

## Dan Carlson

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**From:** Mark Cook  
**Sent:** Tuesday, May 23, 2017 4:59 PM  
**To:** Dan Carlson  
**Cc:** Lucas Huck  
**Subject:** Currier Heights

I believe I now understand my confusion regarding the PUD – Currier Heights. The “cartoon” density does not appear to be supported by the PUD statute relative to density bonus associated with the transfer of development rights. It appears a plat was submitted with the PUD. The plat densities are a result of the density bonus allowed under the PUD. Without development right transfer – there is no density bonus.

If CDS prefers to proceed with the plat application, Public Works requires the minimum of information detailed in 16.12.020, 16.12.030 and 16.12.150. I prefer not reviewing the plat until the density issue is settled and we can determine the probable environmental impact likely associated with the plat proposal. We will review the preliminary plat information submitted by the applicant and advise any additional information necessary supporting our obligations under 16.12.150. I regret my confusion but this application has not followed the PUD statute requirements and has not resulted in the minimum information supporting preliminary plat approval. Please let me know if I can assist with communications to the applicant. Regards, Cook.

Mark R. Cook, PE  
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