



To: Mayor and City Council

From: Bradford D. Townsend, AICP
Planning and Zoning Director

Date: March 29, 2013

Subject: Stream Bank Exception Request
SB 201300500
Land Lot 425
900 Myrtle Street

Enclosed please find the material for the stream bank exception request. The applicant is requesting a variance to Section 21.1.9, Requirements for Flowing Streams, related to the 50' undisturbed stream buffer and the 75' impervious setback. The total amount varied would be 75 feet. The variance to the stream buffer is only for the section of the stream which is highlighted on the site plan submitted by the applicant. The orange represents the 50' undisturbed buffer and the yellow represents the 75' impervious setback.

The Engineering Division and Public Works/Environmental Department have walked the site and reviewed the stream. The existing vegetation in the buffer is poor and needs to be improved.

The applicant is proposing to develop a 21 lot single family subdivision under the Groveway Hybrid Form Based Code. A preliminary and final plat is required in order to develop this subdivision. At the time of the preliminary plat, the requirements related to the Groveway Ordinance will be reviewed for compliance.

There were no comments related to this application from the Fire Department or Transportation Department. The Public Works/Environmental Department and the Engineering Division have reviewed the plans and have the following comments.

Public Works/Environmental –

- Please provide a stabilization plan for the stream conforming to Streambank and Shoreline Stabilization Guidance Level 1 techniques.

Engineering –

- As part of the LDP process, the applicant shall provide analysis and streambank stabilization as needed to provide a non-erodible stream channel for the diversion of stormwater from the flowing stream to the stream channel along the southern property line.
- Note that an additional stream buffer from EPD may be necessary to construct a channel of adequate capacity along the southern property line.

Both the City Engineer and the Stormwater Engineer have recommended approval of this stream buffer variance.

The Community Development Department recommends approval of the stream buffer variance with the following conditions.

1. The applicant/developer shall provide a stabilization plan for the stream conforming to Streambank and Shoreline Stabilization Guidance Level 1 techniques.
2. The applicant/developer shall provide analysis and streambank stabilization as needed to provide a non-erodible stream channel for the diversion of stormwater from the flowing stream to the stream channel along the southern property line.