

Applicant Proposed Supplemental Conditions of Approval

November 7, 2023

Richland Communities (Applicant) proposes the following supplemental Conditions of Approval for **Major Modification planning case number PLN21-0199 and Zoning Code Amendment planning case number PLN1-0201 for Tentative Tract Map No. 31194**. These conditions are additional commitments following the Planning Commission hearing on February 8, 2023, City Council hearing on June 7, 2023 and Planning Commission Workshop on July 26, 2023, in addition to various meetings with surrounding property owners and commissioners.

TTM 31194 Supplemental Conditions of Approval

1. The developer shall work with City staff and surrounding property owners located at parcels 360-200-001, -002, -003, -005, -006, -010, -011, -014, -019, -020, -021, -022, -023 and 360-710-040 to design an acceptable method to deter daily vehicular traffic on Garbani Road and Country Haven Lane. Construction shall occur prior to the issuance of the 110th building permit (all phases). The developer shall be responsible for the design and construction costs of an acceptable alternative (see attached Exhibit A). Any required easements associated with the implementation of this condition shall not be unreasonably withheld. If easements cannot be obtained, that portion of the condition will be deemed infeasible. If 75% of the residents (see APNs listed above) do not agree on a method then the project is exempt from this condition. Developer shall continue to work with residences to resolve the issues with through traffic, however in no event shall the actual costs for the gates, improvements and easements (total project costs) incurred exceed \$85,000.00. **The ultimate gate design shall be subject to review and approval by the Public Works Director/City Engineer and/or Community Development Director and/or his/her designee. Added by Planning Commission, November 8, 2023.**
2. The project CC&Rs shall include a disclosure section notifying future residents of the Golden Meadows Community that the surrounding homes have a rural character, allowing for boarding of animals (including horses) and trail and park facilities that may be utilized by neighboring equestrian users.
3. The future home builder will be required to provide a disclosure notifying all home buyers that the surrounding homes have a rural character allowing for animals, including horses.
4. The surface of the Community Trail along Wickerd Road will be decomposed granite to allow for equestrian travel. Signage for the multi-use trail shall include language identifying the trail as a "Horse-Friendly Trail".
5. The proposed neighborhood park shall be modified to include an equestrian resting station with a hitching post and watering station. The park shall also include a decomposed granite trail connection to the multi-use Community Trail. These equestrian amenities will be reviewed and approved by the City Parks Department.
6. The developer agrees to add a deed restriction over an approximate 45 acres of a portion of the property currently designated RR-5 (Rural 5 acre lots) to allow only permanent, undisturbed open space. No residences/dwellings or other structures except for public utilities will be allowed within the restricted area.

7. As a project benefit, the developer has agreed to expedite traffic signal improvements at the intersection of Wickerd Road and Haun Road which is to be constructed prior to the 138th Building Permit Issuance (currently 275th building permit). ***The City has incorporated this as a Condition of Approval in the master set. See COA No. 214.***
8. Developer/ Builder will market future names and architecture in conformance with a rural lifestyle including but not limited to modern farmhouse and other architectural styles that are conforming to a rural lifestyle.
9. AC Sidewalk along Garbani Road. Prior to the first occupancy, Developer shall construct up to an approximate 750 lineal feet of AC berm and sidewalk along the south side of Garbani Road starting from the existing AC berm and sidewalk located at the intersection of Evans Road and Garbani Road to the terminus of the new sidewalk/curb and gutter installed at the western boundary of TTM 31194 on Garbani Road to allow for safe all weather pedestrian access to the school and include a crosswalk if necessary. The plans for the improvement shall be approved by the Public Works Director and/or City Engineer. ***The City has incorporated this as a Condition of Approval in the master set. See COA No. 220.***

Country Haven Property Owners Traffic Mitigation Proposal

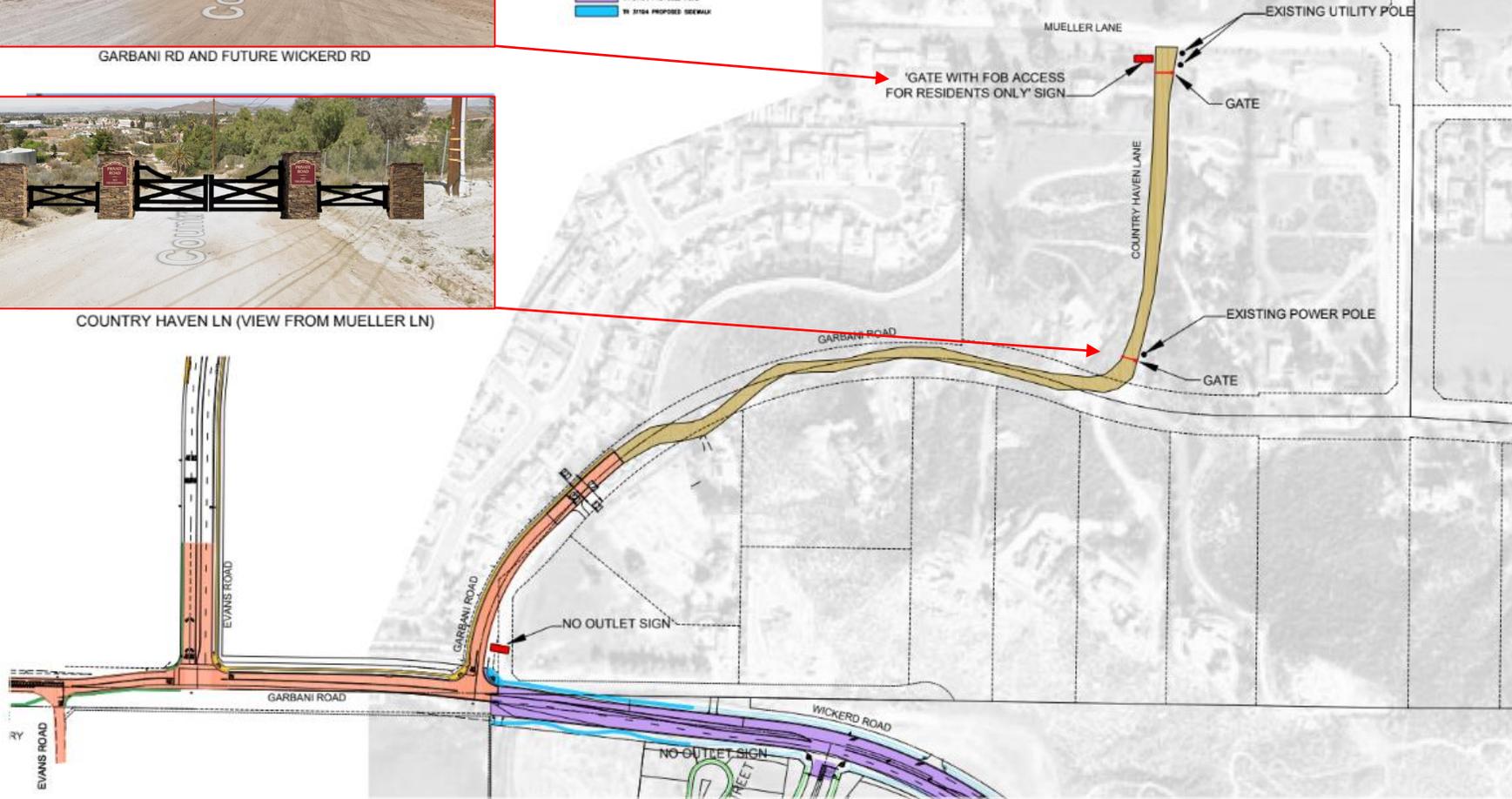


GARBANI RD AND FUTURE WICKERD RD



COUNTRY HAVEN LN (VIEW FROM MUELLER LN)

- LEGEND**
- EXISTING AC SIDEWALK
 - EXISTING CONCRETE SIDEWALK
 - EXISTING DO WALKWAY
 - EXISTING PAVEMENT
 - EXISTING DIRT ROAD (PRIVATELY MAINTAINED)
 - TO 3104 PROPOSED ROAD
 - TO 3104 PROPOSED SIDEWALK



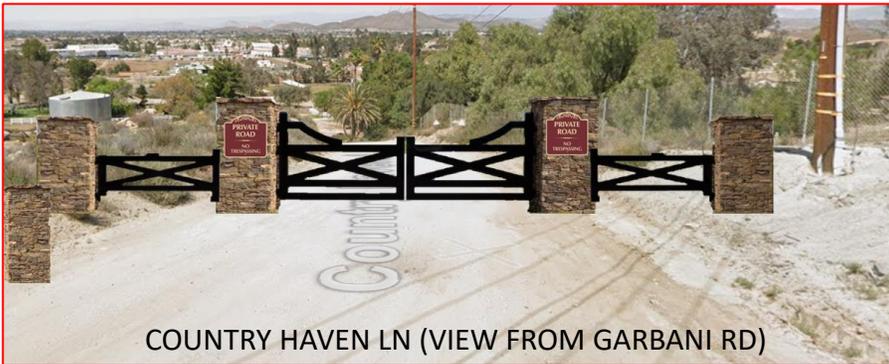
OPTION 4 INTERIM GATES TO RESTRICT ACCESS TO COUNTRY HAVEN LANE



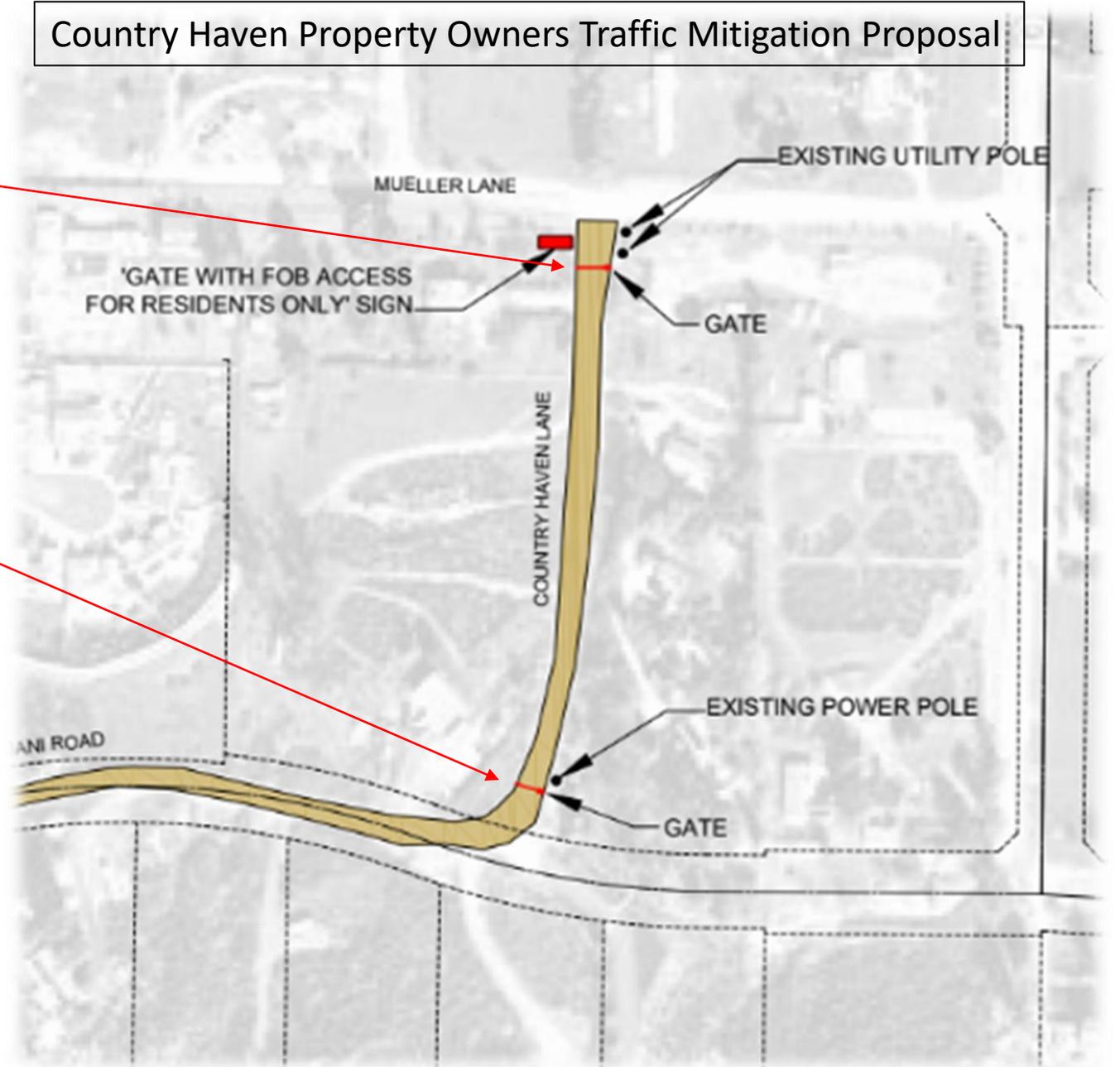
07.20.2023

Strategic Land Planning | Urban/Geographical Planning
Community Design | Community Resilience Services

Country Haven Property Owners Traffic Mitigation Proposal



1. Install permanent commercial grade access control gates and pillars at both ends of Country Haven Ln.
2. Power supply to each gate from existing utility poles.
3. Keypad installed at each gate, key fob compatible (to be purchased by residents).
4. Gates to be maintained by Hidden Meadows HOA.
5. "No Outlet" signs installed on Garbani at Wickerd and Mueller at Bradley.
6. Project to be installed prior to construction beginning first phase home construction.





COUNTRY HAVEN LN (VIEW FROM MUELLER LN)



COUNTRY HAVEN LN (VIEW FROM GARBANI RD)

RICHLAND GATE PROPOSAL



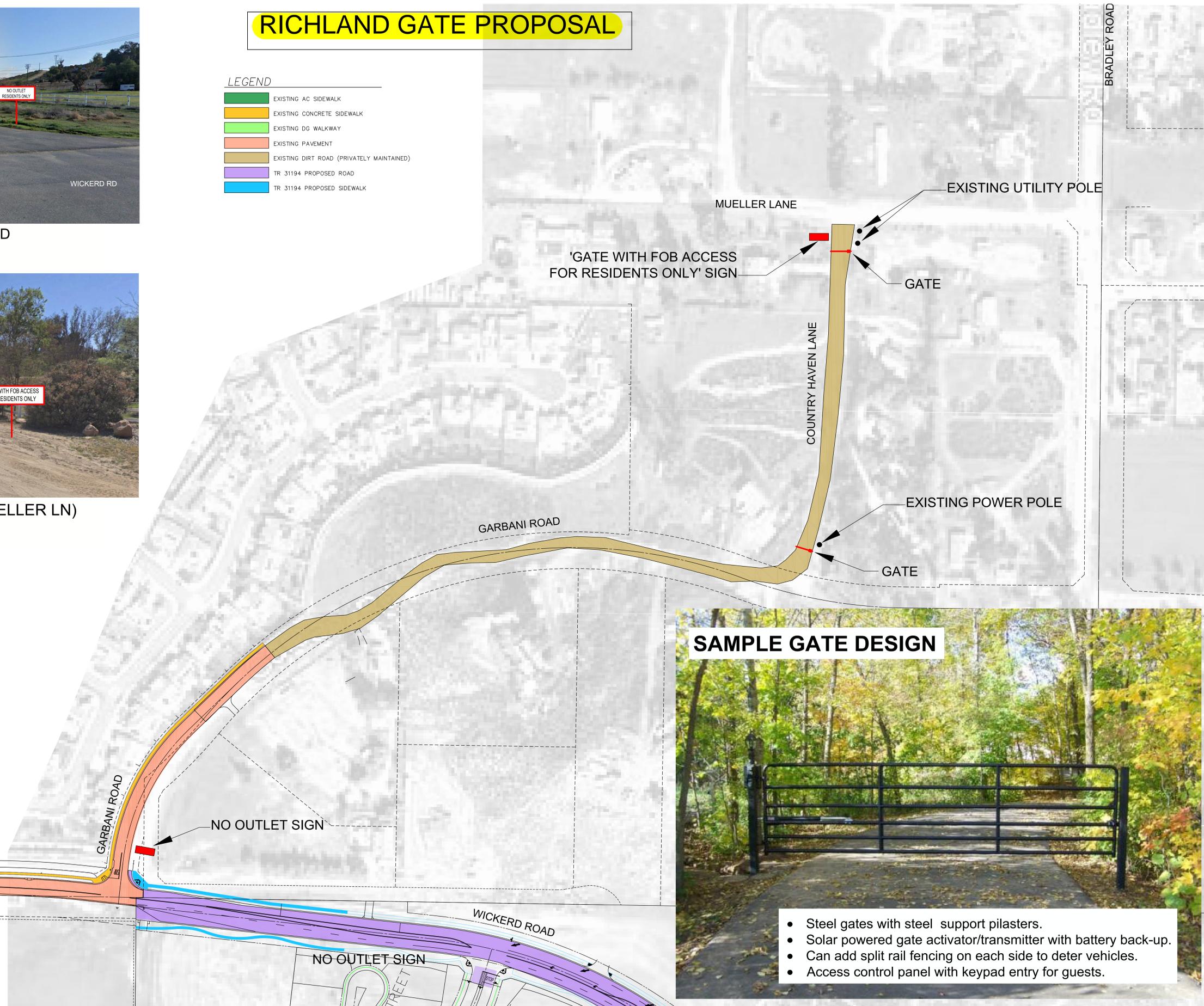
GARBANI RD AND FUTURE WICKERD RD



COUNTRY HAVEN LN (VIEW FROM MUELLER LN)

LEGEND

- EXISTING AC SIDEWALK
- EXISTING CONCRETE SIDEWALK
- EXISTING DG WALKWAY
- EXISTING PAVEMENT
- EXISTING DIRT ROAD (PRIVATELY MAINTAINED)
- TR 31194 PROPOSED ROAD
- TR 31194 PROPOSED SIDEWALK



SAMPLE GATE DESIGN

- Steel gates with steel support pilasters.
- Solar powered gate activator/transmitter with battery back-up.
- Can add split rail fencing on each side to deter vehicles.
- Access control panel with keypad entry for guests.

RICHLAND PROPOSAL 11/07/2023

INTERIM GATES TO RESTRICT ACCESS TO COUNTRY HAVEN LANE



11.07.2023



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