

Dawn Hofheimer

From: Sam Jadallah <samjadallah@gmail.com>
Sent: Wednesday, July 15, 2026 10:16 AM
To: Participate
Subject: Greyhawk Townhomes

Follow Up Flag: Follow up
Flag Status: Completed

Dear P&Z Commissioners:

I am writing to express my support for the proposed Greyhawk Townhomes development, currently under review for the Preapplication Mountain Overlay Design Review. After reviewing the application packet, I believe this project represents a highly thoughtful approach to developing on a particularly challenging location.

I am a full-time resident in the property adjoining the development - the Eagle Ridge townhomes. Like much of this side of Warm Springs, we are four duplexes. The Greyhawk Townhome plans have been shared amongst all of the eight owners and no concerns by any of us.

The project continues the duplex design, which dominate on the west side of Warm Springs, and is consistent with the neighborhood. The architectural language and color selection is consistent with duplexes built in the past decade.

The homes are set back behind the brim and the parallel driveway which is preferable to homes closer to the roadway. That area of the mountainside is already disturbed. The area that many of us care about, which is on his private property, is the hiking path often called the "stairmaster", does not appear to be impacted in path or views.

Considering the enormous challenge of the avalanche zone requirements, the roofline is appropriate to handle both engineering requirements and design.

As we have several projects in planning in this area of Warm Springs, I appreciate the cooperation of the owner/developers with the community to achieve positive results, and encourage you to advance the Greyhawk Townhomes.

Sam Jadallah
3212 Warm Springs Road