



LOWER MINNESOTA RIVER WATERSHED DISTRICT

Executive Summary for Action

Lower Minnesota River Watershed District Board of Managers Meeting

Wednesday August 21, 2019

Agenda Item

Item 6. A. - Request from the city of Bloomington

Prepared By

Linda Loomis, Administrator

Summary

The City of Bloomington requested that the LMRWD removed a certain area of Bloomington from the steep slope overlay district. While the area does have steep slopes, it is not part of the Minnesota River bluffs. Della Young and I have visited this area and concur with the reasoning of the city for removal of this area from the steep slope overlay district.

An email requesting removal of this area is attached along with a map of the area.

Attachments

Email from Bryan Gruidl, Water Resources Manager, City of Bloomington

Recommended Action

Motion to remove designated area from steep slope overlay district per request from the City of Bloomington

LMRWD Steep Slope Area - Heritage Hills, Bloomington

Gruidl, Bryan <bgruidl@bloomingtonmn.gov>
To: "Linda Loomis (naiadconsulting@gmail.com)" <naiadconsulting@gmail.com>
Cc: Della Schall Young <della@youngceg.com>

Thu, Jul 25, 2019 at 12:46 PM

Hello Linda:

I am writing to request the LMRWD consider removing the Heritage Hills Area in Bloomington from Districts steep slope standard.

The Districts steep slope standard results in this isolated area of the city being subject to the District's standard. In our work to amend our official controls related to the steep slope standard this area continues to be problematic with how to regulate the isolated area, transparency of land use regulations and simply seems out of place. We did map the District's steep slope standard across the city in an effort to tie this area with other steep slope areas, but results indicated that was not a reasonable approach.

The water bodies within the Heritage Hills Area include Ancel Glen Pond and Heritage Hills Pond. Both of these water bodies are part of the city's storm sewer system with storm sewer inlets and controlled outlets. These ponds outflow to Southglen Pond which has a pumped outlet through nearly 1.5 miles of storm pipe to Overlook Lake. From Overlook Lake water is discharge through an outlet control structure into 700 feet of welded HDPE storm pipe that was replaced in 2014 to the bottom of the bluff and into Coleman Lake resulting in little risk of bluff erosion. See attached Pictures from when the outlet was reconstructed in 2014.

Based on the updated watershed management plan it is clear the Districts overarching goal of the of the steep slopes standard is to protect the Minnesota River Bluff and through the comment process we ended up with the steep slope standard. The steep slope areas within the Heritage Hills Area are well away from the MN River Bluff, were developed in the mid to late 1960's, and have existed for more than 50 years without known erosion issues. Further should a slope failure occur in this area impacts of the sediment would not pose significant threat to the MN River due to the city's storm sewer network of pipes and ponds and could be recovered from the pond.

In working through the areas the City has determined that it would be much more beneficial to include the portion of the Nine Mile Creek Watershed District that is adjacent to the MN River valley up to 106th Street into the standards. This area is not required to be included by the LMRWD, but by adding the standards to this area the city is more than offsetting the area potentially lost at Heritage Hills. I have attached a map that shows both the Heritage Hills area the city is requesting be removed from the LMRWD steep slope standards and the Nine Mile Creek Watershed District area proposed to be included in the steep slope standard.

Should you have additional questions or wish to discuss in more detail please do not hesitate to contact me. Thank you for your consideration.

Bryan Gruidl

Water Resources Manager | Engineering

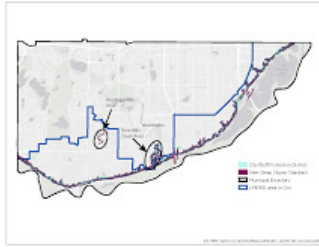
City of Bloomington, Public Works
1700 West 98th Street | Bloomington, MN 55431
Direct 952-563-4557
bgruidl@bloomingtonMN.gov

3 attachments



IMG_1261.JPG
4000K

IMG_1262.JPG
3841K



Layout.jpg
171K