

RESOLUTION 24-11

A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL APPROVING SECOND AMENDMENT TO GATEWAY DEVELOPMENT AGREEMENT

WHEREAS, a development agreement with Farrell Poll and Steward Land Holdings for the South Weber Gateway Project was approved May 24, 2022; and

WHEREAS, an amended agreement with Poll Heritage Farms Development Management was approved October 10, 2023; and

WHEREAS, this entire project has been sold and the new owner Wasatch Bridge Capitol Partners is requesting a second amendment to modify the driveway length, increase the height of commercial buildings, and modify the site plan to change parking spacing; and

WHEREAS, city staff has reviewed the submitted documents and checked them against code; and

WHEREAS, a public hearing notice was sent to property owners and posted as required by law and held April 9 2024 to receive input from citizens who may be affected by any changes; and

WHEREAS, city council has reviewed the requested changes and discussed possible ramifications;

NOW THEREFORE BE IT RESOLVED by the Council of South Weber City, Davis County, State of Utah, as follows:

Section 1. Approval: The second amendment to the South Weber Gateway project Development Agreement as attached in **Exhibit 1** is hereby approved.

Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 9th day of April 2024.

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Dills	FOR	AGAINST
Council Member Davis	FOR	AGAINST
Council Member Winsor	FOR	AGAINST


Rod Westbroek, Mayor




Attest: Lisa Smith, Recorder

EXHIBIT 1 2ND AMD DEV AGREEMENT

When recorded return to:
South Weber City
1600 East South Weber Drive
South Weber, UT 84405

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

This Second Amendment to Development Agreement (“Agreement”) is entered into this 9th day of April, 2024 by and between South Weber City, a Utah municipal corporation (the “City”) and Wasatch Bridge Primary Investments, LLC (the “Owner”) effective as of April 9, 2024 (“Effective Date”). The Parties hereto, intending to be legally bound, hereby agree as set forth below.

Recitals

1. The City, acting pursuant to its authority under Utah Code Annotated 10-9a-101, et seq., as amended, and the Municipal Code for South Weber City (the “City Code”) and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, entered into a Development Agreement for the development of the property known as Gateway in South Weber (the legal description of which is attached hereto as Exhibit A (the “Property”)) with Farrell Poll and Steward Land Holdings, LLC on May 24, 2022 (“Original DA”). The Original DA, together with the Amended Development Agreement executed between the City and Poll Heritage Farms Development Management, LLC (“Poll”) on October 10, 2023 (collectively with the Original DA, the “Amended DA”), is attached hereto as Exhibit B.
2. The Owner acquired the Property from Poll by Trustee’s Deed, recorded with the Davis County Recorder on October 24, 2023.
3. Ordinance 2023-02 was passed on March 14, 2023 which amended the land use ordinance to allow developments to be platted as townhomes that can be sold as individual units with zero lot lines between such townhome units.
4. The Owner has requested minor amendments to the Original DA and Amended DA to facilitate the expeditious development of the Property.
5. City staff reviewed the requested changes and recommended the Council further amend the Amended DA as set forth therein.

NOW THEREFORE, in consideration of the covenants and promises set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Parties intending to be legally bound hereby agree as follows:

Agreement

1. Recitals and Definitions. The foregoing recitals are made part of the Agreement. Any capitalized terms used but not specifically defined in this Agreement shall be given the meaning ascribed to such terms in the Amended DA or Original DA, in that order.

2. Incorporation of Development Agreement. The Original DA, as amended by the Amended DA, shall remain in full force and effect as to its terms, applicable to each of the City and the Owner; *provided, however*, that the Original DA and Amended DA shall be amended as set forth herein.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement effective as of the Effective Date.

OWNER:

Wasatch Bridge Primary Investments, LLC

By: _____

Name: _____

Its: _____

Date: _____

CITY:

South Weber City, Utah

By: _____

Name: David Larson

Its: City Manager

Date: _____

OWNER ACKNOWLEDGMENT

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On April ___, 2024, personally appeared before me Seth Hobby, the Manager of the above-listed entity, the signer of the above instrument, who duly acknowledged to me that he executed the same on behalf of such entity, by authority of its Operating Agreement.

Notary Public

CITY ACKNOWLEDGMENT

STATE OF UTAH)
 : ss.
COUNTY OF DAVID)

On April ___, 2024, personally appeared before me David Larson, the City Manager of the above-listed entity, the signer of the above instrument, who duly acknowledged to me that he executed the same on behalf of such entity by authority of a resolution of its City Council.

Notary Public

EXHIBIT A
PROPERTY DESCRIPTION

EXHIBIT "A"
Legal Description

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S89°53'29"E 861.74 FEET FROM THE CENTER OF SAID SECTION 35; THENCE N20°47'47"E 70.49 FEET; THENCE N84°30'00"W 109.15 FEET; THENCE N82°15'00"W 102.46 FEET; THENCE S20°47'47"W 6.00 FEET TO THE NORTHERLY LINE OF ROYAL FARMS ESTATES PHASE 3; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) N65°50'02"W 176.78 FEET; (2) N53°09'46"W 82.36 FEET; AND (3) N52°25'32"W 101.91 FEET; THENCE N46°43'51"W 137.58 FEET TO THE NORTHERLY LINE OF CEDAR BLUFFS SUBDIVISION PHASE 2; THENCE N47°12'09"W ALONG SAID NORTHERLY LINE, 328.07 FEET; THENCE N00°09'16"E 34.93 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH WEBER DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1355.32 FEET, AN ARC LENGTH OF 423.56 FEET, A DELTA ANGLE OF 17°54'21", A CHORD BEARING OF S80°31'31"E, A RADIAL BEARING OF N18°25'39"E, AND A CHORD LENGTH OF 421.84 FEET; AND (2) S89°28'42"E 877.37 FEET; THENCE S00°06'41"W 544.02 FEET TO THE NORTHERLY LINE OF PEACHWOOD ESTATES SUBDIVISION - UNIT 1; THENCE N89°53'29"W ALONG SAID NORTHERLY LINE, 456.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 507,182 SQUARE FEET OR 11.643 ACRES MORE OR LESS

EXHIBIT B

ORIGINAL DA & AMENDED DA

13-034-0068

DEVELOPMENT AGREEMENT

E 3482716 B 8030 P 1182-1197
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
06/14/2022 03:15 PM
FEE \$0.00 Pgs: 16
DEP RTT REC'D FOR SOUTH WEBER CITY

South Weber City, a Utah municipal corporation (the “City”), and Farrell Poll and Steward Land Holdings LLC, a Utah limited liability company (together, the “Developer”) enter into this Development Agreement (this “Agreement”) effective as of May 24, 2022 (the “Effective Date”), and agree as set forth below.

RECITALS:

A. The City, acting pursuant to its authority under Utah Code Annotated §§ 10-9a-101, et seq., as amended, and the Municipal Code for South Weber City (the “City Code”), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has made certain determinations with respect to the proposed development of the Property (defined in Recital B), in exercise of its legislative discretion and administrative authority, and has elected to enter into this Agreement.

B. Developer is the owner of certain real property located at approximately 2400 East South Weber Drive, in South Weber City, Davis County, Utah, and legally described in attached **Exhibit A** (the “Property”).

C. On July 20, 2021, the City passed Ordinance No. 2021-10 as set forth in attached **Exhibit B** (the “Rezone Ordinance”) approving the rezone of the Property from Agricultural to Commercial Highway and Residential R-7.

D. Developer desires to make improvements to the Property in conformity with this Agreement, the Rezone Ordinance, the requirements as outlined in City Code (the “Land Use Ordinance”), any future approvals, and in accordance with all other applicable provisions of the City Code.

E. Developer has submitted a Site Plan for approval by the City Council, which Site Plan is consistent with City Code, is expected to be approved by the City Council on May 10, 2022, and shall be attached to this Agreement as **Exhibit C** (the “Site Plan”) upon approval.

F. The City will authorize execution of this Agreement by resolution within 30 days of the Effective Date, which resolution shall be attached to this Agreement as **Exhibit D**.

G. The City intends to amend its Land Use Ordinance to allow R-7 developments to be platted as townhomes that can be sold as individual units with zero lot line between such townhome units, and to make a minor amendment to the legal description of the Property covered by the Rezone Ordinance.

DEVELOPER AND THE CITY AGREE AS FOLLOWS:

1. Recitals; Definitions. The foregoing recitals are incorporated into and made a part of the terms of this Agreement. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the City Code.

2. Developer. Developer agrees the following terms and conditions apply to the development of the Property:

a. The Property shall be developed in accordance with the provisions of this Agreement, the Land Use Ordinance and all other applicable provisions of the City Code in effect as of the date of the Rezone Ordinance. The parties agree that this Agreement does not conflict with the requirements of the Land Use Ordinance or the City Code.

b. Developer will proceed in good faith with development of the Property and submit site plan(s), plats, architectural designs, elevations and concept renderings relative to the development of the Property (collectively, the "Developer Plans") as necessary to obtain the approval of the City in accordance with the City Code through its Planning Commission and City Council. The City agrees to process all further land use approval applications relating to the Project, including but not limited to administratively issued approvals like building permits, in conformance with all of the City's laws and without undue delay.

c. If and when the City amends its Land Use Ordinance to allow R-7 developments to be platted as townhomes, Developer agrees to apply to replat the Property as a townhome plat with individually platted units.

d. If Developer's application to replat the Property as a townhome plat is otherwise consistent with amendments to the City's Land Use Ordinance, the City agrees to approve such application without requiring any material changes to the Site Plan. For purposes of this agreement, new architectural requirements, changes to setbacks, landscaping requirements, or loss of control over individual units by the Developer would constitute a material change. Minor modifications necessary to accommodate utility access would not be considered material changes.

e. Developer agrees to develop the Property in phases as is described below and depicted in the Phasing Plan attached hereto as **Exhibit E**:

i. Phase One shall include a minimum of three retail pads constructed concurrently with no more than thirty (30) townhome units;

ii. Phase Two shall include a minimum of one additional retail pad with a building size approximately as drawn in the Site Plan, constructed concurrently with no more than thirty-one (31) townhome units.

iii. Phase Three shall include a final commercial pad constructed according to market demands.

f. The City shall not issue a Notice of Occupancy for any unit in phase two until Developer has completed and received Notice(s) of Occupancy for all structures in Phase One. Phase Three may be constructed and receive a Notice of Occupancy prior to the completion of Phases One and Two.

g. As part of the Final Site Plan approval, the City and Developer agree to amend the legal descriptions to reflect the updated dimensions of commercial and residential areas as depicted in the Site Plan.

h. To enhance pedestrian safety, Developer agrees to extend the walking path adjacent to unit 21 as indicated in the image attached hereto as **Exhibit F**.

3. **Term**. This Agreement shall be effective as of the date of recordation, shall run with the land and shall continue in full force and effect unless and until this Agreement is terminated by mutual consent of the parties.

4. **General Provisions**.

a. **Notices**. Any notice to be given by any party hereunder must be given in writing and delivered in person, or by reputable nationwide overnight courier, or forwarded by certified or registered mail, postage prepaid, return receipt requested, at the address indicated below, unless the party giving such notice has been notified, in writing, of a change of address. Notices are effective on the date of delivery (or refusal to accept delivery), if notice is given by personal delivery, on the next succeeding business day after deposit with an overnight courier for next day delivery, or if notice is sent through the United States mail, on the earlier of the date of actual delivery as shown by the addressee's receipt or the expiration of three (3) days following the date of mailing.

If to Developer:
Steward Land Holdings, LLC
Attn: Terrance Sky Hazlehurst
1708 E 5550 St. 18
South Ogden, UT 84403

If to City:
South Weber City
Attn: David Larson, City Manager
1600 E South Weber Drive
South Weber City, UT 84405

b. **Waiver**. No delay in exercising any right or remedy shall constitute a waiver thereof and no waiver by the parties of the breach of any provision of this Agreement shall be construed as a waiver of any preceding or succeeding breach by the same of any other provision of this Agreement.

c. **Headings**. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any provision this Agreement.

d. **Authority**. The parties to this Agreement represent to each other that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Developer and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the parties on whose behalf each individual is signing.

e. Entire Agreement. This Agreement, including exhibits, constitutes the entire Agreement between the parties.

f. Assignment. Neither this Agreement, nor any of the provisions, terms or conditions hereof can be assigned by Developer to another party, individual or entity without assigning the rights as well as the obligations under this Agreement, and without the prior written consent of the City, which shall not be unreasonably withheld. Such assignments shall be subject to review by the City which is intended to provide assurances that the proposed assignee possesses sufficient ability to assume the provisions, terms, and conditions of this Agreement. The City shall review and approve, approve with conditions or deny all proposed assignments by Developer to a subsequent fee owner, as required by this Section, within twenty-one (21) days of notice of proposed sale, assignment, or other transfer. If the City takes no action to either approve (with or without conditions) or deny a proposed assignment, the assignment shall be deemed approved by the City. If the City in good faith determines that the proposed assignee does not have sufficient financial ability to assume and carry out the affirmative provisions, terms and conditions of this Agreement, a portion of this Agreement may still be assigned but Developer shall remain responsible for the performance of all obligations of this Agreement. Notwithstanding the foregoing, the City hereby consents to the assignment by Developer of any or all its rights under this Agreement to its Lender, provided that notice of the assignment is given to the City of such assignment promptly after the transfer is accomplished. The rights of the City under this Agreement shall not be assigned.

g. Agreement to Run with the Land; Priority. This Agreement shall be recorded in the office of the Davis County Recorder against each Property and is intended to and shall be deemed to run with the land, and shall be binding on all successors and assigns of Owner in the ownership or development of any portion of the Project, senior to any debt security instruments encumbering the Property. The benefits of this Agreement shall inure to successors-in-interest and/or subsequent owners of the Property only if the Agreement is transferred or assigned in accordance with the provisions of paragraph (4)(f) above.

h. Amendment of this Agreement. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the parties to this Agreement or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Davis County Recorder's Office.

i. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement, which shall otherwise remain in full force and effect, provided that the fundamental purpose of this Agreement and Developer's ability to complete the development of the Property is not defeated by such severance.

j. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of the Agreement. The parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Davis County, Utah, and the Parties hereby waive any right to object to such venue.

k. Remedies. Without limiting any other provision of this Agreement, if any party to this Agreement breaches any provision of this Agreement, the non-breaching party shall be entitled to all remedies available at both law and in equity.

l. Attorney's Fee and Costs. If any party brings legal action either because of a breach of the Agreement or to enforce a provision of the Agreement, the prevailing party shall be entitled to reasonable attorney's fees and court costs.

m. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

n. Third Parties. There are no third-party beneficiaries to this Agreement, and no person or entity not a party hereto shall have any right or cause of action hereunder.

o. No Agency Created. Nothing contained in the Agreement shall create any partnership, joint venture, or agency relationship between the parties.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first written above.

DEVELOPER:

STEWARD LAND HOLDINGS, LLC
a Utah limited liability company

By: _____


Terrance Sky Hazlehurst

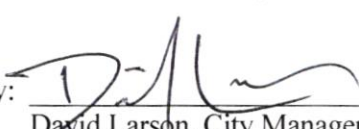
Date: _____

6-8-2022

CITY:

SOUTH WEBER CITY, UTAH

By: _____


David Larson, City Manager

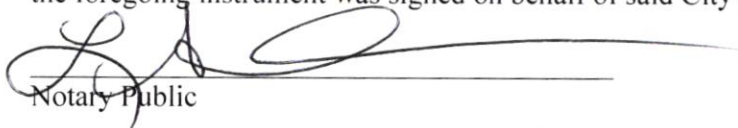
Date: _____

May 25, 2022

CITY ACKNOWLEDGEMENT

STATE OF UTAH)
 :SS.
COUNTY OF DAVIS)

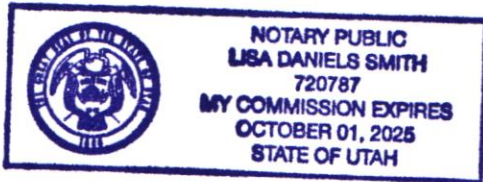
On the *25th* day of *May*, 2022, personally appeared before me David Larson who being by me duly sworn did say that he is the City Manager of SOUTH WEBER CITY, and that the foregoing instrument was signed on behalf of said City as given in City Code 1-3-4A 10



Notary Public

My Commission Expires: *10-01-2025*

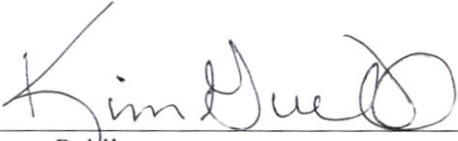
Residing at: *South Weber*



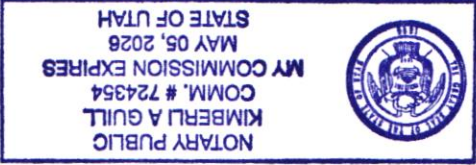
DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
 :SS.
COUNTY OF DAVIS)

On the 8th day of June 2022, personally appeared before me TERRANCE SKY HAZLEHURST, Steward Land Holdings, LLC, known to me to be the signer of the foregoing instrument, who duly acknowledged to me that he executed the same on behalf of Steward Land Holdings, LLC, by authority of its Operating Agreement.



Notary Public



My Commission Expires: 0505-2026 Residing at: South Weber

EXHIBIT "A"
Legal Description

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S89°53'29"E 861.74 FEET FROM THE CENTER OF SAID SECTION 35; THENCE N20°47'47"E 70.49 FEET; THENCE N84°30'00"W 109.15 FEET; THENCE N82°15'00"W 102.46 FEET; THENCE S20°47'47"W 6.00 FEET TO THE NORTHERLY LINE OF ROYAL FARMS ESTATES PHASE 3; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) N65°50'02"W 176.78 FEET; (2) N53°09'46"W 82.36 FEET; AND (3) N52°25'32"W 101.91 FEET; THENCE N46°43'51"W 137.58 FEET TO THE NORTHERLY LINE OF CEDAR BLUFFS SUBDIVISION PHASE 2; THENCE N47°12'09"W ALONG SAID NORTHERLY LINE, 328.07 FEET; THENCE N00°09'16"E 34.93 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH WEBER DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1355.32 FEET, AN ARC LENGTH OF 423.56 FEET, A DELTA ANGLE OF 17°54'21", A CHORD BEARING OF S80°31'31"E, A RADIAL BEARING OF N18°25'39"E, AND A CHORD LENGTH OF 421.84 FEET; AND (2) S89°28'42"E 877.37 FEET; THENCE S00°06'41"W 544.02 FEET TO THE NORTHERLY LINE OF PEACHWOOD ESTATES SUBDIVISION - UNIT 1; THENCE N89°53'29"W ALONG SAID NORTHERLY LINE, 456.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 507,182 SQUARE FEET OR 11.643 ACRES MORE OR LESS

EXHIBIT "B"

ORDINANCE 2021-10

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL AMENDING PROVISIONS OF THE CITY'S ZONING MAP AND CODE REZONING PARCEL 13-034-0068

WHEREAS, the South Weber City Council has received an application from the owner and agent of Parcel 13-034-0068, located at approximately 2301 East South Weber Drive, South Weber City ("the Property"); and

WHEREAS, the City Council is authorized by state statute and municipal ordinances to make such amendments; and

WHEREAS, the City Council has determined that the proposed amendment to the Property is in line with all applicable current land use ordinances and is in line with the duly adopted Projected Land Use Map of the South Weber City General Plan; and

WHEREAS, the South Weber City Planning Commission has made a favorable recommendation to the City Council that the Property be rezoned.

NOW, THEREFORE, BE IT ORDAINED by the City Council of South Weber City, Utah, as follows:

Section 1. Amendment. Parcel 13-034-0068 at approximately 2301 E South Weber Drive is rezoned as follows:

- a. 2.783 acres is hereby rezoned from Agricultural (A) to Highway Commercial (C-H) as included in Exhibit A.
- b. 8.861 acres is hereby rezoned from Agricultural (A) to Residential Multi-Family Seven (R-7) as referenced in Exhibit B.

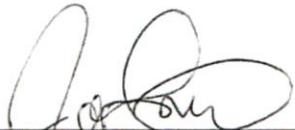
Section 2. Site Plan Condition. This Ordinance is specifically subject to and conditional upon the following:

- a. a Site Plan for the Property must be approved by the City within 18 months of the date of this Ordinance. In the event a Site Plan is not approved or ownership of the Property is transferred to someone other than the applicants for this re-zone, the zoning designation of the property shall revert to Agricultural (A).

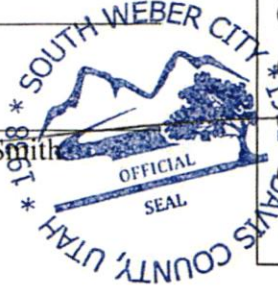
Section 3. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance; and all sections, parts, and provisions of this Ordinance shall be severable.

Section 4. Effective Date. In accordance with Utah Code Ann. § 10-3-701 et seq. and Title 1, Chapter 2, Section 5 of South Weber City Code, this Ordinance shall take effect immediately upon adoption and recordation.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 20th day of July, 2021.


MAYOR: Jo Sjoblom


ATTEST: City Recorder, Lisa Smith



Roll call vote is as follows:		
Council Member Winsor	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Halverson	FOR	AGAINST

EXHIBIT A HIGHWAY COMMERCIAL (C-H) LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S89°53'29"E 1318.05 FEET AND N00°06'41"E 380.92 FEET FROM THE CENTER OF SAID SECTION 35; THENCE N89°53'19"W 486.17 FEET; THENCE N85°20'45"W 79.73 FEET; THENCE N66°36'51"W 93.73 FEET; THENCE N89°12'14"W 127.62 FEET; THENCE N00°31'18"E 123.80 FEET; THENCE S89°28'42"E 778.50 FEET; THENCE S00°06'41"W 163.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 121,217 SQUARE FEET OR 2.783 ACRES MORE OR LESS.

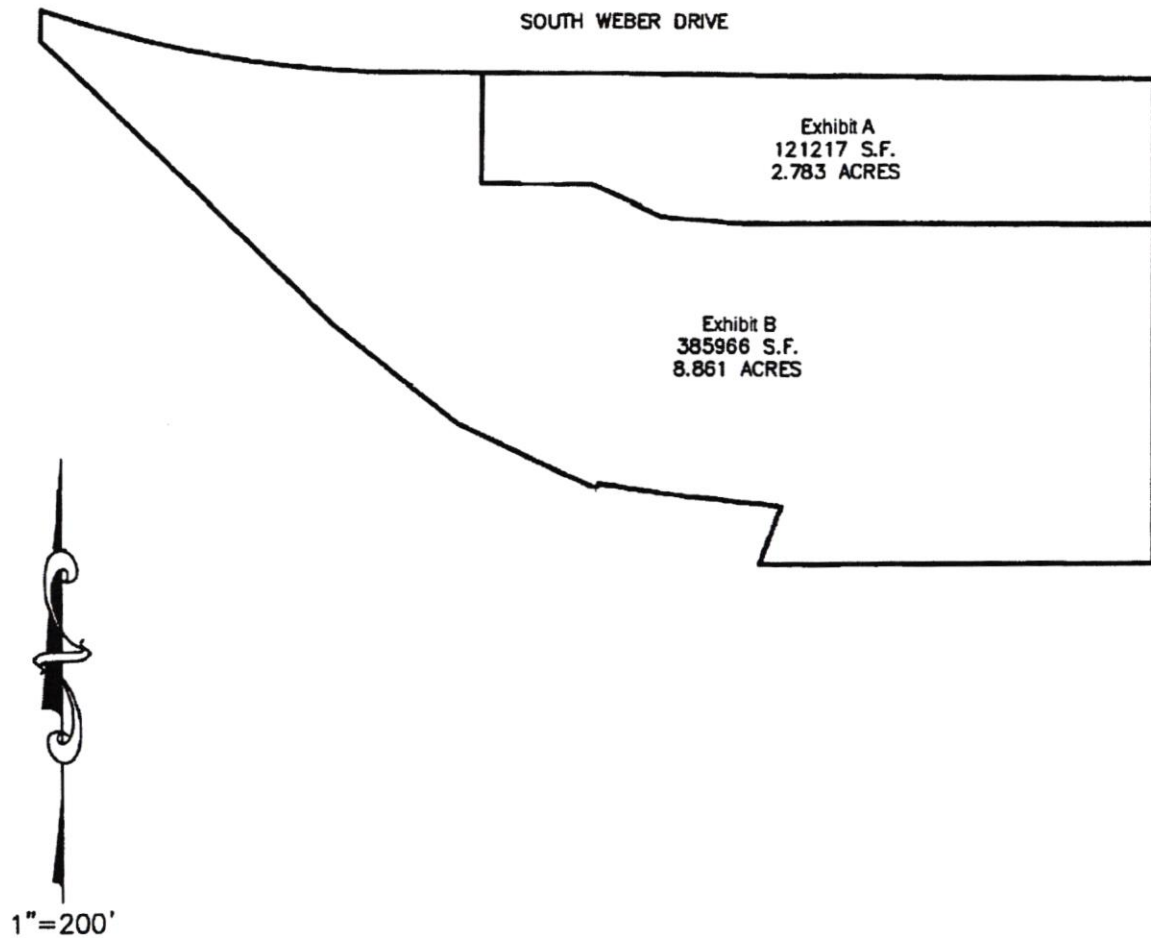


EXHIBIT B RESIDENTIAL MULTI-FAMILY SEVEN (R-7) LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S89°53'29"E 861.74 FEET FROM THE CENTER OF SAID SECTION 35; THENCE N20°47'47"E 70.49 FEET; THENCE N84°30'00"W 109.15 FEET; THENCE N82°15'00"W 102.46 FEET; THENCE S20°47'47"W 6.00 FEET; THENCE N65°50'02"W 176.78 FEET; THENCE N53°09'46"W 82.36 FEET; THENCE N52°25'32"W 101.91 FEET; THENCE N46°43'51"W 137.58 FEET; THENCE N47°12'09"W 328.07 FEET; THENCE N00°09'16"E 34.93 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1355.32 FEET, AN ARC LENGTH OF 423.56 FEET, A DELTA ANGLE OF 17°54'21", A CHORD BEARING OF S80°31'31"E, AND A CHORD LENGTH OF 421.84 FEET; THENCE S89°28'42"E 98.87 FEET; THENCE S00°31'18"W 123.80 FEET; THENCE S89°12'14"E 127.62 FEET; THENCE S66°36'51"E 93.73 FEET; THENCE S85°20'45"E 79.73 FEET; THENCE S89°53'19"E 486.17 FEET; THENCE S00°06'41"W 380.92 FEET; THENCE N89°53'29"W 456.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 385,966 SQUARE FEET OR 8.861 ACRES MORE OR LESS.

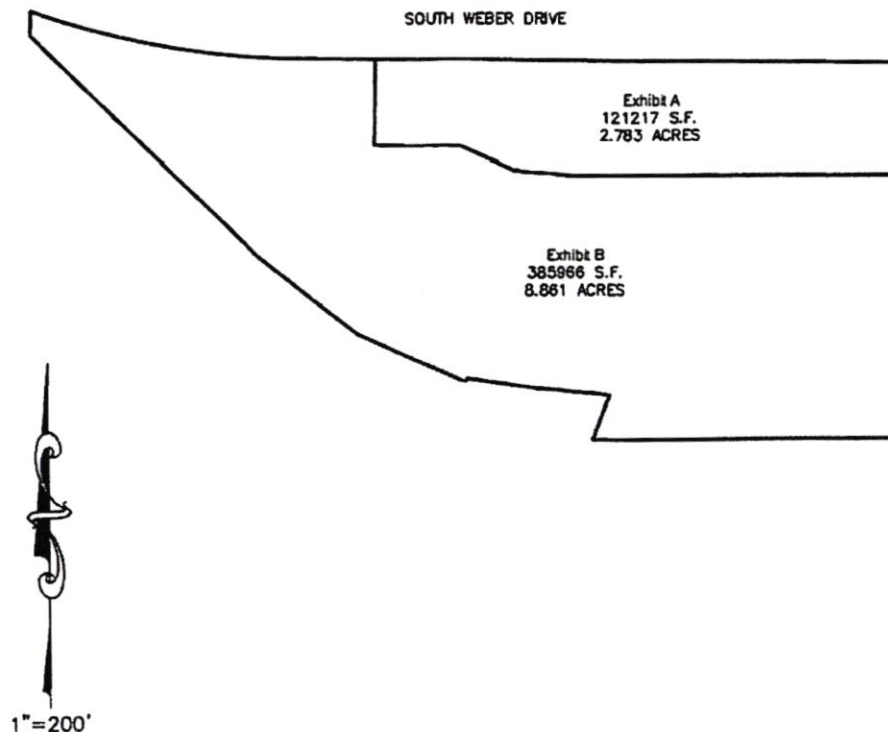


EXHIBIT "D"

RESOLUTION 22-25

A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL APPROVING A DEVELOPMENT AGREEMENT FOR SOUTH WEBER GATEWAY

WHEREAS, Council has discussed the South Weber Gateway project repeatedly and finds the best way to proceed is with an administrative development agreement; and

WHEREAS, the agreement was reviewed in an open meeting on May 10, 2022; and

WHEREAS, the plat, improvement plans, and conditional use permit were approved on condition of the development agreement being fully executed;

NOW THEREFORE BE IT RESOLVED by the Council of South Weber City, Davis County, State of Utah, as follows:

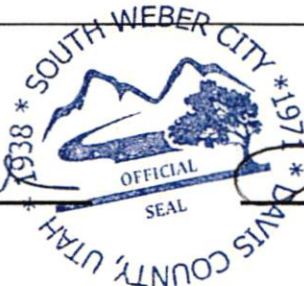
Section 1. Approval: The Development Agreement for the South Weber Gateway Project between South Weber City and Farrell Poll and Steward Land Holdings LLC is hereby approved.

Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 24th day of May 2022.

Roll call vote is as follows:		
Council Member Halverson	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Council Member Petty	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Council Member Soderquist	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Council Member Alberts	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Council Member Dills	<input type="radio"/> FOR	<input checked="" type="radio"/> AGAINST


Rod Westbroek, Mayor



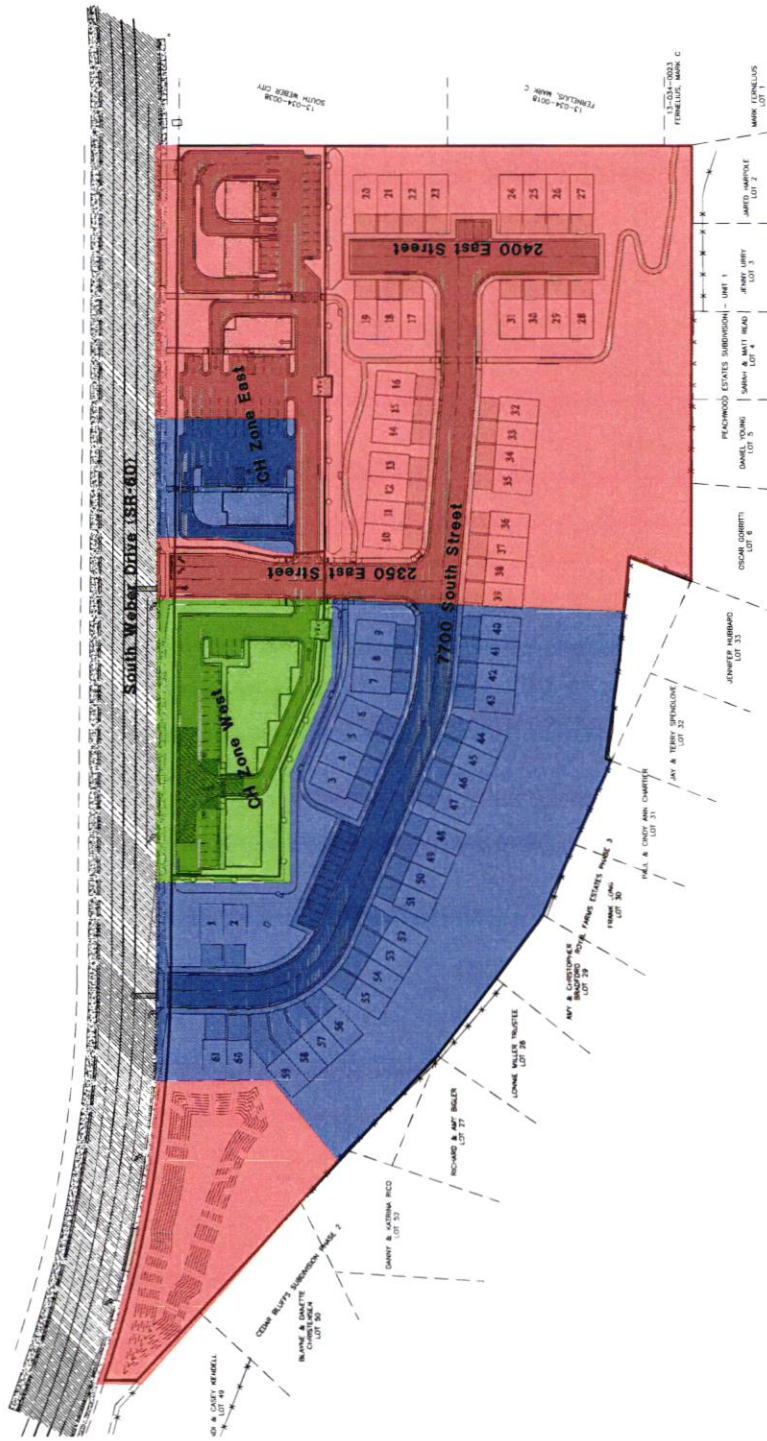

Attest, Lisa Smith, Recorder

South Weber Gateway

SOUTH WEBER CITY, DAVIS COUNTY, UTAH
JANUARY 2022



Vicinity Map
NOT TO SCALE



- PHASE 1
- PHASE 2
- PHASE 3



Engineer's Notice To Contractors
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE UTILITY COMPANIES AND CONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITY COMPANIES AND LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITY COMPANIES AND LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITY COMPANIES AND LOCAL AGENCIES.

Geotechnical Report
Date: 09/17/2021
City: Engineering
City Project No. 900166
PH: (801) 508-5859

Surveyor:
Trevor Hatch
Survey Associates, Inc.
5160 South 1500 West
Riverton, Utah, 84405
PH: (801) 521-3100

811 Know what's below. Call before you dig.

Landscape Architect:
Nathan Peterson
Peterson Associates, Inc.
5160 South 1500 West
Riverton, Utah, 84405
PH: (801) 521-3100

Developer Contact:
Coburn International
6440 S Millrock Dr, Suite
500, Salt Lake City, UT 84121
PH: (801) 347-8330

Project Contact:
Reeve & Associates, Inc.
5160 South 1500 West
Riverton, Utah, 84405
PH: (801) 521-3100

Project Info:
J. MAIL BELLE, P.E.
Drafter: ANGESLEY
Begin Date: JANUARY 2022
SOUTH WEBER GATEWAY
R7 CONSTRUCTION
PLANS: 7118-05
Number: 1

South Weber Gateway
South Weber City, Davis County, Utah
R7 Construction Plans
Phasing Exhibit

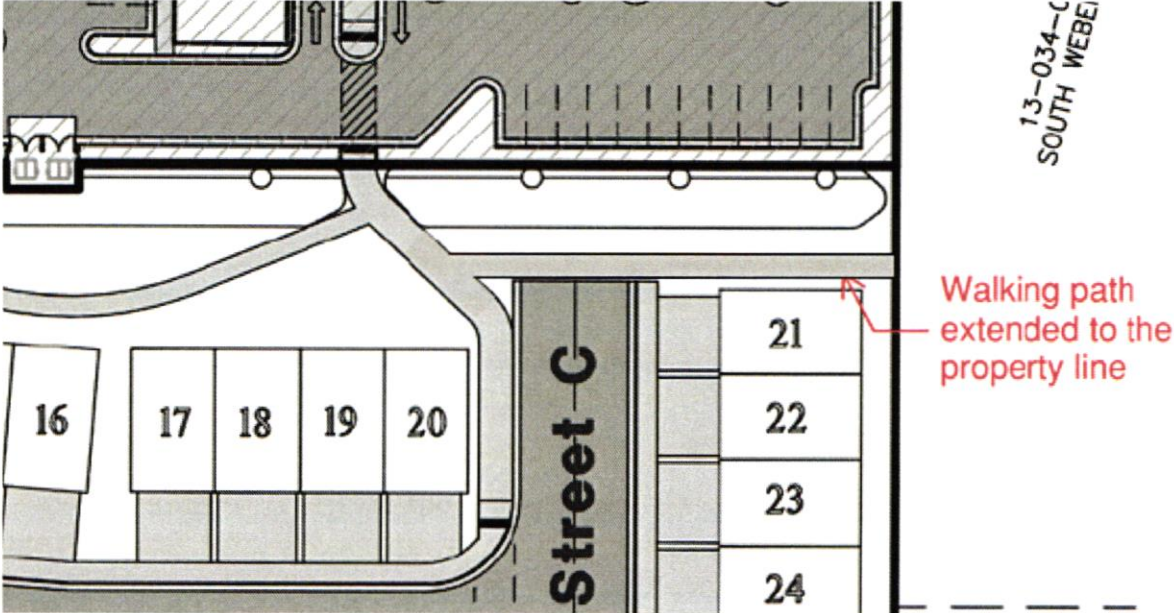


DATE	DESCRIPTION	REVISIONS
01-17-22	CK ROW WIDTH	
02-02-22	CK LOT CORNER MARKS	
03-10-22	CK LOT CORNER MARKS	
03-22-22	CK LOT CORNER MARKS	
03-23-22	CK LOT CORNER MARKS	



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. 5160 SOUTH 1500 WEST MILLROCK DRIVE, RIVERTON, UT 84405. NO PART OF THESE PLANS SHALL BE REPRODUCED, COPIED, OR USED IN ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED HEREON WITHOUT THE WRITTEN PERMISSION OF REEVE & ASSOCIATES, INC. 5160 SOUTH 1500 WEST MILLROCK DRIVE, RIVERTON, UT 84405.

EXHIBIT "F"
Pedestrian Improvement



When recorded return to:
South Weber City
1600 East South Weber Drive South
Weber, UT 84405

AMENDED DEVELOPMENT AGREEMENT

South Weber City, a Utah municipal corporation (the “City”), and Poll Heritage Farms Development Management, LLC (the “Developer”) enter into this Development Agreement (this “Agreement”) effective as of October 10, 2023 (the “Effective Date”) and agree as set forth below.

RECITALS:

- A. The City, acting pursuant to its authority under Utah Code Annotated §§ 10-9a-101, et seq., as amended, and the Municipal Code for South Weber City (the “City Code”), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, entered into a Development Agreement for the Gateway in South Weber development with Farrell Poll and Steward Land Holdings, LLC on May 24, 2022. That agreement is attached as **Exhibit X**.
- B. The original Developers sold the project to Poll Heritage Farms Development Management LLC who is the owner of certain real property located at approximately 2400 East South Weber Drive, in South Weber City, Davis County, Utah, and legally described in attached **Exhibit A** (the “Property”).
- C. Ordinance 2023-02 was passed March 14, 2023 which amended land use ordinance to allow developments to be platted as townhomes that can be sold as individual units with zero lot lines between such townhome units.
- D. The Developer’s representative Jacob Tooms has requested an amendment to the original agreement.
- E. The Planning Commission reviewed the requested changes on September 14, 2023 and recommended the Council amend the agreement.

DEVELOPER AND THE CITY AGREE AS FOLLOWS:

1. The previous agreement shall remain valid with only the following changes:
2. Developer: The developer agrees to the terms of the original agreement with these changes:
 - a Unit garages shall be a minimum of 20’ X 22’ to accommodate 2 cars. Driveways will be 25’ deep to accommodate additional parking as needed.
 - b Developer agrees to develop the Property in phases as described below and depicted in the Phasing Plan attached hereto as **Exhibit B**:
 - i Phase One shall include no less than 2,400 square feet of retail constructed concurrently with no more than thirty (30) townhome units;

ii. Phase Two shall include no less than 7,500 square feet of retail constructed concurrently with no more than thirty-one (31) town home units. In the event a site plan is created that equals over 10,000 sq. ft. then all building permits would be able to be issued for both phase 1 & phase 2 with commercial built concurrently with residential; and

iii. Phase Three shall include all remaining commercial pads according to market demands.

c A building permit for the retail buildings must be issued prior to occupancy of any town homes in the same phase.

- 3 Notices. Any notice to be given by any party hereunder must be given in writing and delivered in person, or by reputable nationwide overnight courier, or forwarded by certified or registered mail, postage prepaid, return receipt requested, at the address indicated below, unless the party giving such notice has been notified, in writing, of a change of address. Notices are effective on the date of delivery (or refusal to accept delivery), if notice is given by personal delivery, on the next succeeding business day after deposit with an overnight courier for next day delivery, or if notice is sent through the United States mail, on the earlier of the date of actual delivery as shown by the addressee's receipt or the expiration of three (3) days following the date of mailing.

If to Developer:

Poll Heritage Farms Development Management LLC
Jacob Tooms, Manager
138 E 12300 S Ste C
Draper UT 84020

If to City:

South Weber City
Attn: David Larson, City Manager
1600 E South Weber Drive
South Weber City, UT 84405

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first written above.

DEVELOPER:

Poll Heritage Farms Development Management LLC

By: _____

Jacob Tooms

Date: _____

10/25/23

CITY:

SOUTH WEBER CITY, UTAH

By: _____

David Larson, City Manager

Date: _____

10/10/2023

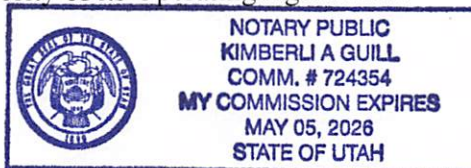
DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
 :ss.
COUNTY OF DAVIS)

On the 10 day of *October*, 2023, personally appeared before me Jacob Tooms, Poll Heritage Farms Development Management LLC, known to me to be the signer of the foregoing instrument, who duly acknowledged to me that he executed the same on behalf of Poll Heritage Farms Development Management LLC, by authority of its Operating Agreement.

Kim Guill

Notary Public



My Commission Expires:

Residing at:

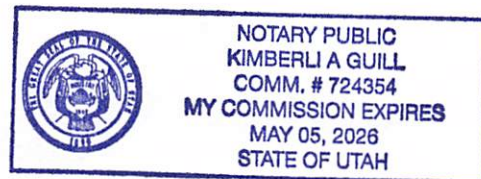
CITY ACKNOWLEDGEMENT

STATE OF UTAH)
 :ss.
COUNTY OF DAVIS)

On the 10 day of *October*, 2023, personally appeared before me David Larson who being by me duly sworn did say that he is the City Manager of SOUTH WEBER CITY, and that the foregoing instrument was signed on behalf of said City by authority of a resolution of its Council; and they acknowledged to me that said City executed the same.

Kim Guill

Notary Public



My Commission Expires:

Residing at:

EXHIBIT "A"

LEGAL DESCRIPTION

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S89°53'29"E 861.74 FEET FROM THE CENTER OF SAID SECTION 35, THENCE N20°47'47"E 70.49 FEET; THENCE N84°30'00"W 109.15 FEET; THENCE N82°15'00"W 102.46 FEET; THENCE S20°47'47"W 6.00 FEET TO THE NORTHERLY LINE OF ROYAL FARMS ESTATES PHASE 3; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) N65°50'02"W 176.78 FEET; (2) N53°09'46"W 82.36 FEET; AND (3) N52°25'32"W 101.91 FEET; THENCE N46°43'51"W 137.58 FEET TO THE NORTHERLY LINE OF CEDAR BLUFFS SUBDIVISION PHASE 2; THENCE N47°12'09"W ALONG SAID NORTHERLY LINE, 328.07 FEET; THENCE N00°09'16"E 34.93 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH WEBER DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1355.32 FEET, AN ARC LENGTH OF 423.56 FEET, A DELTA ANGLE OF 17°54'21", A CHORD BEARING OF S80°31'31"E, A RADIAL BEARING OF N18°25'39"E, AND A CHORD LENGTH OF 421.84 FEET; AND (2) S89°28'42"E 877.37 FEET; THENCE S00°06'41"W 544.02 FEET TO THE NORTHERLY LINE OF PEACHWOOD ESTATES SUBDIVISION - UNIT 1; THENCE N89°53'29"W ALONG SAID NORTHERLY LINE, 456.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 507,182 SQUARE FEET OR 11.643 ACRES MORE OR LESS

EXHIBIT "B" PHASING PLAN

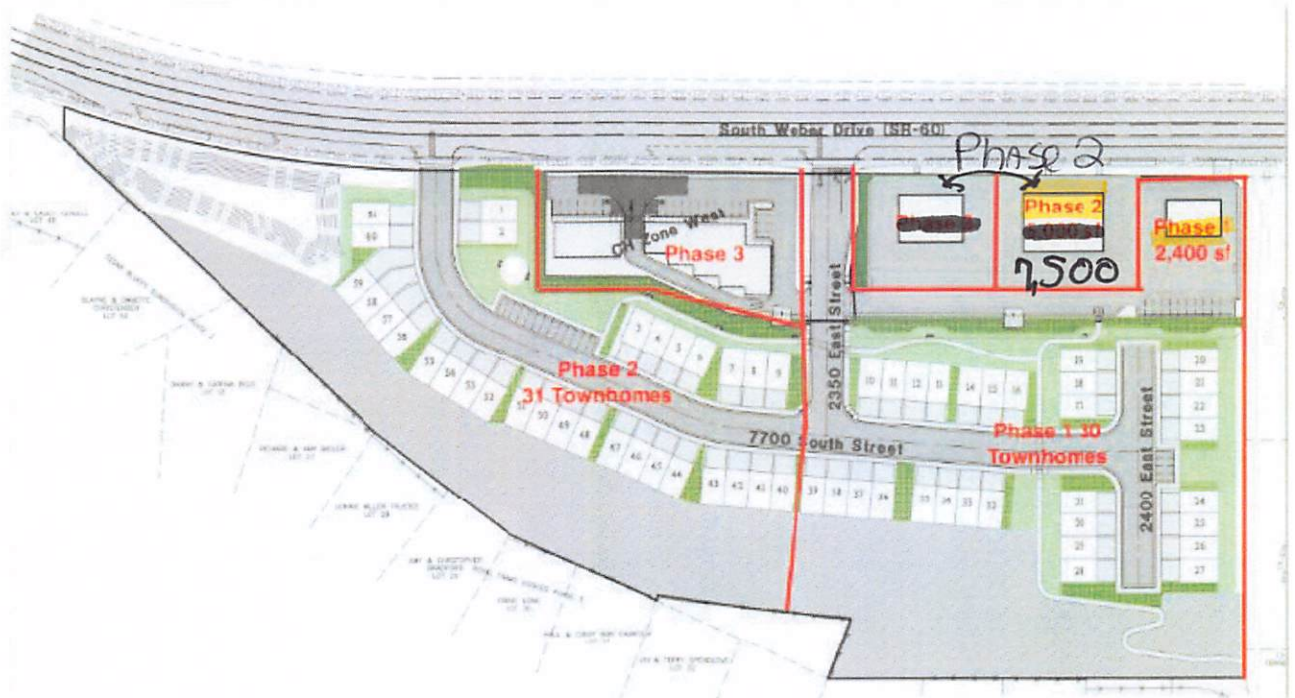


EXHIBIT C

COMMERCIAL BUILDING DESIGN