



## **DEVELOPMENT AGREEMENT**

CONSIDERATION OF A DEVELOPMENT AGREEMENT WITH WOODSONIA  
FARR WEST, LLC  
March 5, 2026

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### **REQUEST SUMMARY**

The applicant, Woodsonia Farr West, LLC, is requesting approval of a development proposal located near the boundary between Pleasant View City and Farr West City. The subject property is currently zoned C-3 (Farr West Mixed Use) and MP-1 (Pleasant View Industrial), and the proposal includes development of Commercial/Retail and Apartment Housing on approximately 37.697 acres. Of which 8.01 acres are geographically located in Pleasant View City boundaries.

The request is for Planning Commission review and recommendation on the proposed Development Agreement.

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### **BACKGROUND**

WACOG Funding - Pleasant View City along with Farr West City applied for WACOG funding for corridor preservation for the 2725/2775 N Connectivity Project. WACOG awarded ~\$5.4M to be used in whole or in part to fund eligible costs related to this project. Pleasant View City was designated by WACOG as the administering agency for the funding. All requests for reimbursement of eligible costs must be approved by both cities and submitted to WACOG by Pleasant View City.

UDOT Funding – With the anticipated traffic impact created by this development, UDOT is requiring the developer to widen a portion of 2700 North to accommodate dual left turn lanes at 1740 West. The developer requested financial assistance from UDOT, who agreed to contribute \$250,000. UDOT will only disperse funds to a governmental entity.

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## SUMMARY OF THE PROPOSED AMENDMENT

### The Key Points of the Development Agreement:

- The agreement is between Woodsonia Farr West, LLC and Pleasant View City for development of the Farr West Landing Commercial Subdivision, coordinated with Farr West City through existing interlocal agreements.
- The project includes construction of public roads and infrastructure to serve a commercial development located near the boundary between Pleasant View City and Farr West City.
- The Developer is responsible for designing and constructing, at its initial cost, all required public improvements, including roads, curb, gutter, sidewalks, storm drain, sanitary sewer, water, secondary irrigation, dry utilities, and related infrastructure.
- The Developer is also responsible for constructing required improvements to 2700 North Street (SR-134) in accordance with UDOT-approved plans.
- Woodsonia Avenue must be constructed wider than a standard commercial street to meet Master Street Plan requirements, with the additional width considered eligible for partial reimbursement.
- Pleasant View City is responsible for acquiring the 1740 West Street dedication property, recording a road dedication plat, inspecting improvements, and administering reimbursements.
- The Developer must complete the required improvements within 24 months of property acquisition, construction start, and the City's acquisition of the dedication property, subject to extensions for events outside the Developer's control.
- A cost sharing schedule establishes financial responsibilities of the Developer, Pleasant View City, and Farr West City.
- The Developer may be reimbursed for certain eligible improvements, including portions of Woodsonia Avenue upsizing, 1740 West Street improvements and widening, 2775 North improvements, Western Drain crossings, and eligible UDOT improvements.
- Reimbursements are limited to available grant funds awarded to Pleasant View City and Farr West City and a contribution from UDOT for state road improvements.
- The City is not obligated to reimburse any costs beyond the amounts of available grant and UDOT funds.

- No development activity may occur until the agreement is recorded and construction plans are approved.
  - All development must comply with applicable city ordinances, interlocal agreements, and outside agency requirements.
  - Improvements will be inspected by Pleasant View City or Farr West City, as applicable, and by UDOT for state roadway improvements, and as-built drawings are required prior to final acceptance.
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## ANALYSIS

Staff helped draft the proposed development agreement and finds it be:

- ✓ Consistent with applicable City Codes, Ordinances, and Master Plans – All improvements, uses, and requirements are in accordance with Pleasant View City Code, Farr West City standards, and the Master Street Plans for both municipalities.
- ✓ Comprehensive in scope – Addresses all relevant improvements, including roads, wet utilities, dry utilities, UDOT improvements, and specific betterments such as Woodsonia Avenue upsizing and 1740 West Street improvements.
- ✓ Clearly defines responsibilities – Specifies which party (Developer, City, or Farr West City) is responsible for design, construction, land acquisition, and ongoing maintenance, minimizing ambiguity.
- ✓ Includes enforceable cost-sharing and reimbursement provisions – Outlines detailed procedures for developer reimbursement, including applicable caps, timelines, proof of payment, and interest on overdue amounts.
- ✓ Proper handling of WACOG and UDOT funds – The agreement clearly delineates reimbursement limits for WACOG contributions and UDOT funding, ensuring that these external funds are used in accordance with the respective contribution schedules and that any costs above the contributions remain the responsibility of the Developer.
- ✓ Protective of the City's and public's interests – Ensures infrastructure dedication, adherence to construction standards, inspection requirements, insurance coverage (including Tesoro Pipeline), and compliance with applicable regulations.
- ✓ Sets clear timelines and conditions for completion – Overall Improvements must be completed within 24 months of defined triggers, with provisions for reasonable extensions due to force majeure events.

- ✓ Provides mechanisms for accountability and remedies – Includes default provisions, specific performance options, and the ability for the City to withhold permits or approvals until compliance is met.
  - ✓ Runs with the land and binds successors – Agreement is recorded with Weber County, ensuring obligations and protections continue with future property owners.
  - ✓ Ensures legal and procedural compliance – Adheres to state law (Utah), interlocal agreements, and relevant jurisdictional approvals while limiting third-party claims.
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## PUBLIC NOTICE

Public notice of the proposed General Plan amendment was published in accordance with Utah State Code requirements, including:

- Posting on the Utah Public Notice Website
  - Posting on the Pleasant View City website
  - Posting at City Hall
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## STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommends approval of the proposed Development Agreement between Pleasant View City and Woodsonia Farr West, LLC.

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## STAFF CONTACT

Andrea Z. Steiniger, MBA – City Administrator  
[asteiniger@pleasantviewut.gov](mailto:asteiniger@pleasantviewut.gov)  
801.782.8529

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## ATTACHMENTS

- Attachment A – Property & Vicinity Map
- Attachment B – Draft Development Agreement
- Attachment C – 2024 Interlocal Agreement
- Attachment D - 2025 Interlocal Agreement
- Attachment E – Cost Sharing Schedule



# ATTACHMENT B

AFTER RECORDING, RETURN TO:

Laurie Hellstrom, City Recorder  
Pleasant View City  
520 Elberta Drive  
Pleasant View, Utah 84414

With a copy to:

Woodsonia Farr West, LLC  
20010 Manderson Street, Suite 101  
Elkhorn, NE 68022

Affects Parcel Nos.:

19-016-0031 Bailey  
19-016-0032 Boyer  
19-016-0058  
19-016-0059  
19-016-0060 UDOT  
19-016-0061  
19-016-0062  
19-016-0090  
19-016-0091  
19-016-0094  
19-016-0100  
19-016-0101  
19-016-0103  
19-016-0106  
19-016-0174 PVC  
19-017-0045  
19-017-0146  
19-017-0147  
19-109-0002 Murray Family  
19-109-0003 Wallco  
19-125-0002 Weber County  
19-146-0006 Richard Miller Properties  
19-443-0001 Ocean Star  
New City parcel (Galland)  
Marathon  
New City parcel (old UP)  
19-444-0003 MHP #1 LLC  
19-016-0161 UDOT  
19-016-0165 UDOT  
19-016-0027 Weber County

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*(space above for Recorder's use)*

**DEVELOPMENT AGREEMENT**  
**Farr West Landing Commercial Subdivision**

THIS DEVELOPMENT AGREEMENT (this “**Agreement**”) is made and entered into as of this \_\_\_ day of \_\_\_\_\_, 2026 (the “**Effective Date**”), by and between WOODSONIA FARR WEST, LLC, a Utah limited liability company (“**Developer**”), and PLEASANT VIEW CITY, a body corporate and politic of the State of Utah (“**City**”). Developer and City shall at times be referred to herein individually as “**Party**” and collectively as “**Parties**.”

**RECITALS**

A. WHEREAS, Developer intends to construct and develop a commercial development project in Pleasant View City and Farr West City, Weber County, Utah, commonly referred to as the “Farr West Landing Commercial Subdivision” (the “**Project**”). The Project encompasses that certain real property more particularly described and generally depicted on **Exhibit A** attached hereto and incorporated herein by this reference (the “**Property**”);

B. WHEREAS, Developer has submitted to the City a subdivision application together with the required submittals, including a subdivision plat and improvement plans for the Project (the “**Construction Plans**”), which Construction Plans, as finally approved by the City in connection with the subdivision application, shall form the basis for construction of the Project, according to the City’s outlined policies, procedures, and ordinances including any specifications and standards incorporated therein unless specifically provided otherwise in this Agreement;

C. WHEREAS, Developer is completing the Project in coordination with City and its improvements to be located on certain real property owned or to be owned by City north of the intersection of 2700 North and 1740 West streets, as more particularly described and generally depicted on **Exhibit B** attached hereto and incorporated herein by this reference (the “**1740 West Street Dedication Property**”) which will provide interconnectivity and proper access to the Project;

D. WHEREAS, due to the Project’s anticipated traffic impact, Developer is required to make certain improvements to 1740 West Street from 2700 North Street to the current termination point of 1740 West Street;

E. WHEREAS, Pleasant View City and Farr West City have been awarded certain funds by the Weber Area Council of Governments (“**WACOG**”) in the amount of \$5,400,000.00 (the “**WACOG Funds**”) that are intended to be used, and may be used, in whole or in part, to fund the eligible costs of the Project;

F. WHEREAS, due to the Project’s anticipated traffic impact, Utah Department of Transportation (“**UDOT**”) is requiring Developer to make certain improvements to 2700 North Street (also known as SR 134), including, without limitation, the widening of 2700 North Street (SR 134) and adjustment of the lane striping thereon (the “**UDOT Improvements**”);

G. WHEREAS, UDOT has committed to monetarily participate in the UDOT Improvements by contributing \$250,000.00 towards the cost thereof (the “**UDOT Contribution**”) pursuant to a separate agreement with the City (“**UDOT Agreement**”);

H. WHEREAS, Pleasant View City and Farr West City have entered into an Interlocal Agreement, fully executed as of October 17, 2024 for the construction of a public road and related public

infrastructure and improvements in conjunction with and serving the Project, which details the approval processes and the charging of and disbursement of the WACOG Contribution as between Pleasant View City and Farr West City, a copy of which is attached hereto as **Exhibit C** (the “**2024 Interlocal Agreement**”);

I. WHEREAS, Pleasant View City and Farr West City have entered into another Interlocal Agreement, fully executed as of December 11, 2025, regarding certain matters pertaining to the Project that details the land use authority, street maintenance and impact fees, sanitary sewer service and impact fees, and storm water service and impact fees, a copy of which is attached hereto as **Exhibit D** (the “**2025 Interlocal Agreement**” and together with the 2024 Interlocal Agreement, the “**Interlocal Agreements**”); and

J. WHEREAS, the Parties desire to enter into this Agreement regarding the development of the Project with the intent to specify the terms and conditions by which the Project will be completed, and the roles of the Parties in relation thereto, all as provided for in Utah Code Annotated § 10-20-911.

## **AGREEMENT**

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

### **1. PROPERTY AFFECTED BY THIS AGREEMENT.**

1.1. **Property Description.** This Agreement is applicable to the Property and the 1740 West Street Dedication Property, as described on **Exhibit A** and **Exhibit B**, respectively, together with the right-of-way of 2700 North Street (SR 134). No additional real property may be added to the scope of this Agreement except by written amendment to this Agreement executed and approved by the Parties hereto and recorded in the office of the Weber County Recorder.

### **2. IMPROVEMENTS, USES AND REQUIREMENTS.**

2.1. **Application of City Ordinances.** All improvements, uses, and requirements applicable to the Project shall be in accordance with the City code and ordinances adopted and in effect as of the effective date of the subdivision application submission for the Project (“**City Code**” and “**City Ordinances**,” respectively) and the additional requirements as found herein.

2.2. **City Approvals.** Regular approval processes of the City shall apply in accordance with City Code and subject to applicable provisions of the Interlocal Agreements.

2.3. **Improvements.** Developer agrees to the following:

2.3.1. Developer shall design and construct, at Developer’s initial cost and expense but subject to reimbursement of certain costs pursuant to this Agreement, the public roads labeled as 1740 West Street and Woodsonia Avenue (including 2725 North, 1900 West, and 2775 North Streets) on the Construction Plans and as generally depicted on **Exhibit A** attached hereto, including grading, curb, gutter, and sidewalks, paving, temporary turnarounds, street signs, and all other aspects of road construction, as such is required by the City as shown on the Construction Plans (collectively, the “**Roads**”);

2.3.2. Developer shall design and construct, at Developer's initial cost and expense but subject to reimbursement of certain costs pursuant to this Agreement, all necessary "wet" utility improvements, including, but not limited to, water lines and fire hydrants; secondary/irrigation water lines, pond, and pump station; sanitary sewer lines and manholes; storm drain lines and structures, water quality features, and detention and retention facilities; and all appurtenances and infrastructure required to service the Project or are needed to be adjusted due to the impact of the Project, in accordance with the Construction Plans (the "**Wet Utilities**");

2.3.3. Developer shall design and construct, at Developer's initial cost and expense but subject to reimbursement of certain costs pursuant to this Agreement, all necessary "dry" utilities including, but not limited to, telephone, internet, fiber optic, gas, and power lines, and three-phase power, including all appurtenances and infrastructure required to service the Project, in accordance with the Construction Plans (the "**Dry Utilities**");

2.3.4. Developer shall design and construct, at Developer's initial cost and expense but subject to reimbursement of certain costs pursuant to this Agreement, any other improvements, facilities, or infrastructure required by Pleasant View City or Farr West City, as applicable, for the dedication and acceptance of the infrastructure in the Project (Roads, Wet Utilities, and Dry Utilities are collectively referred to herein as the "**Project Improvements**");

2.3.5. Developer shall design and construct, at Developer's initial cost and expense but subject to reimbursement of certain costs pursuant to this Agreement, the UDOT Improvements in accordance with the plans and specifications described on **Exhibit E** attached hereto, which plans and specifications are expressly approved by UDOT;

2.3.6. To meet the requirements of the City's Master Street Plan (effective as of December 2023 and adopted pursuant to City Ordinance No. 2024-3) and Farr West City's Master Street Plan (as set forth in the Farr West City General Plan adopted as of October 6, 2022) (together, the "**Master Street Plan**"), Developer shall design and construct, at Developer's initial cost and expense but subject to reimbursement of certain costs pursuant to this Agreement, Woodsonia Avenue based on the City's minor arterial street section of the Master Street Plan [eighty (80) foot right-of-way], which exceeds the City's standard commercial street section of the Master Plan [seventy (70) foot right-of-way] (with the exception of that the portion of Woodsonia Avenue with the coordinate of 1900 West Street, which portion may have eliminated the west side sidewalk and park strip and ten (10) feet of right-of-way width (which has been expressly approved by Farr West City)), with this additional ten (10) feet of pavement widening being considering a betterment, all in accordance with the Construction Plans (the "**Woodsonia Avenue Upsizing**");

2.3.7. Developer shall design and construct, at Developer's initial cost and expense but subject to reimbursement of certain costs pursuant to this Agreement, the improvements needed to extend 1740 West Street south from its current termination point to the Pleasant View City boundary ("**1740 West Improvements**");

2.3.8. Developer shall design and construct, at Developer's initial cost and expense, the improvements needed to widen 1740 West Street from 2700 North Street to the current termination point, in accordance with the Construction Plans (the "**1740 West Widening**");

2.3.9. The Project Improvements, UDOT Improvements, Woodsonia Avenue Upsizing, 1740 West Improvements, and 1740 West Widening, collectively referred herein as the “**Overall Improvements**,” are shown on the Construction Plans and incorporated herein by this reference.

2.3.10. The Overall Improvements shall be constructed and installed in a good and workmanlike manner and in accordance with the Construction Plans, the Pleasant View City, Farr West City, and UDOT requirements, approvals, regulations, ordinances, specifications, standards, and other governing documents, as applicable.

2.4. Land Acquisition Efforts.

2.4.1. Developer shall be responsible for acquiring all land required for the dedication of the street rights-of-way as shown in **Exhibit A**.

2.4.2. City agrees to diligently continue and complete its acquisition of the 1740 West Street Dedication Property. Upon completion of such acquisition, shall prepare and record a road dedication plat for the 1740 West Street Dedication Property, in substantial conformance to the plat attached hereto as **Exhibit F**.

2.5. Completion. Developer agrees to complete the Overall Improvements within twenty-four (24) months after the later of (i) Developer’s acquisition of the Property, (ii) Developer’s commencement of construction of the Overall Improvements, and (iii) City’s acquisition of the 1740 West Street Dedication Property, subject to reasonable extension due to the occurrence of a force majeure event outside of Developer’s control.

2.6. Dedication. Developer shall dedicate to the applicable municipality all public rights-of-way and easements at such time as the Project plat is recorded in accordance with City Ordinances.

3. **COST SHARING AND REIMBURSEMENT.**

3.1. Cost Sharing. The Project is being completed in coordination between Developer, City, and Farr West City. As such, a cost sharing distribution schedule, attached hereto as **Exhibit G** and incorporated herein by reference (the “**Cost Sharing Schedule**”), has been established to identify the financial responsibility of each Party as the same relates to completion of the Overall Improvements for the Project. Developer, pursuant to City Code and a separate agreement with the City, shall establish an improvements guarantee with City, guaranteeing Developer’s obligations related to the completion of the Overall Improvements, including a two (2)-year warranty period.

3.2. Reimbursement.

3.2.1. As delineated in the Cost Sharing Schedule and subject to Section 3.2.2 below, City agrees to reimburse Developer for the following:

3.2.1.1. Woodsonia Avenue Upsizing. Such Upsizing includes only the additional pavement width required to widen said road to meet the width shown on the Master Street Plan. Pavement includes asphalt, base course, and required substructure. Developer is responsible for all base improvements.

3.2.1.2. 1740 West Improvements. Items include asphalt, base course, required substructure, including modified driveway into existing mobile home trailer park, curb, gutter, and sidewalk. Any utilities extended through this area to serve the Project shall be at the sole cost of the Developer.

3.2.1.3. 1740 West Widening. Items include asphalt, base course, required substructure, curb, gutter, sidewalk, and storm drain modifications; and mill and overlay of existing pavement. Any utilities extended through this area to serve the Project shall be at the sole cost of the Developer.

3.2.1.4. 2775 North (east of west line of old Union Pacific right-of-way). Items include asphalt, base course, required substructure, curb, gutter, sidewalk, and storm drain, including the storm drain connection to parcel number 19-443-0001. Any utilities extended through this area to serve the Project shall be at the sole cost of the Developer.

3.2.1.5. Western Drain Crossings. All items required for the construction of the Western Drain Crossings, including excavation, backfill, box culverts, and erosion control measures.

3.2.1.6. UDOT Improvements. Those improvements required within the 2700 North Street right-of-way, including demolition, curb, gutter, and sidewalk, pavement widening, asphalt surface seal, signing and striping, and signal modification, up to the amount specified in UDOT Agreement. All costs in excess of said amount shall be borne by the Developer.

3.2.2. The reimbursements described in Subsections 3.2.1.1 to 3.2.1.5 above shall not exceed the WACOG Contribution, minus first, the expenses borne by Pleasant View City and Farr West City in relation to this Project, as delineated on the Cost Sharing Schedule. The reimbursements described in Subsection 3.2.1.6 above shall not exceed the UDOT Contribution of \$250,000.00.

3.2.3. The reimbursement process for all amounts to be reimbursed to Developer hereunder shall be performed in accordance with the following:

3.2.3.1. During construction of the Overall Improvements, Developer shall submit monthly reimbursement requests to City, together with invoice(s) outlining the completion of specific components of the Overall Improvements, whereupon City shall verify completion of said components and shall use commercially reasonable efforts to reimburse Developer for the costs of the same within thirty (30) days after receipt of each such request, but in no event shall reimbursement extend beyond sixty (60) days after receipt of any such requests.

3.2.3.2. Developer shall provide proof of payment to the general contractor for previous reimbursement(s).

3.2.3.3. Any reimbursement amount not paid by the City as and when due shall bear interest at the rate of ten percent (10%) per annum until fully paid. Costs of any disputed improvements shall not be subject to interest penalty unless and until such costs remain unpaid after the dispute has been resolved between the Parties.

4. **GENERAL CONDITIONS.**

4.1. **Development Activities.** This Agreement shall govern all development activities related to the Project. For the purposes of this Agreement, “**Development Activities**” shall have the meaning set forth in Utah Code Annotated § 10-20-102, including, without limitation, any change in use of the Property that creates additional demand or need for public facilities. Additionally, “**Development Activities**,” as used herein, shall also include the following: (i) the actual construction of the Overall Improvements on the Property; (ii) obtaining any permit for construction of said Overall Improvements; or (iii) any change in grade, contour or appearance of the Property caused by, or on behalf of, Developer with the intent to construct improvements thereon. No Development Activities may occur on the Property until this Agreement is filed of record, and the City has approved the Construction Plans, which approval shall not be unreasonably withheld, conditioned, or delayed.

4.2. **Issuance of Building Permits.** The issuance of building permits for the Project shall be in accordance with City ordinances of the applicable jurisdiction and in accordance with the Interlocal Agreements.

4.3. **Installation of Utility Lines.** All utilities shall be located underground in accordance with the Construction Plans. Street paving shall not be installed until all utility lines to be placed therein have been completely installed, inspected, and approved by the City or Farr West City (pursuant to the 2025 Interlocal Agreement) or the applicable utility provider, including all individual lot service lines (water and sewer) leading to and from the utility main and the lot line, all electrical lines, and all communication conduits.

4.4. **Inspection by City Officials.** The Overall Improvements shown on the Construction Plans shall be inspected and approved by the City’s Public Works Department or their designee and subject to applicable provisions of the Interlocal Agreements. Any such inspection shall be completed in a prompt manner. Developer agrees to correct any deficiencies in the Overall Improvements to meet the requirements of the Construction Plans. In case of conflict, the Construction Plans shall supersede the standard specifications, except that if the conflicts are a result of Federal or State mandated requirements, then the Federal or State mandated requirements shall prevail.

4.5. **Inspection by UDOT.** UDOT Improvements shall be inspected and approved by UDOT.

4.6. **Form of Record Drawings.** Developer shall provide the City Engineer with as-built drawings upon completion of the Project. Infrastructure will not be conditionally accepted without as-built drawings submittal by Developer and approval of the same by the City. The City reserves the right to request alternative forms of plans (i.e., CAD drawings, GIS files, etc.).

4.7. **Tesoro Pipeline and Insurance.** Developer shall provide to City an insurance certificate for coverage in the amount required by Tesoro Pipeline. City shall be listed as additional insured.

5. **CONDITIONS OF APPROVAL.** Development of the Project shall be governed by this Agreement (and any other relevant agreements to which Developer is a party as relating to this Project) and shall be completed in accordance with the Construction Plans. Additionally, development of the Property is further conditioned upon the following:

5.1. All City Ordinances and standards in effect at the time of preliminary application for subdivision and not otherwise expressly altered by this Agreement shall govern development of the Property.

5.2. Approval from any other jurisdiction or entity for all Development Activities located in a jurisdiction other than Pleasant View City.

6. **MISCELLANEOUS.**

6.1. Construction Site Safety. Developer is responsible for all construction site safety.

6.2. Compliance. Developer shall, pursuant to the terms of this Agreement, complete all Overall Improvements and perform all other obligations required herein, as such Overall Improvements or obligations may be shown on the attached exhibits, the Construction Plans, City Ordinances, or any documents executed in the future that are required by the City for the approval of an amendment to the Construction Plans or this Agreement, and the City may withhold building permits and certificates of occupancy as it deems reasonably necessary to ensure performance in accordance with the terms of the Agreement and further reserves the right to any other recourse provided by law.

6.3. No Waiver of Regulation(s). Except as otherwise set forth herein, nothing in this Agreement shall be construed as a waiver of any requirements under the City Code or State law, in its current form as of the date of approval of the Construction Plans and Developer agrees to comply with all requirements of the same.

6.4. Severability of Waivers. In the event a Party waives any breach of this Agreement by the other Party, no such waiver shall be held or construed to be a waiver of any subsequent breach hereof. Any Party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision.

6.5. Agreement to Run with the Land. This Agreement shall be recorded in the office of the Weber County Recorder against the Property and shall run with the land and be binding on all successors in the ownership of any portion of the same.

6.6. Liability Release. With limitations pursuant to Utah Code Annotated § 10-20-810, in the event Developer assigns any of its rights or obligations under this Agreement to a third party, Developer shall be released from liability under this Agreement with respect to any breach of the terms and conditions of this Agreement occurring after the date of such assignment. In such event, Developer's successor in interest shall be bound by the terms of this Agreement.

6.7. Default and Remedies. Each and every term of this Agreement shall be deemed to be a material element hereof. In the event that a Party shall fail to perform according to the terms of this Agreement, such Party may be deemed in default hereunder, provided that the non-defaulting Party must first deliver to the defaulting Party written notice specifying the nature of the alleged default in reasonable detail and the defaulting Party shall have failed to cure such default within ten (10) days after receipt of the default notice (or such longer period as may be reasonably necessary to cure the default so long as the defaulting Party commences cure within such ten (10)-day period and thereafter diligently and continuously pursues such cure to completion). In the event the default remains uncured beyond said cure period, the non-defaulting Party may elect to: (i) terminate this Agreement and seek damages; (ii)

treat the Agreement as continuing and require specific performance; (iii) avail itself of any other remedy at law or equity, including injunctive relief; (iv) the right to withhold reasonably related approvals, licenses, permits, or other rights associated with the Project or any development described in this Agreement until such default has been cured; or (v) the right to draw upon any security posted or provided in connection with the Project.

6.8. No Third-Party Beneficiaries. Except as may be otherwise expressly provided herein, this Agreement shall not be construed as or deemed to be an agreement for the benefit of any third party or parties, and no third party or parties shall have any right of action hereunder for any cause whatsoever.

6.9. Applicable Laws. It is expressly understood and agreed by and between the Parties hereto that this Agreement shall be governed by and its terms construed under the laws of the State of Utah, Farr West City, Utah, and Pleasant View City, Utah.

6.10. Notice. Any notice, consent, request, demand, approval, or other communication required or permitted to be given hereunder (each, a “**Notice**”) shall be in writing and may be given by (a) personal delivery, which shall be deemed received on the date of delivery as evidenced by a written receipt signed on behalf of the receiving Party, (b) recognized overnight carrier, which shall be deemed delivered one (1) business day after depositing the Notice with such overnight carrier with all delivery charges prepaid, (c) by certified or registered mail, postage prepaid and return receipt requested, which shall be deemed delivered the earlier of the date receipt is acknowledged on the return receipt for such Notice or three (3) business days after the date of depositing such Notice with the United States Post Office, or (d) by electronic mail, which shall be deemed delivered on the date of transmittal if sent during the hours of 8:00 AM and 6:00 PM Mountain Time on a business day or otherwise on the next occurring business day. Notices shall be addressed as set forth below, or at such other address as either Party shall designate in writing and delivered to the other Party in accordance with the provisions of this Section 6.10. Either Party may, by written Notice to the other, specify a different address for notice purposes. All Notices shall be deemed effective as provided for in this Section 6.10. Rejection or other refusal to accept a Notice or the inability to deliver the same because of a changed address of which no Notice was given shall be deemed to be receipt of the Notice sent.

If to the City: Pleasant View City  
Attn: City Administrator  
520 West Elberta Drive  
Pleasant View, UT 84414  
Email: \_\_\_\_\_

If to Developer: Woodsonia Farr West, LLC  
Attn: Drew Snyder / Natalie Wordekemper  
20010 Manderson Street, Suite 101  
Elkhorn, NE 68022  
Email: [drew@woodsonia.net](mailto:drew@woodsonia.net) / [natalie@woodsonia.net](mailto:natalie@woodsonia.net)

6.11. Word Meanings and Construction of Agreement. When used in this Agreement, words of the masculine gender shall include the feminine and neutral gender, and when the sentence so indicates, words of the neutral gender shall refer to any gender and words in the singular shall include the plural and vice versa. This Agreement shall be construed according to its fair meaning and as if prepared by all

Parties hereto, and shall be deemed to be and contain the entire understanding and agreement between the Parties hereto pertaining to the matters addressed in this Agreement. No rule of strict construction shall be applied against any Party.

6.12. Complete Agreement. There shall be deemed to be no other terms, conditions, promises, understandings, statements, representations, expressed or implied, concerning this Agreement, unless set forth in writing signed by all of the Parties hereto. Further, paragraph headings used herein are for convenience of reference and shall in no way define, limit, or prescribe the scope or intent of any provision under this Agreement. All opening recitals and exhibits attached hereto are incorporated herein by this reference.

6.13. Conflicts. This Agreement is intended to be in harmony with all Federal and State laws, and City ordinances, codes, procedures, regulations, and rules (“**Laws**”). If any provision herein is contrary to or inconsistent with any Laws, the provisions of Laws shall govern. In the event of any conflict between the terms of this Agreement and those of any document entered into between City and Developer prior to this Agreement, this Agreement shall govern.

6.14. Severability. If any portion of this Agreement is held to be unenforceable, any enforceable portion thereof and the remaining provisions shall continue in full force and effect.

6.15. Entire Agreement. This Agreement constitutes the entire agreement of the Parties hereto relative to the subject matter hereof and shall not be modified or amended except by a written instrument executed by all the Parties.

6.16. Term of Agreement. The term of this Agreement shall terminate upon the later of (i) such time as City reimburses Developer for all amounts provided for herein, (ii) City has fully accepted the Project, (iii) all warranties made and/or provided by Developer for the benefit of City related to the Overall Improvements have expired, and (iv) such time that the subdivision application for the Project expires.

6.17. Exhibits. The following exhibits are attached to this Agreement and are incorporated herein:

Exhibit A: Legal Description and Depiction of the Property and Roads

Exhibit B: Legal Description and Depiction of 1740 West Street Dedication Property

Exhibit C: 2024 Interlocal Agreement

Exhibit D: 2025 Interlocal Agreement

Exhibit E: Plans for UDOT Improvements

Exhibit F: Plat of 1740 West Street Dedication Property

Exhibit G: Cost Sharing Schedule

***[Signatures and Acknowledgements Follow]***

IN WITNESS WHEREOF, Developer and City have executed this Agreement as of the Effective Date.

**DEVELOPER:**

WOODSONIA FARR WEST, LLC,  
a Utah limited liability company

By: \_\_\_\_\_  
Drew Snyder, Manager

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF DOUGLAS        )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026,  
by Drew Snyder, as Manager of Woodsonia Farr West, LLC, a Utah limited liability company, on behalf of  
said company.

\_\_\_\_\_  
Notary Public

DRAFT

**CITY:**

PLEASANT VIEW CITY,  
a body corporate and politic of the State of Utah

By: \_\_\_\_\_  
Steve Gibson, Mayor

**ATTEST:**

\_\_\_\_\_  
Laurie Hellstrom, City Recorder

Approved as to Form: \_\_\_\_\_  
Pleasant View City Attorney

DRAFT

## EXHIBIT A

### Legal Description and Depiction of the Property and Roads

#### **FARR WEST MARKETPLACE COMMERCIAL SUBDIVISION – LEGAL DESCRIPTION OF PROPERTY & ROADS**

TWO PARCELS OF LAND, SITUATED IN THE WEST HALF OF SECTION 25 AND THE EAST HALF OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL ALSO LOCATED IN WEBER COUNTY, UTAH. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### **TRACT 1:**

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 4(R) OF THE MAVERIK FAMILY TRAVEL PLAZA COMMERCIAL SUBDIVISION - PHASE 2, SAID POINT BEING SOUTH 0°00'15" EAST 2357.36 FEET ALONG THE SECTION LINE AND SOUTH 89°59'45" EAST 441.51 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 25 AND RUNNING THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 1850 WEST STREET THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTHWESTERLY 170.30 FEET ALONG THE ARC OF A 150.00-FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 82°49'15" WEST AND THE CHORD BEARS NORTH 39°42'14" WEST 161.30 FEET WITH A CENTRAL ANGLE OF 65°02'58");
2. NORTH 72°13'46" WEST 154.36 FEET;
3. NORTHWESTERLY 90.49 FEET ALONG THE ARC OF A 184.40-FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 17°46'14" EAST AND THE CHORD BEARS NORTH 58°10'19" WEST 89.58 FEET WITH A CENTRAL ANGLE OF 28°06'55");
4. NORTH 05°05'29" WEST 31.20 FEET;  
THENCE NORTHWESTERLY 168.16 FEET ALONG THE ARC OF A 309.50-FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 52°25'38" EAST AND THE CHORD BEARS NORTH 22°00'29" WEST 166.10 FEET WITH A CENTRAL ANGLE OF 31°07'47") TO THE EASTERLY RIGHT-OF-WAY LINE OF THE INTERSTATE 15 (I-15);

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING ELEVEN (11) COURSES:

1. NORTH 06°26'35" WEST 259.89 FEET;
2. NORTHWESTERLY 521.49 FEET ALONG THE ARC OF A 5,729.00-FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 83°33'25" EAST AND THE CHORD BEARS NORTH 03°50'07" WEST 521.31 FEET WITH A CENTRAL ANGLE OF 05°12'55");
3. SOUTH 88°47'19" WEST 2.77 FEET;
4. NORTH 01°30'03" WEST 437.96 FEET;
5. NORTH 01°12'41" WEST 78.51 FEET;
6. SOUTH 89°59'29" WEST 30.98 FEET;
7. NORTH 01°15'45" WEST 282.00 FEET;
8. NORTH 00°11'29" EAST 378.00 FEET;
9. SOUTH 89°28'14" EAST 31.20 FEET;
10. NORTH 00°14'52" EAST 526.02 FEET;
11. NORTHWESTERLY 1,514.46 FEET ALONG THE ARC OF A 5,849.49-FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 89°47'16" WEST AND THE CHORD BEARS NORTH 07°12'17" WEST 1,510.23 FEET WITH A CENTRAL ANGLE OF 14°50'03");  
THENCE SOUTH 18°11'05" EAST 2,009.31 FEET;  
THENCE SOUTH 89°17'21" EAST 40.65 FEET;

THENCE SOUTH 18°12'04" EAST 84.57 FEET;  
THENCE NORTH 89°17'21" WEST 40.68 FEET;  
THENCE SOUTH 18°11'05" EAST 797.32 FEET;  
THENCE SOUTH 18°12'57" EAST 1,367.12 FEET;  
THENCE SOUTH 18°17'05" EAST 560.16 FEET;  
THENCE WESTERLY 266.11 FEET ALONG THE ARC OF A 1,857.10 FOOT-RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 09°24'53" WEST AND THE CHORD BEARS SOUTH 84°41'26" WEST 265.88 FEET WITH A CENTRAL ANGLE OF 08°12'36");  
THENCE NORTH 00°40'06" WEST 190.96 FEET;  
THENCE SOUTH 89°19'54" WEST 133.00 FEET;  
THENCE NORTH 00°41'33" WEST 46.69 FEET;  
THENCE SOUTH 89°13'43" WEST 382.93 FEET;  
THENCE SOUTH 79°18'15" WEST 60.07 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,354,448 SQUARE FEET OR 54.051 ACRES.

**TRACT 2:**

BEGINNING AT A POINT BEING NORTH 88°10'18" EAST 1708.89 FEET ALONG THE SECTION LINE AND NORTH 1°49'42" WEST 6.33 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 25 AND RUNNING THENCE:

NORTH 44°17'38" WEST 42.43 FEET;  
THENCE NORTH 89°17'36" WEST 767.48 FEET;  
THENCE WESTERLY 135.15 FEET ALONG THE ARC OF A 465.00-FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 00°42'24" WEST AND THE CHORD BEARS SOUTH 82°22'49" WEST 134.67 FEET WITH A CENTRAL ANGLE OF 16°39'10");  
THENCE SOUTH 74°03'14" WEST 99.08 FEET;  
THENCE WESTERLY 161.35 FEET ALONG THE ARC OF A 555.00-FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 15°56'46" WEST AND THE CHORD BEARS SOUTH 82°22'57" WEST 160.78 FEET WITH A CENTRAL ANGLE OF 16°39'25");  
THENCE NORTH 89°17'21" WEST 32.68 FEET;  
THENCE NORTH 18°12'04" WEST 84.57 FEET;  
THENCE SOUTH 89°17'21" EAST 60.09 FEET;  
THENCE EASTERLY 138.09 FEET ALONG THE ARC OF A 475.00-FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 00°42'39" EAST AND THE CHORD BEARS NORTH 82°22'57" EAST 137.60 FEET WITH A CENTRAL ANGLE OF 16°39'25");  
THENCE NORTH 74°03'14" EAST 99.08 FEET;  
THENCE NORTHEASTERLY 158.40 FEET ALONG THE ARC OF A 545.00-FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 15°56'46" EAST AND THE CHORD BEARS NORTH 82°22'49" EAST 157.84 FEET WITH A CENTRAL ANGLE OF 16°39'10");  
THENCE SOUTH 89°17'36" EAST 475.04 FEET TO THE SOUTHWESTERLY CORNER OF LOT 101 OF THE SIMON GOE SUBDIVISION;  
THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID LOT 101 THE FOLLOWING THREE (3) COURSES AND DISTANCES:  
1. NORTH 01°11'48" EAST 444.54 FEET;  
2. NORTH 00°40'51" EAST 370.28 FEET;  
3. SOUTH 89°17'02" EAST 308.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PARKLAND

BOULEVARD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 44°17'19" EAST 15.28 FEET (14.14 FEET BY RECORD);
2. SOUTH 00°42'24" WEST 803.95 FEET;
3. SOUTH 00°42'21" WEST 110.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 360,041 SQUARE FEET OR 8.265 ACRES.

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## **EXHIBIT B**

### **Legal Description and Depiction of 1740 West Street Dedication Property**

#### **1740 WEST STREET DEDICATION PROPERTY LEGAL DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

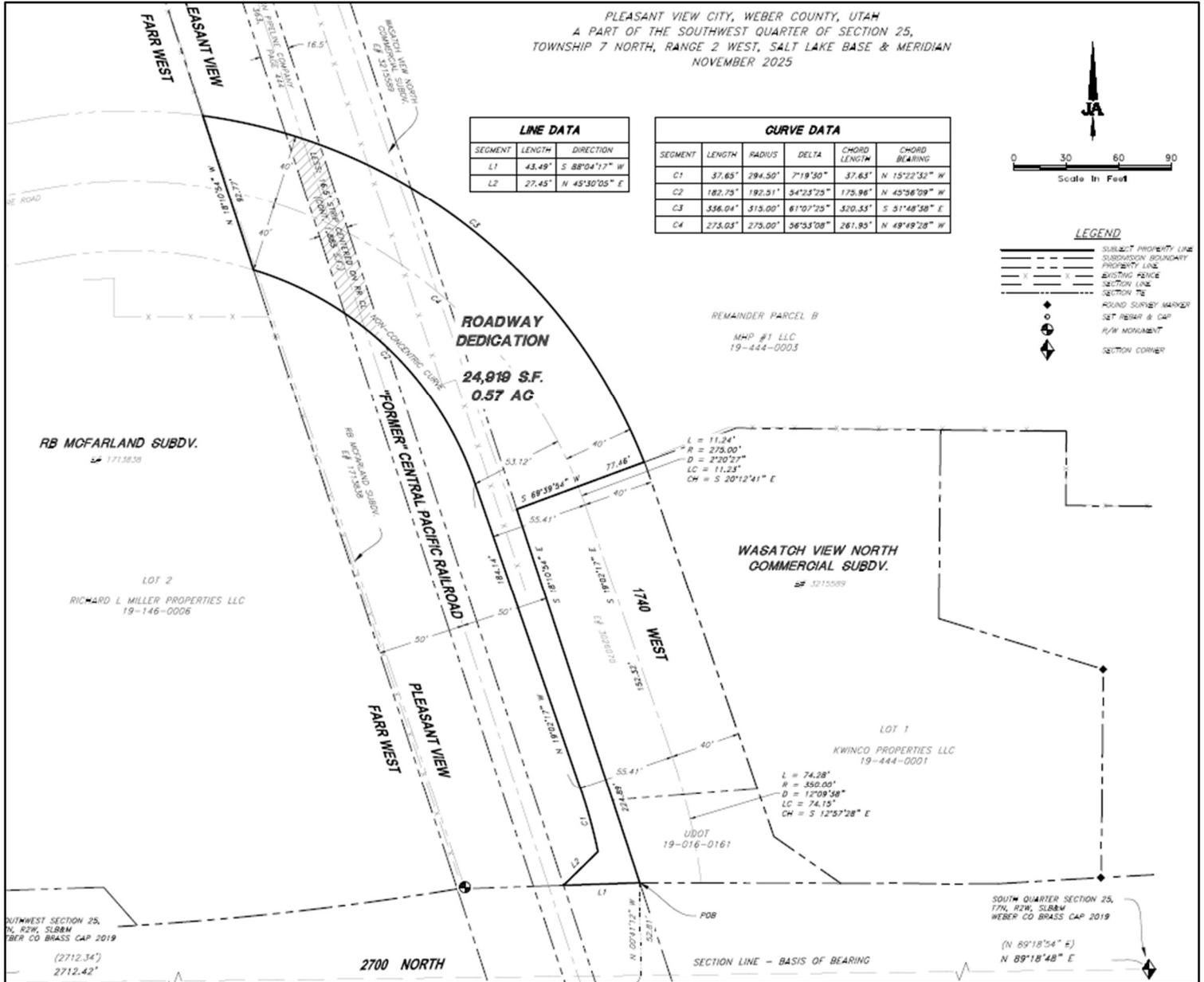
BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 2700 NORTH STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF THE FORMER CENTRAL PACIFIC RAILROAD LOCATED 1387.00 FEET NORTH 89°18'48" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND 52.81 FEET NORTH 00°41'12" WEST FROM THE SOUTHWEST CORNER OF SAID SECTION 25;

RUNNING THENCE SOUTH 88°04'17" WEST 43.49 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT 8.25 FEET EASTERLY OF THE CENTERLINE OF SAID RAILROAD; THENCE NORTH 45°30'05" EAST 27.45 FEET; THENCE NORTHERLY TO THE LEFT ALONG THE ARC OF A 294.50 FOOT RADIUS CURVE, A DISTANCE OF 37.65 FEET, CHORD BEARS NORTH 15°22'32" WEST 37.63 FEET, HAVING A CENTRAL ANGLE OF 07°19'30"; THENCE NORTH 19°02'17" WEST 184.14 FEET; THENCE NORTHWESTERLY TO THE LEFT ALONG THE ARC OF A 192.51 FOOT RADIUS CURVE, A DISTANCE OF 182.75 FEET, CHORD BEARS NORTH 45°56'09" WEST 175.96 FEET, HAVING A CENTRAL ANGLE OF 54°23'25" TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, ALSO BEING A POINT ON PLEASANT VIEW CITY CORPORATE LIMIT LINE; THENCE NORTH 18°10'54" WEST 92.77 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID PLEASANT VIEW CITY CORPORATE LIMIT LINE; THENCE SOUTHEASTERLY TO THE RIGHT ALONG THE ARC OF A 315.00 FOOT RADIUS NON-TANGENT CURVE, A DISTANCE OF 336.04 FEET, CHORD BEARS SOUTH 51°48'38" EAST 320.33 FEET, HAVING A CENTRAL ANGLE OF 61°07'25" TO THE NORTHWEST CORNER OF LOT 1, WASATCH VIEW NORTH COMMERCIAL SUBDIVISION, RECORDED AS ENTRY NO. 3215589; THENCE SOUTH 69°39'54" WEST 77.46 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE SOUTH 18°10'54" EAST 224.89 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 26,804 SQUARE FEET, OR 0.61 ACRES.

**LESS:** A 16.50 FOOT STRIP CENTERED ON THE CENTERLINE OF THE FORMER CENTRAL PACIFIC RAILROAD, RECORDED IN BOOK 363, PAGE 444 IN THE WEBER COUNTY RECORDER'S OFFICE. CONTAINING 1,885 SQUARE FEET, OR 0.04 ACRES.

CONTAINING 24,919 NET SQUARE FEET, OR 0.57 NET ACRES.

# 1740 WEST STREET DEDICATION PROPERTY LEGAL DESCRIPTION



**EXHIBIT C**

**2024 Interlocal Agreement**

[ATTACHED]

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**EXHIBIT D**

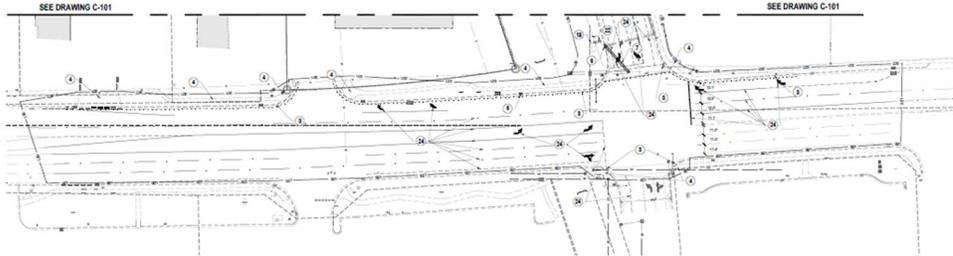
**2025 Interlocal Agreement**

[ATTACHED]

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# EXHIBIT E

## Plans for UDOT Improvements



**GENERAL NOTES**

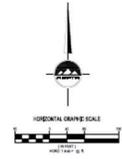
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, UTAH EDITION, 2012.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.
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**SCOPE OF WORK**

1. EXISTING AND PROPOSED CONSTRUCTION OF SIDEWALKS AND CURBS.
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ENGIN  
THE EXPERTS IN ENGINEERING

SALES  
45 W. 1000 S., SUITE 300  
SALT LAKE CITY, UT 84119  
PHONE: 801.228.0529

LEAFTON  
PHONE: 801.841.1100

TOOELE  
PHONE: 435.841.5500

CELESTINE CITY  
PHONE: 435.841.4143

ROCHESTER  
PHONE: 435.841.5413

WWW.ENSIGN.COM

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PROJECT  
2025 NORTH 1850 WEST  
FARR WEST, UTAH

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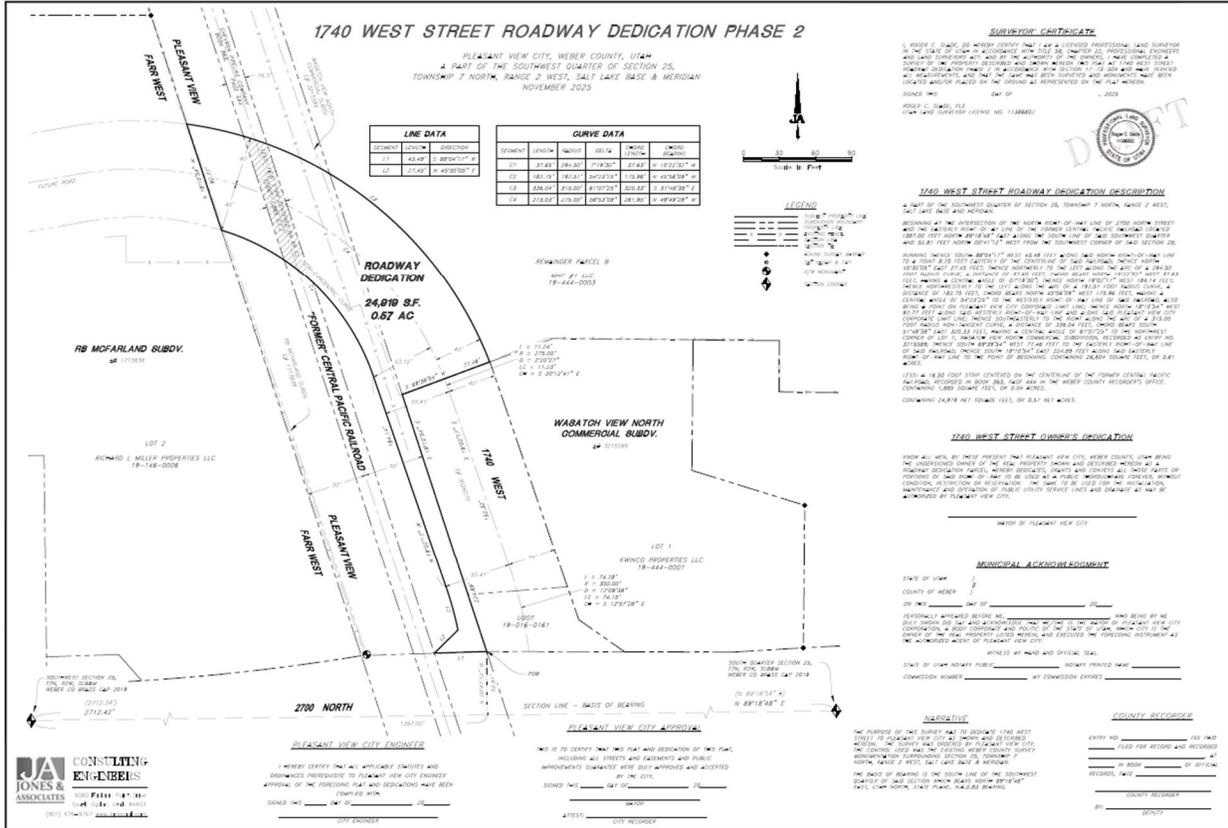
DATE  
2024.08.01

SCALE  
AS SHOWN

PROJECT NO.  
U-100

**EXHIBIT F**

**Plat of 1740 West Street Dedication Property**



[Exhibit F to Development Agreement]

**EXHIBIT G**

**Cost Sharing Schedule**

[ATTACHED]

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**INTERLOCAL AGREEMENT FOR CONSTRUCTION OF A ROADWAY PROJECT AT  
2725 NORTH AND 2775/3150 NORTH.**

THIS AGREEMENT is made and entered into by and between Pleasant View City, a municipal corporation of the State of Utah (hereinafter referred to as "Pleasant View"), and Farr West City, a municipal corporation of the State of Utah (hereinafter referred to as "Farr West"). Both parties may collectively be referred to as the "Cities."

**RECITALS**

WHEREAS, each City has interest in the successful project components required for securing right-of-way and construction of a roadway project on streets recognized as 2725 North Street, 1850 West Street, 1900 West Street, and 2775/3150 North Street on the attached Exhibit A, which Streets shall be constructed on Right of Way property, that is currently designated or has yet to be designated, within Farr West City and Pleasant View City;

WHEREAS, the Cities are authorized to enter into interlocal agreements pursuant to the provisions of the Interlocal Cooperation Act, Utah Code Ann. § 11-13-101, et seq.; and

WHEREAS, the Cities have determined that it is in the public interest to design, construct and designate a public roadway that intersects both Farr West and Pleasant View, hereinafter referred to as the "Project;" and

WHEREAS, Pleasant View has agreed to serve as the Project Manager for the planning, design, construction, and completion of the Project; and

WHEREAS, Farr West desires to participate in the Project and be reimbursed for eligible expenses incurred during the land acquisition and construction of the portions of the roadway within Farr West City; and

WHEREAS, the Weber Area Council of Governments (WACOG) criteria will be used to determine the eligibility of expenses for reimbursement as grant funding for this project has funding limitations. Project costs for the entirety of the roadway project will be assessed and considered with each expended portion to ensure adequate availability of funding for project completion, with direct City costs being available for use of WACOG funding in accordance with WACOG standards.

NOW, THEREFORE, based upon the mutual promises and conditions contained herein, the Cities agree as follows:

**SECTION 1: PROJECT SCOPE**

**1.1 Project Description.** The Project shall involve the property acquisition, design, construction and dedication of a roadway that intersects both Farr West and Pleasant View. The Project shall include all necessary infrastructure, including but not limited to roadways, sidewalks, drainage, and other related improvements, with connections specific and relative to the standards of each respective city.

**1.2 Project Management.** Pleasant View shall be responsible for overseeing the disbursement of WACOG grant funding for the Project. Project costs for the entirety of the roadway project will be assessed and considered with each expended portion to ensure adequate availability of funding for project completion, with direct City costs being available for use of WACOG funding in accordance with WACOG standards. Property valuations, engineers estimates, and housing relocation costs will be evaluated to determine proportionate costs of the various elements required to meet success in completing the Project.

**1.3 Project Elements in Pleasant View.** Pleasant View shall have the authority to manage and complete all elements of the Project that fall within its jurisdiction. Pleasant View shall ensure that the planning, design, construction, inspection, and verified completion of the Project within Pleasant View City boundaries are completed in accordance with all applicable laws, regulations, and standards. However, if unforeseen circumstances or funding limitations arise, the completion of the Project elements within Pleasant View may not be guaranteed within a specific timeframe. Pleasant View may allow a third-party developer to complete certain improvements, provided that such work is done in coordination with and with the approval of the city, ensuring compliance with all relevant laws, regulations, and standards. Pleasant View may opt to contribute additional funding to Project elements as desirable and determined needed for the successful completion of the Project but is under no obligation to do so if Project costs exceed the current funding available.

**1.4 Project Elements in Farr West.** Farr West shall have the authority to manage and complete all elements of the Project that fall within its jurisdiction. Farr West shall ensure that the planning, design, construction, inspection, and verified completion of the Project within Farr West boundaries are completed in accordance with all applicable laws, regulations, and standards. However, if unforeseen circumstances or funding limitations arise, the completion of the Project elements within Farr West may not be guaranteed within a specific timeframe. Farr West may allow a third-party developer to complete certain improvements, provided that such work is done in coordination with and with the approval of the city, ensuring compliance with all relevant laws, regulations, and standards. Farr West may opt to contribute additional funding to Project elements as desirable and determined needed for the successful completion of the Project but is under no obligation to do so if Project costs exceed the current funding available.

## **SECTION 2: PARTICIPATION**

**2.1 Pleasant View's Participation.** Pleasant View shall participate in the Project by providing necessary resources, assistance, and coordination for the portions of the roadway that fall within its jurisdiction.

**2.2 Farr West's Participation.** Farr West shall participate in the Project by providing necessary resources, assistance, and coordination for the portions of the roadway that fall within its jurisdiction.

**2.3 Reimbursement Eligibility.** Farr West may submit Project funding requests to Pleasant View for specified expenses related to the Project, and likewise, Pleasant View may submit Project funding requests to Farr West. All funding requests must include expenses that meet the criteria established by WACOG and require written approval from the other entity before proceeding with the use of funding. Project elements completed without prior approval from the other entity or that do not meet the requirements of WACOG will not be considered eligible for reimbursement.

**2.3 Submission of Invoices.** Farr West shall submit billing invoices to Pleasant View for reimbursement of eligible expenses. The invoices shall include detailed documentation and receipts supporting the expenses claimed. Pleasant View shall review the invoices for compliance with WACOG criteria, ensuring funding availability for project components and processing payments in a timely manner.

**2.4 WACOG Criteria Compliance.** Both Cities agree to comply with the criteria established by WACOG in determining the eligibility of expenses for reimbursement. Pleasant View shall have the authority to review and approve or deny reimbursement requests based on these criteria, in coordination with WACOG Staff.

### **SECTION 3: PROJECT FUNDING DISBURSEMENT AND PRIORITIZATION**

**3.1 Funding Sources.** The Project shall be funded through a combination of sources, including but not limited to federal, state, and local funds, as well as contributions from either or both Cities and/or prospective development groups.

**3.2 Cost Sharing.** The Cities agree to share awarded grant funding for the costs of the Project based on the proportion of the roadway that falls within each City's jurisdiction and the elements eligible for reimbursement. Pleasant View shall be responsible for managing the overall budget and ensuring that funds are allocated and spent appropriately.

**3.3 Disbursement of Funds.** The disbursement of funds for the Project shall be conducted in a manner that ensures the timely and efficient completion of all required Project components. Funds shall be allocated and disbursed in accordance with the approved Project budget and funding sources.

**3.4 Prioritization of Project Components.** The Cities agree that the disbursement of funds shall prioritize tasks and components of the Project based on the sequence in which they must be completed, with recognition that funding anticipates and requires a match from development groups adjacent to the planned roadway. Funding will generally be allocated first to those tasks that are required to occur in the initial stages of the Project, including but not limited to:

- A. Preliminary Planning and Design. Funds shall first be allocated to the necessary planning, design, property acquisition and engineering work that must be completed prior to the commencement of construction.
- B. Site Preparation: Funds shall be disbursed for tasks required for site preparation, including land acquisition, grading, and utility relocation, where applicable.
- C. Initial Construction Activities: Funding shall then be prioritized for the initial construction activities, such as foundation work, road preparation, and installation of critical infrastructure components.

**3.5 Subsequent Funding Phases.** Following the completion of the initial tasks, funds shall be allocated to subsequent phases of the Project in a manner that ensures the continuity and efficiency of construction activities. This shall include, but not be limited to, the following:

- A. Intermediate Construction Activities: This phase shall include tasks such as paving, installation of curbs, sidewalks, and drainage systems.
- B. Final Construction Activities: Funds shall be allocated for final construction activities, including landscaping, signage, and any additional finishing work required to complete the Project.

**3.6 Flexibility in Funding Allocation.** The Cities acknowledge that the progression of the Project may require adjustments in the sequence of tasks and funding allocations. Cities must both agree in writing to adjust the prioritization of tasks and the corresponding disbursement of funds as necessary to address unforeseen circumstances, provided that such adjustments do not compromise the overall completion of the Project.

#### **SECTION 4: TERM AND TERMINATION**

**4.1 Term.** This Agreement shall become effective on the date of its execution by both Cities and shall remain in effect until the completion of the Project, unless terminated earlier by mutual agreement of the Cities.

**4.2 Termination.** Either City may terminate this Agreement upon thirty (30) days' written notice to the other City. In the event of termination, the Cities shall work together to ensure that any remaining obligations related to the Project and WACOG grant funding are fulfilled.

#### **SECTION 5: MISCELLANEOUS**

**5.1 Amendments.** This Agreement may be amended or modified only by a written agreement signed by both Cities.

**5.2 Entire Agreement.** This Agreement constitutes the entire understanding and agreement between the Cities with respect to the subject matter hereof and supersedes all prior agreements, understandings, negotiations, and discussions.

**5.3 Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Utah. It is understood and agreed by the Parties that this

Agreement will be governed by the laws of the State of Utah, both as to interpretation and performance. The forum for the resolution of any legal disputes that arise under this Agreement will be located in the Third Judicial District, State of Utah.

5.4 **Severability.** If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

5.5 **Third-Parties.** This Agreement is not intended and should not be construed to benefit persons or other entities either not named as a Party herein or subsequently added as a Party pursuant to its provisions.

5.6 **Titles and Captions.** The titles and captions of this Agreement are for convenience only and in no way define, limit, augment, extend, or describe the scope, content, or intent of any part or parts of this Agreement.

5.7 **Non-Assignability.** No Party shall transfer or delegate any of their rights, duties, powers or obligations under this Agreement, without written consent of each of the other Parties.

5.8 **Notices.** All notices and other communications provided for in this Agreement shall be in writing and will be sufficient for all purposes if:

- A. Sent by email to the address the Party may designate, or by fax to the fax number the Party may designate, and (concurrently) sent by first class mail to the Party and to the Party's legal office; or
- B. Sent by certified or registered United States Mail addressed to the Party at the address the party may designate, return receipt requested.

IN WITNESS WHEREOF, the Cities have caused this Agreement to be executed by their duly authorized representatives.

*[signatures on the following page]*

**Farr West City**

By: [Signature]  
Mayor Ken Phippen

Date: 17-Oct-2024

Attest: [Signature]  
City Recorder

Approved as to Form: [Signature]  
Legal



FARR WEST CITY CONTACT:

Ken Phippen, Mayor  
1896 North 1800 West  
Farr West, Utah 84404  
[mayor@farrwestcity.org](mailto:mayor@farrwestcity.org)

**Pleasant View City**

Agreed upon this 8<sup>th</sup> October day of September 2024.

[Signature]  
Mayor Leonard Call



ATTEST: [Signature]  
City Recorder

APPROVED AS TO FORM: [Signature]  
Attorney

CONTACT:

Amy Sue Mabey, City Administrator  
520 West Elberta Drive  
Pleasant View, Utah 84414  
[amabey@pleasantviewcity.com](mailto:amabey@pleasantviewcity.com)

**INTERLOCAL AGREEMENT**

**Between Pleasant View City and Farr West City  
Regarding Farr West Landing Development**

This Interlocal Cooperation Agreement (“Agreement”) is made and entered into pursuant to the Utah Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended, by and between Farr West City, a municipal corporation of the State of Utah (“Farr West”), and Pleasant View City, a municipal corporation of the State of Utah (“Pleasant View”). Collectively referred to as the “Parties.”

WHEREAS, Farr West and Pleasant View are neighboring municipalities sharing boundaries and mutual interests in providing orderly and coordinated development and services;

WHEREAS, a development known as Farr West Landing (“Development”) is located near the municipal boundary and involves infrastructure and services impacting both jurisdictions;

WHEREAS, the Development spans the municipal boundaries of Farr West and Pleasant View, and the Parties desire to grant limited cross-jurisdictional land use authority to allow efficient and consistent development oversight;

WHEREAS, Utah law permits interlocal agreements for joint or cooperative action, including the provision and maintenance of services and infrastructure;

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the Parties agree as follows:

---

**1. PURPOSE**

The purpose of this Agreement is to formalize the respective responsibilities of Pleasant View and Farr West concerning:

- **Land use authority** (planning, zoning, and development approvals);
- **Street maintenance** (construction, ownership, ongoing maintenance, and impact fees);
- **Sewer infrastructure and service** (ownership, access, sewer transmission, maintenance, and utility and impact fees);

- **Storm sewer infrastructure** (drainage planning, ownership, maintenance, and impact fees);

related to the Farr West Landing Development.

---

## 2. LAND USE AUTHORITY

### 2.1. Jurisdiction and Land Use Authority Exchange:

- The Parties agree that Farr West City shall have land use authority over a specific parcel of land located within Pleasant View's boundaries, described in Exhibit A ("Farr West Parcel").
- Likewise, Pleasant View City shall have land use authority over a specific parcel of land located within Farr West's boundaries, described in Exhibit B ("Pleasant View Parcel").
- This cross-jurisdictional land use authority is granted solely for the purposes of streamlined development administration for the Farr West Landing Development and does not constitute a transfer of ownership or annexation.

### 2.2. Planning and Zoning Powers:

- Each city shall exercise full planning and zoning authority over the parcel granted to it, including approving site plans, building permits, inspections, and enforcement actions within that parcel.
- All such actions shall comply with the land use ordinances and development standards of the city granted authority over the parcel, even if it lies within the other city's municipal boundaries. The parties shall have full authority to exercise the respective party's applicable unique and individual Planning and Zoning powers, regulations, and ordinances with regard to the development located, or to be located, within each respective city as described and shown in Exhibits A and B, attached hereto.
- Both cities agree to not permit buildings that cross the municipal boundary.

### 2.4. Reversion of Authority:

- In the event this Agreement is terminated, land use authority shall revert to the city in which the parcel is geographically located, unless otherwise agreed in writing.

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### **3. STREET MAINTENANCE**

#### **3.1. Ownership and Maintenance Responsibilities:**

- All public streets within the Development shall be owned by the municipality in which the street physically lies.
- Each city shall be responsible for the long-term maintenance of streets located within its municipal boundaries, including pavement repair, resurfacing, signage, and striping.

#### **3.2. Snow Plowing and Winter Maintenance:**

- Notwithstanding Section 3.1, Farr West City shall be solely responsible for snow plowing and other winter roadway maintenance (e.g., salting, sanding) for all public streets within the Development, regardless of city boundaries.
- Farr West agrees to perform snow removal services in a timely and consistent manner according to its established snowplow priority routes and standards.

#### **3.3. Coordination and Access:**

- Pleasant View grants Farr West full access and right-of-entry for snow plowing purposes on streets within Pleasant View's boundaries in the Development area.
- Each city shall coordinate to avoid duplication of services and to ensure the safety and accessibility of all streets.

#### **3.4. Cost Responsibility:**

- Farr West shall bear all costs associated with snow plowing as described above. Each city shall bear its own costs for long-term roadway maintenance within its own boundaries.

#### **3.5. Transportation Impact Fee**

- Buildings within Farr West shall be assessed the Pleasant View Transportation Impact Fee. Farr West shall require the building applicant to provide a receipt from Pleasant View showing payment of such fee to obtain a building permit when the building permit is issued by Farr West.

#### **3.6. Coordination of Long-Term Street Maintenance**

- Each city agrees to provide reasonable advance written notice to the other of any planned long-term street maintenance activities within the Development area, including but not limited to resurfacing, reconstruction, or major repairs.
  - The Parties agree to coordinate such efforts when feasible to maximize efficiency and reduce costs, including potential joint bidding or contracting for services.
  - Nothing in this section obligates either city to undertake maintenance work beyond its responsibilities, but both Parties agree to make good faith efforts to collaborate when mutually beneficial.
- 

#### **4. SEWER SERVICE**

**4.1. Provision of Sewer Service:** Pleasant View agrees to provide sanitary sewer service to the portion of the Development as described in Exhibit C, subject to capacity and compliance with applicable regulations.

**4.2. Infrastructure Ownership:** Pleasant View shall own and maintain sewer lines located within its municipal boundaries; Farr West shall own and maintain sewer infrastructure within its own boundaries unless otherwise specified.

**4.3 Right to Inspect.** Farr West grants Pleasant View the right to inspect the portion of Farr West sewer infrastructure that discharges into Pleasant View, including private sewer services. Should an issue arise, Parties agree to collaborate in good faith when working towards a solution.

**4.4 Connection and Access Rights:** Upon Pleasant View's review and approval of the Development's improvement plans, Farr West is granted access and connection rights to Pleasant View's sewer system for the Development.

**4.5. Fees and Cost Allocation:**

4.5.1. Sewer Utility Fee. Buildings within Farr West shall be assessed the Farr West Sewer Utility Rate. Farr West agrees to pay Pleasant View 50% of such revenue.

4.5.2. Sewer Impact Fee. Buildings within Farr West shall be assessed the Pleasant View Sewer Impact Fee. Farr West shall require the building applicant to provide a receipt from Pleasant View showing payment of such fee in order to obtain a building permit when the building permit is issued by Farr West.

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#### **5. STORM SEWER / STORMWATER MANAGEMENT**

5.1. **Responsibility:** Each municipality shall be responsible for stormwater infrastructure within its respective boundaries, except as otherwise agreed herein.

5.2. **Joint Facilities:** Where shared stormwater facilities are required, Parties shall enter into a separate maintenance agreement or addendum specifying ownership, maintenance, and cost-sharing.

5.3. **Compliance:** All stormwater facilities shall comply with state and federal regulations, including MS4 permit requirements.

5.4. **Fees and Cost Allocation:** Storm Water Impact Fee. Buildings on sites within Farr West that discharge into Pleasant View, as detailed in Exhibit D, shall be assessed the Pleasant View Storm Water Impact Fee. Farr West shall require the building applicant to provide a receipt from Pleasant View showing payment of such fee in order to obtain building permit when the building permit is issued by Farr West.

5.5. **Storm Water Pollution Prevention:** Each City shall be responsible for storm water pollution prevention permitting, oversight, and inspections for work done within its boundary, except as provided in paragraph 2.2.

5.6. **Right to Inspect.** Farr West grants Pleasant View the right to inspect the portion of Farr West storm drain infrastructure that discharges into Pleasant View, including private storm drains. Should an issue arise, Parties agree to collaborate in good faith when working towards a solution.

---

## 6. TERM AND TERMINATION

6.1. **Term:** This Agreement shall be effective upon execution by both Parties and shall remain in effect for Fifteen (15) years, unless earlier terminated as provided herein.

6.2. **Termination:** Either Party may terminate this Agreement upon [180] days' written notice.

6.3. **Effect of Termination:** Upon termination, Parties shall cooperate to ensure continuity of services and address outstanding obligations. The terminating party shall provide proposed language for the continuation of services to and for the existing portion or portions of the development.

---

## 7. GENERAL PROVISIONS

7.1. **Amendment:** This Agreement may only be amended in writing signed by authorized representatives of both Parties.

7.2. **Indemnification:** Each Party agrees to indemnify and hold harmless the other for damages arising from its own negligence or willful misconduct.

7.3. **Binding Effect:** This Agreement shall be binding upon and inure to the benefit of the Parties and their successors and assigns.

7.4. **Dispute Resolution:** Parties agree to resolve disputes through good faith negotiation or mediation prior to initiating litigation.

7.5. **Governing Law:** This Agreement shall be governed by Utah law.

---

## 8. EXECUTION

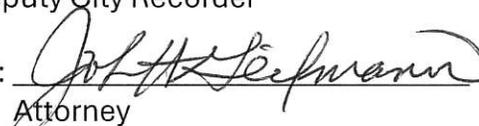
IN WITNESS WHEREOF, the Parties have executed this Agreement on the dates set forth below.

### PLEASANT VIEW CITY

By:   
Leonard M. Call  
Mayor

DATED: 12-11-2025

Attest:   
Debbie Minert  
Deputy City Recorder

Approved:   
Attorney

### FARR WEST

By: \_\_\_\_\_  
Ken Phippen  
Mayor

DATED: \_\_\_\_\_

Attest: \_\_\_\_\_  
Lindsay Afuvai  
City Recorder

Approved: \_\_\_\_\_  
Attorney

7.1. **Amendment:** This Agreement may only be amended in writing signed by authorized representatives of both Parties.

7.2. **Indemnification:** Each Party agrees to indemnify and hold harmless the other for damages arising from its own negligence or willful misconduct.

7.3. **Binding Effect:** This Agreement shall be binding upon and inure to the benefit of the Parties and their successors and assigns.

7.4. **Dispute Resolution:** Parties agree to resolve disputes through good faith negotiation or mediation prior to initiating litigation.

7.5. **Governing Law:** This Agreement shall be governed by Utah law.

---

**8. EXECUTION**

IN WITNESS WHEREOF, the Parties have executed this Agreement on the dates set forth below.

**PLEASANT VIEW CITY**

By: \_\_\_\_\_ DATED: \_\_\_\_\_  
Leonard M. Call  
Mayor

Attest: \_\_\_\_\_  
Laurie Hellstrom  
City Recorder

Approved: \_\_\_\_\_  
Attorney

**FARR WEST**

By: \_\_\_\_\_ DATED: 04-DEC-2025  
Ken Phippen  
Mayor

Attest: \_\_\_\_\_  
Lindsay Afuvai  
City Recorder

Approved: Liam M. Keogh  
Attorney

Digitally signed by Liam M. Keogh  
Date: 2025.12.08 09:05:42 -07'00'

- **Exhibit A – Legal description and map of the Farr West Parcel located in Pleasant View**

THAT PORTION LYING WITHIN BONA VISTA WATER, TRACT OF LAND BEING SITUATE IN THE WEST HALF OF SECTION 25 AND THE EAST HALF OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00D00'21" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER OF SAID SECTION 25, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST RIGHT OF WAY LINE OF INTERSTATE 15, SAID POINT BEING AT A POINT WHICH IS SOUTH 00D00'21" WEST ALONG THE SECTION LINE A DISTANCE OF 1.07 FEET AND WEST 33.61 FEET FROM THE WEST QUARTER OF SAID SECTION 25, AND RUNNING THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES, 1) NORTH 00D11'42" EAST 526.73 FEET TO THE POINT OF A 5849.58 FOOT RADIUS TANGENT CURVE TO THE LEFT, 2) ALONG SAID CURVE A DISTANCE OF 1518.23 FEET THROUGH A CENTRAL ANGLE OF 14D52'15" (CHORD BEARS NORTH 07D14'26" WEST 1,513.97 FEET) TO THE WEST RIGHT OF WAY LINE OF THE CENTRAL PACIFIC RAILROAD; THENCE SOUTH 18D10'54" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 2119.40 FEET; THENCE SOUTH 88D10'30" WEST 472.54 FEET TO THE POINT OF BEGINNING. CONTAINING 379,200 SQUARE FEET OR 8.705 ACRES, MORE OR LESS. MORE PARTICULARLY DESCRIBED AS FOLLOWS: NORTH PARCEL: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 89D26'31" WEST 33.80 FEET ALONG THE QUARTER SECTION LINE AND SOUTHERLY LINE OF SAID ENTIRE TRACT TO AN EXISTING UDOT RIGHT OF WAY MONUMENT MARKING THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY INTERSTATE 15; THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: 1) NORTH 00D13'52" EAST 526.04 FEET TO AN EXISTING UDOT RIGHT OF WAY MARKER AND POINT OF NON TANGENCY WITH A 5849.58 FOOT RADIUS CURVE TO THE LEFT, CONCAVE WESTERLY (RADIUS POINT BEARS NORTH 89D48'16" WEST); THENCE NORTHERLY 1514.47 FEET ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 14D50'02" (CHORD BEARS NORTH 07D13'17" WEST 1510.24 FEET) TO THE WESTERLY RIGHT OF WAY LINE OF THE CENTRAL PACIFIC RAILROAD; THENCE SOUTH 18D11'00" EAST 2,009.05 FEET ALONG SAID WESTERLY RIGHT OF WAY; THENCE NORTH 89D18'19" WEST 166.43 FEET TO A POINT OF TANGENCY WITH A 270.00 FOOT RADIUS CURVE TO THE LEFT CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY 264.55 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56D08'25" (CHORD BEARS SOUTH 62D37'29" WEST 254.10 FEET) TO THE QUARTER SECTION LINE; THENCE SOUTH 88D10'21" WEST 13.38 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING. CONTAINS 341,743 SQ.FT. OR 7,845 ACRES, MORE OR LESS. SOUTH PARCEL: BEGINNING

AT A POINT ON THE QUARTER SECTIONLINE AND SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH IS 125.28 FEET NORTH 88D10'21" EAST ALONG THE QUARTER SECTIONLINE FROM THE WEST QUARTER CORNER OF SAID SECTION 25; SAID POINT BEING A POINT OF NON TANGENCY WITH A 200.00 FOOT RADIUS CURVE TO THE RIGHT CONCAVE SOUTHERLY (RADIUS POINT BEARS SOUTH 33D32'05" EAST); THENCE EASTERLY 119.48 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34D13'46" EAST 117.71 FEET); THENCE SOUTH 89D18'19" EAST 193.69 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE CENTRAL PACIFIC RAILROAD; THENCE SOUTH 18D11'00" EAST 22.02 FEET ALONG SAID WESTERLY RIGHT OF WAY TO THE QUARTER SECTION LINE; THENCE SOUTH 88D10'21" WEST 313.62 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING. CONTAINS 7,366 SQ. FT. OR 0.169 ACRES, MORE OR LESS.

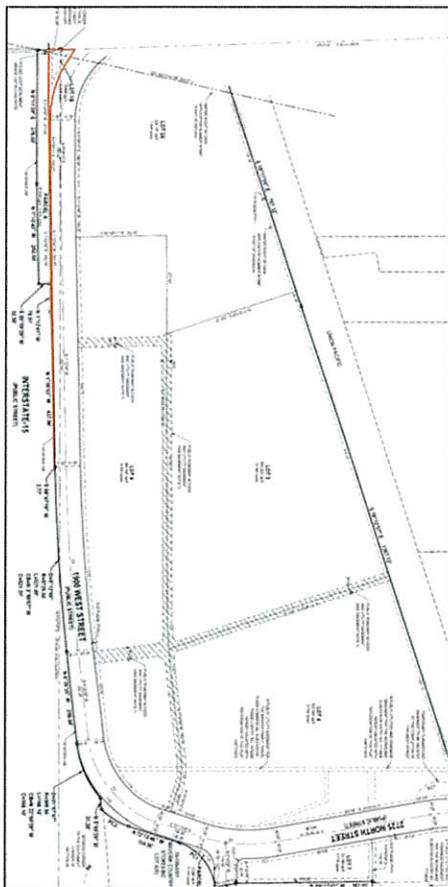


- **Exhibit B – Legal description and map of the Pleasant View Parcel located in Farr West**

**Lot 1B**

Beginning at the West Corner of said Section 25, said corner being on the Farr West and Pleasant View City boundary line; and running thence North 88°11'18" East 42.02 feet along said city boundary line to the Northwesterly Right-of-Way line of 1900 West Street; thence Southerly 215.58 feet along the arc of a 315.00 feet radius curve to the left (center bears South 50°38'06" East and the chord bears South 19°45'34" West 211.39 feet with a central angle of 39°12'41"); thence along said Right-of-Way line the following three (3) courses:  
 (1) South 00°09'13" West 185.27 feet;  
 (2) South 01°12'44" East 793.47 feet;  
 (3) South 88°47'19" West 2.77 feet;  
 thence North 01°30'03" West 437.96 feet;  
 thence North 01°12'41" West 78.51 feet;  
 thence North 01°02'55" West 282.59 feet;  
 thence North 00°04'05" East 377.09 feet;  
 thence North 89°29'41" East 33.80 feet to the point of beginning.

Contains 9,499 square feet or 0.218 acres



- **Exhibit C – Legal description and map of property within Farr West City to be serviced by Pleasant View City sewer.**

**Pleasant View Sewer Service Area**

Beginning at a point on the Easterly Right-of-Way line of Interstate 15, said point being North 89°19'54" East 25.33 feet along the section line and North 898.94 feet from the South Quarter Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian; and running

thence Northerly 545.39 feet along the arc of a 5,750.17 feet radius curve to the right (center bears North 83°19'59" East and the chord bears North 03°56'59" West 545.18 feet with a central angle of 05°26'04") along said Easterly Right-of-Way line;

thence North 01°12'44" West 793.47 feet;

thence North 00°09'13" East 185.27 feet;

thence Northerly 215.58 feet along the arc of a 315.00 feet radius curve to the right (center bears South 89°50'47" East and the chord bears North 19°45'34" East 211.39 feet with a central angle of 39°12'41");

thence North 88°11'18" East 397.58 feet;

thence South 18°11'05" East 730.34 feet;

thence South 18°12'51" East 845.07 feet;

thence South 71°46'52" West 657.02 feet;

thence South 83°33'25" West 212.79 feet;

thence South 83°33'25" West 72.00 feet to the point of beginning.

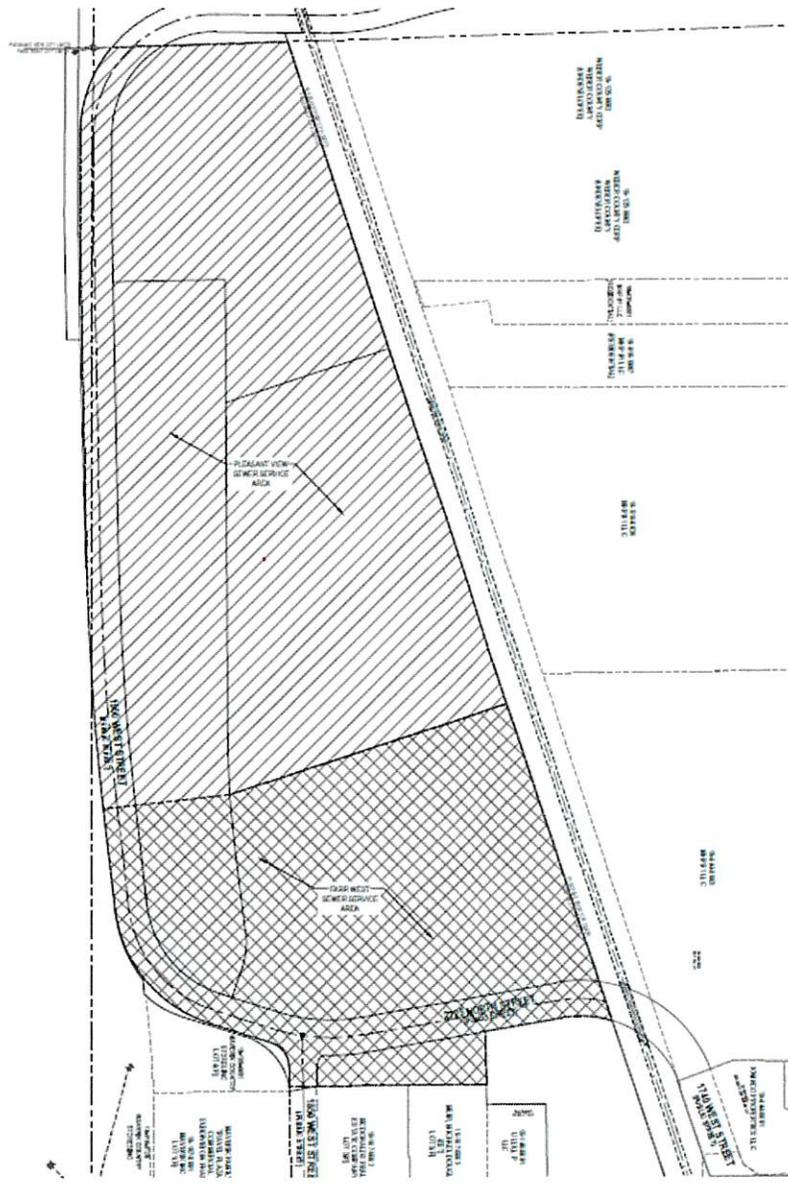
Contains 1,178,401 square feet or 27.052 acres

**Farr West Sewer Service Area**

Beginning at a point on the Easterly Right-of-Way line of Interstate 15, said point being North 89°19'54" East 25.33 feet along the section line and North 898.94 feet from the South Quarter Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian; and running

thence North 83°33'25" East 72.00 feet;  
thence North 83°33'25" East 212.79 feet;  
thence North 71°46'52" East 657.02 feet;  
thence South 18°12'57" East 567.10 feet;  
thence South 18°18'30" East 188.93 feet;  
thence Westerly 114.89 feet along the arc of a 235.00 feet radius curve to the left (center bears South 18°00'32" West and the chord bears North 85°59'48" West 113.75 feet with a central angle of 28°00'40");  
thence South 79°59'52" West 173.85 feet;  
thence South 00°40'06" East 118.78 feet;  
thence South 89°13'43" West 0.83 feet;  
thence South 89°13'43" West 378.62 feet;  
thence South 89°13'43" West 4.31 feet;  
thence South 89°08'24" West 60.69 feet;  
thence North 00°40'06" West 44.78 feet;  
thence Northwesterly 73.48 feet along the arc of a 58.00 feet radius curve to the left (center bears South 89°19'54" West and the chord bears North 36°57'47" West 68.67 feet with a central angle of 72°35'23");  
thence Westerly 8.55 feet along the arc of a 471.00 feet radius curve to the right (center bears North 16°44'31" East and the chord bears North 72°44'17" West 8.55 feet with a central angle of 01°02'24");  
thence North 72°13'05" West 136.28 feet;  
thence Northwesterly 351.29 feet along the arc of a 306.00 feet radius curve to the right (center bears North 17°46'55" East and the chord bears North 39°19'50" West 332.31 feet with a central angle of 65°46'30") to the Easterly Right-of-Way line of Interstate 15;  
thence North 06°26'35" West 228.38 feet along said Easterly Right-of-Way line to the point of beginning.

Contains 654,976 square feet or 15.036 acres



PROJECT NUMBER 12111	PRINT DATE 2005-06-20	<b>FARR WEST LANDING COMMERCIAL SUBDIVISION</b> 2725 NORTH 1850 WEST PLEASANT VIEW CITY, UTAH SEWER SERVICE AREA	 <b>ENSIGN</b> THE STANDARD IN ENGINEERING SANDY 45 W 10900 S, Suite 500 Sandy, UT 84270 Phone: 801.226.0029 WWW.ENSIGNCO.COM
PROJECT MANAGER S.L.	DESIGNED BY S.L.		

1 OF 1

## Exhibit D – Farr West and Pleasant View Storm Water Service Areas

### Farr West Service Area

Beginning at a point being South 00°01'15" West 1,989.75 feet along the section line and East 51.47 feet from the West Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian; and running

thence North 76°53'56" East 72.04 feet;  
thence Southeasterly 164.62 feet along the arc of a 236.00 foot radius curve to the left (center bears North 74°58'30" East and the chord bears South 35°00'28" East 161.30 feet with a central angle of 39°57'56");  
thence North 80°34'50" East 93.86 feet;  
thence North 17°46'55" East 38.46 feet;  
thence Northeasterly 29.35 feet along the arc of a 138.90 foot radius curve to the left (center bears North 74°03'22" West and the chord bears North 9°53'25" East 29.30 feet with a central angle of 12°06'26");  
thence South 74°30'10" East 28.37 feet;  
thence South 82°53'03" East 10.32 feet;  
thence South 7°03'50" West 59.11 feet;  
thence South 18°43'16" West 34.57 feet;  
thence South 29°52'30" East 32.47 feet;  
thence South 72°13'05" East 52.06 feet;  
thence Southeasterly 180.15 feet along the arc of a 392.81 foot radius curve to the left (center bears North 17°44'23" East and the chord bears South 85°23'56" East 178.57 feet with a central angle of 26°16'38");  
thence North 79°59'45" East 99.26 feet;  
thence North 44°04'02" East 35.91 feet;  
thence North 88°26'46" East 48.63 feet;  
thence South 50°26'34" East 21.28 feet;  
thence South 89°57'41" East 41.49 feet;  
thence North 79°59'52" East 221.87 feet;  
thence Northeasterly 98.50 feet along the arc of a 310.21 foot radius curve to the right (center bears South 10°04'17" East and the chord bears North 89°01'31" East 98.09 feet with a central angle of 18°11'36");  
thence South 18°19'57" East 93.12 feet;  
thence Northwesterly 114.89 feet along the arc of a 235.00 foot radius curve to the left (center bears South 18°00'32" West and the chord bears North 85°59'48" West 113.75 feet with a central angle of 28°00'40");  
thence South 79°59'52" West 173.85 feet;  
thence South 0°40'06" East 118.78 feet;  
thence South 89°13'43" West 383.76 feet;  
thence South 89°08'24" West 60.69 feet;  
thence North 0°40'06" West 44.78 feet;

thence Northwesterly 73.48 feet along the arc of a 58.00 foot radius curve to the left (center bears South 89°19'54" West and the chord bears North 36°57'47" West 68.67 feet with a central angle of 72°35'23");

thence Northwesterly 8.55 feet along the arc of a 471.00 foot radius curve to the right (center bears North 16°44'31" East and the chord bears North 72°44'17" West 8.55 feet with a central angle of 1°02'24");

thence North 72°13'05" West 136.28 feet;

thence Northwesterly 307.77 feet along the arc of a 306.00 foot radius curve to the right (center bears North 17°46'55" East and the chord bears North 43°24'18" West 294.96 feet with a central angle of 57°37'35") to the point of beginning.

Contains 142,368 Square Feet or 3.268 Acres

### **Pleasant View Service Area**

Beginning the West Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian; and running

thence North 88°11'18" East 439.60 feet;

thence South 18°11'05" East 730.34 feet;

thence South 18°12'51" East 845.07 feet;

thence South 18°11'26" East 567.10 feet;

thence South 18°26'05" East 95.68 feet;

thence Southwesterly 98.46 feet along the arc of a 313.33 foot radius curve to the left (center bears South 7°57'12" West and the chord bears South 88°57'05" West 98.05 feet with a central angle of 18°00'14");

thence South 79°59'52" West 221.87 feet;

thence North 89°57'41" West 41.49 feet;

thence North 50°26'34" West 21.28 feet;

thence South 88°26'46" West 48.63 feet;

thence South 44°04'02" West 35.91 feet;

thence South 79°59'45" West 99.26 feet;

thence Northwesterly 180.15 feet along the arc of a 392.81 foot radius curve to the right (center bears North 8°32'14" West and the chord bears North 85°23'56" West 178.57 feet with a central angle of 26°16'38");

thence North 72°13'05" West 52.06 feet;

thence North 29°52'30" West 32.47 feet;

thence North 18°43'16" East 34.57 feet;

thence North 7°03'50" East 59.11 feet;

thence North 82°53'03" West 10.32 feet;

thence North 74°30'10" West 28.37 feet;

thence Southwesterly 29.35 feet along the arc of a 138.90 foot radius curve to the right (center bears North 86°09'48" West and the chord bears South 9°53'25" West 29.30 feet with a central angle of 12°06'26");

thence South 17°46'55" West 38.46 feet;

thence South 80°34'50" West 93.86 feet;

thence Northwesterly 164.62 feet along the arc of a 236.00 foot radius curve to the right (center bears North 35°00'34" East and the chord bears North 35°00'28" West 161.30 feet with a central angle of 39°57'56");

thence South 76°53'56" West 72.04 feet;

thence Northwesterly 43.52 feet along the arc of a 306.00 foot radius curve to the right (center bears North 75°24'30" East and the chord bears North 10°31'03" West 43.48 feet with a central angle of 8°08'55");

thence North 6°26'35" West 252.28 feet;

thence Northwesterly 521.49 feet along the arc of a 5,729.00 foot radius curve to the right (center bears North 83°33'25" East and the chord bears North 3°50'07" West 521.31 feet with a central angle of 5°12'55");

thence North 1°45'49" West 516.49 feet;

thence North 1°02'55" West 282.59 feet;

thence North 0°04'05" East 377.09 feet;

thence North 89°29'41" East 33.80 feet to the point of beginning.

Contains 1,699,613 Square Feet or 39.018 Acres



ATTACHMENT E

**Exhibit G**  
**Cost Sharing Schedule**  
 Farr West Landing Subdivision  
 Project Location: 1740 W/ 2725 N / 1900 W / 2775 N  
 February 10, 2026

Item	Description	Master Planned Improvements			WACOG Eligible Improvements			Developer Improvements in Farr West City			Developer Improvements in Pleasant View City 2775 N / 1900 W, and 2775 N & 1740 W Utilities			UDOT Improvements (2700 N/SR 134)			
		Quantity <sup>2</sup>	Unit	Unit Price	Total Amount	Quantity <sup>2</sup>	Unit	Total Amount	Quantity	Unit	Total Amount	Quantity	Unit	Total Amount	Quantity <sup>2</sup>	Unit	Total Amount
~ Construction ~																	
<b>Roadway &amp; Site</b>																	
1	Clear and grub for new roadway	42,816	s.y.	\$ 23.00	\$ 984,772	20,480	s.y.	\$ 471,047.16	19,359	s.y.	\$ 445,256.23	2,977	s.y.	\$ 68,468.44		s.y.	\$ -
2	Excavation	3,685	c.y.	6.50	23,953	2,843	c.y.	18,479.50	42	c.y.	273.00	800	c.y.	5,200.00		c.y.	-
3	Embankment	50,747	c.y.	16.27	825,392	24,184	c.y.	393,345.03	24,363	c.y.	396,264.20	2,200	c.y.	35,783.00		c.y.	-
4	Furnish and install granular borrow <sup>1</sup>	44,886	ton	18.65	837,120	18,803	ton	350,674.64	23,563	ton	439,443.01	2,520	ton	47,002.03		ton	-
5	Furnish and install untreated base course (under pvmt only) <sup>1</sup>	13,864	ton	26.00	360,472	5,906	ton	153,560.27	7,200	ton	187,198.09	758	ton	19,713.33		ton	-
6	Furnish and install HMA <sup>1</sup>	13,010	ton	102.00	1,327,055	5,519	ton	562,910.21	6,778	ton	691,341.92	714	ton	72,803.37		ton	-
7	Mill and overlay 2" HMA	1,136	s.y.	24.00	27,256	1,136	s.y.	27,256.00	-	s.y.	-	-	s.y.	-		s.y.	-
8	Furnish and install curb and gutter	10,742	l.f.	30.00	322,260	3,637	l.f.	109,110.00	6,425	l.f.	192,750.00	680	l.f.	20,400.00		l.f.	-
9	Furnish and install 4" concrete sidewalk/flatwork	22,783	s.f.	9.85	224,413	-	s.f.	-	22,783	s.f.	224,412.55	-	s.f.	-		s.f.	-
10	Furnish and install 6" concrete sidewalk/flatwork	20,001	s.f.	11.15	223,011	18,122	s.f.	202,060.30	-	s.f.	-	1,879	s.f.	20,950.85		s.f.	-
11	Furnish and install 7" concrete flatwork (comm dwy)	659	s.f.	12.25	8,073	169	s.f.	2,070.25	490	s.f.	6,002.50	-	s.f.	-		s.f.	-
12	Furnish and install ADA ramp	19	ea.	1,250.00	23,750	6	ea.	7,500.00	13	ea.	16,250.00	-	ea.	-		ea.	-
13	Raise manhole to grade with concrete collar	39	ea.	1,050.00	40,950	8	ea.	8,400.00	29	ea.	30,450.00	2	ea.	2,100.00		ea.	-
14	Raise water valve box to grade with concrete collar	47	ea.	775.00	36,425	11	ea.	8,525.00	31	ea.	24,025.00	5	ea.	3,875.00		ea.	-
15	Place seal coat	31,636	s.y.	4.00	126,544	13,341	s.y.	53,364.00	16,552	s.y.	66,208.00	1,743	s.y.	6,972.00		s.y.	-
16	Furnish and install striping and messages	5	units	8,000.00	40,000	3	units	24,000.00	1.0	units	8,000.00	1.0	units	8,000.00		units	-
17	Furnish and install street signs	19	ea.	1,450.00	27,550	5	ea.	7,250.00	13	ea.	18,850.00	1	ea.	1,450.00		ea.	-
18	Furnish and install street lights	12	ea.	8,600.00	103,200	3	ea.	25,800.00	8	ea.	68,800.00	1	ea.	8,600.00		ea.	-
19	Furnish and install 2" electrical conduit (street light)	3,952	l.f.	26.00	102,752	1,200	l.f.	31,200.00	2,752	l.f.	71,552.00	-	l.f.	-		l.f.	-
20	Furnish and install splice and/or junction boxes (street light)	20	ea.	1,450.00	29,000	6	ea.	8,700.00	12	ea.	17,400.00	2	ea.	2,900.00		ea.	-
21	Canal Crossing Structure North (12'x7' box culvert)	1	l.s.	493,700.00	493,700	1	l.s.	493,700.00	-	l.s.	-	-	l.s.	-		l.s.	-
22	Canal Crossing Structure South (12'x5.5' box culvert)	1	l.s.	445,000.00	445,000	1	l.s.	445,000.00	-	l.s.	-	-	l.s.	-		l.s.	-
23	Furnish and install 6' non-climbable fence (includes gates)	7,260	l.f.	30.00	217,800	140	l.f.	4,200.00	4,220	l.f.	126,600.00	2,900	l.f.	87,000.00		l.f.	-
24	Construct street monument	2	ea.	750.00	1,500	1	ea.	750.00	1	ea.	750.00		ea.	-		ea.	-
25	6' Concrete panel/retaining wall at MHP	125	l.f.	200.00	25,000	125	l.f.	25,000.00	-	l.f.	-	-	l.f.	-		l.f.	-
26	Granular Borrow (2700) <sup>1</sup>	560	ton	18.00	10,080	-	ton	-	-	ton	-	-	ton	-	560	ton	10,080.00
27	Base Course (2700) <sup>1</sup>	190	ton	24.00	4,560	-	ton	-	-	ton	-	-	ton	-	190	ton	4,560.00
28	Striping Changes (2700)	1	l.s.	54,000.00	54,000	-	l.s.	-	-	l.s.	-	-	l.s.	-	1	l.s.	54,000.00
26	Fine Grading (2700)	6,250	s.f.	0.55	3,437.50	-	s.f.	-	-	s.f.	-	-	s.f.	-	6,250	s.f.	3,437.50
27	Asphalt Patching (2700)	1	l.s.	44,993.00	44,993	-	l.s.	-	-	l.s.	-	-	l.s.	-	1	l.s.	44,993.00
28	Site Concrete (2700)	1	l.s.	37,850.00	37,850	-	l.s.	-	-	l.s.	-	-	l.s.	-	1	l.s.	37,850.00
29	Crosswalks (2700) (4x remote ped button on pole)	1	l.s.	121,000.00	121,000	-	l.s.	-	-	l.s.	-	-	l.s.	-	1	l.s.	121,000.00

		Master Planned Improvements				WACOG Eligible Improvements			Developer Improvements in Farr West City			Developer Improvements in Pleasant View City 2775 N / 1900 W, and 2775 N & 1740 W Utilities			UDOT Improvements (2700 N/SR 134)			
Item	Description	Quantity <sup>2</sup>	Unit	Unit Price	Total Amount	Quantity <sup>2</sup>	Unit	Total Amount	Quantity	Unit	Total Amount	Quantity	Unit	Total Amount	Quantity <sup>2</sup>	Unit	Total Amount	
<b>Storm Drain</b>																		
1	Furnish and install 15" RCP	2,466	l.f.	64.00	157,824	1,050	l.f.	\$ 67,200.00	1,362	l.f.	87,168.00	54	l.f.	3,456.00		l.f.	-	
2	Furnish and install 18" RCP	1,341	l.f.	71.00	95,211	-	l.f.	-	1,341	l.f.	95,211.00	-	l.f.	-		l.f.	-	
3	Furnish and install 24" RCP	656	l.f.	92.00	60,352	-	l.f.	-	484	l.f.	44,528.00	172	l.f.	15,824.00		l.f.	-	
4	Furnish and install 30" RCP	909	l.f.	116.00	105,444	-	l.f.	-	-	l.f.	-	909	l.f.	105,444.00		l.f.	-	
5	Furnish and install curb inlet	20	ea.	4,100.00	82,000	8	ea.	32,800.00	11	ea.	45,100.00	1	ea.	4,100.00		ea.	-	
6	Furnish and install combo box	15	ea.	7,650.00	114,750	2	ea.	15,300.00	12	ea.	91,800.00	1	ea.	7,650.00		ea.	-	
7	Furnish and install 5' diameter manhole	13	ea.	8,750.00	113,750	4	ea.	35,000.00	4	ea.	35,000.00	5	ea.	43,750.00		ea.	-	
8	Remove manhole and replace with catch basin	1	ea.	7,600.00	7,600	-	ea.	-	1	ea.	7,600.00	-	ea.	-		ea.	-	
9	Remove catch basin and replace with manhole	2	ea.	8,750.00	17,500	2	ea.	17,500.00	-	ea.	-	-	ea.	-		ea.	-	
10	Import trench backfill <sup>1</sup>	2,171	ton	17.55	38,094	92	ton	1,622.28	1,848	ton	32,440.47	230	ton	4,030.88		ton	-	
11	Furnish and install treatment manhole (Farr West)	1	ea.	48,962.00	48,962	-	ea.	-	1	ea.	48,962.00	-	ea.	-		ea.	-	
12	Furnish and install treatment manhole (Weber County)	1	ea.	27,450.00	27,450	1	ea.	27,450.00	-	ea.	-	-	ea.	-		ea.	-	
13	Furnish and install treatment manhole (Woodsonia Ave.)	100	units	360.00	36,000	14	units	5,040.00	78	units	28,080.00	8	units	2,880.00		units	-	
14	Detention Pond (includes control structure and spillway)	100	units	1,510.00	151,000	14	units	21,140.00	78	units	117,780.00	8	units	12,080.00		units	-	
				<b>CONSTRUCTION</b>	<b>Subtotal = \$ 8,208,804</b>			<b>Subtotal = \$ 3,656,955</b>			<b>Subtotal = \$ 3,665,496</b>			<b>Subtotal = \$ 610,433</b>			<b>Subtotal = \$ 275,921</b>	
<b>~ Maintenance of Traffic (MOT) ~</b>																		
1	Provide traffic control	2	units	\$ 9,460.00	\$ 18,920	1	units	\$ 9,460.00	1	units	\$ 9,460.00	-	units	\$ -		units	\$ -	
2	Provide traffic control (UDOT)	1	units	11,165.00	11,165	-	units	-	-	units	-	-	units	-		1	units	11,165.00
				<b>MAINTENANCE OF TRAFFIC</b>	<b>Subtotal = \$ 30,085</b>			<b>Subtotal = \$ 9,460</b>			<b>Subtotal = \$ 9,460</b>			<b>Subtotal = \$ -</b>			<b>Subtotal = \$ 11,165</b>	
<b>~ Mobilization ~</b>																		
1	Mobilization	10	units	\$ 11,250.00	\$ 112,500	4.5	units	\$ 50,625.00	4.5	units	\$ 50,625	1.0	units	\$ 11,250		units	\$ -	
2	Prepare and implement SWPPP	10	units	8,450.00	84,500	4.5	units	38,025.00	4.5	units	38,025.00	1.0	units	8,450.00		units	-	
3	Provide trench safety measures	3	units	7,640.00	22,920	1.0	units	7,640.00	1.0	units	7,640.00	1.0	units	7,640.00		units	-	
4	Pothole utility in advance	25	ea.	750.00	18,750	10	ea.	7,500.00	15	ea.	11,250.00	-	ea.	-		ea.	-	
				<b>MOBILIZATION</b>	<b>Subtotal = \$ 238,670</b>			<b>Subtotal = \$ 103,790</b>			<b>Subtotal = \$ 107,540</b>			<b>Subtotal = \$ 27,340</b>			<b>Subtotal = \$ -</b>	
				<b>ROADWAY CONSTRUCTION</b>	<b>SUBTOTAL = \$ 8,477,559</b>			<b>SUBTOTAL = \$ 3,770,205</b>			<b>SUBTOTAL = \$ 3,782,496</b>			<b>SUBTOTAL = \$ 637,773</b>			<b>SUBTOTAL = \$ 287,086</b>	
<b>~ Utilities ~</b>																		
<b>Sanitary Sewer</b>																		
1	Furnish and install 6" sewer line	304	l.f.	\$ 49.00	\$ 14,896				304	l.f.	\$ 14,896	-	l.f.	\$ -				
2	Furnish and install 8" sewer line	363	l.f.	51.00	18,513				363	l.f.	18,513.00	-	l.f.	-				
3	Furnish and install 10" sewer line	2,104	l.f.	66.00	138,864				1,629	l.f.	107,514.00	475	l.f.	31,350.00				
4	Furnish and install 4' diameter manhole	10	ea.	7,750.00	77,500				10	ea.	77,500.00	-	ea.	-				
5	Furnish and install 5' diameter manhole	4	ea.	8,750.00	35,000				3	ea.	26,250.00	1	ea.	8,750.00				
6	Construct new 5' diameter manhole on exist. sewer line	2	ea.	8,750.00	17,500				1	ea.	8,750.00	1	ea.	8,750.00				
7	Import backfill	3,283	ton	17.55	57,623				2,996	ton	52,584.71	287	ton	5,038.61				
8	Western Drain crossing	1	ea.	24,000.00	24,000				-	ea.	-	1	ea.	24,000.00				

		Master Planned Improvements				WACOG Eligible Improvements			Developer Improvements in Farr West City			Developer Improvements in Pleasant View City 2775 N / 1900 W, and 2775 N & 1740 W Utilities			UDOT Improvements (2700 N/SR 134)					
Item	Description	Quantity <sup>2</sup>	Unit	Unit Price	Total Amount	Quantity <sup>2</sup>	Unit	Total Amount	Quantity	Unit	Total Amount	Quantity	Unit	Total Amount	Quantity <sup>2</sup>	Unit	Total Amount			
<b>Culinary Water (Bona Vista)</b>																				
1	Furnish and install 10" PVC waterline	5,266	l.f.	\$ 72.00	\$ 379,152				3,208	l.f.	\$ 230,976.00	2,058	l.f.	\$ 148,176.00						
2	Furnish and install 8" PVC waterline	680	ea.	58.00	39,440				560	ea.	32,480.00	120	ea.	6,960.00						
3	Furnish and install 10" gate valve	12	ea.	5,250.00	63,000				6	ea.	31,500.00	6	ea.	31,500.00						
4	Furnish and install 8" gate valve	15	ea.	3,500.00	52,500				13	ea.	45,500.00	2	ea.	7,000.00						
5	Furnish and install fire hydrant assembly	10	ea.	8,118.00	81,180				6	ea.	48,708.00	4	ea.	32,472.00						
6	Furnish and install air/vac assembly	5	ea.	8,650.00	43,250				2	ea.	17,300.00	3	ea.	25,950.00						
7	Connect new waterline to existing waterline	3	ea.	4,500.00	13,500				1	ea.	4,500.00	2	ea.	9,000.00						
8	Import backfill	2,587	ton	17.55	45,393				1,639	ton	28,765.85	947	ton	16,627.40						
<b>Irrigation (Union Ditch)</b>																				
1	Furnish and install 30" RCP	460	l.f.	\$ 112.00	\$ 51,520				460	l.f.	\$ 51,520.00	-	l.f.	\$ -						
2	Construct new 5' diameter manhole on existing pipe	1	ea.	6,260.00	6,260				1	ea.	6,260.00	-	ea.	-						
3	Construct new 5' diameter manhole	1	ea.	6,260.00	6,260				1	ea.	6,260.00	-	ea.	-						
4	Construct new diversion/turnout structure	1	ea.	12,650.00	12,650				1	ea.	12,650.00	-	ea.	-						
<b>Secondary Water (Private)</b>																				
1	Furnish and install 6" secondary waterline	2,781	l.f.	\$ 47.50	\$ 132,098				1,760	l.f.	\$ 83,600.00	1,021	l.f.	\$ 48,497.50						
2	Furnish and install 4" secondary waterline	1,157	l.f.	42.00	48,594				1,157	l.f.	48,594.00	-	l.f.	-						
3	Furnish and install 6" gate valve	3	ea.	3,000.00	9,000				2	ea.	6,000.00	1	ea.	3,000.00						
4	Furnish and install 4" gate valve	5	ea.	2,700.00	13,500				5	ea.	13,500.00	-	ea.	-						
5	Furnish and install 2" service	1	ea.	12,650.00	12,650				1	ea.	12,650.00	-	ea.	-						
6	Furnish and install 1.5" service	4	ea.	8,600.00	34,400				4	ea.	34,400.00	-	ea.	-						
7	Furnish and install secondary water blowoff	1	ea.	2,760.00	2,760				1	ea.	2,760.00	-	ea.	-						
8	Secondary water storage pond	8	units	20,000.00	160,000				7	units	140,000.00	1	units	20,000.00						
9	Secondary water pump station, intake, etc.	8	units	35,000.00	280,000				7	units	245,000.00	1	units	35,000.00						
<b>Dry Utilities</b>																				
1	Furnish and install 6" electrical conduit	3,806	l.f.	\$ 26.00	\$ 98,956				3,100	l.f.	\$ 80,600.00	706	l.f.	\$ 18,356.00						
2	Furnish and install transformer pads	4	ea.	6,500.00	26,000				2	ea.	13,000.00	2	ea.	13,000.00						
3	Furnish and install 4 x 2" telecommunication conduit bank	3,806	l.f.	19.50	74,217				3,100	l.f.	60,450.00	706	l.f.	13,767.00						
				<b>UTILITIES</b>	<b>Subtotal =</b>	<b>\$ 2,070,176</b>					<b>Subtotal =</b>	<b>\$ 1,562,982</b>	<b>Subtotal =</b>	<b>\$ 507,195</b>						
<b>PROJECT TOTAL =</b>					<b>\$ 10,547,735</b>	<b>TOTAL =</b>			<b>\$ 3,770,205</b>	<b>TOTAL =</b>			<b>\$ 5,345,478</b>	<b>TOTAL =</b>			<b>\$ 1,144,967</b>	<b>TOTAL =</b>		<b>\$ 287,086</b>

Notes:

<sup>1</sup> Truck weight tickets are required for payment.

<sup>2</sup> Quantities provided are estimated; final quantities as measured upon completion.