



MEMORANDUM

Comfort Lake-Forest Lake Watershed District

Date: December 11, 2023
To: CLFLWD Board of Managers
From: Mike Kinney, District Administrator
Subject: 22-036 – Mayorga Meadows



Little Comfort Lake
Management District

Background/Discussion

The purpose of this agenda item is for managers to review, discuss, and consider approving permit number 22-036.

Permit 22-036 is located at 7580 250th Street, City of Wyoming. Most of the site drains to Little Comfort. However, the northern section drains to Comfort. The project consists of the subdivision of a lot into two buildable lots and no building projects are currently being planned. The subdivision of the lot triggered Rule 4.0: Lake, Stream, and Wetland Buffer Requirements.

Five wetlands and a creek are located within the lot and will require a buffer. The five wetlands were classified as Manage 3, which requires a 25 ft buffer, while the creek requires a 75 ft buffer. A proposed buffer plan submitted to CLFLWD includes these buffers and meet the rule requirements of Rule 4.0. No construction would be authorized by this permit.

Recommended Motion

Proposed Motion: Manager _____ moves to approve permit application #22-036 with conditions stated in EOR's December 11, 2023, memorandum. Seconded by Manager _____.

Attached

Emmons & Olivier Resources' Memorandum
Emmons & Olivier Resources' Exhibit

Project	Mayorga Meadows	Date	11-21-2023
To	Mike Kinney	Contact Info	CLFLWD
Cc	Board of Managers	Contact Info	CLFLWD
From	Greg D. Graske, P.E.	Contact Info	EOR
Regarding	Permit Application #22-036, City of Wyoming		

Applicant

Noe Mayorga
 7580 250th Street
 Wyoming, MN 55092
 noe@bestinsulationmn.com

Authorized Agent

Luis Reyes-Camacho
 635 Bielenberg Drive, Suite 100
 Woodbury, MN 55125
 Phone: 651-410-3107
 luisreyesmn@kw.com

Project Purpose: The proposed project will split an existing parcel and result in two buildable lots. The resulting lots will be approximately 9.8 acres and 4.7 acres.

Project Location: 7580 250th Street, City of Wyoming. Site drains to Little Comfort Lake.

Applicable District Rules: 4.0 & 9.0

Recommendation: Approval, with issuance on receipt of the following:

1. Survey of existing buffer vegetation and incorporation of revegetation plan acceptable to the District Engineer (as it deems necessary per rule 4.5.2).

Prior to permit issuance, the following are required:

2. Execution of a maintenance instrument satisfactory to the CLFLWD addressing the ongoing maintenance and protection of vegetated wetland buffer. The proposed instrument shall be provided to the District for review prior to execution, and documentation of recording with the County must be provided before permit issuance.

Stipulations of Permit:

3. Placement of Buffer markers in accordance with Rule 4.2.3.
4. No earth movement or construction is authorized with this permit.

Rule 2.0: Stormwater Management

The proposed project does not trigger this rule; the site is not proposing a subdivision of three or more lots.

Rule 3.0: Erosion Control

The proposed project does not trigger this rule; no earth movement or construction of impervious is proposed at this time.

Rule 4.0: Lake, Stream, and Wetland Buffer Requirements

The proposed project will subdivide an existing single family home parcel into two buildable lots. The western lot will have the existing home and the eastern parcel will be a new buildable lot. No construction is proposed under this permit. The site has numerous wetlands along with a delineated creek (watercourse). A MnRAM assessment for the onsite wetlands has been submitted indicating that all five of the onsite wetlands are classified as Manage 3, requiring a 25-foot buffer. The watercourse requires a 75-foot buffer. The proposed plan provides buffers around the wetlands and watercourse, incorporates buffer averaging, and satisfies District buffer requirements.

The existing driveway crossing the wetland at the entrance into the property is considered best fit as allowed under Rule 4.7.1. This driveway is necessary for the current access to a separate property to the north and will be used to access the eastern subdivided parcel. No alterations to this driveway are proposed under this permit, therefore minimizing any disturbance to the wetland and existing vegetation. The western parcel will continue to be accessed by the driveway to the existing home on that parcel.

A survey of the existing buffer vegetation in accordance with subsection 4.5.2 is required. Incorporation of revegetation plan with native vegetation acceptable to the District Engineer is required.

Rule 5.0: Shoreline and Streambank Alterations

The proposed project does not trigger this rule; a DNR general permit applicable to owners who hold a District permit is not in effect.

Rule 6.0: Watercourse and Basin Crossings

The proposed project does not trigger this rule; no roadways, utilities, or water control structures are proposed in the bed of District waterbodies.

Rule 7.0: Floodplain and Drainage Alterations

The proposed project does not trigger this rule; Wyoming has a state-approved floodplain ordinance.

Rule 8.0: Wetland Management

The proposed project does not trigger this rule; the District is not the LGU for wetland impacts.

Rule 9.0: Fees

The fees for the proposed project are the \$10 application fee and the \$1,500 review and inspection deposit. The fees have been submitted.

Rule 10.0: Financial Assurances

The proposed project does not trigger this rule.

Rule 11.0: Variances

The proposed project does not require a variance.

Submittals Received

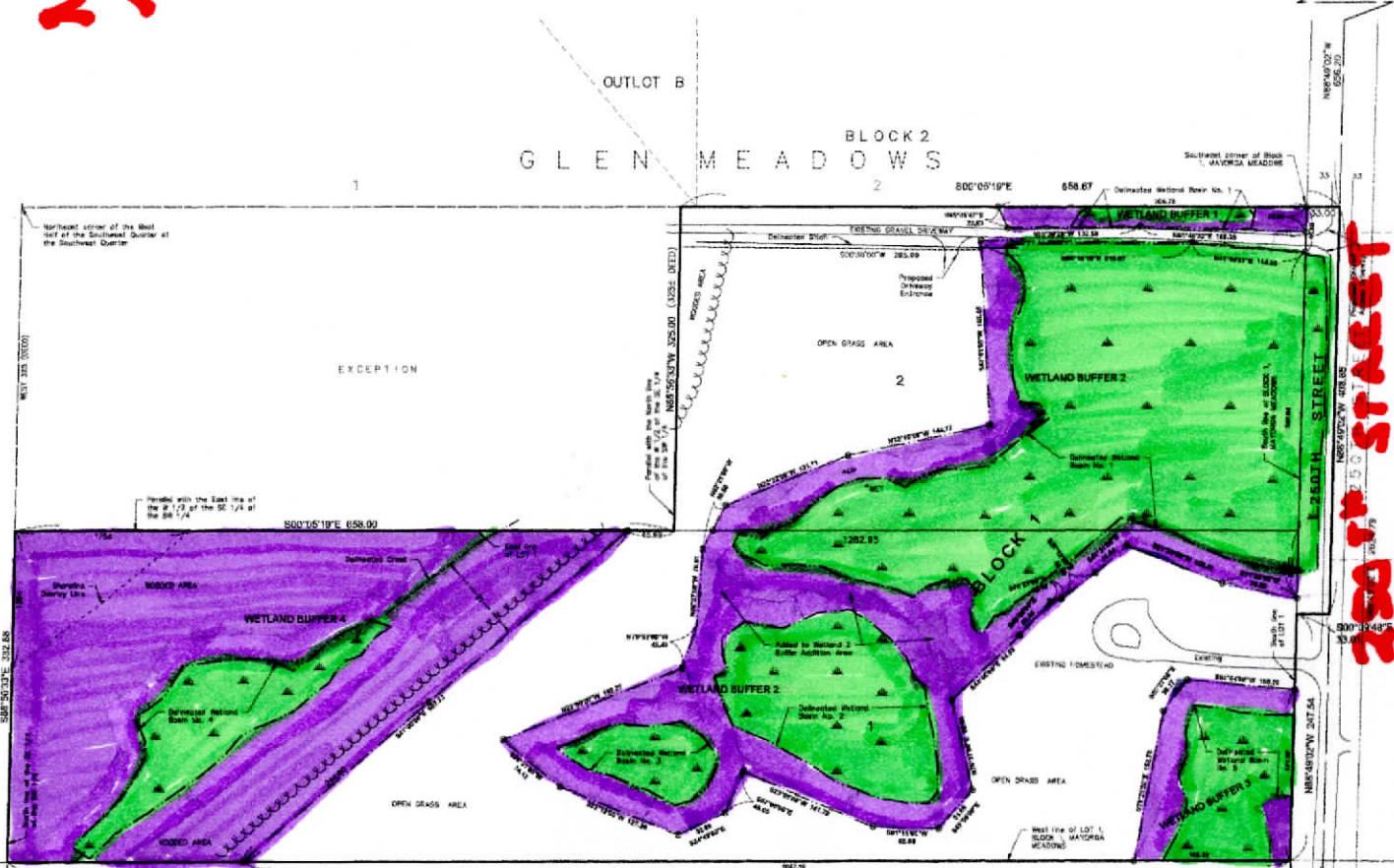
The following submittals were received and reviewed as the basis for this permit application review:

1. Application, received October 19, 2022, prepared October 17, 2022, prepared by Applicant.
2. Application fee in the amount of \$10, received October 19, 2022.
3. Permit review and inspection deposit in the amount of \$1,500, received October 19, 2022.
4. Wetland Delineation Report, received October 19, 2022, prepared August 18, 2022, prepared by Jacobson Environmental, PLLC
5. Preliminary Plat, received October 19, 2022, prepared October 17, 2022, prepared by Widseth.
6. MnRAM, received October 19, 2023, prepared August 19, 2023, prepared by Jacobson Environmental, PLLC.
7. Wetland Buffer Exhibit, received November 8, 2023, last revised November 8, 2023, prepared by Widseth.

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MAYORGA MEADOWS WETLAND BUFFER EXHIBIT

South Quarter corner of
Sec. 27, Twp. 33, Rng. 7
* Found 08'



PROPOSED DESCRIPTION

Wetland Buffer 1

An assessment for drainage purposes over and across that part of Lot 1, Block 1, MAYORGA MEADOWS, according to the recorded plat thereof, Chicago County, Minnesota, described as follows: Beginning at the southeast corner of said Lot 1; thence North 88 degrees 48' 10" West 22' seconds West, assuming bearing, along the south line of said Lot 1, a distance of 32.02 feet; thence North 13 degrees 48' 10" West 32' seconds East, 158.33 feet; thence North 10 degrees 39' 10" West 35' seconds West, 132.42 feet; thence North 63 degrees 35' minutes 47" seconds East, 12.93 feet to the east line of said Lot 1; thence South 10 degrees 03' minutes 14" seconds East, along said west line, 206.70 feet to the point of beginning.

Wetland Buffer 2

An assessment for drainage purposes over and across that part of Block 1, MAYORGA MEADOWS, according to the recorded plat thereof, Chicago County, Minnesota, described as follows: Commencing at the southeast corner of said Block 1; thence North 88 degrees 48' minutes 03' seconds West, assumed bearing, along the south line of said Block 1, a distance of 745.00 feet to the point of beginning; thence North 24 degrees 44' minutes 07" seconds East, 134.66 feet; thence North 09 degrees 26' minutes 23' seconds East, 110.87 feet; thence South 87 degrees 03' minutes West, 188.46 feet; thence North 24 degrees 10' minutes West, 348.77 feet; thence North 22 degrees 22' minutes West, 121.71 feet; thence North 63 degrees 21' minutes West, 20.02 feet; thence North 88 degrees 07' minutes West, 78.63 feet; thence North 70 degrees 52' minutes West, 45.45 feet; thence North 22 degrees West, 192.27 feet; thence South 29 degrees 33' 10" minutes West, 74.13 feet; thence South 22 degrees 12' minutes West, 127.29 feet; thence South 48 degrees 48' minutes East, 12.25 feet; thence South 67 degrees 06' minutes East, 49.29 feet; thence South 23 degrees 28' minutes West, 143.79 feet; thence South 01 degree 53' minutes West, 15.08 feet; thence South 88 degrees East, 31.09 feet; thence South 18 degrees 27' minutes East, 82.58 feet; thence South 44 degrees 08' minutes East, 182.52 feet; thence South 44 degrees East, 49.49 feet; thence South 15 degrees 25' minutes East, 12.13 feet; thence South 37 degrees 12' minutes East, 62.53 feet; thence South 45 degrees 11' minutes East, 42.85 feet; thence South 21 degrees 20' minutes West, 102.41 feet; thence South 33 degrees 28' minutes West, 76.26 feet to the east line of said Block 1; thence South 88 degrees 48' minutes 03' seconds East, 318.04 feet, along said south line of Block 1 to the point of beginning.

Wetland Buffer 3

An assessment for drainage purposes over and across that part of Lot 1, Block 1, MAYORGA MEADOWS, according to the recorded plat thereof, Chicago County, Minnesota, described as follows: Beginning at the southeast corner of said Lot 1; thence North 06 degrees 08' minutes 48' seconds West, assumed bearing, along the west line of said Lot 1, a distance of 150.00 feet; thence South 79 degrees 21' minutes East, 152.78 feet; thence South 53 degrees 27' minutes East, 98.17 feet; thence South 04 degrees 26' minutes West, 108.35 feet to the south line of said Lot 1; thence North 48 degrees 49' minutes 03' seconds West, 177.87 feet, along said south line of Lot 1 to the point of beginning.

Wetland Buffer 4

An assessment for drainage purposes over and across that part of Lot 1, Block 1, MAYORGA MEADOWS, according to the recorded plat thereof, Chicago County, Minnesota, lying north of the following described line: Commencing at the southeast corner of said Lot 1; thence North 06 degrees 08' minutes 48' seconds West, assumed bearing, along the west line of said Lot 1, a distance of 147.13 feet to the point of beginning; thence South 44 degrees East, 507.79 feet to the west line of Lot 1 and thence westerly.

- LEGEND**
- WETLAND
 - WETLAND BUFFER SIGN
 - DELINEATED WETLAND UNLESS NOTED OTHERWISE
 - STANDARD BUFFER LINE
 - MODIFIED BUFFER LINE
 - GRAVEL SURFACE
 - MODIFIED REDUCTION BUFFER
 - AVERAGED BUFFER AREA

- SURVEY NOTES:**
1. Orientation of this bearing system is based on the Chicago County Coordinate System NAD83 (1998 ed.)
 2. The property address is 7580 250th St., Wyoming, MN 55092. PID No. 21-18956.03
 3. Total Area of the subject property: 642,516 Sq. Ft. or 14.75 Acres.
 4. The subject property is within the Comfort Lake/Foxes Lake Watershed District.
 5. The wetland areas consist of the following: Red and White Oak, Red Maple, Silver Maple, Boxelder, Sweetgum, Commonized Typical (with tree species for the area).



WEST 325 STREET
WEST 330 STREET

22-036

DATE	BY	DESCRIPTION	BY
09/26/2022	AM	PREPARED FOR: MDC MAYORGA	
11/24/2022	AM	SCALE: AS SHOWN	
	AM	DATE: 11/24/2022	
	AM	CLIENT: MDC (Lot 1 and 2)	
	AM	PROJECT: WETLAND BUFFER EXHIBIT	
	AM	PROJECT NO: 2022-11278	

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DATE: 10/10/2022 11:40 AM

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