

# Quick Reference Guide

## LAND ALTERATION AND GRADING & SHORELAND ALTERATION

Development Code Chapter 2, Section 3.6  
& Chapter 5, Section 9

Updated: May 30, 2012



**Disclaimer:** This guide is designed as a reference to the most common questions about the City's regulations and is not a complete listing of all requirements that may apply to your particular situation. Please review the full text of the ordinance(s) and/or consult with city staff before making a significant investment of time or money in reliance upon this information.

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Topic/ Issue	Code Reference	Summary/ Notes
Permits Required  <i>(Other agencies may also have jurisdiction and require permits)</i>	2-3.6 (1)  5-9.2 (2)	Administrative Permits are required for: <ul style="list-style-type: none"> <li>Land alteration and grading of fifty (50) cubic yards or more and/or the disturbance of land area of 1,000 sq. ft. or more</li> <li>Any excavating, grading, filling or change in topography in any designated wetland, floodplain or shoreland district (includes natural rock riprap in shoreland areas.)</li> <li>Any change to drainage that increases or intensifies flow of surface water upon an adjacent property.</li> </ul>
General Standards	2-3.6 (4) & (5)	<ul style="list-style-type: none"> <li>Compliance with Minnesota Pollution Control Agency Manual "Protecting Water Quality in Urban Areas".</li> <li>Slopes over 25% (4:1) shall not be altered.</li> <li>Slopes between 8% and 25% shall be carefully reviewed for BMPs (Best Management Practices.)</li> <li>Natural vegetation shall be retained and protected.</li> <li>Topsoil shall be saved upon removal for re-spreading and shall be restored to a 4" depth.</li> <li>Temporary erosion and sediment control BMPs (such as silt fences or straw bale traps) shall be maintained until 70% vegetation cover is established, and removed after permanent BMPs are constructed and the site permanently stabilized.</li> </ul>
Shoreland Regulations  <i>See the Zoning Map to determine these boundaries</i>	5-9.1	<b>Vegetation</b> <ul style="list-style-type: none"> <li>No cutting or removal of trees over 6" (4.5' above grade) shall be permitted without an Administrative Permit.</li> </ul> <b>Grading and Filling</b> <ul style="list-style-type: none"> <li>Prohibited within the bluff impact zone or shore impact zone. See definitions or call city staff for clarifications.</li> <li>Placement of natural rock riprap to alleviate erosion or ice pushes may require a MN DNR permit. The riprap should be constructed to the standards set by the MN DNR. See the DNR's Riprap publication (<a href="http://tinyurl.com/riprap">http://tinyurl.com/riprap</a>).</li> </ul>
Additional Agencies to Consult		<ul style="list-style-type: none"> <li>Minnesota Dept of Natural Resources-<a href="http://www.dnr.state.mn.us">www.dnr.state.mn.us</a></li> <li>Washington County Conservation District-<a href="http://www.mnwcd.org">www.mnwcd.org</a></li> <li>Watershed Districts- 3 districts include parts of Scandia: Carnelian-Marine St. Croix, Comfort Lake Forest Lake and Rice Creek. To find your district check your property tax statement or contact the City of Scandia.</li> </ul>