

From: [David Gardner](#)
To: [Jill Spencer](#); "[Terry Harward](#)"
Subject: RE: PC Packet
Date: Monday, August 23, 2021 11:47:49 AM

Jill, thank you for outlining issues we still need to address on phase 12.

This phase has always been anticipated to be our rental unit phase. The layout is townhome style, three bedroom units with a two car garage accessed by an ally way in the rear. A total of 68 units are proposed. The acreage of the plan is 4.7 acres with 2 acres of open space. The front door of the units will face the public street 1760 North or from behind that initial row of south facing units, front doors will face other front doors across an open space area. The total parking spaces available meet the two and one-quarter parking spaces per unit.

Comments from a previous review included a trail along Beer Creek to the north but that trail would dead end at Salem's treatment plant. We are not proposing a trail in this area because it would go nowhere and it would cut into the slope of the public street.

We have set up garbage pick up to come from the rear units out to the public street, or private ally. We have designed the pick up so there is no need for the garbage truck to have to back up in this area, a prime concern of Kent Fowden. We feel we have addressed those concerns. Some of the units will be for sale to investors and those investors will then rent their unit out to families. We will structure the ownership of the units as a PD. This means that a unit will include ownership of the ground under the building. This is the typical method of recording townhomes plats. We have seen areas of similar type development where a young investor will buy a unit to live in and also buy three other attached units to rent out. In the areas we have seen where this occurs, the maintenance and up keep of the project are exceptional. We, as the developer, are looking at owning some of these units for rental. It is in our interest to maintain this area to a high level.

The area to the north of the townhome units is encumbered with an easement in favor of the SESO Power. We have put this area in open space and landscaping. Nothing more is proposed for that area next to the treatment plant except a wide swath of landscaping with grass on the level property and zero-scape on the slope property next to the treatment plant. I will have a landscaping plan to you by Monday.

I am also trying to get updated elevations of all sides of the building. We have made a few changes in the ones we have sent you (although not major changes) and I hope to have them to you by Monday as well. The building materials are Hardy Board and stucco with some rock or brick accent on the front elevation.

An issue that has been of concern to the City is the limitation of occupancy permits on units in Arrowhead Park to 400, until we finish the pressurized irrigation system for the entire project. With the approval of the 68 units proposed in this phase, our development will be at 481 units approved for this project. However, we only have 112 units occupied and 104 units under construction. We are finishing up the street improvements in phase 5 in the next few days and we will start the improvements in phase 6 right after that. Our plan is to complete the PI installment through the

winter when we can minimize ground water problems. We will have the entire PI system finished by spring. We would hope we could work out some type of guarantee satisfactory to the City that will allow us to continue to build since we will not even come close to the 400 units of occupancy for another year or more. We have prepared a table showing the number of units occupied, and the current number under construction for your review. Again, we are asking for some flexibility here to keep the project moving through the winter months. We will complete the installation of the irrigation lines by the spring of 2022.