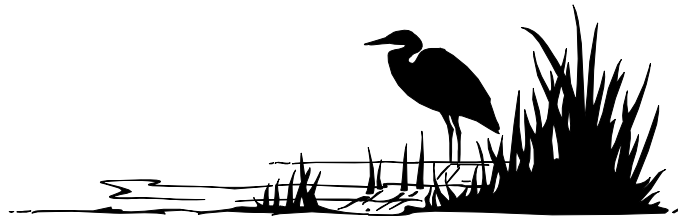


AITKIN COUNTY ENVIRONMENTAL SERVICES-PLANNING & ZONING

209 Second Street, NW
AITKIN, MINNESOTA 56431

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MEMORANDUM

DATE: January 3, 2017
TO: Peter Gansen, Assistant Planning & Zoning Administrator
FROM: Becky Sovde, Wetland Specialist
RE: Parcel 12-0-017300, Application #2016-001316

A site visit was conducted with Steve Hughes from the Soil & Water Conservation District to review this site for wetlands. This is a difficult time of year to do a wetland determination, but based on my and Steve's experience with the site, the area east of the existing road is dominantly wetland. Along with black ash, there are a number of cedar wetland areas throughout the site. There were two small pockets of potential upland areas noted (see attached aerial photo). We reached the southeast corner of Parcel 12-0-017300 and did not find any septic sites identified on the property. Also, the area that matches the drawing is dominated by wetland tree species. The only flagging that was found is older pink flagging around trees that we assumed to be the south property line, and a stake on what is possibly the southwest corner of the property. No building site, driveway location or septic flagging could be found.

Based on the extensive wetland indicators, I would request that this subdivision application be accompanied by a wetland delineation and be considered incomplete until one is provided for review. The extensive wetland areas on this site may prevent any development when new landowners request permits for structures or earth moving.

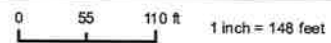
Prior to my working for P&Z, the landowner constructed a road through a wetland area. The road was required to be removed, but the de minimis was still used up. The landowner created four lots on the lake side of the existing road. Three of the four lots were developed and each had to go through wetland replacement in order to create a buildable site. A number of years ago, the landowner met with the Technical Evaluation Panel (TEP) to request additional wetland fill for Tract A. The TEP was very clear in stating that no further wetland fill would be approved for this subdivision.

Tract A has no building site, and, because no standard septic sites could be located on Tracts B-D, a community system was installed on land east of Tract E. I'm not aware of where exactly that system is.

The current Tract E is proposed to be subdivided into a north and south parcel. As I understand, the north part is to become part of Tract A. There is no building site on Tract A and no building site has been identified on the north part of Tract E. The south part of Tract E is dominantly wetland. This subdivision has used up all wetland fill allowed under the de minimis and additional wetland fill will require an approved replacement plan.



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.



Date: 12/29/2016