



Mayor Robert E. Simison

**City Council Members:**

Treg Bernt

Brad Hoaglund

Joe Borton

Jessica Perreault

Luke Cavener

Liz Strader

September 1, 2021

**MEMORANDUM**

TO: Mayor & City Council

CC: Becky McKay, Applicant Representative

FROM: Joseph Dodson, Associate Planner, Community Development

RE: ACHD Ustick Maintenance Facility - Continuance

---

Dear City Council,

On July 27<sup>th</sup>, the City Council heard the Annexation and Zoning application for the requested ACHD Ustick Maintenance Facility (H-2021-0029) after being continued from the July 13<sup>th</sup> hearing. At this hearing, the Council discussed the project timing in relation to the desired Ustick Road improvements. This discussion directly noted a particular interest by the Applicant to be able to obtain building permits prior to the completion of the road widening projects. Staff, the City Attorney, and the Applicant have discussed the appropriate revisions to the proposed DA provisions through email but have not had final confirmation from the Applicant.

In response to the recent discussions and desires of both ACHD and the City, Staff and the Applicant have worked together to modify condition VIII.A.1.j as follows:

j. No building permits shall be issued until phase 4 of the project the deceleration lane at Naomi Avenue and Ustick Road is constructed. After the deceleration lane is constructed, building permits may be issued for the decant/washout facility, broom shed, drainage shed, covered material storage, and parking area; however, ACHD agrees that no Certificate of Occupancy permits shall be issued by the City until the Ustick Road widening project is completed per the letter from the ACHD Commission, dated July 22, 2021, consistent with the submitted and revised phasing plan OR until the Ustick Road widening and the deceleration lane at Naomi Lane and Ustick Road is constructed.; except one (1) building permit may be submitted for the decant/washout as shown on the submitted phasing and concept plans. Further, no building permits for the fleet buildings, administrative building, truck wash, truck bays, covered parking, or any other structure shall be issued until the Ustick Road widening project is completed.

Respectfully,

Joseph Dodson