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

**MEETING DATE:** October 10, 2016  
**AGENDA NUMBER:** 12  
**FILE NUMBER:** 16-019  
**ITEM:** 13650 Yancy St

**RECOMMENDATION:** Approve with 4 Stipulations

**APPLICANT:** Kim and Andy Yoakum  
13650 Yancy St NE  
Ham Lake, MN

**PURPOSE:** New accessory building

**LOCATION:** South of Yancy St and 137th Ln NE, Ham Lake, MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses
2. The lands and waters that have been, or may be covered by the regional flood.
3. Endangered, Threatened or Special concern species, elements or communities

EXHIBITS:
1) Grading and Erosion Control Plans by unknown; undated, received 9/27/16.

PREVIOUS ACTION TAKEN: This is a new application.

FINDINGS:
Pre-application Meeting: The project as submitted has received a general review during a pre-application meeting.

Ditches: There is not a public ditch on the property.

Ditch Hydraulics: A crossing of a private ditch is proposed. The proposed crossing involves the installation of a culvert. The proposed culvert will be designed with sufficient hydraulic capacity.
**Erosion and Sediment Control:** Soils affected by the proposal are Markey and Zimmerman.

- Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
- No soil stockpiles anticipated as part of this project.
- Adjacent properties and stormwater ponds are protected from sediment deposition.
- Construction schedules detailing when sediment trapping measures will occur; stabilization of earthen structures and the general timing of construction phases have been provided.
- Stormwater runoff does pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
- No storm sewer pipes proposed as part of this project.
- All storm sewer inlets are protected from sediment-laden water during construction.
- All work adjacent to water or related resource has taken precautions to contain sediment, and stabilize the work area during construction.
- Provisions have not been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface and is not needed.
- Provisions have not been made for cleaning road surfaces where sediment is transported by the end of the day.
- Construction entrance points are clearly located on the erosion and sediment control plan.
- The erosion and sediment control plan does not provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices and is not needed.

**Dewatering:** It is unknown if shallow ground water exists on site, dewatering is not anticipated.

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

**High Water Flooding:** Information has not been provided to substantiate low floor elevations and is not needed, proposed building is at grade. Low floor elevations do meet the criteria for the City of (Ham Lake; 1 ft above 100 yr).

**Groundwater:** Geotechnical information was not submitted and is not needed.

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

The project site is not within the Emergency Response Area/ 10 Year Well Head Protection Area/Drinking Water Supply Management Area.
The proposal does not contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA).

**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.

It is unknown if property owners affected by changes in drainage have been notified and acknowledge the changes proposed.

**Maintenance:** No Stormwater Treatment Practices (STPs) proposed as part of this project.

Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved via overland flow. 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. Properties and waterways downstream from the project are protected from erosion due to increases in the volume, velocity and peak water flow rates of stormwater runoff. No concentrated storm water will result as part of this project. No on-site constructed storm water conveyance channels are proposed as part of this project.

**Water Quality:** The proposed project does not cause an exceedance of State water quality standards. The project does not contribute to the adverse impact of wetlands through inundation or volume of flow. All discharges into wetlands are pretreated via overland flow. All work adjacent to wetlands, waterbodies and water conveyance systems are 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 and drains to an Impaired Water.

There are new impervious surfaces proposed as part of this project.

**Wetlands:** Wetland do exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. No wetland impacts are proposed.
**Wetland Replacement Plan:**
A wetland replacement plan has not been submitted and is not required.

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

The endangered or threatened species, rare natural community is Black Huckleberry (*Gaylussacia baccata*).
The applicant has not contacted the MDNR natural heritage or endangered species program.

It is unknown if the project proposes substantial adverse alteration or significant detrimental impact on a species or removal of a plant species will occur.

**Performance Escrow:** $2,110.00  
**Wetland Escrow:** N/A
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Escrows:</strong> $2,000 + (0.22 ac * $500/ac) = $2,110.00</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td><strong>Ditch Hydraulics:</strong> A new culvert is proposed.</td>
<td>2. To be of sufficient capacity, a minimum of 12-inch culvert should be installed at existing ditch grade.</td>
</tr>
<tr>
<td><strong>Erosion and Soil Control:</strong> Provisions have not been made for cleaning road surfaces where sediment is transported by the end of the day.</td>
<td>3. Provide note that any tracked sediment will be cleared from roadway at end of construction day.</td>
</tr>
<tr>
<td><strong>Wildlife:</strong> The proposed project has the potential to include the threatened Black Huckleberry (<em>Gaylussacia baccata</em>).</td>
<td>4. 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>
</tr>
</tbody>
</table>

**RECOMMENDATION:** Approve with 4 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. To be of sufficient capacity, a minimum of 12-inch culvert should be installed at existing ditch grade.
3. Provide note that any tracked sediment will be cleared from roadway at end of construction day.
4. 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.