

# Shoreland Alteration Permits

*All shoreland alterations within the City must acquire an approved Shoreland Alteration Permit from the City of Sauk Centre.*

*Work done without the appropriate permits will be fined \$100.00 per day the violation is present.*

The Shoreland Overlay district includes areas within 1,000 feet of lakes, 300 feet of rivers & streams, and mapped Flood Plain areas. Activities listed below are regulated activities requiring shoreland alteration permits, this list is not exclusive. **Flood Plain**, the entire perimeter of Sauk Lake is in the FEMA Flood Plain. No fill is allowed in the flood plain without a Letter of Map Revision with Fill (LOMR-F) from FEMA.

## Shoreland Contractor Licensed Required

No person, firm, or corporation shall engage in the business of excavating, landscaping, grading, or hauling fill within shoreland areas of the City of Sauk Centre without first having a license from the City, paying the license fee established by the City Council resolution, and furnishing a bond. Stearns County sponsors an annual shoreland workshop. Attendance at this workshop is required at least once every 2 (two) years for all shoreland contractors.

### \$500.00 Major Shoreland Alteration Permit is Required for the following.

	Not Allowed	Permit Required	Regulated/ No Permit needed
<b>Grading, excavation, and fill</b>	Fill is not allowed in the flood plain, without a FEMA LOMR-F.	Within the Shore Impact Zone, Bluff Impact Zones or on Steep Slopes, a permit is required for the movement of more than <b>50 cubic yards</b> of material.	
<b>Rock Riprap</b>	Fill is not allowed in the flood plain, without a FEMA LOMR-F. Rock riprap is considered fill.	Within the Shore Impact Zone, Bluff Impact Zones or on Steep Slopes a permit is required for the placement of natural rock riprap, including associated grading of the shoreline and placement of filter blanket, is permitted if the finished slope does not exceed 3 feet horizontal to 1 foot vertical, the landward extent of the riprap is within 10 feet of the ordinary high water level, and the height of the riprap above the ordinary high water level does not exceed 3 feet.	

**\$250.00 Minor Shoreland Alteration Permit Required for the following.**

	<b>Not Allowed</b>	<b>Permit Required</b>	<b>Regulated/ No Permit needed</b>
<b>Grading, excavation, and fill</b>	Fill is not allowed in the flood plain, without a FEMA LOMR-F.	Within the Shore Impact Zone, Bluff Impact Zones or on Steep Slopes a permit is required for the movement of more than <b>10 cubic yards</b> of material.	
<b>Bioengineered riprap</b>		As an alternative to a LOMR-F, bioengineer a shoreline, stabilize an eroding bank using living native plants and biodegradable materials like fiber mats, soil lifts, or mesh systems, rather than traditional hardscapes.	
<b>Vegetation alterations</b>	Clear cutting is <b>NOT</b> allowed within the Shore Impact Zone, Bluff Impact Zone or on Steep Slopes.	Limited cutting of trees & shrubs, the pruning, & trimming of trees is allowed to provide a 20 foot wide viewing corridor to the water from the house and to accommodate the placement of stairways and landings.	The removal of dead, diseased, storm damaged & trees & limbs, or branches that pose safety hazards is allowed.
<b>Water-Oriented Accessory Structures, (Retaining Walls are considered a water-orientated accessory structure.) One water-oriented structure designed in accordance with division (B) (2) may be set back a minimum distance of 10 feet from the OHW.</b>	Enclosed decks, Water-Oriented Accessory Structures cannot be used as a storage area. Must not be designed or used for human habitation. Must not contain water supply or sewage treatment facilities. A boathouse is not allowed.	Water-Oriented Accessory Structures must be less than 10 feet in height. Less than 250 square feet in size. Setback from the OHW must be 10 ft. Must be treated to reduce visibility as viewed from public waters. The roof may be used as a deck with safety rails. An existing boathouse can be maintained; the dimensions cannot be expanded.	
<b>Stairways, lifts and landings</b>	Stairways must not exceed 4 feet in width.	Stairways 4 feet or less in width are allowed.	
	Landings greater than 32 square feet are not allowed. Canopies or roofs are not allowed on stairways, lifts or landings.	Landings 32 square feet or less are allowed.	

	Not Allowed	Permit Required	Regulated/ No Permit needed
<b>Sand blankets (referred to as beaches)</b>	Fill is not allowed in the flood plain, without a FEMA LOMR-F.	A sand blanket must be less than 10 cubic yards of sand, it can be a maximum 50 feet wide or half of the lot width, whichever is less, 10 feet landward of the OHW and 6 inches deep. Sand must be contained in one area with a border. Sand cannot be placed in the flood plain.	
<b>Impervious Surface</b>	Impervious surface greater than 25% of the lot area is not allowed.	Impervious surface less than 25% of the lot area is allowed.	

This list is not exclusive, when planning any project in the Shoreland Overlay District, it is imperative to verify the latest, complete set of rules and regulations by consulting city planning & zoning staff. Reliance on summaries or incomplete lists can lead to misunderstandings and non-compliance. Regulatory language may include exceptions, definitions, and processes that cannot be captured in a concise summary. Each property and proposed project may be subject to unique reviews and public processes.

**Are other permits required?**

Other governmental units (federal, state and county) may require a permit for that portion of the project within their jurisdiction, which usually involves work above the OHWL. A permit required from an additional government agency does not negate the required Shoreland Alteration Permit from the City. If additional permits are required, the Applicant shall provide the approved permits from these agencies prior to the issuance of a permit from the city.