

EXHIBIT "B"

FINDINGS OF FACT

The City Council has reviewed the record, and makes the following findings for:

- 1) Denial of the Major Plot Plan modification to eliminate a condition of approval requiring funding of ongoing operational costs of providing municipal services required by the Project.
- 2) Modification
 - a. On September 23, 2020, following multiple public hearings, the City Council adopted a policy requiring all new residential development approved after May 13, 2020, to pay for their ongoing costs of providing municipal services.
 - b. Granting of the requested modification is contrary to the City Council adopted policy requiring future residential projects to fund all on-going operational costs of providing municipal services.