



ENVIRONMENTAL COMMISSION MOTION 20220504 003a

Date: May 4, 2022

Subject: Pinnacle at Wildhorse Ranch, C8-2021-0152

Motion by: Jennifer Bristol

Seconded by: Melinda Schiera

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant is requesting variances as follows:

- Request to vary from LDC 25-8-341 to allow cut to 15 feet.
- Request to vary from LDC 25-8-342 to allow fill to 15 feet.

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

WHEREAS, the Environmental Commission recognizes that Staff recommends this variance, (with 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. The applicant will provide enhanced vegetation for the wetland critical environmental features, to be comprised of 1 (one) canopy tree and 2 (two) understory trees per 700 square feet, to be planted in clusters, with plants no closer than 3 feet on center, in a generally tree-less area that is roughly 70,000 sf.
2. Grading over 8 feet will be stabilized by containment and/or terracing.
3. Water quality requirements will be met by using biofiltration, a green stormwater quality infrastructure.

Environmental Commission Conditions:

1. Create pollinator zones where possible
2. Use native plants that represent the prairie ecosystem where possible
3. Include an Integrated Pest Management Plan

VOTE: 9-0

For: Qureshi, Scott, Schiera, Barrett Bixler, Nickells, Bristol, Aguirre, Brimer, Bedford

Against: None

Abstain: None

Recuse: Ramberg

Absent: Thompson

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