



## ENVIRONMENTAL COMMISSION MOTION 20160921 008A

**Date:** September 21, 2016

**Motion by:** Hank Smith

**Seconded by:** Mary Ann Neely

**Subject:** 609 River Road SP-2015-0454DS

### **RATIONALE:**

**Whereas**, the applicant is requesting a boat dock permit and COA staff noted that fill in excess of 4' was placed on the property behind a wall that is approximately 10' tall without a permit. A majority of the fill for this site was brought in during the 1980's and there was some recent repair work completed in 2009. The applicant is not the owner that performed the majority of the unpermitted work; and

**Whereas**, the permit cannot be issued for a new boat dock without granting the variance; however, the findings of fact have not been met for the variance.

**Therefore**, the Environmental Commission recommends Support of the request with the following:

#### Staff Conditions:

- Add wave abatement along the entire bulkhead in accordance with ECM 1.13
- Remove the steps from the lake
- Restore the floodplain on the lower terrace of the site

#### Environmental Commission Conditions:

- Additional vine growth on face of wall
- Provide additional 30% planting density to the critical water quality zone
- Add additional 20' of trees planted in upland area or participate by paying a mitigation fee in lieu

### **VOTE 7-1-2**

**For:** Perales, Thompson, Neely, H. Smith, Maceo, B. Smith, Grayum

**Against:** None

**Abstain:** Guerrero

**Recuse:** None

**Absent:** Moya, Creel

Approved By:

Marisa Perales, Environmental Commission Chair