



Feasibility Letters

Please see the attached feasibility letters for culinary water and wastewater. The required feasibility plan and narrative for storm water run-off can be found in **Exhibit D: Utility Master Plans**.



Central Weber Sewer Improvement District

September 28, 2022

Gary Myers
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Promontory Commerce Center
Sanitary Sewer Service
Will Serve Letter

Gary:

At the request of Black Pine, for Promontory Commerce Center 20 buildings of warehouse/industrial located at approximate address of 5900 W 1150 South. We require annexation into the district and offer the following comments regarding Central Weber providing sanitary sewer service.

1. At this time, Central Weber has the capacity to treat the sanitary sewer flow from this subdivision. The Inasmuch as system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into Central Weber's line the connection must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.
3. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. The entire parcel of property to be served will need to be annexed into the District prior to any



Central Weber Sewer Improvement District

connection to the District's line. This annexation must be complete before the sale of any lots in the subdivision.

6. Impact fees will need to be paid to Central Weber Sewer Improvement District no later than the issuance of any building permits. Annexation Book 86 page 6.

If you have any further questions or need additional information, please let us know.

Sincerely,

Clay Marriott

Project Manager

CC: Chad Meyerhoffer, Weber County
Kevin Hall, Central Weber Sewer
Jed Parry

October 7th, 2022

Gary Myers
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

Subject: Promontory Commerce Center
Primary and Secondary Water
Water Feasibility Letter

Mr. Myers,

On behalf of BlackPine, in regards to the proposed *Promontory Commerce Center* business park, I have detailed the below feasibility plan for the supply of water to the proposed development. Preliminary studies and actions taken by BlackPine to date suggest that this plan is both feasible and actionable.

1. Weber Basin has an existing water main located on 1200 South that supplies water to this area in Weber County.
2. West Warren Water District has an existing water main located in 5900 West, which connects to the Weber Basin water main located in 1200 South.
3. Developer will need to upgrade the existing West Warren water main located in 5900 West as required to meet both fire and culinary water service needs of the development
4. Developer will need to construct a new water main in all newly constructed public roads, including the large ring road proposed to intersect 5900 West. A new West Warren water main will also need to be constructed along 1200 South for a short distance west of 5900 West to provide water service to the portion of the development on the south side of 1200 South.
5. Developer will need to meet with West Warren Water District to receive approval for necessary water shares and infrastructure improvements.
 - a. West Warren Water District will likely need to purchase additional shares from Weber Basin.
6. Developer intends to install similar secondary water system to serve the development with secondary water for irrigation so that culinary water is not used for irrigation of the proposed sites.

BlackPine met with the West Warren Water District board on Tuesday, October 4th, 2022, to discuss the above plan. The plan was well received. BlackPine has agreed with the West Warren Water District to research the estimated water system requirements for the *Promontory Commerce Center* and determine the associated costs of purchasing additional water shares from Weber Basin. This analysis is currently ongoing.

If you have any questions or require additional information, please contact me directly.

A handwritten signature in blue ink, appearing to read 'C Anderson'.

Colby Anderson
Project Manager - CIR Engineering