

MEETING RECORD

NAME OF GROUP:

ATTENDANCE:

Esseks, Gerry Krieser, Roger Larson, Mary Strand, Lynn
Sunderman and Tommy

Bria

residential development to provide for ~~deve-2751041-14T 50620/4050 TD 0.1005 (cave/F 13p) 513242 TD 0.10~~

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With regard to the impact on property values, Burt did not know that new construction would have any effect on the property values of existing residences.

As far as the testimony by the representative of the Game and Parks Commission, Burt stated that the applicant is also happy with the restrictions found in the special permit to a point where they have included all of the conditions and requirements File 3065 of the title 206 TJ -439.6396 -1410

COUNTY PRELIMINARY PLAT NO. 06005

ACTION BY PLANNING COMMISSION:

May 10, 2006

Carroll moved to deny, seconded by Sunderman

Carroll inquired about the contours with the adjoining neighbor to the east. Hill suggested that the grading plan shows that they will bring the grade back to the elevation at the property line and a little bit away from their property line. Wherever the contours are very close together, they are indicating a very steep slope. We have been assured that the slopes, however, would not exceed three-to-one, which is the regulation, but it would be a substantial

Hunzeker believes that the staff report is thorough, analyzing both the concerns associated with the county special permit requirements as well as the city special permit requirements. Hunzeker and his client have reviewed the criteria and Hunzeker believes that this proposal complies with both the county and city criteria.

With respect to groundwater, Hunzeker

takes are matters that will be governed by the demand for the dirt from the contractors who want it. Based on some of the I-80 work, it could go faster than we think, but not all of those contracts have been let yet.

Carroll noted that the NRD is asking the applicant to work with them. Hunzeker agreed and they have no problem with that. The NPDES permit is separate from this action. It is required if you are doing any large excavation

Keep also submitted an exhibit of the effect of soil loss. He projects that there will be a ten-fold increase in sediment produced from the site.

Strand asked Keep if he would have a problem with this special permit if the

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Carlson inquired about staff's reaction to the proposed additional conditions of approval submitted by the applicant. Hill indicated support for the additional conditions.

Carlson commented that this is a county special permit for mining, recognizing that mining is not allowed by right and is a unique circumstance, may have unique conditions and may ultimately not be appropriate.

agricultural zoning.

line for an excavation project, but all that the staff and Commission have been a (3) Top 97 line staff

to

for 9 or 10 acreages under an AGⁱⁿ district; it could be something else. But the Commission will have an opportunity to review that in full with all the public input received today and probably more at such time as the applicant files the application.

Hunzeker reiterated that the purpose of this application is to mine dirt, and the applicant intends to do that. Frankly, if you are going to set a standard which requires every dirt mining permit to tell you

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ANNEXATION NO. 06007,
CHANGE OF ZONE NO. 06026
FROM AG AGRICULTURAL TO R-3 RESIDENTIAL
and
SPECIAL PERMIT NO. 06026,
CHARLESTON HEIGHTS COMMUNITY UNIT PLAN,
ON PROPERTY GENERALLY LOCATED AT
NORTH 14TH

PUBLIC HEARING BEFORE PLANNING COMMISSION _____ :

May 10, 2006

Members present: Larson, Taylor, Carroll, Esseks, Strand, Cornelius, Sunderman and Carlson; Krieser absent.

Staff recommendation _____ : Approval of the annexation and change of zone, and conditional approval of the community unit plan.

Staff presentation _____ : Tom Cajka

Proponents

1. **Paula Dicero SNB Management Corporation** appeared on behalf of the developer, **Charleston Heights, LLC**, which is proposing this residential development of townhouses and single family.

COMPREHENSIVE PLAN AMENDMENT NO. 06002
and
WAIVER NO. 06002
TO WAIVE THE SANITARY SEWER DESIGN STANDARDS,
ON PROPERTY GENERALLY LOCATED AT
S. 84TH STREET AND ROKEBY ROAD.
CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION

