

City of Hastings

Planning Commission Memorandum

To: Planning Commission
From: Justin Fortney, Associate Planner
Date: June 25, 2012
Item: **Tabled-** Conditional Use Permit #2012-19 – Addition of fill to the floodway.

Action Requested:

Remove from table and table indefinitely as requested by the applicant.

Background Information:

The applicant has not been able to obtain all the information required to run the engineering study. They may not be ready to proceed until later this summer. If it will be longer than a month, they will withdraw their application and reapply later this summer.

In 2008 the City preformed an EAW (Environmental Assessment Worksheet) that was approved by the Planning Commission and City Council. The EAW included the following three steps. The applicant has completed the first two. The current proposal is part of step number three:

- I. Study previously permitted items including a sewage pumping station, dock reconfiguration, and a safely station barge, which is moored up to their dock.
- II. Increase the number of slips from 50 to 80.
- III. To prepare the southern portion of Hub's property for the Boating Infrastructure Grant (BIG). This grant exists to provide transient dockage for boats that are 26 feet or greater. Dedicated transient dockage would promote Hastings as a destination and provide economic benefit to Hastings' downtown businesses. Hastings' new public dock will provide easy access to downtown for boats that stay in the area. In addition, we currently provide shuttle services to town for those who moor at Hub's and do not want to walk across the highway bridge. SmartRide is another resource for boaters who want to spend time in Hastings.

We would need to remove part of our property to create a safe harbor and install dockage. The southern portion of Hub's property was previously at a higher elevation. The elevation was reduced when the Highway 61 bridge was constructed back in the late 1940's. We plan to dig out a portion of this area that was land and to create the harbor and use this land to fill along the south shoreline. There are also large piles of dead trees and driftwood that have become lodged in this area. Most of this dead wood would be removed, but some would remain for "fish finger" habitat.

Shoreline restoration and revitalization are also included as part of this plan. There are approximately 700 feet of shoreline lined with dumped concrete pieces and some of it is eroding.

Initial work in Phase III would restore the banks with limestone Rip Rap and native vegetation. The shoreline on the south end would also be reinforced with Rip Rap and native vegetation. We would follow the Minnesota's Department of Natural Resources Shoreline Alteration "Riprap" guidelines, which use riprap and a vegetation buffer.

Floodway Fill

The proposed shoreline restoration will place fill above the OHW (ordinary high water level). This will create an area of more usable land, but not create additional land considered part of the river. The floodway ordinance 151 requires that an engineering study is done when areas in the floodway are filled to assure that the proposed fill does not increase flooding elsewhere.

The applicant's engineer has performed a model showing that the proposed fill will not cause flooding impacts to other areas. The model was based on input prior to the fill that the State of Minnesota's Department of Transportation added for the bridge project. The applicant's engineer is waiting for the DNR to provide MnDot's modeling data for the bridge project to complete their modeling.

Recommendation

Table consideration until final flood models can show there is no flood rise to other areas due to this proposal or until the application is withdrawn.

Attachments

- Request to table
- Aerial Map
- Engineer drawings of proposal

From: [Jon L](#)
To: [Justin Fortney](#); [John Hinzman](#)
Subject: Re: Hubs Landing
Date: Thursday, June 14, 2012 6:52:34 PM
Attachments: [image008.png](#)

John and Justin:

I spoke with Mark today, and he has told me that he would like to wait to submit for planning commission until later this summer. I will follow up with you next week. Thanks

Jon Lennander, PE
Braemar Associates
10400 Bren Road East
Suite 250
Minnetonka, MN 55343-4655



This map shows an approximate location of the fill. Fill areas are proposed to be behind the OHW of 681.7

Hub's Landing and Marina Shoreline Restoration Above OHW

Monica and Mark Frazer
651-755-6542 mark.frazer@lawson.com

Wing Dam Excavation:

1. Excavation will be limited to the project limits. The project limits will be clearly marked prior to starting excavation.
2. Floating silt curtain will be installed prior to excavation.

Hastings TH 61 SWPPP Amendment 1B - Additional Excavation (dock wall, wing dam, Pier 6 and 7)

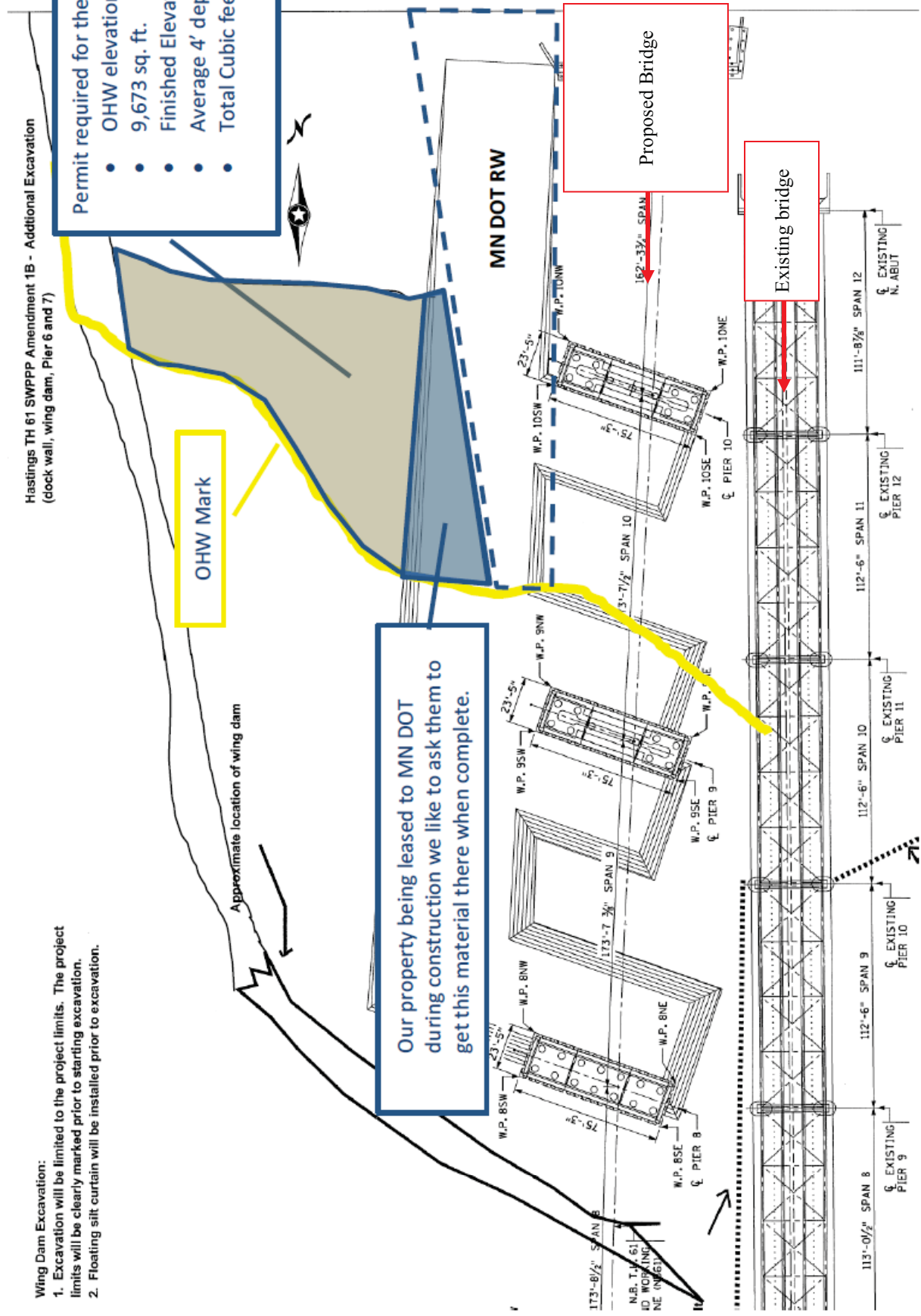
Permit required for the City of Hastings.

- OHW elevation 681.7
- 9,673 sq. ft.
- Finished Elevations 684.7
- Average 4' depth for fill
- Total Cubic feet of fill is 29,019

OHW Mark

Approximate location of wing dam

Our property being leased to MN DOT during construction we like to ask them to get this material there when complete.



Cross section view

