

GRADING/LAND ALTERATION PERMIT

ZONING CODE: 153.144

Grading Permit Process

Purpose:

Land alteration and grading means the reclaiming of land by depositing or moving material so as to alter the grade (of land). The purpose of these standards is to regulate the alteration or grading of land within the City of Forest Lake.

Permit Required

A land alteration/grading permit (herein grading permit) is required for any excavating, filling, grading, or other changes in the topography of land that results in the movement of more than 50 cubic yards of land material.

Permit Not Required

A grading permit is not required for the following situations; however, the City may require the submission of a grading plan:

1. Excavation or grading resulting in the movement of less than 50 cubic yards of land material;
2. Grading activities associated with a construction project for which the city has issued a building permit;
3. Grading undertaken in accordance with a city approved preliminary plat; and
4. Driveway construction associated with a city approved building or driveway permit.

Permit Application, review and Approval Procedure

1. A grading permit application requires approval by the City Engineer.
2. Grading permit applications must be submitted electronically along with the following:
 - a. A design in accordance with the Storm Water Management regulations (Chapter 151) of the City of Forest Lake Code regarding regulations of land disturbance and development activities in order to protect water quality and environmentally sensitive land with existing and proposed final grades with 2-foot contour intervals and 1-foot contour intervals if the distance between contours is over 100 feet; and
 - b. Permit fee and escrow as established by the City of Forest Lake Fee Schedule
3. The City shall determine if the proposed operation is of a scale and has the potential to cause, either on or off site, significant soil erosion, vegetation destruction, or drainage damage during the land alteration process. If such a determination is made, the City shall establish further

application requirements. Any mining operation shall require further documentation, including, but not limited to:

- a. A Woodland Preservation Plan as described in §153.295, et seq. to assess the best layout to preserve significant trees and woodlands and to enhance the efforts to minimize damage to significant trees and woodlands;
 - b. An annual staging plan if the operation is intended to continue for more than one year. The staging plan must include grading plans for each year and estimates of the material to be removed each year;
 - c. A screening plan which highlights berms and/or landscaping to protect views from nearby properties and public streets/highways;
 - d. A Storm Water Pollution Prevention Plan (SWPPP) as described in §151.06.
4. Review of the application shall be as described in the Conditional Use Permit (CUP) review procedure, with additional review and recommendation by the City Engineer and the Washington County Soil and Water Conservation District. Certain applications also require review, in accordance with other rules, by the Minnesota Department of Natural Resources, the Army Corps of Engineers, the Fish and Wildlife Service, and the appropriate watershed district.
 5. Approval of the application shall be by the Planning Commission as stipulated in the CUP approval process.
 6. The City may require the Applicant to post a bond or other financial guarantee to ensure compliance with the permit.