

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	JULY 25, 2017	PROJECT ADDRESS	7214 167 TH TERRACE
PROJECT. TITLE	7214 167 TH TERRACE VARIANCE REQUEST FOLLOW-UP REPORT		
ESCROW #			
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

The history of this project was presented in a technical review report dated June 30, 2017. The report was part of the planning commission case where the request for a variance was presented. The staff recommendation was to have the Anoka Conservation District and BWSR visit the site and determine if the wetland conditions were still present.

Representatives from the Anoka Conservation District and BWSR visited the site the week of July 10th. They determined that there are wetland species present on this lot, hydric soils are present and groundwater is approximately 12” below the surface. City Staff visited the site with the representative from Anoka Conservation District the week of July 17th. We are including the text of the email from Anoka Conservation district below summarizing our visit.

Thanks for meeting me out on this site on Tuesday, July 18th.

We observed the area in question; which is primarily a low spot directly behind the attached deck at the above address. This area was previously delineated as wetland prior to platting. After reviewing the site, I was able to observe that the soils were hydric (soils formed under saturated or inundated conditions) based on the redox concentrations (iron mottles) after coring holes from 20” to 24” in depth. There is some evidence that there is either eroded soils or fill placed in these areas but it is unknown when this had taken place. I will assume it was prior or during development and not by the current landowner. This wetland had been farmed in the past and it is possible it was from past farming practices. Secondly, hydrophytic vegetation (plants found in saturated or inundated conditions) were found within the area in question. Willow (*Salix bebbiana*), red-osier dogwood (*Cornus sericea*) and trembling aspen (*Populus tremuloides*) are the common woody plants. The herbaceous layer was primarily lawn grasses, sedges (*Carex* spp.), and reed canary grass (*Phalaris arundinacea*). Lastly, we observed hydrology after encountering saturated soils from 8” to 12” below the surface and standing water in the hole at about 12”. In addition, there was evidence of

ponding because portions of the lawn had died and evidence of a pump that was disabled at the lowest spot in the lawn. The 30 days prior to our site visit had normal amounts of precipitation.

I appears that the wetland boundary has been modified because of past lot grading and lawn practices. It would be difficult to determine who did what and when, though.

Staff has used GIS to look at aerial photographs and contours of the site. The photographs are from 2003, 2006, 2008, 2011, 2014 and 2016. They show the progression of home construction in this area. The 2008 photo shows that no homes had been constructed on this lot or the ones sharing the common lot line. The 2011 photo show that two homes had been constructed on adjoining lots. The 2014 photo shows that there is a home on this lot and each of the adjoining lots.

The contours are from 2003 and 2011. The 2003 contours are prior to construction of the subdivision and correlate with the approved grading plan. The 2011 contours are after the grading was completed and the project sat dormant for several years. Comparing the grading plan with the 2011 contours indicate the 874 contour has shifted 10 to 20 feet into the wetland. The 874 contour was shown at the outside edge of the wetland on the approved grading plan.

The planning commission was clear in stating that the wetland must be preserved if Anoka Conservation District and BWSR determine that is still functioning. Based on the field observations, wetland vegetation, soils and hydrology are present on this lot. The lots to the north east appeared to have been filled and leveled up to the common property line, the vegetation was predominantly sod. We did not go onto those lots to look for wetland indicators.

Testimony at the public hearing indicated that the stormwater pond occasionally fills up and flows onto the subject property which is what was predicted by the stormwater model for the development.