Wetland Review

APPLICATION St. Louis County, Minnesota

Reference # _____

About: This application is used to apply for a Wetland Review. Applicants will need to attach the appropriate worksheet(s) in order to process. For more information, see our website at: www.stlouiscountymn.gov/Wetlands

PROPERTY IDENTIFICATION NUMBER (PIN) *PIN is found on your Property Tax Statement*

Primary PIN Structure/SSTS				-					-						Associated PIN				-					-					
Associated PIN				-					-						Associated PIN				-					-					

E.g. 123-1234-12345. Primary PIN: Parcel where Structure/SSTS are located. Associated PIN: Additional and/or adjacent property that you own or that is related to the project. County Land Explorer: www.stlouiscountymn.gov/Explorer/ Property Lookup: https://apps.stlouiscountymn.gov/ParcelTaxLookup/

APPLICANT

Applicant Name (Last, First) I am a... ☐ Contractor ☐ Homeowner ☐ Other		Daytime #	Date
Applicant Address		City / State	ZIP
Applicant Email			
Contact Person *If applicable*	Contact Person #		
Mailing Address (Where to Send Permit)		City / State	ZIP
Email Address (Where to Email Permit)			

SITE INFORMATION

Site Address		City		
☐ Yes	☐ No	Is this leased property? If yes, Leased from: ☐ MN Power ☐ MN DNR ☐ US Forest Service ☐ St Louis County ☐ Other		
☐ Yes	☐ No	Do you have written authorization from the leased property owner? If yes, you must attach written authorization form.		

PROJECT INFORMATION

☐ Yes	☐ No	Is this project on a parcel less than 2.5 acres?
☐ Yes	☐ No	Is this project within 300 feet of a stream/river or 1,000 feet of a lake?

TYPE OF WETLAND REVIEW

PLEASE MAKE CHECKS TO: ST. LOUIS COUNTY AUDITOR

☐ No Loss/Exemption-**$185** ☐ Replacement Plan-**$185**

☐ Wetland Delineation Review-**$430** ☐ Wetland Banking Plan Review-**$1,420**

AGREEMENT

By submitting this application, I certify and agree that I am the owner or the authorized agent of the owner of the above property, and that all uses will conform to the provisions of St. Louis County. I further certify and agree that I will comply with all conditions imposed in connection with the approval of the application. Applicants may be required to submit additional property descriptions, property surveys, site plans, building plans and other information before the application is accepted or approved. ***Intentional or unintentional falsification of this application or any attachments thereto will make the application, any approval of the application and any resulting permit invalid.*** I authorize St. Louis County staff to inspect the property to review the application and for compliance inspections. Furthermore, by submitting this application, I release St. Louis County and its employees from any and all liability and claims for damages to person or property in any manner or form that may arise from the approval of the application or any related plans, the issuance of any resulting permit or the subsequent location, construction, alteration, repair, extension, operation or maintenance of the subject matter of the application.

CONTACT: Planning and Zoning Department

Technical Assistance
Toll Free: 1-800-450-9777
Land Use Information
www.stlouiscountymn.gov/PZ

Duluth
Government Services Center
320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 471-7103

Virginia
Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
(218) 471-7103

Wetland Bank Plan
Full Application

PROJECT SPONSOR INFORMATION

's Full Name			
e Mailing Address (Street, RFD, Box No.)			e
Number (Home)	Number (Work)	Number (Cell)	ddress
's Relationship to Property **: Owner** **: for Deed Owner** **: or Agreement with Landowner**			

PROJECT LOCATION

Project Name (if known)			County	
Est. Easement Size (acres)	Township Name	Section No.	Township No.	Range No.

☐ Check this box to request concurrent review by the U.S. Army Corps of Engineers under the Federal Clean Water Act.

☐ Check this box if credits from this bank are intended for deposit into the Minnesota *Agricultural* Wetland Bank only.

GENERAL INFORMATION

To establish a wetland bank in Minnesota, approval of a wetland bank plan must first be obtained. There is a three-step process for obtaining approval of a wetland bank plan under Minnesota Wetland Conservation Act (WCA) program requirements. The three steps are as follows:

1. Wetland Bank Plan Scoping Document
2. Wetland Bank Plan Concept Document
3. Wetland Bank Plan Full Application

This document is Step 3 in the process. Applicants should first complete Steps 1 and 2. Applicants should receive an evaluation of their potential project from the WCA Local Government Unit (LGU) and/or the Technical Evaluation Panel (TEP) for Steps 1 and 2 before completing and submitting this document. Submittal of this document to the LGU will initiate the formal wetland bank plan review and approval process under WCA rules. Only the approval of a full application by the LGU constitutes approval of a wetland bank plan for WCA purposes.

If the full bank plan application is approved by the LGU, the following will be required before a wetland bank account with available wetland credits can be established:

- Legal boundary survey of easement
- Commitment to Insure and Policy of Title Insurance naming State of Minnesota as insured (BWSR-approved)
- Recorded Wetland Bank Conservation Easement (BWSR-approved)
- Initial project implementation per the approved bank plan
- Construction certification by the LGU (if applicable)
- Request to Deposit Wetland Credits approved by the LGU

LIST OF FIGURES

List and label all figures and appendices in the order in which they are referenced in this submission form.

The following figures are <u>required</u> (reference them in applicable sections of the narrative):

- ✓ Site Location Map
- ✓ Land Use Map of Project Site and Surrounding Properties
- ✓ Existing Conditions Topographic Map (include topography of adjacent lands if they contribute to or could be affected by the project) – map should at minimum include contours (1-foot referenced to msl datum), property lines, culverts, bridges, roads, structures, subsurface drainage features, power lines and other utilities, property ownership, existing easements, benchmarks, north arrow, scale, and proposed easement boundary.
- ✓ Web Soil Survey Map (or other soil information if Web Soil Survey not available for the area)
- ✓ Minor Watershed (DNR 5-digit HUC) Map (show location of site within minor watershed)
- ✓ Existing Wetlands Map (approved delineation or estimate based on best available data)
- ✓ Existing Conditions Vegetation Map (current dominant vegetative cover of site and surrounding area)
- ✓ Map of Proposed Easement Boundaries (preferably overlaid on topo map and/or aerial photo)
- ✓ Credit Area Map (see item # 6)
- ✓ Proposed Vegetation Conditions Map (based on vegetation establishment plan)
- ✓ Seeding/Planting Zone Map – map clearly showing labeled zones where various planting/seeding will be conducted. Use air photo or topographic map as a base.
- ✓ Construction Plan and Specifications – plans need to be drawn to scale and must include:
    - Detailed layout and plan dimensions of all proposed construction elements
    - Topography of any adjacent lands that could be affected by the project
    - Profile and detail drawing(s) of all proposed construction elements (dikes, channels, water control structures, etc.) including dimensions, elevations, and grades as applicable.
    - Construction notes on plans (as needed) to ensure accurate interpretation of drawings and to supplement construction specifications.
- ✓ Construction materials and methods specifications
- ✓ Monitoring Plan Map showing proposed monitoring locations

The following figures are <u>recommended</u>, if applicable:

- ✓ Historical Air Photo(s) (representative of pre-altered conditions)
- ✓ Site Photographs
- ✓ Photographs of Reference Wetland(s) (reflective of post-plan conditions)

SECTIONS

Do not leave any of the following sections or subsections blank. If a section does not apply to your project, then enter "not applicable" for that section and explain why.

1. Regulatory Review Status and Application History

Identify and discuss the extent of review and comments received on this pending wetland banking project to date. Reference and include review letters and findings related to previous scrutiny of the proposed project by local, state, and federal review entities.

2. Project Sponsor - Landowner

Identify who will be the official project proposer that is ultimately responsible for completing the project and owning the result wetland credits. Discuss any agreements between the sponsor and landowner (if different) or other legal circumstances related to project ownership.

3. Proposed Bank Easement Description

Discuss the proposed easement boundary (a required figure) in terms of its location (e.g. coincides with property line, follows road or ditch right-of-way boundary, etc.) and the reasons for including or excluding certain areas (e.g. excludes field road to allow access to adjacent property, etc.).

4. Existing Conditions

Provide a description of existing physical conditions of the bank site and surrounding area including current land use, vegetation, roads, structures, wells, utility lines, hydrology, etc. For hydrology describe water flow sources and flow directions and identify tiles, ditches and any other drainage components on or near the site. Also include a discussion of existing wetlands on the site including reference to any wetland delineations or determinations previously conducted and approved. Include and reference figures to supplement the narrative.

5. Historical Conditions

Provide an assessment of historical site conditions from pre-settlement to current condition. Utilize historical air photos, soils information, and other available information sources to estimate historical conditions based on available evidence. Discuss the extent of restoration proposed and describe any constraints that prevent full restoration (such as access to other lands, need to maintain drainage from other properties, etc.). If the project is a wetland creation, discuss historic watershed conditions, changes over time, and how the project will replace or enhance important wetland functions. Attach and reference supporting documents as necessary.

6. Project Goals, Expected Outcomes and Crediting

Identify overall project goals and discuss the anticipated project outcomes in terms of hydrology, vegetation, and wetland functions. Identify credit areas on a Credit Area Map and complete the following Wetland Bank Credit Allocation and Proposed Credit Release Tables. Discuss the rationale for the credit release and any possible modifications to credit releases related to project conditions (such as reduced crediting for partial outcome conditions).

nd Bank Credit Allocation Table [1]

ıp ID	Credit Action [2]	cres [3]	Credit Allocation			
			Minimum Credit [4]		Maximum Credit [5]	
			Credit	redit Amount	Credit	edit Amount
	TOTAL EASEMENT SIZE:	0.00	TOTAL:	0.00	TOTAL:	0.00

[1]A **Wetland Credit Allocation Map** of the project site must accompany this form. The map should:

- Provide a clear depiction/outline of the planned/actual easement boundary
- Show all separate "credit action areas" within the easement boundary using the associated map identifiers (Map ID) from above table.

[2]As identified by MN Statutes Chapter 8420.056.

- **Subp. 2** *Upland Buffer Areas*
- **Subp. 3** *Restoration of Completely Drained or Filled Wetland Areas*
- **Subp. 4** *Restoration of Partially Drained or Filled Wetland Areas*
- **Subp. 5** *Vegetative Restoration of Farmed Wetlands*
- **Subp. 6** *Protection of Wetlands Previously Restored via Conservation Easements*
- **Subp. 7** *Wetland Creations*
- **Subp. 8** *Restoration and Protection of Exceptional Natural Resource Value*
- **Subp. 9** *Preservation of Wetlands Owned by the State or a Local Unit of Government*
- **No Credit** Portions of planned easement area not subject to credit

[3]Acres of land within the planned bank easement that corresponds to the identified credit action. The sum total of these acres must equal the acres of land within the planned or actual easement area.

[4]Enter the lowest credit value expected from the action. Values entered must be consistent with allowable credit yield as defined by associated credit action.

[5]Enter the highest credit value expected from the action. This will be the same as the minimum credit unless a range of credit is proposed based on different possible outcomes (for example: 50% credit for moderate quality, 100% credit for high quality).

Proposed Credit Release Table

% of Anticipated Credits Released	Basis for Credit Release (include basis for both wetland and upland areas)

7. Ecological Suitability and Sustainability

Specifically address the compatibility of the project with surrounding land uses, habitat types, and ecological communities. Discuss the long-term sustainability of the project in terms of hydrology and vegetation. Specifically address the ability of the project to continue to provide important wetland functions in the context of reasonably foreseeable land use and landscape changes.

8. Vegetation Plan

Identify and discuss planned actions to restore vegetation including (but not limited to) seeding, planting, invasive species control, and anticipated maintenance/management activities. Include a seeding/planting zone map (a required figure) and correspondingly identify seed mixes, planting materials, planting rates, and installation methods (hand planted, native seed drill, etc.). Include a schedule of anticipated maintenance and aftercare activities for the initial 5 years of the project and beyond as applicable. Identify and discuss any potential issues (invasive species, sedimentation, drown-out, etc.) and potential corrective actions. Attach and reference supporting documents as necessary.

9. Construction Plan

Address the following subparts and attach and reference supporting documents as necessary:

9.1 Design Approach

Discuss the general design approach proposed to achieve the planned restoration goals for hydrology such as disable drainage system, divert water, impound water, etc. Provide a detailed description of the proposed construction work to be performed for each wetland area to be restored or created.

9.2 Site Capability

Discuss the capability of the site to produce and maintain wetland characteristics related to drainage area, wetland area, soils, and topography.

9.3 Site Investigations

Discuss and provide information about the locations, methods, and results of any subsurface investigations and analysis performed for the project site.

9.4 Hydrologic and Hydraulic Analysis

Discuss the hydrologic and hydraulic analyses conducted to define existing site conditions and to design the proposed wetland bank project. Report the following related to hydrology/hydraulics report:

- *Method of analysis, values used for pertinent variable and computed peak flows and water surface elevations for the 2-year, 10-year, 25-year, and 100-year, 24-hour events and associated wetland storage volumes.*
- *Hydraulic design of existing and proposed water control structures.*
- *Discussion of both upstream and downstream impacts.*

10. Supplemental Information

If the project involves protection of wetlands previously restored via conservation, restoration and protection of exceptional natural resource value, or preservation credit actions (WCA rule subparts 6, 8, and 9 respectively), provide a narrative discussion of how the project meets the requirements of actions. Discuss and reference applicable guidance documents and support materials. If necessary, discuss any other information that is relevant to the plan and not discussed in the other sections of the document.

11. Monitoring Plan

Describe a plan to annually monitor vegetation and hydrology as it relates to the identified credit release criteria. The plan should include anticipated transects and sampling point locations, and a description of the methodology to estimate important measures such as vegetation areal coverage, species diversity, and water table elevations. Plans should identify the proposed frequency and timing of annual monitoring efforts.

12. Special Considerations

WCA rules (8420.0515) identify nine factors that must be considered when submitting a wetland replacement/banking plan. Identify and discuss any and all of these factors that are applicable or potentially applicable to the project and site.

Signature

By signing this form I am authorizing the review of my wetland bank plan application by all applicable wetland regulatory review units of government. I am familiar with the information contained in this submittal and, to the best of my knowledge and belief, all information is true, complete, and accurate. I attest to the following:

- No areas proposed to receive wetland bank credit were previously restored or created under a prior approved WCA wetland replacement or banking plan.
- No areas proposed to receive wetland bank credit were impacted under a WCA exemption during the previous 10 years.
- No areas proposed to receive wetland bank credit will be restored, created, or preserved with financial assistance from public conservation programs or for other unrelated regulatory purposes.
- All individuals and entities providing funding for this project are aware that this project will provide credits to offset regulatory wetland impacts.
- The project will be monitored in accordance with the approved monitoring plan.

If I am not the fee title owner of property involved in the bank plan proposal, I have obtained permission from the fee title owner to allow wetland regulatory government entities reasonable access to the property prior to easement conveyance for purposes of the review.

Signature of Project Sponsor