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Cc: [Patrick Davidson](#)
Subject: Weekly Update for 3-21-2025
Date: Friday, March 21, 2025 8:29:00 AM
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Good Morning Mayor, Mayor Pro Tem, and Members of the Board of Trustees. The following is your weekly update.

Appeal of Impact Fee. As you will recall a developer had asked for a review of the Town's determination of an impact fee. I had an opportunity on Wednesday to go back and review the Ordinance anew, review the timeline of events, and consider the basis for the overall impact fees. I also had a chance to visit with Corey and discuss the analysis. As a result, I believe my analysis was in error as to the time of the calculation of the fees, and as such, I believe the developer is correct. As a result, I have informed the developer of my error, and the process will proceed without an outside hearing examiner reviewing the matter.

Rescheduled Clean-Up Day. You will have received a separate email from Michelle noting the change in dates for the Town clean-up day. It was going to be impossible to have both the "Meat-In" and Town cleanup on the same date. After visiting with the Locker Plant, they were stuck with only one date available, and so we decided to alter the date of our event. We will be pushing the information on social media to let everyone know. It is not ideal for operations, but it is the best solution for the community.

Walnut Grove Project. The developer is getting ready to apply for a GESC permit with the Town to allow basic demolition and dirt movement at the site. You may recall that this PUD was approved many years ago, and now the developer is starting to proceed with the project. You may hear comments that the site is contaminated with lead pipes and asbestos. The Town has previously been provided soil tests and environmental testing results that demonstrate this is not the case. However, it remains a talking point at times within the community. Should you have any questions or concerns, please just let me know.

The Depot RFP. The initial RFP meeting (pre-bid) for this project will be on Monday, March 24th. This is the opportunity for any interested contractors to discuss the project. The bid opening is scheduled for Monday, April 14th.

Assisted Living Code Issue. In my last weekly update, I mentioned the possible need to look at amending the zoning code for assisted living. Because of the questions asked, I had Alex prepare a more detailed analysis and response. It will be included in a separate email to you.

Have a great weekend!

Patrick

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