

| Date   | Code Reference                                 | Comment   | Comment By    | Notes   |
|--------|--|---|---------------|---|
|        |  |   |               |   |
| 5/2020 | 14-1, various locations                        | Change "that" to "which" and other grammatical/editing comments   | Linda Huggins | changed as appropriate  |
| 6/2020 | 14-1, various locations                        | editing comments  | Nick Cook     | revised as requested  |
| 5/2020 | 14-1-6 Definitions Bus Stop                    | " A curbside area... transit" Rewrite the sentence for clarity: A designated curbside area for embarking and disembarking of transit passengers.  | Kazi Haque    | revised as requested  |
| 5/2020 | 14-1-6 Definitions, "Conventional Development" | Not sure why "a Master Plan Development (MPD)" is being removed   | Linda Huggins | MPDs have been replaced by PADs throughout the Subdivision Ordinance and Zoning Code  |
| 5/2020 | 14-1-6 Definitions Department                  | "Somewhere here, it would be helpful to add and introduce the definition Design Standard Manual- what is is and how it differs from the design standards in the sub regs."  | Kazi Haque    | Added a statement in section 14-2-3 Compliance that discusses the Design Standards Manual applicability.  |
| 5/2020 | 14-1-6 Definitions, "Developer"                | Owner of property would be a person; Throughout the document the word developer is replaced with applicant. Think this needs to be changed to applicant as well.  | Linda Huggins | Agreed. "Owner of Property", as well as "Developer" and "Subdivider" have been replaced by "Applicant". I left "Owner" in as a definition, however, as it is used in a couple other places where "applicant" is not appropriate |
| 5/2020 | 14-1-6 Definitions, "Fill"                     | Revise to say "Any soil rock or other material, installed to raise the grade."  | Linda Huggins | revised as requested  |
| 5/2020 | 14-1-6 Definitions                             | Add "Homeowners Association HOA"  | Linda Huggins | We don't use this term anywhere else in the document and these are private organizations that the City neither requires nor controls. No change made.   |
| 5/2020 | 14-1-6 Lot, Through                            | "Note what page the illustration is on"   | Linda Huggins | Page numbers will change once this is submitted to the online publisher. Hyperlinks would be a better way to handle this in the online version  |
| 5/2020 | 14-1-6 Definitions, Lot Width                  | "This is too technical for most common people trying to figure out the lot width." Lot width is the horizontal distance between the side lot lines, measured at right angles to the lot depth. Minimum Lot Width is measured perpendicular to the lot depth at both the front and rear setbacks, based on the applicable zoning district applied to the property. | Kazi Haque    | revised as requested  |

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| 5/2020 | 14-1-6 Definitions, "Master Plan Development" and "Net Acres:    | "Should stay as we do want MPD and one is in the works" and "Again, masterplanned removed but will be something we have."  | Linda Huggins | MPDs have been replaced by PADs throughout the Subdivision Ordinance and Zoning Code to reduce confusion and redundancy.  |
| 5/2020 | 14-1-6 Definitions "Open Space, Natural Area"                    | "This is more of a definition of why not what" and "again a why not what and there might be a more reason than these later (less is more)"   | Linda Huggins | revised as requested  |
| 5/2020 | 14-1-6 Definitions Planned Area Development"                     | Delete "in which flexibility can be sought in the zoning standards, in order to encourage cluster development or more creativity and sustainable desing thereby providing usable open spaces within and about the development and enhancing the residential character of the City." "Again less is more" | Linda Huggins | This is important in that it states the intent and purpose of offering the PAD option. Flexibility in exchange for open space and design standards. No change made. |
| 5/2020 | 14-1-6 Definitions Pre-Application Meeting                       | These might not be the only reasons. They might just want to discuss   | Linda Huggins | revised as requested  |
| 5/2020 | 14-1-6 Definitions "Private Access Way"                          | Delete "which owned and maintained... and condominiums" Does not matter who owns it and how it was approved as private.  | Linda Huggins | Agreed; private is sufficient. Second part of definition was also deleted as it was not relevant to the definition.   |
| 5/2020 | 14-1-6 Definitions Public Works Dept.                            | Change to Public Services Dept.  | Kazi Haque    | revised as requested  |
| 5/2020 | 14-1-6 Definitions "Service Easement"                            | Delete "at the rear of retail" (Can be located at the front as it is @ Providence)   | Linda Huggins | Agreed; not always at the rear  |
| 5/2020 | 14-1-6 Definitions "Sidewalk, Attached" and "Sidewalk, Detached" | Not sure this is needed  | Linda Huggins | We use these terms, so they should stay.  |
| 5/2020 | 14-1-6 Definitions "Street, Private"                             | delete "primarily by the owners... may be excluded"  | Linda Huggins | Agreed, provides additional detail that's not needed  |
| 5/2020 | 14-1-6 Definitions "Subdivider"                                  | Delete "except that an individual services... municipal ownership"   | Linda Huggins | This term is not used anywhere in the document, so it has been deleted in its entirety.   |
| 5/2020 | 14-1-6 Definitions Subdivision                                   | Delete "Community Apartment" Apartments are not in subdivisions but built soley on one property  | Linda Huggins | revised as requested  |
| 5/2020 | 14-1-6 Definitions Tot Lot                                       | "Should change "play area" to "play structure"   | Linda Huggins | revised as requested  |
| 5/2020 | 14-1-6 Definitions Townhouse                                     | Patio home "should also be listed but no point here"   | Linda Huggins | Added Patio Home listing, then referenced it to "Townhouse"   |
| 5/2020 | 14-1-6 Definitions Trail, Multi-use                              | Delete "Public utility maintenance vehicles may be permitted use if joint access is allowed" not necessary or part of definition   | Linda Huggins | revised as requested.   |
| 5/2020 | 14-1-6 Definitions Water Supply Assurance                        | "Could be an area master plan or multifamily area"   | Linda Huggins | No change made; 100 Year Assurance certifications are only issued for subdivisions, not development plans or master block plats.                                    |

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| 5/2020      | 14-2 , various locations                | Change "that" to "which" and other grammatical/editing comments  | Linda Huggins     | changed as appropriate   |
| 6/2020      | 14-2-3 Compliance                       | grammatical change: "called out" change to "discussed herein"  | Nick Cook         | revised as requested   |
| 5/2020      | chapter heading                         | update date  | Kazi Haque        | revised as requested   |
| 5/2020      | 14-2-1 B Responsibility                 | MPD has been removed fro Article 1 Definition Section  | Kazi Haque        | reference was removed  |
| 5/2020      | 14-2-1 Responsibility                   | need to add master planned into PAD section  | Linda Huggins     | no change; MPDs have been intentionally removed and replaced by PADs |
| 5/2020      | 14-2-5 Prohibition of Circumvention (A) | Remove "thereof in accordance with this ordinance"   | Linda Huggins     | revised as requested   |
| 5/2020      | 14-2-5 Prohibition of Circumvention (B) | Remove "In accordance with this ordinance"   | Linda Huggins     | revised as requested   |
| 5/2020      | 14-2-5 Prohibition of Circumvention (C) | Remove "In accordance with the provisions of this ordinance or in violation of this ordinance"   | Linda Huggins     | revised as requested   |
| 5/2020      | 14-2-6 Modifications (B)                | Leave "Master Plan Developnebt (MPD) in"   | Linda Huggins     | no change; MPDs have been removed and replaced by PADs               |
| 5/2020      | 14-2-6 Modifications (C)                | Remove "in its judgement"  | Linda Huggins     | revised as requested   |
| 5/2020      | 14-2-6 Modifications (D)                | Replace "that the modification" with 'which.'  | Linda Huggins     | change not made; "that" is correct in this instance                  |
| 5/2020      | 14-2-6 Modifications (D) and €          | Update Planning Director "To current or generally accepted title for consistency"  | Kazi Haque        | revised to "Diretor of Economic & Community Development"             |
| 5/2020      | 14-2-6 Modifications (D)                | "will result in adequate improvements which meet the City's needs"   | Ted Yocum         | revised as requested   |
| 6/2020      | 14-2-6 Modifications (D)                | Update Planning Director to current title; Question: Will these modifications be presented to P&Z or does this happen after P&Z approval?  | Nick Cook         | revised as requested; added P&Z recommendation to process            |
| 5/2020      | 14-2-8 Conflicting Provisions           | remove "in any specific case"  | Linda Huggins     | revised as requested   |
| 5/2020      | Article 14-3                            | When discussing the Types of Subdivision Developments, it may be beneficial to state how it matches the General Plan required density. For example, Rural and Estate Residential =Less than 1.0 dwelling unit/acre.. so on, and so forth. See GP Table 8. Land Use Designations. Page 51 | Kazi Haque        | Densities have been added to the descriptions as requested.          |

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| 5/2020            | 14-3-1 Rural and Estate Residential  | Stay away from the word rural "Outlying" maybe? "They would not be subdivisions because it would only be one house or dwelling per lot. | Linda Huggins            | The zoning code uses the term Rural, so we need to be consistent in terminology.                            |
| 5/2020            | 14-3-2 Low Density Residential   | Change Semi-Rural Delete rural  | Ted Yocum                | The zoning code uses the term Rural, so we need to be consistent in terminology.                            |
| 5/2020            | 14-3-2 Low Density Residential   | "Not sure why the sizes were removed as it is the only way to determine between"  | Linda Huggins            | Left the sizes and dimensions to the Zoning Code  |
| 5/2020            | 14-3-5 Mixed Use Residential   | deleter "r"   | Kazi Haque               | revised to say "or"   |
| 5/2020            | 14-3-6 PAD   | Section needs to stay as MPD's will be a part of the building   | Linda Huggins            | MPDs have all been changed to PADs  |
| 5/2020            | 14-3-6 PAD   | Not sure why condo was removed from this and townhomes are not included   | Linda Huggins            | Sentence was reworked to just say a "variety" of residential and nonresidential uses, avoiding a list       |
| 5/2020            | 14-3-6 PAD   | Where does requirement for drywells come into play? All buffering needs to be listed to ensure compliance later                         | Linda Huggins            | This is in the Engineering Design Standards Manual.   |
| 5/2020            | 14-4 Various Locations   | Grammar and editing comments  | Linda Huggins            | Revised as appropriate  |
| 5/2020            | 14-4-1 Procedures  | Verify Table "Currently, staff is taking plats for recodation. Development Services Department Change to current dept name              | Kazi Haque               | Revised   |
| 5/2020            | 14-4-2 Pre Application Meeting Section B                                     | "Talked about potential digital signature on lower level documents" Add "Copies of the Submittal items"                                 | Linda Huggins            | Current intake process includes digital signature. Number of copies was deleted due to electronic submittal |
| 5/2020 and 6/2020 | 14-4-2 Pre Application Meeting   | Delete MPD in #6 of Actions of City   | Kazi Haque and Nick Cook | Revised as requested  |
| 5/2020            | 14-4-3 Preliminary Plat Application Proposed Utility Methods                 | Why is "a draft copy of the covenants" being removed?   | Linda Huggins            | City does not review CC&Rs; these are private agreements between HOA and property owners                    |
| 5/2020            | 14-4-3 Preliminary Plat Application Proposed Utility Methods                 | Not sure why this is here, the applicant should be the owner but can be submitted by someone else.                                      | Linda Huggins            | often applicant is a consultant acting on behalf of owner   |
| 5/2020            | 14-4-3 Preliminary Plat Application Proposed Utility Methods                 | Change "100 Calendar Years" to '100 years'  | Kazi Haque               | Revised as requested  |
| 5/2020            | 14-4-3 Preliminary Plat Application Proposed Utility Methods Electric supply | should be a must to ensure location, Replace will with must   | Linda Huggins            | Revised as requested  |
| 5/2020            | 14-4-4 Preliminary Plat Re-submission  | "proposed development within a 600 foot radius  | Linda Huggins            | Revised   |

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| 5/2020 | 14-4-5 Preliminary Plat Approval "Two Year Approval"               | Delete "longer extensions... review" extensions are not freanted beyond the stated"   | Linda Huggins | Deleted   |
| 5/2020 | 14-4-5 Preliminary Plat Approval "Preliminary Plat Resubmission 8" | Change "review of the subdivision" to "review of the submittal  | Kazi Haque    | Revised as requested  |
| 5/2020 | 14-4-5 Preliminary Plat Approval                                   | " I agree with 4 Year total, First Approval 2 years"  | Ted Yocum     | Table was confusing and redundant so it was removed. Correct, 2 year approval with 2 year extension.              |
| 7/2020 | 14-4-5(B)(3) Utilities and services                                | Add the following to this paragraph: The City may require additional documentation establishing the sufficiency of access and adequacy of service.  | Legal staff   | Revised as requested  |
| 5/2020 | 14-4-6 Final Plat and Improvement Plan, Submittal requirements     | Replace wording for distribution add r.environmental Assessment Data  | Kazi Haque    | Revised as requested  |
| 5/2020 | 14-4-6 Final Plat and Improvement Submittal with final plat        | "already paying fees are listed but also listed here which is not necessary) City of Maricopa Fee Schedule Remove A. and B. from section list.  | Linda Huggins | Deleted redundant items   |
| 5/2020 | 14-4-6 Final Plat and Improvement Plan, Submittal requirements     | Sequencing in section is off.   | Kazi Haque    | Corrected   |
| 5/2020 | 14-4-6 Final Plat and Improvement Final Criteria                   | Explanation in 4/5 is listed twice  | Linda Huggins | revised to differentiate between expiration and recording requirement   |
| 5/2020 | 14-4-6 Final Plat and Improvement Final Extension                  | "How many extensions here??"  | Linda Huggins | One. Removed confusing tables and clarified in text where needed  |
| 6/2020 | 14-4-6 Final Plat and Improvement Final Extension                  | Table needs to be updated   | Nick Cook     | removed tables since it was redundant with text   |
| 6/2020 | 14-4-8 Replats   | Shoud this be "when"?   | Nick Cook     | Yes, revised as requested   |
| 5/2020 | 14-4-11 Condo Developments G-1/2                                   | Remove "Perimeter streets may be public streets" (wouldn't be listed on documentation) and all of G2 (would not happen no need to state)  | Linda Huggins | Revised as requested  |
| 5/2020 | 14-4-11 Condo Developments   | Change Zoning Ordinance to Zoning Code  | Kazi Haque    | Revised as requested  |
| 6/2020 | 14-4-11 Condo Developments   | Can multiple companies or individuals submit for a condominium plat?  | Nick Cook     | This is just example language; I think it could be revised in the rare case where there could be multiple owners. |
| 5/2020 | 14-4-13 Map of Dedication Section B-3                              | "This should be a general statement inserted at a proper section - maybe Article 1 Authority. This statement is true for any and all action the Council takes and if a Person is aggrieved, he has a right to file a complaint. Why ONLY used for MOD?" | Kazi Haque    | Appeal process will now be in the Zoning Code, so it has been deleted here.                                       |
| 6/2020 | 14-4-13  | You still have Development Review Committee, but we are deleting the provisions in the code that discuss DRC and what they do   | Nick Cook     | deleted DRC reference   |
| 5/2020 | 14-4-13 Map of Dedication Section C-4                              | Contradicts time - 3 months vs. 12 months??   | Kazi Haque    | Changed to 3 months for consistency   |

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| 5/2020 | 14-5   | Removed to zoning code   | Ted Yocum     | no action required  |
| 5/2020 | 14-5   | We will be having master plan and need to have this section  | Linda Huggins | no  |
| 5/2020 | 14-6   | "As mentioned earlier, a clear and precise definition of the Design Standard Manual should be provided in Article 1 Definition section so there is no confusion between this subdivision regulations Design Standards and the other design standards"  | Kazi Haque    | definition added  |
| 5/2020 | 14-6   | Discourage Developers usage of Oleanders and Sisso trees encourage Ashes and Oaks  | Ted Yocum     | An updated plant list will be included in the upcoming Design Standards Manual. These comments will be considered when developing that list.  |
| 5/2020 | 14-6-2 General Provisions Section C              | "Fire and Medical Department" This term/name needs to be consistent throughout the Ordinance. Other areas it says Maricopa Fire Department.  | Kazi Haque    | revised to say "Maricopa Fire/Medical Department"   |
| 5/2020 | 14-6-3 General Site Design Standards Section B-1 | Change "is already provided" Use the word "already exist"  | Kazi Haque    | Revised as requested  |
| 5/2020 | 14-6-4 Open Space and Recreation A-2             | Maybe, separate this paragraph from the above because there are two separate issues - Lot size and open space.   | Kazi Haque    | I removed the discussion about the lot sizes since it didn't really make sense here anymore, and referenced the zoning code. The table there covers that.   |
| 5/2020 | 14-6-4 Open Space and Recreation A-2             | Spell out APN  | Kazi Haque    | Revised as requested  |
| 5/2020 | 14-6-4 Open Space Design Standards B-9           | It maybe beneficial to offer some kind of incentive here - a reduction of .05% of open space requirements or similar?  | Kazi Haque    | Change not made; the landscape strip between sidewalk and curb is allowed to be counted toward open space, which effectively creates that incentive.  |
| 5/2020 | 14-6-4 Open Space Design Standards C 1, 2        | I think it maybe also beneficial to the public as it relates to walkability and interconnectivity to provide access to non-residential (commercial) developments from adjacent residential developments. It maybe beneficial to offer some kind of incentive here - a reduction of .05% of open space requirements or similar? | Kazi Haque    | Added that it should also connect neighborhoods to commercial areas. As for incentives, some jurisdictions the trail area should count toward active recreation requirements so it's incentivized already |
| 5/2020 | 14-6-4 Open Space Design Standards C 5           | Seatwalls design feature should be included along with other furnishings along the trails.   | Kazi Haque    | added seatwalls   |
| 5/2020 | 14-6-10 Open Space Design Standards D 10         | Add shall or will be (restrooms)   | Kazi Haque    | Revised as requested  |
| 5/2020 | 14-6-5 Landscape Requirements A3                 | Add at the beginning of the sentence: Through the life of the development for both residential and commercial, or other word like "perpetually" etc.   | Kazi Haque    | Revised as requested  |
| 5/2020 | 14-6-5 Landscape Requirements A5                 | " On Rare Occasions... maintenance" Delete- If it is rare, why include it in the Ordinance, the city can work it out through a separate agreement.   | Kazi Haque    | Agreed; deleted this statement  |
| 5/2020 | 14-6-5 Landscape Requirements B1                 | where appropriate, entry monument lighting shall be included to provide a soft but clear image of the name of the subdivision.   | Kazi Haque    | Revised to require lighting of the name   |

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| 5/2020      | 14-6-5 Landscape Requirements C1 | Clarify Admin City Council, Perimeter walls shall include Undulating Wall Design   | Kazi Haque        | Fixed to say Economic & Community Development Director                               |
| 6/2020      | 14-6-5 Landscape Requirements C  | Or industrial (referencing commercial screening requirements)  | Nick Cook         | No change made because industrial adjacency is addressed in the next item            |
| 5/2020      | 14-6-6 Access Requirements C     | The city should provide a trigger here - say 3000 dwelling unit or more will require a third access point. For example, access to Province can be enhanced by providing a third access on Porter Road.   | Kazi Haque        | Revised as requested   |
| 5/2020      | 14-6-6 Access Requirements D     | Definition of Fire Code Official? Why not Fire Marshal?  | Kazi Haque        | Revised as requested   |
| 5/2020      | 14-6-14 Public Utilities         | Small Cell Antennas: The city can review applications for poles that will hold equipment for the new 5G cellular wireless technology to see whether they will negatively affect the historic character of neighborhoods. But City can't prevent companies from putting them up | Kazi Haque        | Acknowledged. No revision needed since small cell antennas are addressed in the DSM. |
| 6/2020      | 14-6-10 Drainage                 | Do we still have sufficient drainage requirements in the Zoning Ordinance?   | Nick Cook         | Yes and also in the Engineering Design Standards Manual                              |
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