

# Planning and Zoning Commission

September 9, 2024

Case #: **2024-0087**

Case Title: Conditional Use Permit for a snow disposal site.

Agenda Item #: **G.1** Supplementary Packet #: **1**

**X** Comments submitted after the packet was finalized

Additional information

Other:

Sent by email:            yes            **X**            no

9/6/24

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To Whom it may concern, RE Planning and Zoning  
Tracts 1 and 2 Polen Park Subdivision, Plat 2019-41

SEP 06 2024

I am the President of the condo association for Seacliff Plaza condos at 5400 West Dimond. The proposed zoning issue for the snow disposal is just to the north of us.

I am unable to attend the public hearing on Monday due to 2 prior commitments but I do want to share some of the concerns of the residents living in our 24 units.

1. Water quality. We are all on wells, and we are concerned that the snow dump will contaminate our water source.
2. Water quantity. We live on the south facing bluff, and we are concerned that water will leach from the snow dump and affect the stability of our bluff, which so far is managing well.
3. Noise. We have units that are very close to Dimond Boulevard. Large side dumps coming at all hours of the night and decelerating to make it around the circle will be noisy. Additionally, that traffic circle itself is small and at least one large truck has gotten stuck in it last winter, causing traffic issues.
4. Trash. We do not want trash blowing onto our property from the dump site, as it melts. Currently we have a clean property.

Possibly unrelated to this issue, we have noticed a very bad smell this summer and fall when there is a north wind or breeze. I am sure it is coming from the AS and G work in that plat. This is the first year we have had this smell. We would like to know what is causing that smell.

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