



APPLICATION OVERVIEW

**CONDITIONAL USE REVIEW (§ 5.4)
& SITE PLAN REVIEW (§ 5.3)**

DRB DOCKET #:	DRB-19-03
APPLICANT(S):	Karla & William Russell
CONSULTANT(S):	Briana Cronin Justin Willis
PROPERTY ADDRESS (PARCEL ID CODE):	270 Pleasant Valley Road (PV270)
ZONING DISTRICT(S):	Mt. Mansfield Scenic Preservation District
INITIAL FILING DATE:	February 27, 2019
APPLICATION COMPLETION DATE:	March 29, 2019
SCHEDULED HEARING DATE:	April 15, 2019

PROJECT DESCRIPTION:	The Applicants are seeking to construct a pool, pavilion and deck on steep slopes and very steep slopes.
MOST RELEVANT ULUDR SECTIONS:	§ 3.18 (Steep Slopes); § 5.3 (Site Plan Review); and § 5.4 (Conditional Use Review).
REASON FOR CONDITIONAL USE REVIEW:	Any development occurring on steep slopes (15%-25%) and very steep slopes (>25%) requires conditional use review (§§ 3.18.D & 3.18.E).
APPLICABILITY OF ROAD ORDINANCE:	The 2015 Road Ordinance, as amended December 18, 2018 DOES NOT apply.
STATE PERMIT INFORMATION:	<ul style="list-style-type: none"> • Wastewater permit (WW-4-2076) <ul style="list-style-type: none"> ○ Unknown if a subsequent permit amendment is required.

COMMENTS/NOTABLE ISSUES:	<ol style="list-style-type: none"> 1. Section 3.18.E prohibits development on Very Steep Slopes; however, persuasive arguments/ documentation have been presented justifying waiving the prohibited (see Section 3.18.B.3.b and Section 3.18.E.c). 2. Staff defers to the analysis provided by the Applicant and Engineer as it relates to the impact on Steep Slopes (sediment, erosion and stormwater control measures).
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