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From: "Danny Wegner" <danw@scullconst.com>
To: <councilgroup@rcgov.org>
Cc: <jims@scullconst.com>
Sent: Monday, January 08, 2007 10:56 AM
Subject: evergreen garages

Dear Council members

I am Danny Wegner with Scull Construction and would like to help inform you of our intentions to construct a 12 stall garage building at our Evergreen condo project.

As I'm sure you are aware we have permitting for two, 16 plex units, one of which is completed and we've started construction on the other. We are requesting to build a 12 stall garage in conjunction with the construction of the second 16 plex.

We have met all of the staffs stipulations, other than widening Evergreen Street to meet the new overlay requirements, which was implemented after permitting for the living quarters and prior to requesting the garages.

Our request was item #44 on the January 4, 2007 Planning Commissions agenda.

Our request to the Commission was to waive the requirement to widen Evergreen and approve the construction of a 12 unit garage. Our request past with a vote 4 to 3. There was discussion among the Commission as well as discussion from the public, I would like to address the issues as I understood them.

The neighboring property owners were not and are not in favor of this project at any level, although from the owners perspective we complied with all of the requirements necessary for permitting and ultimately the construction of the living units. Compliance with the required parking was an issue from a member of the audience: All of the parking issues have been worked though with Travis, we do comply with the required parking as the project stands. Drainage was another topic: We are replacing asphalt parking with a covered vehicle storage building, the drainage run off will not change. Density for traffic flow seemed to be one of the biggest issues: By adding covered parking versus non covered parking in a parking lot, the density does not change. The property owner to the South expressed a concern for a privacy fence, we intended to install a fence however their driveway encroached on the Evergreen property by almost two feet, if we install a fence along the property line their driveway will be very narrow.

This fence was not a code or ordinance issue. We are willing to install a privacy fence along that property if requested by the home owner.

I am avialable for any questions or concerns at Scull Construction
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