

December 9, 2022

Re: GP22-05 (The Ranch) – Continuance Letter

Dear Neighbors:

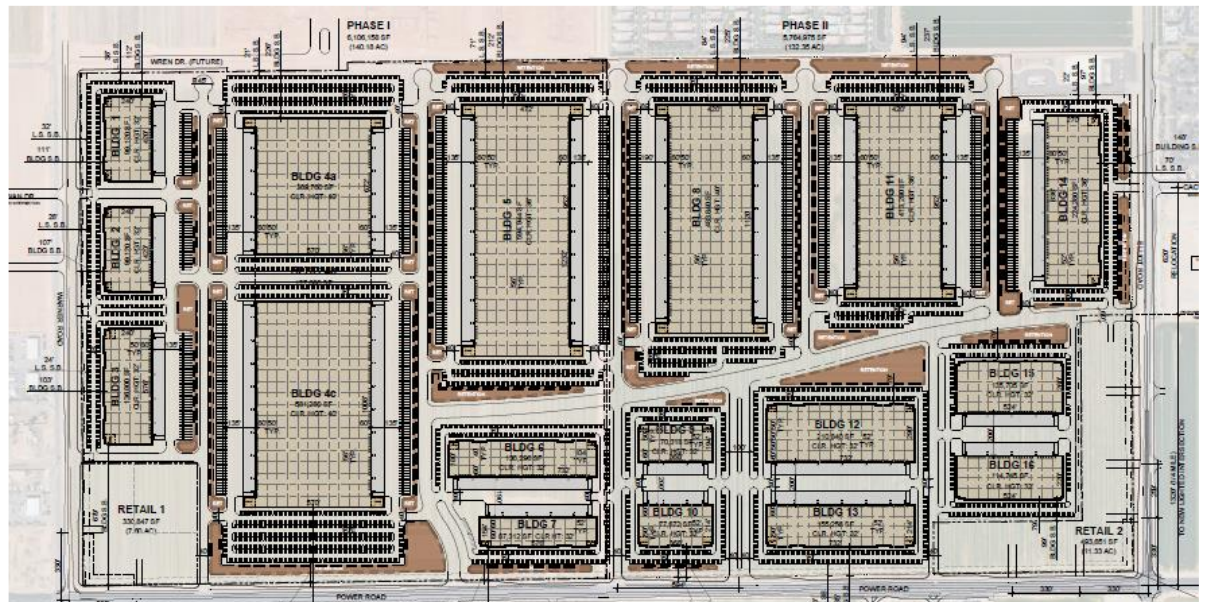
On behalf of Colmena Group, Langley Properties, and Indicap Inc. we wanted to share an important update with you regarding this project. We have heard your concerns and have been actively working with a group of residents who have been advocating for substantial changes on your behalf. Included in that group are Ryan Handlesman, Brandon Ryff, Jennifer Wada, Brian Mosley, Sarah Strazza and Daniel Peyton. We all agree that more time is needed and we are postponing this case until February 21, 2023.

Over the last few weeks, the aforementioned Morrison Ranch residents have had several in-person meetings with the developer. The Morrison Ranch residents expressed several concerns regarding the project and the developer has made significant changes to address those concerns.

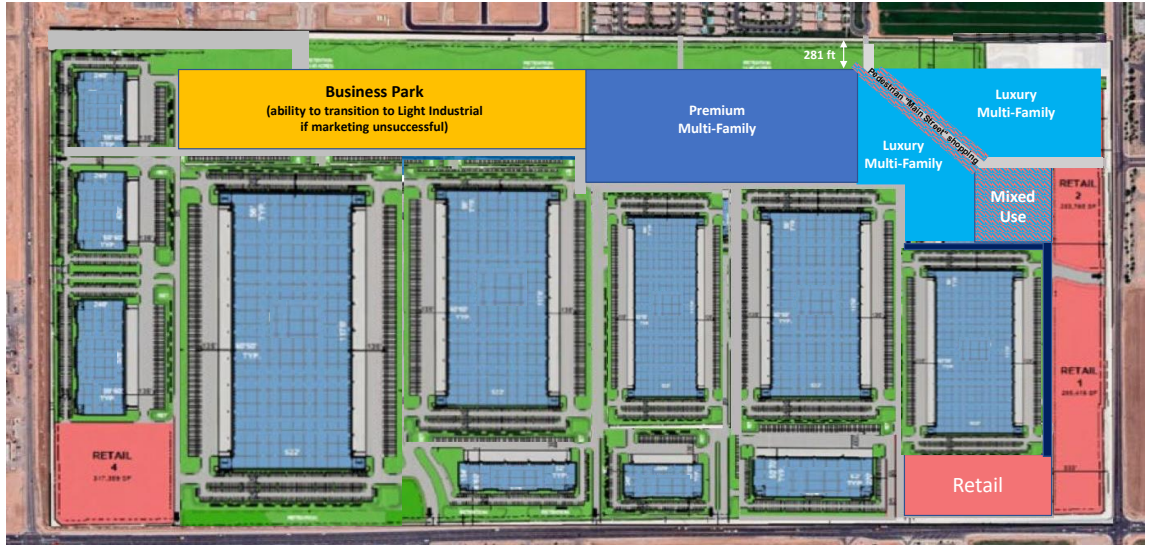
The developer has created a basic drawing for the community, which shows the many changes expected in the final plan. While many improvements have been made, both sides agree more time is needed to further refine the plan and implement the necessary steps in the zoning process. With this in mind and new information received from the Town Attorney indicating that the zoning case must be heard, but not voted on, the developer sent a letter to the council (available on the agenda posted on the Town of Gilbert website), requesting an additional continuance at the December 13 council meeting into February 2023.

We hope our joint efforts will result in a more balanced plan supported by your community leaders and we look forward to continuing that dialogue before seeking approval of any plans. For your reference the initial plan and latest visual representation are included below.

Initial Plan:



The Ranch Draft Site Plan



Sincerely,

Lance Bullen
Colmena Group