

02-15-2023 Town Council Meeting

Responses to Council Questions

ITEM #9: Shaping Our Future - Stormwater Regulations Review

Council Question:

On page 144, you talk about stormwater retention volumes. What would make town goals “not achievable”? Does that mean not achievable in any possible development project, or not achievable for a particular project brought forth by an applicant?

Staff Response:

The two-year volume retention is achievable in most development projects. The volume is retained and metered out through an orifice to dewater the stormwater basin, normally in two to five days. One of the barriers to achieving this standard is the cost associated with installing a precast underground detention system used to detain the stormwater runoff, especially when a single-family property owner must bear the cost.

The alternative practices are a way to still achieve some retention onsite if the full volume from the two-year, 24-hour storm can't be retained due to confirmed soil conditions. The soils in this area are not good for infiltration of the stormwater runoff volume and hence even though the current LUMO requirement encourages infiltrating the 2-year volume, this is not achievable in most situations.

Council Question:

I was told a couple of years ago by an applicant that stormwater detention/retention facilities had to be fenced off and couldn't be used as site amenities. What are the town regulations (high level) on this?

Staff Response:

Fencing of the stormwater detention/retention facility is not a regulatory requirement. It is typically done because of safety concerns or in response to complaints by the residents of a neighborhood.

Council Question:

There are some larger policy discussions involving stormwater that Council needs to have – such as whether we want to decrease upstream impacts on flood-prone areas (such as through a watershed overlay) or what our policy is on building flood basins in town bottomland forests (ongoing work by the Booker Creek working group). When in the process will Council have an opportunity for those higher-level discussions?

Staff Response:

The staff presentation at the February 15th Council Meeting is to provide an update and talk

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about next steps. One next step is to finalize the report (technical document) and present to Council at a meeting in the near future. There will be other opportunities for Council discussion and community input during future steps in updating our ordinances.