

Subject Area	Item Nur	Item	Public Commitment Detail	Supporting Evidence	Meeting	Timestamp	Proposed for	Original Plan	New Plan	Modification	Notes
							Included Condition in Site Plan				
PLAT				1:36:27) "these commitments were made on the front end of this project... we stand by them in our proposal to you tonight. We are supportive of our plan but request that as we move forward if you're willing to approve us tonight that we make sure that we do this in a way that there will be no question that these commitments will be obligations, and that through this process there is no chance that this will ever be up for question as to weather or not we can or cannot do this. We want to obligate ourselves to do this." - next slide overview plan on June 4th building layout (early), then go on to talk about planning commission feedback and community meetings with neighbors that were outside of this immediate neighborhood, and we tried to take that feedback and pull it in again. *Nate Ship (Council Nov 17 2:02:10) "our proposal to you tonight, is for the PUD10 as it's laid							
	1	Qty Twin Homes	Ordinance Ammendment "A" - Page 13	tonight, is for the PUD10 as it's laid	City Council	See Supporting Evidence	✓	30		30	●
				*Nate Ship (Council Nov 17 2:02:10) "our proposal to you tonight, is for the PUD10 as it's laid out now, with all the commitments we have made all along the way, to our neighbors and to you and the rest of the public."							
	2	Qty Front Loaded Townhomes	Ordinance Ammendment "A" - Page 13	*October 13 CC (2:31:46) - Nate	City Council	See Supporting Evidence	✓	16		14	⚠
				*DAI closed the PC nov 5th with the following: (50:13) "creating a very specific plan, with very specific units placed in specific areas for specific reasons in a manner that will raise and complete a community that we should all be really excited about."							
	3	Qty Rear Loaded Townhomes	Ordinance Ammendment "A" - Page 13	should all be really excited about."	City Council	See Supporting Evidence	✓	50		52	⚠
	4	Location Front Loaded Townhomes	Ordinance Ammendment "A" - Page 12	Same as item 1	City Council	See Supporting Evidence	✓	Ordinance Ammendment "A" - Page 10	moved		⚠
	5	Location Rear Loaded Townhomes	Ordinance Ammendment "A" - Page 12	Same as item 1	City Council	See Supporting Evidence	✓	Ordinance Ammendment "A" - Page 10	moved		⚠

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Entry and Gated Access	6	No Community Roadway S/E Corner parallel to 700E	Ordinance Ammendment "A" - Page 12	Same as item 1	City Council	See Supporting Evidence	✓	Ordinance Ammendment "A" - Page 10	added roadway	⚠	What affect does this have on other elements? Parking, Walkways, etc.
	7	number of 3 bedroom units	Ordinance Ammendment "A" - Page 13	Same as item 1	City Council	See Supporting Evidence	✓	96	unknown	?	
	8	Entrance turnaround island with tree	Ordinance Ammendment "A" - Page 12	Same as item 1	City Council	See Supporting Evidence	✓	2 entry islands	unknown	?	
	9	Vehicle gate system details (speed, access type keypad, keyfob, RFID, etc.)	None	brought up by monica, dave and Daniel at PC meeting - didn't feel that 2cars was enough - discussed visitor entry delaying for others. CC nov 17 (1:47:32) Natt Shipp - presented as a change to address planning commission concerns on stacking	Planning Commission	Nov 17 2020 (1:48:16)	✓	unknown	unknown	?	
	10	8 vehicle stacking	Ordinance Ammendment "A" - Page 16	stacking	City Council	See Supporting Evidence	✓	8 car stacking	unknown	?	
Perimeter fences	11	80 ft to gate	City Council Public Presenatiion - Nov 17 2021	Ryan Hales	City Council	Nov 17 (1:43:25)	✓	80 Ft	unknown	?	
	12	Location of visitor Keypad	None other than 8 vehicle stacking and easy turnaround for those having trouble getting in to replicate Draper Heights setup	Traffic engineer discussed ease of turnaround if you are unsuccessful at the keypad (Ryan Hales City Council Nov 17 (1:44:25), how is this designed because that's empty space to gate. Effective vehicle stacking would be to the keypad if a visitor is having trouble as Ryan Hales indicated. Meeting with Joe Salisbury, Nov 12, 2021 (recording available)	City Council	Nov 17 (1:44:25)	✓	easy turnaround	unknown	?	
	13	2 Pedestian gate details (open, fob?)	none	Pedestrian gate - either open gate or keyfob entry - looking for city feedback; All gates along 700E, no other gates on property	Private Meeting Joe Salisbury (recording available)	Nov 12 2020(20:08.23)	✓	2 pedestrian gates next to vehicle gates	unknown	?	
	14	North, West, South perimeter fence - 8 ft RhinoRock or precast stone	Ordinance Ammendment "A" - Page 9	presentation	City Council	17-Nov	✓	N/S/W 8 ft rhino rock or precast stone fenze	unknown	?	
	15	East Fence only 3 rail fence along 700	Ordinance Ammendment "A" - Page 22	Nate Shipp CC Nov 17 (1:58:50) "As far as our commitment, we're showing here a perimeter fence... in addition to our intent along the east side would be to continue the 3 rail fence that was shown in some of the other renderings along the front of 700E" Titled "View from 700 East", Joe Salisbury stated (CC Nov 17 1:54:13)	City Council	Nov 17 (1:58:50)	✓	3 rail open fence	unknown	?	
Entry Monumentation	16	looking for details		"and so this is the idea and the concept and what it will REALLY look like. These renderings are actual renderings of what this will actually look like. And we're really proud to bring this to you."	City Council	17-Nov		unknown	unknown	?	

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Walking paths				Nate Shipp Nov 17 (2:26:14) "The walkway along 7th east would be public." CC Oct 13 (2:44:41) "well along 7th east there would be a an open sidewalk, I think we're open to discussion if you'd like us to gate it."							
	17	Private walking path along 700E on interior property	one single walking path parallel to 700E walkway accessible to public		City Council	Nov 17 (2:26:14)	✓	Single walkway parallel to public walkway would be accessible to public	unknown	?	will this need an easment established as part of site plan?
Parking	18	Walking paths in community	Ordinance Ammendment "A" - Page 30	presentation	City Council	17-Nov	✓	unknown cumalitive length of walkways	unknown	?	how will the new road affect the walking paths?
	19	377 Spaces	Ordinance Ammendment "A" - Page 15	presentation	City Council	17-Nov	✓	377	less	!	
	20	192 Garage Spaces	Ordinance Ammendment "A" - Page 15	presentation	City Council	17-Nov	✓	192	unknown	?	
	21	120 Driveway Spaces	Ordinance Ammendment "A" - Page 15	presentation	City Council	17-Nov	✓	120	unknown	?	
				Distribution of parking - Nathan Shipp (CC 11.17 1:46:48) "spread out through the property, not consolidated to one side or the other"							
	22	65 Guest parking spaces spread throughout the community	Ordinance Ammendment "A" - Page 15		City Council	11/20/2020 (1:46:48)	✓	65	unknown	?	
	23	20 ft driveways	20 Ft	Public presentation	City Council Private Meeting Joe Salisbury (recording available)	October 13 (2:47:01)	✓	20 ft	unknown	?	
	24	RV Parking - allowable locations	limited to twin homes, behind fence, inconspicuous, townhomes not allowed		Private Meeting Joe Salisbury (recording available)	Nov 12 2020(23:36.62)	✓	limited to twin homes with limitations	unknown	?	
	25	RV Parking Restrictions and stipulations	not allowed to store in garages or driveways while using visitor parking for other vehicles, not allowed in visitor parking		Private Meeting Joe Salisbury (recording available)	Nov 12 2020(23:36.62)	✓	Required parking locations	unknown	?	
Open Space	26	51.77% open space	Ordinance Ammendment "A" - Page 14	presentation	City Council	17-Nov	✓	51.77% open space	51.77% open space	●	
	27	Windmill design, height, location	Ordinance Ammendment "A" - Page 22	presentation	City Council	17-Nov	✓	unknown	unknown	?	
	28	Windmill stone wall height, material	Ordinance Ammendment "A" - Page 22	presentation	City Council	17-Nov	✓	unknown	unknown	?	
	29	Barn height, sq ft, materialsetc	Ordinance Ammendment "A" - Page 18	presentation	City Council	17-Nov	✓	unknown	unknown	?	
	30	Gathering area details needed	Ordinance Ammendment "A" - Page 24	presentation	City Council	17-Nov	✓	unknown	unknown	?	
Farmhouse Amenity				Joe Salisbury CC Nov 17 (1:56:00) "I've committed to building a playground, we didn't want to just do any old playground... so we're committed to installing a really fun active farm-themed playground for the residents of this community "							
	31	Playground details needed	Ordinance Ammendment "A" - Page 26		City Council	17-Nov	✓	unknown	unknown	?	
	32	Community Gardens - number, material, location, etc	Ordinance Ammendment "A" - Page 20	presentation		17-Nov	✓	unknown	unknown	?	
	33	Orchard preservation - number of trees, type of trees, pest control	Ordinance Ammendment "A" - Page 25	presentation		17-Nov	✓	24	unknown	?	
	34	Interior fence around gardens, material, type	Ordinance Ammendment "A" - Page 20	presentation	City Council	17-Nov	✓	unknown	unknown	?	
Farmhouse Architecture		building height, foundation grade, roof pitch, exterior color and material, etc.									
	35		Ordinance Ammendment "A" - Page 29	presentation	City Council	17-Nov	✓	unknown	unknown	?	

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View Corridor	36	Building articulation and ornamentation, brackets, lap siding, board and batten	Ordinance Ammendment "A" - Page 29	presentation	City Council/Planning commission	11/17/2020 CC; Nov 5 PC (47:03)	✓	unknown	unknown	?	
	37	Setback of buildings from Raod to fit parkstrip, walking path, flower garden, fence, front yard, porch	Ordinance Ammendment "A" - Page 29	You show in the below image (Ammendment) a porch, a garden, a walking path, and a parkstrip with shade trees between the unit and the road - what is the setback here required to fit these elements? Described in PC meeting (nov 5 46:23) as "a nice boardwalk which acts as a country cottage lane."	City Council/Planning commission	11/17/2020 CC; Nov 5 PC (46:23)	✓	community cottage lane	unknown	?	
	38	4 rail fence in front of porch with gates	Ordinance Ammendment "A" - Page 29	presentation	City Council	17-Nov	✓	unknown	unknown	?	
	39	Type of tree and placement in between windows of new and existing homes			Planning Commission	Nov-5 (24:02)	✓	unknown	unknown	?	How tall and wide will these trees grow
	40	Other view corridor items comitted to Farnsworth neighbors	unknown	unknown	Private meetings	unknown	✓	unknown	unknown	?	
HOA	41	CC&Rs detail					✓	unknown	unknown	?	
	42	HOA Garden and maintenance commitment	Presentation	1) Planning commission meeting nov 5DAI stated (42:03): "the HOA will back up that grow plot with good landscaping and maintenance if for some reason people didn't elect to garden, we would maintain it through the HOA" Further at CC nov 17 (1:51:48) Joe Salisbury in talking about the gardens not becoming eyesores - "One concern that has come a couple times is what if it becomes a really big weed patch? We'll have a really organized and active HOA that won't let that happen. There will be fees that will be assessed if people don't manage or maintain their boxes. And if it becomes a rampant issue we already have a backup plan that we will, as the HOA we will take over the community gardens and just plant flowers in them"	City Council/Planning commission Private meeting with joe Salisbury (recoding available)	11/17/2020 CC (1:51:48); Nov 5 PC (42:03)	✓	unknown	unknown	?	
	43	HOA enforcement of RV Parking		HOA responsible to control regulati	Private meeting with joe Salisbury (recoding available)	Nov 12 2020	✓	unknown	unknown	?	
	44	HOA mandatory		Required for owners		Nov 12 2020	✓	unknown	unknown	?	

45	HOA is committed to stringent background checks for crimes and misdemeanors, would not be allowed to live there if background check didn't clear, credit check	Commitment that HOA would have (56:45) - background checks for crime, misdemeanors - would not be allowed to live there, credit checks + 2-3 other things (57:48:00) require quarterly inspections by the HOA to make sure they are using their properties appropriately and that they are not storing RV's in their garage, etc.	Private meeting with joe Salisbury (recoding available)	Nov 12 2020(56:45)	✓	unknown	unknown	?
46	HOA Quarterly inspections		Private meeting with joe Salisbury (recoding available)	Nov 12 2020(57:48)	✓	unknown	unknown	?
47	HOA not allowing businesses to be run from homes out of the community	Not allowed business to be run from homes out of the community - working from home is ok	Private meeting with joe Salisbury (recoding available)	Nov 12 2020	✓	unknown	unknown	?
48								