COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 10, 2012
AGENDA NUMBER: 13
FILE NUMBER: 12-076
ITEM: Bickford Garage

RECOMMENDATION: Table with 2 Stipulations

APPLICANT: Tim Bickford
PURPOSE: Residential construction of detached garage for storage purposes.
LOCATION: 951 154th Ave, Ham Lake, 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.

EXHIBITS:
1. Scale drawing of property and garage location relative to wetland (2 pages); not dated, received 8-28-12

HISTORY & CONSIDERATIONS: This project has not been reviewed by the board.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 58. The trend in land use for this drainage area is toward open space and residential. There are no flooding concerns downstream. Alternatives to additional drainage were not considered.

Floodplain: There is Zone A floodplain on the property according to FEMA. The District model shows the 100 year flood elevation at 893.8. It is unknown if the applicant is proposing floodplain fill. It is unknown if compensatory storage is not needed.

Groundwater: Surficial ground water is present at an unknown elevation. The sites do not include groundwater sensitive areas. Information is not required to substantiate low floor elevations, no structures are proposed.

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.

Maintenance: The proposed project does include a ditch maintenance easement or utility line crossings. No changes in drainage are proposed.

Soils & Erosion Control: Soils affected by the proposal are Isanti. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. Water conveyance systems are protected from erosion and sedimentation. Project site is not greater than 1 acre; an NPDES permit is not required.

Stormwater & Hydraulics: The applicant is not required to meet the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation, no impervious surfaces are proposed. Stormwater leaving the site is discharged into a well defined receiving channel and routed to a public drainage system. Drainage sensitive uses do 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:** Project does not include new impervious drainage areas greater than 1 acre. 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.

**Wildlife:** The proposed project does not include endangered & threatened species, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas, wildlife travel corridors. The site does include rare natural communities No substantial adverse alteration or significant detrimental impact on a species food supply, security or reproductive cycle or the alteration or removal of a plant species will occur.

**Wetlands:** Wetlands do exist on-site according to the NWI, Soil Survey. Staff has visited the site with the TEP and determined that the proposed building pad location does not propose any wetland impacts. There are no proposed wetland impacts.

**Escrows:** Escrows have not been paid.

**Performance Escrow:** $1500 + ($200 per acre * 2 acres) + = $1900.00

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<tr>
<th>ISSUES/CONCERNS</th>
<th>Needs</th>
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<td><strong>Escrows:</strong> Escrows have not been paid.</td>
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<td>The applicant must provide information to substantiate if floodplain fill is proposed. If fill is proposed a mitigation plan providing at a minimum 1:1 volume must be provided.</td>
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**CONCLUSIONS:** This project does not meet District standards. Performance Escrows and floodplain items must be submitted prior to additional Board review.

**RECOMMENDATION:** Table with 2 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. The applicant must provide information to substantiate if floodplain fill is proposed. If fill is proposed a mitigation plan providing at a minimum 1:1 volume must be provided.