COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE:       June 23, 2014
AGENDA NUMBER:      10
FILE NUMBER:        14-065
ITEM:               Phil Gudell

RECOMMENDATION:     Approve with 3 Stipulations

APPLICANT:          Phil Gudell
                    10860 Mississippi Blvd
                    Coon Rapids MN 55433

PURPOSE:            Bank stabilization along the Mississippi River

LOCATION:           10860 Mississippi Dr NW, Coon Rapids MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. The lands and water that have been, or may be covered by the regional flood.
3. Highly erodible soils

EXHIBITS:
1. Certificate of Survey, dated 7/21/13, received May 28, 2014
2. Riverfront and river bluff erosion control plan, no date, received May 21, 2014
3. Neighbor acknowledgements of project, dated 6/2/14, received May 28, 2014

HISTORY & CONSIDERATIONS:
The applicant is proposing to replace the existing retaining walls on the property along with installing new stairs, re-vegetation and adding rock riprap to provide for bank stabilization. The bank is sloughing off due to drainage from the house so a berm will be constructed along the bank of the property and drainage redirected.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project is located on the Mississippi River.

Floodplain: There is floodplain on the property according to FEMA. The project is in the Mississippi River Floodplain. The total floodplain impact is 0 acre-feet. Compensatory storage is not needed.

Local Planning & Zoning: The project is within the Mississippi River Critical area. The proposed project is consistent with local planning and zoning. The applicant is in the process of applying for the City of Coon Rapids permit for the project.

Soils & Erosion Control: Soils affected by the proposal are Langola and Kingsley. All water bodies are protected from erosion and sedimentation. Project site is not greater than 1 acre; an NPDES permit is not required.

Stormwater & Hydraulics: The volume management requirement is not applicable for this application.

Water Quality: Project does not include new impervious drainage areas greater than 1 acre.

Wetlands: Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

Wildlife: The proposed project does not include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.
**Performance Escrow:** $2,510

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<tr>
<th>ISSUES/CONCERNS:</th>
<th>NEED:</th>
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<td><strong>Local Planning &amp; Zoning:</strong> Approval from the City of Coon Rapids is required.</td>
<td>1. Proof of approval from the City of Coon Rapids for the project is required prior to any work being completed.</td>
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<td><strong>Soils &amp; Erosion Control:</strong> Soils affected by the proposal are Langola and Kingsley. All water bodies are protected from erosion and sedimentation. Plans for erosion control must be followed.</td>
<td>2. Because of the highly erodible soils, a preconstruction meeting is required.</td>
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<td><strong>Escrows:</strong> $2,000 + (1.02 x $500/ac) = $2,510</td>
<td>3. Receipt of Escrows</td>
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**RECOMMENDATION:** Approve with 3 stipulations

**Stipulations:**
1. Receipt of Escrows
2. City of Coon Rapids approval
3. Pre-construction meeting be held with City, CCWD and contractor