

C2008-109
WEBER COUNTY



W2333670

4-1

ZONING DEVELOPMENT AGREEMENT

E# 2333670 PG 1 OF 9
ERNEST D ROWLEY, WEBER COUNTY RECORDER
09-APR-08 1203 PM FEE \$4.00 DEP SPY
REC FOR: WEBER COUNTY CLERK

PARTIES: The parties to this Zoning Development Agreement (Agreement) are Amsterdam Capital XII LLC ("the petitioner") and Weber County Corporation ("the County").

EFFECTIVE DATE: The effective date of this Agreement will be the date that rezoning approval is granted as outlined below by the Weber County Commission ("the Commission").

RECITALS: Whereas, the petitioner seeks to rezone property generally located at the southwest corner of State Highway U-39 and Snowbasin Road in the Ogden Valley within the unincorporated area of Weber County, Utah from a CV-2 Zone to a CVR-1 Zone for the purpose of: developing 60,000 square feet of residential area and 19,000 square feet of commercial area consisting of two 20 unit condo-tel buildings, one 10 unit condo-tel building with 10,000 square feet of commercial area, and one commercial building containing 9,000 square feet.

which property consists of 3.22 acres and is more particularly described on EXHIBIT A attached hereto and incorporated herein by this reference ("the property"); and,

WHEREAS, the County seeks to promote the health, welfare, safety, convenience and economic prosperity of the inhabitants of the County through the establishment and administration of Zoning Regulations concerning the use and development of land in the unincorporated area of the County as a means of implementing adopted Land Use Master Plans of all or part of the County; and

WHEREAS, petitioner has requested that certain property be rezoned for purposes of allowing him or his designees to develop the property in a manner which has been outlined to the Planning Commission; and

WHEREAS, the petitioner considers it to his advantage and benefit for the County to review his petition for rezoning based upon having prior knowledge of the development that is proposed for the property so as to more completely assess its compatibility with the County's master plan and for the area and the existing land use surrounding the property to be rezoned as outlined in Exhibit A.

WHEREAS, the County is desirous of rezoning the property for the purpose of developing the property in the manner outlined to the county but does not feel that the property should be rezoned unless the development that the petitioner contemplates is commenced and completed on the property within an agreed upon reasonable time; and

WHEREAS, it is in the best interests of both the petitioner and the County that in the event the petitioners project is not commenced, constructed and completed within a reasonable time that the zoning of the parcel described in Exhibit A be rezoned back to the zoning that existed prior to granting petitioners initial rezoning request.

NOW THEREFORE, for good and valuable consideration in receipt of which is hereby acknowledged and accepted by both parties, the parties hereto mutually agree and covenant as follows:

1. The County will rezone the property described in Exhibit A from a CV-2 zone to a CVR-1 zone for the purpose of allowing the petitioner to construct his pre-designed project on the subject property.

2. The petitioner will develop the subject property based on the concept development plan attached hereto and marked as Exhibit B. The attached plan may be refined and modified by the general concept of the plan will not be changed without prior formal approval of the County. The petitioner will begin construction on the designated project described in Exhibit B within 2 years of the date on which final approval of the rezoning petition is granted and will complete the project within 5 years of rezoning approval.
3. Petitioner acknowledges that if the project has not begun or has not been completed within the time frames outlined above that he will request that the property be rezoned from a CVR-1 zone to an FV-3 zone and this document will serve as his request that the property be rezoned by the County. Petitioner understands that the County's granting of his rezoning petition is contingent upon him completing the project substantially as outlined in Exhibit B and within the time frame outlined in this agreement.
4. The petitioner agrees that only uses which fall within the general use types included in the approved Concept Development Plan and which comply with the Zoning Ordinance provisions, will be approved on the petitioned for property as part of a more specific and more detailed version of the approved Concept Development Plan. No other uses will be approved until or unless this Agreement and the approved Concept Plan are amended or voided.
5. The responsibilities and commitments of the petitioner and the County as detailed in this document, when executed shall constitute a covenant and restriction running with the land and shall be binding upon the petitioner/owner his assignees and successors in interest and shall be recorded in the Office of the Weber County Recorder.
6. Both parties recognize the advantageous nature of this Agreement which provides for the accrual of benefits and protection of interests to both parties.
7. The County will issue land use permits for only those uses determined to be within the general land use types listed on the Concept Development Plan and more specifically on more detailed development plans for the project or major phase thereof submitted to and approved by the County.
8. The following conditions, occurrences or actions will constitute a default by the petitioner, his assigns or successors in interest:
 - a. failure to present a detailed development plan including proposed uses for the project, or a major phase thereof, gain County approval and obtain land use and building permits and complete construction within the time periods specified in this Agreement.
 - b. disposing of the property for any other purpose than that approved by this Agreement, the concept development plan and general uses and any subsequent more detailed plans and uses approved by the County.
 - c. a written petition by the petitioner, his assigns or successors in interest, filed with the County seeking to void or materially alter any of the provisions of this Agreement.
9. In the event that any of the conditions constituting default by the petitioner, his assigns or successors in interest, occur, the County finds that the public benefits to accrue from rezoning as outlined in this Agreement will not be realized.

In such a case, the County shall examine the reasons for the default and lack of progress or proposed major change of plans, and either approve an extension of time or major change or the concept plan or initiate steps to revert the zoning designation to its former zone.

- 10. The parties may amend or modify the provisions of this Agreement, the concept development plan and list of use types only by written instrument and after considering the recommendation of the County Planning Commission which may hold a public hearing to determine public feeling on the proposed amendment or modification if deemed warranted.
- 11. This Agreement with any amendments shall be in full force and effect until all construction and building occupancy has taken place as per approved development plans or until the property covered herein has been reverted to its former zone designation as a result of default.
- 12. Nothing contained in this Agreement constitutes a waiver of the County's sovereign immunity under any applicable state law.
- 13. In the event that legal action is required in order to enforce the terms of this agreement, the prevailing party shall be entitled to receive from the faulting party any costs and attorney's fees incurred in enforcing this agreement from the defaulting party.
- 14. This agreement constitutes the entire agreement between the parties. No changes or alternatives may be made in this agreement except in writing signed by both parties.

Approved by the parties herein undersigned this 8 day of April, 2008



 Managing Member
 Developer

INDIVIDUAL ACKNOWLEDGMENT

State of Utah)
 ss
 County of Weber)

On the _____ day of _____ A.D. 20__

personally appeared before me _____

the signer(s) of the within instrument, who duly acknowledged to me that he/she executed the same.

Notary Public

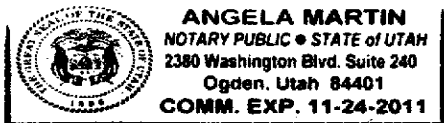
Residing at: _____, Utah

CORPORATE ACKNOWLEDGMENT

State of Utah)
)
County of Weber)

On the 8TH day of April A.D. 2008

personally appeared before me Colby Sanders duly sworn, did say that he/she is the Manager Member of Amsterdam Capital LLC the corporation which executed the foregoing instrument, and that said instrument was signed in behalf of said corporation by authority of a Resolution of its Board of Directors that the said corporation executed the same.



[Signature]
Notary Public
Residing at: Ogden, Utah

APPROVED AS TO FORM:

[Signature]
Weber County Attorney

4/8/2008
Date

APPROVED:

[Signature]
Chairperson, Weber County Commission

April 1, 2008
Date

ATTEST:

[Signature]
Weber County Clerk

Documents Attached:

- Exhibit A - Property description of area petitioned for rezoning
- Exhibit B - List of intended uses and concept development plan

Exhibit A**Parcel # 20-036-0035** 7**Legal Description**

PART OF THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, US SURVEY, BEGINNING AT A POINT ON THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY U-39 WHICH IS 50.00 FEET PERPENDICULARLY DISTANT SOUTH FROM THE CENTERLINE OF SAID STATE HIGHWAY U-39 AND 42.00 FEET PERPENDICULARLY DISTANT WEST FROM THE CENTERLINE OF SNOW BASIN ROAD, SAID POINT ALSO BEING 720.02 FEET SOUTH 89D36'57" EAST ALONG THE NORTH SECTION LINE OF SAID SECTION 24 AND 41.13 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 24, AND RUNNING THENCE TWO (2) COURSES ALONG THE PROPOSED WESTERLY RIGHT OF WAY LINE OF SNOW BASIN ROAD AS FOLLOWS: SOUTH 4D48'23" WEST 312.86 FEET AND SOUTHWESTERLY ALONG THE ARC OF A 1134.18 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 117.20 FEET (CENTRAL ANGLE EQUALS 5D55'15" AND LONG CHORD BEARS SOUTH 7D46'00" WEST 117.15 FEET) THENCE NORTH 77D56'13" WEST 457.05 FEET, THENCE NORTH 12D03'47" EAST 156.00 FEET, THENCE SOUTH 77D56'13" EAST 158.81 FEET, THENCE NORTH 13D01'42" EAST 259.93 FEET TO A NON-TANGENT CURVE 50.00 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID STATE HIGHWAY U-39, THENCE SOUTHEASTERLY ALONG THE ARC OF A 1959.86 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 245.98 FEET (CENTRAL ANGLE EQUALS 7D11'28" AND LONG CHORD BEARS SOUTH 80D34'02" EAST 245.82 FEET) TO THE POINT OF BEGINNING.

Contains 3.22 Acres

Exhibit B

Uses Allowed:

All permitted and conditional uses allowed in the CVR-1 Zone.

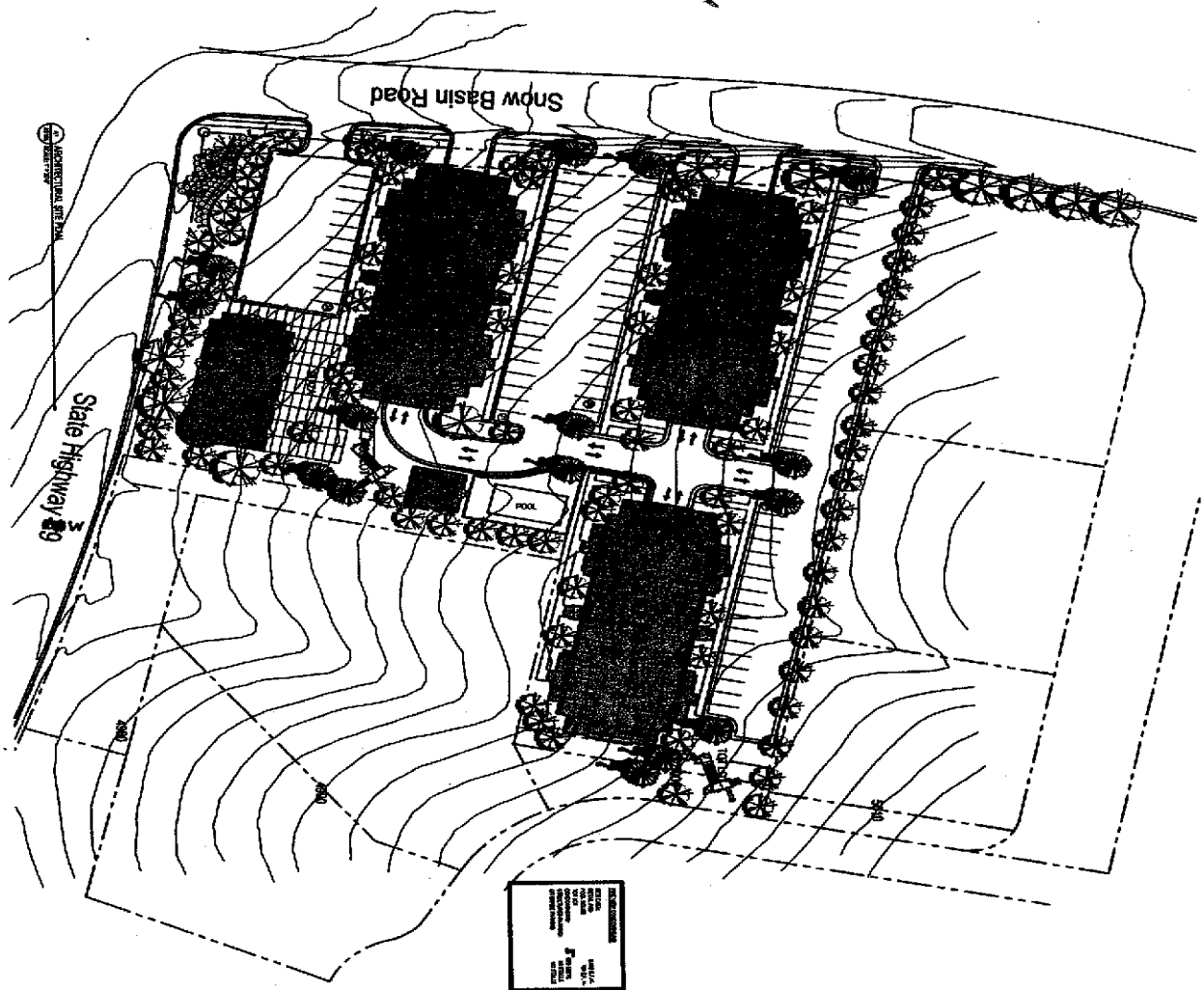
Concept Plan:

Exhibit B #1 Conceptual Site Plan

Exhibit B #2 Conceptual Rendering of Condominium Buildings

Exhibit B #3 Conceptual Rendering of Commercial Building

Exhibit B #1




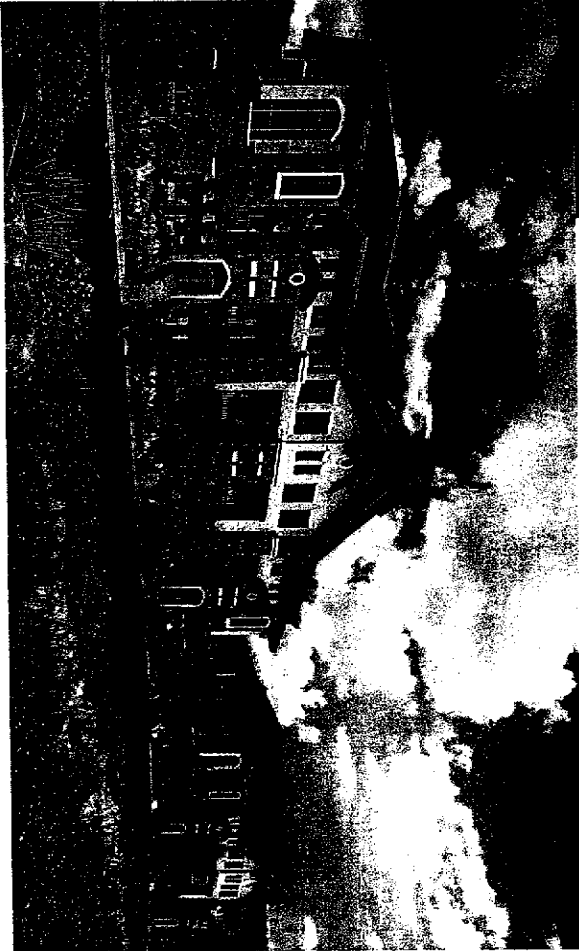
AS101	ARCHITECTURAL	PINEVIEW CONDOS	 ROBERT WALKER & ASSOCIATES Architects, Planning & Interiors 2011 East Lake Street Chicago, IL 60610 Tel: 312.467.1000 Fax: 312.467.1001 www.rwa.com
	SITE PLAN		

Exhibit B #2

© 2004 DESIGNER



© 2004 DESIGNER



AS01	RENDERINGS	PINEVIEW CONDOS	 DESIGNER WALKER & ASSOCIATES Architects, Planning & Interiors 212 East Lake Street, Suite 200 Portland, Oregon 97201 Phone: 503.241.1234 Fax: 503.241.1235 www.designerwalker.com
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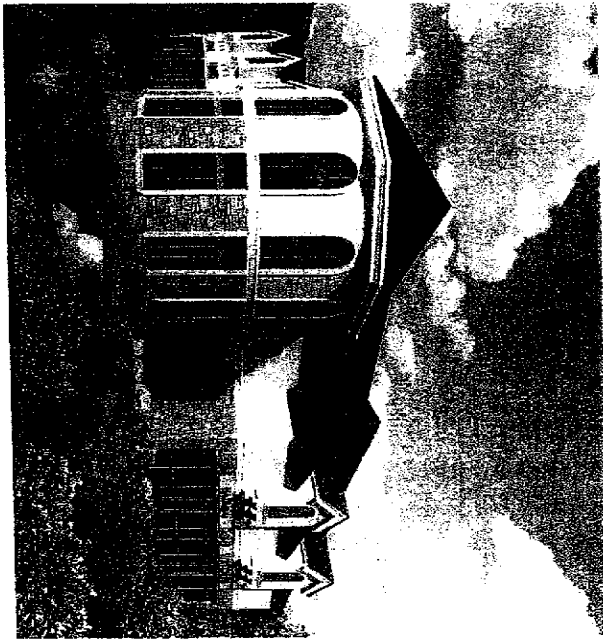



Exhibit B #3

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RENDERINGS



4
RENDERINGS



A901	RENDERINGS	PINE VIEW CONDOS	 DESIGN: WOODS BAGOT ARCHITECTS ARCHITECT: PLANNING & DESIGN
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RENDERINGS