MIDVALE CITY, UTAH
RESOLUTION 2013-R-39

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A
DEVELOPMENT AGREEMENT BETWEEN
MIDVALE CITY CORPORATION AND CANYON CROSSING AT
RIVERWALK, LLC FOR THE CANYON CROSSING AT RIVERWALK
RESIDENTIAL PROJECT

WHEREAS, pursuant to Section 10-9a-102 (2) of the Utah State Code, the City
is authorized as follows: "To accomplish the purposes of this chapter, municipalities may
enact all ordinances, resolutions, and rules and may enter into other forms of land use
controls and development agreements that they consider necessary or appropriate for the
use and development of land within the municipality, including ordinances, resolutions,
rules, restrictive covenants, easements, and development agreements governing uses,
density, open spaces, structures, buildings, energy efficiency, light and air, air quality,
transportation and public or alternative transportation, infrastructure, street and building
orientation and width requirements, public facilities, and height and location of
vegetation, trees, and landscaping, unless expressly prohibited by law"; and

WHEREAS, due to the unique circumstances involved in the development of the
Bingham Junction property, as a former Superfund Site, the City has found it necessary
and beneficial to the Property Owners, Developer and the City to enter into a
Development Agreement detailing improvements to be installed by all parties, time
frames in which they must be completed, and limits to the cost of those improvements;
and

WHEREAS, all parties have negotiated such agreement, and, as of the date of
this Resolution, agree to enter into said agreement; and

WHEREAS, the City Council has thoroughly reviewed said Development
Agreement and agrees that entering into such agreement will help to further the
development of the Bingham Junction Master Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
MIDVALE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. The Midvale City Council has thoroughly reviewed the attached
Development Agreement between Midvale City Corporation and Canyon Crossing at
Riverwalk, LLC.

Section 2. The Midvale City Council, through its understanding of the
development challenges associated with the development of the Bingham Junction
property, believe it is in the best interest of the Developer and the City to enter into such agreement.

Section 3. The Midvale City Council on this date does hereby authorize the Mayor to enter into the attached agreement on behalf of the City.

PASSED AND APPROVED this 27th day of August, 2013.

JoAnn B. Seghini, Mayor

ATTEST:

Rori Andreason, MMC
City Recorder

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<tr>
<th>Voting by City Council</th>
<th>“Aye”</th>
<th>“Nay”</th>
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<td>Colleen Costello</td>
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