Response to Issues Raised Relative to the CUP Application for the East Resort in the October 5th City Council Meeting:

1. Close 400 S During the Construction Period
    a. Chuck Gillette acknowledges the value to existing neighborhoods being able to use this new, more direct access to and from Snow Canyon. With this new route, those trips will be taken off Puerto North and Center Street. Also, trips will be taken off Mesa Vista and Padre Canyon for those attempting to avoid Vista School traffic.
    b. Creates potential emergency response issues, specifically access by police, ambulance and fire trucks.
    c. Horrock's TIS and logic dictates that very few trips generated by the future residents/guests of The Retreat will use 400 S. However, to address construction related traffic, the Applicant will commit to include language in all contracts that all contractors and related equipment are to access the project using Snow Canyon or Red Mountain and not use 400 S. Again, traffic patterns dictate that there is essentially no reason for contractors to enter or exit the project using 400 S.
2. Prohibit Rooftop Decks
    a. Applicant will not put rooftop decks on top of 3 story buildings.
    b. Applicant will comply with height restrictions as described in the ordinance.
3. Standard Size Parking
    a. As reported and confirmed by staff in the October 5th City Council meeting, our current parking plan exceeds the requirements of the ordinance.
    b. We believe the number of parking spaces is sufficient for this use; however, we will continue to look for additional head in parking spaces in final engineering.
4. Oversized Parking
    a. Applicant has located an area in the southeast corner of the project that will provide 5 Oversized Parking spaces. The exhibit titled "Site & Signage Plan, Sheet C2.4" shows the location and layout. The resort management company will oversee the maintenance and reservation system for these oversized parking spaces.
    b. Applicant proposed the consideration of the area between the Tuacahn Wash and Hamblin Parkway south of 400 S as a potential location for an Oversized Parking Lot. Applicant would propose to continue to have discussions with city staff to determine if there is a viable scenario of providing additional Oversized Parking spaces in this area.
5. Trash Collection Plan
    a. The exhibit titled "Trash Collection Plan, Sheet C2.5" shows locations of all garbage receptacles, including dumpsters.
    b. All garbage receptacles and dumpsters will be screened.
6. Single Story, Flat Roof Condition on the 37,000 sf lots
    a. As described in the October 5th City Council meeting this is not applicable to the East Resort CUP item.
    b. The Development Agreement will contain language that will stipulate that the homes on the 37,000 sf lots on the north border of the project will be single story with flat roofs.

7. Amenities
    a. Preliminary Plan incorporating the amenities from the Landscape Plan. The exhibit titled "Amenity Plan, Sheet C1.4" shows the site plan with the amenities.
    b. The exhibit titled "East Resort Amenity Plan Detail" shows the detail of the 4 amenity sites in the East Resort. Again, this is a subset of the overall Landscape Plan that was submitted with the overall Preliminary Plan package.
8. Main Rec Building Elevations
    a. The exhibit titled "East Resort Main Rec Building – Inspirational Imagery " shows concepts of the Main Rec Building images and theming.