



ENVIRONMENTAL COMMISSION MOTION 20211117 003a

Date: November 17, 2021

Subject: Stillwater - Double Creek Phase 2, SP-2021-0178C

Motion by: Kevin Ramberg

Seconded by: Perry Bedford

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant is requesting a variance from 25-8-261 to allow development in the Critical Water Quality Zone.

WHEREAS, the Environmental Commission recognizes the site is located in the Onion Creek, Suburban Watershed and Desired Development Zone; and

WHEREAS, the Environmental Commission recognizes that Staff recommends this variance, (with two staff conditions) having determined the required Findings of Fact have been met.

THEREFORE, the Environmental Commission recommends the variance request with the following:

Staff Conditions:

1. Internal low-traffic pedestrian walkways throughout the site shall be constructed with permeable pavers or porous pavement in accordance with the Environmental Criteria Manual, to decrease overall impervious cover and increase stormwater infiltration onsite and baseflow in the stream channel.
2. The critical water quality zone will be crossed with a span bridge design instead of the normal box culvert. This will allow for light to penetrate to the natural ground surface and for vegetation to grow thus maintaining a more natural stream channel.

and the following Environmental Commission Conditions:

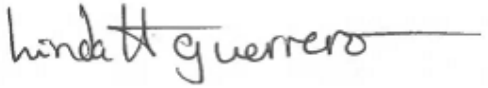
1. The project will use biofiltration in both water quality ponds onsite.
2. The pond will not occur in the inner half critical water quality zone.

VOTE 8-0

For: Bedford, Qureshi, Thompson, Barrett Bixler, Bristol, Ramberg, Guerrero, and Brimer
Against: None

Abstain: None
Recuse: None
Absent: Scott

Approved By:

A handwritten signature in black ink that reads "Linda Guerrero". The signature is written in a cursive style with a long horizontal line extending to the right from the end of the name.

Linda Guerrero, Environmental Commission Chair