

**City of Northfield**  
**Stormwater Regulations Project**  
**June 9, 2010 Advisory and Community meetings**  
**Policy questions for small group discussion**

Public input and responses can be sent to [engineering@ci.northfield.mn.us](mailto:engineering@ci.northfield.mn.us)  
Please provide contact information if you would like a direct response to a question or concern:

Name: \_\_\_\_\_

Phone Number or Email: \_\_\_\_\_

**STORMWATER ORDINANCE QUESTIONS**

Introduction: The City has developed a draft Stormwater Ordinance to manage stormwater runoff from developed sites after construction activity has ended. The Stormwater Ordinance applies regulations at the time of development activity through a variety of performance standards. Most of the performance standards are intended to be applied city-wide. However, anticipating that some land within the Rice Creek Subwatershed may be annexed in the future, the ordinance includes more restrictive performance standards for development in the Rice Creek Subwatershed. Feedback on the following questions from interested stakeholders will help the City refine the draft ordinance standards and requirements

1. The following redevelopment activities would require a site plan review and hence must comply with the requirements of the stormwater ordinance. Should these redevelopment/expansion projects be regulated by the stormwater ordinance or should they be exempt?
  - a. An existing downtown building is razed in order to construct a new building in its place
  - b. An existing downtown building is completely gutted and remodeled (but no grading is needed).
  - c. A new building is added to a parcel (anywhere in the existing city) that currently only contains a parking lot.
  - d. An existing building (anywhere in the existing city) expands its footprint by 10%.
  
2. Is the City of Northfield positioned properly in relation to the peer cities on the following standards (see graphics)? If not, please comment on how you believe the city should be positioned differently.
  - a. Water quality
  - b. Rate control
  - c. Infiltration/volume control

3. The proposed ordinance contains specific regulations for protecting Rice Creek. We have presented how the new regulations compare to current state minimum standards as specified in the NPDES Construction Permit. Using the comparative information below (table in gray), please rate the quality of Northfield’s proposed new regulations. Please check the appropriate box below each proposed regulation and explain your rating in the far right column.

Rating compared to State minimums	Proposed Regulations						Comments/explanation
	Applicability	Infiltration-Water Quality	Buffers	Drawdown rate	Ponding Allowed	SW facility setback	
Wholly inadequate							
Too weak							
Appropriate							
Excellent							
Too strict							

Regulation Category	State Minimum Requirements for Trout Streams – NPDES Construction Permit	Northfield Stormwater Ordinance – Rice Creek Subwatershed requirements
Applicability (what triggers application of regulations)	1 acre of disturbed soil	Any subdivision or project that requires a site plan review.
Infiltration-Water quality treatment	Infiltrate post development runoff so that it does not exceed “pre-project” conditions for the 2-year 24-hour event (2.8 inch event)	Infiltrate post development runoff so that it does not exceed “pre-settlement” conditions for the 2-year 24-hour event (2.8 inch event).
Buffers from water edge	100 feet	300 feet
Draw down rate (time to drain dry) for ponds/infiltration facilities	24-hours	24-hours
Are Wet Ponds allowed?	Yes	No
Stormwater facility setback from streams	None specified	300 feet

## **RICE CREEK POLICY DOCUMENT QUESTIONS**

**Introduction:** With most of the Rice Creek watershed lying outside of the City of Northfield's likely future jurisdiction, the City recognizes that a coordinated and collaborative effort is needed to implement the variety of management and regulatory activities necessary to protect Rice Creek. The policies in the Rice Creek Policy Document are intended to be a discussion starting point for coordinating management and regulatory activities within the watershed. As such, the policies are in rough draft format. The intent of the following questions is to gather ideas on what these policies should be from a broad range of interested stakeholders.

1. Monitoring is an important policy category in the document. Within this category, there are a variety of specific policies. The City of Northfield is committing to implementing an initial level of stream monitoring the effects of new development that would include monitoring for known pollutants or major factors of interest that the stormwater ordinance addresses (e.g. temperature, turbidity, nitrates, E. coli). If the City annexes a portion of the Rice Creek Watershed, the City would set up monitoring prior to development activity and would likely include stations where the stream enters and leaves the City. Is this level of monitoring activity within City limits sufficient? Is monitoring activity outside of the city important?

If additional monitoring activity is needed or is important, what additional long-term monitoring activity (e.g. phosphorus, stream flow, hydrocarbons, etc.) would you suggest and why? What jurisdiction or organization should be responsible for managing and funding this activity to insure that it is consistent and complies with monitoring protocols (a recommended policy)? Please answer these questions by completing the following matrix.

<b>Additional Monitoring Activity (prioritized)</b>	<b>Rationale for the activity</b>	<b>Suggested responsible organization for implementing it</b>	<b>Funding source for monitoring activity</b>

2. In addition to monitoring policies (and stormwater management policies which have been covered in the stormwater ordinance discussion), what other important policies should the document include for implementation? Please brainstorm policy ideas for consideration in the plan document. Copies of the draft policies are available for your review as a starting point. Please use the following chart to identify missing policies that should be considered. Your comments on the existing policies are also welcome.

<b>Policy Category</b>	<b>Implementation by City</b>	<b>Implementation by other organizations (who?)</b>
Agricultural Practices		
Education for landowners and policymakers		
Land Use – Easements, Conservation, etc.		
Groundwater Management		
Stream Use		
Other (e.g. incentives, etc.)		

3. The policy document examines specific problems and issues with Rice Creek and its watershed. It also proposes specific policies for addressing those problems (many of which you have already discussed above). The City of Northfield intends to adopt the policy document and take responsibility for activity within the City. Do you have any ideas for how this document could be more effective considering that the watershed spans a variety of governmental jurisdictions? If these policies were adopted in the watershed, how should they be implemented and by who (e.g. township, cities, county, state, etc.)?