

**Clare Kurth**

**From:** [REDACTED]  
**Sent:** Tuesday, April 25, 2023 3:22 PM  
**To:** Wendy Farley-Campbell  
**Cc:** Planning Department, [REDACTED]  
**Subject:** RESOLUTIONS PC 21 39 SUB 03 and PC21 40 PUD 02 - Fairway Estates Preliminary Planned Unit Development (PUD) and Tentative Subdivision and AR 21 21 SIR 14 (Site Investigation Report)

Dear Planning Director and Planning Commission:

Having received additional information from Northwest Code Professionals and Mike Pearson, the developer for Phase 2 of Fairway Estates, the HOA is requesting the following changes/modifications to our previous requests:

1. Should the Planning Commission approve Northwest Code Professionals' recommendation that fire resistive construction components will suffice in lieu of an access road at the north end of the Phase 2 requirement, we agree to withdraw our request for a vehicular gate at that location.
2. Fencing and gate at the north end of Phase 2-3-4. Mr. Pearson has provided verbal agreement to fence the northern portion (as we had requested) and install a pedestrian gate capable of being locked. This is subject to approval as noted in Item 1 above. If the elimination of the access gate is not approved, we ask that you retain our previous request for a vehicular gate.
3. Tract A: In speaking with Mr. Pearson, his suggestions for landscaping is being considered by the Board. Further discussion is required. Although we had asked that pea gravel be required for Tract A, we are withdrawing that request pending further discussions with Mr. Pearson.

Mr. Pearson will be providing assurances to all of the above in writing.

Pending the outcome of the PC approvals, Fairway Estates is highly likely left with only 1 fire exit on Rhododendron Drive to serve 80 homes. This remains a concern because regardless of fire resistive construction components, residents will still need to exit the subdivision.

Additionally, if fire presents in Phase 1 or on Rhododendron Dr, there will be no way to exit east or north of the subdivision. Please take these facts into consideration when reviewing the entire proposal for fire exit purposes.

Thank you for your consideration.

FE at Sandpines HOA  
Sylvia Duran, President  
Chrissy Davis, Treasurer  
Mary Mayes, Secretary