COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: January 28, 2019
AGENDA NUMBER: 9
FILE NUMBER: 18-151
ITEM: Meyer Garage

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Jeremy Meyer
729 159th Ave NE
Ham Lake, MN 55304

PURPOSE: New garage

LOCATION: East of Madison St NE and 159th Ave NE, Ham Lake MN
APPLICABILITY:
1. The lands and waters that have been or may be covered by the regional flood.
2. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Land Uses)
3. Any work in or adjacent to wetlands, lakes or water courses

EXHIBITS:
1. Certificate of Survey with notes and erosion control plan; E.G. Rud & Sons, dated 7/10/18, received 1/16/2019.

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 Isanti and Rifle.
- Stabilizing vegetation is 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 been provided.
- No stormwater pipes impacted by 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. Dewatering is not anticipated.

**Floodplain:** There is floodplain on the property according to the District model and FEMA. The District’s floodplain elevation is at 896.6 feet. The project does not propose to place fill within the floodplain. There are flooding concerns downstream.

**High Water Flooding:** Information has not been provided.

**Groundwater:** Geotechnical has not been 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 are 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, 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 leaving a site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. No on-site 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 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 and drains 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 been delineated. The most recent delineation was approved on 9/28/18. The wetland boundary has been checked.

The wetland is not a DNR protected water.

The total proposed wetland impact is 0 square feet.

The applicant does not need to contact the DNR area hydrologist and the Corps of Engineers.

**Wetland Replacement Plan:** A wetland replacement plan has not been submitted and is not required.
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. The applicant has not contacted the MDNR natural heritage or endangered species program and is not required to. If the project is present, the project does not propose substantial adverse alteration or significant detrimental impact on a species or removal of a plant species will occur.

Performance Escrow: $2,030
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 + (0.06 ac * $500/ ac) = $2,030</td>
<td>1. Receipt of escrows.</td>
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<tr>
<td>Floodplain: The HWL on the property is 896.6 ft (NAVD 88). Current location of proposed garage is outside of floodplain.</td>
<td>2. If garage location is changed, it will need to remain outside of the floodplain at 896.6 ft. It is also recommended that low elevation provide separation from the HWL elevation of 896.6 ft.</td>
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RECOMMENDATION: Approve with 2 Stipulations

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1. Receipt of escrows.
2. If garage location is changed, it will need to remain outside of the floodplain at 896.6 ft. It is also recommended that low elevation provide separation from the HWL elevation of 896.6 ft.