

The left side of the slide features a decorative design with vertical stripes in shades of green and grey, and several overlapping dark blue circles of varying sizes.

BLOOMINGTON COMMENTS

Proposed LMRWD Standards

October 25, 2017

Support Protection of Bluff and River Resources

Strong Bloomington Standards in Place

Proposed Rules are De Facto Taking of Property Rights – Not Acceptable as Drafted

More Balance Needed between Environmental Protection and Property Rights

Postpone Action Until All Board Seats are Filled

Do Not Adopt Proposed Standards

- Existing Bloomington standards sufficient
- If District moves forward, offer exemption for cities with robust standards
- Wait for a Full Five Member Board

Provide More Information

- Statement of Need and Reasonableness
- Maps of Existing Bluff Zone
- Language of Proposed Changes

Provide More Opportunity for Input

- Provide Public Notice
- Provide Additional Public Hearings in Multiple Cities

PROPOSED LMRWD BLUFF ZONE



795
Parcels

515 Homes

Highly
Developed

PROPOSED LMRWD BLUFF ZONE

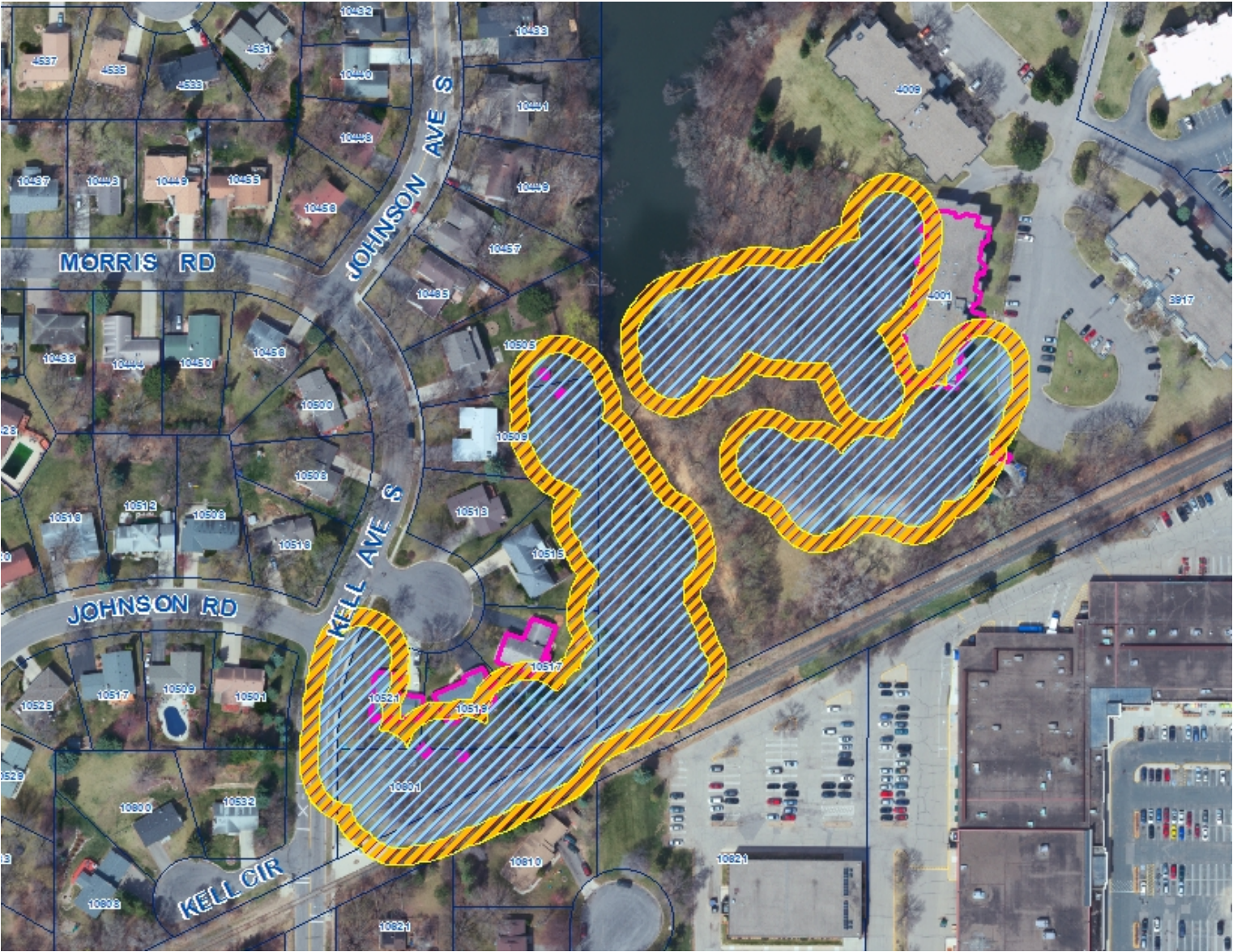


795
Parcels

515 Homes

Highly
Developed

IMPACTS EXTEND WELL BEYOND MN RIVER BLUFF KELL AVE



ROBUST BLUFF PROTECTION TOOLBOX IN PLACE

Bluff Report District Plan	Bluff Protection Overlay Zone	Comprehensive Surface Water Management Plan	Conservation Zoning District
Open Space Preservation	Park Dedication Policies	Impervious Surface Limits	Roof Slope Orientation
Downspout Placement	Grading Orientation	Development Prohibitions	Over the Bluff Discharge Limits
Grading and Filling Standards	Tree Preservation	Additional Tree Planting	Structure Height Limits
Erosion Control	Additional Side Setbacks	Stockpile Standards	Stormwater Management

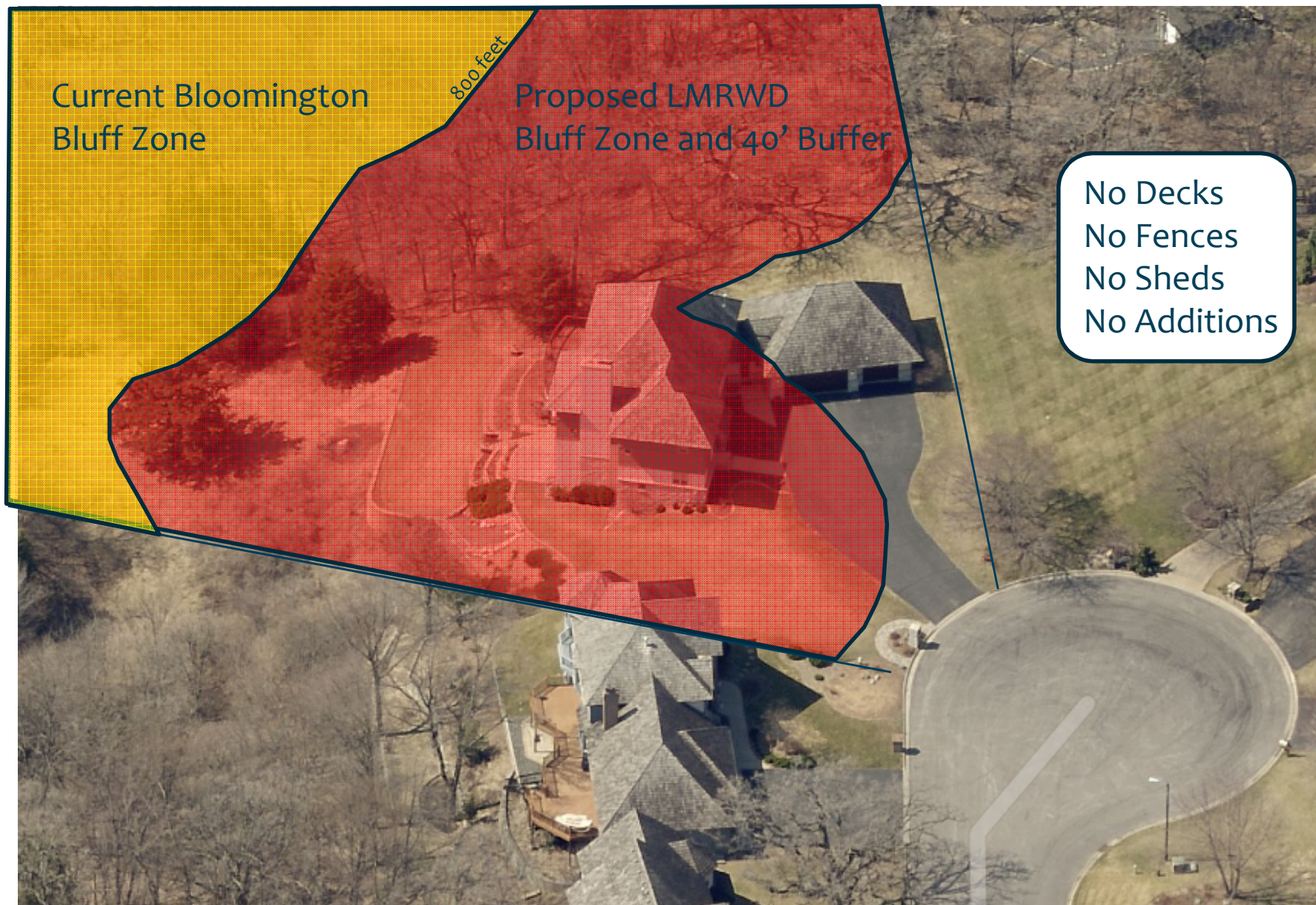
EXAMPLE OF IMPACTS – 11141 XYLON AVENUE S.



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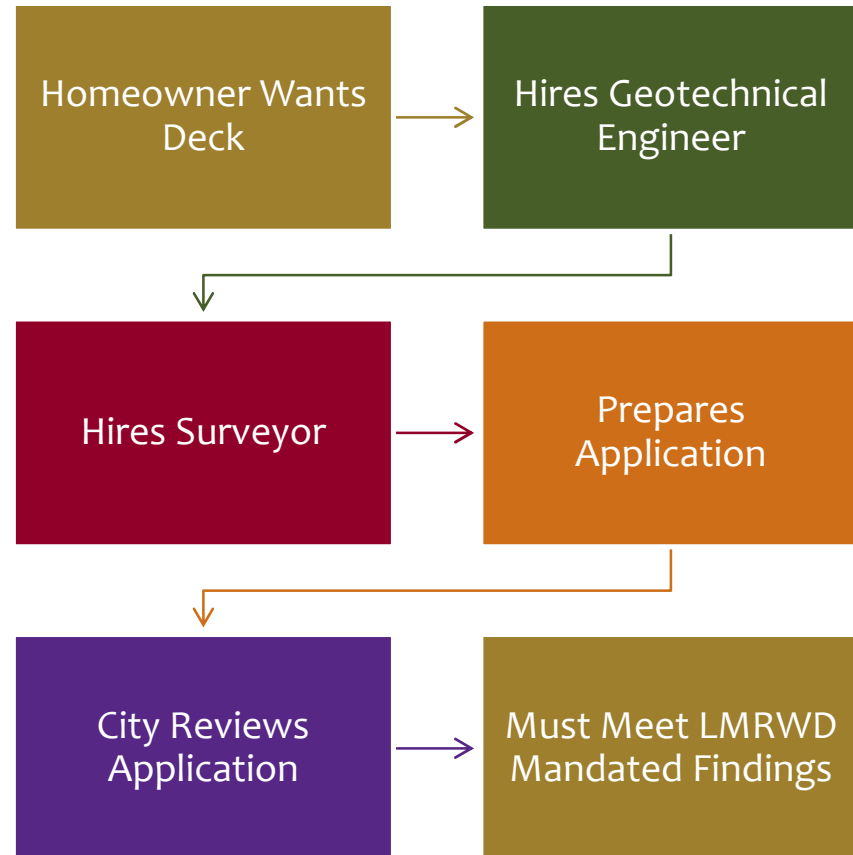
POTENTIAL CHANGES - LMRWD STAFF

- Definition of Structure

- Need to review

- Flexibility Tool

- Cost Prohibitive
- Time Consuming
- Unreasonable
- Burden on Cities (515 Homes in Bloomington)
- Better to Modify Standards Than Create Complex Flexibility Process



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