



July 30, 2014

439 West Utah Ave.
Payson, UT 84651

Re: Springside Meadows Concept 'Reboot'

Dear Planning Commission and City Council,

The history of Springside Meadows dates back to earlier than 2005 when the housing market was at its peak. An Annexation and Development Agreement exists, and while there are elements of the Annexation Agreement that we'd like to keep (i.e. neighborhoods), there's a benefit to the City and Salisbury to re-familiarize ourselves with it in an effort to modify it using today's housing market as a backdrop.

Additionally, the current Developers Agreement includes requirements that don't fit in today's market (i.e. amenities that are too expensive for the end consumer to absorb). It needs to be set aside and a new one created in its place.

As it sits today, Springside Meadows is approved for 413 residential units consisting of single family and multi-family housing. Since Springside Meadows was approved, the Butler property has been purchased and added to the overall layout.

On Wednesday, August 6th, during a work session, we're presenting an updated concept to the City in an effort to 'reboot' the community, along with the Annexation and Developers Agreements to better fit today's housing market. This 'reboot' still includes the neighborhood feel of the older layout, but utilizes the Butler property in a way that, from our perspective, is far more beneficial to the current and future residents, the City, and Salisbury.

Our goal during the work session is to present the new concept and discuss mutually beneficial arrangements between the City and Salisbury related to the open space, lot sizes, fire station site, electric substation site, access to state road, and road placement within the community.

Designing communities is time consuming and extremely expensive. By approaching this 'reboot' in a work session we hope to decrease the amount of time and resources both the City and Salisbury could potentially spend on this project by uniting efforts.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Salisbury", written over a light blue horizontal line.

Chris Salisbury
Salisbury Homes