

City of Independence

The Independence City Code was established to protect both current and future residents from the negative impacts of improper development and to ensure a positive future for the city. The grading/wetland application review is the mechanism that allows the city to examine proposed uses to ensure compatibility with the surrounding environment, natural or otherwise. It is important to understand that a proposed use may be acceptable in some circumstances, but unacceptable in others—all applications are viewed on a case-by-case basis.

Grading Permit

___ Greater than 15,00 sq. ft. disturbed

___ Greater than 100 cubic yards moved

___ Divert runoff - area less than 2 acres

___ Create over 10,000 sq. ft. impervious

___ Modify wetland or drainageway

___ Within 100 feet of surface water

After the Fact Grading Permit

Wetland Alteration Permit

___ Site within Shoreland Zone, Yes/No

___ Fill less than 400 sq. ft.

___ Fill more than 400 sq. ft. but less than 1,000 sq. ft.

___ Fill more than 1,000 sq. ft. but less than 10,000 sq. ft.

___ Fill more than 10,000 sq. ft.

After the Fact Wetland Alteration Permit

Wetland Banking Plan

After the Fact Wetland Banking Plan

Certificate of Exemption

___ Wildlife Pond Excavation

___ De Minimis

___ Agricultural

___ Other

After the Fact Certificate of Exemption

Other

**Please check all that apply*

Request: _____

Site Address or Property Identification Number(s):

NOTE: Minnesota State Statute 15.99 requires local governments to review an application within 15 days of its submission to determine if an application is complete and/or if additional information is needed to adequately review the subject request. Most applications have a review period of 60 days, with the City's ability to extend an additional 60 days if necessary due to insufficient information or schedule.

Office Use Only

Initial Application Fee	Received By (Staff Initials)
Additional Fees	Date Application Received
Amount Paid	Date Application Determined Complete
Check Number	

Checklist: Please review the appropriate grading and/or wetland checklist that goes with the request(s), as all materials in the applicable checklist are required unless waived by the City. The grading and wetland checklists are included in their respective procedure document.

**Minimum Fee Schedule for Grading and Wetland Reviews
(Based on City Fee Schedule)**

The following fee schedule is based on expected expenses for administering grading and wetland permits. Please review closely the notes following this table.

Permit Type	Criteria	Fee
Grading/Wetland Permit Application	Over 100 cu. Yds.	\$300 fee/\$700 deposit
After the fact fees	Work started before permit was pulled	\$1000

1. Fee is non-refundable. Unless otherwise stated, the deposit is in addition to the initial application fee.
2. Applicant is responsible for any and all involvement by City water resource staff, which will be billed directly to applicant.
3. After the Fact Exemptions and Permits may require additional fees and escrow to cover City expenses associated with project costs. These extraordinary fees/escrows will be determined on a case-by-case basis.

The applicant requests processing of this application and agrees to pay the City within 15 days of receipt of an invoice, the actual costs incurred by the City for engineering, planning, water resource, legal and inspection expenses reasonably and necessarily require by the City for processing this application. Such costs shall be in addition to the application fee. Withdrawal of the application will not relieve the applicant of the obligation to pay costs incurred prior to withdrawal.

I UNDERSTAND THE FEE STATEMENT AND RESPONSIBILITIES ASSOCIATED WITH THIS GRADING/WETLAND APPLICATION.

*****Note: All parties with a fee interest in the real estate must sign this application before the City will review for consideration!**

Applicant Information:

Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Email: _____

Signature: _____

Owner Information (if different than applicant)

Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Email: _____

Signature: _____

*****Note: This document is an application only. It does not constitute issuance of a permit. After a complete application is received (including items required on the application checklist), the City has 60 days to issue or deny a permit.**

All applications are reviewed by the Pioneer-Sarah Creek Water Management Commission (PSCWMC) or the Minnehaha Creek Watershed District (MCWD).

The PSCWMC application, grading and erosion control plans, hydrology information, and fees may be mailed directly to:

Pioneer-Sarah Creek Water Management Commission
Judie Anderson, Executive Secretary
3235 Fernbrook Lane
Plymouth, MN 55447

Contact: (763) 553-1144

For projects in the MCWD, contact the watershed for the required application forms and fees.

Minnehaha Creek Watershed District
18202 Minnetonka Blvd
Deephaven, MN 55391

Contact: (952) 641-4518

***See City map for location of watershed boundaries.**