14A Resolution approving a floodplain alteration permit and setback variances for construction of a new home at 17028 Grays Bay Boulevard

Attached is a change memo indicating correspondence received after the packet was distributed and a staff recommendation.
ITEM 14A – Items related to 17028 Grays Bay Blvd.

The attached email was received after the packet was distributed.

Staff is recommending the following resolution condition regarding flood elevation minimums be modified as follows:

3. An as-built survey to confirm the low floor meets the minimum floor elevation is 933.5, and grading meets the approved plans.
Loren,

Please include the email and photos in tonight’s addendum. Thanks!

Geralyn

From: Jim Pohilla
Sent: Sunday, August 04, 2019 3:58 PM
To: Geralyn Barone <gbarone@eminnetonka.com>
Cc: Mike Happe <mhappe@eminnetonka.com>
Subject: 17028 construction plans

Hello Geralyn,

I own the 17024 Grays Bay Blvd. lot adjacent to 17028. Mike Happe asked that I send this to you so it can be added to the packet for this Monday’s council meeting on 8/5. I apologize for not getting this to you sooner; I was out of town all last week.

I have attached nine photos of the 17028 property and the 17024 adjacent lot owned by myself. I will give a brief description or concern for each photo in order 1 – 9. I will also deliver to you the actual photos for Monday’s council meeting.

Picture 1. High water in 2014 showing lake level standing water on properties 17028, 17024 and 17018.

Picture 2. High water 2014 showing lake level standing water on 17028. At the time of this picture, the lake level had actually receded. At one point in 2014, the entire 17028 home was completely surrounded by water.

Picture 3. High water 2014, to the left in front of the vehicles through the shrubs, you can make out standing water.

Picture 4. Water retention pond mandated by the city on 17024 property. This picture was taken in June of this year; this is not trapped rain runoff, this is the actual lake.

Picture 5. Boundary marker for 17024. This picture also illustrates the potential fill required to elevate the driveway and building platform for 17028 level with Grays Bay Blvd.

Picture 6. How much fill is going to be required to raise the 17028 driveway and building platform to
above street level currently in the plans? Where is the run off going to go?

Picture 7. This is a photo of the 17028 property. The land under the circular stepping stones, approximately 20' in circumference, is fill added directly to the lake to add more physical lake shore property. This was constructed in the late 90’s without a permit. I am not suggesting something should be done about it, I want to be sure it is noted in the records. Was this additional 20' area figured into the hard cover equation?

Picture 8. Boundary marker from the lake towards Grays Bay Blvd. All but the first tree on Grays Bay Blvd. belong to 17024. I want to be sure the trees are preserved and undamaged during the construction process.

Picture 9. Water retention area on 17024. This picture was taken July of this year, the visible remaining water is actually the lake. Dig down two to three feet in many areas of 17024 and 17028 and you will be at lake level.

I am not against the idea of a new home going up, I just want to be sure this is a well thought out plan and that my interests are preserved and protected. If this project proceeds as planned, I would like assurances in written form from the city and or builder that any damage or additional water run off to 17024 will be corrected at the cost of the city and or builder. I wish to have the same terms and conditions apply to the trees. I would also like the city to disclose on how much additional fill is going to be needed for this project. Have any soil or perk tests been performed? I hope you get a better understanding from the photos I presented why I have concerns, I am asking the city to take into consideration those concerns and the potential problems and issues inherent when building in and around the flood plain.

Thank You and Best Wishes,

Jim Pohtilla

From: Ods00295Cpc [REDACTED]
Sent: Friday, August 02, 2019 4:42 PM
To: Jim Pohtilla
Subject: Combined images from Office Depot