Re-submittal Form

Case Name/ Number: RCU2022-00045

Case Manager: David DeBoskey

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: 2nd Round of Comments - Responses

* All re-submittals must have this cover sheet and a cover letter addressing review comments.

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:
- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Engineering, Planner, Right-of-Way; Addressing; Building Safety;

Neighborhood Services; Environmental; Parks; Attorney; Finance, Plan Coordination
4. I'm still not clear on this, is the Tandem box only vehicle included in that 5 vehicles? Or are those 5 separate (and operable) vehicles? Is the total stored/parked vehicles 4 or 5? It might help to create a list of all vehicles.

Response: The tandem box only is not part of the vehicles included in that 5 vehicles, as stated on my previous response this item is not applicable, total weight of box does not exceed 5,000 lbs. it is a metal tub, No wheels on it, it is not a trailer nor a vehicle. We are asking for the permit to allow us to park up to 5 vehicles at any given time, not exceeding the allowed per section 4-03-03-02-14-3 b. “Lots of 1 Acre or More: A total of two (2) vehicles per acre, with a maximum of five (5) vehicles may be stored outdoors.” 4-03-03-02-14-4 “Vehicles Stored on or Attached to a Trailer: Recreational vehicles stored on a trailer, and any vehicle attached to a trailer, shall be counted as one (1) vehicle.”

5. 4-03-03-02-14-7 Storage, And Parking of Vehicles
Inoperable and Unlicensed Vehicles: Inoperable vehicles and unlicensed vehicles without a properly displayed and valid State Motor Vehicle Registration Certificate may not be stored or parked outdoors.

The inoperable vehicle(s) MUST be in an enclosed building. Is this on the Southeast parking surface?

Response: The only inoperable vehicle is currently stored in the southeast parking. We have the required State Motor Vehicle documents. We currently do not have an enclosed building in our property where we can store this vehicle, we plan on selling it to eliminate this issue, we hope to sell it as soon as possible if it does not sell soon, we plan on moving it to parking lot where the large vehicles will be parked and have it covered by the fence, once we install the fence.

6. Okay. Thanks for clarifying. No response needed

7. Site plan provided is clear. No response needed

8. Parking surface for operable vehicles must be concrete or asphalt. Concrete road base is not a county approved surface.

Response: We will start working as soon as possible in getting the parking surface filled with recycled asphalt, per section 4-03-03-02-14-8 “In the A-1 zone district, all storage of vehicles and machines listed in this section may be located on gravel or recycled asphalt and no parking of vehicles is allowed in the back yard or on any landscaped area. Gravel or recycled asphalt areas within the rear or side setback is not considered part of the back yard and parking is permitted.”

9. When considering who is affected by a nuisance, we certainly think of neighbors, but we would also think about passing traffic along Watkins Rd. To that end we would want a buffering of some sort. The buffer would need to be high enough to cover the height of the trucks. This buffer would also potentially mitigate complaints from future residents in the area. Staff thinks it would help your chances of approval if your neighbors came to the hearings to support you.

Response: Considering your recommendation of buffering for passing traffic along Watkins Rd, we plan on installing a solid fence, and trees or some type of landscape that will cover the trucks. We just need specifics from the county before we can start installing, is there a maximum height allowed? What type of material fence? Space in between trees etc? As soon as we get this information we will start working on this buffer. (See the landscape plan on the next page)
10. If the southeast corner storage is only used to store the trailer and a dump box/metal tub (non-operable), they can stay there. Please upload documentation showing the inoperability of all relevant vehicles or vehicle parts. Inoperable vehicles and unconnected trailers must be in a covered structure however.

Response: All trailers are connected to a vehicle; the only non-operable vehicle is the one stored in the southeast corner. Per DMV because this is a vehicle that is inoperable, we are unable to get emissions to be registered as an operable vehicle; it is not operable because it does not have an engine, transmission, or any of the mechanisms to work/operate, it is a shell only. We are in the process of selling this vehicle.

11. All business must not happen at home.

Response: No business operations happen at home.

12. Okay. I recommend that it remains only you and your husband. Because otherwise this process gets trickier. PLN02:

Response: I understand.

We understand that some of these things would require money and like we expressed the other day during the meeting, if this request is something that staff would support AND the Planning Commission and Board of County Commissioners agree with, there would be a certain amount of time granted to you to implement certain things mentioned in future conditions. You would not have to have all of these things completed prior to the hearing date.

In that scenario, the permit (and use) wouldn’t be officially approved until those conditions are met. Also, understand that in that hypothetical scenario, if you were granted approval given that these conditions are met by a date, and they have not been met by that date, then that could allow the county to take back the conditional approval and you would not be allowed to have the permit. Does that make sense?

Response: I understand that there are things that we can start doing that are not as costly as the paving the right-of-way. Weather permitting, we will start as soon as possible surfacing the storage/parking area with recycled asphalt, then we would like to install the fence and trees as buffer for nuisances, we just need to know from the planning commissioners what type of fence or landscape they recommend or if our landscape plan attached it approved. Eventually if the Planning Commissions and Board of County Commissioners agree during the hearing this being a condition precedent and grant us adequate time to get the right-of-way paved with asphalt since it’s the costliest and needs to be done during warm weather conditions.