

MEMORANDUM

TO: Planning Board

FROM: Jessica Stevens, Floodplain and Wetland Administrator

DATE: November 3, 2016

SUBJECT: **Call Up Item:** 236 Pearl Street
Floodplain Development Permit (LUR2016-00085)
Wetland Permit (LUR2016-00091)

This decision may be called up before Planning Board on or before **November 17, 2016**.

A floodplain development permit and wetland permit were approved by Public Works Development Review staff on November 2, 2016 for the construction of a residence and associated improvements at 236 Pearl Street.

The applicant proposes the construction of two attached single family residences at 234 and 236 Pearl Street impacting the regulatory areas of Sunshine Canyon Creek. The proposal includes encroachments within the low functioning outer buffer for a portion of the 236 Pearl residence and driveway, boring under the creek for an electrical line and the relocation of a stormwater outfall with minor impacts to the creek channel bank.

The applicant has demonstrated compliance with the City's floodplain regulations. The project will not adversely impact nearby properties. A copy of the floodplain development permit and a vicinity map showing the location of the improvements is attached.

Approximately 1512 square feet of buffer and 17.5 feet of stream bank will be impacted during construction. The proposal is a 73 percent reduction in the impervious area within the buffer from the previous development. The impacts will be mitigated through the planting of native riparian shrubs and seed mixes in accordance with the City of Boulder Wetland Protection Program Best Management Practices Revegetation Rules.

The floodplain development permit and wetland permit were approved by Public Works Development Review staff on November 3, 2016 and the decision may be called up before Planning Board on or before November 17, 2016. There is one Planning Board meeting within the 14 day call up period on **November 17, 2016**.

Questions about the project should be directed to the Floodplain and Wetlands Administrator, Jessica Stevens at 303-441-3121 or by e-mail at stevensj@bouldercolorado.gov.

Attachments:

- A. Floodplain Development Permit
- B. Vicinity Map - Floodplain
- C. Wetland Permit
- D. Vicinity Map - Wetland



CITY OF BOULDER
Planning and Development Services

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
 phone 303-441-1880 • fax 303-441-4241 • web boulderplandevlop.net

Land Use Review Floodplain Development Permit

Date Issued: November 2, 2016 **Expiration Date: November 3, 2019**
 (Pursuant to Subsection 9-3-6(e), B.R.C. 1981)

Permit Number: LUR2016-00085

Contact Information

STEPHEN SPARN
 1731 15TH STREET #250
 BOULDER, CO 80302

Project Information

Location: 236 PEARL ST
Legal Description: LOT 2 PEARL SUBDIVISION FINAL
Description of Work: FLOODPLAIN DEVELOPMENT PERMIT: Construction of a storm sewer outfall within the conveyance zone of Sunshine Creek.
Type of Floodplain Permit: Floodplain Review W/O Analysis
Creek Name: Sunshine
Flood Protection Elevation: Not applicable

Conditions of Approval

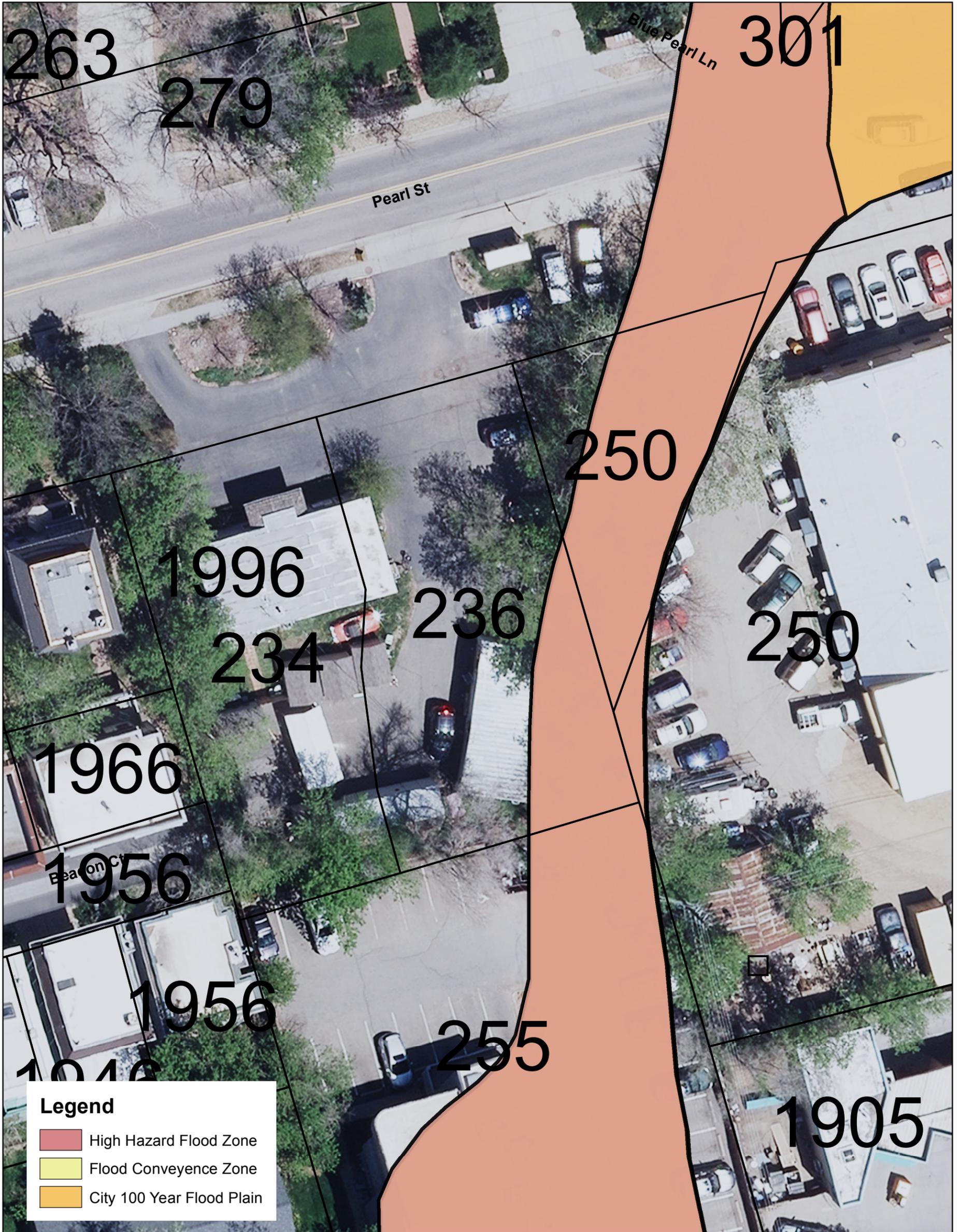
- The proposed project/activity is approved on the basis that it satisfies applicable requirements of Chapter 9-3-3, "Floodplain Regulations," Boulder Revised Code 1981. Other floodplain requirements as set forth in Chapter 9-3-3 which are not specifically outlined in the conditions of approval below remain applicable to this project/activity.
- Improvements shall be constructed in accordance with the plans submitted as part of the floodplain development permit application.
- A licensed professional engineer shall confirm in writing that all improvements have been completed in conformance with this Floodplain Development Permit.
- The applicant shall obtain a site inspection and approval from the City of Boulder Floodplain and Wetlands Coordinator upon completion of the projects.

Inspections

To schedule an inspection, call 303-441-3280 and refer to your permit number (LUR2016-00085).

- Final Floodplain Inspection

236 Pearl Street



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SUBJECT TO REVISION

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Wetland Permit

Date Issued: 11/2/2016 **Expiration Date: November 2, 2019**
 (Pursuant to Subsection 9-3-9(k), B.R.C. 1981)

Permit Number: LUR2016-00091

Contact Information

WESTERN ECOLOGICAL RESOURCE
 711 WALNUT ST
 BOULDER, CO 80302
 303-449-9009

Project Information

Location: 234 PEARL ST
Legal Description: LOT 2 PEARL SUBDIVISION FINAL
Description of Work: Standard wetland permit application.

Conditions of Approval

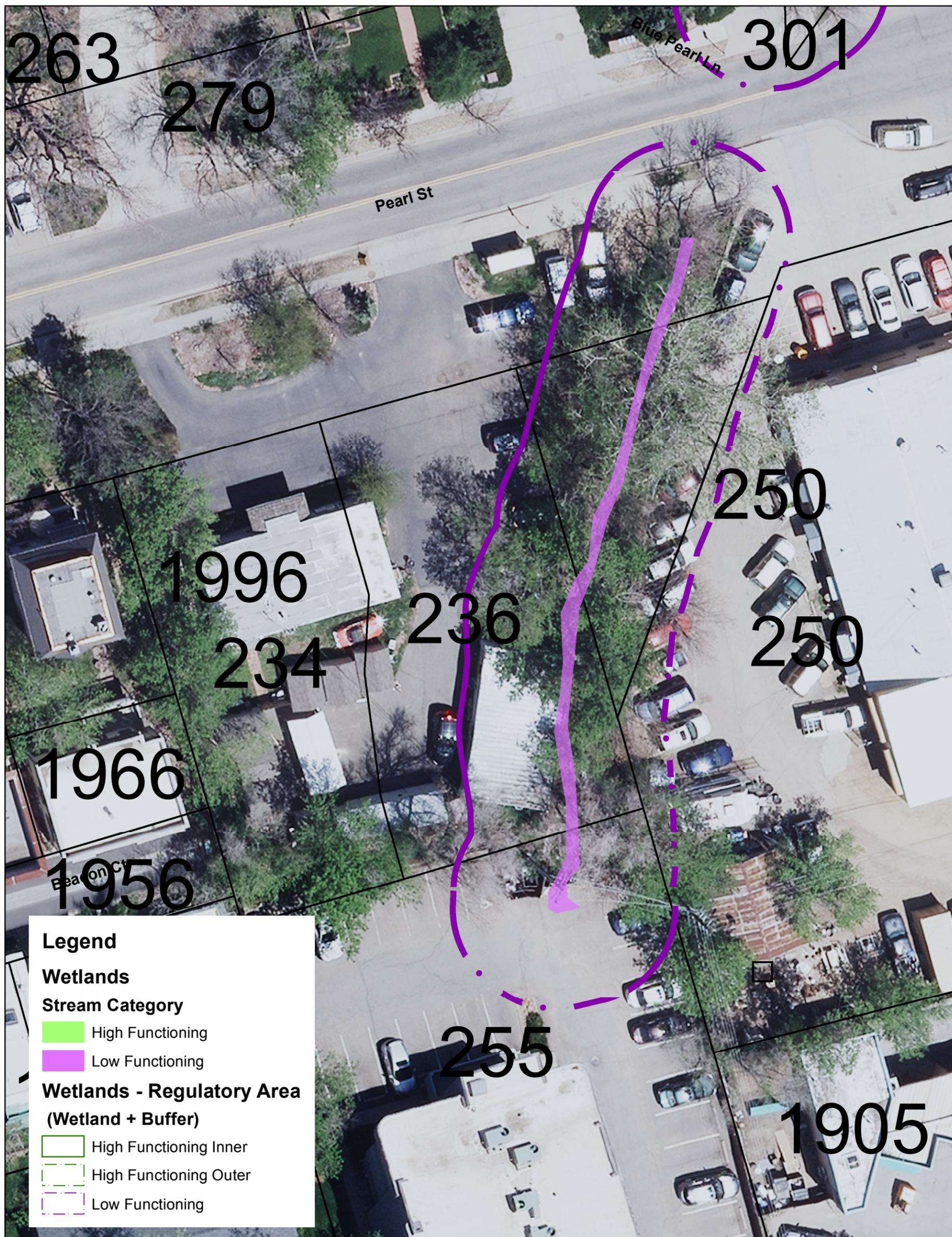
- The proposed project/activity is approved on the basis that it satisfies applicable requirements of Chapter 9-3-9, "Wetlands Protection," Boulder Revised Code 1981. Other wetland requirements as set forth in Chapter 9-3-9 which are not specifically outlined in the conditions of approval below remain applicable to this project/activity.
- The improvements shall be constructed to minimize and mitigate impacts to the existing wetlands in conformance with the conditions of the City of Boulder Wetland Permit issued for this project.
- Improvements shall be constructed in accordance with the site plan submitted as part of the building permit application.
- Best management practices shall be applied to all phases of the project and shall conform to the requirements of the "City of Boulder Wetland Protection Program: Best Management Practices" adopted July ,1995.
- Temporary impacts shall be planted with native vegetation in accordance with the Wetland Protection Program Best Management Practices Revegetation Rules.

Inspections

To schedule an inspection, call 303-441-3280 and refer to your permit number (LUR2016-00091).

- Wetland Mitigation Inspection

236 Pearl Street



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