above-mentioned procedures, Developer shall, prior to acceptance of improvements and receiving any final will-serve letter, address the following matters:

- At the time of the issuance of this feasibility letter, specific water sources have not been identified and proven to fulfill the water requirements.
- Capacity evaluation and safe yield verification of additional water source(s) for the District.
- Adherence to all applicable rules and regulations of the District.

This feasibility letter will be modified in the future as the District and Developer continue to address a number of issues, which include, but are not limited to: development costs, mitigation, fees, source capacity and development, storage, access easements, and sewer services. The District retains, in its sole discretion, the ability to modify this feasibility letter as these issues are addressed and more information about the Project becomes available.

The District confirms that it is feasible to provide water and sewer services at the “Project” in connection with 11 ERU’s as requested by Mike Moyal.

POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT



Roy Watts
District Manager

