

Permit Application Review Report
Date: 2/18/2026

Board Meeting Date: 2/23/2026
Agenda Item:

Applicant/Landowner:

Thomas Kurvers
1111 Sibley Memorial Hwy Unit 2C
Lilydale, MN 55118

Project Name: Kurvers Residence Home Build

Project PAN: P-26-006

Project Purpose: construction of a new single-family home

Project Location: 9698 Unity St NW, Coon Rapids

Site Size: size of parcel - 0.82 acres; size of disturbed area - 0.5 acres; size of regulated impervious surface – 0 acres

Applicable District Rule(s): Rule 2, Rule 4

Recommendation: Approve with 1 Conditions and 0 Stipulations

Description: The application is proposing the construction of a new single-family home on Unity Street in Coon Rapids. The project will disturb 0.5 acres and create no regulated impervious. The parcel drains to Lower Coon Creek. The relevant water resource concern is soils and erosion control which is District Rule 4. See attached Figure 1: Project Location and Figure 2: Site Plan.

Conditions to be Met Before Permit Issuance:

Rule 4.0 – Soils and Erosion Control

1. Updated the erosion and sediment control plan to include the following:
 - a. a note that portable toilets should be secured to prevent tipping.
 - b. standard details for erosion control devices.

Stipulations: none

Exhibits:

Exhibit Type	Exhibit Author	Signature Date	Received Date
House Plans	Stonebrooke Engineering	12/12/2025	02/02/2026
Erosion Control Plans	Stonebrooke Engineering	02/02/2025	02/02/2026
Grading Plans	Stonebrooke Engineering	08/07/2025	02/02/2026

Findings

Fees and Escrows (Rule 2.7):

The applicant has submitted a \$1500 review and inspection fee deposit which corresponds with the sum of fees associated with the following rules.

- Rule 4.0 (\$1,500 for 0.5 acres of land disturbance proposed)

The applicant is not required to submit performance escrow because the proposed project is a Single-Family Home that will disturb 0.5 acres or less.

Stormwater Management (Rule 3.0):

The proposed project does not create a cumulative total of 10,000 sf or more of new or fully reconstructed impervious surface, or 5,000 sf or more of new or fully reconstructed impervious surface for non-residential or multifamily residential within one mile of and draining to an impaired water. The proposed project is not a public linear project where the sum of the new and fully reconstructed impervious surface is equal to one or more acres. Stormwater Management standards do not apply.

Soils and Erosion Control (Rule 4.0)

Rule 4.0 applies to the proposed project because it includes land disturbing activities of 10,000 square feet or more and is within 300 feet of and drains to a waterbody.

The proposed project drains to Lower Coon Creek. The soil affected by the project includes Hayden fine sandy loam and has a soil erodibility factor of 0.15 or greater. Disturbed areas are proposed to be stabilized within 24 hours, as required. The proposed erosion and sediment control plan includes perimeter control, inlet protection, stabilized construction entrance, and street sweeping. The erosion control plan does not meet District requirements because standard details have not been provided for erosion and sediment control devices and portable toilets are not proposed to be secured. The site does not require an NPDES permit. See attached Figure 3: Soils and Erosion Control.

Wetlands (Rule 5.0)

The proposed project does not include activities which result in the filling, draining, excavating, or otherwise altering the hydrology of a wetland. Rule 5.0 does not apply.

Floodplain (Rule 6.0)

The proposed project does not include land disturbing activities within the floodplain as mapped and modeled by the District. Rule 6.0 does not apply.

Drainage, Bridges, Culverts, and Utility Crossings (Rule 7.0)

The proposed project does not include land disturbing activities which construct, improve, repair, or alter the hydraulic characteristics of a bridge profile control or culvert structure on a creek, public ditch, or major watercourse. The proposed project does not include land disturbing activities which involve a pipeline or utility crossing of a creek, public ditch, or major watercourse.

The proposed project does not include land disturbing activities which construct, improve, repair or alter the hydraulic characteristics of a conveyance system that extends across two or more parcels of record not under common ownership and has a drainage area of 200 acres or greater. Rule 7.0 does not apply.

Buffers (Rule 8.0)

The proposed project does not include a land disturbing activity on land adjacent or directly contributing to a Public Water, Additional Waters, High or Outstanding Ecological Value Waters, a Public Ditch, or Impaired Waters/waters exceeding state water quality standards. Rule 8.0 does not apply.

Variances (Rule 10.2)

The proposed project is not requesting a variance from the District's rules, regulations, and policies. Rule 10.2 does not apply.

P26-006 Kurvers Residence

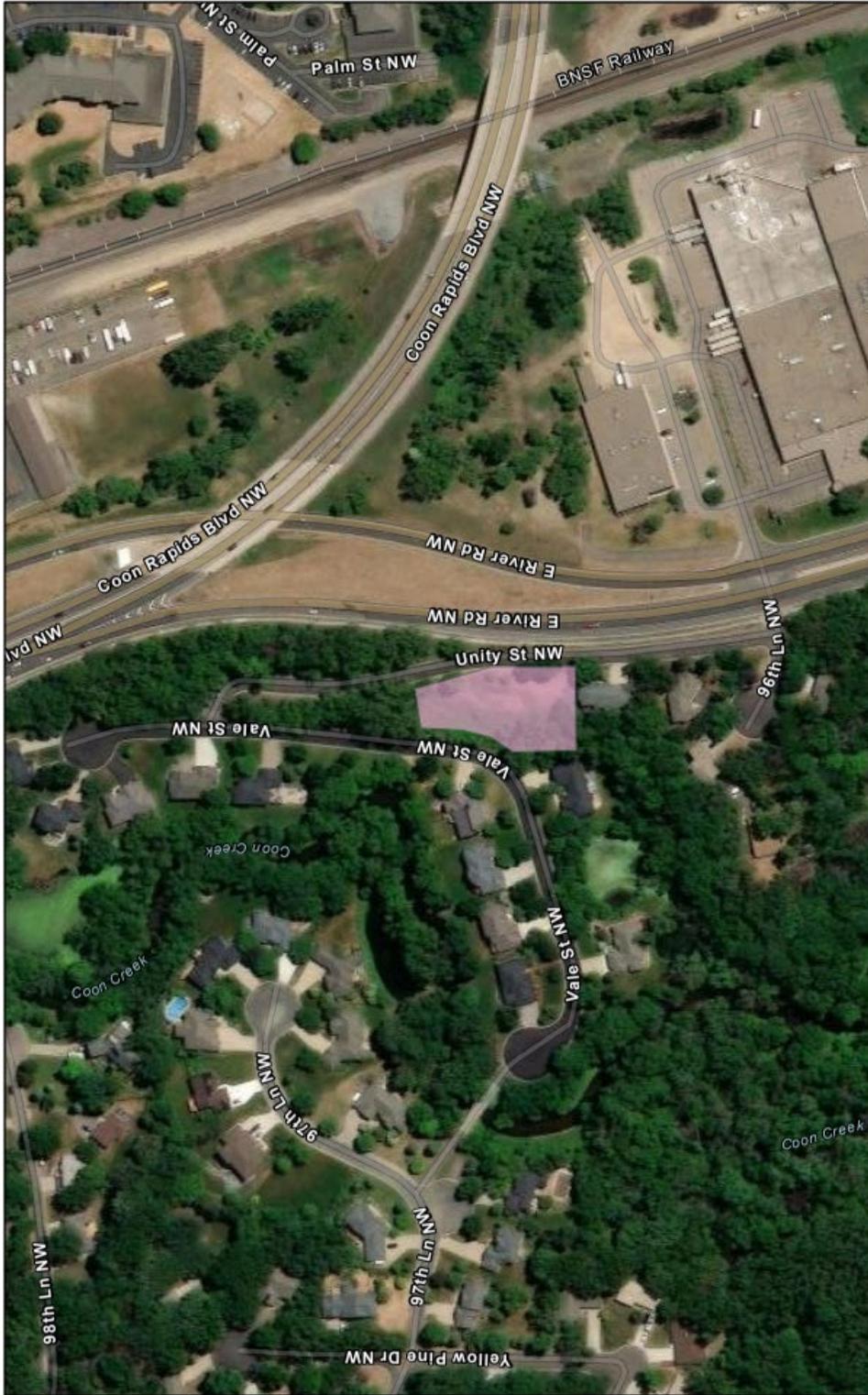


Figure 1: Project Location

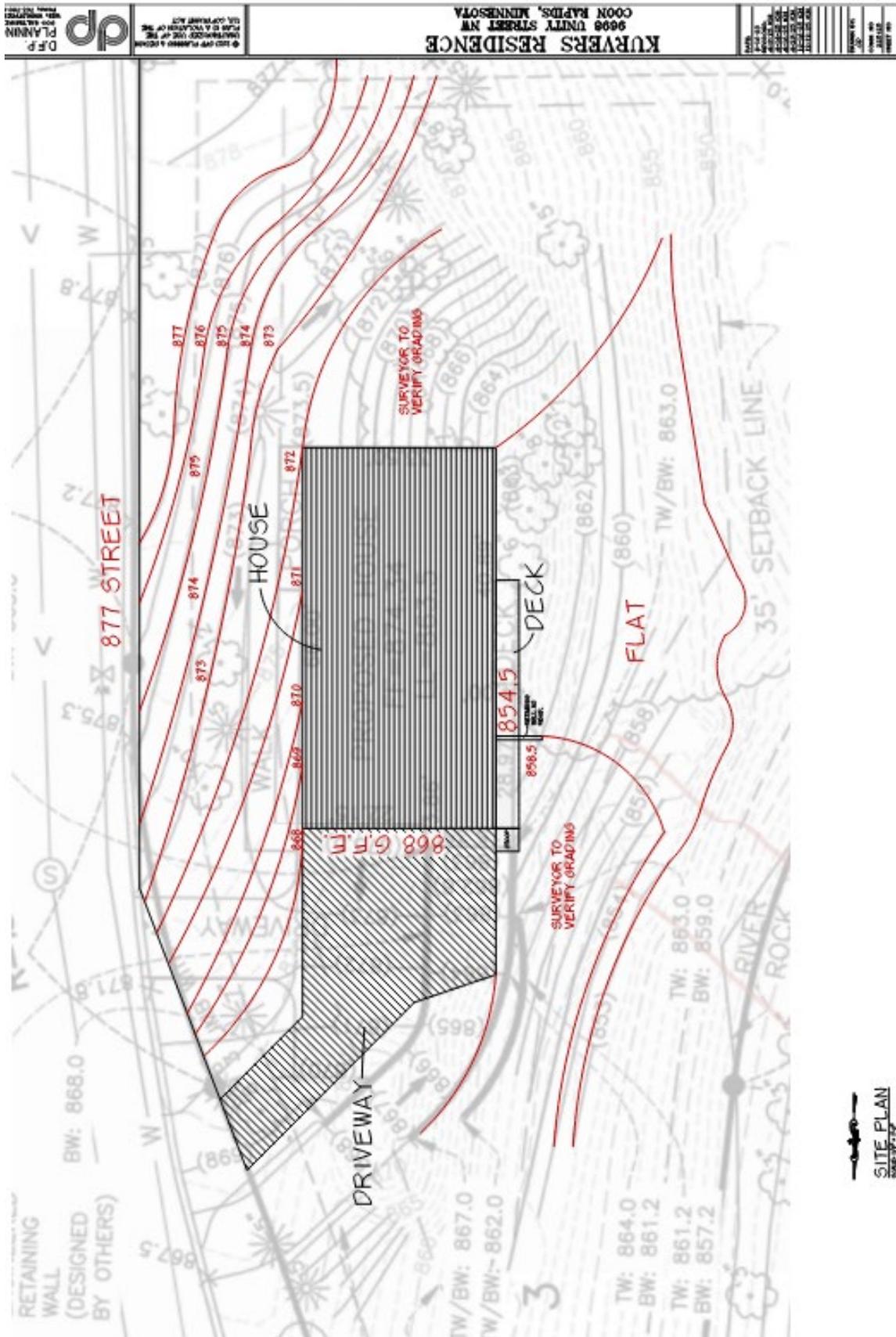


Figure 2: Site Plan

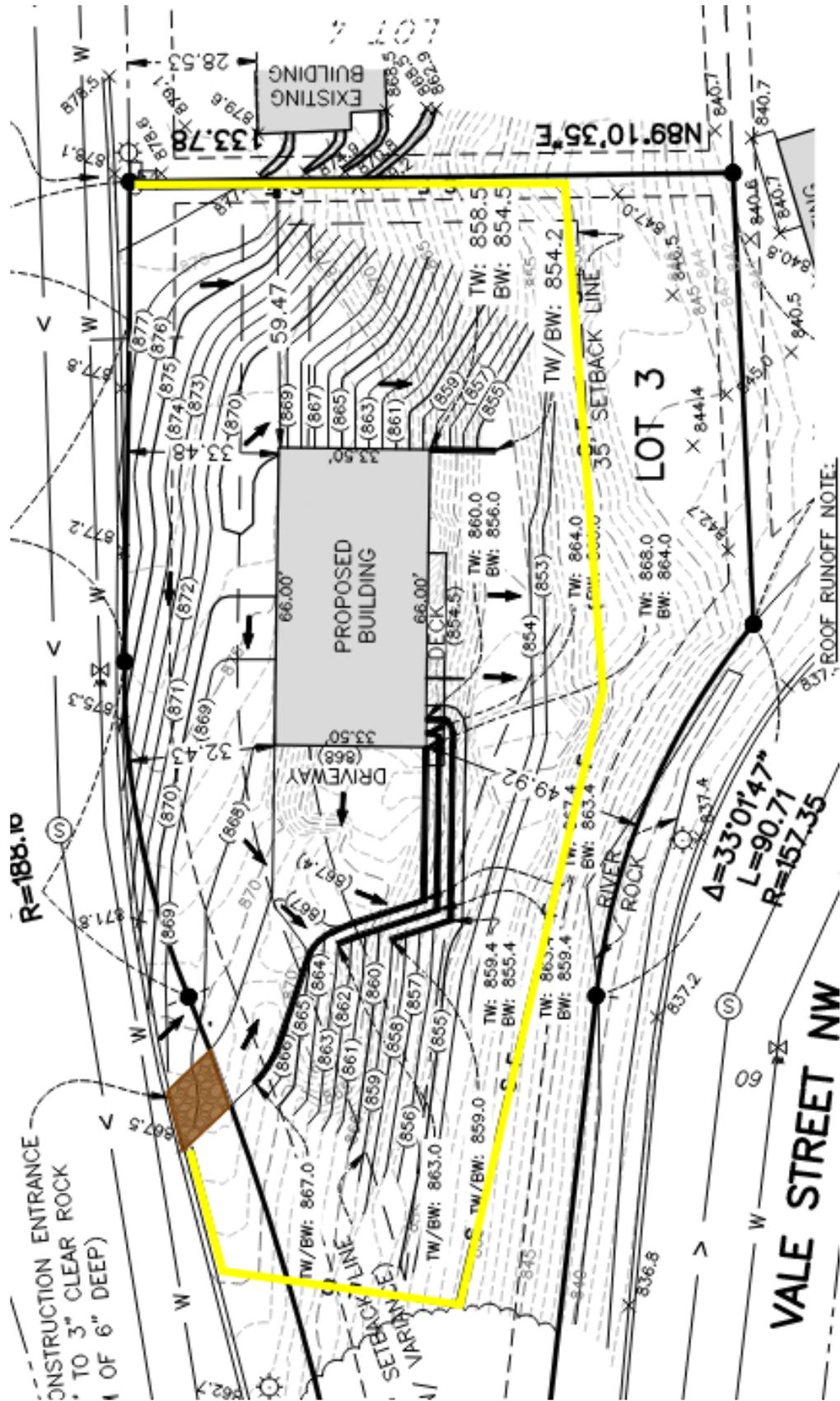


Figure 3: Soil and Erosion Control