



ENVIRONMENTAL COMMISSION MOTION 20220420 003a

Date: April 20, 2022

Subject: Dalfen Industrial, SP-2020-0407D

Motion by: Kevin Ramberg

Seconded by: Perry Bedford

WHEREAS, the Environmental Commission recognizes the applicant is requesting variances from:

1. LDC 25-8-341 to allow cut to 17 feet.
2. LDC 25-8-342 to allow fill to 18 feet.
3. LDC 25-8-301 to allow construction of a driveway on a slope with a gradient exceeding 15 percent.

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

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

THEREFORE, the Environmental Commission recommends the variances with the following:

Staff Conditions:

1. A landscape plan with native and adapted trees, shrubs, and grasses to be planted in the parking areas will be provided, even though a landscape plan is not required in the City's extra-territorial jurisdiction (ETJ).
2. A tree-shaded outdoor seating area will be provided to encourage employees to take breaks on-site, rather than driving to another location.
3. Trees outside of the limits of construction will be preserved, even though tree preservation is not required in the City's ETJ.
4. All cut and fill over 8 feet will be terraced or contained with engineered retaining walls.

VOTE 7-0

For: Scott, Thompson, Nickells, Ramberg, Aguirre, Brimer, Bedford

Abstain: None

Recuse: None

Against: None

Absent: Qureshi, Barrett Bixler, Bristol

Approved By:

A handwritten signature in black ink that reads "KEVIN RAMBERG". The letters are in all caps and have a cursive, slightly slanted appearance.

Kevin Ramberg, Environmental Commission Chair