



**ENVIRONMENTAL COMMISSION MOTION 20210120 003d**

**Date:** January 20, 2021

**Subject:** Blue Bluff at Wildhorse Ranch, C8-2020-0033

**Motion by:** Katie Coyne

**Seconded by:** Wendy Gordon

**RATIONALE:**

**WHEREAS**, the Environmental Commission recognizes the applicant is requesting variances from LDC 25-8-341 to allow cut over 4 feet to 15 feet and LDC 25-8-342 to allow fill over 4 feet to 15 feet, and

**WHEREAS**, the Environmental Commission recognizes the site is located in the Gilleland Creek Watershed and in the Desired Development Zone, and

**WHEREAS**, the Environmental Commission recognizes that staff recommends these variances (with one condition) having determined the required Findings of Fact have been met.

**Therefore, the Environmental Commission recommends the requested variances with the following Staff Condition:**

- 1) The Applicant will protect three natural, unclassified drainages. These small waterways with less than 64 acres of drainage will be preserved in a natural state with foot-path trails for pedestrian access to the Critical Water Quality Zone buffers for an unnamed tributary of Gilleland Creek and for Gilleland Creek. Development within these drainage areas will be limited to park amenities such as trails and trail appurtenances (buildings and parking will not be allowed).

**VOTE 8-0**

For: Thompson, Coyne, Maceo, Guerrero, Gordon, Bedford, Creel, Barrett Bixler

Against: None

Abstain: None

Recuse: Ramberg

Absent: None

Approved By:

Linda Guerrero, Environmental Commission Chair