



ENVIRONMENTAL COMMISSION RECOMMENDATION 20240918-002

Date: September 18, 2024

Subject: Williamson Creek Interceptor (SP-2022-1368D) located at 5111 S. 1st Street to 5404 E. William Cannon Drive along Williamson Creek

Motion by: Perry Bedford

Seconded by: Mariana Krueger

WHEREAS, the Environmental Commission recognizes the applicant is requesting:

- A Land Use Commission variance is requested to allow development in the CWQZ for a wastewater interceptor per LDC 25-8-261
- A Land Use Commission variance is requested to allow cut up to 9 feet for removal of a building foundation exceeding the 4-foot limitation per LDC 25-8-341

WHEREAS, the Environmental Commission recognizes the site is located in Williamson Creek, Suburban, Desired Development Zone.

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

Staff Conditions:

1. Payment into the Water Supply Mitigation Fund as per Appendix Q-7: Riparian Zone Mitigation of the ECM in the amount of \$606,850 for 15.7 acres of required mitigation for a utility line installed parallel to a creek centerline.
2. All areas of the Limits of Construction (LOC) within the CWQZ will be restored with 609S Native Seeding and Planting per restoration plan sheets.
3. Previously identified portions of the exposed infrastructure for the existing and to be abandoned wastewater interceptor will be removed from the CWQZ and restored to natural conditions as per approved plans.
4. The abandoned wastewater interceptor diversion building will be demolished and the hill underneath it will be removed to provide additional floodwater storage and a consistent grade for the CWQZ and restoration of the riparian area at S. Pleasant Valley Road and Williamson Creek.
5. An odor control facility will be installed as part of the project to reduce impacts to adjacent properties.

Environmental Commission Conditions:

1. Continue to communicate with the communities, property owners, and renters that are nearby and potentially affected by the projects any concerns that may arise such as odors and emissions controls.

2. Consider reaching out and working with Friends of Grand Meadows and other organizations to encourage food sources that minimize food desert effects.
3. Environmental mats will be used instead of crushed gravel for temporary road access wherever

VOTE: 8-0

For: Haris Qureshi, Mariana Krueger, Hanna Cofer, Perry Bedford, Melinda Schiera, Colin Nickells, David Sullivan, Richard Brimer

Against: None

Recuse: None

Absent: Jennifer Bristol

Approved By:

A handwritten signature in blue ink that reads "Perry Bedford". The signature is written in a cursive style with large, rounded letters.

Perry Bedford, Environmental Commission Chair