



ENVIRONMENTAL COMMISSION RECOMMENDATION 20231018-002

Date: October 18, 2023

Subject: QuikTrip No. 414 (SP-2022-0407D)

Motion by: Perry Bedford

Second by: Dave Sullivan

WHEREAS, the Environmental Commission recognizes the applicant is requesting to vary from 1. LDC 25-8-302(A)(2) to allow parking areas on slopes in excess of 15 percent; 2. LDC 25-8-342 to allow fill greater than 4 feet, to 8 feet on a slope greater than 15 percent; and LDC 25-8-341 to allow cut greater than 4 feet to 13 feet; and

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

WHEREAS, the Environmental Commission recognizes that staff recommends this variance as the findings of fact have been met with the following conditions:

Onsite Rain garden Landscaping (Landscaping is not required in the ETJ)

- The addition of 51 native/adapted trees to the site.
- The addition of 486 native/adapted shrubs to the site.
- The replacement of all Bermuda sod with 609S seeding; and

WHEREAS the applicants seem to be amenable to better environmental conditions such as possible Dark Skies Lighting where practical and installing charging stations for electric vehicles.

THEREFORE, the Environmental Commission recommends the requested variance.

Vote: 9-0

For: Perry Bedford, Richard Brimer, Hanna Cofer, Peter Einhorn, Mariana Krueger, Colin Nickells, Haris Qureshi, Melina Schiera, and David Sullivan

Against: None

Abstain: None

Absent: Kevin Ramberg and Jennifer Bristol

Attest:

A handwritten signature in cursive script that reads "Kaela Champlin".

Kaela Champlin, Environmental Commission Liaison