

**AMENDED MASTER PLAN AGREEMENT
FOR “THE VILLAGE”
MIDWAY CITY, UTAH**

This Master Plan Agreement (“Agreement”) is made and entered into by and between Midway City, a political subdivision of the State of Utah, (hereinafter referred to as the “City”), and Midway Heritage Development, LLC (hereinafter referred to as the “Developer”). The property which is included in the Master Plan, and which is the subject of this Agreement, includes 27.47 acres, which are owned or controlled by the Developer. The Developer and the City are, from time to time, hereinafter referred to individually as a “Party” and collectively as the “Parties.”

RECITALS

- A. The City has authorized the negotiation of and adoption of master plan agreements under appropriate circumstances where proposed development contains outstanding features which advance the policies, goals and objectives of the Midway City General Plan, preserves and maintains the open and rural atmosphere desired by the citizens of Midway City, and contributes to capital improvements, which substantially benefit the City.
- B. The Developer is the owner of certain real property which is described in Exhibit “A”, the Master Plan, attached hereto and incorporated herein by this reference. All of the real property described in Exhibit A is included and subject to this Master Plan Agreement. Hereinafter, the entire parcel described in the Master Plan is referred to as “The Village” or the “Property”.
- C. Each Phase shall be subject to a Development Agreement, entered into by the City and the developer of that Phase. All Phases, regardless of the developer, shall be subject to the terms, conditions and restrictions of this Master Plan Agreement, and the Development Agreement which applies to that specific Phase.
- E. The Midway City Land Use Code requires that a Master Plan must demonstrate that approval of the Project in multiple phases can occur such that the Project can still function autonomously if subsequent phases are not completed. Therefore, the Master Plan application must demonstrate that sufficient property, water rights, roads, sensitive lands protection and open space are committed to in the first phase to allow the Project to function and meet Code requirements without subsequent phases. The City Council finds that this Master Plan meets that requirement.

- F. The Property is, and shall remain, subject to the City of Midway Zoning Ordinance and other City Ordinances and Resolutions. The Developer and the City desire to allow Developer and others to make improvements to the Property pursuant to applicable ordinances, resolutions and the terms and conditions of this Agreement.
- G. The improvements and changes to be made to the Property shall be consistent with ~~the current ordinances and standards of the City~~, this Master Plan Agreement, and any future changes to ~~the ordinances and international building codes or construction standards of the City and the Midway City General Plan.~~
- H. The Developer and the City acknowledge and agree that the development and improvement of the Property pursuant to this Agreement will result in planning and economic benefits to the City and its residents ~~and will provide certainty useful to the Property and the City in ongoing future communications and relations with the community.~~
- I. The City's governing body has authorized the execution of this Agreement by Resolution 2021-___, to which this Agreement is attached.

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 run with the land. The terms and conditions contained herein shall inure to the benefit of, and be binding upon, the successors in interest, heirs or assigns, of the Developer.

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 be Midway City Code, Utah State Statute, and all applicable international building codes and requirements.

"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. General Description of Project.

The Project consists of 27.47 acres.

The Project is located entirely in the C-2 zone, which allows for mixed-use development.

The proposal includes, at a minimum, 44,128 square feet of commercial space in multiple buildings, including 143 townhomes, park, public trails, ~~pool and sports club~~ to be developed in five phases. The master plan is on 28.4937.47 acres and contains 8.81 acres of open space. The requirement for open space is only 8.32 acres and the parties agree that the extra open space can be adjusted and/or reduced but never below 8.32 acres total.

Section 4. 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.
- ii. **Conditions for Master Plan Approval:-** 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) *Water Rights* – Midway City code applicable to Master Plans require that water rights be held in escrow with the City before the master plan agreement can be recorded. All water rights, whether represented by stock certificate or water deed, shall be submitted to Midway City prior to the recording of the master plan agreement. Developer and City acknowledge that several of the proposed water rights to be used in the Project have currently pending change applications with the Utah State Engineer's office which may result in a reduction of these water rights through the approval process. The Parties agree that the deeds for these water rights shall be held in escrow and that the recording of the master plan agreement will be allowed to proceed, with the understanding that should these water rights be reduced by the State Engineer, Developer shall have an obligation to submit to the City replacement water rights sufficient to meet all phases of the Project prior to the plat in phase 43 in the Project. The required water rights for each phase of the development shall be released from escrow and dedicated to the City before the recording

of the plat for that phase. The Water Advisory Board has approved an estimated 166.6 acre-feet will need to be held by the City in escrow before the master plan can be recorded. Developer shall also obtain a Will Serve letter from Midway Irrigation Company for the Development, and, if foreign water is required for the Development, enter into Foreign Water agreements with either Midway Irrigation Company or Midway City, as the need requires. The parties agree that the project will appear before the Water Advisory Board as part of the approval process of each phase. The chart attached as Exhibit B contains the requirements for commercial and residential water for all phases of the Project.

- c) *Roads and Traffic Circulation* – Each phase of the project shall meet all applicable access requirements under Midway City Code. All roads, sidewalks and trails -in the subdivision shall be private, with recorded public access easements for all roads, sidewalks and trails -within the project included on the plat. All private roads, sidewalks, trails, alleys and parking areas will be maintained by the HOA or POA, including snow removal.
- d) *Traffic Study* – The Developer has submitted a traffic study to the City as part of the Master Plan application process. Horrocks has reviewed the study and its recommendations for improvements are attached as Exhibit C. The study has determined the impact of traffic generated from the proposed development on the surrounding UDOT and City streets. One significant finding of the traffic study is a third access from River Road is required for better traffic distribution and to lower the impact on the intersection of River Road and Main Street. There are off-site improvements required based on the traffic study. More information is provided in Horrocks Engineers’ review letter regarding this issue. Developer shall comply with all recommendations made by Horrocks Engineers that are included in the final traffic study.
- e) *Alley Access* – The proposed plan has street access to each unit but there is also additional alley access proposed for parking access. The alley access areas will be private and will be owned and maintained by the HOA or POA. Snow removal and storage from the alley is a concern and Developer shall prepare a snow removal and storage plan as part of the approval process for each phase. The developer has also provided a will-serve letter from Wasatch County Solid Waste (previous concept master plan). The County will enter private alley areas to unload trash containers. The Fire District has met with staff and the Developer to review all fire related issues. The proposed plan has been modified to address concerns raised in that meeting.
- f) *Main Street Improvements* – The Developer will be required to improve Main Street to UDOT requirements where the project is adjacent to Main Street and any requirements imposed by UDOT associated with the improvements.

- g) *Sensitive Lands* – Sensitive land area located on the property will be left undisturbed as required by the Midway City land use ordinance. These sensitive lands include the sloped areas at the base of Memorial Hill. No building pads shall be located on any slopes 25% or greater.
- h) *Open Space* – The proposal is required to provide 8.32 acres of open space; as a condition of the zone change – 8.81 acres have been provided.
- i) *Public Participation Meeting* – The developers held a public participation meeting on October 11, 2021 as required by the ordinance for master plan applications. ~~This requirement is to give the developer an opportunity to present the development to the surrounding residents of the proposed project. The developer must provide a report of that meeting, as required by City Code, to planning staff outlining the discussions and concerns addressed in the meeting.~~
- j) *Density* – The maximum amount of residential units is 143 as per ~~the condition of~~ the conditionally approved rezone of the property. The parties acknowledge that while the maximum number of residential units is capped at 143, the building of these residential units is subject to the 80/20 requirement of residential square footage to commercial square footage set forth in A(ii)(n) below.
- ~~k) Trails~~ – A public access easement shall be recorded on all trails and sidewalks within the Project. Trails and sidewalks shall be maintained by the POA. The City and the Developer have agreed to pursue a trail connection from the Development to Memorial Hill. Wasatch County, owner of Memorial Hill, would be required to approve the trail. The parties agree that if approval can be obtained the trail built would be a backcountry soft surface trail to eliminate impact on Memorial Hill and to limit visual impact when looking at the Hill. Prior to final approval on Phase 3 Developer and the City shall approach Wasatch County and in good faith attempt to negotiate a trail easement.
- k)
- Architecture Theme—
- ~~l) Architecture Theme~~—The developer is required to receive architectural approval of all structures in the mixed-use development, including all commercial and residential buildings, along with any other features that require architectural approval. Specific review of each building will be required through the approval process. City Planner shall have power to

approve the recommendations of the Visual and Architectural Committee, and may be appealed to the City Council as set forth in City Code.

m) *Parking* – The developer is providing 189 commercial stalls and 358 residential stalls for a total of 547 parking stalls. Of the residential stalls, two stalls per unit will be provided in the garage of the unit with the other 72 residential stalls shall be dispersed in the residential area of the development. At master plan, calculating the exact number of commercial stalls is not realistic because until the exact use and size of a structure is known, the exact amount of parking cannot be calculated. The goal at master plan is to make sure there is the possibility of enough parking for future planned uses. The typical amount of parking required is one stall for every 250 square feet for areas accessible to the public. The parties agree that parking requirements will be revisited at the time of preliminary and final approval of each phase, and may be altered based on the actual building proposed in each phase. Generally, this should be an adequate number of stalls for master plan but as each individual permit is submitted, parking will need to be reviewed. Developer agrees to install a fence along the east side of the proposed parking for the racquet club to insulate the adjoining residential property from the negative impact of commercial development. Developer also agrees to install berms along the east side of the project where parking lots are currently proposed with the purpose of blocking headlights from adjoining residences. Specifics regarding the height and type of fence, and the height, type and location of the berms will be addressed in the approval of the phase where these improvements will be installed.

l)

<u>Building</u>	<u>Building Description</u>	<u>Overall</u>	<u>Footprint</u>	<u>Usable</u>	<u>Usable 1st Floor</u>	<u>Retail</u>	<u>Office</u>	<u>Storage</u>
1	<u>Restaurant</u>	<u>6,412</u>	<u>3,206.00</u>	<u>4,132</u>	<u>1,877</u>	<u>0</u>		<u>3,206</u>
2	<u>Retail</u>	<u>10,600</u>	<u>5,300.00</u>	<u>7,422</u>	<u>3,711</u>	<u>5,300</u>		<u>5,300</u>
3	<u>Restaurant</u>	<u>4,786</u>	<u>2,393.00</u>	<u>3,572</u>	<u>1,786</u>	<u>0</u>		<u>2,393</u>
4	<u>Restaurant</u>	<u>2,800</u>	<u>1,400.00</u>	<u>1,784</u>	<u>834</u>	<u>0</u>		<u>1,400</u>
5	<u>Office</u>	<u>4,786</u>	<u>2,393.00</u>	<u>3,572</u>	<u>1,786</u>	<u>0</u>	<u>4,786</u>	<u>0</u>
6	<u>Office</u>	<u>2,800</u>	<u>1,400.00</u>	<u>1,784</u>	<u>834</u>	<u>0</u>	<u>2,800</u>	<u>0</u>

7A	Gym	27,788	13,894	20,016			
7B	Gym Restaurant	6,412	3,206	4,132			3,206
7C	Gym Restaurant	2,800	1,400	1,784			1,400
8	Pool & Patio	14,000	14,000	14,000			
Total		83,184	48,592	62,198	5,300	7,586	16,905

n) *Required Commercial Square Footage* – The mixed-use code requires 20% of the gross square footage of all structures be deed restricted as commercial. The plan presented meets the requirements of the code as outlined on page 3 of the submitted plans dated October 4, 2021. The developer is proposing 44,128 square feet of commercial and 81,401 square feet of residential based on building pad area and one-story buildings above grade. Most likely, most structures will be two stories above grade and the commercial building area will be 83,184 square feet and the residential space will be 336,050 square feet (the residential number is based on 143 units at 2,350 square feet and excludes garage area). ~~To assure that the commercial square feet requirement is met, the approvals of phases 4 and 5 (which are fully residential) shall not be approved for preliminary approval until the commercial structures are built.~~ Phases 4 and 5, which are completely residential, are not allowed to submit for preliminary approval until the correct ratio of commercial square feet has been built for each phase. 60% of the required commercial square feet will ~~would~~ need to be built to submit for preliminary approval of phase 4 and 100% ~~100.89%~~ of the required commercial will ~~would~~ need to be built to submit for the preliminary of phase 5.

— The following are examples of potential areas of the residential and commercial buildings. It is most likely the actual area of the buildings will be different from what is represented but the 80% and 20% ratios must be met and will be monitored through the building permit approval process.

e)m) **Building**

Building Description	Overall	Footprint	Usable	Usable 1st Floor	Retail	Office	Storage
1 Restaurant		6,412	3,206.00	4,132	1,877	0	3,206
2 Retail		10,600	5,300.00	7,422	3,711	5,300	5,300

3	Restaurant	4,786	2,393.00	3,572	1,786	0		2,393
4	Restaurant	2,800	1,400.00	1,784	834	0		1,400
5	Office	4,786	2,393.00	3,572	1,786	0	4,786	0
6	Office	2,800	1,400.00	1,784	834	0	2,800	0
7A	Gym	27,788	13,894	20,016				
7B	Gym Restaurant	6,412	3,206	4,132				3,206
7C	Gym Restaurant	2,800	1,400	1,784				1,400
8	Pool & Patio	14,000	14,000	14,000				
Total		83,184	48,592	62,198		5,300	7,586	16,905

Ratio of Commercial to Residential				
	Residential Space			
		Units	143	
		Unit Size	2,350	
		Total Residential sf	336,050	
	Ratio Commercial/Residential		(sf)	(%)
		Total Residential Space	336,050	80.2%
		Total Commercial Space	83,184	19.8%
		Total Built Space	419,234	

n) Plat designation of restricted commercial space – As part of the approval of the commercial space in the Project it is proposed that 16,905 square feet of

the commercial buildings be installed for the sole purpose of storage. Because storage space does not require the calculation of water usage, these spaces shall be strictly prohibited from being used for anything other than storage. The amount of water dedicated for each commercial building and the areas designated as storage and therefore restricted for alternate use shall be clearly designated on the plat of each phase.

þ) o) Setbacks – The proposed development is required to meet the setback requirements for the mixed-use code and the conditions placed on the project through the rezoning approval. All commercial buildings are required to have an 8' side setback and all residential structures are required to have a 10' side setback. Residential setbacks along the western boundary are a minimum of 36', and residential setbacks along the eastern boundary are a minimum of 100'. All other setbacks are as listed in the C-2 zone.

þ) p) Height of structures – Structures cannot exceed 35' in height, measured from natural grade to the roof. Architectural elements may exceed the 35' limit as per code.

þ) q) Transient Rental Overlay District – The transient rental overlay district (TROD) covers the roughly 600' area of the project north of Mains Street. Per the conditional approval of the rezone of some of the project area, only units that fall completely in the rezone area may be rented as short-term nightly rentals, and only if the units comply with all requirements. Exhibit XXC designates which units are available for nightly rentals.

s) r) One Property Owners Association – All ~~residential~~ phases of the master plan are required to be part of one property owner's association. The Developer may create sub-associations for the commercial areas will all be required to be part and residential portions of the Project, but both of these associations shall be subject to one master property owner's association. This is that has final say. The owner's association is required to maintain all private areas including, private roads, alleys, -parking areas, and common areas. The requirement to be part of one POA master owner's association is to reduce conflict in the future. Sometimes in the past, in phased developments, phases area phase is sold to a different developers developer and the new developers of a phase do not want to be developer objects to being part of the POA master owner's association. This is strictly prohibited, as it creates unneeded conflict between different parts of the project and raises questions as to what entity has final say. This has created problems in other phased developments in is a master planned development and as such shall have one master owner's association, as required by Midway and for that reason the code requires that all phases be part of one POA. City Code.

t)s) *Geotechnical Report* – The City has received two geotechnical reports for the property, one from 2017 and one from 2021. The geotechnical report from 2017 found water in some of the test pits on the west side of the property. The report from 2021 did not find water in any of the test pits, including pits dug near the test pits with water from 2017. ~~A high water table is a concern because the proposed plan is dependent on~~ The current proposal does not contemplate below grade parking. Without the , but this remains a possibility depending on soil conditions once excavation commences. The parties agree that Developer may amend this Master Plan Agreement to include below grade parking; and that approval of only the addition of below grade parking shall be administrative, requiring approval of the City Planner and the master plan would need to be amended. ~~City Engineer. However, the amendment to add below grade parking will not be allowed without the following requirements:~~ Piezometers shall behave been installed in multiple areas of the development to monitor water levels over the next few years, especially in the areas of phases 2-5. The piezometers shall be monitored on a regular basis and at a minimum of four times per year, with monthly monitoring during construction. The City Council may approve, at its sole discretion, below grade parking if data from the piezometers is presented and appropriate engineering is proposed and approved to address water issues. -The placement of the piezometers, including the specific locations and depths, shall be reviewed and requires approval approved by the Midway City engineer. The location and continued monitoring of each piezometer shall be in place at least until that area receives preliminary approval. The piezometers will provide information regarding the water table over multiple years. This will give information regarding the ability to develop future phases. If the water table is a problem for some phases, then the master plan will need to be amended to continue to comply with code requirements. Approval of underground parking will require an appearance before the City Council and a written amendment to this Master Plan Agreement agreed to by both the Developer and the City.

tt)l) *Blasting Prohibited* – Developer recognizes that the proposal to install underground parking will require extensive excavation within the Development, and that a good portion of the development sits on pot rock that may be difficult to remove. Developer is prohibited from blasting pot rock in order to clear and excavate areas for parking. Should removal of pot rock require blasting, or become too costly to justify the expense, the Developer will lose the density associated with the parking that is unavailable unless Developer proposes a redesign that meets existing zoning and setbacks, and replaces the parking lost. Such proposal shall require approval of the Midway City Council. Regardless of circumstance, no building will be allowed to exceed 35' feet in height, meaning that if underground parking is not possible, and above ground parking on the street level is the only option, a loss of one of the stories of livable square footage in that unit will be the natural consequence of not being able to put the parking underground.

v)u) Landscaping – The proposed development has a significant amount of frontage along Main Street. The view of Midway along Main Street is of high importance for the City. It is important to the residents of Midway that Main Street is aesthetically beautiful. Most residents of Midway use Main Street at least once a day, and maintaining a beautiful corridor through town is of high priority. Also, the Midway economy is dependent on tourism. A clean and orderly Main Street is vital for creating the atmosphere needed to create a beautiful community that will attract tourists. For these reasons, the commercial areas of the development shall be kept in agricultural production until constructed, and once those areas are developed, the commercial pads and surrounding area shall be landscaped until the structures are built. The landscaping may be minimal with grass and an irrigation system, but shall be kept orderly and maintained. There are many examples of commercial developments where the commercial pads are not maintained and become weed infested and an eyesore for the community. It is important that this situation is avoided along Midway’s main corridor.

w)v) Traffic signal at Main Street and River Road – UDOT has studied the traffic related issues for the intersection of Main Street and River Road. The study concluded that a traffic signal is warranted for the intersection, but UDOT does not have a timeline established for when the signal will be installed. The Village will increase traffic to the intersection and as such the Developer shall pay 50% of any City costs expended on the installation of the traffic signal for required infrastructure including right-of-way acquisition, expansion of pavement, landscaping, etc. (excepting specifically any costs associated with right-of-way acquisition). Because UDOT’s timeline for installation of the traffic signal is unknown, and the risk of overloading the intersection from traffic from the Development is likely, phase 3 of the Project shall not be approved without the installation of the traffic signal. Developer shall have a choice at that time to bear the entire UDOT expense of installing the traffic signal or waiting for UDOT to install the signal. Either way, the plat for phase 3 shall not be recorded -without the traffic signal first being installed.

x)w) 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 roads, driveways, amenities, 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 particular Phase of the Project.

~~y)x)~~ Weed Control/Overburden – ÷ – The Developer and its successors and assigns shall eradicate, mow or trim weeds and vegetation at all times in all areas of the Project.

~~z)y)~~ Storm water control system – ÷ – The Developer shall install, at its sole cost and according to plans and specifications approved by the City, a storm water control system. On dedicated public roads, the ownership, maintenance, repair and replacement of the storm water system shall be the responsibility of the City. The ~~strom~~storm drain system will be private except along Main Street which will be UDOT's responsibility.

~~aa)z)~~ Culinary/Sewer Connections – ÷ – The Project shall be connected to the City water and Midway Sanitation District's sewer lines as shown on the approved plans.

~~bb)aa)~~ Secondary Water Connections – ÷ – The secondary water (outside irrigation) shall be provided by Midway Irrigation Company. Developer shall connect to Midway Irrigation Company's secondary system, as shown on the approved plans, and shall comply with all applicable rules and regulations of Midway Irrigation Company. Secondary water laterals and meters shall be installed by Developer for all ~~lots~~common land-scaped areas, in a size and type approved by Midway Irrigation Company.

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 the 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 may impose additional conditions with regards to mitigation of the impacts of this development as it comes before the City Council for preliminary and final approval. Additional requirements not in conflict with the terms and conditions of this Agreement shall be contained in a specific Development Agreement for each Phase. 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

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 terms and conditions of this Master Plan Agreement shall run with the land and be binding upon the successors and assigns of the Developer. 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:

Midway Heritage Development, LLC

Section 12. Entire Agreement, Counterparts and Exhibits. Unless otherwise noted herein, this Agreement, including its Exhibits, 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, 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.

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[Remainder of Page Left Intentionally Blank]

IN WITNESS HEREOF, 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 ___ day of _____, 2021, 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

THE DEVELOPER OF THE VILLAGE
Midway Heritage Development, LLC

By: _____

Its: _____

STATE OF UTAH)
 :SS
COUNTY OF WASATCH)

The foregoing instrument was acknowledged before me this ___ day of _____, 2021, by Dan Luster, who executed the foregoing instrument in his capacity as the Manager of the Developer, Midway Heritage Development, LLC.

NOTARY PUBLIC

Exhibit A

Exhibit A, Boundary Description

BEGINNING NORTH 89°54'33 EAST 140.12 FEET ALONG THE QUARTER SECTION LINE AND NORTH 1771.26 FEET FROM THE 1995 WASATCH COUNTY MOUNUMENT FOR THE SOUTH ONE-QUARTER CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

AND RUNNING THENCE ALONG EXISTING FENCE LINES THE FOLLOWING FOUR COURSES: 1) N00°02'06"E 197.49 FEET; 2) N88°57'06"W 134.85 FEET; 3) N02°14'22"W 414.09 FEET; 4) N01°15'58"W 258.91 FEET; THENCE S89°24'45"W 357.72 FEET; THENCE N00°35'15"W 20.00 FEET; THENCE N89°24'45"E 323.19 FEET; THENCE N35°24'45"E 24.72 FEET; THENCE N89°24'45"E 19.91 FEET TO A POINT ON A SURVEYED LINE PER THAT CERTAIN RECORD OF SURVEY PERFORMED BY JOHN B. STAHL CIRCA 2001 AND FILED IN THE WASATCH COUNTY SURVEYOR'S OFFICE AS FILE NO. 1597; THENCE ALONG SAID SURVEY THE FOLLOWING FOUR COURSES: 1) N00°33'16"E 87.06 FEET; 2) N73°52'08"E 460.00 FEET; 3) N58°11'08"E 237.00 FEET; 4) N43°06'08"E 351.00 FEET; THENCE N26°14'27"E 60.68 FEET TO A FOUND REBAR & CAP STAMPED 'CORNERSTONE'; THENCE S10°04'51"E 703.60 FEET ALONG A FENCE LINE TO A POINT ON A SURVEYED LINE PER THAT CERTAIN RECORD OF SURVEY PERFORMED ALAN L. SIBSON CIRCA 2008 AND FILED IN THE WASATCH COUNTY SURVEYOR'S OFFICE AS FILE NO. 2236; THENCE ALONG SAID SURVEYED BOUNDARY THE FOLLOWING THREE COURSES: 1) S89°50'30"W 68.46 FEET; 2) S00°11'33"W 368.30 FEET; 3) N89°50'30"E 165.00 FEET; THENCE S00°11'33"W 528.00 FEET; THENCE N89°11'13"W 429.60 FEET; THENCE N02°16'03"W 180.63 FEET; THENCE N88°12'50"W 192.06 FEET; THENCE S02°46'47"E 172.79 FEET; THENCE N89°06'25"W 350.11 FEET TO THE POINT OF BEGINNING.

CONTAINS 27.633 ACRES.

Legal Description for Alta Strada Parcel. Entry No. 447467

BEGINNING AT A POINT WHICH IS 7.85 CHAINS EAST AND SOUTH 1 DEGREE 00 MINUTES EAST 14.20 CHAINS FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 35, IN TOWNSHIP 3 SOUTH OF RANGE 4 EAST OF THE SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 80 DEGREES 10 MINUTES EAST 190.00 FEET; THENCE NORTH 1 DEGREE 00 MINUTES WEST 229.26 FEET; THENCE NORTH 80 DEGREES 10 MINUTES WEST 190.00 FEET; THENCE SOUTH 1 DEGREE 00 MINUTES EAST 229.26 FEET TO THE PLACE OF BEGINNING. ALSO KNOWN BY A SURVEY BY BING CHRISTENSEN AS FOLLOWS: COMMENCING AT A POINT ON A FENCE LINE SEPARATING THE MARGARET ALDER PROPERTY AND THE DANIEL BALLSTAEDT PROPERTY, SAID POINT BEING EAST ALONG A FENCE LINE 471.68 FEET AND SOUTH 2 DEGREES 13 MINUTES 06 SECONDS EAST ALONG A FENCE LINE 678.16 FEET FROM A FENCE CORNER ASSUMED TO BE THE CENTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 80 DEGREES 10 MINUTES EAST 194.71 FEET; THENCE SOUTH 2 DEGREES 13 MINUTES 06 SECONDS EAST 180.63 FEET TO A FENCE LINE ON THE NORTHERLY BOUNDARY OF MAIN STREET, MIDWAY, UTAH; THENCE NORTH 89 DEGREES 05 MINUTES 16 SECONDS WEST ALONG SAID FENCE LINE 190.71 FEET; THENCE NORTH 2 DEGREES 13 MINUTES 06 SECONDS WEST ALONG A FENCE LINE 210.87 FEET TO THE POINT OF BEGINNING.

Exhibit B

Exhibit C

The Village TIS

Page No.	Comment No.	Comment	Action	Resolution
10	1	Assumption used that nearby development traffic volumes were added. No traffic volume data is provided for these developments	Based on ITE rates, it was estimated that these nearby developments would generate a total of approximately 188 evening peak hour trips, which were assigned to various routes.	Please include this data in the report.
13	2	According to the site plan, the "net useable commercial area without pool per architect" is listed as 48,198 SF. With the pool, the total gross commercial is 83,134 SF. Adding up the # of units of commercial space seen in the trip gen Table 4 and Table 5 (ITE 820, 931, 710 & 492), gets 86,100 SF of commercial area. Need to revise to have trip generation numbers match the square footage outlined in the site plan	The plans were in flux at the time this study was performed, and because the numbers used were conservative by 3,000 sq. ft., any recommendations would also be conservative. Without this extra 3,000 sq. ft., it is estimated that approximately 9 fewer trips would be generated.	Please use consistent numbers in your report.
15	3	Table 6 describes 40% of the traffic to go east, and 40% to go west. Justification is needed to show why trip distribution is different than existing conditions. With these being single family homes, more project traffic may be headed out east to Heber for work.	This distribution was used because it matches the existing conditions. Volumes from Fox Den, 580 East, 670 East, and southbound River Road show roughly equivalent traffic both east and west. This is likely due to traffic traveling to and from both Utah County and the center of Midway.	Please include this explanation in your report.
14	4	Table 5 trip generation. The residential units have the same percentage of internal capture as the shopping center, restaurant, and office building. The health/fitness club has a higher internal capture than the other uses in the AM, but a lower internal capture than the others in the PM. The weekday daily internal captures are all the same at 19%, internal captures will vary from one land use	It was assumed that the health/fitness club would have a different reduction because it is anticipated that passes will be given to the residents of the development, which is a unique situation. The internal capture rate for the rest of the development was calculated based on standard ITE	These internal capture rates still seem high, please provide ITE internal capture spreadsheet or NCHRP Report 684 to support your high internal capture rate.

14	20	<p>to another. Justification needed as to how these internal captures were found.</p> <p>A trip reduction of 43% or 35% in the evening peak hour seems extreme, especially in winter times when people are less likely to walk outside. The clubhouse should be included in the reductions. What were the assumptions used to determine how many people will be walking versus driving?</p> <p>Figure 3 shows no westbound left turning traffic from project Access 3. Trip distribution should be revised to show how homes in the northern part of the development will use River Road to access Main Street</p>	<p>methodology and then reduced to make it more conservative.</p> <p>The internal captures listed in the report text were incorrect and were carried over from a prior version of the report- 30% was used in the analysis. 38% was calculated using the aforementioned ITE methodology.</p> <p>We anticipate that the number of vehicles making this movement will be minimal as it would likely be easier to turn right onto Main St without making a left turn onto River Road first. However, it is feasible that vehicles will make this movement, particularly during off-peak hours.</p> <p>We estimate 11%.</p>	<p>Internal capture rate of 30% in the evening is still high, better than 43%, but still too high. Please provide ITE internal capture spreadsheet or NCHRP Report 684 to support your high internal capture rate.</p> <p>Please consider using all traffic distribution paths when performing a traffic study.</p>
	7	<p>What percentage of traffic at River Road & Main Street is due to project and how much is existing?</p> <p>The southbound leg geometry at River Road & Access 3 is shared through-left. Does the southbound left turning traffic into Access 3 warrant a dedicated left turn lane?</p>	<p>Because Midway City doesn't have standards for auxiliary lanes and because it works well operationally, it wasn't included as a recommendation in the report. However, it would serve to separate lefts and thrus at this location.</p>	<p>Please include traffic data in your report.</p> <p>Please add this information to your report, that River Road could benefit from a dedicated left-turn lane so as not to impede the other 90% of SB traffic.</p>
21	8			

Exhibit D

Exhibit D
Transient Overlay Zone

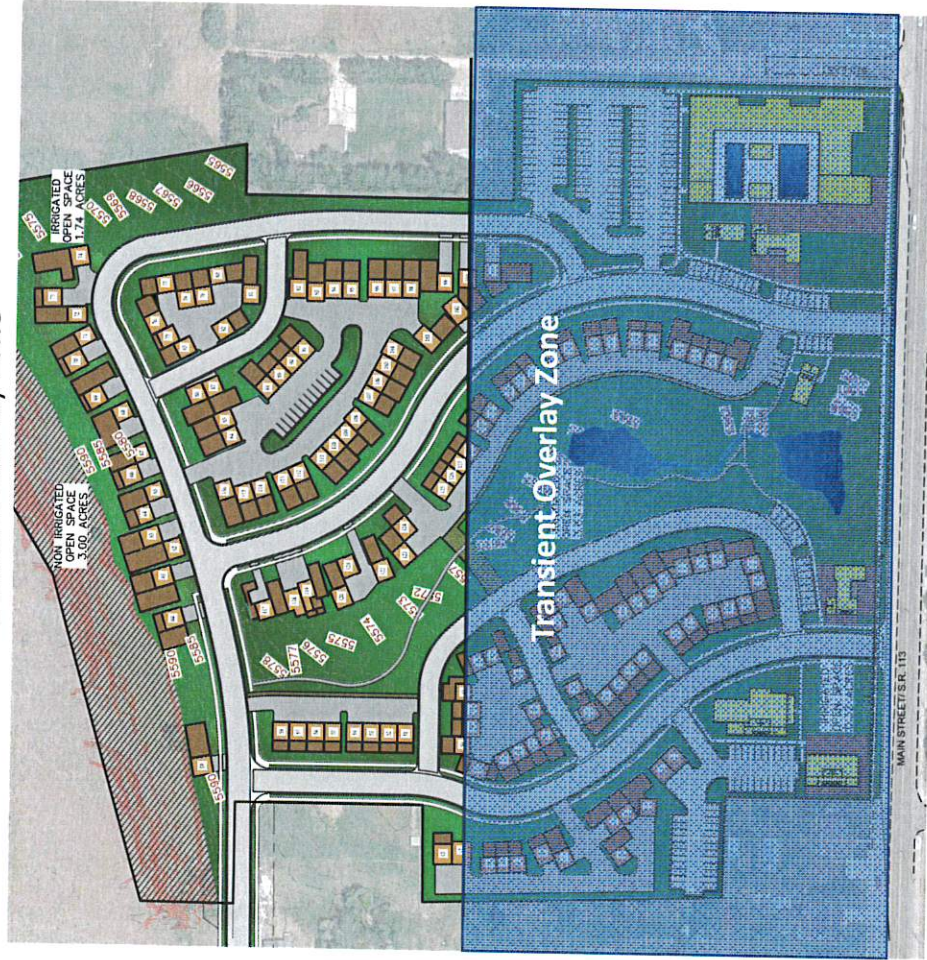


Exhibit D
Transient Overlay Zone
(Residential Units in Transient Overlay Zone)

