

APEX ENVIRONMENTAL ADVISORY BOARD MEETING MINUTES

Meeting Date:
November 17, 2022
6:00p.m.



In-Person Meeting
Apex Town Hall Council Chambers

ENVIRONMENTAL ADVISORY BOARD MEMBERS

Katie Schaaf, Chair	Bill Jensen
Suzanne Mason, Vice Chair	Jason Maynard
Patrick Adams	Greg Reger
Adam Efird	
John Garrison	

Call to Order & Roll Call

The Environmental Advisory Board (EAB) meeting was called to order by Chair Katie Schaaf at 6:00p.m. Members present included Chair Schaaf, Vice Chair Suzanne Mason, and Board members Patrick Adams, Adam Efird, John Garrison, Bill Jensen, Jason Maynard, and Greg Reger. No members were absent.

Councilmember Cheryl Stallings was in attendance. Town staff members present were Planner II Shelly Mayo, Stormwater Engineering Manager Jessica Bolin, and non-voting staff secretary Sustainability Coordinator Megan Pendell. The meeting was open to members of the public to attend in person as well as to watch via the Town livestream.

Approval of Minutes

Chair Schaaf asked the Board if there were any comments on the revised Meeting Minutes from October 20, 2022. Board member Maynard made a motion to approve the Minutes, seconded by Board member Garrison, abstained by Chair Schaaf and Board member Efird, and the motion passed.

Announcements

None.

Pre-Application Meeting: Center City Townhomes

The project representative for Center City Townhomes was Tish Shapiro, Attorney with the Morningstar Law Group. The developer team prepared a PowerPoint on the project and it was presented. The developer agreed to a list of conditions prior to the meeting, and the representative reviewed it with the Board. The future street widening, buffer, and resource conservation area (RCA) were discussed. Chair Schaaf inquired about the solar and electric vehicle (EV) charging conditions, and the representative confirmed that solar conduit would be included on all the townhomes, though that it was still too early in the project to confirm a number of EV charging stations. Board member Jensen proposed that three conditions were added to the recommendations list relevant to solar photovoltaics (PV). Board member Garrison made a motion to approve the list of recommendations, seconded by Board member Reger, and the motion passed unanimously.

Summary of Recommendations:

- Increase design storm pre- and post-attenuation requirement to the 25-year storm.
- Increase riparian buffer widths from surface waters in environmentally sensitive areas.
- Add a permit condition which does not allow for tree clearing, stormwater control measures (SCM), or infrastructure in either zone of the riparian buffer.

- Install signage near environmental sensitive areas in order to: (1) reduce pet waste near SCM drainage areas, and (2) eliminate fertilizer near SCM drainage areas.
- Plant deciduous shade trees on southern side of buildings.
- Plant pollinator-friendly flora. Provide a minimum of 75% of native, diverse and abundant pollinator and bird food sources (e.g. nectar, pollen, and berries from blooming plants) that bloom in succession from spring to fall.
- Plant warm season grasses for drought-resistance.
- Increase the number of native hardwood tree species planted to 3, preferably 4.
- Install two pet waste stations in neighborhoods.
- Include solar conduit in building design.
- Install convenient electric vehicle charging stations.
- Lower maximum foot-candles outside of buildings.
- Include International Dark Sky Association compliance standards.
 - Outdoor lighting shall be shielded in a way that focuses lighting to the ground.
 - Lighting that minimizes the emission of blue light to reduce glare shall be used.
 - Lighting with a color temperature of 3000K or less shall be used for outside installations.
- Install a minimum 4-kilowatt solar PV system on at least one of the first six townhomes to be constructed. Install a minimum 4-kilowatt solar PV system on three additional townhomes.
- The Covenants, Conditions, and Restrictions (CC&Rs) for the townhomes shall permit the installation of rooftop solar PV systems by individual homeowners. Any rooftop problems resulting from the installation of the solar PV system shall be the responsibility of the homeowner installing the solar PV system.

Pre-Application Meeting: Hatcher Property

The project representative for Hatcher Property was Patrick Kiernan, Engineer with Jones & Clossen Engineering. This project was seen by the Board back in April, and is back again due to an increase of acreage for the project area. The representative reported on the list of conditions that the developer ended up agreeing to based on the EAB recommendations from April. He explained that the developer decided not to include active solar PV, but plans to install solar conduit on all homes. The developer will also add a 220-volt outlet inside all garages to facilitate EV charging. Chair Schaaf inquired about why the developer refused to include active solar PV and the representative responded that it was related to project density and cost. He agreed to re-approach the developer with the possibility of active solar PV. Vice Chair Mason asked the representative about the stream on the property, 100-year storm, buffer, and RCA. Board member Mason asked about the size of the lots and whether the developer would maintain any of the trees on site. Board member Jensen made a motion to approve the list of recommendations, seconded by Board member Maynard, and the motion passed unanimously.

Summary of Recommendations:

- For stormwater management, post-development peak runoff shall not exceed pre-development peak runoff conditions for the 1 year, 10 year, and 25 year 24-hour storm events.
- Signage shall be provided in HOA areas surrounding SCMs, regarding the need to eliminate and reduce fertilizer and pet waste near SCMs.
- Developer shall install pollinator-friendly and native flora within SCM planting areas.
- At least 75% of the plant species used in the landscape design shall be native species.
- Perimeter buffers, SCMs, and other HOA maintained areas may be planted with clover or warm season grasses for drought resistance.
- In order to reduce water consumption and promote pollinator friendly habitat and biodiversity, Homeowner Association covenants shall permit clover lawns throughout the neighborhood.
- A minimum of one pet waste station shall be installed in HOA common area.
- Homeowners Association covenants shall not restrict the construction of accessory dwelling units.
- All homes shall include solar conduit in the building design to facilitate future rooftop solar installations.
- All garages shall be wired with a 220-volt outlet inside the garage to facilitate charging of electronic vehicles.
- Any outdoor lighting within HOA maintained areas shall utilize full cutoff fixtures that have a maximum color temperature of 3000K.

- A 50' Type A buffer shall be provided along the eastern boundary line where adjacent to the American Tobacco Trail. A 10' Type A streetscape buffer shall be provided along the east side of Transit Trail. A 10' Type B buffer shall be provided along the northern and southern boundary lines. A perimeter landscape buffer shall not be provided along the southeastern boundary line, adjacent to the land owned by USACE. Instead, a split-rail wooden fence shall be provided along the project boundary to provide a physical barrier between the USACE property and the cleared and maintained Town of Apex utility easements which run parallel to the project boundary.
- Install a minimum of two solar PV systems at a minimum of 4-kilowatts.

Development Updates: Town Council Meeting Rezoning Results

Planner II informed the Board of recent Planning staff turnover and increased workload, which has prevented time for the preparation of EAB development updates this month. She plans to send updates within a week and will be emailed along with the updates from previous months.

Workgroup Updates: UDO Amendment Workgroup

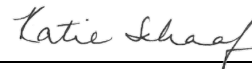
Vice Chair Mason updated the Board on progress with revising the EAB Suggested Environmental Zoning Conditions list, including recommendations for UDO amendments. Planning staff are reviewing the final draft which should be ready for official presentation to the Board for approval at the December EAB meeting.

New Special Environmental Boards Workgroup

Staff secretary followed up with the Board about the Special Environmental Boards meeting that occurred on November 2nd. The next step is to identify 1-2 members from the EAB, Tree Citizens Advisory Panel (CAP) and Bee City Committee to participate in a special workgroup and identify collaboration opportunities. Boards members should email her if interested in participating.

Adjourn

Board member Jensen made a motion to adjourn the meeting, seconded by Board member Garrison. The motion was approved unanimously and the meeting adjourned at 6:52p.m.



Katie Schaaf, Chair

ATTEST:



Megan Pendell, non-voting staff secretary