**COON CREEK WATERSHED DISTRICT**
**PERMIT REVIEW**

<table>
<thead>
<tr>
<th>MEETING DATE:</th>
<th>May 23, 2016</th>
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<tbody>
<tr>
<td>AGENDA NUMBER:</td>
<td>10</td>
</tr>
<tr>
<td>FILE NUMBER:</td>
<td>16-067</td>
</tr>
<tr>
<td>ITEM:</td>
<td>Lashinski Building Addition</td>
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**RECOMMENDATION:** Approve with 4 Stipulations

**APPLICANT:** Jim Lashinski  
1244 Crosstown Blvd. NE  
Ham Lake, MN 55304

**PURPOSE:** Addition of a 40 X 80 foot cold storage building to existing building

**LOCATION:** 1244 Crosstown Blvd. NE, Ham Lake, MN
APPLICABILITY:
1) Any work within or adjacent to a Public Ditch within the Watershed District.
2) High infiltration soils.
3) Highly erodible soils

EXHIBITS:
1) Preliminary Plat
2) Plan set; by Acre Land Surveying; dated 5/9/2016; received 5/11/2016
3) Stormwater management plan; by David Poggi; dated 5/5/2016; received 5/11/2016

HISTORY & CONSIDERATIONS: This is the first application for this site.

FINDINGS:
Ditches: There is a public ditch on the property. The public ditch is County Ditch 58-6 according to the public drainage map. County ditch 58 was established in 1917. The ditch was last inspected in 2013. The ditch is not in need of repair. The project site is tributary to County Ditch 58.

The approved elevations and grades through this property are 898.0 ft NAVD 88 (D/S) and 898.4 ft NAVD 88 (U/S) and 0.06% slope. Existing elevations, slopes and condition of the ditch are fair and represent a 0.5-1.5 ft variance from the approved elevation. Alternatives to repair and additional drainage have been considered and reviewed.

The ditch is a first order stream. The ditch serves the primary role of stormwater drainage
The ditch serves approximately 0 acres of agricultural land. Land use in the area is single family res & vacant upstream. There are flooding concerns upstream and downstream.

A 16.5 foot grass strip is required. A 16.5 foot grass strip is present. The 16.5 foot grass strip has been inspected. (103E.075 subd 4) The grass strip is not in need of repair or maintenance.

**Ditch Hydraulics:**
A crossing of the ditch is not proposed.

**Erosion and Sediment Control:** Soils affected by the proposal are Lino and Zimmerman. Stabilizing vegetation is not proposed for disturbed areas within two weeks of rough grading. Adjacent properties and stormwater ponds are not protected from sediment deposition. Project site is not greater than 1 acre, a NPDES permit is not required.

**Floodplain:** There is no floodplain on the property according to the District model or FEMA. The project does not propose to place fill within the floodplain. There are no flooding concerns upstream and/or downstream.

**Groundwater:** Geotechnical information has not been submitted.

The site is not within a Drinking Water Supply Management Area (DWSMA).

**Historic Sites:** The proposed project does not include sites of historic or archeological significance.

**Local Planning & Zoning:** The proposed project is consistent with local planning and zoning. There is an approved local water plan.

Property owners affected by changes in drainage have been notified and acknowledge the changes proposed.

**Maintenance:** The Owner of the Stormwater Management features and treatment practices is Property Owner. Property Owner has not agreed to maintain the Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
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<tbody>
<tr>
<td>Rain Garden</td>
<td>1</td>
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</table>

The owner has not submitted a Maintenance Plan for each Stormwater Treatment Practice. It is unknown if the Maintenance Plan is consistent with District Maintenance standards for each STP.
The owner has not agreed to maintain in perpetuity the Stormwater Treatment Practices in accordance with the approved maintenance plans and in a manner that will permit the Practices to perform the purposes for which they were designed and constructed. The Owner has not signed a District Operations and Maintenance Agreement for Stormwater Facilities.

Inspection and maintenance of stormwater facilities will be the responsibility of the property owner. A maintenance agreement has not been executed.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved. The stormwater management system utilizes rain gardens. Stormwater leaving the site is discharged into a well-defined receiving channel or pipe and routed to a public drainage system. Drainage sensitive uses do not exist downstream from the proposed site. The rate of post-development runoff from the site does not exceed predevelopment rates, or rates which would interfere with sensitive downstream land uses.

**Water Quality:** The proposed project does not cause an exceedence of State water quality standards. The project does not contribute to the adverse impact of wetlands through inundation or volume of flow. All work adjacent to wetlands, waterbodies and water conveyance systems are not protected from erosion. The proposal will not detrimentally affect the existing water quality of the receiving water. The proposal will not cause extreme fluctuations of water levels or temperature changes.

**Impairments:** This project is not within one (1) mile of an Impaired Water.

The project does not propose site stabilization within 14 days after construction. The proposed stormwater system does retain at least one inch of runoff from the project site.

**Wetlands:** Wetlands do exist on the site but not in the vicinity of the project.

**Wetland Replacement Plan:** A wetland replacement plans has not been submitted and is not required.

**Wildlife:** The proposed project may include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors. Applicant is required to complete

There are not Ground Water Dependent water resources on site.

No steps are proposed for avoiding or minimizing impacts.

**Performance Escrow:** $9,515.00

**Wetland Escrow:** N/A

There are no ditch liens on the property.
FINDINGS/ISSUES/CONCERNS:

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<tr>
<th>ISSUE</th>
<th>NEED</th>
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<tbody>
<tr>
<td><strong>Soils &amp; Erosion Control:</strong> Stabilizing vegetation needs to be provided within 14 days of rough grading.</td>
<td>1. Provide note on grading and erosion plan that stabilizing vegetation is required within 14 days of rough grading.</td>
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<td><strong>Maintenance:</strong> O&amp;M Agreement and drainage easement needs to be provided for infiltration basin.</td>
<td>2. Provide utility easement on plan and O &amp; M Agreement.</td>
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<td><strong>Wildlife:</strong> The proposed project has the potential to include the Half Bristly Bramble (<em>Rubus semisetosus</em>) and the threatened Black Huckleberry (<em>Gaylussacia baccata</em>)</td>
<td>3. Contact the DNR to have a DNR Natural Heritage Information System (NHIS) data review completed to determine if any records of state-protected species may be located within the boundary of this project.</td>
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<td><strong>Escrows:</strong> $2,000 + (15.03 * $500/ac) = $9,515.00</td>
<td>4. Receipt of escrows</td>
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RECOMMENDATION: Approve with 4 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Provide note on grading and erosion plan that stabilizing vegetation is required within 14 days of rough grading.
3. Contact the DNR to have a DNR Natural Heritage Information System (NHIS) data review completed to determine if any records of state-protected species may be located within the boundary of this project.
4. Provide utility easement on plan and O & M Agreement.