

EXHIBIT 1

Response: The Applicant is seeking a revocation of the Iron Gate Phase 2B PUD as it relates to the High Point Project. The City approved the Iron Gate Phase 2B PUD in 2021. That Planned Unit Development on 5.08± acres contemplated 51 single family attached dwelling units of which 14 units were proposed to offer a live-work housing product adjacent to the Ferry Rd. frontage along with 37 townhome units with large ground floor garages.

The Planned Unit Development is no longer feasible as a 0.27± acre portion of the property is to be incorporated into the adjacent Iron Gate Motor Plaza Condos Phase 2A PUD, so the Phase 2B site will be diminished in area and because economic conditions, material costs, and have changed. This, in addition to the Iron Gate Motor Condos' Board of Directors' unwillingness to allow the Project to be part of the Iron Gate community made going forward with that Project impossible.

In response to these changes in circumstance, the Applicant has elected to revoke the Iron Gate Phase 2B PUD approved by the City in 2021 and to instead develop and build on the now 4.81± acre property in the underlying I (Industrial) Zoning District.