COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: April 23, 2018
AGENDA NUMBER: 7
FILE NUMBER: 18-084
ITEM: Blomker/Meister Pole Barn

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Al Blomker/Katie Meister
16011 Pierce St NE
Ham Lake, MN 55304

PURPOSE: 4,500 SQ FT Accessory Building on 2.2 Acre Lot

LOCATION: Approximately 400 feet south of intersection of 160th Ln NE and Pierce St 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. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Land Uses)
4. Endangered, Threatened or Special concern species, elements or communities
EXHIBITS:
1. Project Location and Building details; by unknown, undated, received 4/10/18.

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 Rifle and Zimmerman.
   - Stabilizing vegetation is not proposed for disturbed areas within seven (7) days of rough grading.
   - Soil stockpiles 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 not been provided.
• Storm sewer not impacted as part of the project.
• 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: Shallow ground water may exist on site. The project does not require dewatering.

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

High Water Flooding: Information has not been provided to substantiate low floor elevations. However, based on LiDAR and aerial images, low floor elevations meet the criteria for the City of Ham Lake; 1 ft above mottled soil or 100 yr.

Groundwater: Geotechnical information was not provided.

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.

Property owners affected by changes in drainage should be notified and acknowledge the changes proposed.

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

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 are not expected to 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 is not expected as part of the project. No on-site constructed storm water conveyance channels are proposed 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. 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.

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 been delineated. The project as proposed does not propose wetland impacts.

**Wetland Replacement Plan:** A wetland replacement plan 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. The applicant should contact the MDNR natural heritage or endangered species program.

If the project is present, the project may propose substantial adverse alteration or significant detrimental impact on a species or removal of a plant species will occur.

**Performance Escrow:** $2050.00  
**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 + (0.1\text{ ac} * $500/\text{ac} = $2050.00)</td>
<td>1. Receipt of escrows.</td>
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#### Soils & Erosion Control: District

- District requires all stabilization vegetation be within seven (7) days of rough grading or inactivity.
- Downstream wetlands are not protected from construction activities.
- 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.

2. Erosion Control
   - a. Provide statement to stabilize vegetation in 7 days of rough grading or inactivity.
   - b. Continue the erosion control logs past the southern edge of the proposed building.
   - 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 that any sediment tracked onto the street from construction activities will be removed on a daily basis.

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

3. Provide documentation from the DNR if the proposed project includes endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

### RECOMMENDATION: Approve with 3 Stipulations

#### Stipulations:

1. Receipt of escrows.
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