

To the Planning Commission, City Council and all involved,

I purchased the lot at 3021 Falcon Rd in 2016 to build a home for my two Daughters and myself. In doing my due diligence before purchase I was told by the permit office that I could build my home on this lot. Then, when submitting my plans for a permit I was told that in order to build and I would need to take certain steps.

I have listed the steps that have been taken in order to quell any concerns;

- I have approval from Surani Olsen, Stewart Platt and DEQ to build by purchasing Nutrient Bank Credits and developing a plan for erosion control to satisfy them.

- Hired Matthews Soil Scientists, that verified the soil is certified to build on per David Muyundo's requirements.

Hired Environmental Soil Consultants to do the study on the wetlands and stream and determined that the wetlands area is unusual. It is relatively small and occurs just below the outfall from the storm water of Epsilon Road and a convergence of old sewer lines just below the road so that is not a perennial stream and that the delineated wetlands is not contiguous to or from a perennial stream.

Brought in the Core of Engineers that verified the planned building area on the lot is buildable and poses no environmental impact per Sarah Henrickson's requirements.

Hired Harvey Parks Surveyors to vacate and redo the plat, made mylar copies, submitted to Leigh Kelley, had them approved and signed and recorded with the City.

I've submitted plans and paid the surety bond to DPU and have the RSMP permit approved by Sarah Henrickson and ready to be released.

Obtained Engineered CAD drawings, have submitted building plans, obtained approval from David Muyundo and the permits are ready to be released.

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All environmental and building concerns have been addressed and have a plan in place that has been approved by the City. The last and unforeseen step of the process is this ordinance.

At this point I have completed everything asked to satisfy the City and every part is approved except for this zoning ordinance. This lot is heavily wooded at the end of a small cul-de-sac with no access other than Falcon Rd. It is and never will be used for any kind of recreation. No other homes face this lot. I am an environmentalist working in the renewable energy and energy logistics field most of my career. I am only disturbing a very small portion of this One Acre Lot. I am not clear cutting and plan to take down as few of the old growth hardwood trees as possible to build my home.

Thank you for your time, Wilson Caton, wil.caton@gmail.com, 804.300.3400