

Memorandum

To: *Honorable Mayor Mars and Shakopee City Council Members*

From: *Kirby Templin, City of Shakopee*

Date: *December 27, 2018*

Re: *Stagecoach Development Wetland Replacement Plan (Application No. 2018-7)
WSB Project No. 12932-000*

Introduction

Builders Lot Group has submitted a complete wetland replacement plan application. Staff and a Technical Evaluation Panel (TEP) has reviewed the application and determined it meets the requirements of the Wetland Conservation Act (WCA). This replacement plan must be acted upon by the City Council in their role as the Local Government Unit (LGU) for the WCA of 1991. Attached for Council consideration is Resolution No. _____, a resolution approving a Wetland Replacement Plan for the Stagecoach Development project.

Background

The replacement plan, as proposed by Builders Lot Group, would fill approximately 0.06 acre of Type 2 wetland to grade for a housing pad and infiltration basin. The impacted wetlands are proposed to be replaced at a 2:1 ratio for a total of 0.12 acres of replacement. Replacement is to be provided through the purchase of wetland credits from an approved wetland bank within the same Bank Service Area.

The application was received on October 5, 2018 and noticed to the TEP, which consists of a City staff member and representatives from the Soil and Water Conservation District (SWCD), the Board of Water and Soil Resources (BWSR), the Department of Natural Resources (DNR), and the Scott County Watershed Management Organization (WMO) on October 19, 2018. The TEP, established by the WCA, provides professional, technical review of wetland issues. The TEP had the opportunity to review the application and provide comments to the LGU through November 16, 2018. The TEP met on November 15, 2018 to review the application and provided comments to the applicant. The comments related to the need for additional discussion of the alternatives considered for the project. The applicant submitted a revised replacement plan on November 27, 2018. The TEP reviewed the revised application and determined the additional alternatives discussion to be satisfactory. To allow sufficient time for TEP review of the revised application, the decision deadline was extended 60 days beyond the original December 4, 2018 date.

The wetland replacement plan is being proposed to facilitate the construction of 59 single-family homes, including housing pads, stormwater management basins, residential streets, and associated infrastructure.

Alternatives

1. Adopt the resolution
2. Deny the resolution
3. Table for additional information from staff

Recommendation

Staff recommends Alternative No. 1.

Action Requested

Offer Resolution No. _____, a resolution approving a Wetland Replacement Plan for the Stagecoach Development project and move its adoption

Kirby Templin
Water Resources Engineer