



Storm Water Commission
6801 Delmar Boulevard, University City, Missouri 63130,
Phone: (314) 505-8560, Fax: (314) 862-0694

**MINUTES OF THE STORMWATER COMMISSION – AD-HOC SUB-COMMITTEE
TO REVIEW UNIVERSITY CITY MUNICIPAL CODE REVISIONS PROPOSED BY THE UNIVERSITY
HEIGHTS FLOOD TASK FORCE
November 14, 2023**

Call to Order. The subcommittee listed above was called to order at 3:35 PM by Eric Karch.

- 1. Attendance-Roll Call.** The following Commission members were present at the Community Center: Mark Holly, Susan Armstrong, Garry Aronberg, Eric Karch. Also, in attendance were; Darin Girdler, Director of Public Works; Mirela Celaj, Assistant Director of Public Works; and John Mulligan, City Attorney.

Visitors present included: University Heights Association (a.k.a U. Heights) Flood Task Force - (Don Fitz with Max Pernick of the Washington University Environmental Law Clinic), Carolyn Pufalt (University City resident on Delmar Blvd and Sierra Club member), Stephanie Todd (7359 Amherst), Jerold Tiers (7345 Chamberlain)

- 2. Agenda.** Published agenda was approved: (Messrs. Aronberg, Armstrong):
University City Municipal Code revisions proposed by the University Heights Association Flood Task Force-Continue Discussions

- 3. Business**

- U Heights provided the latest iteration of proposed code revisions in advance of the meeting.
- Commission thanked U Heights for addressing some previous comments.
- U Heights was asked to clarify their goals. Goals discussed included:
 - Improve U City code which does not currently regulate new impervious area less than 1 acre. Improvement should be as close as you can get to zero increase in stormwater runoff.
 - Include a table of acceptable stormwater offsets to new impervious area that can be understood and installed by a homeowner or craftsman. The table currently includes 8 offset methods and was developed by Susan Armstrong.
 - Recognition that in some cases a property may already be so developed that it does not have enough space for both proposed new impervious cover and the associated stormwater offsets. This creates the potential to prevent some proposed impervious cover projects.
- Section 415.510 – Site Grading, Erosion Control, and Stormwater Consideration in Site Design
 - Discussion - A wide-ranging discussion was held. The following are some key points.
 - Volume-based offsets are suggested for some of the 8 offset methods. For example, rain gardens and detention basins with different depths require different areas to provide the same level of runoff control. Differential runoff should be considered, which is an assessment of the change in runoff due to development between existing conditions and proposed conditions.
 - 405.510 (4)(d) – This statement could create a conflict as to whether the MSD guidance is required or the proposed offsets table. May need to revise 405.510(A)(4)(b) to state that there are two sets of rules: MSD Rules and Regulations apply to development exceeding 1 acre, and the proposed 8 methods apply to new impervious area less than 1 acre.



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- Reviewed example site for home on Chamberlain to discuss how the offset table would work.
- A flat-work permit is recommended. A flatwork permit would allow the City to request submitting plans for review and the opportunity to enforce City code already in place that could prevent nuisance stormwater from new flatwork onto neighboring properties. A minimum area threshold at which a flatwork permit applies could be established to minimize City time spent on trivial development.
- Celaj clarified that a flatwork permit covers new pavement, but not new building additions, for example. A separate permit could address the broader definition of new impervious cover.
- Celaj summarized previous experience with the City of Crestwood.
 - Key was Crestwood code Chapter 26-44(N)(4) Development Code.
 - Refers to MO Botanical Gardens
 - Does not check for differential runoff
- Costs of the proposed code changes are a very important consideration to final analysis. The proposed code revisions are likely to increase costs to the City to review the additional permits, and to increase costs to property owners to design, install, and maintain the stormwater offset practices. Cost analyses are considered beyond the scope of the Commission.
- 500.300 Land Disturbance Code of St. Louis County
 - Code revisions to this section were not part of the latest iteration of the proposed revisions. The Commission agrees that this section of code should not be modified as it could create conflict with the St Louis County land disturbance permitting process.
- 410.170 Floodway
 - The Commission maintains that this code should not be modified as it could create conflict with the City's participation in the National flood Insurance Program.
- 400.1180 Planting Specifications and 4100.1230 Installation and Maintenance of Landscaping
 - The Commission agrees that may be the right codes to modify for clarifications to native and invasive vegetation. However, these issues are beyond the purview of the Stormwater Commission and would be better addressed through the Green Practices Commission.
- **Action Item**
 - A small group (2 or 3 Commissioners) to meet to discuss possible changes to the offsets table to incorporate a volume-basis, while attempting to keep the matrix simple. The date and location of this meeting will be determined offline and will not include a quorum of Commissioners. The group will report back at a future regular meeting of the full Commission.

4. Adjournment. Motion to adjourn passed at 5:31 PM (Messrs. Karch, Aronberg).

Minutes Preparation. The minutes were prepared by Eric Karch.

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