

5.01: Consider Natural Resources Elements of Homestead Road Subdivision

City Planner Anderson presented the staff report. He reported that the City has received an application for a three-lot subdivision known as Homestead Road. He stated that the application includes review of a Preliminary Plat and a Variance to lot depth. He noted that no new roads are proposed with the development and the site already has municipal utilities studded in as a result of a previous road improvement project. He stated that the development site is located at 7131 166th Avenue NW and noted that a significant portion of the subject property is encumbered with wetland and floodway. He recommended approval of the Tree Preservation Plan and the Variance request contingent upon compliance with the Staff Review Letter.

Chairperson Stodola commented that the staff report was well thought out and informative.

City Councilmember LeTourneau asked if rain gardens are used widely throughout the City in this purpose.

City Planner Anderson stated that the City is not commonly using them throughout the City. He stated that a few of the multi-family townhome developments have used rain gardens as part of their stormwater management but he was not aware of a single-family home development that currently uses that method. He provided additional details on rain gardens. He stated that rain gardens are becoming more popular throughout the metro area and noted that there are other opportunities in the City where rain gardens could be used.

Board Member Valentine stated that rain gardens are becoming more popular in single family home settings. He stated that he created three rain gardens on one of his properties which work very well and are very efficient. He was confident that the rain gardens would be a good fit but noted that the long-term maintenance would need to be identified to ensure peak performance.

City Councilmember LeTourneau stated that he does love the idea but just wanted to learn more information on the topic to ensure that it would be a good fit.

Board Member Valentine noted that the rain garden would need to be designed to the right size to ensure it would work correctly.

City Planner Anderson stated that the engineering staff will review the plans to ensure the rates and volumes are met. He stated that education is a part of the long-term maintenance to ensure those conducting the maintenance know which items remain and which need to be removed. He explained that water is intended to filter through the rain garden and not hold water for long periods of time.

Motion by Board Member Valentine and seconded by Chairperson Stodola to recommend approval of the Tree Preservation Plan and the Variance request contingent upon compliance with the Staff Review Letter.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Valentine, Anderson, Bernard, Covart, and Trossen. Voting No: None. Absent: Board Member Hiatt.