COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: October 23, 2017
AGENDA NUMBER: 14
FILE NUMBER: 17-054
ITEM: Wilkinson Pole Barn

RECOMMENDATION: Approve with 0 Stipulations

APPLICANT: Steve Wilkinson
4157 158th Ave NE
Ham Lake, MN 55449

PURPOSE: 2,400 SQ FT Building on 5.4 Acre Lot

LOCATION: 1000 feet east of 158th Ave NE and Austin St NE, Ham Lake, MN

APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. Any work in or adjacent to wetlands, lakes or water courses
3. The lands and waters that have been, or may be covered by the regional flood.
4. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Land Uses)
5. High water table, outwash and organic soils
6. Endangered, Threatened or Special concern species, elements or communities.

EXHIBITS:
1. Memo and Project Location; by unknown, undated, received 10/11/2017.
2. Floodplain Compensatory Storage Figure; by Hakanson Anderson, dated 10/9/17, received 10/11/17.

PREVIOUS ACTION TAKEN: The application was tabled at the September 25, 2017 meeting with 4 stipulations:
   1. Receipt of escrows.
   2. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.
   3. Provide erosion control fence along construction limits to prevent sedimentation of adjacent wetlands.
   4. Provide compensatory storage and floodplain calculations.

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 Lino and Isanti.
   • Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
   • Soil stockpiles have been proposed to be fitted with sediment-trapping measures to prevent soil loss.
   • 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 not been provided.
   • Stormwater runoff does pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
   • No impacts to storm sewer will result from this project.
   • All work adjacent to water or related resource has not taken precautions to contain sediment, and stabilize the work area during construction.
   • Provisions have been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.
   • Provisions have 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 provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

Dewatering: Shallow ground water may exist on site. The project does not require dewatering.

Floodplain: There is floodplain on the property according to the District model but not FEMA. The District’s floodplain elevation is at 902.5 feet. The project does propose to place fill within the floodplain. The total floodplain impact is 0.04 acre-feet. The proposed impact is within the flood fringe. Compensatory storage is provided. There are flooding concerns downstream.

High Water Flooding: Information has been provided to substantiate low floor elevations for the City of Ham Lake; 1 ft above mottled soil or 100 yr.

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.

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.

Maintenance: No Stormwater Management features or treatment practices proposed as part of the site.

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 and utilizes overland flow. Stormwater leaving the site is not discharged into a well-defined receiving channel or pipe 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 may exceed predevelopment rates. However, the rates will not adversely impact or 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. Concentrated storm water leaving a site is not discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. No on-site constructed storm water conveyance channels are constructed as part of the 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 by 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 within one (1) mile of but does not drain to an Impaired Water.

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

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

**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.

**Performance Escrow:** $2,027.50  
**Wetland Escrow:** $ N/A  
There are not ditch liens on the property.

**ISSUES/CONCERNS:**  
None.

**RECOMMENDATION:** Approve with 0 Stipulations  
**Stipulations:** None.