COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE:   November 13, 2017
AGENDA NUMBER: 13
FILE NUMBER:   17-019
ITEM:   Timber Valley Development

RECOMMENDATION:  Approve with 2 Stipulations

APPLICANT:  Timber Valley Development, LLC
Attn: Tim Lang
620 Civic Heights Dr, Suite 100
Circle Pines, MN 55014

PURPOSE:   0.2 Acre Driveway on 2-20 Acre Lots

LOCATION: Pine St, 950 ft west of Apollo St NE, Columbus, MN
APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. Any work in or adjacent to wetlands, lakes or water courses
3. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Land Uses)

EXHIBITS:
1. Plat of Property; by E.G. Rud & Sons, Inc.; dated December 19, 2017; received October 20, 2017.
3. “What’s in my Neighborhood” Map; by Minnesota Department of Agriculture; dated October 19, 2017; received October 20, 2017.
4. “What’s in my Neighborhood” Map; by Minnesota Pollution Control Agency; dated October 19, 2017; received October 20, 2017.
5. Wetland Permit (Wetland Conservation Act); by Minnesota Board of Water and Soil Resources; dated August 1, 2017; received October 20, 2017.
6. Wetland Permit; by U.S. Army Corp of Engineers; received October 20, 2017.

PREVIOUS ACTION TAKEN: This is a new application.

FINDINGS:
Pre-application Meeting: The project as submitted has not received a general review during a pre-application meeting.

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

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

Erosion and Sediment Control: Soils affected by the proposal are Soderville, Isanti, and Zimmerman.
- Stabilizing vegetation is not proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles are not anticipated as part of the 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.
- Stabilization adequate to prevent erosion has not been provided at the outlets of all storm sewer pipes.
- 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.
• 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.

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

Floodplain: There is no floodplain on the property according to the District model and FEMA.

Groundwater: Geotechnical information was not provided 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.

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: No Stormwater Management features or treatment practices are proposed.

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 to the maximum extents possible. The stormwater management system utilizes overland flow. Stormwater leaving the site is not discharged into a well-defined receiving channel or pipe.

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. 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
proposed as part of the project. No on-site constructed storm water conveyance channels are proposed.

**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 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 of an Impaired Water.

**Wetlands:** Wetlands do exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetlands were last delineated on November 14, 2016. The delineation was approved on August 22, 2017. The wetland is not a DNR protected water.

The total proposed wetland impact is 2302 square feet. The impact is through fill in one location as shown below:

The project is wetland dependent and is not exempt. The applicant has contacted the DNR area hydrologist and the Corps of Engineers.
Three alternatives, plus the proposed project, have been submitted. The avoidance alternatives are considered good faith efforts. None of the avoidance alternatives are considered feasible and prudent. The applicant suggests that avoidance is not reasonable because sequencing flexibility applies citing that:

1) The wetland is a site where human health and safety is a factor. The drive way is required for access to future homes and is placed in the current right of way.
2) Not building the driveway would deny applicant from building on his property.
3) An existing farm trail does not meet City standards for a residential driveway.

**Wetland Replacement Plan:**
A wetland replacement plan has been submitted and approved by the TEP. Replacement is proposed to be through purchasing wetland credits at a ratio of 2:1. The credits will be purchased through wetland bank #1409.

**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:** $2100.00
**Wetland Escrow:** $ N/A
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
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<tbody>
<tr>
<td>Escrows: $2,000 + (0.2 ac * $500/ac) = $2100.00</td>
<td>1. Receipt of escrows.</td>
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<tr>
<td><strong>Soils &amp; Erosion Control:</strong> District requires all stabilization vegetation be within seven (7) days of rough grading or inactivity. Provisions have not been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface. Provisions have not been made for cleaning road surfaces where sediment is transported by the end of the day. The erosion and sediment control plan does not provide for the repair and maintenance of all temporary and</td>
<td>2. Update Erosion Control Plan with the following information: a. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity. b. Provide a note that any sediment tracked onto the street from construction activities will be removed on a daily basis. c. Provide a note that any sediment tracked onto the street from construction activities will be removed on a daily basis.</td>
</tr>
<tr>
<td>permanent erosion and sediment control practices.</td>
<td>d. Provide a note providing for the repair and maintenance of all temporary and permanent erosion and sediment control practices.</td>
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**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Update Erosion Control Plan with the following information:
   a. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.
   b. Provide a note that any sediment tracked onto the street from construction activities will be removed on a daily basis.
   c. Provide a note that any sediment tracked onto the street from construction activities will be removed on a daily basis.
   d. Provide a note providing for the repair and maintenance of all temporary and permanent erosion and sediment control practices.