



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
Fax (763) 434-9599

CITY OF HAM LAKE PLANNING COMMISSION AGENDA MONDAY, DECEMBER 9, 2024

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: November 25, 2024

PUBLIC HEARING:

6:01 p.m. Melinda McDermott, Elevate Hope House, requesting Preliminary and Final Plat approval for Elevate Hope Addition, a Minor Plat (2 residential lots and one outlot), in Section 16

NEW BUSINESS: None

COMMISSION BUSINESS:

1. City Council Update

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, NOVEMBER 25, 2024

The Ham Lake Planning Commission met for its regular meeting on Monday, November 25, 2024, in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Commissioners Brian Pogalz, Kyle Lejonvarn, Jeff Entsminger, David Ross, Jonathan Fisher and Erin Dixon

MEMBERS ABSENT: Commissioner Dave Ringler

OTHERS PRESENT: City Attorney Mark Berglund, City Engineer Tom Collins, and Building and Zoning Clerk Jennifer Bohr

CALL TO ORDER: Chair Pogalz called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was recited by all in attendance.

APPROVAL OF MINUTES:

Motion by Ross, seconded by Dixon, to approve the minutes of the November 12, 2024, Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Consideration of amendments to Article 9 of the Ham Lake City Code related to adding Wetland Banking as a Conditional Use in R-A (Rural Single Family Residential) zoning
Chair Pogalz asked Attorney Berglund to present the facts related to the proposed amendment to Article 9 of the Ham Lake City Code. Attorney Berglund stated approximately a year ago, discussion started about allowing wetland banks in the city when a Ham Lake landowner approached the city to discuss converting a sod farm into a wetland bank. Attorney Berglund stated developers are required to preserve a portion of the land they intend to develop as wetland. Attorney Berglund stated when wetland areas are used for development, wetland bank credits can be purchased from a wetland bank to offset the amount of wetland that is impacted within a development. Attorney Berglund stated developers can find, and buy, credits from wetland banks, established by private landowners, via a website maintained by the Board of Water and Soil Resources (BWSR), which is one of the agencies that regulates and monitors wetland banks. Attorney Berglund stated private landowners must comply with rules and requirements of BWSR and the city and area watershed district regulations where the wetland bank is located.

Attorney Berglund stated the developer must go through several processes to establish the wetland bank. Attorney Berglund stated a developer is restricted from selling wetland bank credits until the wetland bank meets certain criteria. Attorney Berglund stated wetland bank areas are valuable and can presently generate revenue of approximately \$100,000 an acre, but developers also incur start-up expenses related to engineering of a wetland bank plan, and BWSR application costs. Attorney Berglund stated various factors were researched and considered when the city began to explore the allowance of wetland banks. Attorney Berglund stated he found that cities themselves typically own wetland banks and sell the credits though that is not a requirement. Attorney Berglund stated currently there is one wetland bank in Ham Lake that was created by the Metropolitan Airports Commission (MAC) when a runway was extended at the Blaine airport. Attorney Berglund stated the MAC bought the land to create a wetland bank and put a fence around the area; nothing further can be done with that land due to wetland bank regulations. Attorney Berglund stated when a wetland bank is established, it is to remain in its approved wetland state in perpetuity and regulators monitor it forever. Attorney Berglund stated the applicant, or owner of the land, is presumably the one that is to be responsible for maintenance of the land in perpetuity. Attorney Berglund stated the city must consider what may happen to the land when the applicant has made all the money they can make on the land, become disinterested in the land and potentially abandon it. Attorney Berglund stated consideration needs to be given to who would end up owning the land, which would likely be the city. Attorney Berglund stated staff and council members expressed that there should be some benefit to the public if wetland banks are allowed within the city since the land must remain in a natural state forever. Attorney Berglund stated that is why language about constructing a trail or paying a monetary parkland dedication fee per wetland bank acre, was incorporated into the proposed ordinance. Attorney Berglund stated, the proposed language considers several things. Attorney Berglund stated, first, the language defines what a wetland bank is, which is derived from Minnesota Rules; reference is made to the specific rule numbers so if the rules change over time, the city's ordinance changes too. Attorney Berglund stated the city intends to establish a monitoring fee, that will be added to the city's fee schedule, for any required monitoring activity assigned to the Local Government Unit (LGU) within the first five years. Attorney Berglund stated there is constant monitoring of the wetland bank area during the first five years to ensure all standards and procedures related to the establishment of a wetland banking area are met and followed. Attorney Berglund stated the Coon Creek Watershed District (CCWD) is one of three watershed districts within city limits. Attorney Berglund stated the CCWD will monitor wetland bank areas within their district and the City Engineer will monitor wetland bank areas that are within the Upper Rum River and Sunrise River Watershed Management Organizations areas. Attorney Berglund stated Paragraph C states a maintenance fee of 3% of the value of each wetland bank credit sold will be charged by the city to developers of wetland bank areas. Attorney Berglund stated wetland banks will be monitored by the state in perpetuity. Attorney Berglund stated when a wetland bank owner has sold all the credits available in the wetland bank, it is possible that person or organization may abandon their maintenance responsibilities; if that happens, the city will likely have to assume responsibility of any maintenance required of the wetland bank area. There was discussion about when a wetland bank owner's maintenance responsibility could end, what percentage of the city was overseen by the CCWD, what percentage of the city was managed by other watershed maintenance

organizations and what is known and unknown about wetland banks per the research done by Attorney Berglund. Attorney Berglund stated the city is trying to anticipate the future if the city allows wetland banks to exist and will collect fees at the beginning of the establishment of a wetland bank to cover potential costs to the city in case maintenance of the wetland bank becomes the city's responsibility. Attorney Berglund stated the City Council has suggested that a trail easement be dedicated through and/or adjacent to a wetland bank as noted in Paragraph D. Attorney Berglund stated requiring a trail easement through a wetland would require the landowner or developer to mitigate the area that impacts wetlands and buy wetland credits from a wetland bank. Attorney Berglund stated he has talked with a BWSR representative about trails in a wetland bank area. Attorney Berglund stated his recommendation was to have a trail on the border of a wetland, which is what has been done for some other wetland banks. Commissioner Entsminger asked if wetlands could be created and would a developer have to pay for wetland bank credits if the land that would be part of a trail easement wasn't wet. Commissioner Dixon stated the creation of a wetland bank should not be thought of as a marshy pond. Commissioner Dixon stated a wetland is an area that can take in water but does not have to be constantly under water. Commissioner Dixon stated a wetland bank area could be thought of as a place to reintroduce natural species. Engineer Collins stated there are various categories of wetlands that are based on depth of water and vegetation. Commissioner Lejonvarn asked if an access point for maintenance of the wetland bank must be created, could that be used for a snowmobile trail. Attorney Berglund stated if an easement is granted for a snowmobile trail, the developer must give up some wetland credits for the wetland impacted. Attorney Berglund stated additional discussion is needed as to whether wetlands would be impacted by snowmobiles just driving over frozen ground in the winter. Engineer Collins stated any land encumbered by easements will not be considered part of the wetland bank for wetland bank credits. Engineer Collins stated if a snowmobile trail easement is granted to a snowmobile club and not the city, the city would not maintain the easement. Engineer Collins stated the language related to non-motorized public use in Paragraph D may need to be modified. Chair Pogalz asked about the custody of the wetland bank property once all wetland credits have been sold and is abandoned by the landowner; what would the city be responsible for and what could the city do with the land. There was discussion about the value of land purchased for wetland bank credits versus the value of a buildable piece of land, the costs associated with the creation of a wetland bank and the ratio of wetland bank credits that must be purchased to offset development impacts to wetlands. Chair Pogalz asked if there would ever be a scenario where the city would not permit someone to buy land for a wetland bank or not allow a developer to purchase wetland bank credits for a construction project. Engineer Collins stated anyone interested in wetland bank creation, or wetland bank credit transactions, needs to follow the requirements of the Wetland Conservation Act. Attorney Berglund stated Paragraph E addresses improvement of road frontage for access adjacent to wetland banks. Attorney Berglund stated the City Engineer will determine the extent of road frontage improvement that would be required. Engineer Collins stated this clause is like what is required for any excavation or earth movement in 11-600 of City Code. Commissioner Entsminger asked about the potential of dividing an outlot designated as a wetland bank after all wetland bank credits have been sold. Attorney Berglund stated a wetland bank cannot be divided after all wetland bank credits have been sold. Commissioner Dixon suggested adding language

to the proposed wetland ordinance that states a wetland bank area cannot be divided and if the owner of the wetland bank property no longer wants the land, it would be forfeited and would become the property of the city. Attorney Berglund stated the BWSR representative he spoke with stated a pathway could be put around the wetland bank area to create a clear separation between wetland bank land and land owned by private parties. Commissioner Entsminger stated he felt it was unnecessary to require improved road frontage if the developer is required to pay parkland dedication and maintenance fees. Engineer Collins stated if the area along a wetland bank is an access point, it must be constructed to 9-ton capacity. Commissioner Fisher asked to discuss non-motorized use of a trail easement. Commissioner Fisher stated when an applicant applies for a Conditional Use Permit (CUP) for wetland banking, and a trail easement is required, conditions related to the type of use the trail would have, could be added to the CUP.

Chair Pogalz opened the public hearing at 6:38 p.m. and asked for public comment. Chair Pogalz reminded attendees that this public hearing is strictly related to amending City Code and is not related to a specific project.

Erin Casper, 13835 Isetta Street NE. Mrs. Casper asked how the city determined the 3% maintenance fee. Mrs. Casper asked who and what determines if something is economically feasible as noted in Paragraph D. Mrs. Casper states she feels \$2,500 per acre is extremely underpriced as the value of the wetland bank will be so much more. Mrs. Casper stated she does not like that road frontage to be improved along a wetland bank is to be determined by the City Engineer. Mrs. Casper stated she felt a specific number of feet, or minimum number of feet, should be required as it would be easier to enforce. Mrs. Casper suggesting that improved frontage be similar to what is required for a residential lot. Mrs. Casper feels signage should be required. Mrs. Casper stated she spoke with someone at the Coon Creek Watershed District, and they indicated nothing can be done to a property with a wetland bank; only repairs or improvements to the land are allowed. Mrs. Casper asked if there is a requirement that a home be built on property in a R-A, Rural Single Family Residential, zoning district. Mrs. Casper asked if the city has any idea on how many acres in the city could be put into wetland banking. Mrs. Casper stated she is very concerned about the permanency and the limitations that could affect things like future road extensions if large areas of land are dedicated to wetland banking.

Steve Jones, Keller Williams Realty, Maple Grove. Mr. Jones asked if physical improvements are made to a development, such as the construction of a park, will park improvement costs offset parkland dedication or maintenance fees as defined in development agreements. Mr. Jones asked when the 3% maintenance fee would need to be paid.

Celeste Bradish, 13810 Ghia Street NE. Mrs. Bradish asked if this matter had to be voted on at this meeting. Mrs. Bradish stated she is interested in learning more about the wetland banking process. Chair Pogalz stated the Planning Commission makes recommendations to the City Council. Chair Pogalz stated the City Council will have two readings of the ordinance. Commissioner Lejonvarn stated public comment is allowed at the beginning of each City Council meeting.

Ken Anderson, 13076 Jewel Circle NE, Blaine, MN. Mr. Anderson stated he represents the Rice Creek Snowmobile Trail Association. Mr. Anderson stated the first sentence of Paragraph D states the permit holder dedicate to the City an easement through and/or adjacent to the Wetland Bank for a ten foot wide trail. Mr. Anderson stated the third sentence states a 20-foot-wide minimum easement shall be maintained by the Maintenance Fee collected. Mr. Anderson suggested the wording be changed to state that the permit holder dedicate a minimum 20-foot-wide easement where a ten-foot-wide trail can be constructed by the permit holder. Mr. Anderson asked if a permit holder installs a ten-foot-wide trail, would it be an improved trail and what would the improvement entail. Mr. Anderson asked if it would need to be mowed grass with wetland vegetation that can be walked on or would it need to be a gravel or bituminous trail. Mr. Anderson stated the surface of the trail makes a difference as to how it can be used. Mr. Anderson also asked what determines if a trail easement is economically feasible. Mr. Anderson stated he feels economic feasibility needs to be clarified to avoid disputes. Mr. Anderson asked if the city could include an affirmative statement in the ordinance that states the city may allow separate motorized trail as the current language states the easement shall be for non-motorized public use. Mr. Anderson stated to him the current language could be interpreted to prohibit any future snowmobile trail use to be anywhere in the examples discussed in the Elwell Farms development. Mr. Anderson stated it is his understanding of the law is that if something isn't affirmatively allowed, it could be perceived as not being allowed and not permitted. Mr. Anderson stated there has been discussion as to whether a snowmobile trail can be used for other purposes. Mr. Anderson stated it is his understanding that any designated grants-in-aid trails can only be used for snowmobiling and other uses are prohibited. Mr. Anderson stated many other trails are used for snowmobiling that are not grants-in-aid trails.

Chair Pogalz, Attorney Berglund and Engineer Collins addressed the questions and comments. Attorney Berglund stated the 3% maintenance fee was determined by staff after considering what the city's obligations may be for maintenance of the wetland bank areas in the future. Attorney Berglund stated determining economic feasibility will be determined on a case-by-case basis through discussions with the applicant seeking to get approval for a wetland bank, the Planning Commission and the City Council. Attorney Berglund stated the \$2,500 per acre fee was chosen as it is the same amount as the current parkland dedication fee charged for each lot within a residential development. Engineer Collins addressed the question asked about the requirement of a house on a parcel in the R-A zoning district. Engineer Collins stated structures are not required on a parcel in the R-A district as that district has been for agricultural, farming and livestock uses. Engineer Collins stated there are several other R-A zoned parcels in the city that do not have a structure on them. Attorney Berglund addressed the question as to how much land in Ham Lake could be dedicated to wetland banking. Attorney Berglund stated that has been discussed throughout the process of creating this ordinance for wetland banking as there are a lot of sod farms in Ham Lake that could potentially be converted to wetland banks. Attorney Berglund stated that is one of the reasons why the city is choosing to add wetland banking to its city ordinance so the city has some say and control over when and where wetland banks will be created in the City. Attorney Berglund stated he does not know the exact percentage of land in Ham Lake that could potentially be used for wetland banking. Attorney Berglund stated he reviewed what Forest Lake did related

to wetland banking. Attorney Berglund stated one of the reasons Forest Lake decided not to allow wetland banks is because when land becomes a wetland bank, that use is permanent and nothing else can be done with the land. Attorney Berglund stated other cities have declined allowing wetland banks for the same reason. Attorney Berglund stated there has been discussion on types of trails that could be constructed through wetland bank areas, materials that could be put on the trails and should fencing be required. Attorney Berglund stated the City Council wants flexibility in determining requirements as each potential wetland bank area is different. Attorney Berglund stated the recent discussion about having a snowmobile trail through a wetland bank area or use of non-motorized versus motorized vehicles on the trails are examples of the need for flexibility in determining the makeup and use of trails. Attorney Berglund answered the question about offsetting parkland dedication fees if a park was constructed. Attorney Berglund stated this ordinance is only for a wetland bank. Attorney Berglund stated if a park is constructed in a residential development, that park offsets parkland dedication fees related to the per lot fee for the development, which is separate from the per acre fee being proposed related to wetland banks. Chair Pogalz asked Engineer Collins to respond to the comment about requiring a specific amount of improved frontage, an amount similar to what is required for a residential lot, along a wetland bank area. Engineer Collins stated a minimum amount of improved frontage could be required; the proposed ordinance allows discretion for the amount of frontage that should be improved. Engineer Collins stated he does not see the need for 200 feet of frontage for an outlot that is unbuildable. Signage for a wetland bank, and any trails within a wetland bank area, was addressed. Attorney Berglund stated signage is addressed in Paragraph D. Attorney Berglund stated the current language states signage would need to be placed along any trails within a wetland bank area, but it could be expanded to state signage should be placed throughout the entire wetland bank area. Chair Pogalz addressed Mrs. Casper's question about how much of Ham Lake is in R-A zoning. Chair Pogalz asked Engineer Collins how much of the city has been built out. Engineer Collins stated more than half of the city has been built out and approximately 32% of the city is wetland; much of that wetland is part of platted property which could not be converted to a wetland bank. Engineer Collins stated he did not know what percentage of land in Ham Lake is in the R-A zoning district. Chair Pogalz stated if more land in the city is converted to wetland banks, it becomes open area which is what people in Ham Lake like. Chair Pogalz commented on Mr. Anderson's request to modify the language related to the width of the required trail easement. Chair Pogalz stated the required width of the trail easement, and the required width of the trail as stated in the proposed ordinance address two different things. Chair Pogalz stated he is unsure how to address how economic feasibility would be determined as there could be arguments that a trail at the very edge of someone's property negatively affects their property value, but there have been many cases where trails are at the edge of a parcel, and it has not affected the selling price of the home. Mr. Steve Jones asked for clarity on the costs to the developer of \$2,500 per acre if a trail easement is not dedicated, the 3% maintenance fee and the \$2,500 per lot parkland dedication fee. Mr. Jones asked if a park is constructed at a significant expense, would consideration be given to reducing the developer's cost of \$2,500 per acre if a trail easement was not dedicated through the wetland bank area. There was discussion about the different areas that applicants could use for wetland banks; some could be part of developments and some could be former sod farms. Should consideration be given to offsetting the \$2,500 per acre fee if a park

with several amenities was constructed within a platted subdivision. Attorney Berglund informed Mr. Jones that the 3% maintenance fee would be collected when the wetland bank credits are sold. Commissioner Ross stated a city, or municipality, cannot charge any more in their percentages or fees than they can illustrate that there are concurrent expenses. Commissioner Ross stated it is difficult to know how much input cost the city will have on the onset of a project. Attorney Berglund stated that was correct. Commissioner Fisher stated there is an existing wetland bank in the city; how did that come to be. Engineer Collins stated the former city attorney oversaw that project; it involved wetland mitigation where a wetland area was created due to the impacts a project had on a wetland in another area in Blaine. Engineer Collins stated the MAC wetland mitigation area in Ham Lake will be the way it is today in perpetuity and has the same restrictions as a wetland bank. Commissioner Dixon asked Attorney Berglund if he has learned of any negative impacts on municipalities that have allowed wetland banks. Attorney Berglund stated he has not. Commissioner Lejonvarn asked if cost was the reason why the city was not obtaining land for a wetland bank. Attorney Berglund stated discussions related to wetland banks began due to the city being approached by two private landowners who want to create wetland banks.

Chair Pogalz closed the public hearing at 7:13 p.m.

Chair Pogalz asked Attorney Berglund and Engineer Collins if there are any reasons not to provide a recommendation to City Council on the proposed ordinance at this time. Attorney Berglund stated the proposed ordinance has been a work in progress for a year and the proposed ordinance is acceptable. Attorney Berglund stated that the non-motorized restriction in Paragraph D may need to change. Engineer Collins stated there was discussion about determining economic feasibility. Engineer Collins stated the Parks Committee would discuss each (wetland bank) project presented to the city. Engineer Collins stated a master wetland bank trail system may need to be created so landowners would know where trails will be required; it would need to be up to the applicants to prove whether a trail easement was feasible. Chair Pogalz proposed changes that may be made to the proposed ordinance and asked for the commissioner's input and feedback. Commissioner Entsminger asked if some percentage of the value of the wetland bank land be charged rather than charging \$2,500 per acre if a trail easement was not dedicated as the value of wetland bank credits could change in the future. Attorney Berglund stated that option was discussed during the creation of the ordinance. Attorney Berglund stated the maintenance fee is set at a percentage of the value of each credit sold so the permit holder is not required to pay a specific dollar amount; the \$2,500 per acre fee was chosen as it is the same amount as the current parkland dedication fee for each lot in a residential development. Engineer Collins stated the current parkland dedication fee is \$2,500 per lot and that is per the City's fee schedule that is reviewed on a yearly basis; it is possible the parkland dedication fee could be raised or lowered so the ordinance could state the per acre fee related to wetland bank trail easements is the same fee charged per lot for parkland dedication. **Motion by Pogalz, seconded by Fisher, to recommend approval of the proposed amendments to Article 9 of the Ham Lake City Code related to adding Wetland Banking as a Conditional Use in R-A (Rural Single Family Residential) zoning with the following modifications to Paragraph D:**
-Strike non-motorized in the second sentence.

-Modify the fourth sentence to read as follows: Permit holder shall install, at the permit holders' expense, appropriate signage identifying the trail and associated area and any rules or regulations for the use of the trail and associated area as determined by the City.

-Modify the fifth sentence to be modified as follows: In the event dedication of a trail easement is not economically feasible or possible, then the permit holder shall pay parkland dedication fees in lieu of the easement dedication ~~in an amount of \$2,500 per acre of the parcel considered for the wetland bank.~~

-Add the following three sentences: Fee per acre will be based on the current per lot parkland dedication fee schedule. Fees will be collected for each acre of the parcel considered for the wetland bank. However, at the discretion of the City Council, the fees per acre can be waived and/or credit can be given for other amenities provided to the developments associated with wetland banking applications. **All present in favor, motion carried.** *This application will be placed on the City Council's Monday, December 2, 2024, agenda.*

NEW BUSINESS: None

COMMISSION BUSINESS:

City Council Update

Commissioner Entsminger stated the City Council concurred with the Planning Commission's recommendations to approve the final plat of Enchanted Estates 4th Addition and sketch plan for Elwell Farms. Commissioner Entsminger stated the City Council did add one requirement to the Elwell Farms approval and that was requiring the developer, snowmobile club, and two Councilmembers to discuss options for placement of a snowmobile trail easement within the development. A Planning Commissioner will not be attending the December 2, 2024, City Council meeting.

ADJOURNMENT:

Motion by Fisher, seconded by Dixon, to adjourn the Planning Commission meeting at 7:32 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk

**CITY OF HAM LAKE
PLANNING COMMISSION REQUEST APPLICATION
INSPECTION REPORT**

MTG DATE: December 9, 2024

INSPECTION ISSUED TO: Kyle Lejonvarn

APPLICANT/CONTACT: Melinda McDermott

TELEPHONE NUMBER: 612-615-8824 or Melinda@elevatehopehouse.org

BUSINESS/PLAT NAME: Elevate Hope Addition

ADDRESS/LOCATION OF INSPECTION: SW corner of Xylite St NE & E Ham Lake Drive

APPLICATION FOR: Preliminary Plat

RECOMMENDATION: _____

DATE: _____

PLANNING COMMISSIONER SIGNATURE: _____



RECEIVED
 SEP 25 2024
 By:

CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

Phone (763) 434-9555 Fax (763) 235-1697

**PLANNING
 REQUEST**

Date of Application 9/25/24

Date of Receipt 9-25-24

Receipt # _____ Amount \$ _____

Meeting Appearance Dates:

Planning Commission 12-9-24

City Council _____

Please check request(s):

- Metes & Bounds Conveyance
- Sketch Plan
- Preliminary Plat Approval*
- Final Plat Approval
- Rezoning*
- Multiple Dog License*

- Commercial Building Permit
- Certificate of Occupancy
- Home Occupation Permit
- Conditional Use Permit (New)*
- Conditional Use Permit (Renewal)
- Other _____

**NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.*

Development/Business Name: Elevate Hope Addition

Address/Location of property: West of Xylite St NE, south of East Ham Lake Rd NE

Legal Description of property: See separate sheet for full legal description

PIN # 16-32-23-43-0007

Current Zoning R-1/RB-2 Proposed Zoning N/C

Notes: _____

Applicant's Name: Melinda McDermott

Business Name: Elevate Hope House

Address 2168 7th Ave Ste 845

City Anoka State MN Zip Code 55303

Phone _____ Cell Phone 612.615.8824 Fax _____

Email address Melinda@elevatehopehouse.org

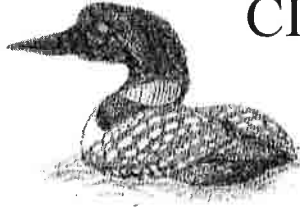
You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.

SIGNATURE [Signature] DATE 9/25/24

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
 City Council _____

PROPERTY TAXES CURRENT YES NO N/A



CITY OF HAM LAKE

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Fax (763) 434-9599

NOTICE OF PUBLIC HEARING
CITY OF HAM LAKE
COUNTY OF ANOKA
STATE OF MINNESOTA

TAKE NOTICE, that pursuant to the requirements of Minnesota Law, a public hearing shall be held before the Ham Lake Planning Commission on Monday, December 9, 2024, at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE for the purpose of considering the application of Melinda McDermott, Elevate Hope House, requesting preliminary and final plat approval of the development of Elevate Hope Addition, a minor plat (2 residential lots and one outlot) in Section 16, a parcel of certain land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

Lot 12, AUDITOR'S SUBDIVISION NO. 125, Anoka County, Minnesota, TOGETHER WITH that part of the 60.00 foot wide vacated road, as dedicated on the recorded plat of SUNSET SHORE, Anoka County, Minnesota, (and as showed in the subsequent AUDITOR'S SUBDIVISION NO. 125, Anoka County, Minnesota, as "Public Road") described in the Notice Of Completion Of Vacation filed April 20, 1988, as Document No. 804356, as:

That part of the 60.00 foot wide vacated road dedicated on the recorded plat of SUNSET SHORE, Anoka County, Minnesota (said road running from the easterly line of said SUNSET SHORE to the East line of the Southeast Quarter of Section 16, Township 32, Range 23, Anoka County, Minnesota) lying easterly and southerly of the following described line:

Beginning at the intersection of the South line of said Road with the East line of the Alley dedicated on the East side of said SUNSET SHORE; thence northeasterly, parallel with the easterly line of Block C, SUNSET SHORE, a distance of 13.91 feet; thence northeasterly, parallel with the easterly line of Block D, SUNSET SHORE, a distance of 17.64 feet to the center line of said road; thence easterly, along said center line, a distance of 151.68 feet; thence northeasterly, parallel with the easterly line of said Block D, a distance of 31.77 feet to the North line of said road, said line there terminating.

EXCEPT that part of Lot 12, AUDITOR'S SUBDIVISION NO. 125, Anoka County, Minnesota, lying northeasterly and northwesterly of the centerline of

East Ham Lake Drive (now known as East Ham Lake Dr. NE), wherein said centerline is described in instrument filed January 27, 1988, as Document No. 795124, as:

All that part of Lot 12, AUDITOR'S SUBDIVISION NO. 125, located in Section 16, Township 32, Range 23, Anoka County, Minnesota, lying 33 feet on either side of the following described line:

Beginning at a point on the East line of the Southeast Quarter of the Southeast Quarter of Section 16, Township 32, Range 23, Anoka County, Minnesota, distant 710.42 feet North of the southeast corner thereof, (for the purposes of this description said East line is assumed to bear NORTH); thence North 86 degrees 37 minutes 09 seconds West a distance of 736.18 feet; thence northwesterly a distance of 174.64 feet along a tangential curve concave to the northeast having a central angle of 33 degrees 21 minutes 11 seconds and a radius of 300.00 feet; thence North 53 degrees 15 minutes 58 seconds West, tangent to said curve, a distance of 231.46 feet; thence northwesterly a distance of 98.40 feet along a tangential curve concave to the southwest having a central angle of 21 degrees 41 minutes 00 seconds and a radius of 260.00 feet; thence North 74 degrees 56 minutes 58 seconds West, tangent to said curve a distance of 111.85 feet to the intersection with the East line of Government Lot 2, in said Section 16; thence continue North 74 degrees 56 minutes 58 seconds West a distance of 259.89 feet to a point which is 33.00 feet southerly of, as measured at right angles to, the North line of the South 1056.00 feet of said Government Lot 2; thence North 87 degrees 30 minutes 23 seconds West, parallel with said North line, a distance of 828.06 feet; thence southwesterly a distance of 192.37 feet along a tangential curve concave to the South having a central angle of 22 degrees 02 minutes 37 seconds and a radius of 500.00 feet; thence South 70 degrees 27 minutes 00 seconds West, tangent to said curve, a distance of 191.52 feet to a point which is 33.00 feet north of, as measured at right angles to, the North line of Lot 9, AUDITOR'S SUBDIVISION NO. 125, according to the recorded plat thereof, Anoka County, Minnesota; thence North 87 degrees 49 minutes 26 seconds West, parallel with the North line of said Lot 9, a distance of 45.48 feet to the East line of SUNSET SHORE, according to the recorded plat thereof, Anoka County, Minnesota said center line there terminating.

AND ALSO EXCEPT that part of Lot 12, AUDITOR'S SUBDIVISION NO. 125, Anoka County, Minnesota, described and contained in the following two parcels:

PARCEL 1:

The South 200 feet of the East 300 feet of the Southeast Quarter of the Southeast Quarter of Section 16, Township 32, Range 23, Anoka County, Minnesota; now known as part of Lot 12, AUDITOR'S SUBDIVISION NO. 125.

PARCEL 2:

That part of Government Lot 2, Section 16, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the South Quarter corner of said Section 16; thence on an assumed bearing of North 88 degrees 27 minutes 46 seconds West, along the South line of said Section 16, a distance of 268.26 feet; thence North 1 degree 32 minutes 14 seconds East a distance of 434.66 feet to the point of beginning of the land to be described; thence North 88 degrees 27 minutes 46 seconds West a distance of 160.41 feet; thence North 17 degrees 42 minutes 42 seconds East a distance of 96.00 feet; thence North 88 degrees 27 minutes 46 seconds West a distance of 160.41 feet to the easterly right-of-way boundary line of Ham Lake Drive (dedicated as Road in the plat of SUNSET SHORE, Anoka County, Minnesota); thence North 17 degrees 42 minutes 42 seconds East, along said easterly line, a distance of 118.56 feet; thence North 20 degrees 43 minutes 32 seconds East, along said easterly line, a distance of 16.80 feet; thence South 88 degrees 27 minutes 46 seconds East a distance of 160.26 feet; thence North 20 degrees 58 minutes 09 seconds East a distance of 33.30 feet; thence South 88 degrees 27 minutes 46 seconds East a distance of 10.60 feet; thence North 20 degrees 58 minutes 09 seconds East a distance of 49.92 feet; thence South 87 degrees 40 minutes 47 seconds East a distance of 150.55 feet; thence South 20 degrees 44 minutes 18 seconds West a distance of 79.44 feet; thence South 18 degrees 20 minutes 14 seconds West a distance of 233.30 feet to the point of beginning.

At such hearing both written and oral comments will be heard.

DATED: November 29, 2024

Jennifer Bohr
Building and Zoning Clerk
City of Ham Lake

Memorandum

Date: November 20, 2024
To: Planning Commissioners
From: Tom Collins, City Engineer **TPC**
Subject: Elevate Hope Addition Minor Plat

Introduction:

The Preliminary and Final Plat of Elevate Hope Addition subdivides the 55.07-acre 16-32-23-43-0007 parcel into two residential lots and one outlot. The parcel is currently split zoned, with Shoreland Residential – Recreational (RS-2) over the westerly portion and Single Family Residential (R-1) over the easterly portion. The two residential lots will be zoned R-1, with the remainder zoned RS-2. A 600-scale zoning map, a 400-scale half-section map and a 300-scale aerial photo are attached.

Discussion:

The Final Plat, Preliminary Plat, Grading, Erosion Control and Tree Protection Plan, Livability Plan and Stormwater Drainage Report received October 31st address the prior review comments. The proposed subdivision falls under the Minor Plat portion of City Code Section 10-101, which allows expedition of the plat approval process by approving both the preliminary plat and final plat at the same Council meeting.

Because the minor plat is utilizing the existing infrastructure, and no construction is required other than individual lot development, a Development Agreement will not be required. The developer will need to pay a \$200 drainage fund contribution along with a \$2,500 parkland dedication fee for each of the two lots.

The Coon Creek Watershed District (CCWD) staff recommended conditional approval at their October 28th Board of Directors meeting. The Notice of Permit Application Status is attached. The attached CCWD permit was issued November 18th.

Per the attached October 8th Anoka County Transportation Division review letter, the Lot 1 driveway to Xylite Street (County Road 61) is approved. A County Right-of-Way Permit is required for the Lot 1 grading within County right-of-way and a County Access Permit is required for the proposed driveway accessing County Road 61. A Lot 1 building permit cannot be issued until approved County Permits are supplied.

The attached bike trail system map identifies a future bike path adjacent to Xylite Street. The attached Sketch and Description show the required 15-foot-wide trail easement adjacent to the easterly 10-foot drainage and utility easement of both proposed residential lots. The City Attorney will prepare the trail easement deeds. The trail easement deeds will be recorded immediately after the plat is recorded. No building permits will be issued until proof of deed recording is supplied to the City.

There is an 85-foot wide United Power Association Easement (Great River Energy) that encroaches 25-feet into the easterly portion of the two proposed lots. Per the attached November 13th email, trails and driveways are allowed within Great River Energy easements. A variance permit application is required for the Lot 1 driveway, and will be required for future trail construction. A building permit cannot be issued for Lot 1 until written Great River Energy approval is supplied for the driveway. Approval is to be obtained thru a Great River Energy online variance permit application.

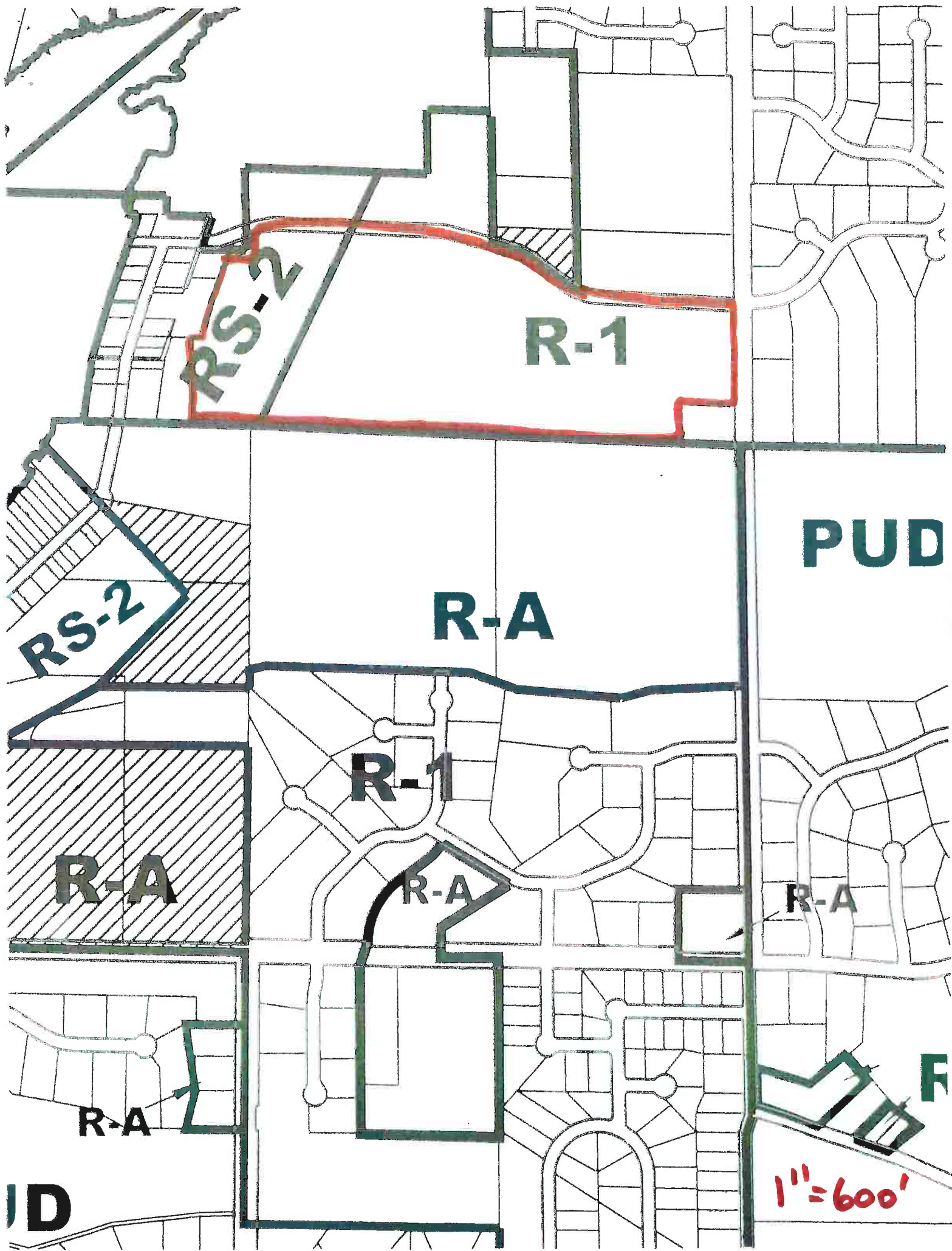
The Soil Boring Test Report confirms that there is adequate area for a primary and secondary septic system for both lots. The attached November 5th Tradewell septic certification certifies that both lots will support two standard septic systems in accordance with Minnesota Rules 7080.

The 16-32-23-43-0007 parcel received a special assessment for the 1994 upgrade of East Ham Lake Drive. The special assessment, with a balance of \$2,870.70, has been paid.

Minnesota endangered and threatened species are protected from taking (destroyed or killed). The Developer is required to protect any threatened and endangered species, per Minnesota Status 84.0895. The Minnesota DNR is governing agency of endangered and threatened species.

Recommendations:

It is recommended that the Preliminary Plat and Final Plat for Elevate Hope Addition be recommended for approval.



RS-2

R-1

PUD

R-A

RS-2

R-1

R-A

R-A

R-A

R-A

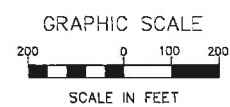
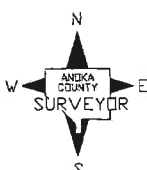
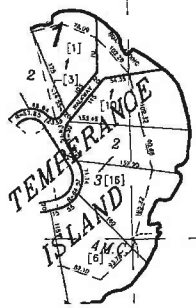
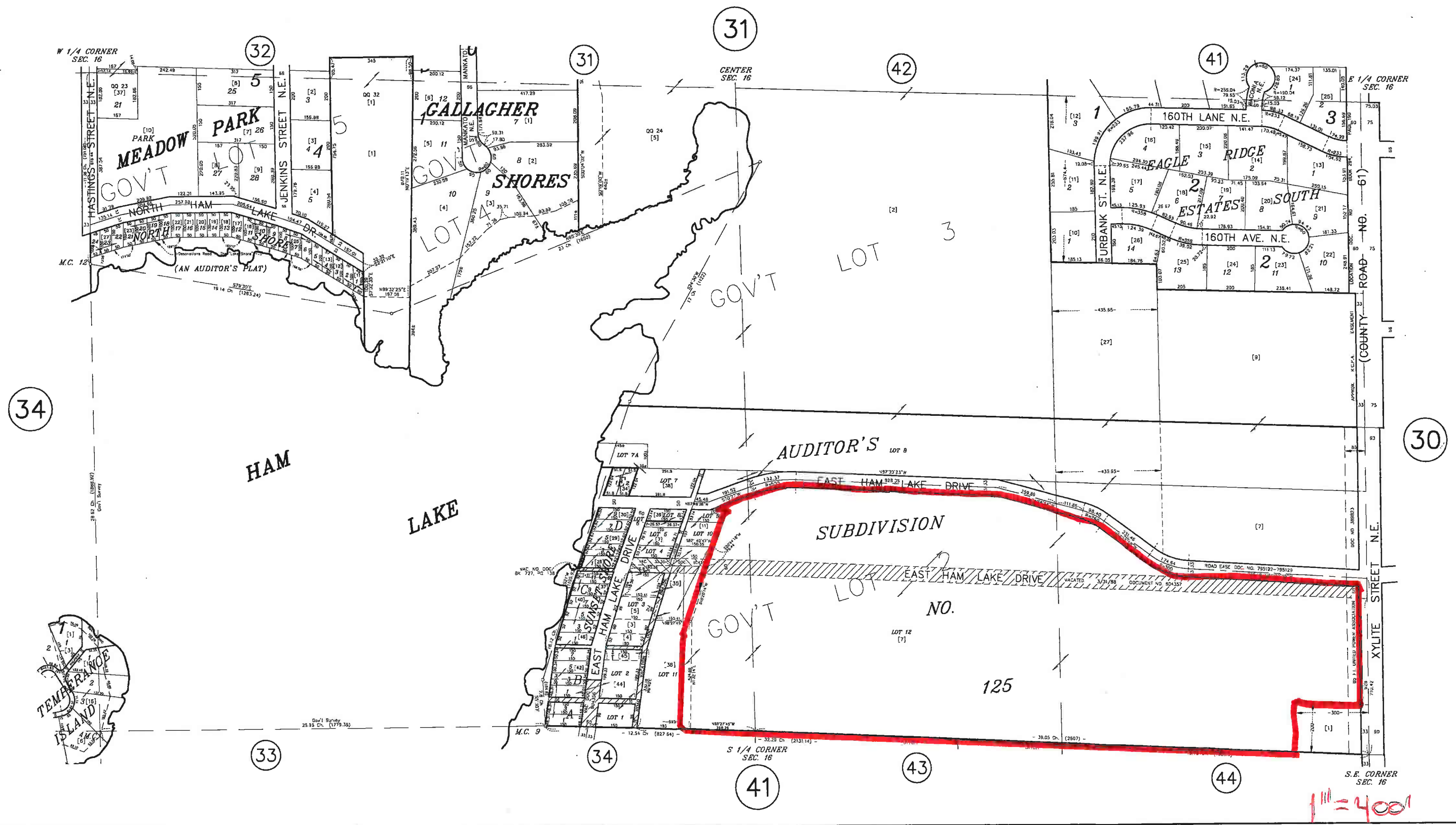
F

JD

1" = 600'

S 1/2 SECTION 16, T. 32, R. 23

CITY OF HAM LAKE



ANOKA COUNTY
SURVEYOR'S OFFICE
ROOM 224
2100 3RD AVENUE
ANOKA, MN 55303
(763) 324-3200

QUARTER QUARTER INDEX

22	21	12	11
23	24	13	14
32	31	42	41
33	34	43	44

NORTH HALF OF SECTION
SOUTH HALF OF SECTION

PROPERTY IDENTIFICATION NUMBER

Section Township Range Quarter Specific
Number Number Number Quarter Parcel

XX XX XX XX XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 16-32-23-34-0044

THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

PRELIMINARY COPY

LAST SAVED BY: CBASSETT on Thursday, October 31, 2024 at 10:21:12 AM
LOCATION: S:\RUD\CAD\24PROJ\240100PP\FINAL PLAT
FILENAME: 240100PP_FINAL_PLAT2 (CURRENT).DWG
FILESIZE: 2.15MB

KNOW ALL PERSONS BY THESE PRESENTS: That Ham Lake Baptist Camp Association, a Minnesota nonprofit corporation, owner of the following described property:

Lot 12, AUDITOR'S SUBDIVISION NO. 125, Anoka County, Minnesota, TOGETHER WITH that part of the 60.00 foot wide vacated road, as dedicated on the recorded plat of SUNSET SHORE, Anoka County, Minnesota, (and as showed in the subsequent AUDITOR'S SUBDIVISION NO. 125, Anoka County, Minnesota, as "Public Road") described in the Notice Of Completion Of Vacation filed April 20, 1988, as Document No. 804356, as:

That part of the 60.00 foot wide vacated road dedicated on the recorded plat of SUNSET SHORE, Anoka County, Minnesota (said road running from the easterly line of said SUNSET SHORE to the East line of the Southeast Quarter of Section 16, Township 32, Range 23, Anoka County, Minnesota) lying easterly and southerly of the following described line:

Beginning at the Intersection of the South line of said Road with the East line of the Alley dedicated on the East side of said SUNSET SHORE; thence northeasterly, parallel with the easterly line of Block C, SUNSET SHORE, a distance of 13.91 feet; thence northeasterly, parallel with the easterly line of Block D, SUNSET SHORE, a distance of 17.64 feet to the center line of said road; thence easterly, along said center line, a distance of 151.68 feet; thence northeasterly, parallel with the easterly line of said Block D, a distance of 31.77 feet to the North line of said road, said line there terminating.

EXCEPT that part of Lot 12, AUDITOR'S SUBDIVISION NO. 125, Anoka County, Minnesota, lying northeasterly and northwesterly of the centerline of East Ham Lake Drive (now known as East Ham Lake Dr. NE), wherein said centerline is described in Instrument filed January 27, 1988, as Document No. 795124, as:

All that part of Lot 12, AUDITOR'S SUBDIVISION NO. 125, located in Section 16, Township 32, Range 23, Anoka County, Minnesota, lying 33 feet on either side of the following described line:

Beginning at a point on the East line of the Southeast Quarter of the Southeast Quarter of Section 16, Township 32, Range 23, Anoka County, Minnesota, distant 710.42 feet North of the southeast corner thereof, (for the purposes of this description said East line is assumed to bear NORTH); thence North 86 degrees 37 minutes 09 seconds West a distance of 736.18 feet; thence northwesterly a distance of 174.64 feet along a tangential curve concave to the northeast having a central angle of 33 degrees 21 minutes 11 seconds and a radius of 300.00 feet; thence North 53 degrees 15 minutes 58 seconds West, tangent to said curve, a distance of 231.46 feet; thence northwesterly a distance of 98.40 feet along a tangential curve concave to the southwest having a central angle of 21 degrees 41 minutes 00 seconds and a radius of 260.00 feet; thence North 74 degrees 56 minutes 58 seconds West, tangent to said curve a distance of 111.85 feet to the intersection with the East line of Government Lot 2, in said Section 16; thence continue North 74 degrees 56 minutes 58 seconds West a distance of 259.89 feet to a point which is 33.00 feet southerly of, as measured at right angles to, the North line of the South 1056.00 feet of said Government Lot 2; thence North 87 degrees 30 minutes 23 seconds West, parallel with said North line, a distance of 828.06 feet; thence southwesterly a distance of 192.37 feet along a tangential curve concave to the South having a central angle of 22 degrees 02 minutes 37 seconds and a radius of 500.00 feet; thence South 70 degrees 27 minutes 00 seconds West, tangent to said curve, a distance of 191.52 feet to a point which is 33.00 feet north of, as measured at right angles to, the North line of Lot 9, AUDITOR'S SUBDIVISION NO. 125, according to the recorded plat thereof, Anoka County, Minnesota; thence North 87 degrees 49 minutes 26 seconds West, parallel with the North line of said Lot 9, a distance of 45.48 feet to the East line of SUNSET SHORE, according to the recorded plat thereof, Anoka County, Minnesota said center line there terminating.

AND ALSO EXCEPT that part of Lot 12, AUDITOR'S SUBDIVISION NO. 125, Anoka County, Minnesota, described and contained in the following two parcels:

PARCEL 1:

The South 200 feet of the East 300 feet of the Southeast Quarter of the Southeast Quarter of Section 16, Township 32, Range 23, Anoka County, Minnesota; now known as part of Lot 12, AUDITOR'S SUBDIVISION NO. 125.

PARCEL 2:

That part of Government Lot 2, Section 16, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the south quarter corner of said Section 16; thence on an assumed bearing of North 88 degrees 27 minutes 46 seconds West, along the South line of said Section 16, a distance of 268.26 feet; thence North 1 degree 32 minutes 14 seconds East a distance of 434.66 feet to the point of beginning of the land to be described; thence North 88 degrees 27 minutes 46 seconds West a distance of 160.41 feet; thence North 17 degrees 42 minutes 42 seconds East a distance of 96.00 feet; thence North 88 degrees 27 minutes 46 seconds West a distance of 160.41 feet to the easterly right-of-way boundary line of Ham Lake Drive (dedicated as Road in the plat of SUNSET SHORE, Anoka County, Minnesota); thence North 17 degrees 42 minutes 42 seconds East, along said easterly line, a distance of 118.56 feet; thence North 20 degrees 43 minutes 32 seconds East, along said easterly line, a distance of 16.80 feet; thence South 88 degrees 27 minutes 46 seconds East a distance of 160.26 feet; thence North 20 degrees 58 minutes 09 seconds East a distance of 33.30 feet; thence South 88 degrees 27 minutes 46 seconds East a distance of 10.60 feet; thence North 20 degrees 58 minutes 09 seconds East a distance of 49.92 feet; thence South 87 degrees 40 minutes 47 seconds East a distance of 150.55 feet; thence South 20 degrees 44 minutes 18 seconds West a distance of 79.44 feet; thence South 18 degrees 20 minutes 14 seconds West a distance of 233.30 feet to the point of beginning.

Have caused the same to be surveyed and platted as ELEVATE HOPE ADDITION and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County Road No. 61 as shown on this plat.

In witness whereof said Ham Lake Baptist Camp Association a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Ham Lake Baptist Camp Association

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by _____ of Ham Lake Baptist Camp Association, a Minnesota nonprofit corporation.

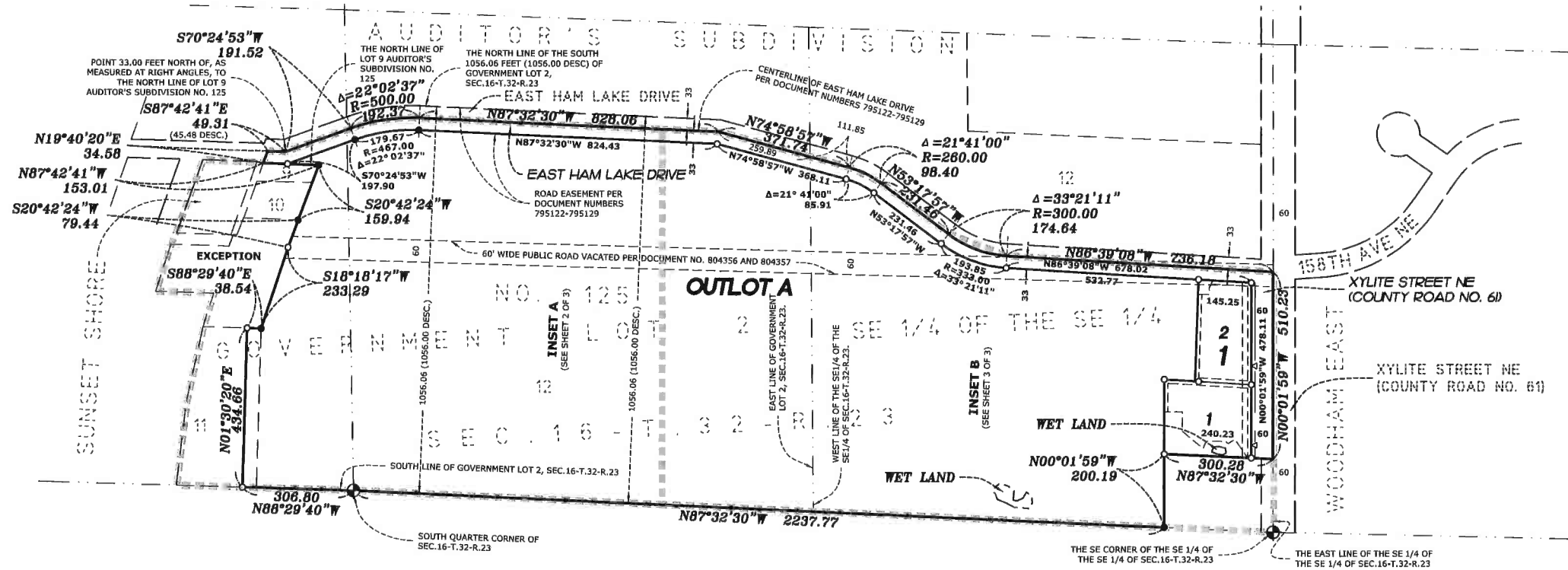
(Signature)

(Print Name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

ELEVATE HOPE ADDITION

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC.16, T32N, R23W



I Jason E. Rud do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Jason E. Rud.

(Signature)

(Print Name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

This plat of ELEVATE HOPE ADDITION was approved and accepted by the City Council of the City of Ham Lake, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ham Lake, Minnesota

By _____ Mayor By _____ Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this day of _____, 20____.

David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Property Tax Administrator

By _____ Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

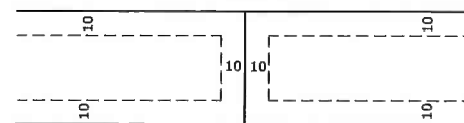
I hereby certify that this plat of ELEVATE HOPE ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____ M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

By _____ Deputy

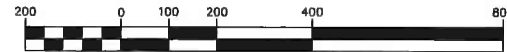
TYPICAL EASEMENTS

(NOT TO SCALE)



BEING 10 FEET IN WIDTH ADJOINING RIGHT OF WAY LINES AND 10 FEET IN WIDTH ADJOINING LOT LINES UNLESS OTHERWISE SHOWN.

GRAPHIC SCALE



(SCALE IN FEET)

1 INCH = 200 FEET

NORTH

FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 32 NORTH, RANGE 23 WEST IS ASSUMED TO HAVE A BEARING OF NORTH 00 DEGREES 01 MINUTE 59 SECONDS WEST.

FOR ADDITIONAL BOUNDARY INFORMATION SEE INSETS ON SHEET 2 AND SHEET 3

- DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET AND MARKED RLS NO. 41578.
- DENOTES 1/2 INCH IRON PIPE FOUND, MARKED AS NOTED.
- (PLAT) DENOTES BEARING / DISTANCE PER PLAT
- (DESC.) DENOTES BEARING / DISTANCE PER DESCRIPTION
- △— DENOTES RIGHT OF ACCESS DEDICATED TO THE COUNTY OF ANOKA
- ▲— DENOTES WETLAND AS DELINEATED BY KJOLHAUG ENVIRONMENTAL IN JULY, 2024



PRELIMINARY COPY

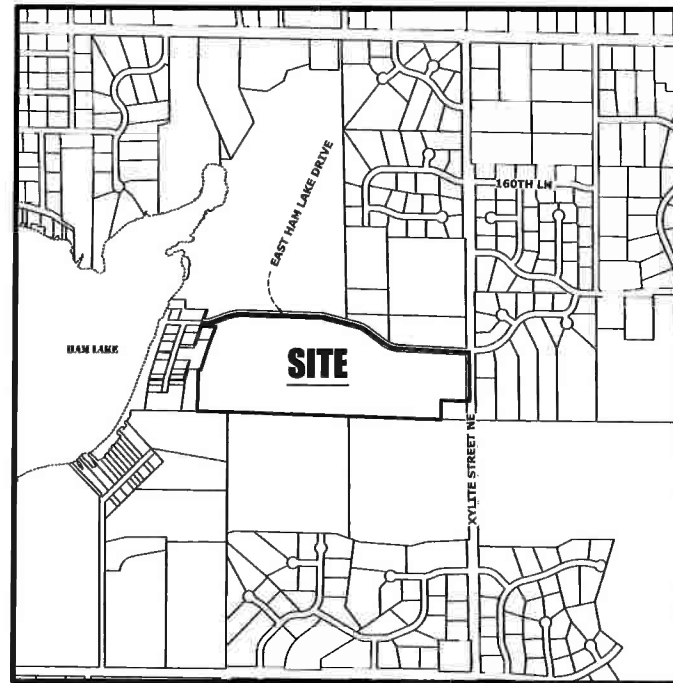
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FILESIZE: 2.09MB

ELEVATE HOPE ADDITION INSET B

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC.16, T32N, R23W

VICINITY MAP

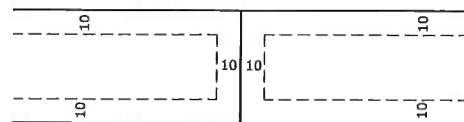
PART OF SEC. 16, TWP. 32, RNG. 23



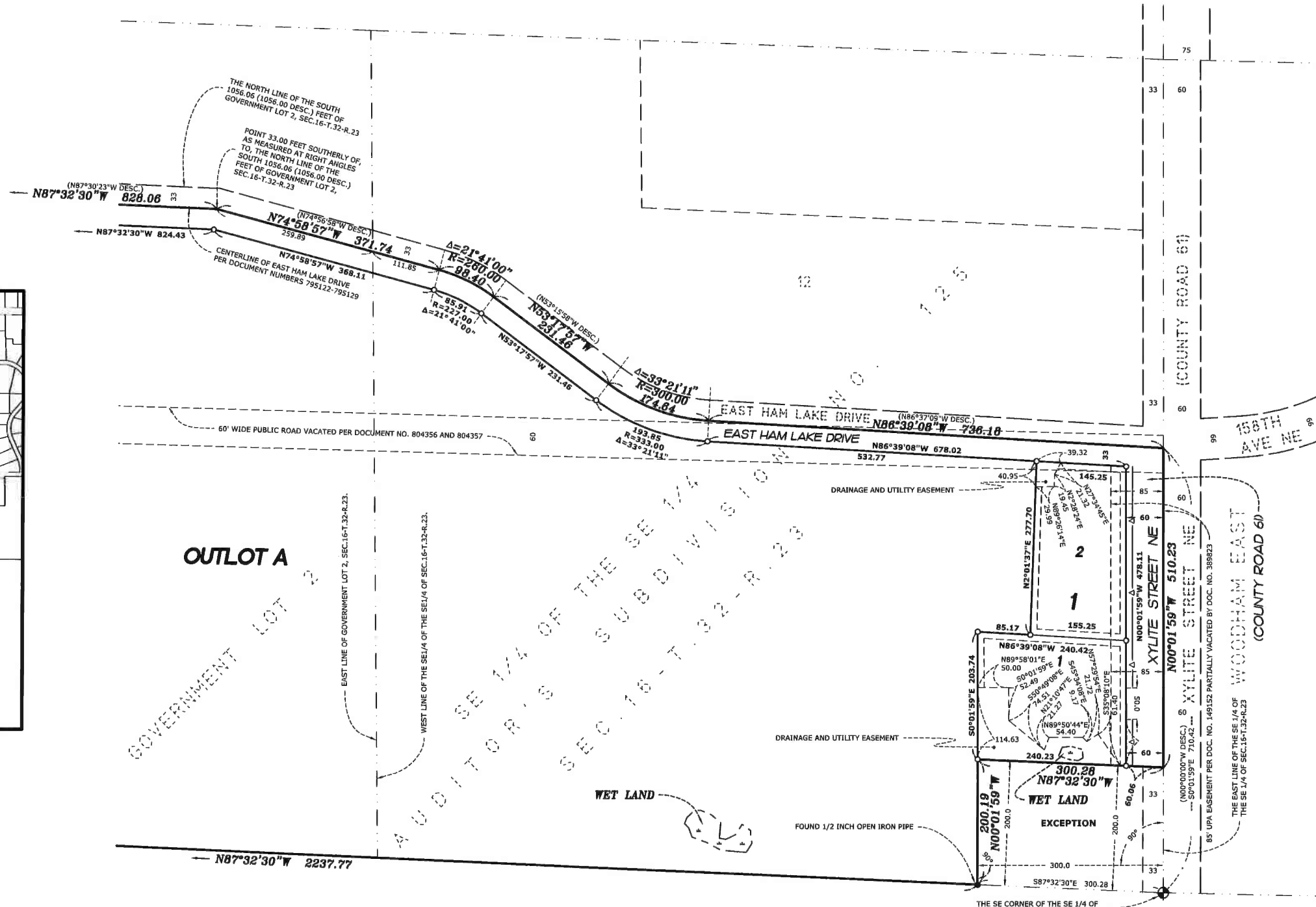
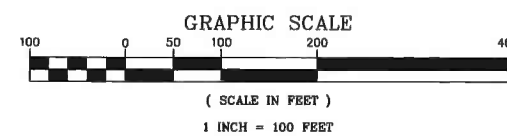
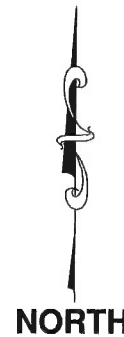
ANOKA COUNTY, MINNESOTA
(NO SCALE)

TYPICAL EASEMENTS

(NOT TO SCALE)

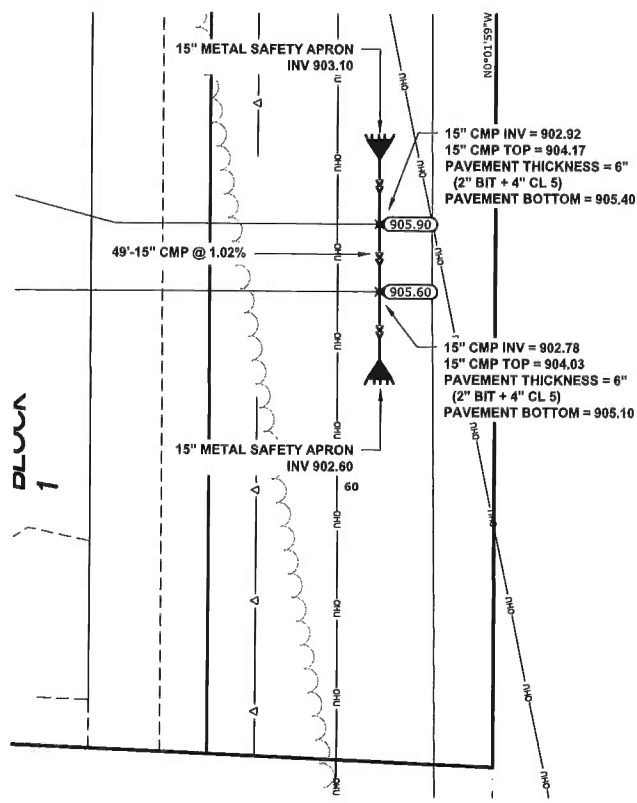


BEING 10 FEET IN WIDTH ADJOINING RIGHT OF WAY LINES AND 10 FEET IN WIDTH ADJOINING LOT LINES UNLESS OTHERWISE SHOWN.

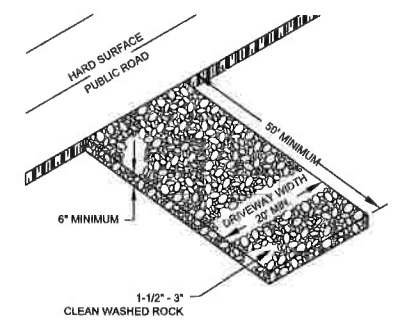


- ⊕ DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET AND MARKED RLS NO. 41578.
- DENOTES 1/2 INCH IRON PIPE FOUND, MARKED AS NOTED.
- (PLAT) DENOTES BEARING / DISTANCE PER PLAT
- (DESC.) DENOTES BEARING / DISTANCE PER DESCRIPTION
- Δ— DENOTES RIGHT OF ACCESS DEDICATED TO THE COUNTY OF ANOKA
- - - — DENOTES WETLAND AS DELINEATED BY KOLHAUG ENVIRONMENTAL IN JULY, 2024

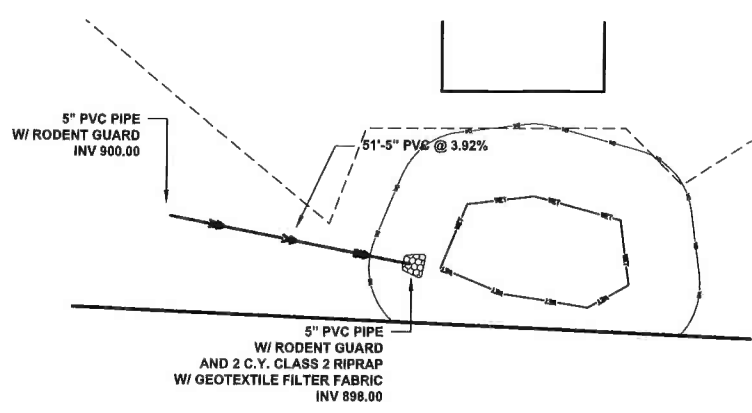
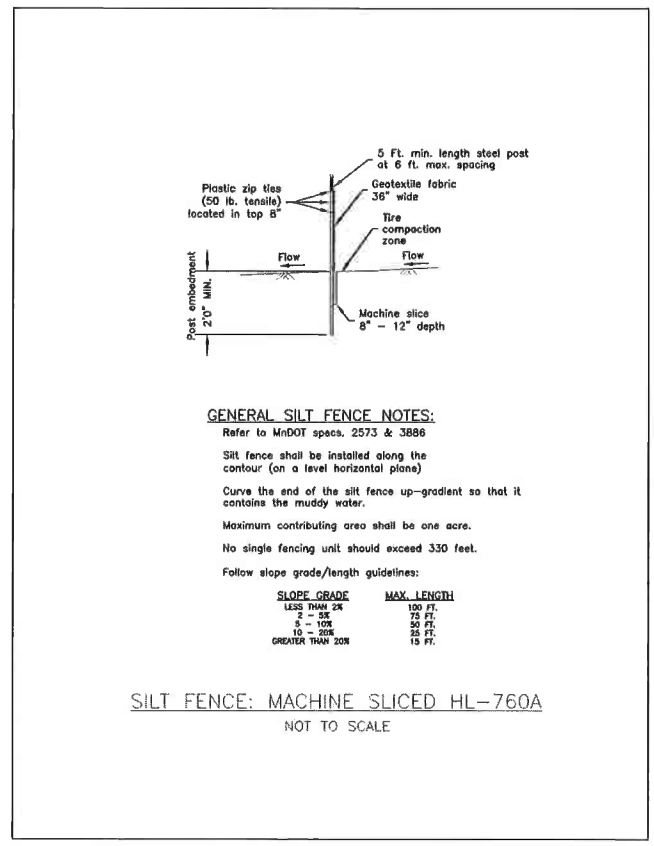
QUESTIONS OF QUESTIONS



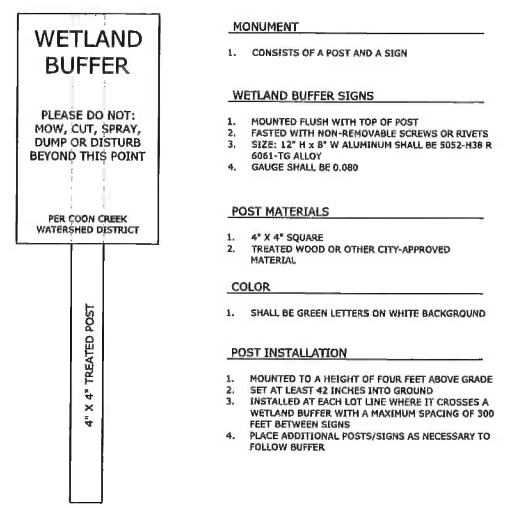
LOT 1 DRIVEWAY CULVERT
SCALE = 1:20



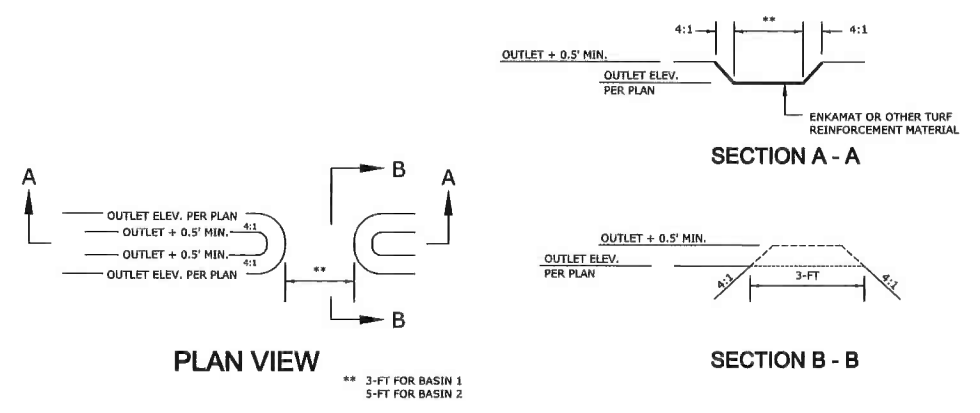
ROCK CONSTRUCTION EXIT
N.T.S.



LOW AREA OUTLET PIPE
SCALE = 1:20



WETLAND BUFFER SIGNAGE
N.T.S.



ENKAMAT OUTLETS FOR BASINS
N.T.S.



DRAWN BY:	AS
JOB NO.:	24-2144
CHECK BY:	MOA
DATE:	09/23/24

NO.	DATE	DESCRIPTION
1	10.31.24	RFS REVIEW COMMENTS
2	10.31.24	RFS REVIEW COMMENTS
3		
4		
5		
6		
7		
8		

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

Adam Winkel
ADAM WINKEL
Date: 10.31.2024 License No. 43963

ELEVATE HOPE HOME ADDITION
HAM LAKE, MN
DETAILS
PREPARED FOR: ELEVATE HOPE

PRELIMINARY PLAT

~for~ ELEVATE HOPE ADDITION
 7533 SUNWOOD DRIVE NW, SUITE 216
 612-615-8824

NOTES

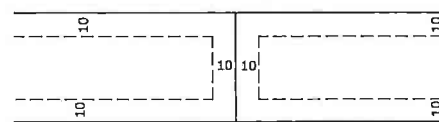
Bearings shown are on Anoka County datum.
 Parcel ID Number: 16-32-23-43-0007
 Owner: Ham Lake Baptist Camp Association (Per Anoka County GIS)
 Total lot areas are calculated to street centerline per ordinance.

DEVELOPMENT DATA

TOTAL SITE AREA = 55.07± ACRES
 OUTLOT AREA = 52.55± ACRES (CALCULATED PER HAM LAKE ORDINANCE)
 2 PROPOSED SINGLE FAMILY LOTS (R-1 ZONING)
 1 PROPOSED OUTLOT (RS-2 ZONING)
 AVERAGE LOT SIZE IN BLOCK 1 = 1.26± ACRES (CALCULATED PER HAM LAKE ORDINANCE)
 MINIMUM STREET FRONTAGE = 200 FEET
 MINIMUM LOT SIZE = 1.00 ACRES (INCLUDING HALF OF STREET ROW)
 PROPOSED ZONING = R-1 (BLOCK 1)
 PROPOSED ZONING = RS-2 (OUTLOT A)
 BUILDING SETBACKS FRONT = 30 FEET
 SIDE = 10 FEET
 REAR = 50 FEET
 COUNTY ROAD = 50 FEET

TYPICAL EASEMENTS

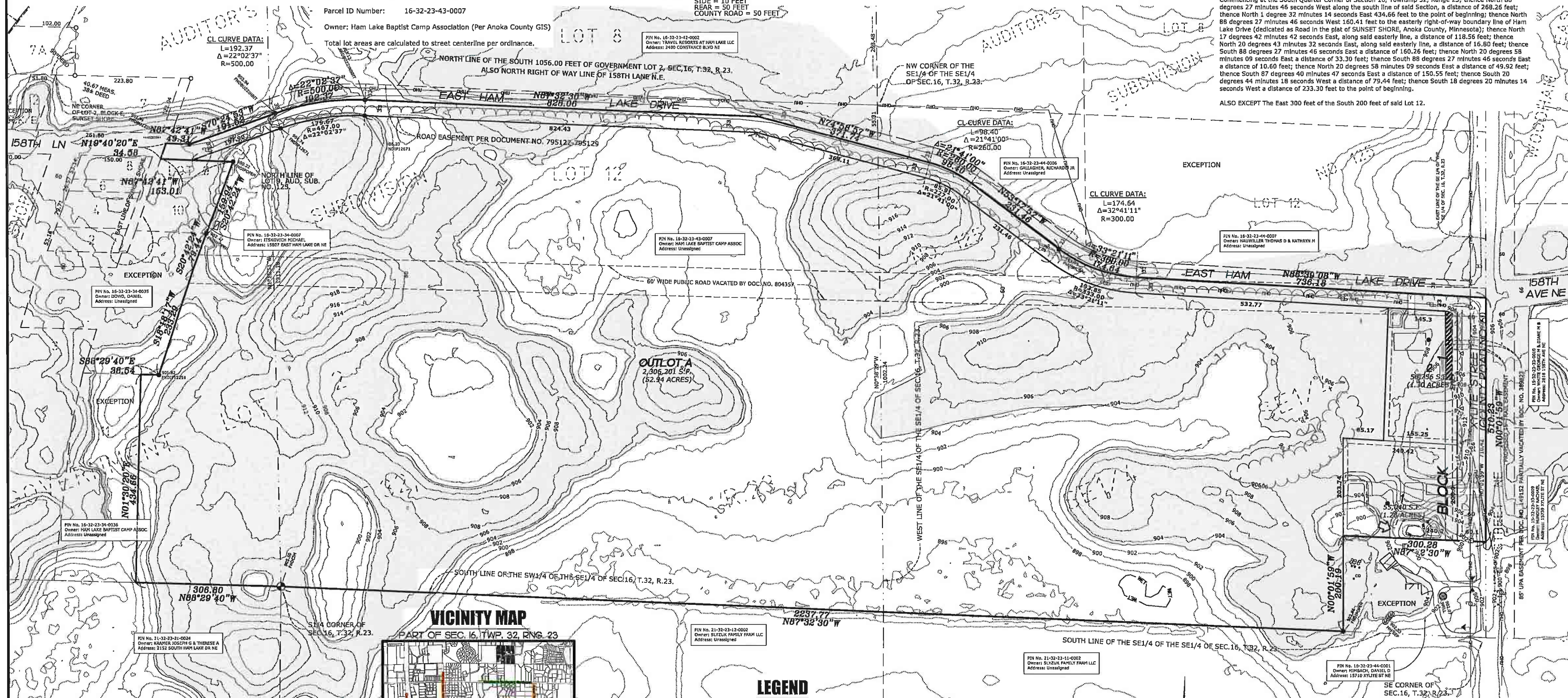
(NOT TO SCALE)



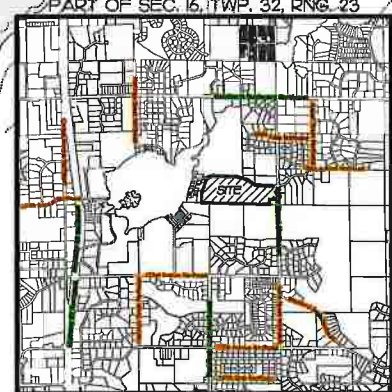
BEING 10 FEET IN WIDTH ADJOINING RIGHT OF WAY LINES
 AND 10 FEET IN WIDTH ADJOINING LOT LINES UNLESS
 OTHERWISE SHOWN.

EXISTING LEGAL DESCRIPTION

Lot 12, Auditor's Subdivision No. 125, EXCEPT that part lying northeasterly and northwesterly of the centerline of East Ham Lake Drive.
 ALSO EXCEPT that part described as follows:
 Commencing at the northeast corner of Lot 8, Block D, SUNSET SHORE; thence southwesterly along the westerly line of alley 212.56 feet; thence easterly along the northerly right of way line of vacated East Ham Lake Drive to easterly line of said alley and point of beginning; thence continue East 150 feet along said vacated road; thence northeasterly and parallel with said easterly line 53.14 feet; thence west parallel with said northerly right of way line 150 feet to said easterly line; thence southwesterly 53.14 feet to the point of beginning.
 ALSO EXCEPT that part described as follows:
 Commencing at the South Quarter Corner of Section 16, Township 32, Range 23; thence North 88 degrees 27 minutes 46 seconds West along the south line of said Section, a distance of 268.26 feet; thence North 1 degree 32 minutes 14 seconds East 434.66 feet to the point of beginning; thence North 88 degrees 27 minutes 46 seconds West 160.41 feet to the easterly right-of-way boundary line of Ham Lake Drive (dedicated as Road in the plat of SUNSET SHORE, Anoka County, Minnesota); thence North 17 degrees 42 minutes 42 seconds East, along said easterly line, a distance of 118.56 feet; thence North 20 degrees 43 minutes 32 seconds East, along said easterly line, a distance of 16.80 feet; thence South 88 degrees 27 minutes 46 seconds East a distance of 160.26 feet; thence North 20 degrees 58 minutes 09 seconds East a distance of 33.30 feet; thence South 88 degrees 27 minutes 46 seconds East a distance of 10.60 feet; thence North 20 degrees 58 minutes 09 seconds East a distance of 49.92 feet; thence South 87 degrees 40 minutes 47 seconds East a distance of 150.55 feet; thence South 20 degrees 44 minutes 18 seconds West a distance of 79.44 feet; thence South 18 degrees 20 minutes 14 seconds West a distance of 233.30 feet to the point of beginning.
 ALSO EXCEPT The East 300 feet of the South 200 feet of said Lot 12.



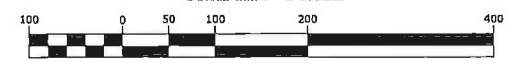
VICINITY MAP



LEGEND

- DENOTES SOIL BORING BY TRADEWELL SOIL TESTING
- DENOTES EXISTING 2 FOOT CONTOUR
- DENOTES EASEMENT LINE
- DENOTES SETBACK LINE
- DENOTES EXISTING AREA 1' ABOVE MOTTLING
- DENOTES PROPOSED BUILDING PAD AREA
- DENOTES PROPOSED SEPTIC AREA
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES RESTRICTED ACCESS
- DENOTES WETLAND DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY.
- DENOTES WETLAND BUFFER

GRAPHIC SCALE



NORTH

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.
 JASON E. RUD
 Date: 12/05/2024 License No. 41578

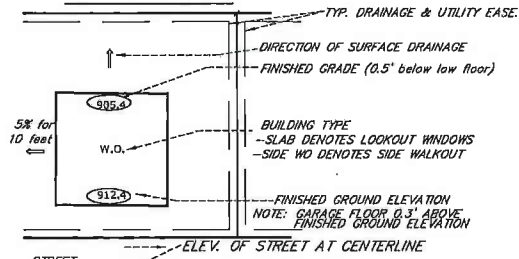
DRAWN BY: CMH	JOB NO: 240100PP	DATE: 02/09/24
CHECK BY: JER/MMD	FIELD CREW: JRM	
1 3-22-24	REVISE LAYOUT	CMH
2 4-18-24	REVISE LAYOUT	CMH
3 8-12-24	ADD WET LANDS	CMH
4 8-15-24	ADJUST EXISTING LEGAL	CMH
5 10-21-24	CITY COMMENTS	MMD
6 10-31-24	CITY / WATERSHED COMMENTS	MMD
7 12-05-24	PROJECT NAME	MMD

E. G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

GRADING, EROSION CONTROL AND TREE PROTECTION PLAN

~for~ ELEVATE HOPE ADDITION
 7533 SUNWOOD DRIVE NW, SUITE 216
 612-615-8824

TYPICAL LOT



LEGEND

- DENOTES SOIL BORING BY TRADEWELL SOIL TESTING
- DENOTES EXISTING 2 FOOT CONTOUR
- DENOTES PROPOSED 2 FOOT CONTOURS
- DENOTES EASEMENT LINE
- DENOTES SETBACK LINE
- DENOTES EXISTING AREA 1' ABOVE MOTTLING
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES RESTRICTED ACCESS
- DENOTES WETLAND DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY.
- DENOTES WETLAND BUFFER
- DENOTES PROPOSED STORM SEWER
- DENOTES PROPOSED SILT / TREE PROTECTION FENCE
- DENOTES BIO ROLL TO BE INSTALLED INSIDE SILT FENCE ADJACENT TO WETLAND
- DENOTES DIRECTION OF DRAINAGE
- DENOTES PROPOSED SPOT ELEVATION
- DENOTES PROPOSED WELL LOCATION
- DENOTES TREE PRESERVATION AREA
- DENOTES 12' ACCESS

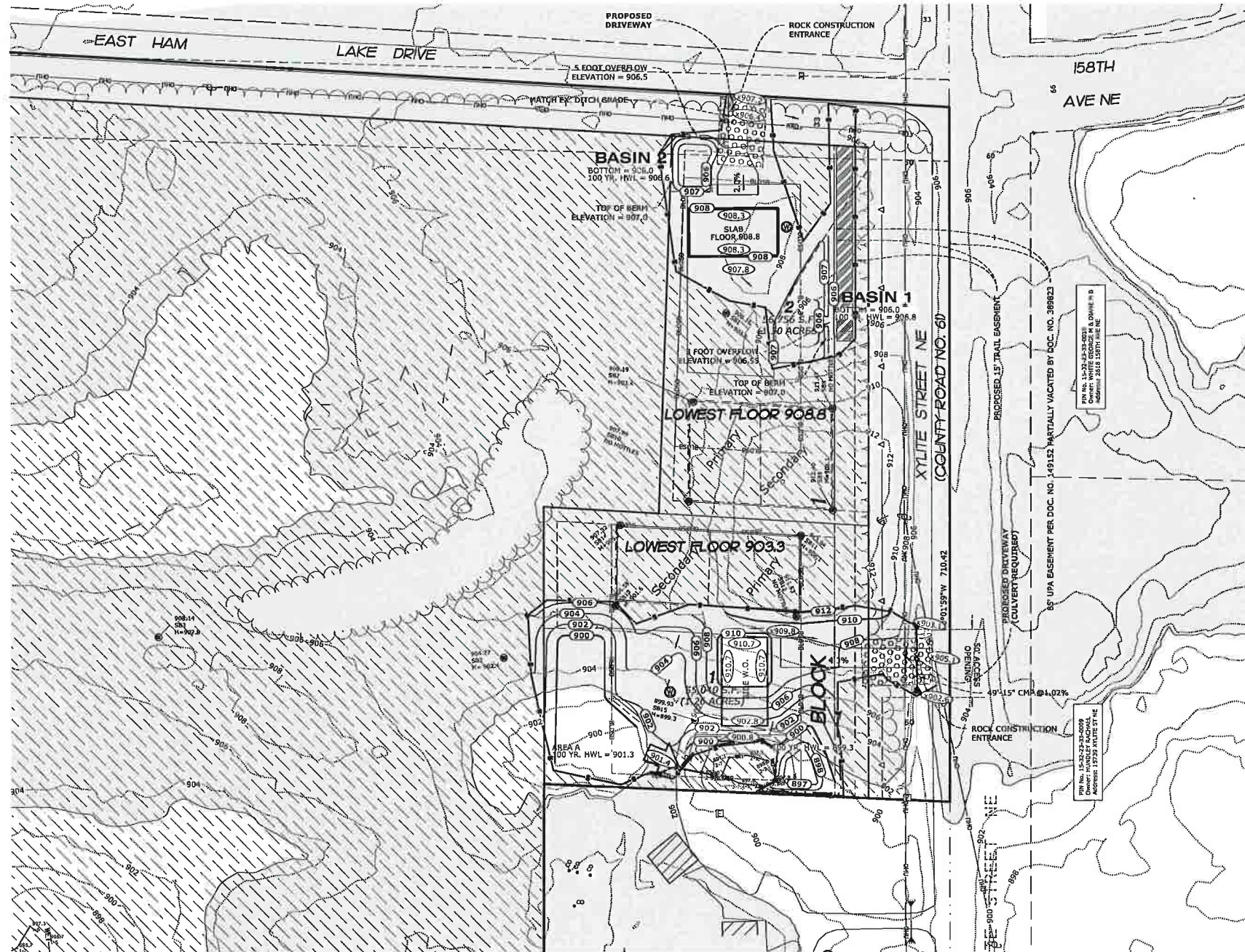
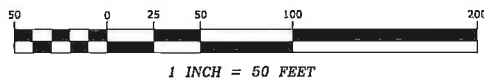
PONDING CALCULATIONS AND STORM SEWER DESIGN BY
PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE SUITE 110 LINO LAKES, MN 55014
 PHONE: (651) 361-8210 FAX: (651) 361-8701

SITE PLANNING & ENGINEERING

I HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT AND DRAINAGE REPORT FOR THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Adam Ginkel
 ADAM GINKEL
 DATE: 12.05.2024 LIC. NO. 43983

GRAPHIC SCALE



NOTES

- BEARINGS SHOWN ARE ON ANOKA COUNTY DATUM.
- TOTAL LOT AREAS ARE CALCULATED TO STREET CENTERLINE PER ORDINANCE.
- 2 FOOT CONTOUR INTERVAL (NAVD 88)
- CONTOURS SHOWN ARE PER MNGEO LIDAR DISTRIBUTION AND FIELD VERIFICATION
- ALL MATCH POINTS AND PAVEMENT PATCHES TO BE SAWCUT AT FULL DEPTH.
- TURF AREA TO BE SEED WITH SEED MIX MNDOT 33-261.
- TRADEWELL SOIL TESTING COMPLETED SEPTIC SOIL BORINGS.
- ALL PIPE APRONS UNDER 48" PROVIDED WITH TRASH GUARDS
- PROVIDE CLASS III RIPRAP WITH FILTER FABRIC FOR ALL PIPE OUTLETS. INSTALL 6" OF TOPSOIL ON RIPRAP IN WETLAND BUFFERS AND SEED WITH SEED MIX MNDOT 33-261.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL APPLY FOR A MN DNR DEWATERING PERMIT AND WILL PROVIDE WELL-FIELD LOCATIONS, RATES, DISCHARGE LOCATION, SCHEDULE AND QUANTITIES TO COWD 7 DAYS PRIOR TO ANY DEWATERING OPERATIONS.
- CONTRACTORS MUST BE PROVIDED WITH DNR FLYERS/ FACT SHEETS ON BLANDING'S TURTLES.
- DISTURBED SOILS AND STOCKPILES WILL BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 24 HOURS AFTER CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED
- STREETS SHALL BE SWEEP CLEAN OF SEDIMENT BY THE END OF EACH WORK DAY.

TREE PROTECTION NOTES

- TREE PROTECTION LIMITS TO BE MARKED IN FIELD PRIOR TO ANY TREE CLEARING ACTIVITY.
- SILT / TREE PROTECTION FENCE TO BE INSTALLED AT CONSTRUCTION LIMIT LINE.
- CARE IS TO BE TAKEN TO AVOID CONSTRUCTION ACTIVITY OR CONSTRUCTION VEHICLE TRAFFIC WITHIN THE DRIP LINE OF TREES IN THE TREE PROTECTION ZONE.
- FIELD DECISIONS WILL BE MADE ON LOCATION OF TREE PROTECTION LIMITS TO PRESERVE SIGNIFICANT TREES.
- SOME TREES AND DEAD FALL ARE TO BE CLEARED. THIS MAY BE DONE PRIOR TO INSTALLATION OF SILT / TREE PROTECTION FENCE. GRUBBING OF STUMPS WILL OCCUR AFTER EROSION CONTROL MEASURES ARE INSTALLED.

EROSION CONTROL / REVEGETATION SPECS.

1. PRIOR TO ROUGH GRADING, INSTALL SILT STOP FENCE IN LOCATIONS SHOWN. ADDITIONAL SILT STOP FENCE WILL BE REQUIRED WHERE LOCAL CONDITIONS REQUIRE. INSTALL TREE PROTECTION AS DEEMED NECESSARY BY THE CITY FORESTER PRIOR TO ANY GRADING.
2. ANY GRADING SHALL PROCEED ON AN AREA BY AREA BASIS TO MINIMIZE UNCOMPLETED AREAS.
3. AS EACH AREA OUTSIDE THE STREET IS GRADED, PROVIDE NATIVE TOPSOIL, SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN SEVEN DAYS AFTER ROUGH GRADING.
4. MAINTAIN AND REPAIR SILT STOP FENCES (INCLUDING REMOVAL OF ACCUMULATED SILT) UNTIL VEGETATION IS ESTABLISHED.

LOT GRADING NOTES

- PAD CONTOURS SHOWN ARE FOR DEMONSTRATION PURPOSES.
- HOUSE TYPES AND GRADING THAT VARY FROM WHAT IS PROPOSED ON THE GRADING PLAN REQUIRE A PLAN REVIEW BY THE CITY OF HAM LAKE.
- SILT FENCE TO BE INSTALLED BY BUILDER PRIOR TO HOUSE CONSTRUCTION.
- THERE IS TO BE NO GRADING WITHIN 15' AREAS

NORTH

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jason E. Rud
 JASON E. RUD
 Date: 12/05/2024 License No. 41578

NO.	DATE	DESCRIPTION	BY
1	10-21-24	CITY COMMENTS	MMD
2	10-31-24	CITY / WATERSHED COMMENTS	MMD
3	12-05-24	PROJECT NAME	MMD
4			

E. G. RUD & SONS, INC.
 EST. 1977
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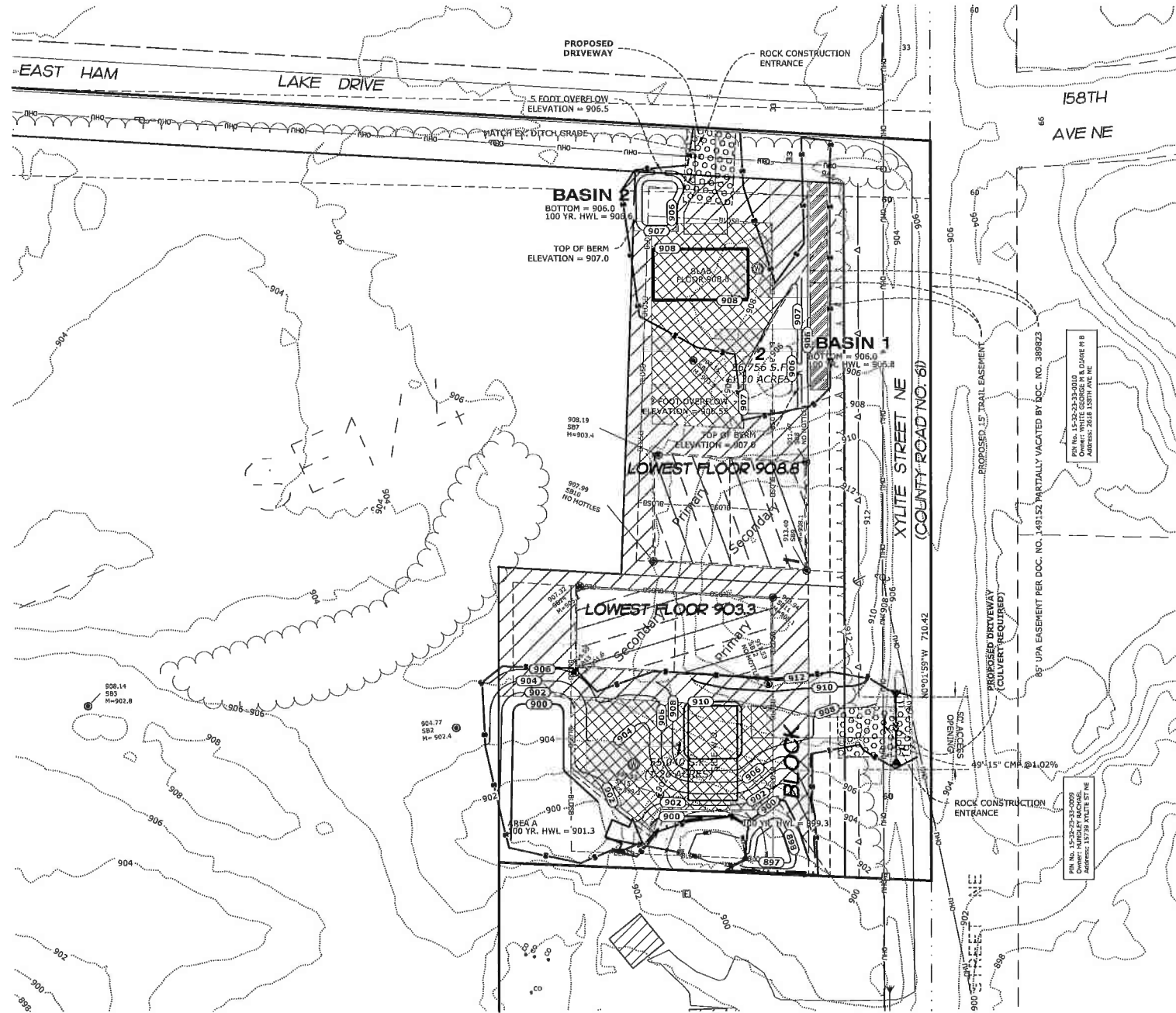
LIVABILITY PLAN

~for~ ELEVATE HOPE ADDITION
7533 SUNWOOD DRIVE NW, SUITE 216
612-615-8824

LEGEND

- DENOTES SOIL BORING BY TRADEWELL SOIL TESTING
- DENOTES EXISTING 2 FOOT CONTOUR
- DENOTES EASEMENT LINE
- DENOTES SETBACK LINE
- DENOTES EXISTING AREA 1' ABOVE MOTTLING
- DENOTES PROPOSED BUILDING PAD AREA
- DENOTES PROPOSED SEPTIC AREA
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES RESTRICTED ACCESS
- DENOTES WETLAND DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY.
- DENOTES WETLAND BUFFER

NORTH



LIVABILITY CHART

Livability Standards
All residential lots shall contain at least 29,500 square feet of land which lies above the 100 year flood contour. Of this 29,500 square feet, the following additional requirements must be present.

A. 1STS Area Each lot must contain at least 7,500 square feet of contiguous area which is reserved for both the 1STS originally constructed and a future 1STS. The 1STS Area need not be contiguous to the Eligible Building Area or the Yard Area, but the entire 1STS Area must exist at an elevation at least one foot above Unsuitable Soils, and must contain Undisturbed Soils or soils which meet the requirements of Rule 7080 of the Minnesota Pollution Control Agency for 1STS construction standards. The 1STS Area may be irregular in shape, provided they do not encroach into areas reserved by easement or otherwise for roadway, drainage or utility purposes, and provided that all of the area can be reasonably used for 1STS construction without the need for variances.

B. Eligible Building Area Each lot shall contain at least 10,000 square feet of contiguous land which lies at an elevation at least four feet above Unsuitable Soils. The Eligible Building Area may not be irregular in shape, and should be generally rectangular or oval, with no peninsulas, narrow necks or peninsulas. Eligible Building Areas may not encroach into any areas reserved by easement or otherwise for roadway, drainage or utility purposes. Fill may be used to create Eligible Building Area.

C. Yard Area Each lot shall contain at least 12,000 contiguous square feet which:

- i) Lies above the 100 year flood contour, and
 - ii) Lies at least one foot above soils unsuitable for the intended usage of the Yard Area, and
 - iii) Is contiguous to the Eligible Building Area for a distance of at least fifty percent of the linear perimeter of the Eligible Building Area.
- Yard Areas may encroach into the dedicated easement area which lies at a distance of ten feet from the perimeter of the lot, and may encroach into areas reserved by easement or otherwise for other public utility purposes, but may not encroach into any other area reserved by dedication or otherwise for road or drainage purposes, any may not encroach into any areas within the 100 year flood contour or into designated wetlands. Yard Areas may be irregular in shape except within thirty feet of the locations where the Yard Area is contiguous to the Eligible Building Area, at which locations the Yard Areas shall be a logical extension or expansion of the generally rectangular or oval shape of the Eligible Building Areas. Fill may be used to create Yard Area.

D. Building Pad Areas The entire Building Pad must lie within the Eligible Building Area, and shall meet the separation requirements for the Eligible Building Area.

E. Low Floor Elevations

- i) For walkout designs, the low floor elevation shall be at least two feet above the 100 year flood contour, but, notwithstanding the 100 year flood contour, not less than one foot above unsuitable soils, as determined by the City's engineer.
- ii) For other designs, the low floor elevation shall be at least two feet above the 100 year flood contour, but, notwithstanding the 100 year flood contour, not less than one foot above unsuitable soils, as determined by the City's engineer.

NOTES

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- 2 FOOT CONTOUR INTERVAL (NAVD 88)
- CONTOURS SHOWN ARE PER MINGED LIDAR DISTRIBUTION AND FIELD VERIFICATION
- ALL MATCH POINTS AND PAVEMENT PATCHES TO BE SAWCUT AT FULL DEPTH.
- TURF AREA TO BE SEEDED WITHIN 7 DAYS AFTER COMPLETION OF ROUGH GRADING OR INACTIVITY.
- TRADEWELL SOIL TESTING COMPLETED SEPTIC SOIL BORINGS.
- ALL PIPE APRONS UNDER 48" PROVIDED WITH TRASH GUARDS
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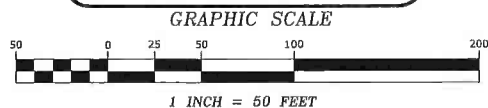
PONDING CALCULATIONS AND STORM SEWER DESIGN BY PLOWE ENGINEERING, INC.

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

SITE PLANNING & ENGINEERING PHONE: (651) 361-8210
FAX: (651) 361-8701

I HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT AND DRAINAGE REPORT FOR THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ADAM GUNKEL
DATE: 12.05.2024 LIC. NO. 43963



Lot	Block	Total Lot Area (sq. ft.)	Yard Area (sq. ft.)	Septic Area (sq. ft.)	Building Pad Area (sq. ft.)	Proposed Building Pad 4' Above Unsuitable (sq. ft.)	Garage Floor Elevation	Proposed Low Floor Elev.	Proposed Low Opening	Lowest Floor Elevation	Low Floor		Boring #	Boring Elevation	Mottles Elevation	Building Type	Custom Graded
											Determining Factor	Boring Elevation					
1	1	55,040	12,854	7,678	10,083	9,800	NA	903.3	903.3	903.3	Per	11	913.94	908.10		SIDE	NO
											Area A	12	911.53	NONE		WALKOUT	
											HWL	13	906.59	901.6			
												14	907.32	905.2			
												15*	899.93	899.3			
2	1	56,756	12,073	8,000	10,476	2,411	NA	908.8	908.8	908.8	Per	1*	908.15	903.5		SLAB	YES
											Basin 1	7	908.19	903.4			
											HWL	8	911.47	NONE			
												9	913.40	908.1			
												10	907.99	NONE			
OUTLOT A		2,306,313	NA	NA	NA	NA	NA	NA	NA	NA	NA	2	904.77	902.4			
												3	908.14	902.8			
												4	907.94	902.3			
												5	909.16	903.2			
												6	903.91	902.2			

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD

Date: 12/05/2024 License No. 41578

DRAWN BY: CHB	JOB NO: 240100PP	DATE: 09/23/24
CHECK BY: JER/MMD	FIELD CREW: BH	
1 10-21-24	CITY COMMENTS	MMD
2 10-31-24	CITY / WATERSHED COMMENTS	MMD
3 12-05-24	PROJECT NAME	MMD
4		

E. G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701



NOTICE OF PERMIT APPLICATION STATUS

Project: Elevate Hope Addition

Date: November 5, 2024

Applicant: Ham Lake Baptist Camp Association
Attn: Troy Lubbers
15140 Xylite St NE
Ham Lake, MN 55304

Permit Application#: P-24-051

Purpose: Grading and construction of two single-family lots

Location: South of East Ham Lake Dr NE and west of Xylite St NE,
Ham Lake

At their meeting on 10/28/2024 the Board of Managers of the Coon Creek Watershed District **Approved with Conditions** the above referenced project with 2 conditions and 0 stipulations. **This is NOT a permit.**

Since the last submittal on 11/05/2024, the following conditions remain which must be addressed before permit issuance.

1. Submittal of a performance escrow in the amount of \$2,400.00.

Please be advised that **this is NOT a permit**, and that work without a permit is a violation of the terms of the Coon Creek Watershed District Rules. If you have any questions, please call 763-755-0975.

Sincerely,

A handwritten signature in black ink that reads "Erin Margl".

Erin Margl
Watershed Development Coordinator

cc: File P-24-051
Eileen Weigel, Stantec
Tom Collins, Ham Lake

PERMIT
COON CREEK WATERSHED DISTRICT
13632 Van Buren St NE
Ham Lake, MN 55304
Permit Number: 2394

Project: Elevate Hope Addition

Issued to: Ham Lake Baptist Camp Association
Attn: Troy Lubbers
15140 Xylite St NE
Ham Lake, MN 55304

Location: South of East Ham Lake Dr NE and west of Xylite St NE, Ham Lake

Permit Application #: P-24-051

Purpose: Grading and construction of two single-family lots

At its meeting on 10/28/2024, the Board of Managers of the Coon Creek Watershed District reviewed and approved your permit application. The following exhibits are on file describing the approved project:

1. Construction Plans by Plowe Engineering, Inc., dated 09/23/2024, received 09/23/2024.
2. Construction Details by Plowe Engineering, Inc., dated 09/23/2024, received 09/23/2024.
3. Plat by E.G. Rud & Sons, Inc., dated 09/23/2024, received 09/23/2024.

The Board of Managers found the project as planned to be in accordance with the Rules and Regulations, and Guidelines of the District, and therefore, approved the permit with 0 stipulations.

A follow up inspection will be conducted at the project site to assure compliance with all stipulations to this Permit. Failure to comply with the foregoing may result in rescission of the Permit, and is a violation of Minnesota Statutes section 103D.545, a misdemeanor.
This document is not transferable.

Date of Issuance: 11/18/2024
Date of Expiration: 11/18/2025

Weigel, Eileen

Digitally signed by Weigel, Eileen
DN: CN="Weigel, Eileen",
OU=Internal, OU=users,
OU=stantec, DC=corp, DC=ads
Date: 2024.11.18 11:40:18-0500

Eileen Weigel, District Engineer

cc: File- P24-051
Tom Collins, Ham Lake
Eileen Weigel, Stantec

*****IMPORTANT PERMIT REQUIREMENTS OUTLINED ON REVERSE*****

GENERAL PERMIT STIPULATIONS:

1. The permittee must maintain the project authorized by this permit in good condition and in conformance with the terms and conditions of this permit.
2. The permittee shall grant access to the site at all reasonable times during and after construction to authorized representatives of the District for inspection of the work authorized hereunder.
3. The permittee shall utilize best management practices on the project site to minimize the potential for adverse impacts associated with erosion and sedimentation.
4. This permit applies only to the permitted project and the dated plans approved on this permit. If the design, location or purpose of the project changes you should contact the District to make sure the changes would not violate District Rules or applicable state law.
5. Construction work authorized under this permit shall be completed on or before the date specified above. The permittee may request an extension of the time to complete the project, stating the reason thereof, upon written request to the District.
6. The District may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
 - a. You fail to comply with the terms and conditions of this permit.
 - b. The information provided by you or in support of your permit application proves to have been false, incomplete, or inaccurate.
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
7. Permittee shall ensure that the contractor has received and thoroughly understands all conditions of this permit.

ADDITIONAL WETLAND-RELATED PERMIT CONDITIONS:

The following additional terms and conditions apply to replacement wetland(s) approved as part of this permit.

1. The replacement wetland approved as part of this permit must be constructed concurrent with or prior to any wetland fill or draining activity; or the District has received and accepted an irrevocable bank letter of credit, a performance bond, or other security acceptable to the District in an amount sufficient to guarantee the successful completion of the wetland replacement as provided under Minn. Rules 8420.0530 (B)(2), as amended.
2. The Notice of Use Restrictions and Maintenance Responsibilities specified in Minn. Rules 8420.0530(D)(6), as amended, must be recorded and proof of recording provided to the District within 30 days of completing construction of the replacement wetland (completion of construction as determined by the District).
3. The permittee each year for five years following completion of the replacement wetland must submit to the District a Monitoring Report on the replacement wetland, which Report includes the information specified in Minn. Rules 8420.0620, as amended. The Report must be submitted to the District no later than October 1 of each year.

THIS CERTIFICATION ONLY APPLIES TO THE WCA OF 1991, AS AMENDED. Permits from local, state, and federal agencies may be required. Check with the appropriate authorities before commencing work in or near wetlands. The Combined Project Notification form can be used for this purpose.

REFUNDING OF ESCROWS: Upon completion of the project the applicant shall notify the District that:

1. The project is complete
2. The site is stabilized
3. The project is ready for final inspection
4. All stipulations listed on this permit have been fulfilled
5. If applicable, the applicant would like return of its escrow

Upon receipt of such notification the District will inspect the project for conformance with the permit conditions and requirements, permitted plans and water resources associated with the implementation of those plans resulting from construction. If the District determines the project is not complete and/or not stabilized the District will inform the applicant in writing. If the District determines the site is complete and stabilized, the permit conditions and requirements have been satisfied, the District will execute the appropriate refund at its next regularly scheduled meeting where the Board pays bills (typically the second Monday of each month).

Escrow refunds will be calculated as follows and shown on the refund check

1. Amount of escrow balance paid in cash;
2. Minus any permit review and/or inspection fees
3. Minus any other project-related expenses incurred by the District.



Anoka County

TRANSPORTATION DIVISION

Highway

Jennifer Bohr
City of Ham Lake
15544 Central Avenue NE
Ham Lake, MN 55304

October 8, 2024

RE: Preliminary Plat – Elevate Hope House

Dear Jennifer,

We have reviewed the Preliminary Plat for Elevate Hope House to be located west of CR 61 (Xylite Street NE) and south of East Ham Lake Drive NE within the City of Ham Lake, and I offer the following comments:

- The existing right of way along CR 61 is 33 feet west of centerline. The proposed preliminary plat is showing an addition 27 feet (60 feet total right of way width west of CR 61 centerline). This should be sufficient for future reconstruction purposes.
- As proposed, the plat will introduce one new residential access point onto CR 61. This is acceptable to this department since access to a City street for this parcel is not feasible. There are some inconsistencies with the plan about where this access will be located but our preference would be within 50 ft of the south lot line as shown on Inset B for this parcel. The right of access should be dedicated to Anoka County with exception for the proposed residential access point.
- Internal site grading shall not commence until the requested ACHD Engineering plan approvals are received and the applicable permits can be issued.
- Any utility relocation in the CR 61 right of way will be required to be coordinated directly by the city/developer.
- Please note that no plantings or private signs will be permitted within the county right of way and care must be exercised when locating private signs, building, structures, plantings, berms, etc. outside of the county right of way, so as not to create any new sight obstructions for this section of CR 61.

ACHD would like to work with local governments in promoting compatibility between land use and the county highway system. It should be recognized that residential land uses located adjacent to County highways often results in complaints about traffic noise. Existing and/or future traffic noise from CR 61 could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where establishment of the land use would result in violations of established noise standards. It is advised that the City and the Developer assess the noise situation for this development as it is proposed to be located directly adjacent to CR 61 and take the level of action deemed necessary to minimize the impact of any highway noise by incorporating the appropriate noise mitigation elements into the design and phasing of this plat as applicable.

Our Passion Is Your Safe Way Home

1440 Bunker Lake Boulevard N.W. ▲ Andover, MN 55304-4005
Office: 763-324-3100 ▲ Fax: 763-324-3020 ▲ www.anokacounty.us/highway

Affirmative Action / Equal Opportunity Employer

The ACHD Engineering Plan Review process will apply to this site. The following items should be submitted to Brandon Ulvenes, Engineer II, Brandon.Ulvenes@anokacountymn.gov (checklist and payment information are available on our website: <https://www.anokacountymn.gov/4072/Development-Review>):

- Construction plans
- Utility relocation plans
- Traffic Control plans
- Grading and erosion control plans
- Drainage calculations – Note that the post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year critical design storm
- ACHD Design Requirements Checklist
- Engineering plan review fee (estimated at \$150.00)

Following the completion of the ACHD Engineering Plan Review process, the contractor(s) who will be completing any work within the county right of way must begin the ACHD Permit process. One permit for work within the County Right of Way (\$150.00) and one Residential Access permit (\$150.00) must be obtained prior to the commencement of any construction. License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier via phone at 763.324.3176 or via email at HighwayPermits@anokacountymn.gov for further information and to coordinate the ACHD Permit process.


Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,



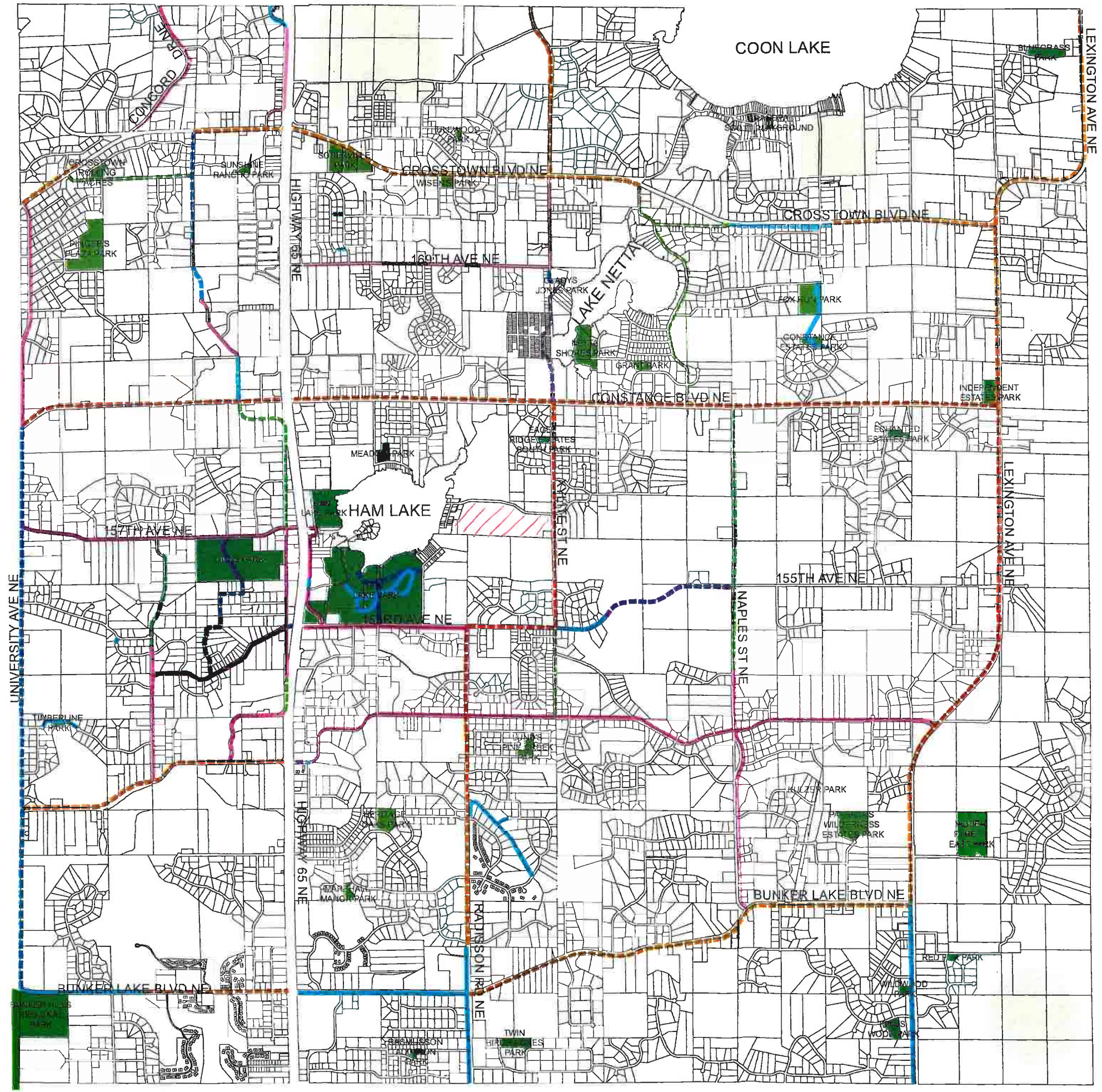
Logan Keehr, PE
Traffic Engineer II

xc: CR 61/Plats+Developments/2024
Jerry Auge, Assistant County Engineer
David Zieglmeier, County Surveyor
Sean Thiel, Traffic Engineering Manager
Sue Burgmeier, Traffic Technician
Brandon Ulvenes, Engineer II



HAM LAKE, MINNESOTA

BIKE FACILITIES MAP



Legend

-  Existing Bike Lane
-  Existing Bike Path
-  Proposed County Bike Path
-  Proposed Bike Lane/Path
-  Proposed Bike Lane
-  Proposed Bike Path
-  Existing Park
-  Potential Future Park



MAP DATE:

4/23/2024

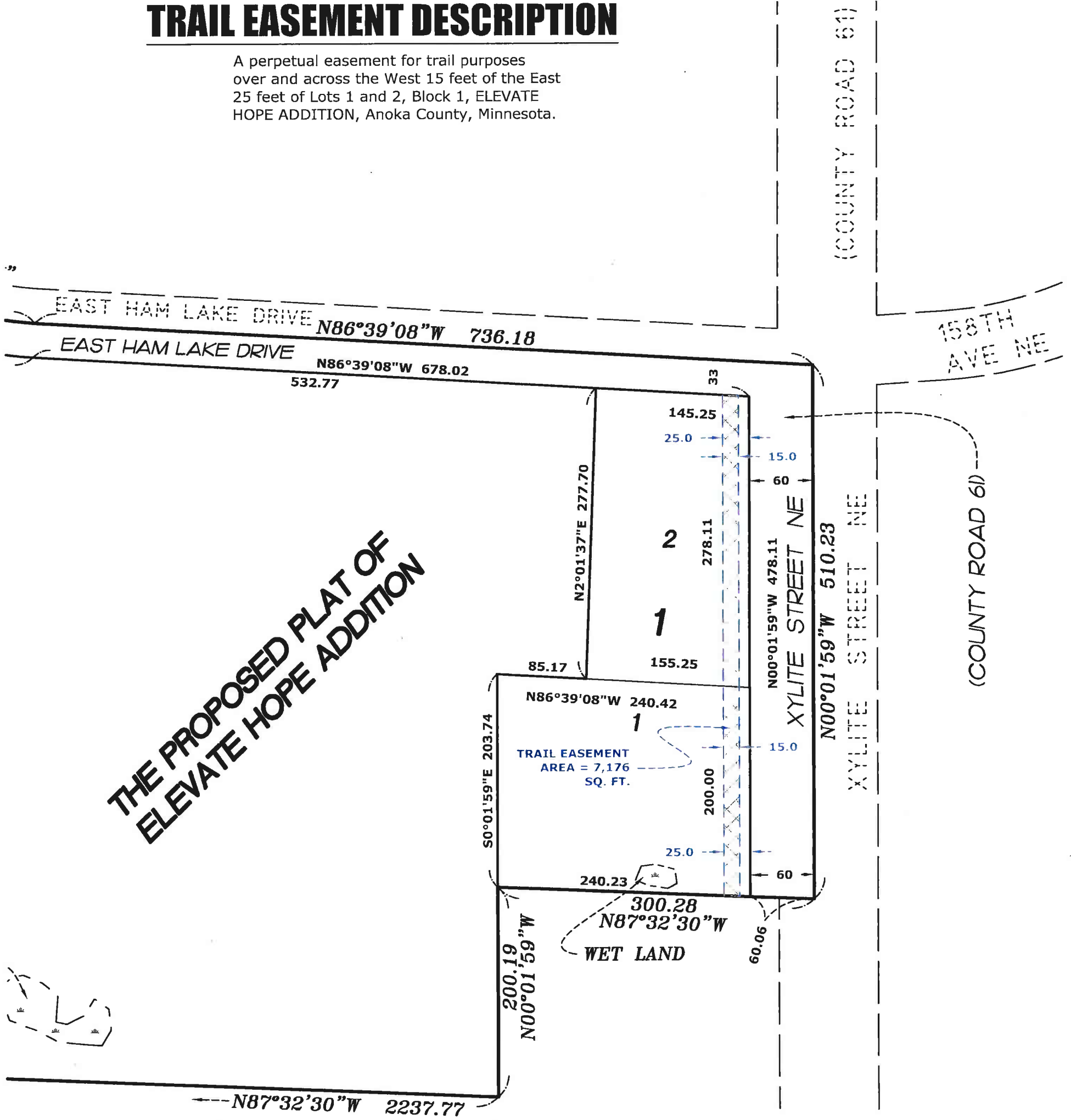


SKETCH AND DESCRIPTION

~of~ ELEVATE HOPE ADDITION
TRAIL EASEMENT

TRAIL EASEMENT DESCRIPTION

A perpetual easement for trail purposes over and across the West 15 feet of the East 25 feet of Lots 1 and 2, Block 1, ELEVATE HOPE ADDITION, Anoka County, Minnesota.



LEGEND



DENOTES TRAIL EASEMENT

NOTES

THE PLAT OF ELEVATE HOPE ADDITION IS NOT OF RECORD AT THIS TIME.

NORTH

GRAPHIC SCALE



1 INCH = 100 FEET

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Napier
JAMES E. NAPIER

Date: 11/13/24 License No. 25343

DRAWN BY: CMB		JOB NO: 240100PP		DATE: 11/13/24	
CHECK BY: JEN		FIELD CREW: BH			
1					
2					
3					
NO.	DATE	DESCRIPTION			BY

Matt Davich

From: MacMillan, Michelle GRE-MG <mmacmillan@GREnergy.com>
Sent: Wednesday, November 13, 2024 9:47 AM
To: Matt Davich
Subject: RE: Elevate Hope House Ham Lake

Matt,

Thank you for submitting your plans. Trails and driveways are allowed within Great River Energy's easements with written permission. However, any improvements within Great River Energy's easement will require an online variance permit application and review to get the written approval needed. At the time of construction for the trail or the driveways, the requestor will have to fill out the online application found here <https://survey123.arcgis.com/share/ad33eeb68c464e58aab3addafb224930> and submit a set of plans that show the improvement and grade changes within the easement. If the variance is approved, a formal letter will be sent to the requestor. If the trail/driveway do not fit within Great River Energy's guidelines we will work with you to meet the requirements.

Please let me know if you have any questions.

Michelle MacMillan

Land Rights Representative
Great River Energy
12300 Elm Creek Boulevard
Maple Grove, MN 55369-4718

Direct: 763-445-5984
Main: 763-445-5000
Fax: 763-445-6784
Cell: 612-845-1204
mmacmillan@GREnergy.com



Please consider the environment before you print this e-mail.

From: Matt Davich <mdavich@egrud.com>
Sent: Wednesday, November 13, 2024 6:49 AM
To: MacMillan, Michelle GRE-MG <mmacmillan@GREnergy.com>
Subject: Elevate Hope House Ham Lake

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Michelle,

I do not know if you are the person I am should be contacting on this issue, but I know you have helped me out with easements in Ham Lake in the past. We are doing a small plat in Ham Lake where the Ham Lake Baptist camp is donating to lots to a charity that will be providing housing for women having issues leaving abusive relationships. I have attached the City review letter which is asking for approval from Great River Energy for approval for grading for the future lot 1 driveway crossing the easement. The City also wants us to provide a 15' trail easement for a possible future trail that would cover the west 15' of your easement. If you are not the right person to provide this letter, could you direct me who I should contact. I am hoping to get an answer fairly

soon. Elevate Hope has a house that have been prefabbed that they would like to move onto lot 2 soon. If you have any questions, please reach out to me.

Matt Davich

E.G. Rud and Sons, Inc.

6776 Lake Drive NE

Suite 110

Lino Lakes, MN 55014

Office: (651) 361-8200

Direct: (651) 361-8229

Mobile: (612) 434-4409

Fax: (651) 361-8701

Email: mdavich@egrud.com

Web Site: <http://www.egrud.com>



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**Tradewell Soil Testing
18330 Dahlia Street NW
Cedar, MN 55011**

November 5th, 2024

RFC Engineering
13635 Johnson Street NE
Ham Lake, MN 55304
Attention: Tom Collins

Dear Mr. Collins:

As a licensed site evaluator who conducted the soil borings in Elevate Hope House Addition, for Elevate Hope, I found the following: Each boring has at least 12" of natural, undisturbed soil with no redox features (mottled soil). In order to design and install a standard soil treatment system according to MN Chapter 7080 Code, at least 12" of natural soil with no signs of redox (mottling) is required. Therefore, each of the proposed lots will support 2 "standard" septic systems within the 7,500 square feet septic area as shown on the Grading Plan.

Sincerely,

A handwritten signature in black ink that reads "Mark Tradewell". The signature is written in a cursive, flowing style.

Mark Tradewell
MPCA #307