

EXHIBIT C
THE EXCHANGE
DESIGN STANDARDS

Intended Uses Table

The following table displays the uses permitted, conditionally permitted, or not permitted in the Project. The letter "P" indicates a permitted use. The letter "C" indicates a use that requires a conditional use permit, as governed by Title 108, Chapter 4. The letter "N" indicates a use that is prohibited. Any use not listed is prohibited. A use listed is a main use, unless listed in the "accessory uses" part of the table. Codes listed in the Special Provisions column reference County's Vested Laws. The "Townhomes" section applies to land uses within the area depicted on the Master Plan for Townhomes, the "Multifamily" section applies to the land uses within the area depicted on the Master for Multifamily Dwellings, "Multi-Purpose Commercial" section applies to the land uses within the area depicted on the Master for Multi-Purpose Commercial Structures and the "Hotel" section applies to the land uses within the area depicted on the Master for Hotel buildings.

| Uses | Townhomes | Multifamily | Multi-Purpose Commercial | Hotel | Special Provisions |
|--|-----------|-------------|--------------------------|-------|--|
| ACCESSORY USES | | | | | |
| Accessory building, incidental to the use of a main building. | P | P | P | P | |
| Accessory use, accessory and incidental to the main use. | P | P | P | P | |
| Parking lot, accessory to a main use allowed in the zone. | P | P | P | P | |
| RECREATIONAL USES | | | | | |
| Private park, playground or recreation area, accessory to uses in the Project. | N | P | P | P | May include clubhouse, pool, and related uses. No privately owned commercial park or amusement business. |
| Public park, recreation grounds and associated buildings. | N | P | P | P | To be owned and operated by a public entity, and constructed to the standards of that entity. |
| RESIDENTIAL USES | | | | | |
| Townhome Dwelling. | P | N | N | N | |
| Multifamily Dwelling. | N | P | P | N | Allow for mix use in the same building. |
| Multi-Purpose Structure. | N | P | P | N | Allow for mix use in the same building. |
| Hotel Building. | N | N | N | P | |
| Short-term rental. | P | P | P | P | |
| COMMERCIAL USES | | | | | |
| Art gallery. | N | N | P | P | |
| Bank. | N | N | P | N | |
| Bookstore/newsstand. | N | P | P | P | |

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| Beauty shop/barbershop. | N | P | P | P | |
| Day spa/fitness center. | N | P | P | P | |
| Deli/small grocery store. | N | P | P | P | |
| Florist shop. | N | P | P | P | |
| Gift shop, boutique. | N | P | P | P | |
| Music and video store. | N | N | P | N | |
| Restaurants, excluding those with drive-up windows. | N | N | P | P | |
| Sporting goods and clothing store. | N | N | P | N | |
| Public and private swimming pools. | P | P | P | P | |
| Vendor, short term. | N | P | P | P | |
| Beer parlor, sale of draft beer. | N | P | P | P | |
| Bed and breakfast inn or hotel. | N | P | P | P | |
| Recreation lodge. | N | P | P | P | |
| Dry cleaning pickup station. | N | N | P | P | |
| Dwelling unit, when a part of a recreation resort development. | N | P | P | P | |
| Recreation resort complex. | N | P | P | P | |
| Indoor facilities for rental to clubs, private groups, parties and organizational groups for recreation activities, including dancing. | N | P | P | P | |
| Liquor store. | N | N | P | P | |
| Medical/dental office. | N | N | P | N | |
| Outfitters base camp. | N | N | P | P | |
| Public utility substations. | N | N | P | P | |
| Real estate office. | N | P | P | P | |
| Ski equipment, snowmobile, boat, and bicycle rentals. | N | N | P | P | |
| Outdoor skating rink (ice or roller). | N | P | P | P | |
| Public parks. | N | P | P | P | |
| Conference/education center. | N | P | P | P | |
| Condominium rental apartment, including lockout rooms. | N | P | P | P | |
| Gazebo, pavilion. | N | P | P | P | |
| Time share condominiums including lockout | N | P | P | P | |

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|--|---|---|---|---|---|
| rooms. | | | | | |
| Travel agency. | N | P | P | N | |
| Residential property rental and management agency for recreation resort complexes. | N | P | P | P | |
| Hotel/motel, including lockout rooms. | N | N | P | P | |
| Restaurants, including those with drive-up windows. | N | P | P | P | |
| Brewpub. | N | P | P | P | |
| Reception/banquet facilities. | N | P | P | P | |
| UTILITY USES | | | | | |
| Public utility substations | P | P | P | P | See Title 108, Chapter 10 and standards below. |
| Water storage reservoir, when developed by a utility service provider. | P | P | P | P | See Title 108, Chapter 10 and standards below. |
| TEMPORARY CONSTRUCTION USES | | | | | |
| Materials processing. | P | P | P | P | See standards below. |
| Mass grading. | P | P | P | P | See standards below. |
| Temporary construction building. | P | P | P | P | The building or use shall be removed upon completion or abandonment of the construction work. |

Townhomes Site Development Standards

| Standards | | Special Provisions |
|--|--|--|
| Minimum Lot Area: | NA | No minimum lot area required. |
| Minimum Lot Width: | NA | |
| Front Yard Setback: | 0 Feet | Individual townhomes will be subdivided with zero lot lines, i.e. the lot lines will be the outside walls and the centerline party wall of the unit. |
| Side Yard Separation: | 0 Feet | |
| Side Yard Setback for Corner Lot's Side Facing Street: | 0 Feet | |
| Rear Yard Setback: | 10 Feet | |
| Building Height: | Minimum: One Story. Maximum: 60 Feet. | |
| Lot Coverage: | NA | No common area required. |
| Commercial Area: | NA | No commercial area required. |
| Parking: | See special provisions. | Parking study or county vested laws. |

Multifamily Site Development Standards

| Standards | | Special Provisions |
|--|--|--------------------------------------|
| Minimum Lot Area: | NA | No minimum lot area required. |
| Minimum Lot Width: | NA | |
| Front Yard Setback: | 10 Feet | |
| Side Yard Separation: | 5 Feet | |
| Side Yard Setback for Corner Lot's Side Facing Street: | 5 Feet | |
| Rear Yard Setback: | 10 Feet | |
| Building Height: | Minimum: One Story. Maximum: 60 Feet. | |
| Lot Coverage: | NA | No common area required. |
| Commercial Area: | NA | No commercial area required. |
| Parking: | See special provisions. | Parking study or county vested laws. |

Multi-Purpose Commercial Site Development Standards

| Standards | | Special Provisions |
|--|--|--------------------------------------|
| Minimum Lot Area: | NA | No minimum lot area required. |
| Minimum Lot Width: | NA | |
| Front Yard Setback: | 0 Feet | |
| Side Yard Separation: | 0 Feet | |
| Side Yard Setback for Corner Lot's Side Facing Street: | 0 Feet | |
| Rear Yard Setback: | 0 Feet | |
| Building Height: | Minimum: One Story. Maximum: 60 Feet. | |
| Lot Coverage: | NA | No common area required. |
| Commercial Area: | NA | No minimum commercial area required. |
| Parking: | See special provisions. | Parking study or county vested laws. |

Hotel Site Development Standards

| Standards | | Special Provisions |
|--|--|--------------------------------------|
| Minimum Lot Area: | NA | No minimum lot area required. |
| Minimum Lot Width: | NA | |
| Front Yard Setback: | 0 Feet | |
| Side Yard Separation: | 0 Feet | |
| Side Yard Setback for Corner Lot's Side Facing Street: | 0 Feet | |
| Rear Yard Setback: | 0 Feet | |
| Building Height: | Minimum: One Story. Maximum: 60 Feet. | |
| Lot Coverage: | NA | No common area required. |
| Commercial Area: | NA | No commercial area required. |
| Parking: | See special provisions. | Parking study or county vested laws. |

Minimum Standards for Mass Grading and Materials Processing

Mass grading and materials processing are permitted uses requiring a land use permit provided compliance with the following minimum standards and regulations. Otherwise, both shall require a conditional use permit. Violation of a land use permit issued under these provisions constitutes a violation of this agreement. "The work" as used in the following means mass grading or materials processing.

- Application Submittal Requirements:
 - Grading and drainage plans, illustrating existing topography and the proposed pre-development rough topography using no greater than two-foot topographic contours.
 - The plan shall show the dirt and mud knock off area and vehicle wash facility, as further described below.
 - Dust mitigation plan.
 - Revegetation plan and financial assurance necessary to execute the revegetation plan.
 - A means of ensuring that Highway 158's pathway remains open and passable to the minimum standards of the Americans with Disabilities Act throughout the duration of the work.
- Approval Standards
 - No excavation, grading, or extraction shall occur below the development's intended rough grade.
 - The dust mitigation plan shall be implemented. The dust mitigation shall be in accordance with best practices and, at a minimum, provide for the following:
 - Water truck or other reasonably simple means of ground-surface moistening.
 - Routine watering schedule.
 - A commitment to control airborne dust from the site immediately after gaining knowledge of it.
 - Ground coverings of disturbed areas or other reasonable means of keeping dust from becoming airborne.
 - There shall be a dirt and mud knock off area where vehicles will be exiting the site along with a vehicle wash facility. All vehicles must be sprayed down before entering a public ROW.
 - Applicant or operator shall take all precautions necessary to minimize dirt and mud from being tracked onto the public right-of-way. If dirt or mud is tracked onto the public right-of-way, the applicant or operator shall clean off the roadway immediately after gaining knowledge it. If this requires specialty equipment or vehicles, such as a street sweeper, applicant or operator shall have such equipment or vehicles on standby within three miles of the site to help facilitate immediate cleanup.
 - Noxious weeds shall be removed from the site prior to any significant grading work, and the site shall remain free of noxious weeds throughout the work.
 - Hours of operation shall be limited to 8AM to 6PM, Monday through Saturday.
 - A 6-foot berm shall be placed around the perimeter of the processing site.
 - All reasonable means of noise dampening shall be employed to ensure that sound levels from the work do not exceed 70 decibels when measured from within 100 feet of an adjacent dwelling. Between the hours of 11:00AM and 4:00 PM, decibels may be no more than 75 decibels.
 - Haul trucks leaving the site shall be limited to no more than seven per hour.
 - Before any processed material leaves the site, any public rights-of-way to be used for transportation shall be videoed and submitted to the County for storage. All material wear and tear that did not exist at the commencement of the work, as clearly evidenced in the video, and that is not related to other typical traffic from the area, shall be promptly repaired by Master Developer either at the conclusion of the operations, or at any time requested by the County due to excessive damage, and before any financial assurance collected for the work or for the development is released.
 - The on-site processing shall be allowed for a period of up to ninety (90) days which shall be automatically extended for another 90 days if Master Developer is not in default of the MDA including these specific requirements.
 - At the completion of the work, all areas of disturbed earth that is not a part of the Project's improvements shall be hydroseeded with a native grassy seed mix covered with straw mats in accordance with best practices.

Minimum Standards for Public Utility Substations and Water Storage Reservoirs.

Public utility substations and water storage facilities are permitted uses requiring a land use permit and design review pursuant to County Vested Laws and provided compliance with the following minimum standards and regulations. Otherwise, both shall require a conditional use permit. Violation of a land use permit issued under these provisions constitutes a violation of this agreement.

- The use shall not reduce the overall level of service of any public street.
- Site design, site construction, and site construction staging shall be such that no impediments are created to vehicular and pedestrian traffic.
- Parking shall be provided onsite and shall be sufficiently sized to eliminate any need for offsite parking.
- All above ground utility infrastructure or components shall be located inside a fully enclosed building unless prohibited by the applicable utility.
- If not located within a fully enclosed building, above ground infrastructure shall be fully screened from view from adjacent properties and comply with the following:
 - Plants used for screening shall be evergreen plantings of a size, shape, and spacing to provide full screening.
 - A wall shall be tall enough to provide full screening.
 - Any other means as long as, based on the discretion of the Planning Division Director, the means provide equal or greater screening and aesthetic qualities than those otherwise applicable.
- Ground cover shall be provided for all outside areas of the site not used for vehicle access or parking, and for areas not visually screened as provided above.
- Chainlink fencing, if used, shall be powder or vinyl coated and be either black or a muted earth-toned color that is observable from the site.