

bruce [REDACTED]

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To: Economic Stabilization;

Cc: Peter Peel [REDACTED]

Joshua Ivaniszek [REDACTED]

Gabe Hayden [REDACTED]

Lloyd Coogan [REDACTED]

To whom it may concern,

First of all let me thank those involved that are trying to improve the system and boost our economic and mental recovery in these unusual times.

It just so happens that I'm in the middle of trying to move a major subdivision through the process now. As far as subdivisions are concerned it's a very simple one with a small impact on the surrounding neighborhood. Without going into too much detail here, the economics of the building of the infrastructure for this project can only support the design we have submitted. All of which was addressed in the pre- application meeting and documented as such. And all totally allowable by code with no real curve balls.

It's agreed that this will be a two stepped process with the first step being approved by staff as it would be a minor subdivision. Herein lies the problem. For whatever reason staff has taken this as an opportunity to require us to submit a shadow plat, showing a complete build out of the property with the maximum number of lots allowed by code with engineering for the utilities required for this never to be built 330 lot subdivision. We have submitted a shadow plat with a complete set of construction drawings as discussed and agreed upon in our preliminary application meetings with the city. this is the plat of the subdivision that we plan to ultimately build.

Bottom line is that even though we have gone through all required steps and submitted a plan that follows the code, staff is trying to require us to submit a ridiculous plan, at great expense both in time and money, only because they think that they know better how we should develop our property than we do. We have done our due diligence for the economics as well as the marketability of the project and are willing to back our decision with all the risk and accountability that comes with such an undertaking. It's very frustrating when the city comes up with these road blocks that ultimately end up just wasting time and money.

This is a private multi million dollar project that could be of great benefit to both the community and the economic recovery of our town. It would be easy for us to put this project on the back burner right now and hold on to our hard earned money, especially if we are meeting unnecessary adversity from our regulatory body who just so happens to also be our main competition in lot sales.

Regards,

Bruce Griggs

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Creative Development Inc
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