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**Proposed Modifications to the Bullfrog UGA
Master Site Plan and Conditions of Approval
and Applications for Associated Implementing Approvals
Application Processing Schedule
March 22, 2023**

On Tuesday March 21, 2023, Sun Communities submitted an application packet to the City that includes proposed modifications to the approved Master Site Plan and the Conditions of Approval in the Bullfrog UGA Development Agreement and associated implementing approvals. This application will be processed as a Type 4 application in accordance with the provisions of CEMC 14.30. The process and projected schedule for the review of this application are as follows. Please note that unless otherwise specifically stated, that the timeframes are estimates, and that the actual time required to complete these steps and the schedule for completion will be determined based on several factors including the completeness and the clarity of the application materials, the adequacy of the proposed measures to minimize, avoid, and/or mitigate potential adverse impacts, and the level of public involvement. The following is subject to periodic revision.

1. Addendum to SEIS Distributed for Public Review March 9-16, 2023.

The City has prepared an addendum to the Supplemental Environmental Impact Statement that addresses revisions to the proposed development presented by Sun Communities at a pre-application meeting in August of 2022. The City posted this addendum on the City's website and published a Notice of Availability in the local newspaper. Although not required to do so, the City will accept public comments on the addendum during the public comment period on the modification application submitted by Sun Communities.

2. Application for Proposed Modifications Submitted March 21, 2023.

The application packet was received by the City during the afternoon of Tuesday March 21, 2023. A copy of the application materials is available for review on the City's website pending a determination by the City's Development Review Team if the application is complete and ready for processing.

3. Completeness Review

April 18, 2023.

The City has 28 days to determine if the applications are complete and ready for processing. If it is not, the City will advise the Applicant in writing of the additional information that is required. It is important to note that if the application is deemed to be complete, the City may still request additional information. It is the goal of the City's Development Review Team to make the completeness determination by Friday, April 14, 2023.

4. Notice of Application

April 27, 2023.

Once the City has determined that the applications are complete and ready for processing, it has 14 days to publish a Notice of Application (NOA) and to formally make the application materials available for public for review and comment. The Notice of Application will include an extended and integrated 30-day public review and comment period on the SEIS Addendum and the applications for the modification and associated approvals. It is the City's goal to publish the NOA on Thursday April 27, 2023.

5. NOA Deadline for Comments

May 31, 2023.

The 30-day deadline for submitting comments on the modification application and the SEIS Addendum could fall on Memorial Day weekend. If so, the deadline for submitting written comments will be extended to Wednesday, May 31, 2023. All comments received by the City will subsequently be posted on the City's website and included in the official record of proceedings.

6. Consistency Review

August 31, 2023.

The City Development Review Team will conduct a concurrent evaluation of the application materials to determine the adequacy of the SEPA documents and consistency with the Conditions of Approval in the Bullfrog UGA Development Agreement. Depending on the findings the City may conduct additional environmental analysis, and/or request that the Project Sponsor submit additional information about the proposed modifications, and/or provide the Project Sponsor with an opportunity to revise the application to address concerns raised by the Development Review Team. While no period is specified for the completion of this review, 90 days has been set as a target, which includes 75 days for the evaluation of the application and public comments and preparation of a draft recommendation by the City's Development Review Team, and 15 days for the internal review of the draft staff report. It is projected that this Consistency Review will be completed

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by Thursday, August 31, 2023. The Project Sponsor and the public will be notified if the City Development Review Team finds that additional time will be required.

7. Public Hearing Notice

August 31, 2023.

The City must advertise the availability of the Staff Report and recommendations at least 15 days prior to the scheduled date(s) of the required public hearing to be conducted by the City Hearings Examiner. It is the intent of the City to provide the public with 30 days to review the recommendations of the Development Review Team and to prepare comments for submission to the Hearings Examiner.

8. Public Hearing

October 2023.

The date(s) for the public hearing will be set in consultation with the City's Hearings Examiner and is currently projected to occur in October 2023. In addition to direct testimony to the Examiner, written comments may be submitted prior to the hearing and for inclusion in the record and consideration by the Examiner.

9. Hearings Examiner Recommendation

November 2023.

Typically, a Hearings Examiner completes his/her report within 10 days of the close of a public hearing, but in this instance, it is reasonable to assume that more time will be required. For planning purposes, it is assumed that 30 days will be required by the Examiner to prepare his recommendation to the City Council. While the Examiner is preparing his recommendation to the City Council, the City Staff/City Attorney may schedule a study session(s) with the City Council to discuss the process for City Council deliberations.

10. City Council Deliberations and Action

December 2023.

The City Council may approve some or all of the proposed modifications and associated implementing actions as recommended, approve some or all of the proposed modifications and associated implementing actions with revised conditions of approval, or may disapprove some or all of the proposed modifications and associated implementing actions. In addition, the City Council may remand a matter(s) to the Hearings Examiner for further review and an additional recommendation(s). In addition to the regularly scheduled meetings of the City Council in November and December, special meetings of the City Council can be scheduled as needed.

11. Notice of Decision

December 2023.

Following a decision by the City Council, a Notice of Decision, which will include the rights and process for filing an appeal, will be published, and distributed. Depending on the date and time that a decision is made by the City Council, it may require 7-10 days to prepare, publish in the newspaper, and distribute the required Notice of Decision.