

Bluff Standards Update

Informational meeting

Agenda

- 1) Why update?
- 2) What are the standards?
 - a) **New** - Lower Minnesota River Watershed District (LMRWD) Standards
 - b) **Existing** - City Bluff Protection District Standards
- 3) What does this mean?
- 4) How does this affect properties?
- 5) Next steps

Why update?

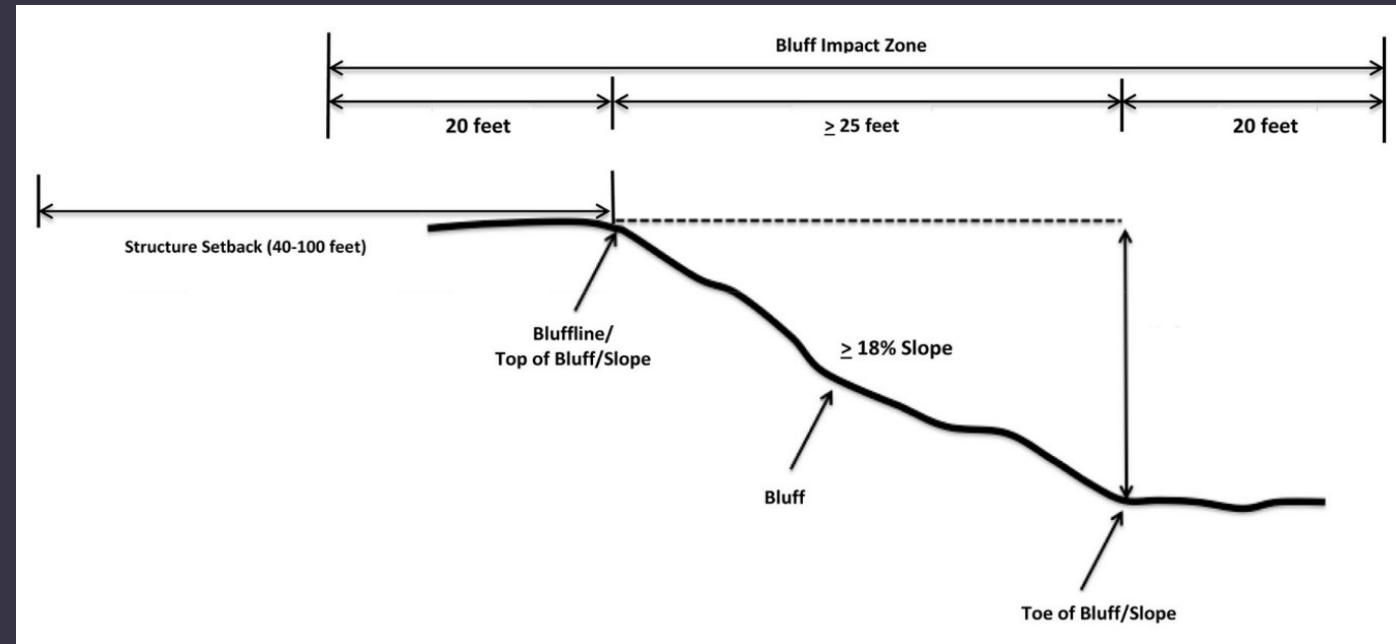
- Alignment with LMRWD Standards
- Required by Statute
- LMRWD Standards
 - Steep Slopes



What are the Standards?

Initial LMRWD Requirements

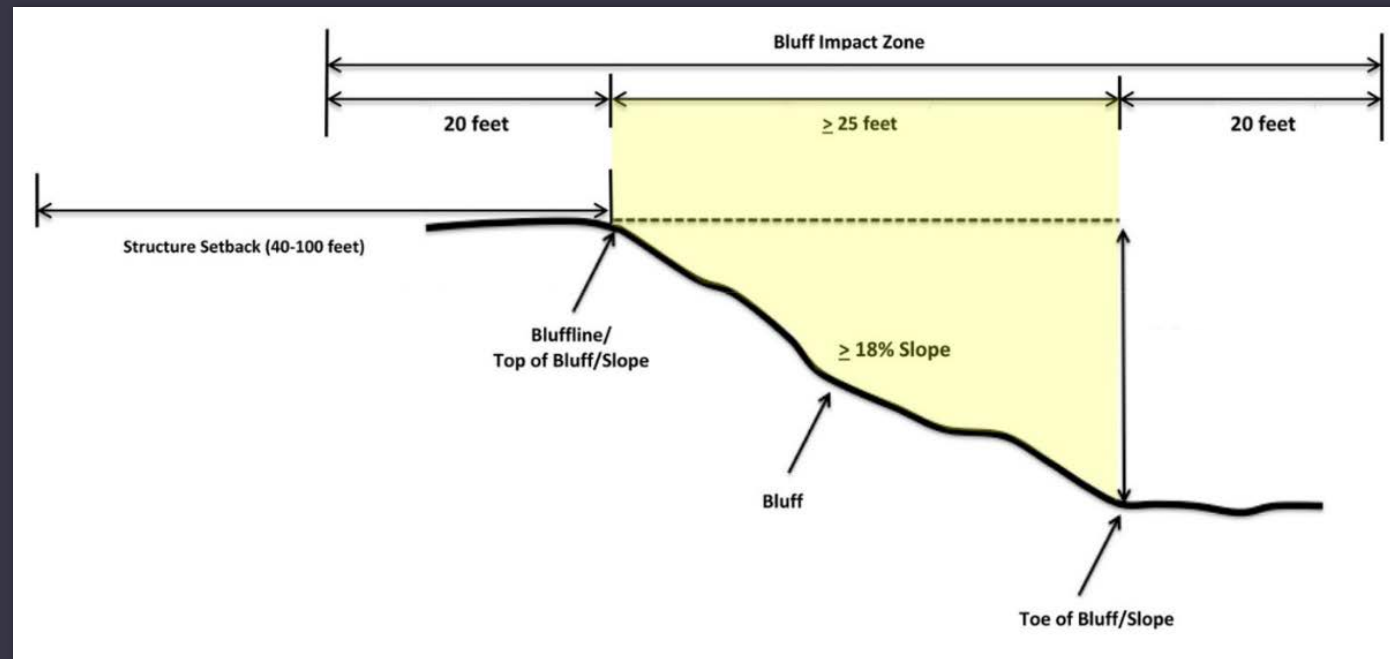
- 1st Draft (July 2017):
Most Prohibitive



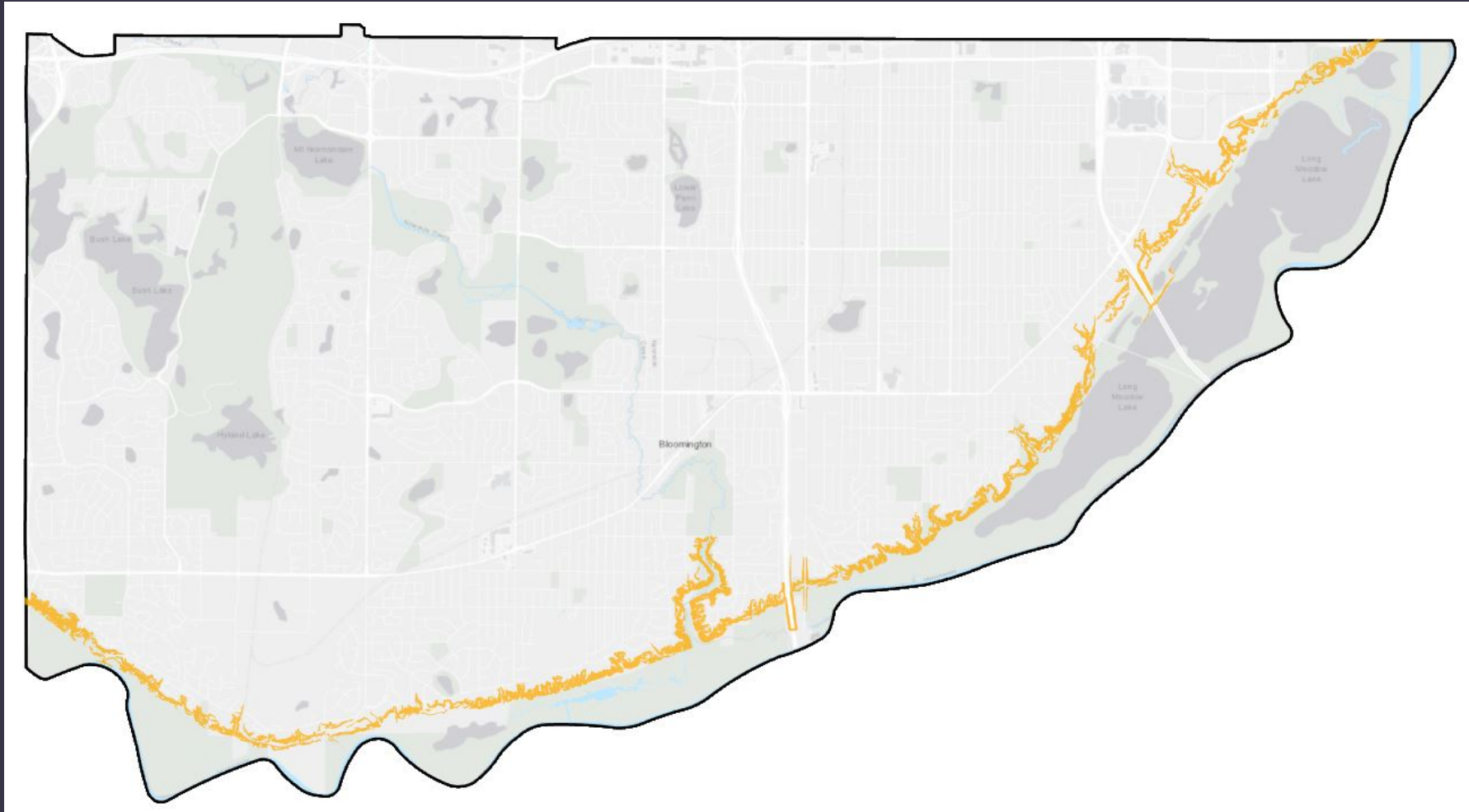
What are the Standards?

Initial LMRWD Requirements

- 1st Draft (July 2017):
Most Prohibitive
- 2nd Draft (January 2018):
More Permissive
- Final Draft (October 2018):
Exception for small projects



Steep Slopes



Example of Impacts



Example of Impacts – Current Regulations



Example of Impacts – Original LMRWD Proposal (2017)



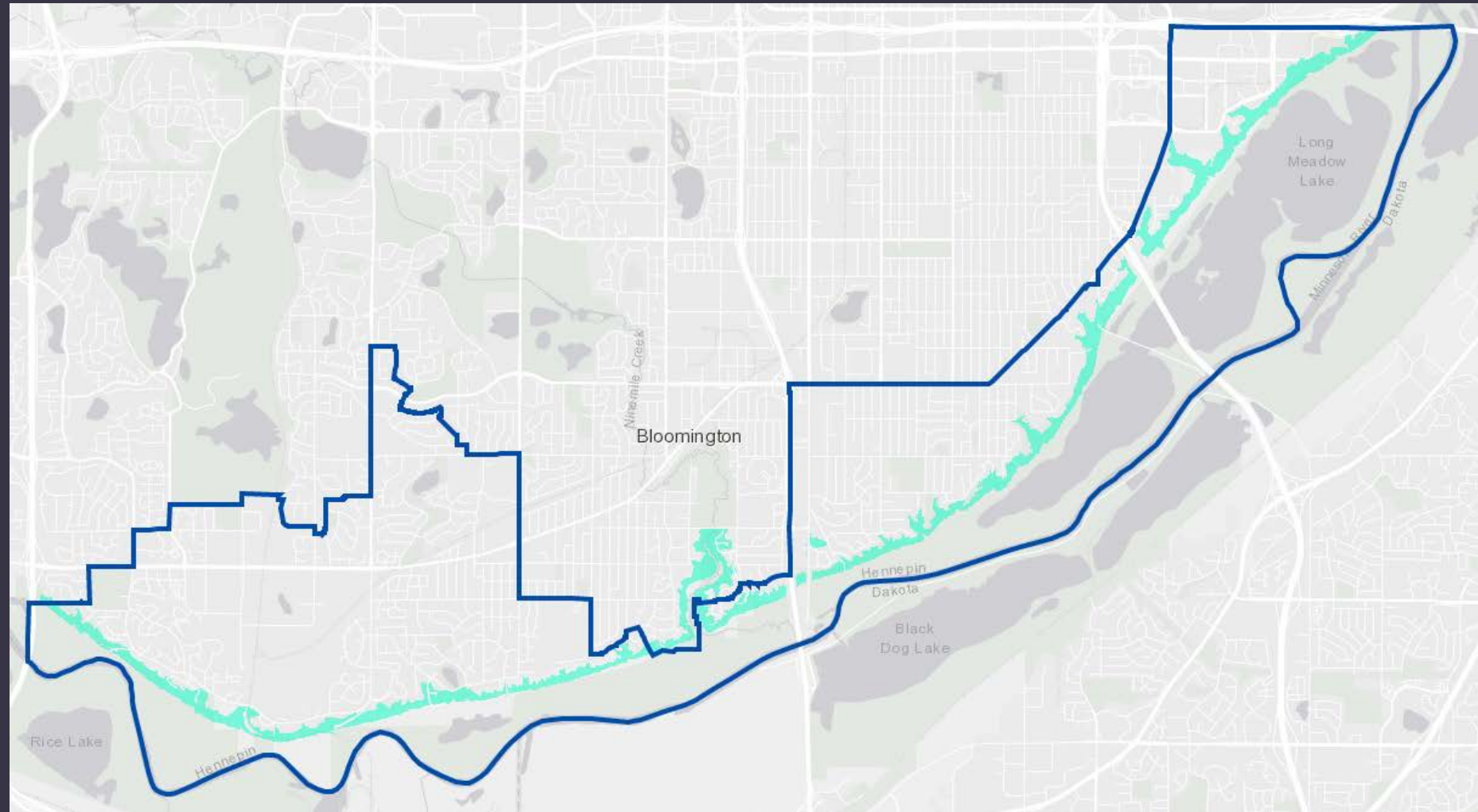
Example of Impacts – Adopted LMRWD Standards



Existing City Standards

- Bluff Protection (BP-1) District
- Bluff Development (BP-2) District

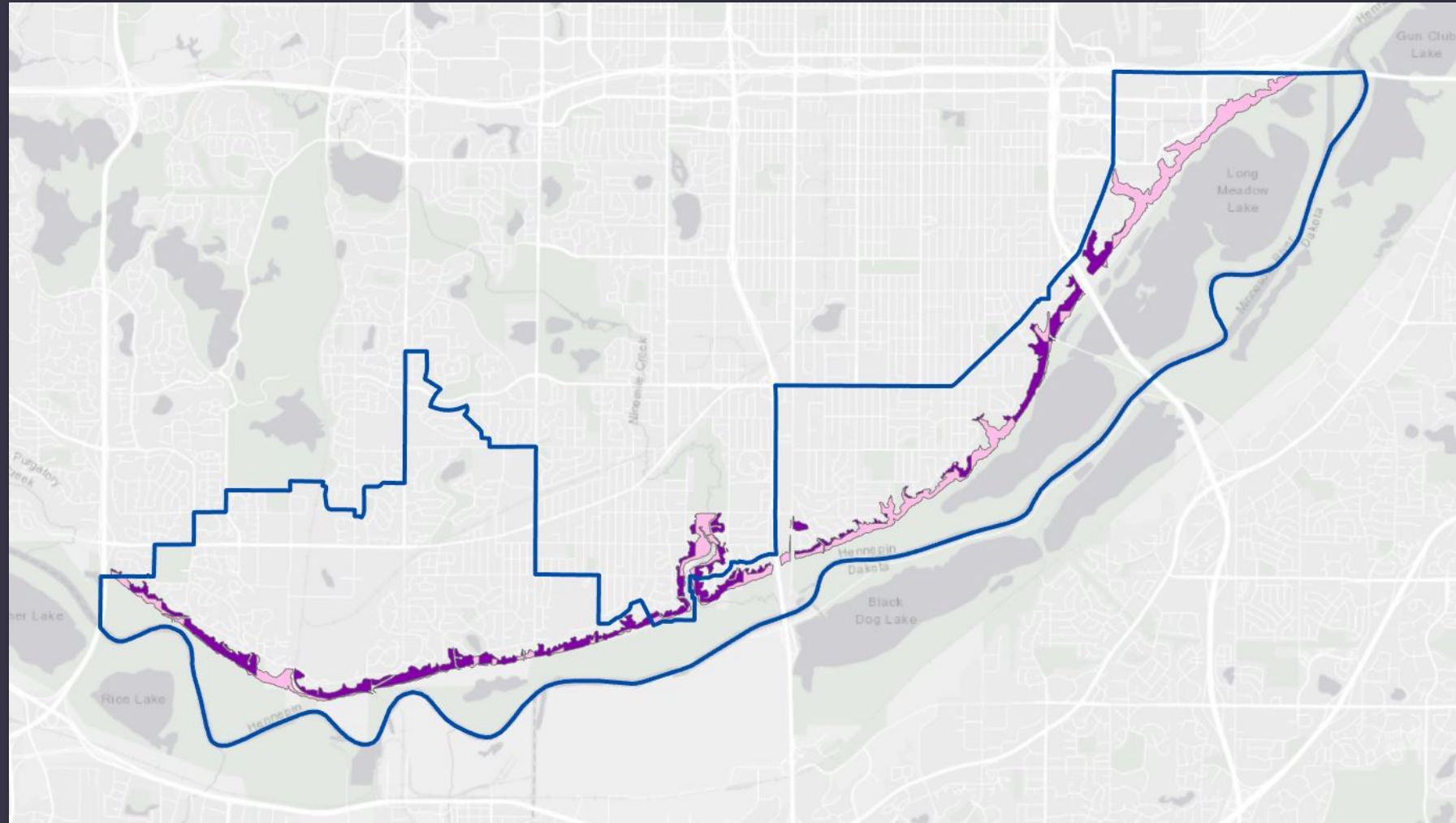
BLM.MN/BLUFFUPDATES2



City Bluff Protection Districts - Coverage

Coverage:

- 722 ft to 800 ft elevations

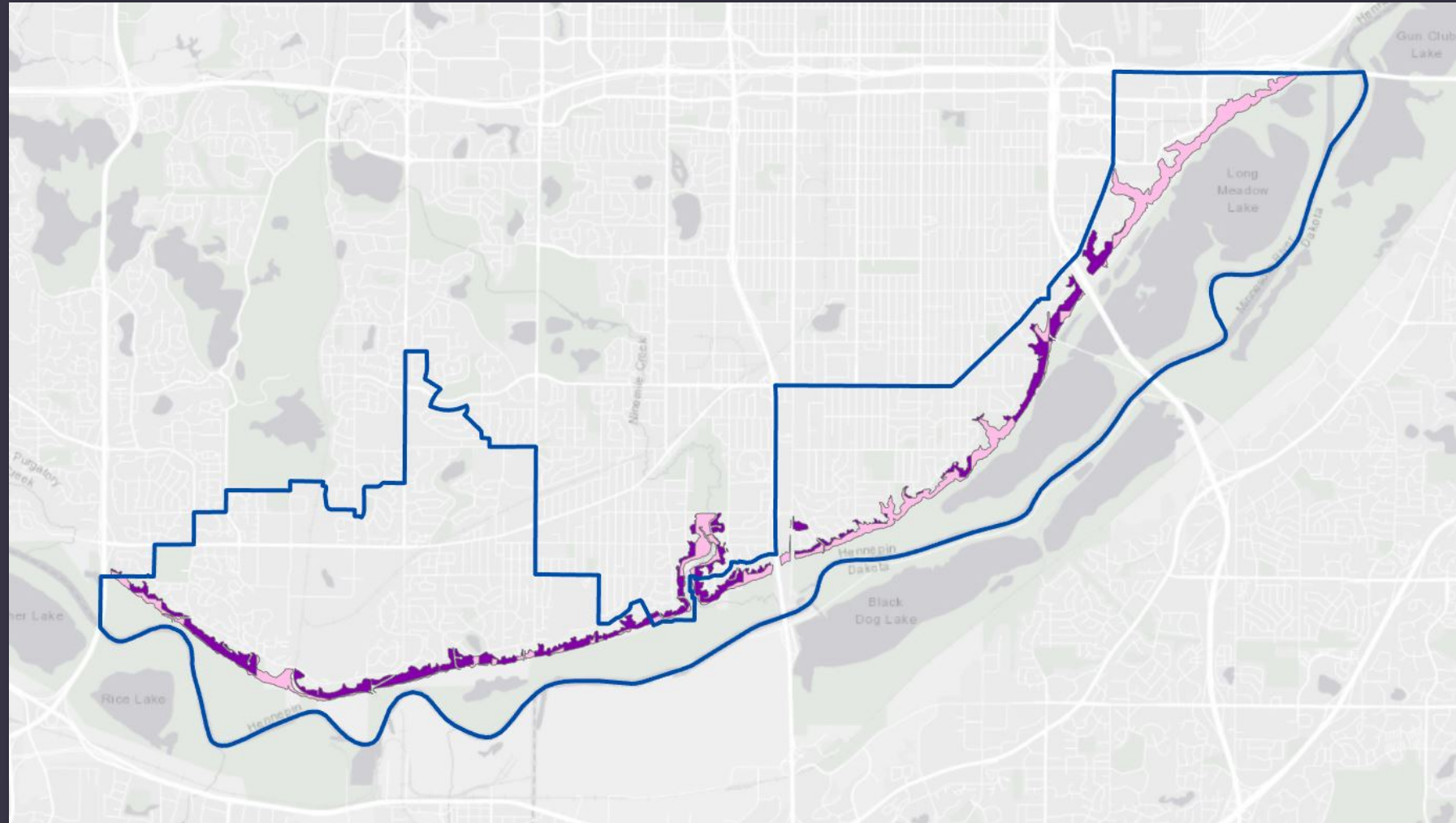


Existing City Standards

BP-1

General Standards:

- A. Development prohibited below 760 ft elevation
- B. Trees removal restricted
- C. Grading permit
- D. 20% impervious
- E. Structure height limit

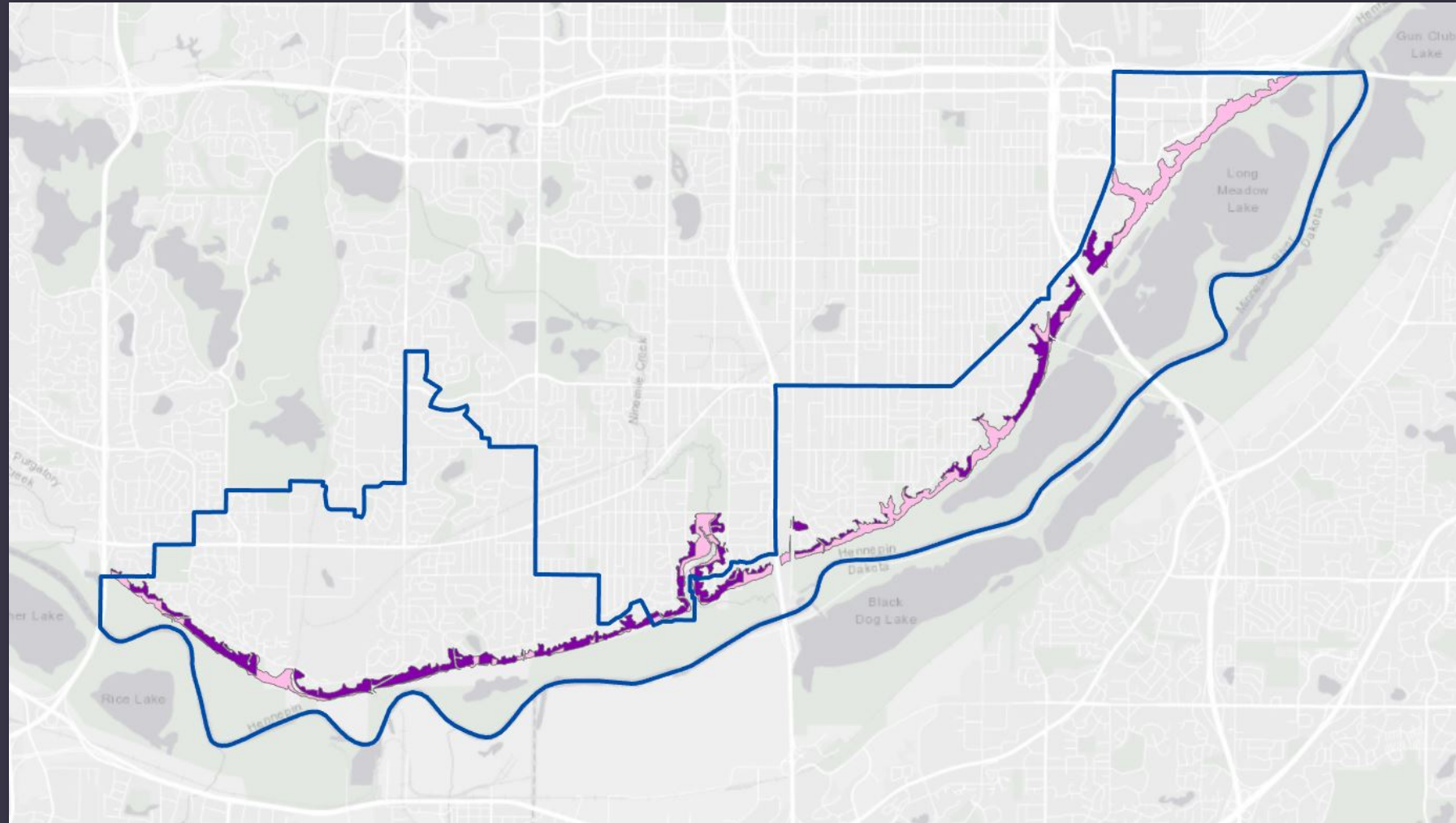


BP Districts – BP-2 Standards

BP-2

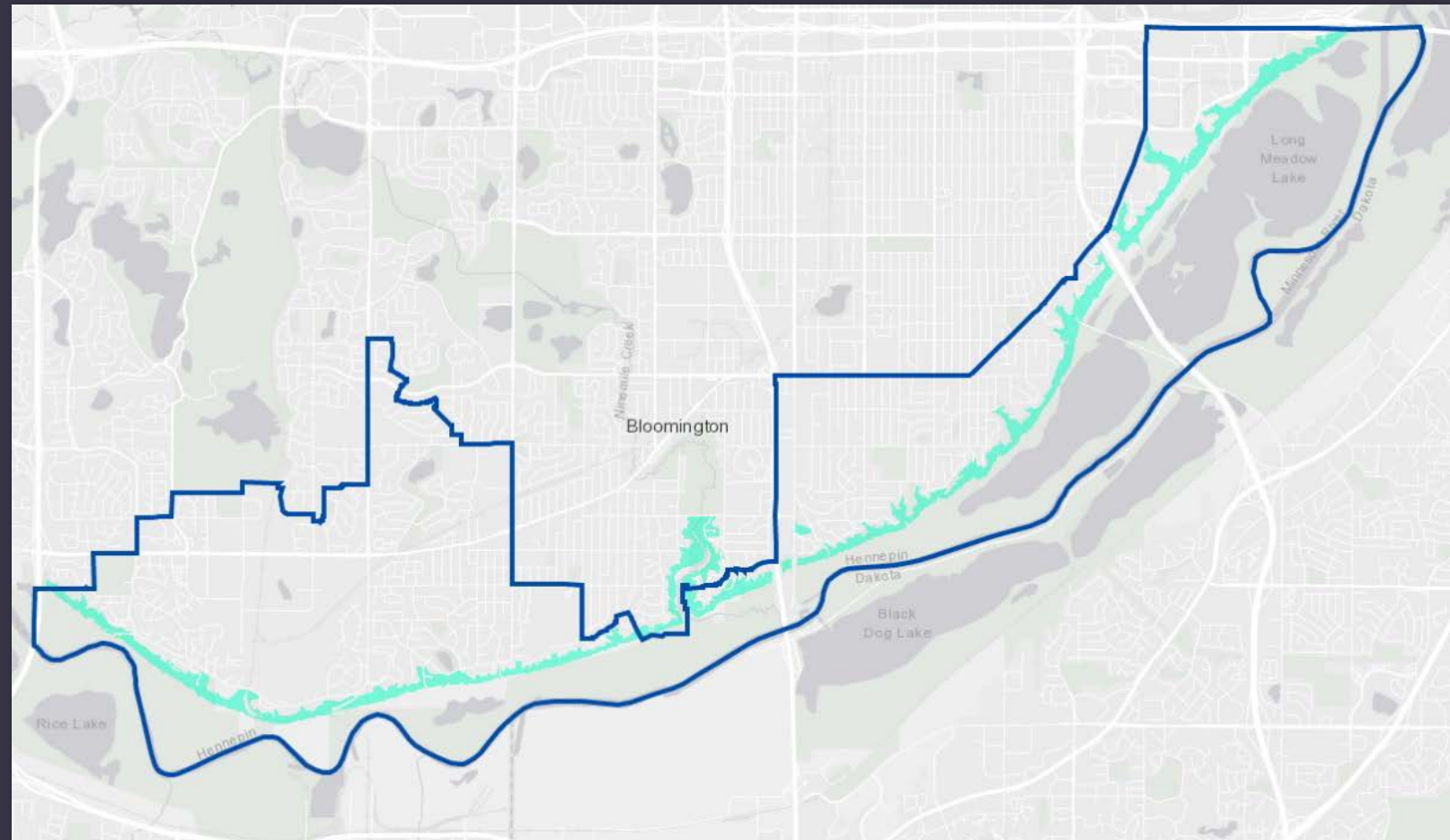
Includes BP-1
Standards and:

- Stormwater Discharge
- Landscaping Requirement



What does this mean?

- Combine BP Districts
- Incorporate Steep Slopes into the BP District



What are the effects?

- By adding steep slopes to the BP District:
 - A. Properties may newly fall under the BP District
 - B. Others may experience a boundary change of the BP District
 - C. Others are only affected by a name change

Webmap

<https://blm.mn/bluffupdates2>

Next Steps

- Rezoning Notice

- Public Hearings

- Planning Commission: Thursday, February 20th at 6:00 pm
- City Council (tentative): Monday, March 16th at 7:00 pm

Questions

blm.mn/bluffupdate