



# Project Review Team Case Recommendation

**DATE: June 6, 2012**

**Cases:** CU-98-12, S-588-12, Z-902-12

**Case Planner:** Jared Draper

**Location:** 9101 Yosemite Street

**Applicant:** BNSF Railroad

- Requests:**
1. Conditional Use Permit
  2. Consolidation of 3 lots into 1
  3. Rezone from I-1 to I-3

**Current Zoning:** I-2 (Medium Intensity Industrial)

DEPARTMENT / AGENCY	COMMENTS
<b>SACWSD, Steve Voehringer</b>	<p>The property owner must submit plans and a completed service application for any utility or irrigation modifications.</p> <p>The District can provide water and wastewater service to the identified developer on the property subject to the following:</p> <ol style="list-style-type: none"> <li>1. The property owner must complete the District's entire development review process</li> <li>2. The property owner must pay the appropriate connection fees as determined by the District's Tap Sales Administrator and must also have an assignment for the required ERU's for the site.</li> <li>3. All appropriate water and wastewater inspections must be passed and copy of current building permit must be provided before potable water taps can be purchased</li> <li>4. Install all water and sewer infrastructure in conformance with the District's Rules and Regulations.</li> <li>5. All future uses associated with the District's water and wastewater systems shall be done in conformance with the District's Rules and Regulations (including water conservation and drought regulations), as may be amended.</li> </ol>
<b>Neighborhood Services, Paula Baker</b>	No Comments Submitted
<b>Building Safety, Patrick Buckley</b>	The Building Department submitted project specific comments as well as Building Safety Division general comments. <i>See specific details attached.</i>
<b>Economic Development, Michelle Hill</b>	No comments or objections.
<b>Parks Planning, Traci Ferguson</b>	No Comments Submitted
<b>Police Department, Chuck Baker</b>	No Comments Submitted
<b>Engineering, Rachele Urso</b>	Public Improvement Agreement must be signed before final approval. All drainage facilities shall be approved by the Public Works Department before the first reading of City Council.
<b>Tri-County Health, Shelia Lynch</b>	The Tri-County Health Department recommends that the applicant prepare a mosquito control plan and designate a management entity. Please see the attached

	Mosquito Control Plan Guidance Form for more specific details.
<b>Fire District</b> , Kevin Vincel	No Comments Submitted
<b>United Power</b> , Al Trujillo	No Comments Submitted
<b>Xcel Energy</b> , Donna George	Please be advised that Public Service Company has existing natural gas and electric distribution facilities within the areas indicated in this proposed rezone. PS Co has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion.
<b>Comcast</b> , Rick Shannon	No Comments Submitted
<b>Century Link</b> , Kelley Ziebert	No Comments Submitted
<b>Farmers Reservoir</b> , Molly Lockhart	FRICO has no objections as long as ROW is not encroached and drainage does not enter the right-of-way- canal. The applicant will be required to complete a Project Review Application and submit a deposit for review fees with the Ditch Company. <i>See specific details attached.</i>

**PRT Recommendation:**      ***Case #Z-902-12: Approval***  
   ***Case #S-588-12: Approval***  
   ***Case #CU-98-12: Approval with conditions.***