

# Le Sueur County, MN

Thursday, January 10, 2019
Regular session

Item 1

**Mostaghimi Packet** 

Staff Contact: Joshua Mankowski or Michelle R. Mettler

# STAFF REPORT

### GENERAL INFORMATION

APPLICANT/ OWNER:

Esmail & Barbara Mostaghimi

911 ADDRESS:

50411 Mortensen Lane, Waterville, MN

PROJECT DESCRIPTION:

To allow After-The-Fact grading, excavating & filling of approximately 25.73 cy in the shore impact zone, 27.93 cy w/in bluff, (.38 w/in biz & 7.2 w/in siz) for total of 61.24 on

the lot for the construction of retaining walls and patio.

PARCEL NUMBER:

14.420.0100

CUP NUMBER:

18307

### SITE INFORMATION

LOCATION:

Lot 11, Auditor's Subdivision, Section 28, Waterville Township

ZONING DISTRICT:

Recreational Residential and Flood Fringe Floodplain Overlay District

### ZONING DISTRICT PURPOSE:

The intent of the Recreational Residential (RR) District is to preserve areas which have natural characteristics suitable for both passive and active recreational usage. Also, it is the intent of this district to manage areas suitable for residential development of varying types, including permanent and seasonal housing. Some non-residential uses with minimal impacts on residential uses are allowed if properly managed under conditional use procedures.

Floodplain Overlay District. It is the purpose of this Section to designate an overlay district that will maintain the County's eligibility in the National Flood Insurance Program and to minimize potential loss of life, loss of property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare of the County.

Flood Fringe (FF) District: The Flood Fringe District shall include those areas designated as floodway fringe, which shall include the areas shown on the Flood Insurance Rate Map, adopted in this Section as being within Zone AE but being located outside of the floodway. For lakes, wetlands and other basins (that do not have a floodway designated), the Flood Fringe District shall include those areas designated as Zone A and Zone AE on the Flood Insurance Rate Map panels adopted in this Section that are below the one percent (1%) annual chance flood elevation (100-year flood elevation) but above the ordinary high water level as defined in Minnesota Statutes, Section 103G.005, subdivision 14, as amended from time to time.

GENERAL SITE

DESCRIPTION:

Shoreland, residential, bluff, lake frontage

ACCESS:

Existing access off Mortensen Lane

## EXISTING LAND USE WITHIN 1/4 MILE:

North: Lake Tetonka

South: Scattered residences

East: Residential Development

West:

Residential Development

## BACKGROUND INFORMATION

The applicant was granted a Variance in 2016 to repair an existing deck located within the bluff. Variance was approved as submitted which included the removal of 242 sq feet of concrete in the shore impact zone, 606 sq feet of parking and steps, and also 22 square feet of concrete up near the deck for a total of 870 square feet removal of impervious surface to bring total down to 24.9 % impervious surface on the lot. In follow up to the Variance the Department found that the required impervious surface was not removed and that there had been extensive work done on the property without an approved Conditional Use Permit. By not removing the 870 square feet of impervious surface, the Landowner was in violation of the Variance that had been granted. The ATF project involves grading,

excavating and filling within the bluff and within the shore impact zone that exceeded the maximum permitted use. Also the retaining walls had been constructed without an approved Conditional Use Permit. The landowner did purchase more land from the neighbor so that the total impervious surface of the lot is less than 25%. The ATF CUP proposal includes the removal of 40 square feet of impervious surface from the concrete in the shore impact zone.

### TOWNSHIP BOARD NOTIFICATION

Public Notice sent to Township via mail. Tracy Murphy from Waterville Township was contacted on November 13, 2018 by the applicant.

### NATURAL RESOURCES INFORMATION

**SHORELAND:** The proposal is located within the Shoreland District.

LAKE: Lake Tetonka, Recreational Development Lake

Recreational Development Lake - Lakes that usually have between sixty (60) and two hundred twenty five (225) acres of water per mile of shoreline, between three (3) and twenty five (25) dwellings per mile of shoreline, and

are more than fifteen (15) feet deep

**WETLANDS:** No wetlands located where the project is proposed.

### **ATTACHMENTS**

Application, description of request, site plan, aerial photo, Findings of Fact sheet, Holly Kalbus letter, photographs, Erosion Control Plan, Engineer letter, 2016 Variance and site plan

### STAFF FINDINGS

ZONING ORDINANCE SECTIONS:

Section 13 Shoreland, Section 18 Environmental Performance Standards, Section 19 Land Use Performance Standards, Section 21 Conditional Use Permits

GOALS & POLICIES: The current Land Use Plan as adopted in 2007 makes reference to shoreland development and bluff preservation.

GOAL #2: Le Sueur County should adopt and enforce land use goals and policies that conserve and restore its natural resources, bring protections to the ecological systems of the natural environment, and prevent the premature development of natural resources areas.

Objective 1: The County should continue its preservation of significant bluff areas and river valleys through its use of a Conservancy Zone.

Objective 2: Utilize shorelands on Recreational Development Lakes (RD) for housing but with focus on development design that protects the resource.

Action 1: Continue utilizing the minimum state shoreland regulations to determine housing densities and development design.

### **DNR GUIDANCE LETTERS:**

1. Administration, Compliance, and Enforcement

pg. 1

2. Grading & Filling within Shoreland Areas

pg. 3

3. Natural Shorelines

pg. 5

pg. 19

## **ENVIRONMENTAL PERFORMANCE STANDARDS-SECTION 18**

### BLUFF:

- All development shall conform to the natural limitations presented by the topography and soil as to create the best potential for preventing soil erosion.
- No structure shall be constructed in any bluff or bluff impact zone as defined in this Ordinance. Essential Services shall be exempt from this standard.
- Filling and cutting activity in any bluff or bluff impact zone shall be considered a conditional use. In no case shall cutting or filling be allowed for the purpose of establishing a site for the erection of a structure.
- 4. If the adjacent bluff is actively eroding, the Department may increase the setback requirement.

### GRADING, EXCAVATING, OR FILLING:

- There shall be no substantial environmental impact or that such impact shall be alleviated through the County's Erosion Control Standards and other conditions of the permit.
- 2. There shall be no substantial adverse impact on surrounding properties.
- 3. Grading, excavating or filling activities within a shoreland district shall conform to the regulations of this Ordinance.
- 4. The permit shall specify what operations are to occur in the permitted area and what general types of equipment may be used in the operation.
- 5. Fill or excavated material must not be placed in a manner that creates an unstable slope.

Plans to place fill or excavated material on steep slopes must be reviewed by qualified professionals as approved by the Department for continued slope stability and must not create finished slopes of thirty (30) percent or greater.

### **EROSION CONTROL:**

- 1. Erosion control measures shall be required. Erosion and siltation of the surrounding area shall be prohibited.
- 2. Erosion and siltation control measures shall be coordinated with the different stages of development.
- 3. Appropriate control measures shall be installed prior to development, when necessary to control erosion.
- Erosion control and stormwater control methods as indicated by the Le Sueur County SWCD shall be implemented.
- 5. Mulches or similar materials must be used, where necessary, for temporary bare soil coverage, and a permanent vegetation cover must be established as soon as possible.

### DRAINAGE:

Any proposed development of land shall not increase the runoff rate of stormwater so as to cause an adverse effect upon adjacent lands.

### SPECIFIC LAND USE:

### Retaining Walls:

Retaining walls located within the shore impact zone require a Conditional Use Permit.

### Impervious Surface:

- Impervious surface coverage of lots shall not exceed twenty five (25) percent of the lot area.
- Surface area of a lot physically separated by a public or private road right-of-way or access shall not be included for the purposes of the impervious surface calculation.
- Impervious surface shall not be allowed in the shore impact zone, except for stairways, lifts, landings, paths and wateroriented accessory structures.

### Vegetation Alterations:

- 1. All vegetative alterations are subject to the following conditions.
- Exposed bare soil shall be covered with mulch or similar materials within twenty four (24) hours.
- A permanent vegetation cover shall be established within fourteen (14) days of completion of the project through a revegetation plan as approved by the Department.
- Removal of vegetation shall not be greater than fifteen (15) feet in width in any contiguous strip.
- Screening of structures or other improvements, including but not limited to parking areas as viewed from the water, assuming summer, leaf-on conditions, shall not be substantially reduced.
- 6. Along rivers, existing shading of water surfaces must be preserved.

### PLANNING AND ZONING COMMISSION CONSIDERATIONS

The Planning Commission and staff shall consider possible adverse effects of the proposed conditional use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon the following factors to include, but not limited to:

- 1. Relationship to County plans.
- The geographical area involved.
- Whether such use will negatively affect surrounding properties in the area in which it is proposed.
- The character of the surrounding area.
- The demonstrated need for such use.
- Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise, or vibration or would impose hazards to life or property in the neighborhood.
- Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.
- Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.
- Abatement of Environmental Hazards as regulated in this Ordinance.
- 10. Other factors impacting the public health, safety and welfare.

### 11. Additional considerations:

- Proposed drainage plan sufficient to manage stormwater runoff on property.
- Retaining wall construction to meet engineer specifications.
- Removal of concrete in shore impact zone.

### PLANNING AND ZONING COMMISSION CONDITIONS

The Planning Commission shall recommend such conditions relating to the granting of said Conditional Use Permit, as they deem necessary to carry out the intent and purpose of this Ordinance or recommend that the request be denied. Such recommendation shall be in writing. The conditions may include, but are not limited to the following:

- 1. Increasing the required lot size or yard dimension.
- 2. Limiting the height, size, or location of the structures.
- 3. Controlling the location, size, and number of vehicle access points.
- 4. Increasing the street width.
- 5. Increasing the number of required off-street parking space.
- 6. Limiting the number, size, location, or lighting of signs.
- 7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
- 8. Designating sites for open space.

### SHORELAND DISTRICT-EVLAUATION CRITERIA

- 1. The prevention of soil erosion or other possible pollution of public waters, both during and after construction.
- 2. The visibility of structures and other facilities as viewed from public waters is limited.
- 3. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate this watercraft.

### SHORELAND DISTRICT CONDITIONS

- 1. Increased setbacks from the ordinary high water level.
- 2. Limitations on the natural vegetation to be removed or the requirement that additional vegetation be planted.
- 3. Special provisions for the location, design, and use of structures, sewage treatment system, watercraft, launching and docking areas, and vehicle parking areas.

### FLOOD PLAIN OVERLAY DISTRICT-EVLAUATION CRITERIA

- 1. The danger to life and property due to increased flood heights or velocities caused by encroachments.
- 2. The danger that materials may be swept onto other lands or downstream to the injury of others or they may block bridges, culverts or other hydraulic structures.
- 3. The proposed water supply and sanitation systems and the ability of these systems to\_prevent disease, contamination, and unsanitary conditions.
- 4. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
- 5. The importance of the services provided by the proposed facility to the community.
- 6. The requirements of the facility for a waterfront location.

- 7. The availability of alternative locations not subject to flooding for the proposed use.
- 8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
- 9. The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.
- 10. The safety of access to the property in times of flood for ordinary and emergency vehicles.
- 11. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site.
- 12. Such other factors which are relevant to the purpose of this Ordinance.

### FLOOD PLAIN OVERLAY DISTRICT CONDITIONS

- 1. Modification of waste treatment and water supply facilities.
- 2. Limitations on period of use, occupancy, and operation.
- 3. Imposition of operational controls, sureties, and deed restrictions.
- 4. Requirements for construction of channel modifications, compensatory storage, dikes, levees, and other protective measures.

## CONDITIONAL USE PERMIT

# LE SUEUR COUNTY PLANNING AND ZONING 88 SOUTH PARK AVENUE LE CENTER MN 56057

Direct Dial (507) 357-8538 Fax (507) 357-8541

APPLICATION OF THE APPLICATION O			V650 30000	RMIT NUMBEF		FEE: \$3,046.00		
		& BARBARA I RK LANE	MOSTAGHIMI	LAND OWNED ADDRESS: CITY:	R: ESMAIL & BARB 113 S PARK LAND LE SUEUR			
STATE:	MN	ZIP:	56058	STATE:	MN	<b>ZIP:</b> 56058		
PHONE:	507-351-6			PHONE:	507-351-6644			
911: 50411 M		LANE. WAT	ERVILLE					
PARCEL #:	14.420.0100 28	CHIDDIN	ALIDITORG	UBDIVISION	TOWNSHIP:	WATERVILLE		
SEC: TWP:	109	SUBDIV: LOT:	AUDITORS S	OBDIVISION	DISTRICT:	RR/FF		
RANGE:	23	BLOCK:	11		FEMA PANEL#	27079C0430D		
QTR/QTR:		ROAD:	PVE		FLOOD ZONE:	AE		
petition your F	I (We), the undersigned, owner(s) and or applicant(s) of the property described herein, do hereby respectfully petition your Honorable Bodies to grant a Conditional Use Permit, as hereinafter designated, and in support thereof, the following facts are presented:							
TO SIZ	1.) Reason for Requested Conditional Use Permit.  TO ALLOW ATF GRADING, EXCAVATING & FILLING OF APPROXIMATELY 25.73 CY IN THE SIZ, 27.93 CY W/IN BLUFF, (.38 W/IN BIZ & 7.2 W/IN SIZ) FOR TOTAL OF 61.24 ON THE LOT FOR THE CONSTRUCTION OF RETAINING WALLS AND PATIO.							
2.) Reas	son for A	pproval or	Denial of I	Request as Lis	ted in Findings			
3.) Spe	cial Cond	ditions of (	Conditiona	l Use Permit.				
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# LE SUEUR COUNTY CONDITIONAL USE PERMIT CRITERIA

Conditional Use Permit #: 18307

	ESMAIL 8								BARA MOSTAGHIMI
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4.	Adequate service the	measures proposed	have beer luse.	or will be	taken to pi	rovide suffic	cient off-st	reet parkin	g and loading space to
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# COUNTY ENVIRONMENTAL SERVICES PLANNING AND ZONING COMMISSION 88 SOUTH PARK AVE LE CENTER MN 56057

Date: 11/28/18

To: Le Sueur County Planning and Zoning Commission

From: Holly Kalbus, Environmental Resources Specialist

### **Applicant:**

Esmail & Barbara Mostaghimi

### Property owner:

Esmail & Barbara Mostaghimi

### Property:

14.420.0100

### **Description:**

Application for an After-The-Fact Conditional Use Permit to allow grading, excavating, and filling of 25.73 cubic yards within the shore impact zone, 27.93 cubic yards within the bluff, total of 61.24 cubic yards on the lot for the construction of retaining walls and patio in a Recreational Residential "RR" district, and a Flood Fringe "FF" Floodplain Overlay district on Lake Tetonka, on a Recreational Residential "RD" lake.

### Recommendation:

It would be my recommendation to approve the application with the condition(s) listed below. The existing retaining walls were failing and needed to be replaced. A tile was installed on the property to help mitigate stormwater runoff.

### Condition(s):

- 1. Improve the rain gardens that were previously installed by adding deep rooted Minnesota native vegetation.
- 2. Install rock and native vegetation around tile intakes in order to help infiltrate and remove sediment from the stormwater on the property.
- 3. Remove concrete surface 4 in addition to the 40 square feet that is proposed to be removed by the applicant. As part of the variance that was granted in 2016, the entire concrete surface near the boat house was to be removed. This will decrease a significant amount of impervious surface located in the shore impact zone, and thus, reduce sediment to the lake.
- 4. Reduce the height of Retaining Wall 16 to be similar height to the ground level (approximately 3 landscaping timbers to be removed). The current height of the wall is unnecessary and would require additional fill in order to have a functional retaining wall.
- 5. Install erosion control measures (coir logs, erosion control blanket, etc.) on the southern section of the property on hillside near the gravel road in order to help prevent runoff and erosion to the applicant's property.

6. Install at least one best management practice such as a tile intake or planting deep rooted Minnesota native vegetation on the hillside near the gravel road. This should help slow down and prevent runoff and erosion to the applicant's property.

Sincerely,

Holly Kalbus

Le Sueur County

Environmental Resources Specialist

## Le Sueur County

Conditional Use Application-Grading, Excavating & Filling

Activities that involve topographic alterations in all districts shall conform to the standards in Section 18 of the Le Sueur County Zoning Ordinance. Activities within a shoreland district shall conform to the standards in Section 13 of the Le Sueur County Zoning Ordinance.

In addition any activities in any type wetland shall be evaluated in accordance with the Wetland Conservation Act (WCA) regulations, as administered by the Le Sueur County Soil & Water Conservation District (SWCD).

1.	Name Esmail and Barbara Mostaghimi
	Mailing Address 113 S. Park-Lane City Le Sueur State MN Zip SLOSS Phone # 507-351-6644 Phone # 507-351-6645
II.	Landowner:  Name Esmail and Barbara Mostaghini  Mailing Address 1135, Park Lane  City Le Sueur State MN Zip Stass
	Property Address SOULI Mortensen Lane  City Waterville State MN Zip Sco96  Phone # 507-351-6644 Phone # 507-351-6645
III.	Parcel Information:  Parcel Number <u>F14. 420.0100</u> Parcel Acreage <u>15.526 Sq.F4</u> Attach Full Legal Description ( <u>NOT</u> abbreviated description from tax statement)  Township <u>109 North</u> Section <u>28</u> Subdivision <u>Androis SD</u> Lot <u>11</u> Block
IV.	Township Notification: Township must be notified of proposed use prior to application.
	Waverville Township Township notified on
	Board Member Morphy. regarding the proposed use.

## V. Quantities and Submittal Formats:

- a. One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- b. Twenty Three (23) copies must be submitted, if any documents are in color, an aerial, or larger than 8.5" x 11" in size.
- c. Electronic version of any supporting documents if available.
- c. Additional copies may be requested as deemed necessary by the Department.
- d. **Application must be made in person** by the applicant and/or landowner no later than 12 P.M. on the date of application deadline.
- e. Appointment is necessary.
- f. Applications will not be accepted by mail.



	Conditional Use Permit \$ 750 After-The-Fact fee is <b>doubled</b> .  Filing Fee \$ 46	
	Additional Fees: Special Meeting After-The-Fact Penalty \$1,500 OR 10% of improvement, whichever is greater	
VII.	Type of Request: Grading, Excavating or Filling.	
	□ Non-Shoreland    □ Within Bluff Impact Zone    □ Within Bluff    □ Within Bluff    □ Cubic yards of material movement:    □ Cubic yards of material movement:    □ TOTAL cubic yards of material movement:	
	Shoreland- Outside Shore Impact Zone Cubic yards of material movement:  Within Shore Impact Zone Cubic yards of material movement:  Within Bluff Impact Zone Cubic yards of material movement:  Cubic yards of material movement:  Cubic yards of material movement:  TOTAL cubic yards of material movement:	
	☐ Assurance security shall be required for projects that are >1500 cubic yards.	
VIII.	Description of Request: - See attached	
	a. A full description of request with detailed information including what operations are to occur and what general types of equipment may be used in the operation must be attached.	
	b. Complete the following in relationship to the proposed Conditional Use Permit.	
	1. ENVIRONMENTAL IMPACT:	
	2. ADVERSE IMPACT ON SURROUNDING AREAS:	
	3. STORMWATER RUNOFF:	
	4. DOES ANY PART OF THE PROJECT EXTEND BELOW OHWL:	
	5. WETLAND IMPACT:	
	6. SLOPE STABILITY:	
	7. CERTIFICATE OF INSURANCE:	
	MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:	
	(For example additional licensing and/or permitting)	
IX.	Site Plan: Shall include but not limited to the following:	
	<ul> <li>Parcels &lt; 5 AC = 2-foot contours depicting existing and proposed topography.</li> <li>Parcels 5-20 AC = 5-foot contours depicting existing and proposed topography.</li> <li>Parcels &gt;20 AC = 10-foot contours depicting existing and proposed topography.</li> <li>Location of grading, excavating, and/or filling sites.</li> <li>Location of areas for obtaining fill or disposing of excavated materials.</li> <li>Tree inventory of all trees, indicating trees to be cut or removed.  (Caliper of 6 inches or greater measured 4.5 feet from ground level).</li> </ul>	
	<ul> <li>North point</li> <li>Setbacks</li> <li>Property Lines</li> <li>Road Right-Of-Way</li> <li>Landscape, screening and buffering</li> <li>Existing Structures</li> <li>Proposed Structures</li> <li>Lot Dimensions</li> <li>Ponds</li> <li>Existing Structures</li> <li>Well</li> <li>Access (size &amp; location)</li> <li>Easements</li> <li>Drainage</li> </ul>	10
	Site plan & As-Built must be completed by a surveyor or professional engineer.      Site plan & As-Built must be completed by a surveyor or professional engineer.	10

- X. Restoration Plan: Shall include but not limited to the following:
  - Areas of restoration shall include the application of a minimum of 4 inches of topsoil or similar material that will support plant growth. (Must be included in cubic yards calculation of material.)
  - Reseeded areas indicated with type of vegetation. (Shall meet minimum standards by the SWCD))
  - Tree replacement plan. (Areas located within the Bluff Impact Zone, Bluff, Shoreland & Conservancy Distircts)

Root zone of existing trees shall be preserved and protected during development.

- Replace one tree for every tree that is removed.

- Replacement trees shall have a minimum caliper of 2 inches at 4.5 feet from ground level.
- XI. Attachments: Shall include but not limited to:

L		a.	Description of Request-See Part VIII for full details and requirements.
		b.	Site Plan-See Part IX for full details and requirements.
	V	C.	Full Legal Description-Not abbreviated description from tax statement.
[	-	d.	Access approval-Attach approval in writing from proper road authority.
	]/	е.	Township Notification-See Part IV for details and requirements.
	$\overline{\mathcal{A}}$	f.	Septic System Compliance Inspection
		g.	Erosion Control Plan-Attach completed and signed plan including map.
	] .	h.	Restoration Plan-See Part X for full details and requirements.
-	}	i.	Approved Stormwater Pollution Prevention Plan
5	١		-Must meet NPDES requirements and prepared by a licensed professional engineer
L	7	J.	the state of the s

XII. Procedure: Cent on the vetaining walls.

The Planning & Zoning Commission shall hold a public hearing on the proposed Conditional Use Permit at a scheduled Planning and Zoning Commission meeting.

The Planning and Zoning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.

The Department shall report the finings and recommendations of the Planning Commission to the County Board for final decision.

Action by the County Board shall be a majority vote of its members.

The Department shall notify the applicant and/or landowner in writing of the County Board decision.

A certified copy of the Conditional Use Permit shall be filed with the Le Sueur County Recorder by the Department.

## XIII. Signatures:

I hereby certify with my signature that all data contained correct to the best of my knowledge.	d herein as well as all supporting data are true and
Applicant signature Bollunte	NOV-11-18  Date U-U-18
I hereby certify with my signature that all data contained correct to the best of my knowledge.	
Property Owner signature	
But Under	11-11-18

### OFFICE USE ONLY Request: GRADING, EXCAVATING & FILLING □ Non-Shoreland Cubic yards of material movement: ☐ Within Bluff Impact Zone Cubic yards of material movement: ☐ Within Bluff Cubic yards of material movement: TOTAL cubic yards of material movement: \_ ☐ Shoreland - Outside Shore Impact Zone Cubic yards of material movement: ☐ Within Shore Impact Zone Cubic yards of material movement: \_ ☐ Within Bluff Impact Zone Cubic yards of material movement: ☐ Within Bluff Cubic yards of material movement: TOTAL cubic yards of material movement: \_ Pre-App Date 11-14 Lake Classification Feedlot 500' 1000' Meeting Date Lake Wetland Type 60 Day FEMA Panel # 27079C0 Water courses Zoning District Flood Zone \_ \-outside Bluff Request Description ☐ Access Approval Comp Insp ) Design Septic Site Plan Erosion Control Plan Meeting Reg ATF Full Legal Fee Ordinance □ Other ☐ Penalty Application Complete Planning & Zoning Department Signature

Project stalue \$16,000

# Le Sueur County Conditional Use Application-Grading, Excavating & Filling

Esmail and Barbara Mostaghimi 50411 Mortensen Lane Waterville, MN 56096

Page 1 of 2

### VIII. Description of Request

- a. Full Description of Request
  - 1. Operations Occurred
    - i. Retaining Walls
      - Old retaining walls were failing. We left most of the existing timber & stone and put new timber in front. We installed 4" drainage tile behind the new timber.
      - The length & height of the retaining walls remained about the same as what they were with the exception of the retaining wall adjacent to the boat house (Retaining Wall 13 see drawing (B) C1 for measurements). Because this wall is taller than 4 feet, we had an engineer look at it. The engineer provided us with a proposal to secure it. The existing drain tile that starts in front of the house by Mortensen Lane runs along the west side of the house, comes through this wall, and empties into a tile intake next to the boat house. The existing drain tile then continues by running under the boat house and finally exiting at the lake.
      - The work on the retaining walls was done by hand. There is no access to enable use of any equipment.
      - Some landscaping timber was used along the walkways and around the gardens.
    - ii. Rain Gardens
      - We added multiple rain gardens to help prevent soil erosion (see drawing).
  - 2. Operations to Occur
    - i. Secure Retaining Wall 13 drawing (B) C1
      - Secure Retaining Wall 13 adjacent to the boat house using proposal provided by engineer.
        - Dig 5 holes 3' x 6" with 12" diameter, 3.5' apart
          - Dirt from holes will be used to help fill in space after removing portion of Concrete Surface 4 mentioned below (0.31 cubic yards of dirt movement).
        - Put 5 channel flat C4x5.4 in holes and fill in with concrete
        - Each channel flat will be secured on top with a cable clamp
    - ii. Remove Portion of Concrete Surface 4
      - Concrete Surface 4 next to the boat house was reviewed by contractor. Contractor's recommendation is to remove 40 sq. ft., which should have no impact on boat house. The concrete will be removed in winter utilizing the ice on the lake to get access. After concrete is removed, 0.69 cubic yards of dirt will be used to fill in (0.31 cubic yards will come from holes dug to secure Retaining Wall 13 mentioned above) and grass will be planted.



# Le Sueur County Conditional Use Application-Grading, Excavating & Filling

Esmail and Barbara Mostaghimi 50411 Mortensen Lane Waterville, MN 56096

Page 1 of 2

### VIII. Description of Request (continued)

- (a. Full Description of Request 2. Operations to Occur)
  - iii. Expand Rain Gardens
    - We need to expand the rain gardens to decrease the amount of stormwater runoff. We also need to add some native vegetation to the gardens.
  - iv. Remove Concrete Surface Under Deck and Install Pavers
    - Remove Concrete Surface under deck due to broken and cracked concrete that's lead to safety concerns. After concrete is removed, 3 cubic yards of sand will be used for leveling when installing pavers.
- b. Following are in Relationship to the Proposed Conditional Use Permit
  - 1. Environmental Impact
    - i. We added multiple rain gardens to help prevent soil erosion. We are planning on adding some native vegetation to the gardens.
  - 2. Adverse Impact on Surrounding Areas
    - i. Minimal to none
  - 3. Stormwater Runoff
    - i. During heavy periods of rain dirt was washing away because of the hills on either side of the roadway leading to our house. We saw where the water was flowing and how the existing retaining walls were not stopping the water from washing away the dirt. Therefore we added new timber in front of the existing retaining walls and added multiple rain gardens.
  - 4. Does Any Part of the Project Extend Below OHWL
    - i. No
  - 5. Wetland Impact
    - i. Not applicable
  - 6. Slope Stability
    - i. We made the slope more stable with adding new timber for reinforcement.
  - 7. Certificate of Insurance
    - i. See attached
  - 8. Meet All Applicable County State & Federal Regulations
    - i. Increased lot size by purchasing additional land, which decreased our impervious surface to 22.8%.



Le Sueur County Conditional Use Application-Grading, Excavating & Filling

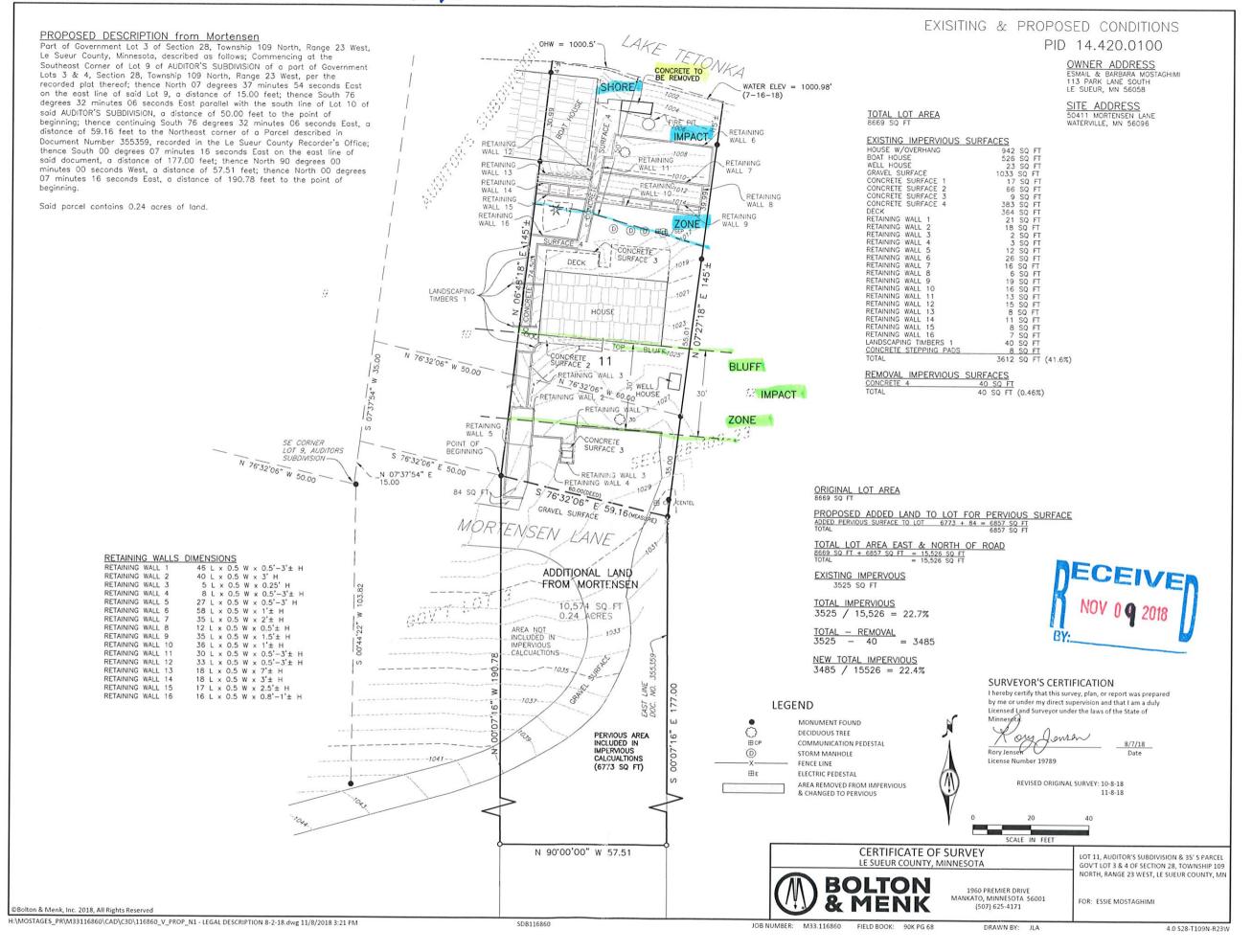
Esmail and Barbara Mostaghimi 50411 Mortensen Lane Waterville, MN 56096

VII. Type of Request: Grading, Excavating or Filling

		lotai		130	7.50	25.73	28	27.00	27.33	61.24	4.62	32.93	32.93
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cubic vards of material movement	To Occur		(8)		200	0.31		0.31		Total cubic yards of material movement:			
of moteria			(A)		250	5.03		3.69		Total			
cubic vards		1	(D)	2.00			0.38				4.62	*	
	Occurred	(0)	3	1.20				1.20					
	000	(0)	(0)		11.37			11.37					
		(4)	3	1.00	10.36			11.36					
	Shoreland-Outside Shore Impact Zone Within Shore Impact Zone Within Bluff Impact Zone Within Bluff Outside Bluff Impact Zone Shore Bluff												



# SITE PLAN







November 1st, 2018

Brosisco LLC 113 S Park LN Le Sueur Mn 56058

RE:

Timber retaining wall evaluation

50411 Mortensen Ln Waterville, MN

Thank you for the opportunity to perform a structural evaluation of the timber retaining wall at the address indicated above. It is our understanding that the retaining wall adjacent to the boat house at the above referenced address requires an engineering review because it exceeds the allowed height by the jurisdiction for non-engineered retaining walls.

GP Engineering PLLC performed a visual inspection during our visit on June 6<sup>th</sup>, 2018. The wall was in good condition with no signs of settlement, sliding or overturning at the time of our visit. GP Engineering also measured and documented the existing construction while on site for the purpose of analyzing the 'as-is' wall construction.

Some elements typical of timber retaining wall construction were observed to be present, however, because the wall had already been backfilled, accurate measurements for analysis could not be taken. For example, tieback timbers were observable on the face of the retaining wall but the length of tiebacks and presence of cross plates could not be verified and so they were neglected in the analysis.

Since we were not able to verify the adequacy of the existing design and construction of the timber retaining wall, we have provided the design for a soldier pile and tieback system that can be retrofit to the existing wall and allow limited reconstruction of elements already in place.

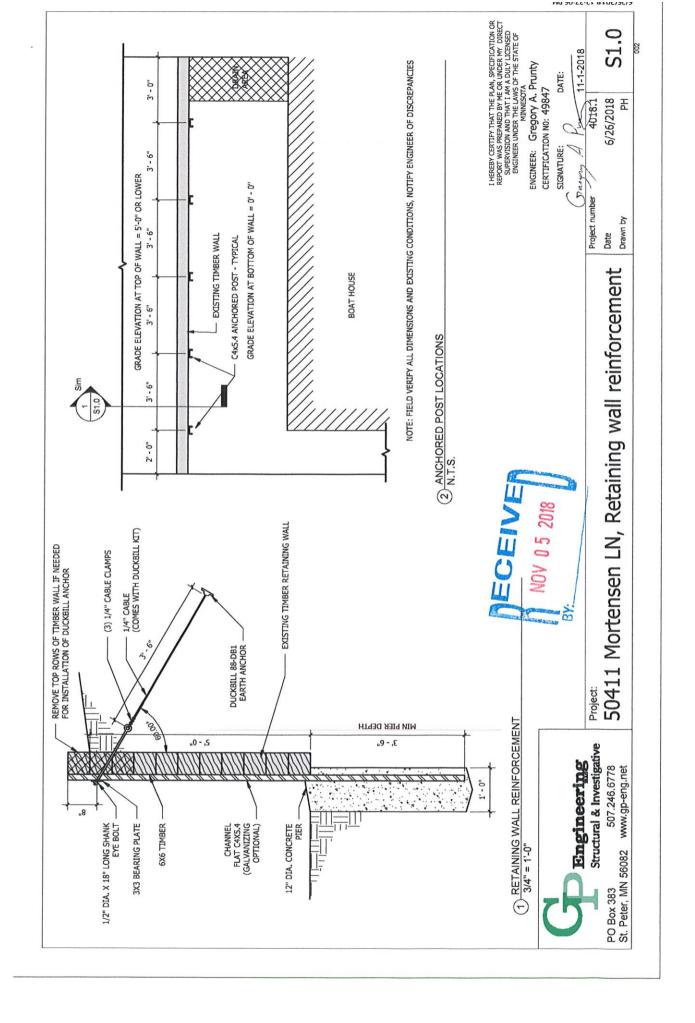
Thank you for the opportunity to work with you on this evaluation. Please contact us at 507-246-6778 if you have any further questions regarding this letter.

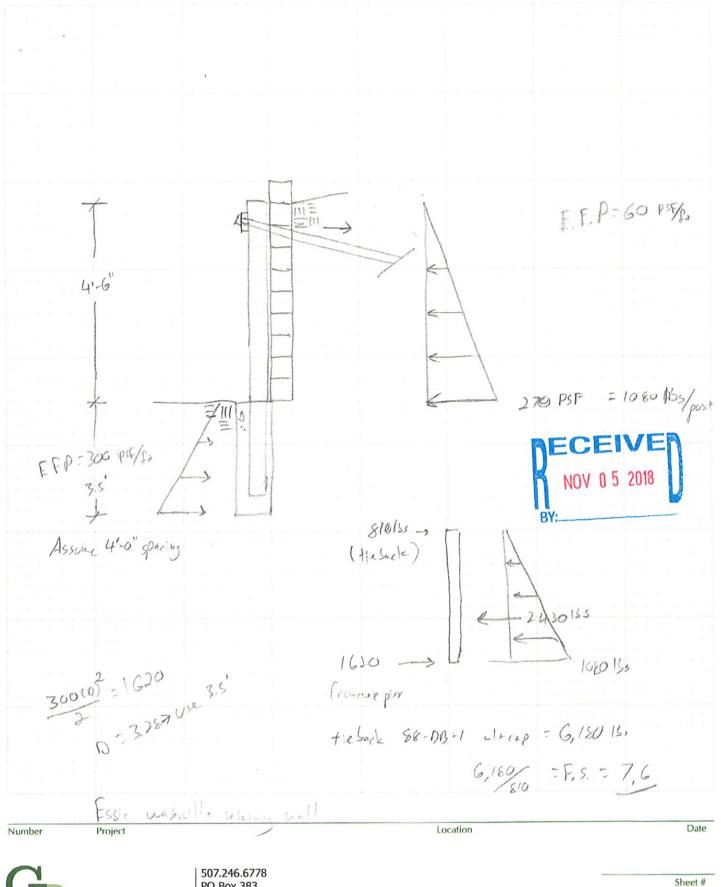
Respectfully submitted,

11-1-2018

Gregory A. Prunty PE Lic. # MN 49847

> PO Box 383 • St. Peter, MN 56082 gp@gp-eng.net • www.gp-eng.net • Cell 701.367.8926 • Office 507.246.6778 001







PO Box 383 St. Peter, MN 56082

## **Duckbill Earth Anchors**

## **Holding Capacity**

Duckbill Model	<b>Ultimate Capacity</b>	Normal Soil*	Normal Installation Depth		
40	580 lbs ( 261 kg )	300 lbs (135 kg)	20 inches (.5m)		
68	2,045 lbs ( 920 kg )	1,100 lbs (495 kg)	30 inches ( .75m )		
88	6,180 lbs (2,781 kg)	3,000 lbs 8/0 lbs (1,350 kg)	42 inches (1.05m)		
138	10,670 lbs ( 4,802 kg )	5,000 lbs ( 2,250 kg )	60 inches (1.5 m)		

Typical Blow Count Per ASTM-D1586. Normal Soil Blow Count Range 24-40. Common Soil Type – Dense Fine Sand; Very Hard Silts and Clays; Dense Clays; Sands; and Gravel; Hard Silts and Clays.

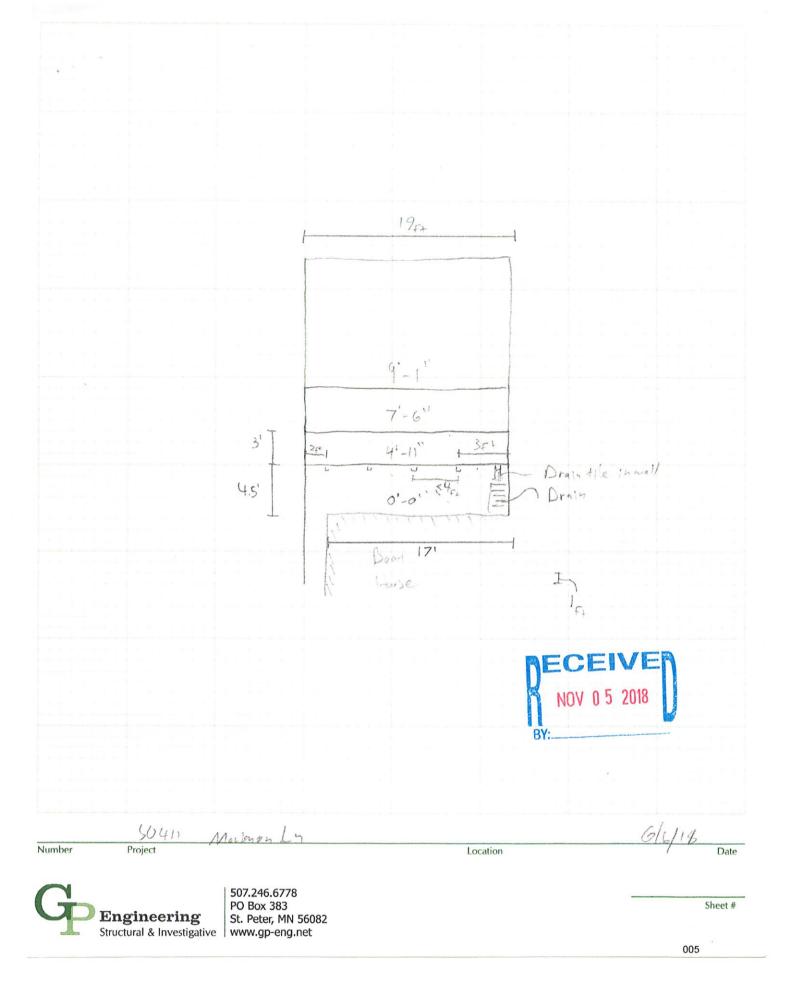


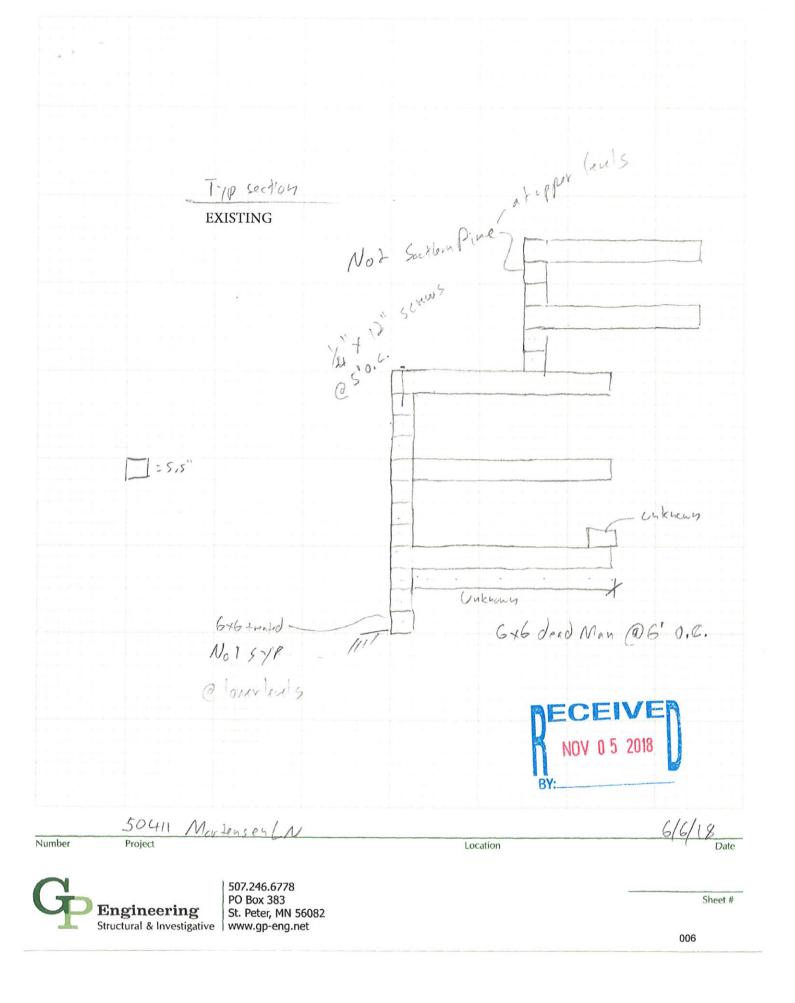


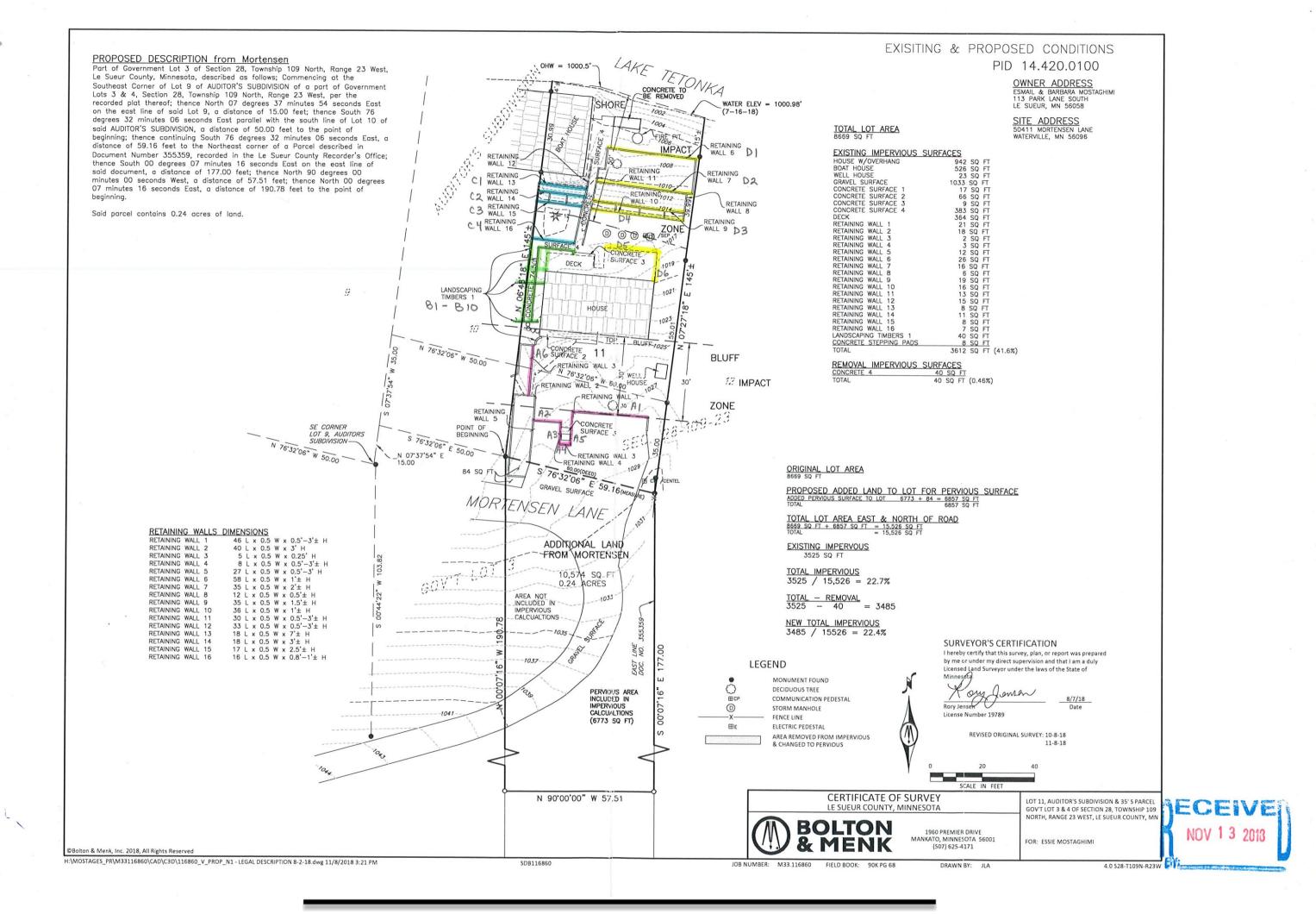


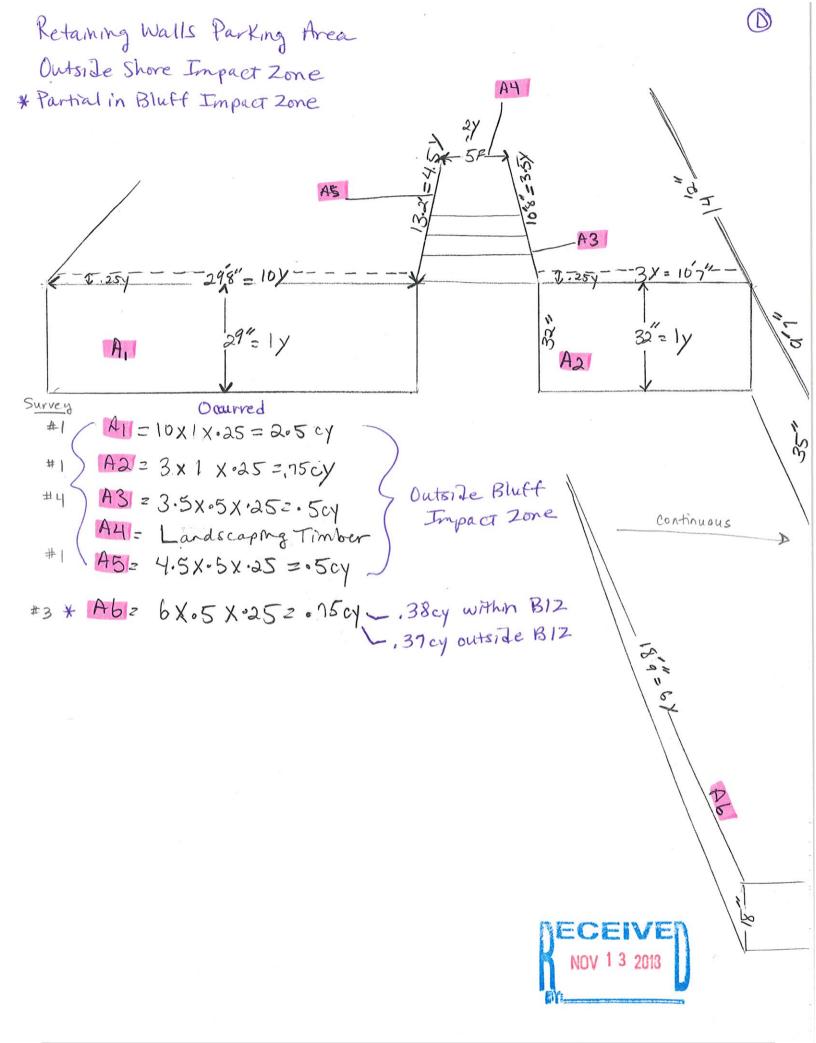
6430 East 49th Drive
Commerce City, CO 80022 (USA)
WATE: 1-800-325-5360
TEL: 303-286-8955
FAX: 303-287-3866
WEB: www.duckbill.com
E-Mail: sales@earthanchor.com





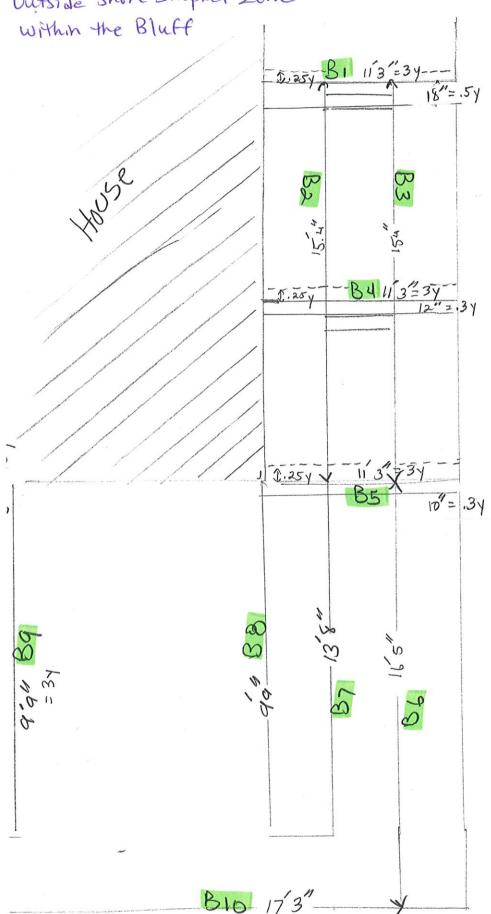








Outside Shore Impact Zone



## Occurred

B1 = 3 x.5x.25 = .37 cy

B2 = Landscaping Timber

B3 2 Landscaping Timber

B42 3 X.3 X.25 = .23 cy

B5 = 3 X , 3 X, 25 = . 23 cy

B62 Landscaping Timber

B7 = Landscoping Timber

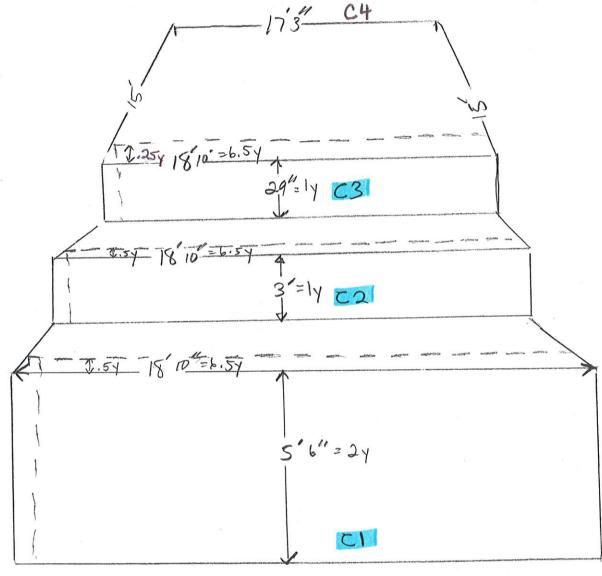
By = Landscaping Timber

B9 = 3X.5 X.25 = ,37cy

BID = Landscaping Timber

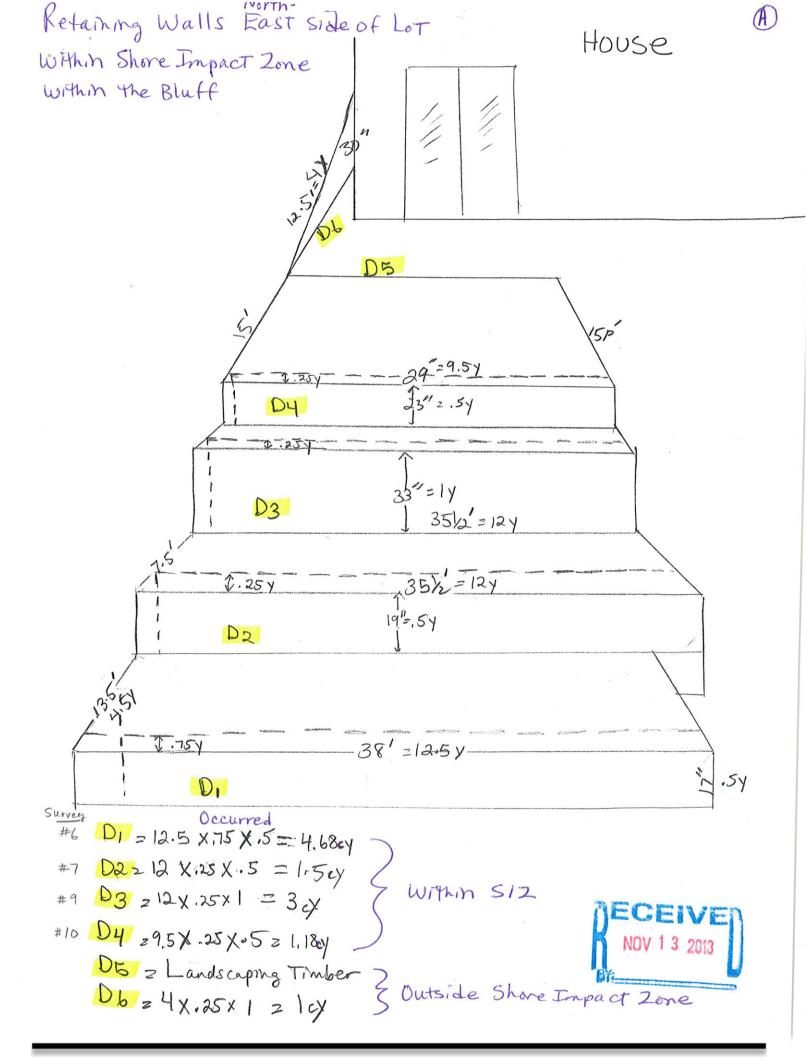
Survey - Landscaping Timbers #1





Survey 0 ccurred  $T_0$  occurred +13 C1  $= 6.5 \times 2 \times 0.5 = 6.5 \text{ cy} + 0.31 \text{ cy}$  +14 C2  $= 6.5 \times 1 \times 0.5 = 3.25 \text{ cy}$  +15 C3  $= 6.5 \times 1 \times 0.25 = 1.62 \text{ cy}$  +16 C4 = Landscaping Timber





Q, 6.

# LE SUEUR COUNTY ENVIRONMENTAL SERVICES 88 SOUTH PARK AVE. LE CENTER MINNESOTA 50057 1020

### LE CENTER, MINNESOTA 56057-1620

(507) 357-2251 FAX (507) 357-8541

### **Erosion and Sediment Control Plan**

Goal: To control erosion and prevent sediment and other pollutants from entering the lakes, streams, wetlands, and storm drain systems during construction.

		1	•
Property Owner: Esma	ail and Bashi	ica Mostzighim	\
Maining Address. 1133.	tark lane,	~ sueur, min	26010
Property Address: 50411	Mortensen La	ne, waterville	, MN 56096
Phone: (507) 665-505	M	obile/Cell:(507)35	1-6644
Responsible party for Impler			
Address: 1/3 . 5 . A		esceur mi	
Phone: (507) 351-6	644 M	obile/Cell:()=	san,

### **Erosion & Sediment Control Measures**

- 1. Maintain existing vegetation whenever possible and minimize the area of disturbance. Retain and protect trees to enhance future landscaping efforts and to reduce raindrop impact. (Vegetation is the best and most cost-effective erosion control practice).
- 2. Install all erosion and sediment control practices prior to any soil disturbing activities, when applicable.
- 3. Phase construction activities to minimize the areas disturbed at one time. This will also allow completed areas to be stabilized and re-vegetated before disturbing adjacent sites.
- 4. Maintain and protect all natural waterways. Retain at least a 20-foot wide strip of natural vegetation along all waterways to filter out sediment and other pollutants.
- 5. Minimize the use of impermeable surfaces such as roofs, driveways, parking lots and roads. The Environmental Resources staff must approve all storm water runoff plans.
- 6. Use rock rip-rap at both the outlet and inlet ends of culverts to prevent scour erosion.
- 7. Limit construction equipment to designated areas to control soil compaction.
- 8. Install silt fence on the down-slope perimeter of all disturbed areas according to the attached installation instructions. Sensitive areas such as wetlands, drainage swales and shoreland areas should also be protected with silt fence.
- 9. Install straw bale checks or rock check dams in areas of concentrated flow.
- Cover any stockpiled topsoil with plastic or other impervious covering. Use stockpiled topsoil as earthen berms to serve as temporary sediment basins.

MUCI U 4 2018

DY.

11. Mulch all disturbed areas at the rate of one 50-pound bale of straw per 500 square feet. On slopes 4:1 or steeper use the following erosion control blankets that have been pinned to the slope according to the manufacturer's instructions:

2:1 slopes or steeper

Straw/Coconut Blanket or High Velocity Wood Blanket

3:1 slopes or steeper

Wood or Straw Blanket with net on both sides Wood or Straw Mulch blanket with net on one side

4:1 slopes or steeper Flat areas

Straw Mulch w/disc anchoring

- 12. Seed all disturbed areas within seven days of final grading and temporary seed/mulch all areas that will be left inactive for more than seven days. Do not seed later than September 1<sup>st</sup>. Areas that need to be seeded after this date should be dormant seeded in late October or early November. See the attached instruction sheet for recommended mixtures and rates. The use of native plant materials, including trees and shrubs, is encouraged. Native species will provide good vegetative cover that is adapted to our soils and climate.
- 13. Apply fertilizer according to soil test recommendations.
- 14. Install water bars on access roads to prevent concentrated water from flowing down the road and eroding gravel.
- 15. Attach a site map showing the location of all erosion control practices, property lines, roads, lakes, watercourses, wetlands, on-site systems and building locations.

Note: To reduce mud transported onto paved roads, a rock construction entrance may be required. This will require a six-inch layer of 1-2 inch diameter washed rock a minimum of 50 feet in length.

### Inspection and Maintenance

- 16. Inspect the construction site every 7 days and within 24 hours after every rain event to ensure the practices are working properly (i.e. silt fences, water bars).
- 17. Clean out the silt fences when they are 1/3 full of sediment or replace with functional silt fences within 24 hours.
- 18. Clean out sediment basins on a regular basis to maintain capacity.

I agree to install, inspect and maintain the above practices to accomplish the goal of preventing erosion.

(Property Owner)

(Person Responsible for Implementation)

(Date)

If you have any questions, please contact Environmental Services, at 507-357-853





# LE SUEUR COUNTY ENVIRONMENTAL SERVICES 88 SOUTH PARK AVE. LE CENTER, MINNESOTA 56057

(507) 357-8538 Fax (507) 357-8541

5/25/2018

Esmail & Barbara Moshtaghimi 113 S Park Ln Le Sueur, MN 56096

Parcel Number: 14.420.0100

### To whom it may concern:

As part of your variance that was granted in July 2016, Le Sueur County needs to verify that the proposed conditions were completed for the property located at 50411 Mortensen Ln, Waterville, MN 56096. A site visit was made on Friday, May 25<sup>th</sup> 2018. The variance was approved to allow the applicant to repair an existing deck located within the bluff. During the site visit, it was determined that the conditions listed as part of your variance, specifically removal of the following impervious services: gravel parking & steps, lower concrete pad, and upper concrete pad, was not completed. Presently there is work being done that was not included as part of your variance and are in violation. Any work being done needs to stop immediately.

Le Sueur County Planning and Zoning Ordinance states that the following violations need to be addressed:

- 1) Grading, Excavating, or Filling that is greater than 10 cubic yards within the Bluff Impact Zone (BIZ) requires a Conditional Use Permit (CUP). The BIZ is defined as 30 feet from the top of bank of a bluff.
- 2) Grading, Excavating, or Filling that is greater than 10 cubic yards within the Shore Impact Zone (SIZ) requires a CUP. The SIZ for Tetonka Lake is defined as 50 feet from the OHWL.
- 3) A CUP is required if a retaining wall is placed within the SIZ or within a bluff.
- 4) A CUP is required if Grading, Excavating, or Filling occurs within the bluff.
- 5) A CUP is required if impervious surface exceeds 25% of the total lot area.

Another issue on site that could be in violation includes:

• Greater than a total of 50 cubic yards lot material being Graded, Excavated, or Filled within shoreland. Shoreland for a lake is defined as the distance of 1000 feet from the OHWL.

You must inform your contractor immediately to stop all work, and put erosion control measures in place. Please contact me in order to address the violations that were listed. I can be reached by phone at (507) 357-8540, via e-mail at <a href="https://hkalbus@co.le-sueur.mn.us">hkalbus@co.le-sueur.mn.us</a> or at the address located below. Once we discuss the violations, you need to come into our office to apply for a permit. Michelle Mettle or Josh Mankowski

will be your point of contact at that time. Your timely response to this matter is appreciated; please notify us within two weeks of receiving this letter.

Respectfully,

Holly Kalbus Le Sueur County

**Environmental Services** 

Environmental Resources Specialist

Physical Address: 515 South Maple Ave, Le Center, MN 56057

### Michelle-

I meet with Essie on 10/5/2018 to discuss with him how to address stormwater runoff and improve drainage for his lot. After talking with Essie, we had agreed on a few projects/ideas that would work .

- First, we discussed adding rock and native vegetation around tile intakes to help slow the stormwater and infiltrate any sediment.
- Secondly, Essie would like to add some vegetation near his trees that are closest to the lake. It is difficult for him to mow in this area, and again it will help with runoff.
- Another area that Essie would like to add some native plants is just to the west of his steps that head down to the lake.
- One project that I believe will help tremendously is adding some kind of best management practice (such as a rain garden, grassed waterway, etc.) near the road and steep hillside. It sounds like the water is creating major erosion problems in that area, and eventually the water drains to his lot.
- It didn't sound like Essie had a problem with removing the concrete surface near his boat house, but he is concerned on how to go about getting it removed. I suggested that utilizing the ice in winter in order to get access to the concrete pad would be ideal. Essie said he was having difficulty finding a contractor that would do this. I gave him a list of local contractors to call and let us know if he finds someone who would be able to do the work.

My biggest concern with this lot is the amount of water that is coming from the steep road and hillside to his property. We came up with some ways that will hopefully slow down the water, but also infiltrates some of the nutrients and sediments that it will carry.



Holly tellous

DOCUMENT NO. 405273 July 26, 2016 2:50 PM

Certified filed and or recorded on above date

SHARON J. BUDIN, RECORDER Le Sueur County, Minnesota

Pages 2 CM

Well Cert Received Well Cert Not Required

STATE OF MINNESOTA COUNTY OF LE SUEUR LE SUEUR COUNTY BOARD OF ADJUSTMENT VARIANCE PROCEEDINGS

IN THE MATTER OF: ESMAIL AND BARBARA MOSTAGHIMI

REQUEST: Allow the applicant to repair an existing deck located within the bluff in a Recreational Residential "RR" District on a Recreational Development "RD" lake, Lake Tetonka.

**ORDER GRANTING VARIANCE # 16157** 

OWNER: ESMAIL AND BARBARA MOSTAGHIMI

The above entitled matter came on to be heard before the Le Sueur County Board of Adjustment on the 21 day of July, 2016, on a petition for a Variance pursuant to the Le Sueur County Zoning Ordinance, for the following described property: **SEE ATTACHED** 

IT IS ORDERED that the Variance be granted as written with the following conditions or reasons:

- 1. The Variance is reasonable.
- 2. The alleged practical difficulty is unique to the property.
- 3. The circumstances causing the practical difficulty were created by someone other than the landowner.
- 4. The issuance of the Variance will maintain the essential character of the locality.
- 5. The alleged practical difficulty involves more than economic considerations.
- 6. The Variance is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.
- 7. The Variance is consistent with the Comprehensive Plan.

AFFIXED

8. The footprint of the deck remains the same and the existing footings are used.

DATED THISDA	AY OF July , 2016.
	LE SUEUR COUNTY ZONING AUTHORITY
07177 07141NF0 071 )	,
STATE OF MINNESOTA )	LE SUEUR COUNTY OFFICE
) SS.	OF PLANNING AND ZONING
COUNTY OF LE SUEUR )	
IN THE TESTIMONY WHEREOF, I have the County of Le Sueur, on the 26th	hereunto subscribed my hand at Le Center, Minnesota, in day of, 2016.
	Dan
	LE SUEUR COUNTY ADMINISTRATOR
SEAL	
SEAL	

# VARIANCE

### LE SUEUR COUNTY PLANNING AND ZONING BOARD OF ADJUSTMENT

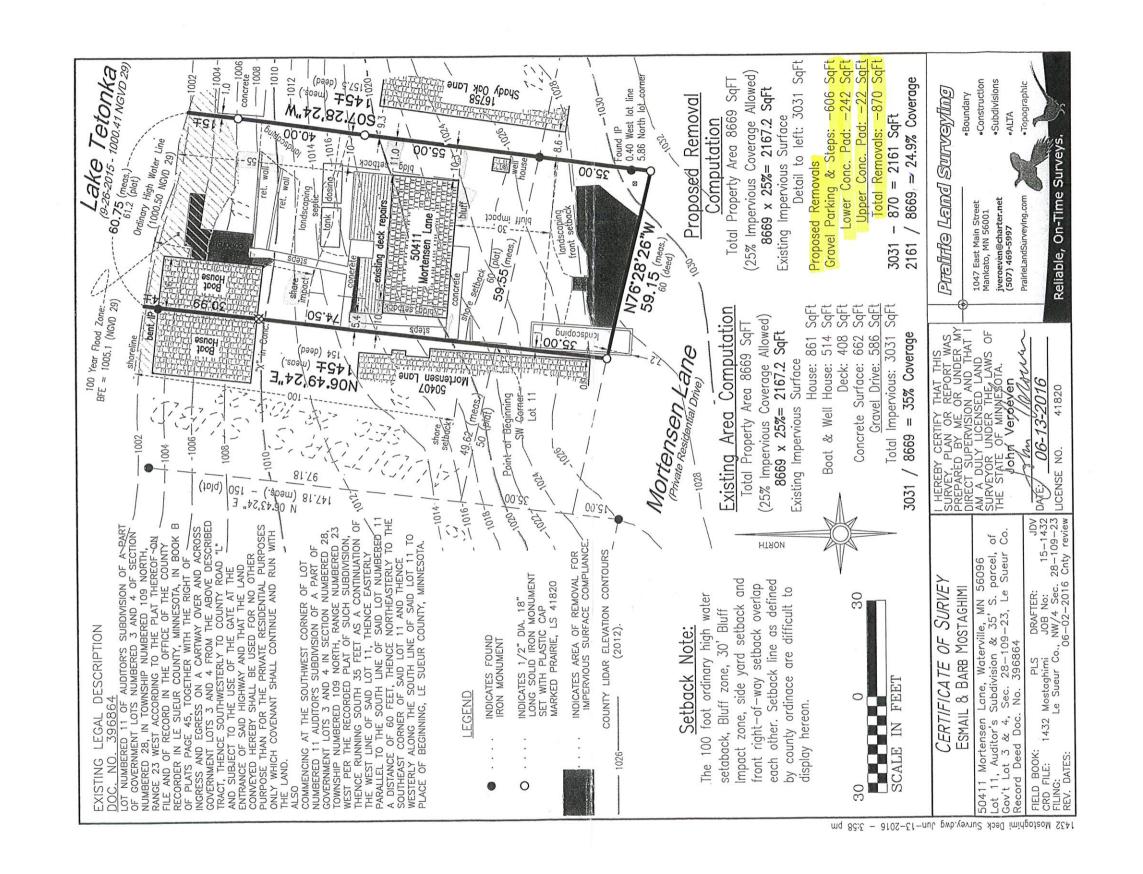
88 SOUTH PARK AVENUE LE CENTER MN 56057

Direct Dial (507) 357-8538

	Dir	ect Dial (507) 357	-8538 Fax (507) 357	7-8541	
	TION DATE: 6/3 JLING DATE: 8		ERMIT NUMBE	R 16157 FEE	: \$646.00
APPLICAN ADDRESS: CITY: STATE: PHONE:	VT: ESMAIL & BAR 113 S PARK LN LE SUEUR MN 507-351-6644	BARA MOSTAGH  ZIP: 56096	PROPERTY OF ADDRESS: CITY: STATE: PHONE:	WNER: ESMAIL & BARE 50411 MORTENSEN LN WATERVILL MN ZIP: 507-351-6644	BARA MOSTAGHIN 56096
PARCEL NO	): 14.420.0100	TOWNSHIE	• WATERVILLE	911: 50411 MORTEN	SEN LN, WATERV
SEC:	28	SUBDIV:	AUDITORS PLAT		
TWP:	112	LOT:	11	ZONE:	RR
RANGE:	23	BLOCK:	DV//II	FEMA PANEL#:	27079C0430D
Q/Q:		ROAD:	PVT	FLOOD ZONE: herein, do hereby respectfu	X OUTSIDE
1.) Reas	are presented: son for Requeste O ALLOW THE APPI		IR AN EXISTING DE	CK LOCATED WITHIN TH	E BLUFF.
3.) Spec	ial Conditions of	of Variance: ESCRIPTION OF F	f Request as List PROPERTY MUST BE	SUBMITTED PRIOR TO	,
Conce	APPLICANT/P	ROPERTY OWN	ER .	DATE	6
LE SUEUR CO	ounty Plannin	M Thi	Ŷ	(0-14-10 DATE	<u>)</u>
	ON-SITI	E TOUR DATI	E:	016	
PUBLIC F	HEARING DATI	E:7/2	1/2016 A(	CTION: Approved	
	AS WRITTEN			WITH CONDITIONS	,
Starm	G. Dohr	nn		7-21-16	
Bo	OARD OF ADJUST	MENT CHAIRMA	AN	DATE	

BUILDING SITE MUST BE STAKED OUT THE MONDAY PRIOR TO THE MEETING OR THE APPLICATION WILL BE TABLED.

DATE



# LE SUEUR COUNTY ENVIRONMENTAL SERVICES

AE 100 vr flood Recreational/

NAME: PID: DATE: FIRM #: F-Zone:

RFPE:

District:

Residential & Flood Fringe Floodplain





Map Disclaimer

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accurately interpret the source data used in their preparation. However, a degree of error is inherent in all maps, Reasonable efforts have been made by the Le Sueur County GIS Department to verify that these maps These maps may contain omissions and errors in scale, resolution, rectification, positional accuracy,

\*The maps are date specific and are intended for use only at the published scale. \*These maps should not be used for navigational, engineering, legal, or any other site-specific use. development methodology, interpretation of source data, and other circumstances.

> 24 25

Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet

Photo dated April/May 2017

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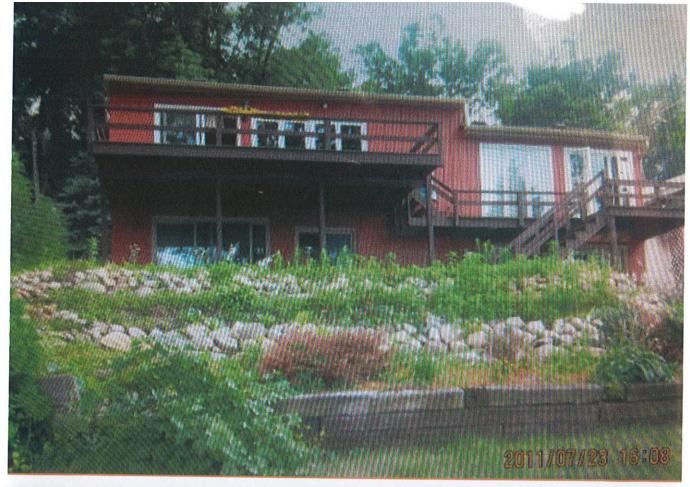
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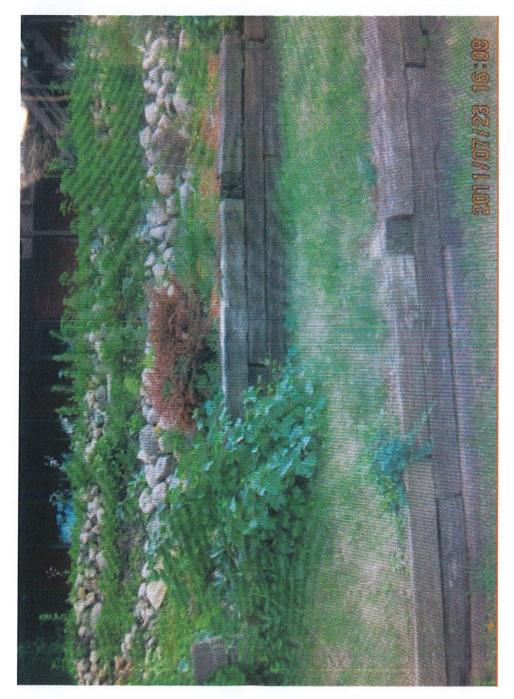
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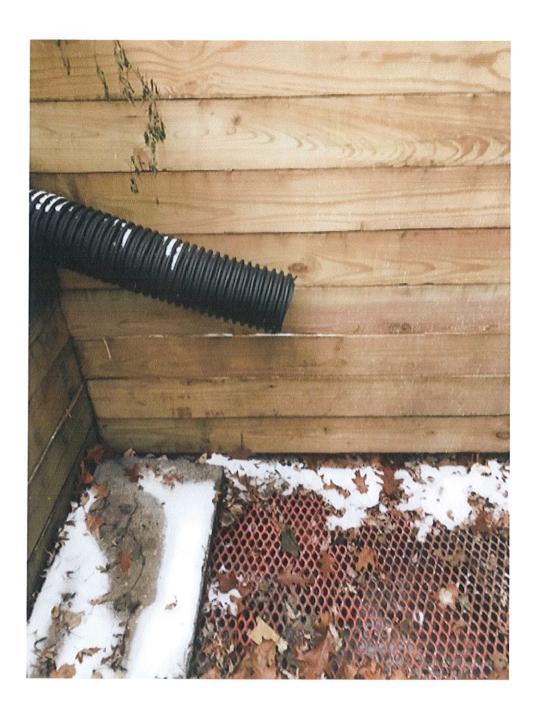


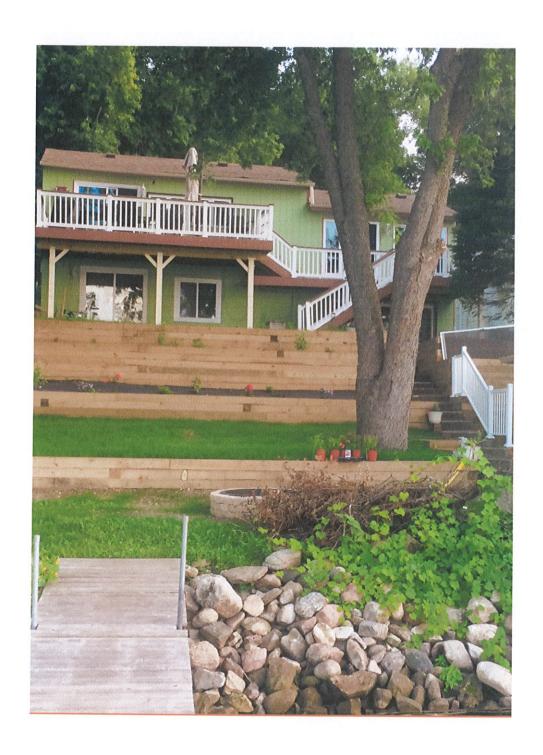






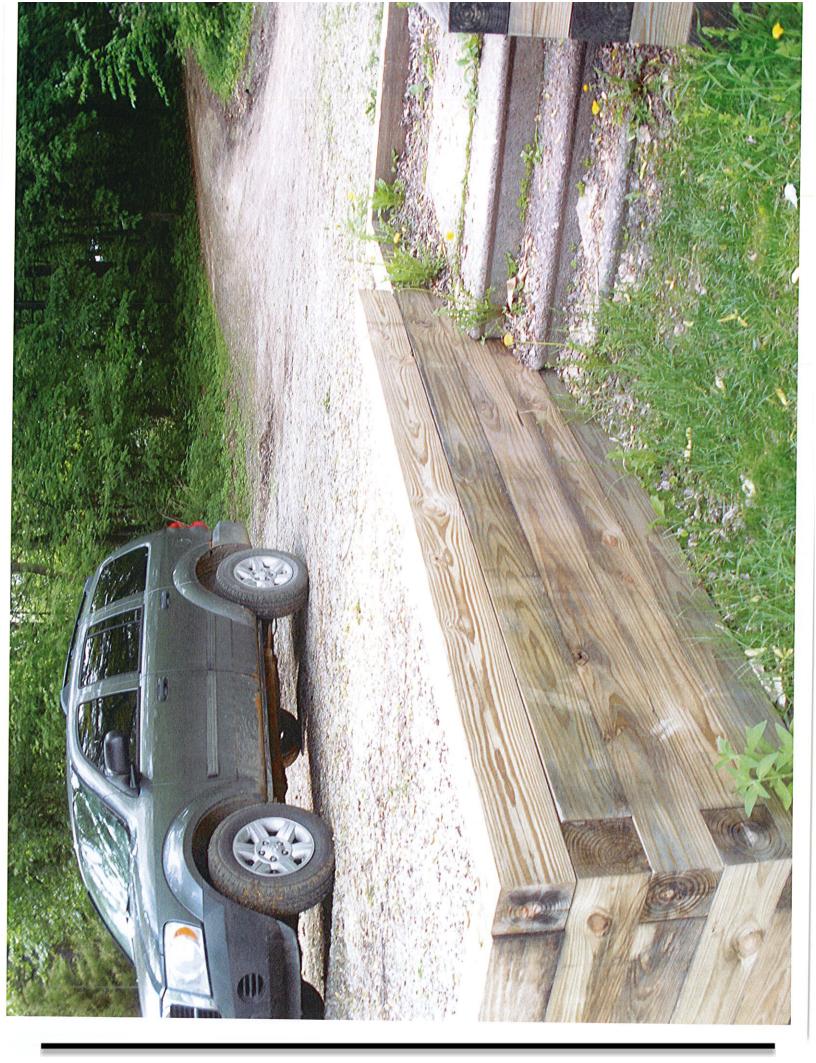




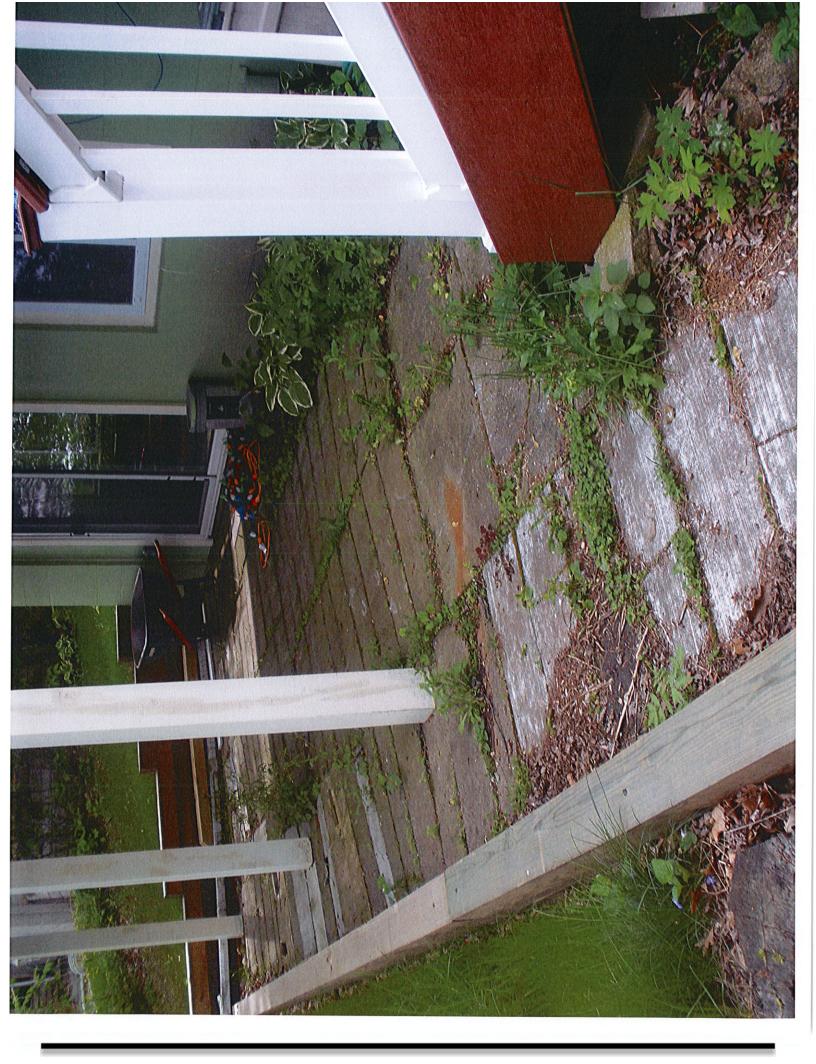




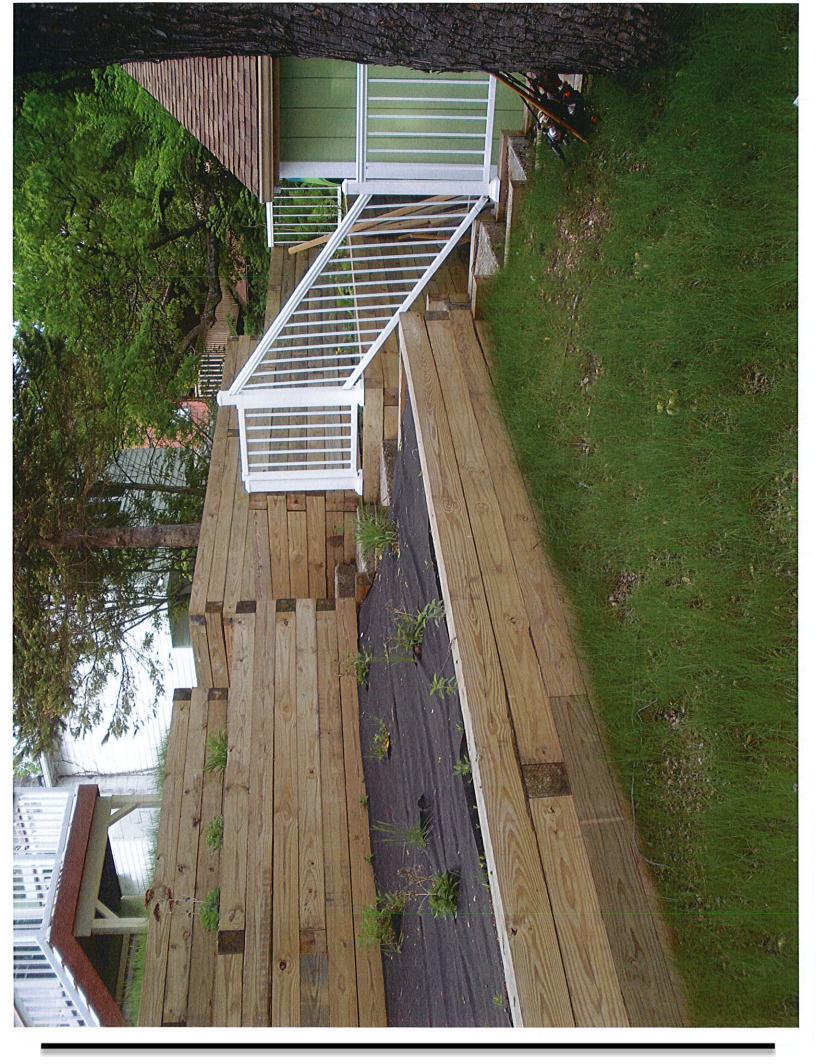


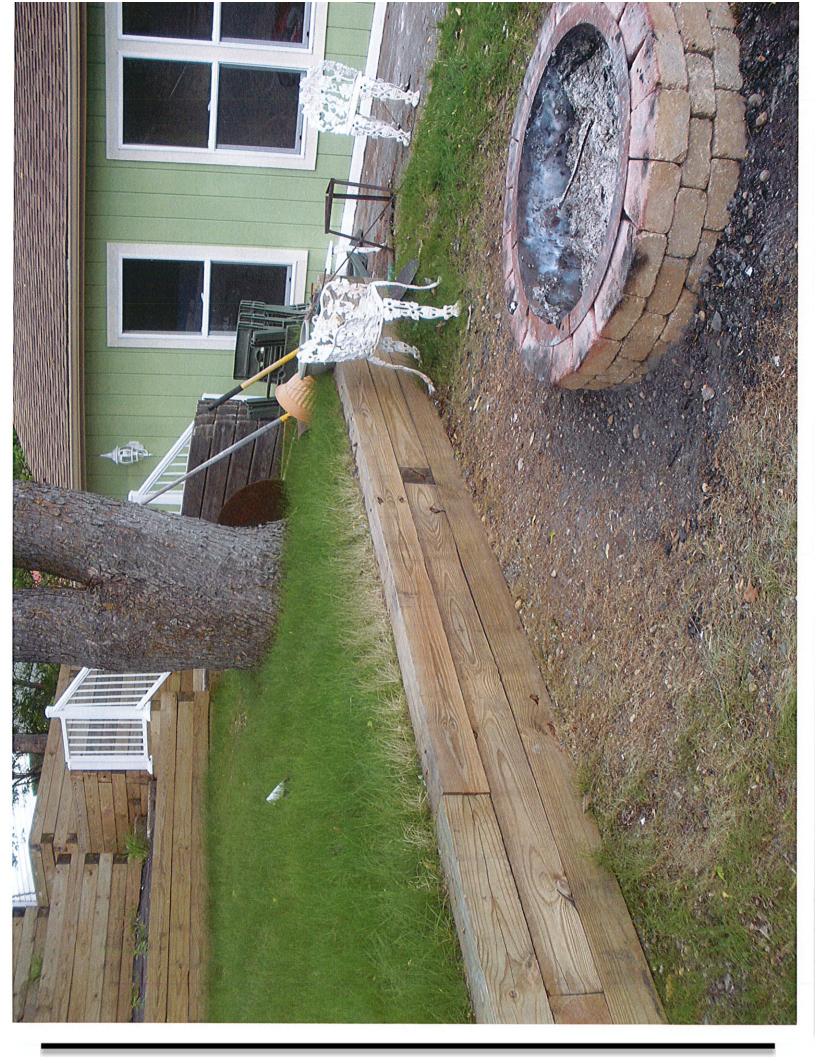


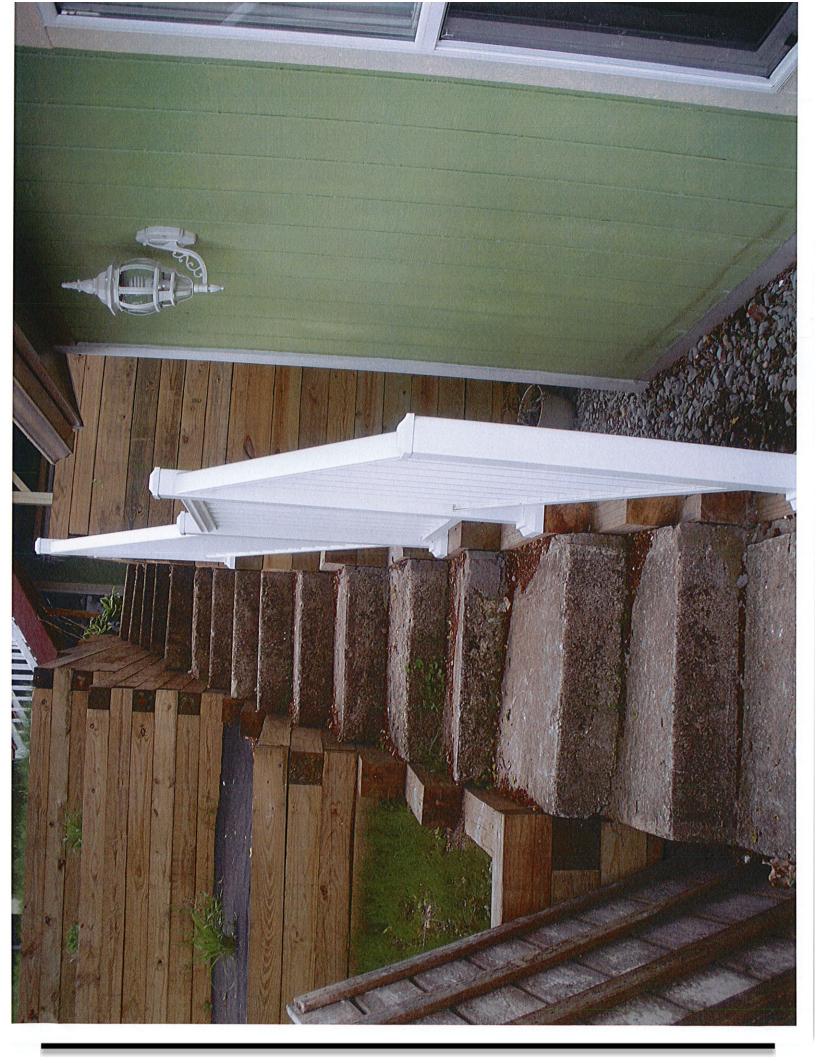


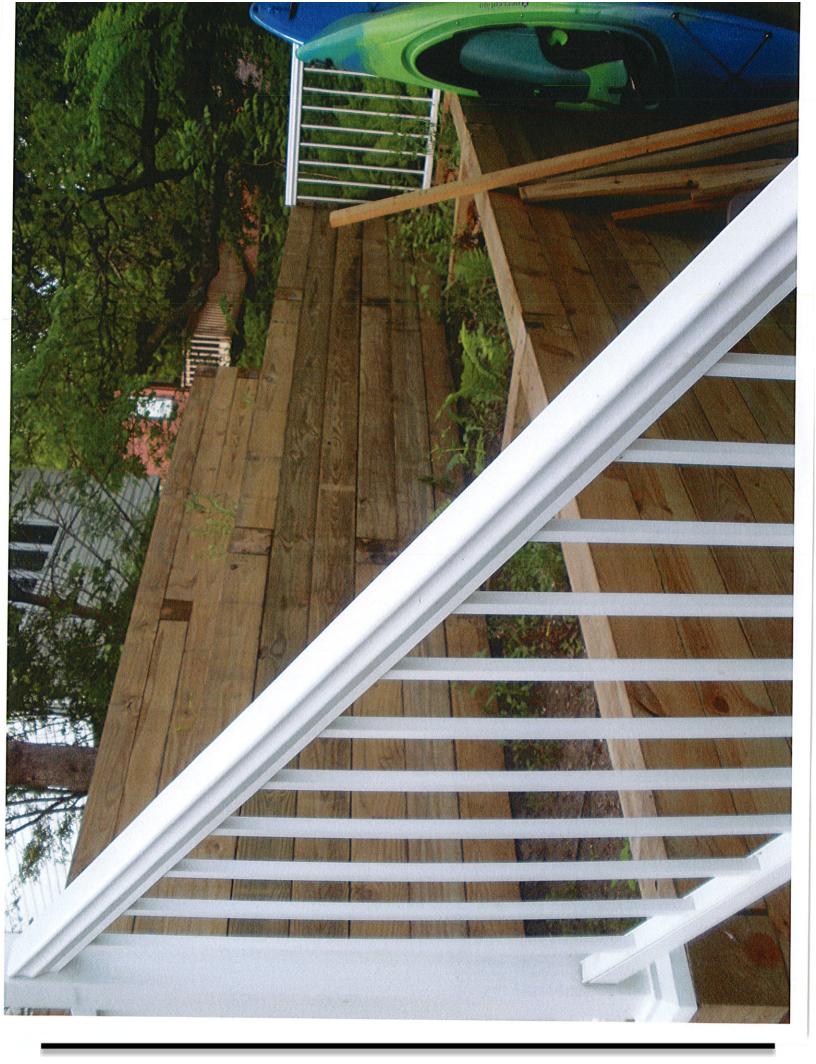












PLANNING AND ZONING COMMISSION 88 SOUTH PARK AVE LE CENTER MN 56057

Date: 12/31/20180

To: Le Sueur County Planning and Zoning Commission

From: Holly Kalbus, Environmental Resources Specialist

### **Applicant:**

Esmail & Barbara Mostaghimi

### Property owner:

Esmail & Barbara Mostaghimi

### Property:

14.420.0100

### **Description:**

Application for an After-The-Fact Conditional Use Permit to allow grading, excavating, and filling of 25.73 cubic yards within the shore impact zone, 27.93 cubic yards within the bluff, total of 61.24 cubic yards on the lot for the construction of retaining walls and patio in a Recreational Residential "RR" district, and a Flood Fringe "FF" Floodplain Overlay district on Lake Tetonka, on a Recreational Residential "RD" lake.

### Recommendation:

It would be my recommendation to approve the application with the condition(s) listed below. The existing retaining walls were failing and needed to be replaced. A tile was installed on the property to help mitigate stormwater runoff.

### Condition(s):

- 1. Improve the rain gardens that were previously installed by planting deep rooted Minnesota native vegetation.
- 2. Install rock and Minnesota native vegetation around tile intake(s) in order to help infiltrate and remove sediment from the stormwater on the property. It is recommended to plant vegetation such as grasses and forbs which have more delicate root structures and thus should not interfere with the tile. It is not recommended to plant woody vegetation such as trees and shrubs due to their dense root structures which has been proven to plug tile lines. (See Attachment for more information)
- 3. Remove concrete surface 4 in addition to the 40 square feet that is proposed to be removed by the applicant. As part of the variance that was granted in 2016, the entire concrete surface near the boat house was to be removed. By removing the concrete, conditions of the variance are being met as well as reducing runoff from impervious surface.
- 4. Reduce the height of Retaining Wall 16 to be similar height to the ground level (approximately 3 landscaping timbers to be removed). The additional height does not serve any purpose for reducing runoff and erosion and providing slope stability.

- 5. Install erosion control measures (coir logs, erosion control blanket, etc.) on the southern half of the property, specifically on the hillside near the gravel road, in order to help prevent runoff and erosion to the applicant's property.
- 6. Install at least one best management practice such as a tile intake or planting deep rooted Minnesota native vegetation on the hillside near the gravel road. This should help slow down and prevent runoff and erosion to the applicant's property.

Sincerely,

Holly Kalbus Le Sueur County

**Environmental Resources Specialist** 

# IOWA STATE UNIVERSITY

## Extension and Outreach

News

# Iowa State University STRIPS Team Assesses Tile Systems Under Prairies

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October 10, 2017, 12:50 pm | Matt Helmers, Timothy Youngquist, Ed Adcock

AMES, Iowa — An Iowa State University research project has found that prairies, known for an abundance of deep roots, don't interfere with tile systems running under them.

Perforated tile are buried under cropland to remove excess water detrimental to crop production. Farmers and landowners considering installing strips of prairie plants in



their fields have asked about the possibility of roots growing into tile lines, said Tim Youngquist, an agricultural specialist and farmer liaison for Iowa State's <u>Science-based Trials of Rowcrops Integrated with Prairie Strips</u>  $\@oldsymbol{Z}$ , known as STRIPS.

The STRIPS team sent video cameras into the tile lines under prairie and crop areas to assess root growth. Matt Helmers, a member of the STRIPS team, <u>professor and extension agricultural engineering specialist</u> ♂, narrates a video produced to show the results at: <a href="https://vimeo.com/232982174">https://vimeo.com/232982174</a> ♂

"We do see some slight root penetration into the tile line, but it's quite minimal overall," he said of the survey, which was done in August.

The largest root encountered was from a cottonwood tree sapling, which was growing in the prairie. Helmers, who also holds a Dean's Professorship in the College of Agriculture and Life Sciences, said managing woody plants is important to avoid their roots encroaching into tile. When compared to the view of tile under a field of continuous corn, Helmers said there were similar or more roots from the corn. In either case, he added there wasn't enough root growth in these tiles, which were installed in 2008, to plug the tiles or interfere with drainage.

Sometimes farmers report finding a tile plugged with herbaceous roots in low-lying areas or along stream corridors. The usual cause is reed canary grass, an aggressive non-native plant naturalized in the Iowa landscape that is not seeded in prairie plantings.

VIDEO: Field Tile Investigation August 2017 ♂ from ISUCALS ♂ on Vimeo ♂.

Category: <u>Crops</u>, <u>Environment</u>
Tags: agriculture, prairie, research

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