

Subject Area	Item Number	Item	Public Commitment Detail	Supporting Evidence	Meeting	Timestamp	Proposed for Included Condition in Site Plan	Original Plan	New Plan	Modification	Notes	
PLAT												
				* Nate Ship (Council Nov 17 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 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." *October 13 CC (2:31:46) - Nate said regarding the same plan under PUD12 "...however we are restricting that to only 96 units. And that those units would have to match the layout in this picture here." *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."								
Entry and Gated Access	1 Qty Twin Homes	Ordinance Ammendment "A" - Page 13		City Council See Supporting Evidence			✓		30	30	?	
	2 Qty Front Loaded Townhomes	Ordinance Ammendment "A" - Page 13		City Council See Supporting Evidence			✓		16	14	!	
	3 Qty Rear Loaded Townhomes	Ordinance Ammendment "A" - Page 13		City Council See Supporting Evidence			✓		50	52	!	
	4 Location Front Loaded Townhomes	Ordinance Ammendment "A" - Page 12		City Council See Supporting Evidence			✓	Ordinance Ammendment "A" - Page 10	moved		!	
	5 Location Rear Loaded Townhomes	Ordinance Ammendment "A" - Page 12		City Council See Supporting Evidence			✓	Ordinance Ammendment "A" - Page 10	moved		!	
	6 No Community Roadway S/E Corner par	Ordinance Ammendment "A" - Page 12		City Council See Supporting Evidence			✓	Ordinance Ammendment "A" - Page 10	added roadwa		!	
	7 number of 3 bedroom units	Ordinance Ammendment "A" - Page 13		City Council See Supporting Evidence			✓		96	unknown	?	
	8 Entrance turnaround island with tree	Ordinance Ammendment "A" - Page 12		City Council See Supporting Evidence			✓	2 entry islands	unknown		?	
	9 Vehicle gate system details (speed, acce	None		Planning Cor Nov 17 2020 (1:48:16)			✓	unknown	unknown		?	
	10 8 vehicle stacking	Ordinance Ammendment "A" - Page 16		City Council See Supporting Evidence			✓	8 car stacking	unknown		?	
	11 80 ft to gate	City Council Public Presentatiion - Nov 17 2021		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		City Council Nov 17 (1:44:25)			✓	easy turnaround	unknown		?	
Perimeter fences	13 2 Pedestian gate details (open, fob?)	none		Private Meet Nov 12 2020(20:08.23)			✓	2 pedestrian gates next to vehicle gates	unknown		?	
	14 North, West, South perimeter fence - 8 f	Ordinance Ammendment "A" - Page 9		City Council		17-Nov	✓	N/S/W 8 ft rhino rock or precast stone fen	unknown		?	
				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"								
Entry Monumentation	15 East Fence only 3 rail fence along 700	Ordinance Ammendment "A" - Page 22		City Council Nov 17 (1:58:50)			✓	3 rail open fence	unknown		?	
Walking paths	16 looking for details			City Council		17-Nov		unknown	unknown		?	
				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."								
Parking	17 Private walking path along 700E on inter one single walking path parallel to 700E walkway accessible to publ			City Council Nov 17 (2:26:14)			✓	Single walkway parallel to public walkway	unknown		?	will this need an easment established as part of site plan?
	18 Walking paths in community	Ordinance Ammendment "A" - Page 30		City Council		17-Nov	✓	unknown	cumalitive length of walkways	unknown	?	how will the new road affect the waking paths?
	19 377 Spaces	Ordinance Ammendment "A" - Page 15		City Council		17-Nov	✓		377 less		!	
	20 192 Garage Spaces	Ordinance Ammendment "A" - Page 15		City Council		17-Nov	✓		192	unknown	?	
	21 120 Driveway Spaces	Ordinance Ammendment "A" - Page 15		City Council		17-Nov	✓		120	unknown	?	
	22 65 Guest parking spaces spread through	Ordinance Ammendment "A" - Page 15		City Council 11/20/2020 (1:46:48)			✓	Distribution of parking - Nathan Shipp (CC 11.17 1:46:48)	65	unknown	?	
	23 20 ft driveways	20 Ft		Public presentation			✓	City Council October 13 (2:47:01)	20 ft	unknown	?	
	24 RV Parking - allowable locations	limited to twin homes, behind fence, inconspicuous, townhomes not allowed		Private Meet Nov 12 2020(23:36.62)			✓	limited to twin homes with limitations	unknown		?	
Open Space	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 Meet Nov 12 2020(23:36.62)			✓	Required parking locations	unknown		?	
Farmhouse Ammenity	26 51.77% open space	Ordinance Ammendment "A" - Page 14		City Council		17-Nov	✓	51.77% open space	51.77% open s		?	
	27 Windmill design, height, location	Ordinance Ammendment "A" - Page 22		City Council		17-Nov	✓	unknown	unknown		!	
	28 Windmill stone wall height, material	Ordinance Ammendment "A" - Page 22		City Council		17-Nov	✓	unknown	unknown		?	
	29 Barn height, sq ft, materialsetc	Ordinance Ammendment "A" - Page 18		City Council		17-Nov	✓	unknown	unknown		?	
	30 Gathering area details needed	Ordinance Ammendment "A" - Page 24		City Council		17-Nov	✓	unknown	unknown		?	
	31 Playground details needed	Ordinance Ammendment "A" - Page 26		City Council		17-Nov	✓	unknown	unknown		?	
	32 Community Gardens - number, material,	Ordinance Ammendment "A" - Page 20				17-Nov	✓	unknown	unknown		?	
	33 Orchard preservation - number of trees,	Ordinance Ammendment "A" - Page 25				17-Nov	✓		24	unknown	?	
Farmhouse Architecture	34 Interior fence around gardens, material,	Ordinance Ammendment "A" - Page 20		City Council		17-Nov	✓	unknown	unknown		?	
	35 building height, foundation grade, roof	Ordinance Ammendment "A" - Page 29		City Council		17-Nov	✓	unknown	unknown		?	
	36 Building articulation and ornamentation,	Ordinance Ammendment "A" - Page 29		City Council/ 11/17/2020 CC; Nov 5 PC (✓	unknown	unknown		?	
	37 Setback of buildings from Raod to fit par	Ordinance Ammendment "A" - Page 29		City Council/ 11/17/2020 CC; Nov 5 PC (✓	community cottage lane	unknown		?	
View Corridor	38 4 rail fence in front of porch with gates	Ordinance Ammendment "A" - Page 29		City Council		17-Nov	✓	unknown	unknown		?	
	39 Type of tree and placement in between windows of new and existing homes			Planning Cor Nov-5 (24:02)			✓	unknown	unknown		?	How tall and wide will these trees grow
HOA	40 Other view corridor items committed to f	unknown		Private meet		unknown	✓	unknown	unknown		?	
	41 CC&Rs detail						✓	unknown	unknown		?	

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"

42 HOA Garden and maintenance commitm Presentation	City Council/ 11/17/2020 CC (1:51:48); I	✓	unknown	unknown	?
43 HOA enforcement of RV Parking	Private meet Nov 12 2020	✓	unknown	unknown	?
44 HOA mandatory	Private meet Nov 12 2020	✓	unknown	unknown	?
45 HOA is committed to stringent background checks for crimes and misdemeanors, would not be allowed to	Commitment that HOA would have (56:45) - background checks for Private meet Nov 12 2020(56:45)	✓	unknown	unknown	?
46 HOA Quarterly inspections	(57:48:00) require quarterly inspections by the HOA to make sure t! Private meet 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 - Private meet Nov 12 2020	✓	unknown	unknown	?
48					