

**Sarah Fox**

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**From:** Robert Maul  
**Sent:** Tuesday, January 02, 2018 5:07 PM  
**To:** Sarah Fox  
**Subject:** FW: Dawson Subdivision Lot 39 related issues.

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**From:** Steve C. Morasch [mailto:stevem@landerholm.com]  
**Sent:** Tuesday, January 02, 2018 4:43 PM  
**To:** Robert Maul  
**Subject:** Dawson Subdivision Lot 39 related issues.

Robert,

In addition to the four issues from last Friday, will the City agree that Lot 39 can remain as it is currently proposed because (1) the wetland and riparian critical areas are functionally isolated from Lot 39 by the path, so they do not need to be in a tract, and (2) a stormwater easement is neither a "lot access" nor "critical area" and therefore no tract is required. Alternatively, will the City support a reduction in lot size for Lots 37-39 of approximately 4,213 square feet under (2,054 square feet of stormwater area and 2,159 square feet of wetland/riparian habitat) under Section 18.09.060.D, which allows additional flexibility in a density transfer subdivision where, as here, a tract includes one-half acre or more of contiguous acreage?

Please let me know if the City will agree to one of these two alternatives.

Thanks,

Steve

Steve C. Morasch | Attorney at Law



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