

Permit Application Review Report
Date: 6/3/2026

Board Meeting Date: 6/8/2026
Agenda Item: 10

Applicant/Landowner:

City of Blaine
Attn: Jerome Krieger
10801 Town Square Drive Northeast
Blaine, MN 55449

Project Name: Jim Peterson Park Improvements

Project PAN: P-26-024

Project Purpose: Parking lot expansion, ice rink construction and associated utility and stormwater management

Project Location: Jim Peterson Athletic Complex, 12302 Cloud Dr NE, Blaine

Site Size: size of parcel - 26.44 acres; size of disturbed area - 1.4 acres; size of regulated impervious surface - 0.76 acres

Applicable District Rule(s): Rule 2, Rule 3, Rule 4, Rule 6

Recommendation: Approve with 2 Conditions and 5 Stipulations

Description: The City of Blaine is proposing improvements to Jim Peterson Park, which include an ice rink, new parking area, and associated stormwater treatment features. The project will disturb 1.4 acres and create 0.76 acres of regulated impervious surface. The site drains to County Ditch 41. The relevant water resource concerns are stormwater management, soils and erosion control and floodplain impact, which are District Rules 3, 4 and 6. See attached Figure 1: Project Location and Figure 2: Site Plan.

Conditions to be Met Before Permit Issuance:

Rule 2.7 – Procedural Requirements

1. Submittal of a performance escrow in the amount of \$5,600.00.

Rule 4.0 – Soils and Erosion Control

2. Update the SWPPP to stabilize soils and soil stockpiles within 7 days of inactivity.

Stipulations: The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, the applicant agrees to these stipulations:

1. Submittal of grading as-builts for the project to confirm adequate floodplain compensatory storage has been provided.
2. The applicant must apply for coverage under the Minnesota Pollution Control Agency's

(MPCA’s) Construction Stormwater Permit (Permit No: MNR100001).

3. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.
4. Completion of a post construction infiltration test on the bioinfiltration basin by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or multiple double ring infiltration tests to ASTM standards. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
5. Submittal of as-builts for the stormwater management practices and associated structures listed in Tables 2 and 3, including volume, critical elevations and proof of installation for hydrodynamic separators.

Exhibits:

Exhibit Type	Exhibit Author	Signature Date	Received Date
Construction Plans	WSB	04/24/2026	05/13/2026
Floodplain Exhibit	WSB	04/22/2026	05/15/2026
Geotechnical Report	WSB	07/11/2025	05/15/2026
Stormwater Management Plan	WSB	05/15/2026	05/15/2026
MIDS	WSB	04/16/2026	05/07/2026

Findings

Fees and Escrows (Rule 2.7):

The applicant is a government agency and is therefore exempt from a review and inspection fee deposit.

The applicant will be required to submit a performance escrow in the amount of \$5,600.00. This corresponds to \$4,000/acre of disturbance (1.4 acres of land disturbance proposed).

Stormwater Management (Rule 3.0):

Rule 3.0 applies to the proposed project because it includes land disturbing activities creating a cumulative total of 10,000 sf or more of new or fully reconstructed impervious surface.

The Hydrologic Soil Group (HSG) of soils on site are HSG D. Curve Numbers have been shifted down 1/2 classification to account for the impacts of grading on soil structure.

Rate Control: Peak stormwater flow rate at each point of site discharge does not increase from the pre-development condition for the 24-hour precipitation event with a return frequency of 2-, 10-, 100- years as shown in Table 1. The project will not impact Drainage Sensitive Use areas. The rate control standard is met.

Point of Discharge	2-year (cfs)		10-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Regional Pond (CD41)	3	2	5	3	10	7

Table 1.

Volume Control: The proposed project is new development; therefore, the volume reduction requirement is equal to 1.1 inches over the area of all impervious surface. The amount of proposed impervious required to be treated is 33,107 ft².

The applicant is proposing the Stormwater Management Practices (SMPs) described below:

Drainage Area	Impervious required to be treated (ft ²)	Proposed SMP	TP Removal Factor	Required Water Quality Volume (ft ³)	Water Quality Volume Provided (ft ³)
4P	1,742	None	1	160	0
3P	0	N/A	1	0	0
1P, 2P	31,365	Biofiltration Basin - 21	0.65	4,423	6,425
Totals:	33,107			4,583	6,425

Table 2.

The following pretreatment has been provided:

SMP ID	Pretreatment Device/Method	Percent TSS Removal
Biofiltration Basin 21P - Rain Guardian x 2	Rain Guardian	80

Table 3.

Pretreatment is required to be designed such that the device/method provides removal of 80% TSS entering an infiltration or filtration Stormwater Management Practice. The proposed project meets pretreatment requirements as shown in Table 3.

Infiltration may not be used as a volume control practice because the practice would need to be placed in areas of predominately Hydrologic Soil Group D (clay) soils.

Because the volume reduction standard cannot be met due to these site constraints, the project proposes the use of the stormwater management practices and their corresponding TP conversion factors listed in Table 2.

The volume control standard has been met to the maximum extent practicable as shown in Table 2. The untreated area is reconstruction of a small portion of existing impervious which cannot be routed to the new biofiltration basin.

Water Quality: The total Water Quality Volume for the project has been provided in aggregate.

Stormwater treatment on site must remove at least 80% of the average annual post development TSS per discharge location. The following TSS removal has been provided:

Discharge Point	TSS Removal Provided
Regional Pond (CD41)	80

Table 4.

All drainage areas on site ultimately drain to the same City storm drain. The TSS removal standard is met as shown in Table 4.

Discharges to Wetlands: Stormwater from the proposed project is not being discharged into any wetlands, therefore this section does not apply.

Landlocked Basins: The proposed drainage system does not outlet to a landlocked basin, therefore this section does not apply.

Low Floor Freeboard: The proposed project is not new development which includes buildings and habitable structures.

Maintenance:

Access: Sufficient maintenance access has been provided on the plans for all stormwater management practices.

Easements: All required maintenance easements have been provided on the plans.

Maintenance Agreements: All proposed stormwater management practices will be maintained as part of standard municipal public work activities. Therefore, no maintenance agreement will be required.

Soils and Erosion Control (Rule 4.0)

Rule 4.0 applies to the proposed project because it is a land disturbing activity that requires a permit under another District rule.

The proposed project drains to Ditch 41. The soils affected by the project include Rifle and Zimmerman and have a soil erodibility factor of 0.15 or greater. Disturbed areas are not proposed to be stabilized within 7 days, as required. The proposed erosion and sediment control plan includes perimeter control, street sweeping, and stabilized construction entrance. The erosion control plan does not meet District requirements because soils and soil stockpiles are not proposed to be stabilized within 7 days of inactivity. The site does require an NPDES permit. See attached Figure 3: Soils and Erosion Control.

Wetlands (Rule 5.0)

Wetlands exist on site, but no impacts are proposed. Wetlands were delineated under PAN W25-020. The boundary and type application was reviewed and approved. Wetlands were determined to be incidental. The Notice of Decision was issued on 10/17/2025.

Floodplain (Rule 6.0)

Rule 6.0 applies to the proposed project because it includes land disturbing activities within the boundary of the 100-year flood elevation as mapped and modeled by the District.

The regulatory floodplain elevation is 896.9 ft NAVD 88. The application proposes the placement of 223 cubic yards of fill within the floodplain. Compensatory storage is required. The proposed project provides 1625 cubic yards of compensatory storage, which exceeds the required 1:1 ratio and is within the relevant reach. See attached Figure 4: Floodplain Impacts.

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.

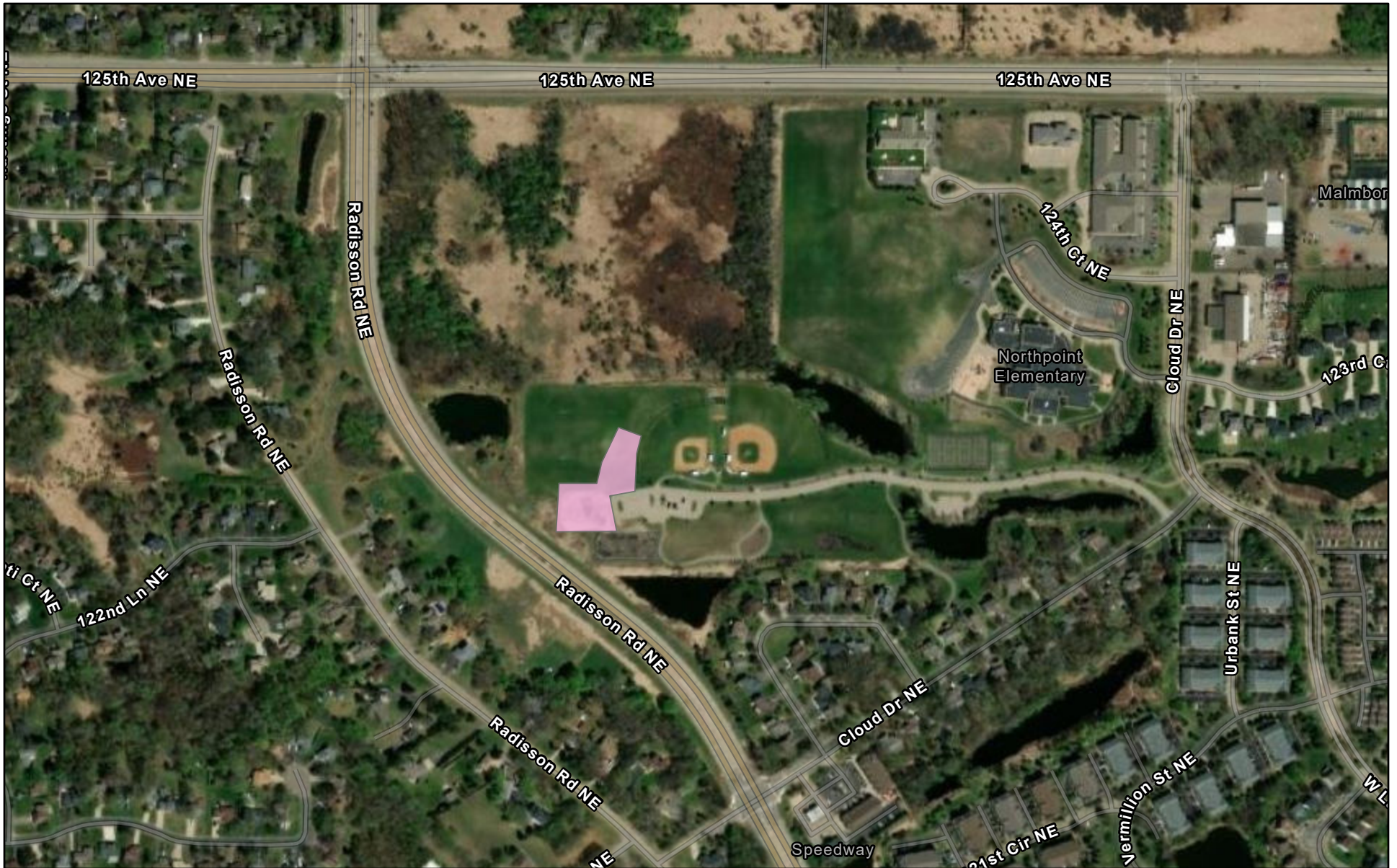
Buffers (Rule 8.0)

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 improvement, or Impaired Waters/waters exceeding state water quality standards. Rule 8.0 does not apply.

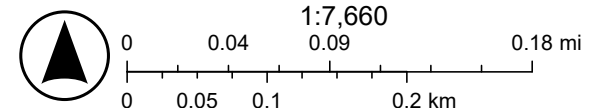
Variances (Rule 10.2)

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

Figure 1: Project Location - Jim Peterson Park



5/22/2026



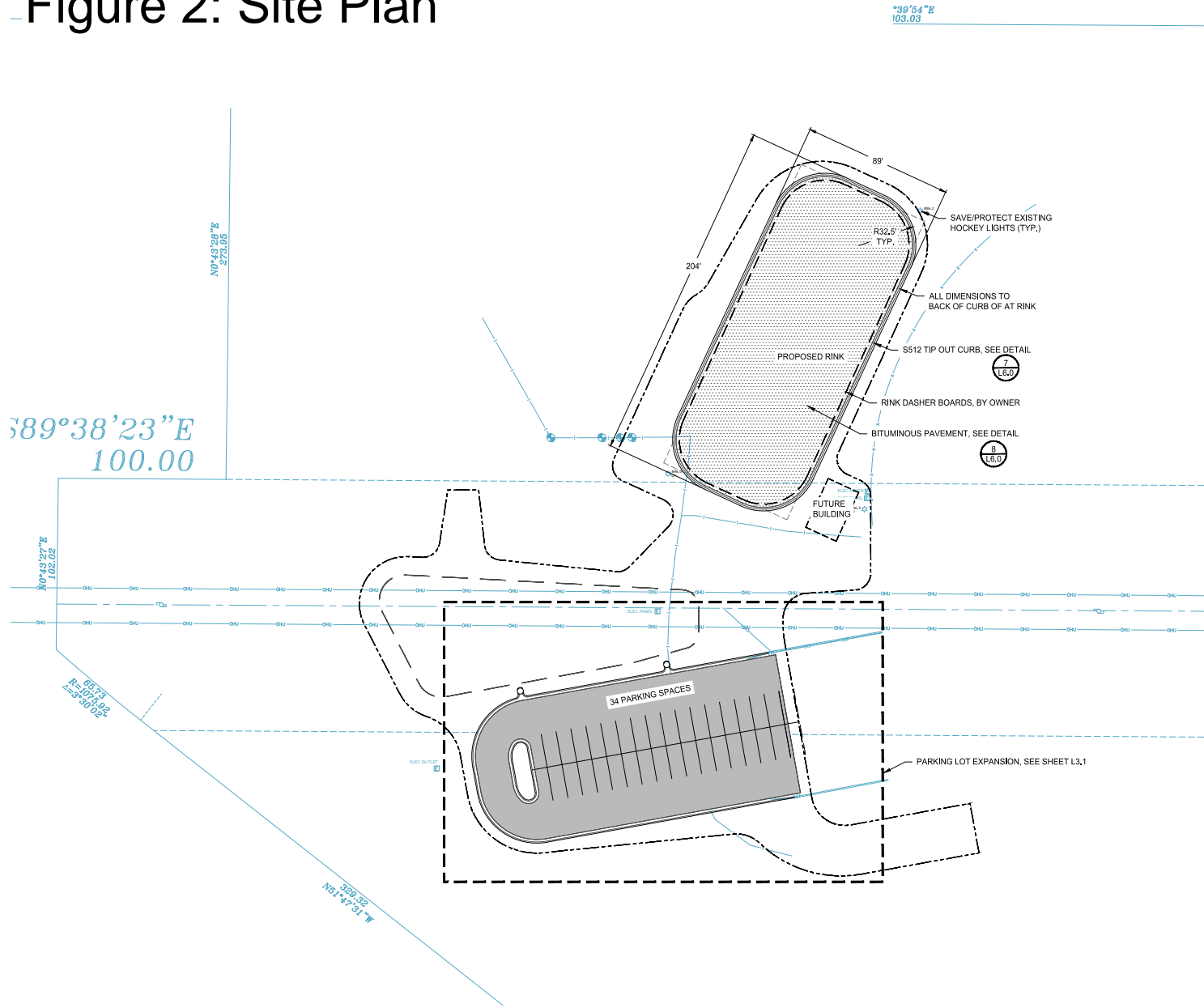
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Vantor

Figure 2: Site Plan



LEGEND	
	CONSTRUCTION LIMITS
	EXISTING DECIDUOUS TREE
	EXISTING CONIFER TREE
	CENTERLINE
	BITUMINOUS DRIVE PAVEMENT
	BITUMINOUS RINK PAVEMENT

SCALE: AS SHOWN
 PLAN BY: KMT
 DESIGN BY: RAS
 CHECK BY: RAS



REVISIONS		
NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, CONTRACT DOCUMENTS, AND ANY OTHER DOCUMENTS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert A. Sjoga
 DATE: 04-24-2025 LIC. NO. 44337

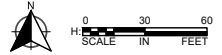
OVERALL LAYOUT PLAN

JIM PETERSON PARK IMPROVEMENTS CITY OF BLAINE

CLIENT PROJECT NO. 23-45

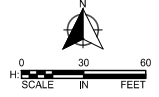
WSB PROJECT NO. 029064-000

SHEET L3.0



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	Cut (CY)	Fill (CY)	Net Cut (CY)
Peterson Park Floodplain	1247	221	1026
Excluding Basin Footprint	306	220	86



SCALE: AS SHOWN
 PLAN BY: CKJ
 DESIGN BY: KJF
 CHECK BY: JHN

LEGEND

- EXISTING CONTOUR
- EXISTING DECIDUOUS TREE
- EXISTING CONIFER TREE
- PROPOSED CONTOUR
- 100-YR HIGH WATER LEVEL (896.9' (NAVD88))
- PROPOSED CUT BELOW 100-YR HWL
- PROPOSED FILL BELOW 100-YR HWL



REVISIONS

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, AND CONTRACT DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

KENNETH FALLON P.E.
 DATE: 04/22/2025 LIC. NO.: 59829

EARTHWORK EXHIBIT

**JIM PETERSON PARK IMPROVEMENTS
 CITY OF BLAINE**

CLIENT PROJECT NO. 23-45
 WSB PROJECT NO. 029064-000
 SHEET

Figure 4: Floodplain Impact

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