COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: April 14, 2014
AGENDA NUMBER: 20
FILE NUMBER: 14-038
ITEM: Stone Mountain Pet Lodge

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Dave Larson
Stone Mountain Pet Lodge
13847 Aberdeen St NE
Ham Lake MN 55304

PURPOSE: Pet Care Facility

LOCATION: 10073 Baltimore St, Blaine MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses
2. High water table, outwash and organic soils.
3. High infiltration soils.
4. Highly erodible soils.

EXHIBITS:
1. Project Narrative by David and Maggie Larson, Dated 3/16/14, Received 3/25/14
2. Site Plan by Fischer Engineering, Dated 8/5/92, Received 3/25/14

HISTORY & CONSIDERATION:
The applicant is proposing to open a pet daycare facility. The changes to the site are minor and mainly internal. The external changes include a rain permeable sun shade and fencing in the east side of the building with plans for a potential doggy pool in the future. The waste from the operation will be picked up immediately and placed in covered waste containers. The waste is picked up weekly.

FINDINGS:
Ditches and Drainage: There is a private ditch on the property. The ditch has not been inspected. There are approximately 0 acres of existing agricultural land affected by this ditch. The trend in land use for this drainage area is toward commercial and industrial.

Floodplain: There is floodplain on the property according to FEMA but is unaffected because there is no change in watershed boundaries, impervious surface or hydraulic structures. The total floodplain impact is 0 acre-feet.

Groundwater: Groundwater information is not provided.

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 not include a ditch maintenance easement.

Soils & Erosion Control: Soils affected by the proposal are Isanti. Vegetation will not be disturbed.

Stormwater & Hydraulics: Stormwater leaving the site is discharged into a well-defined receiving channel and routed to a public drainage system. Drainage sensitive uses 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 impervious drainage areas greater than 1 acre. There are discharges into wetlands. The proposal may affect the existing water quality of the receiving water. The proposal will not cause extreme fluctuations of water levels or temperature changes.

**Wetlands:** Wetlands do exist on-site according to the 1987 Federal Manual and its associated supplement(s), NWI, and Soils Survey. No wetland impacts are proposed.

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

**Performance escrow:** $2,920.00

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<th>ISSUES/CONCERNS:</th>
<th>NEED:</th>
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<tr>
<td><strong>Water Quality:</strong> There are discharges into wetlands. The proposal may affect the existing water quality of the receiving water.</td>
<td>1. Provide a buffer along the ditch to allow for pretreatment of pet wastes prior to discharging.</td>
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<td><strong>Escrows:</strong> $1,500 + (1.84 acres x $500/acre) = $2,920.00</td>
<td>2. Receipt of escrows</td>
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**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Buffer along ditch to allow for pretreatment of pet wastes prior to discharging.