



Permit Program Update 2025

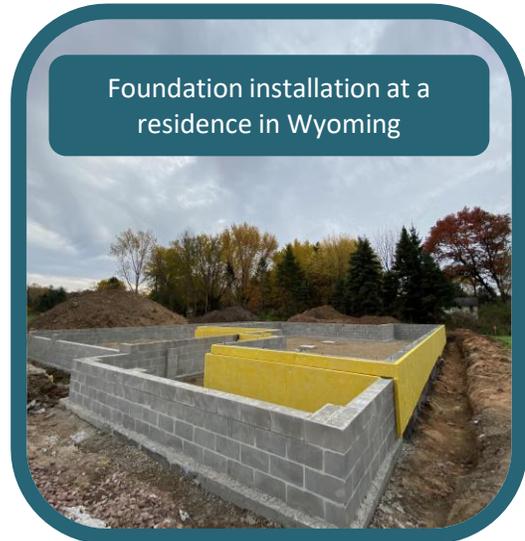
Left: new construction at a single family home on Comfort Lake



Permitting Update

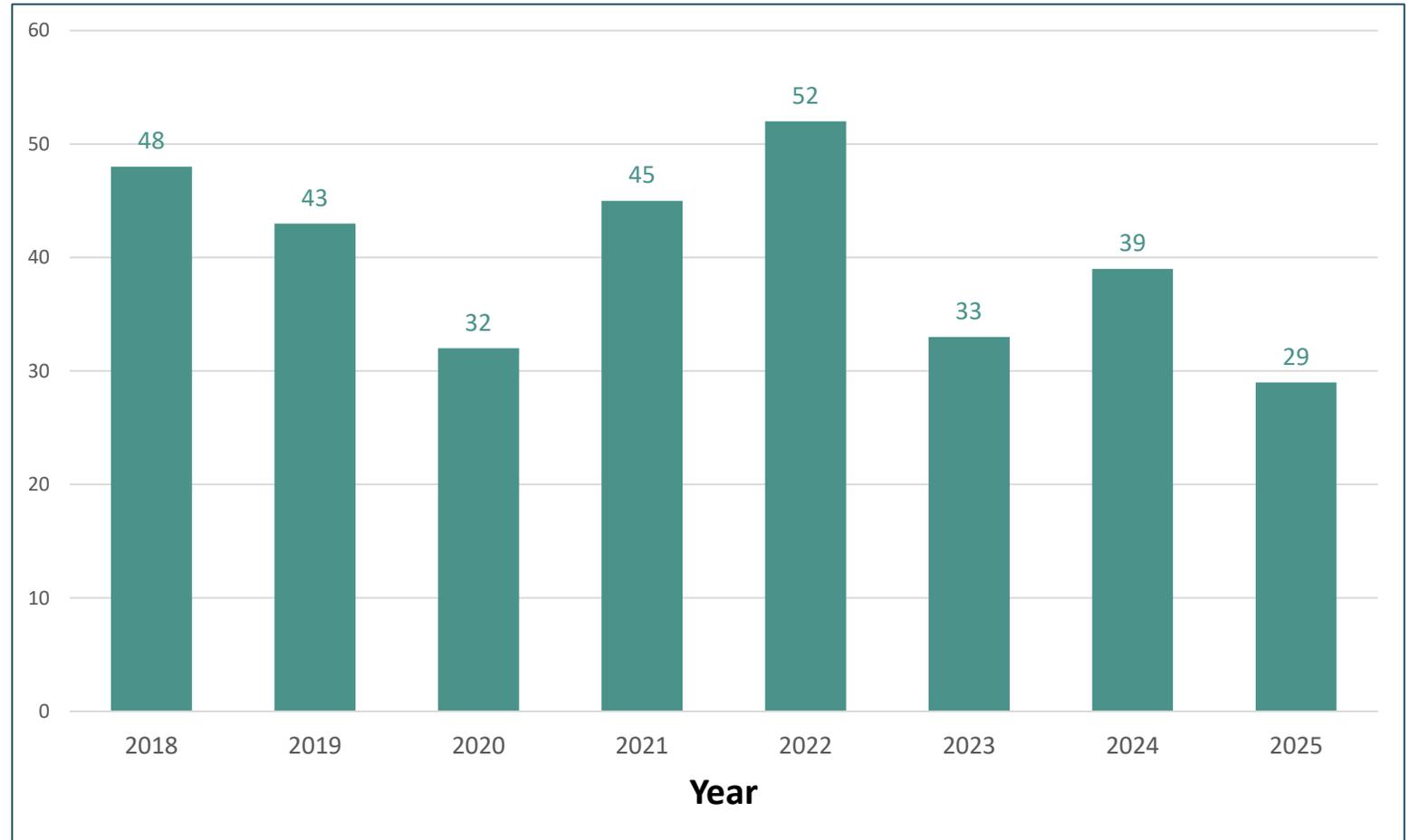
Between 2025-01-01 and 2025-12-31 there were:

- 1,538 site inspections performed
- 95.89% mean site inspection compliance
- 28 active permits
- 29 permit applications
- 26 permits closed out





Permits Approved Annually





2025 Permits – Triggered Rules

Rule 1.0 – Procedural Requirements

Rule 2.0 – Stormwater Management

Rule 3.0 – Erosion Control

Rule 4.0 – Lake, Stream, Wetland Buffer

Rule 5.0 – Shoreline & Streambank

Alterations

Rule 6.0 – Watercourse and Basin Crossings

Rule 7.0 – Floodplain and Basin Crossings

Rule 8.0 – Wetland Management

Rule 9.0 – Fees

Rule 10.0 – Financial Assurances

Rule 11.0 – Variances

Rule 12.0 – Enforcement



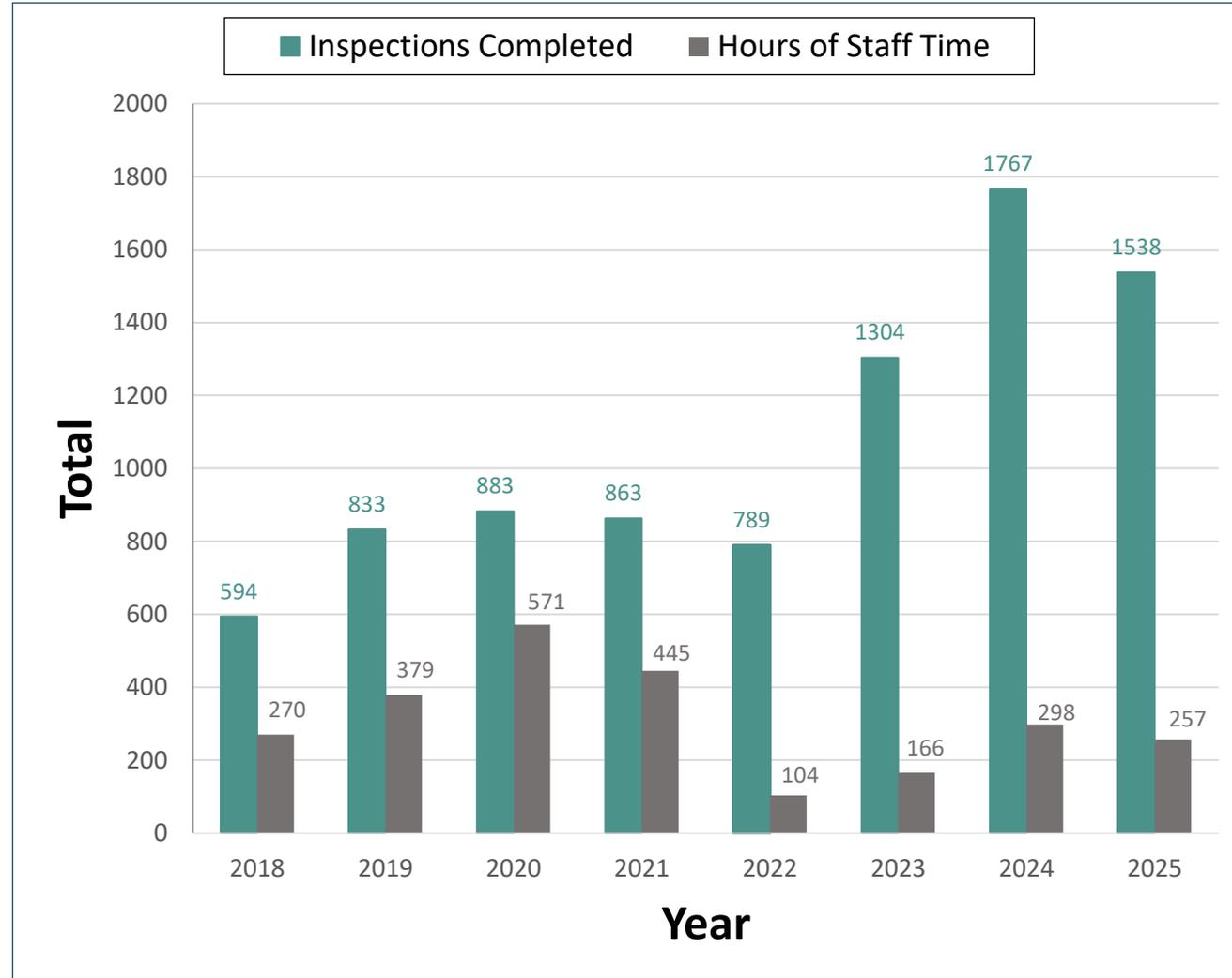


Tree frog on milkweed at a permit site in Wyoming



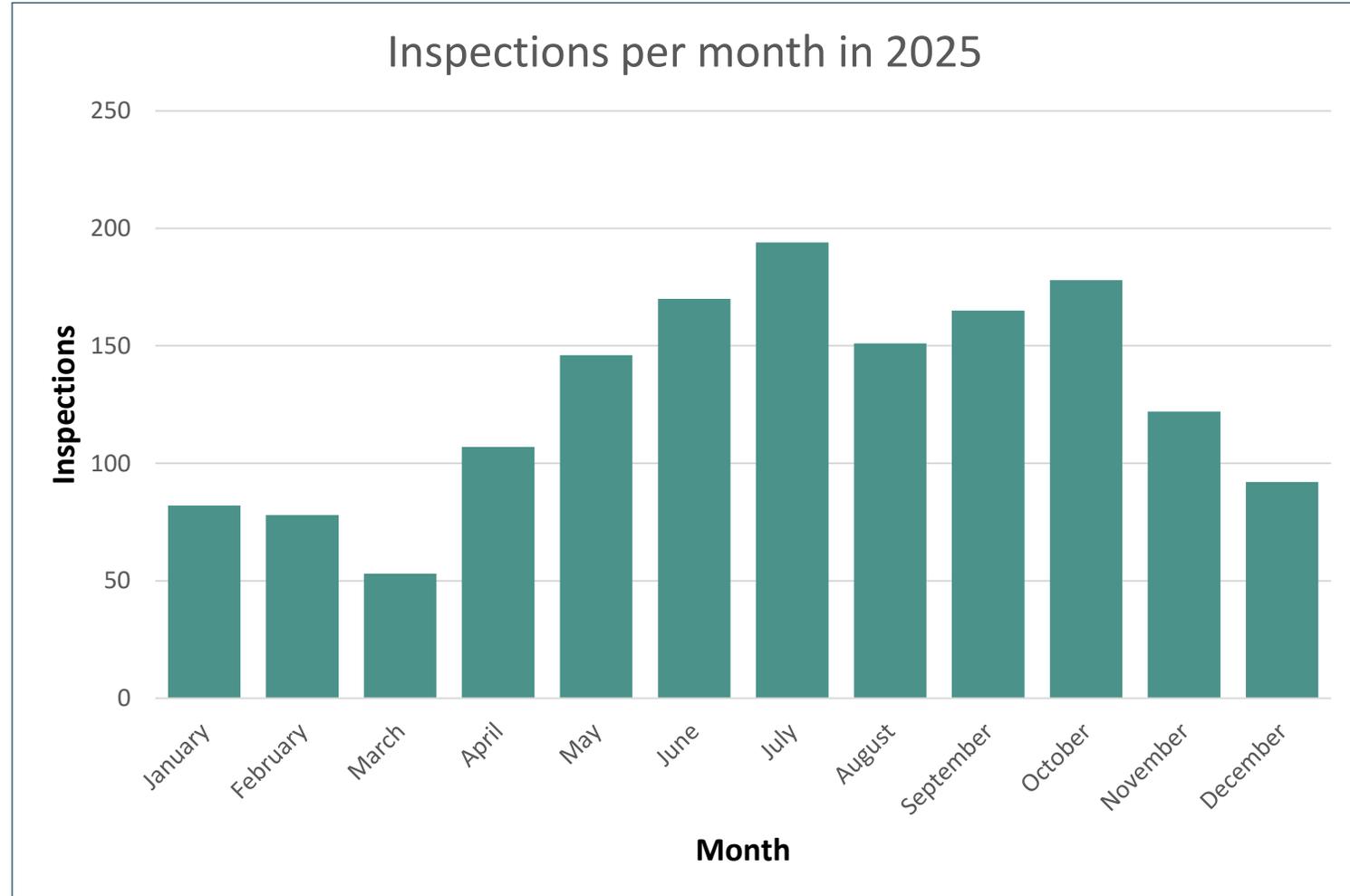
New construction at Forest Hills Farm Development on North Shore Trail

Total Inspections by Year

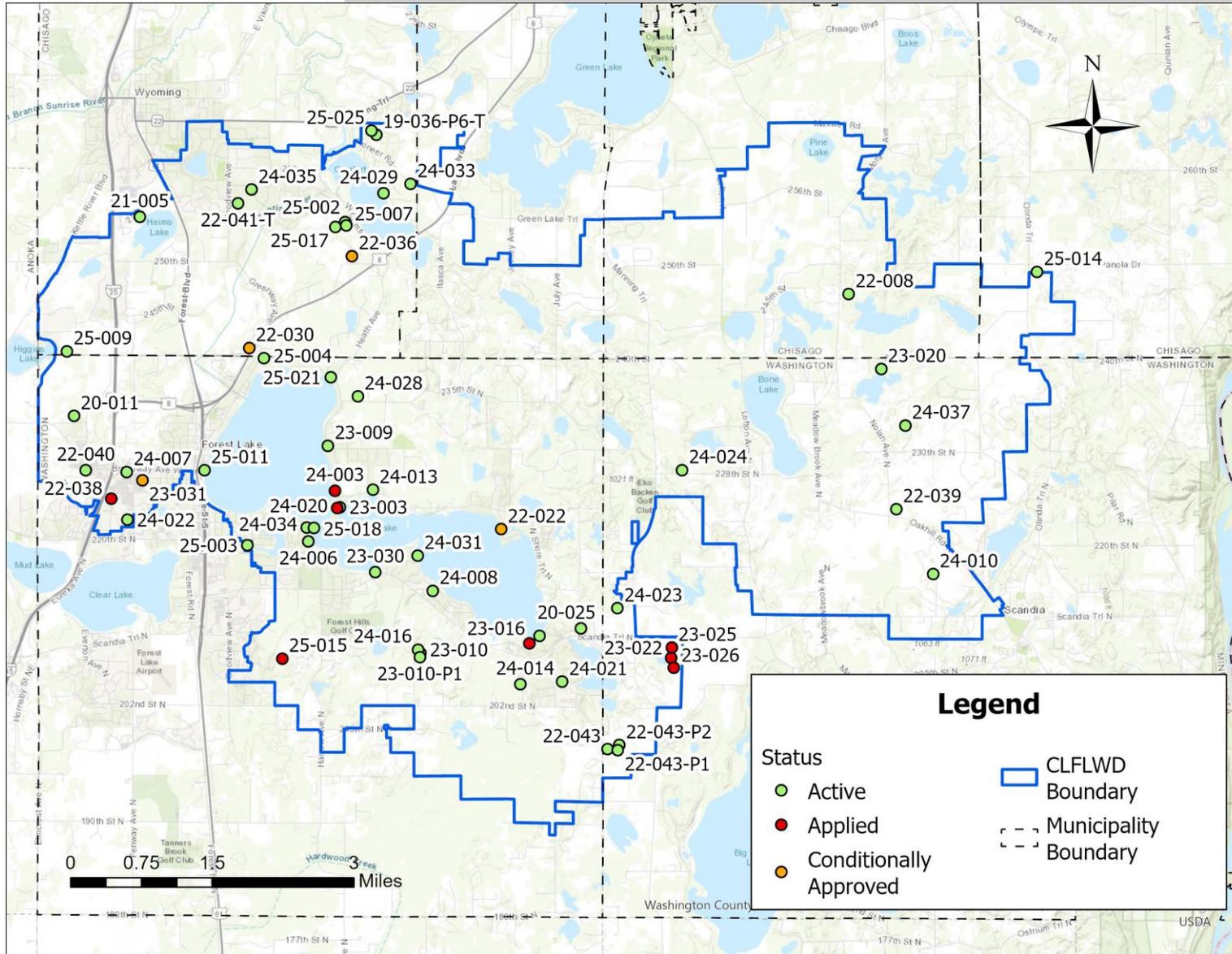




Inspections by Month - 2025

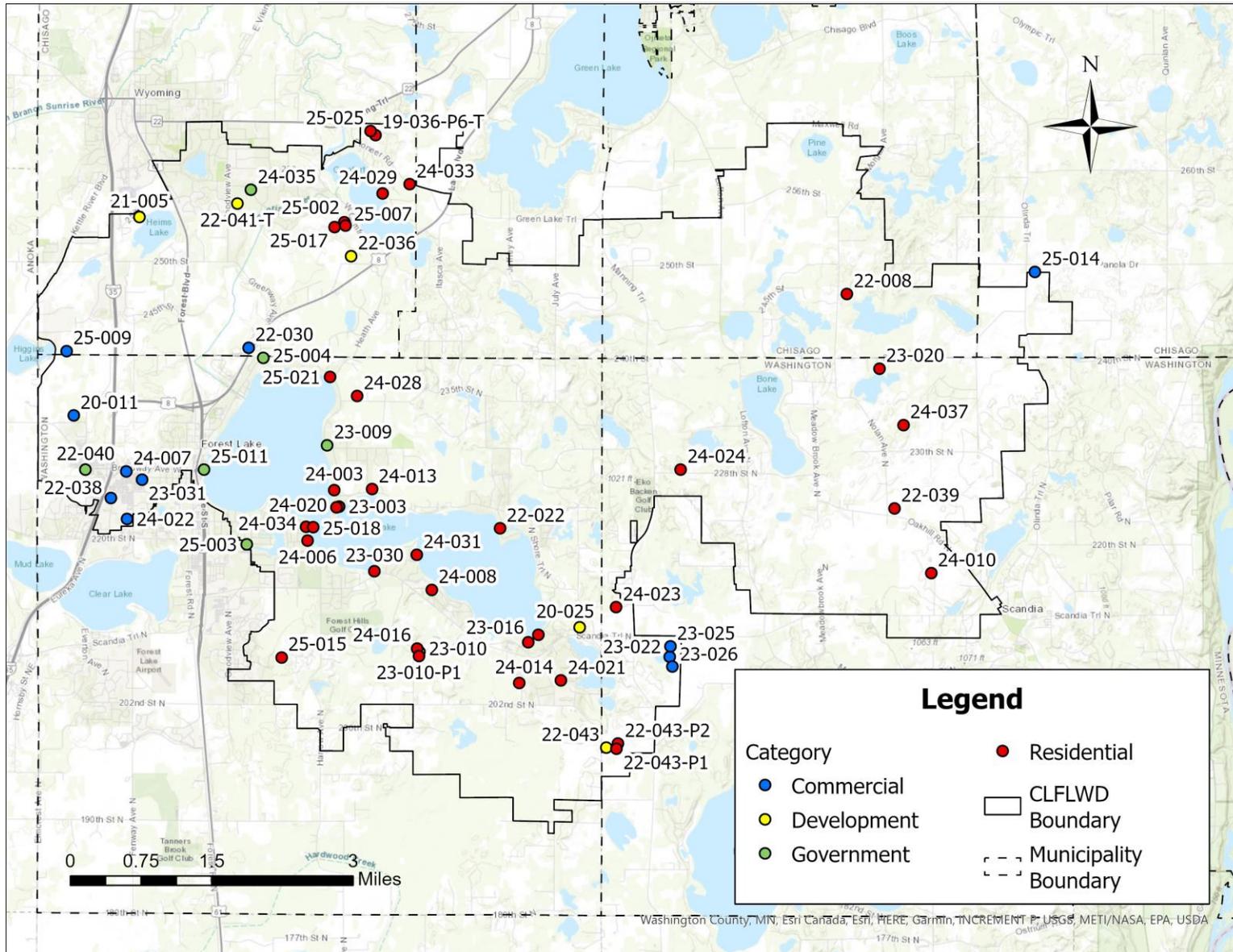


All Permits - Status



Red clover covers a hillside above a biofiltration pond at a housing development in Wyoming

All Permits - Type



Ohio spiderwort grows near silt fence at a residence near Comfort Lake



Rule 9.0 Fee Schedule Revision

At its Jan. 8, 2026 meeting, the CLFLWD Board of Managers adopted Resolution 26-01-01 amending the permit fee schedule.

Under the new fee schedule, permittees pay a flat rate with no returnable deposit. This change will ensure that more permitting costs are covered by permittees rather than levy funds.

Table1: Permit Fees.

Rule		Fee
Rule 2.0 Stormwater Management	Rule 2.2.1(a)	\$1,850
	Additional lots; < 3 lots	\$50/lot
	Rule 2.2.1(b-d)	\$3,500
Rule 3.0 Erosion Control	Activities disturbing: Less than 1 acre	\$1,125
	1.0 – 4.99 acres	\$1,375
	5.0 – 19.99 acres	\$1,625
	20.0 or more acres	\$2,125
Rule 4.0 Lake, Stream, and Wetland Buffer Rule		\$2,250
Rule 6.0 Stream and Lake Crossings		\$1,500
Rule 7.0 Floodplain and Drainage Alterations		\$500
Applicable to all Rules	If actual District engineering and legal review costs exceed the fee amount by \$4,500 or more, the amount of the exceedance will be added to the permit fee.	



2026 Permitting Rules Revision



Construction exit for development
off of Goodview Ave



Silt fence along the shoreline
of a residence in Chisago City

- In 2025, the District began considering a revision to the permitting rules. The current goals are to retain current level of water quality protection, ensure standards are up to date with current research and practices, institute flexible rules, and to allow lower cost practices that provide comparable benefits

Timeline

- Rule assessment and gap analysis (February 2026–October 2026)
- Draft rule revision (November 2026–February 2027)
- Adoption of revised rules (February 2027–May 2027)



PRAP Grant



Comfort Lake inlet channel



Bird nest located at a permit site on Pioneer Drive in Wyoming

- **Performance Review and Assistance Program (PRAP):** The District was awarded a PRAP grant of \$8,400 from the Board of Water and Soil Resources to use in improving the permitting program. However, these funds cannot be used for the rule revision process itself.
- This grant will fund staff and EOR time to perform a gap analysis/workload analysis associated with expanding the District's regulatory capacity, and to expand/enhance resources for permittees (e.g., permit process flow chart).



Engineering Reviews



Culvert under W Comfort Drive

Sediment and Erosion Control Permits		
Year	# Received	Average Review Cost
2023	23	\$ 353.49
2024	33	\$ 191.73
2025	25	\$192.17*

- Review of sediment and erosion control permits brought in-house in 2024 and 2025
- EOR conducts quality control check before permit issuance
- 46% average decrease in review cost for applicants compared to 2023

*Excludes outlier. North Shore Trail Maintenance review totaled \$12,951.83 in engineer review expenses

Annual Maintenance Agreement Inspections

- Inspections conducted as specified in Maintenance Agreements and Declarations
- Long-term upkeep of stormwater management BMPs and buffers
- 33 new sites inspected in 2025. Closeout of developments adds many new BMPs, often with multiple BMPs per permit site

Overall Compliance	91%
Sites Inspected	83
BMPs Inspected	146
Total Management Declarations	96
Sites Self Inspected	18



Stormwater pond at Applewood Nursery off of Green Lake Trail



Maintenance Agreement Locations and Type



Buffer at the Preserve on Comfort



Monarch on swamp milkweed in a Forest Lake shoreline buffer

