

CONCEPT PLAN COMMENTS

STORMWATER MANAGEMENT UTILITY ADVISORY BOARD

MEETING DATE: December 15, 2021
PROJECT: South Creek
BOARD MEMBERS PRESENT: Chad Pickens; Evan Kirk; Janet Clarke; Phil Post; Shugong Wang; Stephan Hearn; Steve Bevington
BOARD MEMBERS ABSENT: Pamela Schultz (exc.); Stefan Klakovich (exc.)

The Stormwater Management Utility Advisory Board (Board) met in a special meeting on Wednesday, December 15, 2021 and received a presentation from Lee Bowman. The project site is located along the easterly side of S. Columbia St. and across from Southern Village; it was formerly known as Obey Creek. Wilson Creek traverses the site; the site contains RCD and Jordan riparian buffers, steep slopes, and regulatory floodplain. The concept plan proposes encroachment in the RCD upland and managed zones for stormwater controls and trail system and appears to show development over two intermittent streams and an ephemeral stream onsite.

Board members had the following comments:

- The amount of disturbance of steep slopes and how much RCD would be encroached upon are unknown but appear to be significant. The applicant said that information had not been calculated.
- Where will the underground detention outlet be located?
- The presenters stated that soil infiltration will be used in runoff calculations. Will the calculations account for soil compaction during/after construction?
- Dumpsters should be located away from the RCD, streams, and internal drainage system.
- The overlook and play area appear to be covering a stream. Protection of the stream and RCD is preferred over a play area.
- Underground detention should be considered for the entire site, not above ground measures that require additional tree removal. Preservation of existing trees and riparian buffers is very important.
- Low impact design should be used to reduce the amount of impervious surface to the maximum extent possible. The proposed parking at the north end of the site is not associated with any building; can this be eliminated or placed under a building? Is any impervious surface proposed for the area east of Wilson Creek? This area has two Jordan riparian buffer streams; are crossings anticipated?
- The final project plans must meet all Town requirements to protect the regulatory floodplain.