

MEMORANDUM

DATE: April 16, 2009

TO: County Development Review Committee

FROM: Wayne Dalton, Building and Development Services Supervisor

VIA: Shelley Cobau, Building & Development Manager

RE: CDRC Case MP/DP 08-5340 Thunder Mountain Water Co.

ISSUE:

Thunder Mountain Water Company, Inc. (Ed Cardenas, President) requests Master Plan, Preliminary and Final Development Plan approval to permit three water storage tanks consisting of three hundred thousand gallons each, to be installed in phases on 4.8 acres.

The property is located at #60 Sunny Dale Road within the Sunshine Valley Subdivision near Edgewood, within Sections 17 & 18, Township 10 North, Range 7 East (Commission District 3)

SUMMARY:

The proposed water storage tanks would be located on a separate lot adjacent to three existing tanks and a pump station owned by the utility company.

The proposed tanks will be 23'.5" feet in height and 47' feet in width. The setbacks will be 10' feet on the side adjacent to the existing tanks and 10' feet along the road frontage. The color of the tanks will match existing trees on the property. An 8' foot chain link fence with barbed wire will surround the tanks.

TERRAIN MGT./LANDSCAPING/ARCHAEOLOGY:

The property is not within a flood zone and the development area is in conformance with slope standards. A detention pond will control post development drainage. Substantial evergreen tree coverage exists within the property, and an archaeological report is not required.

REQUIRED ACTION:

The CDRC should review the attached material and consider the recommendation of staff; take action to approve, deny, approve with conditions or table for further analysis of this request.

RECOMMENDATION:

The proposed application is in conformance with Article V, Section 5 (Master Plan Procedures) and Article III, Section 4.4 (Development Plan Procedures) of the Land Development Code. Staff recommends Master Plan, Preliminary and Final Development Plan approval to allow three water storage tanks consisting of three hundred thousand gallons each, to be installed in phases on 4.8 acres subject to the following conditions:

1. Compliance with review from County Fire Department.
2. A Drainage and Grading Plan shall be submitted and approved by staff.
3. Provide color sample of tanks that demonstrates compatibility with surrounding tree coverage as approved by staff.
4. Submit a landscaping plan demonstrating an adequate landscape buffer of existing or proposed trees along road frontage, with preservation of existing trees as possible.
5. Submit cost estimate and financial surety for completion of required improvements as approved by staff.
6. Tank foundations and installation subject to building permit from State CID.
7. Submit relevant information for existing water system as required by County Hydrologist.

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ATTACHMENTS:

Exhibit "A" – Applicant's Letter
Exhibit "B" – Review Letters
Exhibit "C" – Applicant's Plans
Exhibit "D" – Correspondence
Exhibit "E" - Vicinity Map