

Memo

To: Joe Turner, Hearing Examiner

From: Robert Maul, Planning Manager

cc: Olson Engineering, Applicant

Date: 3/8/2018

Re: Green Mountain Phase 3 Staff Report

Mr. Turner, Staff would like to present a list of suggested changes to the staff report that have been discussed with the applicant in greater detail after the report was published.

Proposed condition modifications:

- #24 Add the following language to the end of the condition: "In the event that the City and the Applicant cannot agree on the amount of the proportionate share, the matter may be returned to the Hearings Examiner to determine the appropriate amount."
- #25 Strike this condition to be consistent with the Findings in the Staff Report that do not contain such a condition
- #27 Strike the existing condition and insert the following: " Page 12 of the Traffic Impact analysis calculates Phase 3 impact to the intersection of 199th/58th at 72 PM peak hour trips and calculates the per trip proportionate fee as \$391.00 per PM Peak hour trip. Based upon the 159 lots in Phase 3 the per lot proportionate share fee is \$177.06 per lot. A note should be placed upon the plat requiring that such payment be made at the time of building permit application for each lot in Phase 3."
- #37 Should be stricken. Believe this is left over language from a different project.
- #45 The following language should be added to the end of the sentence: "without additional geotechnical review and approval by the City."

Plat note number 10

- Current conditions reads: "Prior to the Building Department issuing a Certificate of Occupancy, each lot abutting a critical area tract shall have a continuous 6' barrier fence installed along the appropriate property boundary line."

The intent of this plat note is for appropriate fencing and signage to be placed at the backs of lots 16-18, 26-31, & 109-112. Staff can have some flexibility in the type of fencing so long as it's permanent in nature and provides meaningful barrier demarcation. The plat note can be modified accordingly.