**Change Summary**

The items below are change requests to the original development agreement between Weber County, UTAH and Levanta LLC and Las Americas Resources LLC Dated December 15,2020. All items not addressed are to remain the same. The items crossed out in red are proposed items to be removed. Text in blue is content to be added/replaced.

**2.4** **Developer**. “Developer” means ~~Lavanta L.L.C. and Las Americas Resources L.L.C.~~ Eden Storage, LLC, or any of their Assignees as provided in Section 11 of this agreement.

**7. Development Standards**

**7.2** **Fair Share Intersection Improvements.**  ~~– The Developer shall provide their roughly proportionate share of the cost of improvements to the intersection of Highway 162 and Clark Lane. When required by the County Engineer, a detailed study shall be provided by the Developer that establishes a traffic demand threshold that will trigger the need to improve the intersection, and will establish what the developer’s roughly proportionate share of traffic demand is. This share shall equal the Developer’s share of the cost of improving the intersection.~~ The Developer shall pay the roadway impact fee in lieu of the “Fair Share Intersection Improvement.

**7.3 Improvements of Clark Lane**. The Developer shall be responsible for installing curb, gutter, and a 10-foot wide sidewalk in the public right-of-way along the Developer’s property frontage of Clark Lane at the time of development. At the time of subdivision of the property, the Developer agrees to dedicate the future extension of Clark Lane (2650 N Street) to Weber County. Weber County agrees that this extension will not be of a width greater than is reasonably necessary given the current right-of-way width and alignment where it stubs the property. The Developer agrees that the dedication will extend from the current western end of the County’s ownership, westward until it stubs the adjacent parcel.

**7.13 Solid waste and refuse.** ~~At least on 6-yard or larger dumpster shall be placed onsite in a permanent location. The dumpster location shall be completely hidden from view when viewed from adjoining properties and streets. The use of an eight foot masonry wall, buildings, or both, may be employed to provide three sides of the dumpsters enclosure. The fourth side shall have a solid metal gate(s).~~ No Dumpster to be installed.

**7.14** **Art and Culture Contribution**. Ask Charlie background

**7.18** **Architectural standards.** The Developer agrees that the buildings will be designed to resemble historic barns typical for the area. The buildings shall offer a reasonable amount of agrarian stylistic detail as generally illustrated in Attachment C(see updated attachment C): Design and Materials Palette. The Developer further agrees as follows:

**7.18.1. Roof Materials**. The roofs of the buildings will be of non-reflective material ~~that can develop a natural patina over time~~.

**7.18.2. Sheer wall Massing.** The buildings will be designed in a manner that wall plains will be broken every ~~50 feet~~ 100 feet, both vertically and horizontally.

7.18.3. Roof Pitches. The center gable of the barn shall be of a pitch no less than ~~4:12~~ 2:12.

**10.2 - Rezone reversion** – remove this item

Attachment A – Revised Site Plan to replace old one

Attachment B – Materials and concept

Attachment C – replace new metes and bounds description and site plan for entire property to be rezoned commercial