



## RESOLUTION 2019-12

### A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT FOR THE WHITAKER FARMS SUBDIVISION

**WHEREAS**, Utah law authorizes municipalities to enter into development agreements for the use and development of land within the municipality; and

**WHEREAS**, the Midway City Council finds it in the public interest of the City of Midway to enter into a development agreement with the developer of the proposed Whitaker Farms Subdivision for the use and development of the land included within that proposed project;

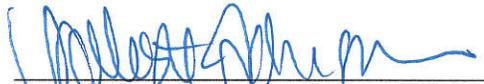
**NOW, THEREFORE**, be it hereby **RESOLVED** by the City Council of Midway City, Utah, as follows:

Section 1: The Midway City Council approves the development agreement attached hereto and authorizes the Mayor of Midway City to execute the agreement on behalf of the City.

Section 2: The effect of this Resolution is subject to all conditions of the land use approval granted by the City for the proposed project.

**PASSED AND ADOPTED** by the Midway City Council on the 18<sup>th</sup> day of June 2019.

MIDWAY CITY

  
\_\_\_\_\_  
Celeste Johnson, Mayor

ATTEST:

  
\_\_\_\_\_  
Brad Wilson, Recorder



## WHITAKER FARMS SUBDIVISION DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") is entered into as of this 20 day of AUGUST, 2019, by and between Whitaker Farm Development, LLC, a Utah Limited Liability Company (hereinafter called the "Developer") and the CITY OF MIDWAY, UTAH, a political subdivision of the State of Utah (hereinafter called the "City"). Developer and the City are, from time to time, hereinafter referred to individually as a "Party" and collectively as the "Parties." Unless otherwise noted herein, this Agreement supersedes and replaces any previous development agreements entered into by and between the Developer and the City involving the same Property (defined below) and along with the executed Annexation Agreement, as amended, is the entire, complete Agreement between the Parties.

### RECITALS

- A. The City, acting pursuant to its authority under Utah Code Ann. §10-9a-101, *et. seq.*, in compliance with the Midway City Land Use Ordinance, and in furtherance of its land use policies, goals, objectives, ordinances and regulations, has made certain determinations with respect to the proposed Whitaker Farms Subdivision, located at approximately 455 North River Road, in Midway, Utah (hereinafter call the "Project") and therefore has elected to approve and enter into this Agreement in order to advance the policies, goals and objectives of the City, and to promote the health, safety and general welfare of the public.
- B. The Developer has a legal interest in certain real property located in the City, as described in Exhibit "A", (hereinafter referred to as the "Property") attached hereto and incorporated herein by this reference. Developer warrants and represents that it has the legal authority to sign this Agreement, and to bind the Property as set forth herein.
- C. The Developer has entered into an Annexation Agreement with Midway City, recorded at Entry 446998, Book 1211, Pages 1344-1412, and an Amendment to the Annexation Agreement recorded at EXT #467418\*, both of which are binding on the Developer. See Exhibit B and C respectively. \*BK1262 PG 1732
- D. As set forth in Exhibit D, the Developer agrees to develop the Property as a large-scale subdivision containing fifty (50) lots. This Project is commonly known as the Whitaker Farms Subdivision. The original parcel is 80 acres in size. The subdivision is located at approximately 455 North River Road in the RA-1-43 zone and contains 20 acres of open space.

- E. All roads in the Project will be public roads which will require City maintenance once the roads are accepted by the City. There will be 25% open space (20 acres) included in the development which is 10% more than the minimum requirement of 15%. The open space/common area will be owned by the homeowners' association (HOA). There will also be a mix of public and private trails throughout the Project along with a private amenity which is a barn that members of the community could use. The Developer is proposing a clubhouse and other undefined amenities that will be constructed by the Developer and owned and maintained by the HOA.
- F. Each Party acknowledges that it is entering into this Agreement voluntarily. The Developer consents to all the terms and conditions of this Agreement and acknowledges that they are valid conditions for the development of the Property. Unless otherwise specifically agreed to herein, the terms and conditions contained herein are in addition to any conditions or requirements of any other legally adopted ordinances, rules, or regulations governing the development of real property in the City of Midway.

**NOW, THEREFORE**, in consideration of the promises, covenants and provisions set forth herein, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

## **AGREEMENT**

**Section 1. Effective Date and Term.** The term of this Agreement shall commence upon the signing of this Agreement (the "Effective Date") by both Parties and shall continue for a period of twenty-five (25) years. Unless otherwise agreed between the City and the Developer, the Developers vested interests and rights contained in this Agreement expire at the end of the Term, or upon termination of this Agreement. Upon termination of this Agreement, the obligations of the Parties to each other hereunder shall terminate, but none of the dedications, easements, deed restrictions, licenses, building permits, or certificates of occupancy granted prior to the expiration of the term or termination of this Agreement shall be rescinded or limited in any manner.

**Section 2. Definitions.** Unless the context requires a different meaning, any term or phrase used in this Agreement that has its first letter capitalized shall have that meaning given to it by this Agreement. Certain terms and phrases are referenced below; others are defined where they appear in the text of this Agreement, including the Exhibits.

"Applicable Law" shall have the definition set forth in Section 4A of this Agreement.

"Governing Body" shall mean the Midway City Council.

"City" shall mean the City of Midway, and shall include, unless otherwise provide, any and all of the City's agencies, departments, officials, employees or agents.

### Section 3. Obligations of the Developer and the City.

#### A. Obligations of the Developer:

- i. **General Obligations:** The Parties acknowledge and agree that the City's agreement to perform and abide by the covenants and obligations of the City set forth herein is material consideration for the Developer's agreement to perform and abide by the covenants and obligations of the Developer set forth herein.
- i. **Conditions for Current Approvals.** The Developer shall comply with all of the following Conditions:
  - a) **Payment of Fees:** Developer agrees to pay all applicable Midway City fees as a condition of developing the Project on the Property, including all engineering and attorney fees and other outside consultant fees incurred by the City in relation to the Project. All fees, including outstanding fees for prior plan checks (whether or not such checks are currently valid) shall be paid current prior to the recording of any plat or the issuance of any building permit for the Project or any portion thereof.
  - b) **Compliance with terms and conditions of Annexation Agreement and any amendments thereto:** Developer agrees that this Development Agreement is supplemental to, and does not replace, the Annexation Agreement (and amendments thereto) entered into by the Parties for this property. Developer agrees to comply with all of the terms and conditions of the Annexation Agreement, any amendments thereto, and this Development Agreement. In the event there is conflict between the requirements of the two Agreements, the more recent Agreement shall govern with respect to that conflict. A copy of the Annexation Agreement and amendment are attached as Exhibit B and C and are incorporated herein by this reference. Additionally, Lot 1 must be adjusted for frontage and width requirements.
  - c) **Open Space:** The Code requires 15% (12 acres) of open space. The Developer is proposing 25% (20 acres) open space and therefore meets the requirement of the Code. The open space is also contiguous and connects to Memorial Hill.
  - d) **Density:** The Developer is asking for approval for 50 lots in the Project as per the Annexation Agreement that was signed by the Developer or Property Owner and the City. The Developer is bound to the Annexation Agreement and cannot petition for more density unless an amendment is made to the Annexation Agreement.
  - e) **Two points of Access:** The Project plan has two points of access onto River Road. The two points of access on River Road do meet the City requirements regarding the two points of access construction standards. There is a third point of access planned on the southside of the property that will be stub road until connected to a future road. As discussed below, regardless of whether the

southern access point is built as a round-about at the base of Memorial Hill, or a round-about in a more central location to the Project, no building permits will be issued until final construction approval is issued.

- f) Water Rights and Water Service: The required water rights for the culinary and irrigation water for the Project shall be officially transferred to the City in writing before the recording of the plat for the Project. The water rights provided by the Developer shall meet all City policies and Ordinances for culinary and irrigation use. Culinary water service shall be provided by the City according to the rules, regulations and requirements of the City. The total quantity of water rights to be dedicated to the City for the entire Project, for both culinary and irrigation use, is 235.17 acre feet. Developer shall be responsible for construction of the culinary water lines as per the approved plans, which shall be subject to final approval and acceptance by the City. Secondary water service shall be provided by Midway Irrigation Company. Each lot will connect to the Midway Irrigation Company's secondary water system. Laterals will be installed by the Developer for all fifty lots and also each of the fourteen lots on Whitaker's parcel as per Midway Irrigation Company requirements. Additionally, a secondary water meter is required for each of the lots.
- g) Sewer Service: Each lot in the Subdivision shall be required to connect to the Midway Sanitation District sewer system as per the specifications, restrictions and rules of Midway Sanitation District.
- h) Construction and/or Dedication of Project Improvements: The Developer agrees to construct and/or dedicate Project improvements as directed by the City, including but not limited to streets, trails, driveways, landscaping, water, sewer, and other utilities as shown on the approved final plans and in accordance with current City standards. The Developer shall satisfactorily complete construction of all Project improvements no later than two (2) years after the recording of the plat for the Project. The Developer also agrees to comply with the terms of the Midway City Staff report, as approved and adopted by the Midway City Planning Commission and accepted by the City Council, attached hereto as Exhibit E and incorporated herein by this reference.
- i) Roads, Streets and Trails: Developer shall construct all required improvements, including roads, streets and trails. All roads in the Project will be public roads which will require City maintenance once the roads are accepted by the City. There will also be a mix of public and private trails throughout the Project. The Developer has submitted a traffic study to the City as part of the application. Horrocks Engineers has reviewed that study to determine what road improvements are required. The Developer is required,

as part of the Annexation Agreement and the amendments thereto, to make significant improvements to River Road which include widening the road for a center turn lane and adding bike lanes on both sides of the road. The Developer is required to build public trails as part of the proposal. The public trails will run along all roads in the development and will consist of an 8' paved surface. The Developer has proposed a rural road cross section instead of the default urban cross section. The rural cross section has the same 56' right-of-way width and 30' of asphalt width but it includes an 8' trail on one side of the street, 2' flat concrete curb and a road side drainage ditch instead of the standard 5' park strips and 5' sidewalks with modified curb on both sides of the street.

- j) 20 Acre Whitaker Parcel: There are 20 acres located to the west of the 80-acre Project that are associated with each other through the Annexation Agreement. All density in the 100-acre area will be part of one Homeowner's Association. An HOA will be formed for the 50 lots and later, when the 20-acre area is developed, a 12-unit PUD will be created that will also be subject to the HOA as discussed when the property was considered for annexation.
- k) Both phases will be one HOA: The developments located in the 100 acres (this proposal on 80 acres and a future proposal on the remaining 20 acres) owned by the annexation petitioners will all be included in one Home Owners' Association.
- l) View corridors: The Project has been designed to maintain view corridors from Memorial Hill and from River Road. The positioning of the open space and lots will allow the Project to be mostly unseen from River Road.
- m) Southern Access off of River Road to the Project:
  - a. It is proposed to build the southern access point to the Project as a round-about at the base of Memorial Hill ("Memorial Hill Round-About"), in a design and location attached as Exhibit F. The Parties acknowledge that Wasatch County must approve the final design for the Memorial Hill Round-About and have yet to do so.  
It is the desire of both Developer and Midway City to have the southern access point be the Memorial Hill Round-About and both agree to work together in good faith to obtain approval of the plan from Wasatch County. Developer acknowledges and agrees that the Memorial Hill Round-About includes the costs of installing a parking lot at the base of Memorial Hill, a bathroom, and extending trails to the Memorial, all of which are included in the cost estimate of the round-about, and all of which will be paid by Developer. At the time of signing this Agreement, Developer shall post with the City a

- performance bond equaling 110% of the estimated cost of the infrastructure for the entire Project, to be released per city code.
- b. In the event that the County has not approved a satisfactory plan for the Memorial Hill Round-About as shown in Exhibit F within six (6) months from the date of execution of this Agreement, the Developer shall proceed with construction of the roundabout as designed and located in Exhibit G (“Central Round-About”). If the Central Round-About costs less than the proposed Memorial Hill Round-About, the Developer agrees to take the surplus funds and apply them to improving the trail system either within or external to the Project as requested by the City. Specifically, City will require a trail to connect to Memorial Hill within the Project, and a trail on both sides of River Road (at the City’s sole discretion) from the Northern Round About to Memorial Hill/southern edge of the Project, and a trail connection across River Road so that bike and pedestrian traffic can access Memorial Hill from the west side of the road. Developer shall submit and receive approval of engineered plans for the Central Round-About and trails before proceeding with installation.
  - c. No building permits shall be issued in the Project until final construction approval is issued by the City.
  - d. Explanation of cost calculation: It was agreed in the Annexation Agreement that the Developer would improve River Road to a three lane street with middle turning lanes. In the Amendment to the Annexation Agreement it was agreed between the parties that it would be better to leave River Road as a two lane street and to add roundabouts at each end of the Project. Developer agreed that any cost savings that occur from installing the roundabouts versus installing the three lane road will be given to the City to improve its trail system, and may be used either within the Project or on other trails within the City. The bonding required for the roundabouts shall include the total cost of the three lane street, and shall be designed to allow the City to recover the entire amount of these costs, should Developer fail to install the roundabouts as required. Developer agrees that once the roundabouts are installed, any cost savings between the three lane street and the roundabouts will be provided to the City for use on trails at the City’s discretion. Developer agrees that the cost of the bathroom installation at the base of Memorial Hill will be paid by Developer, and will not be counted against the cost savings discussed above.

- n) Landscaping Plan: A landscaping plan has been submitted to the City and a copy is attached to this report as Exhibit H. Staff has concerns about the proposed prairie grass and the maintenance of the prairie grass. Developer agrees the prairie grass shall be cut a minimum of three times per year, at least 30 days apart. The Developer shall install landscaping, at a minimum, in accordance with the landscaping plans for the Project and the roundabouts as submitted to the City. Maintenance of the landscaping within the Project shall be the responsibility of the HOA. City shall be responsible for the maintenance of the two roundabout islands once they are installed by the Developer.
- o) Proportional Frontage and Acreage Reduction: The lots in the subdivision may reduce in frontage and acreage based on the amount of open space provided. The developer is providing 25% open space which is 10% more than the required amount. This allows the lots and frontage to reduce by 25% based on the code that was in place at the time of vesting. This allows frontage to reduce from 150' to 112.5' and lots may reduce from one acre to 0.75 acres.
- p) Sensitive Lands: Sensitive land is located on the property and will be left undisturbed as required by the Midway City Code. For residential development, these sensitive lands are areas of slope 25% or greater. Most areas of slope that are 25% or greater are located in the open space area that contains part of Memorial Hill. There are some small areas of slope greater than 25% that are located on the far east side of the property and will be located in some of the lots. For those lots, a building envelope will be placed on the plat limiting areas where structures can be located.
- q) Weed Control: The Developer and its successors and assigns shall eradicate, mow or trim weeds and vegetation at all times in all areas of the Project. Developer shall be responsible for weed control on the remainder parcel described herein.
- r) Construction Traffic: All construction traffic for all Project improvements will meet the requirements imposed by the Midway City Planning and Engineering Departments.
- s) Warranty: Consistent with City standards, the Developer will provide a one-year warranty for the operation of all improvements.
- t) Bonding: Developer agrees to post performance and other bonds in amounts and types established by the City related to the performance of the Developer's construction obligations for the Project, pursuant to current City Ordinances and Regulations.

**B. Obligations of the City:**

- i. **General Obligations:** The Parties acknowledge and agree that the Developer's agreement to perform and abide by the covenants and obligations of Developer set forth herein is material consideration for the City's agreement to perform and abide by the covenants and obligations of the City set forth herein.
- ii. **Conditions of Approval:** The City shall not impose any further Conditions on Current Approvals other than those detailed in this Agreement, and on the Project Plats, unless agreed to in writing by the Parties. The Developer shall remain bound by all legally adopted Ordinances, Resolutions and policies of the City unless specifically agreed to otherwise herein.
- iii. **Acceptance of Improvements:** The City agrees to accept all Project improvements constructed by the Developer, or the Developer's contractors, subcontractors, agents or employees, provided that 1) the Midway City Planning and Engineering Departments review and approve the plans for any Project improvements prior to construction; 2) the Developer permits Midway City Planning and Engineering representatives to inspect upon request any and all of said Project improvements during the course of construction; 3) the Project improvements are inspected by a licensed engineer who certifies that the Project improvements have been constructed in accordance with the approved plans and specifications; 4) the Developer has warranted the Project improvements as required by the Midway City Planning and Engineering Departments; and 5) the Project improvements pass a final inspection by the Midway City Planning and Engineering Departments.

**Section 4. Vested Rights and Applicable Law.**

- A. **Applicable Law.** The rules, regulations, official policies, standards and specifications applicable to the development of the Property (the "Applicable Law") shall be in accordance with those set forth in this Agreement, and those rules, regulations, official policies, standards and specifications, including City Ordinances and Resolutions, in force and effect on the date the City Council granted preliminary approval to the Developer for the Project. The Developer expressly acknowledges and agrees that nothing in this Agreement shall be deemed to relieve the Developer from the obligation to comply with all applicable requirements of the City necessary for approval and recordation of subdivision plats, including the payment of fees and compliance with all other applicable Ordinances, Resolutions, regulations, policies and procedures of the City.
- B. **State and Federal Law.** Notwithstanding any other provision of this Agreement, this Agreement shall not preclude the application of changes in laws, regulations, plans or policies, to the extent that such changes are specifically mandated and required by changes in State or Federal laws or regulations ("Changes in the Law") applicable to

the Property. In the event the Changes in the Law prevent or preclude compliance with one or more of the provisions of this Agreement, such provisions of the Agreement shall be modified or suspended, or performance thereof delayed, as may be necessary, to comply with the Changes in the Law.

**Section 5. Amendment.** Unless otherwise stated in this Agreement, the Parties may amend this Agreement from time to time, in whole or in part, by mutual written consent. No amendment or modification to this Agreement shall require the consent or approval of any person or entity having any interest in any specific lot, unit or other portion of the Project. Each person or entity (other than the City and the Developer) that holds any beneficial, equitable, or other interests or encumbrances in all or any portion of the Project at any time hereby automatically, and without the need for any further documentation or consent, subjects and subordinates such interests and encumbrances to this Agreement and all amendments thereof that otherwise comply with this Section 5. Each such person or entity agrees to provide written evidence of that subjection and subordination within fifteen (15) days following a written request for the same from, and in a form reasonably satisfactory to, the City and/or the Developer.

**Section 6. Cooperation and Implementation.**

- A. Processing of Subsequent Approvals. Upon submission by the Developer of all appropriate applications and processing fees for any Subsequent Approval to be granted by the City, the City shall promptly and diligently commence and complete all steps necessary to act on the Subsequent Approval application including, without limitation, 1) the notice and holding of all required public hearings, and 2) the granting of the Subsequent Approval as set forth herein.

The City's obligations under this Section 6 are conditioned on the Developer's provision to the City, in a timely manner, of all documents, applications, plans and other information necessary for the City to meet such obligations. It is the express intent of the Developer and the City to cooperate and work diligently and in good faith to obtain any and all Subsequent Approvals. The City may deny the application for a Subsequent Approval by the Developer only if the application is incomplete, does not comply with existing law, or violates a City Ordinance or Resolution. If the City denies an application for a Subsequent Approval by the Developer, the City must specify the modifications required to obtain such approval.

- B. Other Governmental Permits.

1. The Developer shall apply for such other permits and approvals as may be required by other governmental or quasi-governmental agencies in connection with the development of, or the provision of services to the Project.

2. The City shall cooperate with the Developer in its efforts to obtain such permits and approvals, provided that such cooperation complies with Section 4.B of this Agreement. However, the City shall not be required by this Agreement to join or become a party to any manner of litigation or administrative proceeding instituted to obtain a permit or approval from, or otherwise involving any other governmental or quasi-governmental agency.

## **Section 7. Default and Termination.**

### **A. General Provisions.**

1. Defaults by Developer. Any failure by either Party to perform any term or provision of this Agreement, which failure continues uncured for a period of thirty (30) days following written notice of such failure from the other Party, unless such period is extended by written mutual agreement, shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged failure and, where appropriate, the manner in which said failure may be satisfactorily cured. If the nature of the alleged failure is such that it cannot reasonably be cured within such thirty (30) day time period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such thirty (30) day period. Upon the occurrence of an uncured default under this Agreement, the non-defaulting Party may institute legal proceedings to enforce the terms of this Agreement or, in the event of a material default, terminate this Agreement. If the default is cured, then no default shall exist and the noticing Party shall take no further action.
2. Termination. If the City elects to consider terminating this Agreement due to a material default of the Developer, then the City shall give to the Developer a written notice of intent to terminate this Agreement and the matter shall be scheduled for consideration and review by the City Council at a duly notice public meeting. The Developer shall have the right to offer written and oral evidence prior to or at the time of said public meeting. If the City Council determines that a material default has occurred and is continuing and elects to terminate this Agreement, the City Council shall send written notice of termination of this Agreement to the Developer by certified mail and this Agreement shall thereby be terminated thirty (30) days thereafter. In addition, the City may thereafter pursue any and all remedies at law or equity. By presenting evidence at such public meeting, the Developer does not waive any and all remedies available to the Developer at law or in equity.
3. Review by the City. The City may, at any time and in its sole discretion, request that the Developer demonstrate that the Developer is in full compliance with the

terms and conditions of this Agreement. The Developer shall provide any and all information reasonably requested by the City within thirty (30) days of the request, or at a later date as agreed between the Parties.

4. **Determination of Non-Compliance.** If the City Council finds and determines that the Developer has not complied with the terms of this Agreement, and non-compliance may amount to a default if not cured, then the City may deliver a Default Notice pursuant to section 7.A of this Agreement. If the default is not cured in a timely manner by the Developer, the City may terminate this agreement as provided in Section 7 of this Agreement as provided under Applicable Law.

B. **Default by the City.** In the event the City defaults under the terms of this Agreement, the Developer shall have all rights and remedies provided in Section 7 of this Agreement, and as provided under Applicable Law.

C. **Enforced Delay; Extension of Time of Performance.** Notwithstanding anything to the contrary contained herein, neither Party shall be deemed to be in default where delays in performance or failures to perform are due to, and a necessary outcome of, war, insurrection, strikes or other labor disturbances, walk-outs, riots, floods, earthquakes, fires, casualties, acts of God, restrictions imposed or mandated by other governmental entities, enactment of conflicting state or federal laws or regulations, new or supplemental environmental regulations, or similar basis for excused performance which is not within the reasonable control of the Party to be excused. Upon the request of either Party hereto, an extension of time for such cause shall be granted in writing for the period of the enforced delay, or longer as may be mutually agreed upon.

#### **Section 8. Notice of Compliance.**

- A. **Timing and Content.** Within fifteen (15) days following any written request which the Developer may make from time to time, and to the extent that it is true, the City shall execute and deliver to the Developer a written "Notice of Compliance," in recordable form, duly executed and acknowledged by the City, certifying that 1) this Agreement is unmodified and in full force and effect, or if there have been modifications hereto, that this Agreement is in full force and effect as modified and stating the date and nature of such modification; 2) there are no current uncured defaults under this Agreement or specifying the dates and nature of any such default; and 3) any other reasonable information requested by the Developer. The Developer shall be permitted to record the Notice of Compliance.
- B. **Failure to Deliver.** Failure to deliver a Notice of Compliance, or a written refusal to deliver a Notice of Compliance if the Developer is not in compliance, within the time

set forth in Section 8.A shall constitute a presumption that as of fifteen (15) days from the date of the Developer's written request: 1) this Agreement was in full force and effect without modification except as represented by the Developer; and 2) there were no uncured defaults in the performance of the Developer. Nothing in this Section, however, shall preclude the City from conducting a review under Section 7, or issuing a notice of default, notice of intent to terminate or notice of termination under Section 7 for defaults which commence prior to the presumption created under this Section 8, and which have continued uncured.

**Section 9. Change in Developer, Assignment, Transfer and Required Notice.** The rights of the Developer under this Agreement may be transferred or assigned, in whole or in part, with the written consent of the City, which shall not be unreasonably withheld. The Developer shall give notice to the City of any proposed transfer or assignment at least thirty (30) days prior to the proposed date of the transfer or assignment.

**Section 10. Miscellaneous Terms.**

- A. Incorporation of Recitals and Introductory Paragraph. The Recitals contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.
- B. Severability. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual written consent of the Parties. Notwithstanding the foregoing, if any material provision of this Agreement, or the application of such provision to a particular situation, is held to be invalid, void or unenforceable by the final order of a court of competent jurisdiction, either Party to this Agreement may, in its sole and absolute discretion, terminate this Agreement by providing written notice of such termination to the other Party.
- C. Other Necessary Acts. Each Party shall execute and deliver to the other Party any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement, the Conditions of Current Approvals, and Subsequent Approvals and to provide and secure to the other Party the full and complete enjoyment of its rights and privileges hereunder.
- D. Other Miscellaneous Terms. The singular shall be made plural; the masculine gender shall include the feminine; "shall" is mandatory; "may" is permissive.

- E. Covenants Running with the Land and Manner of Enforcement. The provisions of this Agreement shall constitute real covenants, contract and property rights and equitable servitudes, which shall run with all of the land subject to this Agreement. The burdens and benefits of this Agreement shall bind and inure to the benefit of each of the Parties, and to their respective successors, heirs, assigns and transferees. Notwithstanding anything in this Agreement to the contrary, the owners of individual units or lots in the Project shall 1) only be subject to the burdens of this Agreement to the extent applicable to their particular unit or lot; and 2) have no right to bring any action under this Agreement as a third-party beneficiary. The City may look to the Developer, its successors and/or assigns, an owners' association governing any portion of the Project, or other like association, or individual lot or unit owners in the Project for performance of the provisions of this Agreement relative to the portions of the Projects owned or controlled by such party. The City may, but is not required to, perform any obligation of the Developer that the Developer fails adequately to perform. Any cost incurred by the City to perform or secure performance of the provisions of this Agreement shall constitute a valid lien on the Project, including prorated portions to the individual lots or units in the Project.
- F. Waiver. No action taken by any Party shall be deemed to constitute a waiver of compliance by such Party with respect to any representation, warranty, or condition contained in this Agreement. Any waiver by any Party of a breach or default of any condition of this Agreement shall not operate or be construed as a waiver by such Party of any subsequent breach or default.
- G. Remedies. Either Party may institute an equitable action to cure, correct or remedy any default, enforce any covenant or agreement herein, enjoin any threatened or attempted violation thereof, enforce by specific performance the obligations and rights of the Parties hereto, or to obtain any remedies consistent with the foregoing and the purpose of this Agreement; provided, however, that no action for monetary damages may be maintained by either Party against the other Party for any act or failure to act relating to any subject covered by this Agreement (with the exception of actions secured by liens against real property), notwithstanding any other language contained elsewhere in this Agreement. In no event shall either Party be entitled to recover from the other Party either directly or indirectly, legal costs or attorney's fees in any action instituted to enforce the terms of this Agreement (with the exception of actions secured by liens against real property).
- H. Utah Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Utah.

- I. Attorney's Fees. In the event of litigation or arbitration between the Parties regarding an alleged breach of this Agreement, neither Party shall be entitled to any award of attorney's fees.
  
- J. Covenant of Good Faith and Fair Dealing. Each Party shall use its best efforts and take and employ all necessary actions in good faith consistent with this Agreement and Applicable Law to ensure that the rights secured to the other Party through this Agreement can be enjoyed.
  
- K. Representations. Each Party hereby represents and warrants to each other Party that the following statements are true, complete and not misleading as regards the representing and warranting Party:
  - 1. Such Party is duly organized, validly existing and in good standing under the laws of the state of its organization.
  - 2. Such Party has full authority to enter into this Agreement and to perform all of its obligations hereunder. The individual(s) executing this Agreement on behalf of such Party do so with the full authority of the Party that those individuals represent.
  - 3. This Agreement constitutes the legal, valid and binding obligation of such Party, enforceable in accordance with its terms, subject to the rules of bankruptcy, moratorium, and equitable principles.
  
- L. No Third-Party Beneficiaries. This Agreement is between the City and the Developer. No other party shall be deemed a third-party beneficiary or have any rights under this Agreement.

**Section 11. Notices.**

Any notice or communication required hereunder between the City and the Developer must be in writing and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (1) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United State mail. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. Any Party may at any time, by giving ten (10) days written notice to the other Party, designate any other address to which notices or communications shall be given. Such notices or communications shall be given to the Parties at their addresses as set forth below:

If to the City of Midway:

Director  
Planning Department  
Midway City  
P.O. Box 277  
Midway, Utah 84049

With Copies to:

Corbin B. Gordon  
Midway City Attorney  
345 West 600 South  
Heber City, Utah 84032

If to Developer:

Whitaker Farm Development, LLC  
143 W Farm Springs Rd  
Midway, UT 84049

**Section 12. Entire Agreement, Counterparts and Exhibits.** Unless otherwise noted herein, this Agreement, including its Exhibits, along with the Annexation Agreement, as amended, is the final and exclusive understanding and agreement of the Parties and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of the City and of the Developer.

**Section 13. Signing and Recordation of Agreement.** Unless the City and the Developer mutually agree otherwise in writing, this Agreement must be signed by both the Developer and the City no later than ninety (90) days after the Agreement is approved by a vote of the Midway City Council, or else the City's approval of the Project will be rescinded. The City Recorder shall cause to be recorded, at the Developer's expense, a fully executed copy of this Agreement in the Official Records of the County of Wasatch no later than the date on which the first plat for the Project is recorded.

IN WITNESS WHEREOF, this Agreement has been entered into by and between the Developer and the City as of the date and year first above written.

CITY OF MIDWAY

Attest:

  
Celeste Johnson, Mayor

  
Brad Wilson, City Recorder

STATE OF UTAH            )  
                                      :SS  
COUNTY OF WASATCH    )

The foregoing instrument was acknowledged before me this 20 day of August, 2019, by Celeste Johnson, who executed the foregoing instrument in her capacity as the Mayor of Midway City, Utah, and by Brad Wilson, who executed the foregoing instrument in his capacity as Midway City Recorder.

  
NOTARY PUBLIC

DEVELOPER  
Whitaker Farm Development, LLC



  
By: Dan Luster  
Its: Manager

STATE OF UTAH            )  
                                      :SS  
COUNTY OF WASATCH    )

The foregoing instrument was acknowledged before me this 23 day of August, 2019, by Dan Luster, in his capacity as Manager for Whitaker Farm Development, LLC who executed the foregoing instrument in his individual capacity as the Developer.

  
NOTARY PUBLIC

