

1.1 **PURPOSE, SCOPE, AND DEFINITIONS**

1.2 **8420.0100 PURPOSE.**

1.3 Subpart 1. **Purpose.** This chapter implements the regulatory provisions of the  
1.4 Wetland Conservation Act of 1991, Laws 1991, chapter 354, as amended by Laws 1993,  
1.5 chapter 175; Laws 1994, chapter 627; Laws 1996, chapter 462; Laws 2000, chapter 382;  
1.6 Laws 2001, chapter 146; Laws 2002, chapter 220; Laws 2003, chapter 128; Laws 2004,  
1.7 chapters 221 and 255; Laws 2007, chapters 57 and 131; and Laws 2008, chapter 368. This  
1.8 chapter shall be interpreted to implement the purpose of the act, which is to:

1.9 A. achieve no net loss in the quantity, quality, and biological diversity of  
1.10 Minnesota's existing wetlands;

1.11 B. increase the quantity, quality, and biological diversity of Minnesota's  
1.12 wetlands by restoring or enhancing diminished or drained wetlands;

1.13 C. avoid direct or indirect impacts from activities that destroy or diminish the  
1.14 quantity, quality, and biological diversity of wetlands; and

1.15 D. replace wetland values where avoidance of activity is not feasible and  
1.16 prudent.

1.17 Subp. 2. **Method.** The regulatory provisions of the Wetland Conservation Act  
1.18 advance the purpose in this part by requiring persons proposing to impact a wetland to  
1.19 first, attempt to avoid the impact; second, attempt to minimize the impact; and finally,  
1.20 replace any impacted area with another wetland of at least equal function and value.  
1.21 As specified in greater detail in part 8420.0420, certain projects are exempt from the  
1.22 requirement for a replacement plan under the Wetland Conservation Act.

1.23 Subp. 3. **Administration.** The Wetland Conservation Act is administered by local  
1.24 government units with oversight provided by the Board of Water and Soil Resources.  
1.25 Enforcement of the act is provided by Department of Natural Resources conservation

2.1 officers and other peace officers. The Wetland Conservation Act became effective on  
2.2 January 1, 1992, and this chapter and portions of Minnesota Statutes, chapters 103A,  
2.3 103B, 103E, 103F, and 103G, govern its implementation. Persons seeking general  
2.4 information on wetlands and the interpretation of this chapter may contact their local  
2.5 government unit or soil and water conservation district.

2.6 **8420.0105 SCOPE.**

2.7 Subpart 1. **Scope; generally.** Wetlands must not be impacted unless replaced by  
2.8 restoring or creating wetland areas of at least equal public value. This chapter regulates  
2.9 the draining or filling of wetlands, wholly or partially, and excavation in the permanently  
2.10 and semipermanently flooded areas of type 3, 4, or 5 wetlands, and in all wetland types if  
2.11 the excavation results in filling, draining, or conversion to nonwetland.

2.12 Subp. 2. **Applicability.**

2.13 A. This chapter does not prevent the use of the bed of wetlands for pasture or  
2.14 cropland during dry periods if dikes, ditches, tile lines, or buildings are not constructed or  
2.15 improved and the agricultural use does not impact the wetlands.

2.16 B. This chapter does not regulate normal farming practices in a wetland.  
2.17 "Normal farming practices" means ranching, silvicultural, grazing, and farming activities  
2.18 such as plowing, seeding, cultivating, and harvesting for the production of feed, food, and  
2.19 fiber products, but does not include activities that result in the draining of wetlands.

2.20 C. This chapter does not prevent control of noxious weeds if the control does  
2.21 not impact the wetland.

2.22 D. This chapter does not regulate impacts to incidental wetlands. "Incidental  
2.23 wetlands" are wetland areas that the landowner can demonstrate, to the satisfaction of the  
2.24 local government unit, were created in nonwetland areas solely by actions, the purpose  
2.25 of which was not to create the wetland. Incidental wetlands include drainage ditches,

3.1 impoundments, or excavations constructed in nonwetlands solely for the purpose of  
3.2 effluent treatment, containment of waste material, storm water retention or detention,  
3.3 drainage, soil and water conservation practices, and water quality improvements and not as  
3.4 part of a wetland replacement process that may, over time, take on wetland characteristics.

3.5 E. This chapter does not apply to the public waters and public waters wetlands  
3.6 as defined in Minnesota Statutes, section 103G.005, subdivisions 15 and 15a, which  
3.7 have been inventoried by the commissioner according to Minnesota Statutes, section  
3.8 103G.201, except that:

3.9 (1) for projects affecting public waters wetlands, and for public  
3.10 transportation projects affecting the wetland areas of public waters, when the commissioner  
3.11 waives the requirement for a public waters work permit consistent with chapter 6115, the  
3.12 local government unit must make replacement, banking, wetland boundary, wetland type,  
3.13 no-loss, public road project notification, or exemption decisions; or

3.14 (2) for projects affecting both public waters and wetlands, the local  
3.15 government unit may, by written agreement with the commissioner, waive the requirement  
3.16 for a replacement plan, no-loss, or exemption decision if a public waters work permit is  
3.17 required and the commissioner includes the provisions of this chapter in the public waters  
3.18 work permit.

3.19 F. This chapter is in addition to other regulations including those of the United  
3.20 States Army Corps of Engineers, United States Department of Agriculture, Minnesota  
3.21 state agencies, watershed districts, and local governments.

3.22 G. This chapter does not apply to peat mining as defined in Minnesota Statutes,  
3.23 section 93.461, which is subject to the permit to mine and reclamation requirements of  
3.24 Minnesota Statutes, sections 93.44 to 93.51, and the rules of the commissioner adopted  
3.25 under those sections.

4.1 H. This chapter does not require state agencies to obtain local government  
4.2 unit approvals. However, the state agencies must follow the procedures and standards  
4.3 prescribed by this chapter.

4.4 I. In addition to the provisions of this chapter, governmental decisions on  
4.5 impacting wetlands are subject to Minnesota Statutes, chapters 116B and 116D, which  
4.6 provide that an action which is likely to have material adverse effects on natural resources  
4.7 must not be allowed if there is a feasible and prudent alternative consistent with the  
4.8 requirements of the public health, safety, and welfare and the state's paramount concern  
4.9 for the protection of its natural resources. Economic considerations alone do not justify  
4.10 adversely effective actions.

4.11 **8420.0111 DEFINITIONS.**

4.12 Subpart 1. **Scope.** The terms used in this chapter have the meanings given them in  
4.13 this part.

4.14 Subp. 2. **Account or wetland bank account.** "Account" or "wetland bank account"  
4.15 means a record of wetland banking debits and credits established by an account holder  
4.16 within the state wetland banking system.

4.17 Subp. 3. **Account holder.** "Account holder," in the state wetland banking system,  
4.18 means a person, corporation, government agency, or organization that is the owner of  
4.19 credits.

4.20 Subp. 4. **Act.** "Act," when not used in reference to a specific state or federal act,  
4.21 means the Wetland Conservation Act of 1991, Laws 1991, chapter 354, as amended.

4.22 Subp. 5. **Activity.** "Activity" means any work or action conducted in or near a  
4.23 wetland that could potentially affect a wetland. An activity may or may not result in  
4.24 an impact.

5.1 Subp. 6. **Agricultural land.** "Agricultural land" means land used for horticultural,  
5.2 row, close grown, pasture, or hayland crops; growing nursery stocks; animal feedlots;  
5.3 farmyards; or associated building sites and public and private drainage systems and field  
5.4 roads located on any of these lands. Agricultural land must be used principally for the  
5.5 cultivation or production of plants or farm animals and includes former agricultural land  
5.6 that is presently enrolled in a conservation program under contract or easement.

5.7 Subp. 7. **Applicant.** "Applicant" means a person, corporation, government agency,  
5.8 or organization that submits an application.

5.9 Subp. 8. **Application.** "Application" means a formal request for a decision by a local  
5.10 government unit, made under this chapter and the act, for an exemption, no-loss, wetland  
5.11 boundary, wetland type, sequencing, replacement plan, or banking plan. The board shall  
5.12 provide forms to be used for applications.

5.13 Subp. 9. **Approve or approval.** "Approve" or "approval" means the formal  
5.14 authorization by a local government unit of an activity described in an application.

5.15 Subp. 10. **Aquaculture.** "Aquaculture" means cultivation of plants and animals in  
5.16 water for harvest, including hydroponics and raising fish in fish farms.

5.17 Subp. 11. **Banking credits.** "Banking credits" means replacement credits resulting  
5.18 from the actions in part 8420.0526 that have been certified and deposited in the wetland  
5.19 bank according to part 8420.0725.

5.20 Subp. 12. **Best management practices.** "Best management practices" means  
5.21 state-approved and published practices that are capable of preventing and minimizing  
5.22 degradation of surface water and groundwater.

5.23 Subp. 13. **Board.** "Board" means the Board of Water and Soil Resources under  
5.24 Minnesota Statutes, section 103B.101.

5.25 Subp. 14. **City.** "City" means a home rule charter or statutory city.

6.1 Subp. 15. **Commissioner.** "Commissioner" means the commissioner of natural  
6.2 resources.

6.3 Subp. 16. **Creation.** "Creation" means construction of wetlands in an area that was  
6.4 not wetlands in the past.

6.5 Subp. 17. **Day.** "Day" means a calendar day unless specified otherwise. The day of  
6.6 the event is not used in counting any time period.

6.7 Subp. 18. **Decision.** "Decision" means a formal action by the local government unit  
6.8 or delegated staff to approve, approve with conditions, or deny an application.

6.9 Subp. 19. **Degraded wetland.** "Degraded wetland" means a wetland that provides  
6.10 minimal wetland function and value due to human activities such as drainage, diversion  
6.11 of watershed, filling, excavating, pollutant runoff, and vegetative or adjacent upland  
6.12 manipulation.

6.13 Subp. 20. **Determination or determine.** "Determination" or "determine" refers to a  
6.14 technical finding by the technical evaluation panel or local government unit staff.

6.15 Subp. 21. **Ditch.** "Ditch" has the meaning given under Minnesota Statutes, section  
6.16 103E.005, subdivision 8.

6.17 Subp. 22. **Drain or drainage.** "Drain" or "drainage" means any method for removing  
6.18 or diverting waters from wetlands. Methods include, but are not limited to, excavation of  
6.19 an open ditch, installation of subsurface drainage tile, filling, diking, or pumping.

6.20 Subp. 23. **Drainage system.** "Drainage system" means a system of ditch or tile, or  
6.21 both, to drain property, including laterals, improvements, and improvements of outlets.

6.22 Subp. 24. **Eligible.** "Eligible" means the maximum extent to which a local  
6.23 government unit or, when appropriate, delegated staff, can set the applicable parameter in  
6.24 the application of the Wetland Conservation Act and parts 8420.0100 to 8420.0935. The  
6.25 actual amount awarded is determined by the specific circumstances of each application,

7.1 determined on a case-by-case basis, applying the standards set out in parts 8420.0100  
7.2 to 8420.0935.

7.3 Subp. 25. **Excavation.** "Excavation" means the displacement or removal of  
7.4 substrate, sediment, or other materials by any method.

7.5 Subp. 26. **Fill.** "Fill" means any solid material added to or redeposited in a wetland  
7.6 that would alter the wetland's cross-section or hydrological characteristics, obstruct flow  
7.7 patterns, change the wetland boundary, or convert the wetland to a nonwetland. Fill does  
7.8 not include posts and pilings for linear projects such as bridges, elevated walkways,  
7.9 or powerline structures, or structures traditionally built on pilings such as docks and  
7.10 boathouses. Fill includes posts and pilings that result in bringing the wetland into a  
7.11 nonaquatic use or significantly altering the wetland's function and value, such as the  
7.12 construction of office and industrial developments, parking structures, restaurants, stores,  
7.13 hotels, housing projects, and similar structures. Fill does not include slash or woody  
7.14 vegetation, if the slash or woody vegetation originated from vegetation growing in the  
7.15 wetland and does not impair the flow or circulation of water or the reach of the wetland.

7.16 Subp. 27. **50 to 80 percent area.** "50 to 80 percent area" means a county or  
7.17 watershed with at least 50 percent but less than 80 percent of the presettlement wetland  
7.18 acreage intact, as provided in part 8420.0117.

7.19 Subp. 28. **Greater than 80 percent area.** "Greater than 80 percent area" means a  
7.20 county or watershed where 80 percent or more of the presettlement wetland acreage  
7.21 is intact and:

7.22 A. ten percent or more of the current total land area is wetland; or

7.23 B. 50 percent or more of the current total land area is state or federal land.

7.24 Greater than 80 percent areas are provided in part 8420.0117.

8.1 Subp. 29. **Hayland.** "Hayland" means an area that was mechanically harvested  
8.2 or that was planted with annually seeded crops in a crop rotation seeded to grasses or  
8.3 legumes in six of the last ten years.

8.4 Subp. 30. **Hydric soils.** "Hydric soils" means soils that are saturated, flooded, or  
8.5 ponded long enough during the growing season to develop anaerobic conditions in the  
8.6 upper part.

8.7 Subp. 31. **Hydrophytic vegetation.** "Hydrophytic vegetation" means macrophytic  
8.8 plant life growing in water, soil, or on a substrate that is at least periodically deficient in  
8.9 oxygen as a result of excessive water content.

8.10 Subp. 32. **Impact.** "Impact" means a loss in the quantity, quality, or biological  
8.11 diversity of a wetland caused by draining or filling of wetlands, wholly or partially, or  
8.12 by excavation in the permanently and semipermanently flooded areas of type 3, 4, or 5  
8.13 wetlands, as defined in subpart 74, and in all wetland types if the excavation results in  
8.14 filling, draining, or conversion to nonwetland.

8.15 Subp. 33. **Impacted wetland.** "Impacted wetland" means a wetland that has been  
8.16 partially or wholly subjected to an impact.

8.17 Subp. 34. **Indirect impact.** "Indirect impact" means an impact that is the result of  
8.18 an activity that occurs outside of the wetland boundary.

8.19 Subp. 35. **Infrastructure.** "Infrastructure" means public water facilities, storm water  
8.20 and sanitary sewer piping, outfalls, inlets, street subbase, roads, ditches, culverts, bridges,  
8.21 and any other work defined specifically by a local government unit as constituting a capital  
8.22 improvement within the context of an approved development plan.

8.23 Subp. 36. **Landowner.** "Landowner" means a person or entity having the rights  
8.24 necessary to drain, excavate, or fill a wetland or to establish and maintain a replacement or  
8.25 banked wetland. Typically, the landowner is a fee title owner or a holder of an easement,

9.1 license, lease, or rental agreement providing the necessary rights. The right must not be  
9.2 limited by a lien or other encumbrance that could override the obligations assumed with  
9.3 the replacement or banking of a wetland.

9.4 Subp. 37. **Less than 50 percent area.** "Less than 50 percent area" means a county or  
9.5 watershed with less than 50 percent of the presettlement wetland acreage intact or any  
9.6 county or watershed not defined as a greater than 80 percent area or 50 to 80 percent area,  
9.7 as provided in part 8420.0117.

9.8 Subp. 38. **Local government unit.** "Local government unit" means:

9.9 A. outside of the seven-county metropolitan area, a city council, county board of  
9.10 commissioners, or soil and water conservation district or their delegate;

9.11 B. in the seven-county metropolitan area, a city council, town board, watershed  
9.12 management organization as defined under Minnesota Statutes, section 103B.205,  
9.13 subdivision 13, or soil and water conservation district or their delegate; and

9.14 C. in those cases where an activity or replacement will occur on state land, the  
9.15 agency with administrative responsibility for the land.

9.16 Subp. 39. **Local water plan.** "Local water plan" means a watershed plan pursuant  
9.17 to Minnesota Statutes, sections 103B.201 to 103B.255; a comprehensive local water  
9.18 management plan pursuant to Minnesota Statutes, sections 103B.301 to 103B.355; or a  
9.19 watershed management plan pursuant to Minnesota Statutes, section 103D.401.

9.20 Subp. 40. **Major watershed.** "Major watershed" means the 81 major watershed  
9.21 units delineated by the map State of Minnesota Watershed Boundaries, 1979, incorporated  
9.22 by reference under part 8420.0112, item Q.

9.23 Subp. 41. **Mining.** "Mining" means the removal of peat and metallic minerals as  
9.24 provided in Minnesota Statutes, sections 93.461 and 93.481.

10.1 Subp. 42. **Minor watershed.** "Minor watershed" means one of the 5,600 minor  
10.2 watersheds delineated by the map State of Minnesota Watershed Boundaries, 1979,  
10.3 incorporated by reference under part 8420.0112, item Q.

10.4 Subp. 43. **Municipality.** "Municipality" has the meaning given in Minnesota  
10.5 Statutes, section 103G.005, subdivision 12.

10.6 Subp. 44. **Native vegetation.** "Native vegetation" means plant species that are  
10.7 indigenous to Minnesota or that expand their range into Minnesota without being  
10.8 intentionally or unintentionally introduced by human activity and that are classified as  
10.9 native in the Minnesota Plant Database, incorporated by reference under part 8420.0112,  
10.10 item O.

10.11 Subp. 45. **Noninvasive vegetation.** "Noninvasive vegetation" means plant species  
10.12 that do not typically invade or rapidly colonize existing, stable plant communities.

10.13 Subp. 46. **Nonwetland.** "Nonwetland" means upland areas or previously converted  
10.14 areas that do not meet the criteria for classification as a jurisdictional wetland using the  
10.15 United States Army Corps of Engineers Wetland Delineation Manual (January 1987) and  
10.16 deepwater habitats identified using Classification of Wetlands and Deepwater Habitats of  
10.17 the United States. Both documents are incorporated by reference under part 8420.0112,  
10.18 items B and C.

10.19 Subp. 47. **On-site.** "On-site" means within or directly adjacent to a project.

10.20 Subp. 48. **Ordinance.** "Ordinance" means a body of regulations developed,  
10.21 approved, and implemented by a county, city, or township as authorized by Minnesota  
10.22 Statutes, chapters 394, 462, and 366, respectively.

10.23 Subp. 49. **Pasture.** "Pasture" means an area that was grazed by domesticated  
10.24 livestock or that was planted with annually seeded crops in a crop rotation seeded to  
10.25 grasses or legumes in six of the last ten years.

11.1 Subp. 50. **Peace officer.** "Peace officer" has the meaning given under Minnesota  
11.2 Statutes, section 626.84.

11.3 Subp. 51. **Permanently and semipermanently flooded area of a type 3, 4, or 5**  
11.4 **wetland.** "Permanently and semipermanently flooded area of a type 3, 4, or 5 wetland"  
11.5 means the portion of a type 3, 4, or 5 wetland below the level where the water has  
11.6 been maintained for a sufficient period of time to leave evidence upon the landscape,  
11.7 commonly the point where the natural vegetation changes from predominantly aquatic to  
11.8 predominantly terrestrial.

11.9 Subp. 52. **Plant community.** "Plant community" means a wetland plant community  
11.10 classified according to Wetland Plants and Plant Communities of Minnesota & Wisconsin,  
11.11 incorporated by reference under part 8420.0112, item P.

11.12 Subp. 53. **Presettlement wetland.** "Presettlement wetland" means a wetland or  
11.13 public waters wetland that existed in Minnesota at the time of statehood in 1858.

11.14 Subp. 54. **Project.** "Project" means a specific plan, contiguous activity, proposal, or  
11.15 design necessary to accomplish a goal as defined by a local government unit. As used  
11.16 in this chapter, a project may not be split into components or phases for the purpose of  
11.17 gaining additional exemptions.

11.18 Subp. 55. **Project-specific.** "Project-specific" means the applicant for a replacement  
11.19 plan approval provides the replacement as part of the project, rather than attain the  
11.20 replacement from a wetland bank.

11.21 Subp. 56. **Public transportation project.** "Public transportation project" means a  
11.22 project conducted by a public agency involving transportation facilities open to the public.

11.23 Subp. 57. **Public value of wetlands.** "Public value of wetlands" means the  
11.24 importance and benefit to the public derived from the wetland functions listed in part  
11.25 8420.0522, subpart 1.

12.1 Subp. 58. **Public waters wetlands.** "Public waters wetlands" has the meaning given  
12.2 under part 6115.0170.

12.3 Subp. 59. **Public waters.** "Public waters" has the meaning given under part  
12.4 6115.0170.

12.5 Subp. 60. **Replacement wetland.** "Replacement wetland" means a wetland restored  
12.6 or created or an area designated in part 8420.0526, or the equivalent, to replace wetland  
12.7 area or the public value of wetland functions lost at an impacted wetland.

12.8 Subp. 61. **Responsible party.** "Responsible party" means an individual, business, or  
12.9 other organization causing draining, excavation, or filling of wetlands on the property of  
12.10 another, with or without the landowner's permission or approval.

12.11 Subp. 62. **Restoration.** "Restoration" means reestablishment of an area as wetlands  
12.12 that was historically wetlands and that is no longer wetlands or remains as a degraded  
12.13 wetland.

12.14 Subp. 63. **Rule.** "Rule" means a body of regulations developed, approved, and  
12.15 implemented by a watershed management organization as authorized under Minnesota  
12.16 Statutes, chapter 103D.

12.17 Subp. 64. **Shoreland or shoreland wetland protection zone.**

12.18 A. For local government units that have a shoreland management ordinance  
12.19 approved under Minnesota Statutes, sections 103F.201 to 103F.221, "shoreland" or  
12.20 "shoreland wetland protection zone" means:

12.21 (1) 1,000 feet from the ordinary high water level of a water basin that is  
12.22 a public water identified in the shoreland management ordinance or the shoreland area  
12.23 approved by the commissioner as provided in the shoreland management rules adopted  
12.24 under Minnesota Statutes, section 103F.211, whichever is less; or

13.1 (2) 300 feet from the ordinary high water level of a watercourse identified in  
13.2 the shoreland management ordinance or the shoreland area approved by the commissioner  
13.3 as provided in the shoreland management rules adopted under Minnesota Statutes, section  
13.4 103F.211, whichever is less.

13.5 B. For local government units that do not have a shoreland management  
13.6 ordinance approved under Minnesota Statutes, sections 103F.201 to 103F.221, "shoreland"  
13.7 or "shoreland wetland protection zone" means:

13.8 (1) 1,000 feet from the ordinary high water level of a water basin that is a  
13.9 public water that is at least ten acres in size within municipalities and at least 25 acres in  
13.10 size in unincorporated areas; or

13.11 (2) 300 feet from the ordinary high water level of a watercourse identified  
13.12 by the public waters inventory under Minnesota Statutes, section 103G.201.

13.13 Subp. 65. **Silviculture.** "Silviculture" means management of forest trees.

13.14 Subp. 66. **Soil and water conservation district.** "Soil and water conservation  
13.15 district" means a legal subdivision of state government under Minnesota Statutes, chapter  
13.16 103C.

13.17 Subp. 67. **State wetland banking system, wetland bank, or bank.** "State wetland  
13.18 banking system," "wetland bank," or "bank" means a system of identifying wetlands  
13.19 restored or created for replacement credit and providing for, facilitating, and tracking the  
13.20 exchange of wetland banking credits for projects that require replacement plans or wetland  
13.21 mitigation required by other local, state, or federal authorities.

13.22 Subp. 68. **Structure.** "Structure" means any object erected or placed in, under, or  
13.23 over or anchored or attached to a wetland area.

13.24 Subp. 69. **Utility.** "Utility" means a sanitary sewer; a storm sewer; potable water  
13.25 distribution; or transmission, distribution, or furnishing, at wholesale or retail, of natural

14.1 or manufactured gas, petroleum products, electricity, telephone, or radio service or  
14.2 communications.

14.3 Subp. 70. **Watershed.** "Watershed" means a land area that drains to a common  
14.4 waterway, such as a stream, lake, estuary, or wetland.

14.5 Subp. 71. **Watershed management organization.** "Watershed management  
14.6 organization" has the meaning given under Minnesota Statutes, section 103B.205,  
14.7 subdivision 13.

14.8 Subp. 72. **Wetlands, a wetland, the wetland, or wetland area.**

14.9 A. "Wetlands" means lands transitional between terrestrial and aquatic systems  
14.10 where the water table is usually at or near the surface or the land is covered by shallow  
14.11 water. For purposes of this subpart, wetlands must:

14.12 (1) have a predominance of hydric soils;

14.13 (2) be inundated or saturated by surface water or groundwater at a frequency  
14.14 and duration sufficient to support a prevalence of hydrophytic vegetation typically adapted  
14.15 for life in saturated soil conditions; and

14.16 (3) under normal circumstances, support a prevalence of hydrophytic  
14.17 vegetation.

14.18 B. "A wetland" or "the wetland" means a distinct hydrologic feature with  
14.19 characteristics of item A, surrounded by nonwetland and including all contiguous wetland  
14.20 types, except those connected solely by riverine wetlands. "Wetland area" means a portion  
14.21 of a wetland or the wetland.

14.22 C. Wetlands does not include public waters wetlands and public waters unless  
14.23 reclassified as wetlands by the commissioner under Minnesota Statutes, section 103G.201.

14.24 D. The wetland size is the area within its boundary. The boundary must be  
14.25 determined according to the United States Army Corps of Engineers Wetland Delineation

15.1 Manual (January 1987). The wetland type must be determined according to Wetlands of  
15.2 the United States, (1971 edition). Both documents are incorporated by reference under  
15.3 part 8420.0112, items A and B. The local government unit may seek the advice of the  
15.4 technical evaluation panel as to the wetland size and type.

15.5       Subp. 73. **Wetlands in a cultivated field.** "Wetlands in a cultivated field" means a  
15.6 wetland where greater than 50 percent of its boundary abuts land that was in agricultural  
15.7 crop production in six of the ten years before January 1, 1991.

15.8       Subp. 74. **Wetlands located on agricultural land.** "Wetlands located on agricultural  
15.9 land" means a wetland where greater than 50 percent of its boundary abuts agricultural  
15.10 land.

15.11       Subp. 75. **Wetland type or type.** "Wetland type" or "type" means a wetland type  
15.12 classified according to Wetlands of the United States (1956 and 1971 editions), as  
15.13 summarized in this subpart. Classification of Wetlands and Deepwater Habitats of the  
15.14 United States is a separate, parallel wetland typing system that may be used to characterize  
15.15 components of a wetland. Both documents are incorporated by reference under part  
15.16 8420.0112, items A and B.

15.17       A. "Type 1 wetlands" are seasonally flooded basins or flats in which soil  
15.18 is covered with water or is waterlogged during variable seasonal periods but usually  
15.19 is well-drained during much of the growing season. Type 1 wetlands are located in  
15.20 depressions and in overflow bottomlands along watercourses. In type 1 wetlands,  
15.21 vegetation varies greatly according to season and duration of flooding and includes  
15.22 bottomland hardwoods as well as herbaceous growths.

15.23       B. "Type 2 wetlands" are inland fresh meadows in which soil is usually without  
15.24 standing water during most of the growing season but is waterlogged within at least  
15.25 a few inches of the surface. Vegetation includes grasses, sedges, rushes, and various

16.1 broad-leaved plants. Meadows may fill shallow basins, sloughs, or farmland sags or may  
16.2 border shallow marshes on the landward side.

16.3 C. "Type 3 wetlands" are inland shallow fresh marshes in which soil is usually  
16.4 waterlogged early during a growing season and often covered with as much as six inches  
16.5 or more of water. Vegetation includes grasses, bulrushes, spikerushes, and various other  
16.6 marsh plants such as cattails, arrowheads, pickerelweed, and smartweeds. These marshes  
16.7 may nearly fill shallow lake basins or sloughs or may border deep marshes on the landward  
16.8 side and are also common as seep areas on irrigated lands.

16.9 D. "Type 4 wetlands" are inland deep fresh marshes in which soil is usually  
16.10 covered with six inches to three feet or more of water during the growing season.  
16.11 Vegetation includes cattails, reeds, bulrushes, spikerushes, and wild rice. In open areas,  
16.12 pondweeds, naiads, coontail, water milfoils, waterweeds, duckweeds, water lilies, or  
16.13 spatterdocks may occur. These deep marshes may completely fill shallow lake basins,  
16.14 potholes, limestone sinks, and sloughs or may border open water in such depressions.

16.15 E. "Type 5 wetlands" are inland open fresh water, shallow ponds, and reservoirs  
16.16 in which water is usually less than ten feet deep and is fringed by a border of emergent  
16.17 vegetation similar to open areas of type 4 wetland.

16.18 F. "Type 6 wetlands" are shrub swamps in which soil is usually waterlogged  
16.19 during the growing season and is often covered with as much as six inches of water.  
16.20 Vegetation includes alders, willows, buttonbush, dogwoods, and swamp privet. This type  
16.21 occurs mostly along sluggish streams and occasionally on floodplains.

16.22 G. "Type 7 wetlands" are wooded swamps in which soil is waterlogged at least  
16.23 to within a few inches of the surface during the growing season and is often covered  
16.24 with as much as one foot of water. This type occurs mostly along sluggish streams, on  
16.25 floodplains, on flat uplands, and in shallow basins. Trees include tamarack, arborvitae,  
16.26 black spruce, balsam, red maple, and black ash. Northern evergreen swamps usually

17.1 have a thick ground cover of mosses. Deciduous swamps frequently support beds of  
17.2 duckweeds and smartweeds.

17.3 H. "Type 8 wetlands" are bogs in which soil is usually waterlogged and supports  
17.4 a spongy covering of mosses. This type occurs mostly in shallow basins, on flat uplands,  
17.5 and along sluggish streams. Vegetation is woody or herbaceous or both. Typical plants  
17.6 are heath shrubs, sphagnum moss, and sedges. In the north, leatherleaf, Labrador-tea,  
17.7 cranberries, carex, and cottongrass are often present. Scattered, often stunted, black  
17.8 spruce and tamarack may occur.

17.9 **8420.0112 INCORPORATION BY REFERENCE.**

17.10 This chapter incorporates by reference the following documents and any subsequent  
17.11 updates, addenda, or derivations related to them, as approved by the board:

17.12 A. Wetlands of the United States (United States Fish and Wildlife Service  
17.13 Circular No. 39, 1956 and 1971 editions).

17.14 B. United States Army Corps of Engineers Wetland Delineation Manual  
17.15 (January 1987).

17.16 C. Classification of Wetlands and Deepwater Habitats of the United States  
17.17 (Cowardin, et al., 1979 edition).

17.18 D. Criteria and Guidelines for Assessing Geologic Sensitivity of Groundwater  
17.19 Resources in Minnesota (Minnesota Department of Natural Resources, 1991).

17.20 E. United States Geological Survey Hydrologic Unit Map for Minnesota (1974).

17.21 F. National Wetland Inventory maps (United States Fish and Wildlife Service).

17.22 G. Growing Energy Crops on Minnesota Wetlands: The Land Use Perspective,  
17.23 Anderson and Craig, 1984.

17.24 H. Wetland Restoration Guide, Minnesota Board of Water and Soil Resources  
17.25 (December 1982).

18.1 I. Vegetation in Restored and Created Wetlands, Minnesota Board of Water and  
18.2 Soil Resources, September 2000.

18.3 J. Wildlife Habitat Improvements in Wetlands: Guidance for Soil and Water  
18.4 Conservation Districts and Local Government Units in Certifying and Approving  
18.5 Wetland Conservation Act Exemption Proposals, Minnesota Interagency Wetlands Group,  
18.6 December 2000.

18.7 K. Sustaining Minnesota Forest Resources: Voluntary Site-Level Forest  
18.8 Management Guidelines for Landowners, Loggers and Resource Managers. Minnesota  
18.9 Forest Resources Council, St. Paul, 1999.

18.10 L. Minnesota Construction Site Erosion and Sediment Control Planning  
18.11 Handbook. Minnesota Board of Water and Soil Resources and the Association of  
18.12 Metropolitan Soil and Water Conservation Districts, St. Paul, 1988.

18.13 M. Agriculture and Water Quality: Best Management Practices for Minnesota,  
18.14 Minnesota Pollution Control Agency, St. Paul, 1991.

18.15 N. Storm-Water and Wetlands: Planning and Evaluation Guidelines for  
18.16 Addressing Potential Impacts of Urban Storm-Water and Snow-Melt Runoff on Wetlands,  
18.17 Minnesota Storm-Water Advisory Group, 1997.

18.18 O. Minnesota Plant Database, Minnesota Department of Natural Resources,  
18.19 St. Paul, 2002.

18.20 P. Wetland Plants and Plant Communities of Minnesota & Wisconsin, S. Eggers  
18.21 and D. Reed, 1997.

18.22 Q. State of Minnesota Watershed Boundaries, 1979, Minnesota Department of  
18.23 Natural Resources, St. Paul, 1979.

18.24 These documents are available through the State Law Library, except the National  
18.25 Wetland Inventory maps, which are available at Minnesota soil and water conservation

19.1 district offices. Except for the Minnesota Plant Database in item O, none of the documents  
19.2 are subject to frequent change.

19.3 **8420.0117 PRESETTLEMENT WETLAND ACRES AND AREAS.**

19.4 Subpart 1. **County classification.** For purposes of this chapter:

19.5 A. the following counties are greater than 80 percent areas: Aitkin; Beltrami;  
19.6 Carlton; Cass; Clearwater; Cook; Crow Wing; Hubbard; Isanti; Itasca; Kanabec;  
19.7 Koochiching; Lake; Lake of the Woods; Mille Lacs; Pine; St. Louis; and Wadena;

19.8 B. the following counties are 50 to 80 percent areas: Anoka; Becker; Benton;  
19.9 Chisago; Morrison; Otter Tail; Sherburne; and Todd; and

19.10 C. the following counties are less than 50 percent areas: Big Stone; Blue Earth;  
19.11 Brown; Carver; Chippewa; Clay; Cottonwood; Dakota; Dodge; Douglas; Faribault;  
19.12 Fillmore; Freeborn; Goodhue; Grant; Hennepin; Houston; Jackson; Kandiyohi; Kittson;  
19.13 Lac Qui Parle; Le Sueur; Lincoln; Lyon; Mahnommen; Marshall; Martin; McLeod; Meeker;  
19.14 Mower; Murray; Nicollet; Nobles; Norman; Olmsted; Pennington; Pipestone; Polk; Pope;  
19.15 Ramsey; Red Lake; Redwood; Renville; Rice; Rock; Roseau; Scott; Sibley; Stearns;  
19.16 Steele; Stevens; Swift; Traverse; Wabasha; Waseca; Washington; Watonwan; Wilkin;  
19.17 Winona; Wright; and Yellow Medicine.

19.18 WETLAND AREAS



21.1 B. One hundred citizens who reside within the jurisdiction of the local  
21.2 government unit may request the local government unit to reclassify the county or  
21.3 major watershed on the basis of its percentage of presettlement wetlands remaining. In  
21.4 support of the petition, the citizens must provide satisfactory documentation to the local  
21.5 government unit. The local government unit must consider the petition and forward the  
21.6 request to the board or provide a reason why the petition is denied.

21.7 **LOCAL GOVERNMENT UNIT DUTIES AND PROCEDURES**

21.8 **8420.0200 DETERMINING LOCAL GOVERNMENT UNIT; DUTIES.**

21.9 Subpart 1. **Determining local government unit.** The local government unit  
21.10 responsible for making decisions must be determined according to items A to J.

21.11 A. Outside the seven-county metropolitan area, the local government unit is the  
21.12 county or city in which the activity is located, or its delegate.

21.13 B. In the seven-county metropolitan area, the local government unit is the  
21.14 city, town, or water management organization regulating surface-water-related matters  
21.15 in the area in which the activity is located, or its delegate. The watershed management  
21.16 plan adopted under Minnesota Statutes, section 103B.231, and related board rules will  
21.17 normally indicate the appropriate local government unit. Lacking an indication, the local  
21.18 government unit must be the city, town, or its delegate.

21.19 C. For activities on state land, the local government unit is the state agency,  
21.20 or the agency's designee, with administrative responsibility for that land. However,  
21.21 state agencies must coordinate with local government units that would otherwise have  
21.22 jurisdiction, according to items A and B, when conducting or making decisions on  
21.23 activities in wetlands.

22.1 D. Notwithstanding items A to G, the Department of Natural Resources is the  
22.2 approving authority for activities associated with projects requiring permits to mine under  
22.3 Minnesota Statutes, section 93.481, and for projects affecting calcareous fens.

22.4 E. Implementation of this chapter and the act may be delegated from a county,  
22.5 city, or town, as applicable according to item A or B, to a soil and water conservation  
22.6 district or other governmental entity by the passage of resolutions by both parties. The  
22.7 delegation becomes effective when resolutions have been passed by both parties, or on the  
22.8 date specified in the resolutions, whichever is later. Both parties must provide notice to the  
22.9 board, the commissioner, and the soil and water conservation district within 15 business  
22.10 days of adoption of the resolution. The notice must include a copy of the resolution and a  
22.11 description of the applicable geographic area.

22.12 F. If the activity is located in two jurisdictions, the local government unit is the  
22.13 one exercising zoning authority over the project or, if both have zoning authority, the  
22.14 one in which most of the wetland impacts will occur. If no zoning permits are required,  
22.15 the local government unit is the one in which most of the wetland impacts will occur.  
22.16 If an activity will affect wetlands in more than one local government unit, the board  
22.17 may coordinate the project review to ensure consistency and consensus among the local  
22.18 government units involved. Local government units may maintain separate jurisdiction  
22.19 if mutually agreed upon.

22.20 G. For a replacement site located in more than one jurisdiction, the local  
22.21 government unit is the one in which most of the replacement wetland area occurs.

22.22 H. For replacement plans where the project-specific replacement will occur in a  
22.23 different local government unit than the impact, approval of all local government units  
22.24 involved or as specified in items A to G constitutes final approval of the replacement  
22.25 plan and is required before the project may proceed. The local government unit with  
22.26 jurisdiction for the impact site must approve all components of the replacement plan,

23.1 following the procedures required by this chapter. The local government unit with  
23.2 jurisdiction for the replacement site must limit the review to evaluation of the replacement  
23.3 site and make a decision accordingly. As part of the approval of the replacement plan, the  
23.4 local government unit with jurisdiction for the replacement site assumes responsibility  
23.5 for ensuring compliance with monitoring provisions according to parts 8420.0800 to  
23.6 8420.0820. The local government unit with jurisdiction for the replacement site may enter  
23.7 into joint powers agreements with a local government unit with jurisdiction for the impact  
23.8 site, assess fees, or develop other procedures considered necessary to facilitate the process.

23.9 I. For instances where the activity or replacement occurs in multiple  
23.10 jurisdictions, the local government unit with decision-making authority must coordinate  
23.11 with the other local government units.

23.12 J. The board shall resolve all questions as to which government entity is the  
23.13 responsible authority, applying the guidelines in items A to I.

23.14 **Subp. 2. Local government unit duties.**

23.15 A. Local government units are responsible for making decisions on applications  
23.16 made under this chapter. Each local government unit of the state, except tribal lands and  
23.17 state agencies, must send a written acknowledgment, including a copy of the adopting  
23.18 resolution, to the board that it is assuming its responsibilities under this chapter and the act.

23.19 B. A local government unit must provide knowledgeable and trained staff with  
23.20 expertise in water resource management to manage the program or secure a qualified  
23.21 delegate. Otherwise, the board may declare a moratorium as prescribed in subpart 3 or  
23.22 take other appropriate legal action to ensure proper implementation and compliance with  
23.23 this chapter. The board may establish standards and requirements for training, experience,  
23.24 and certification.

23.25 C. The local government unit may, through resolution, rule, or ordinance, place  
23.26 decision-making authority with staff according to procedures it establishes. For final

24.1 decisions made by staff, the local government unit must establish a local appeal process  
24.2 that includes an evidentiary public hearing before appointed or elected officials.

24.3 D. As provided for in part 8420.0240, technical questions concerning the public  
24.4 value, location, size, and type of wetland must be submitted to the technical evaluation  
24.5 panel. The local government unit may use a technical evaluation panel to predetermine  
24.6 public value, location, size, or type of wetlands under its jurisdiction and use this  
24.7 determination in administering this chapter and the act.

24.8 E. An application must not be approved unless entitlement thereto is established  
24.9 by a fair preponderance of the evidence. For each finding of fact and recommendation  
24.10 included in a written technical evaluation panel report that is not adopted by the local  
24.11 government unit, the local government unit must provide detailed reasons for rejecting  
24.12 the finding of fact or recommendation in its record of decision; otherwise, the local  
24.13 government unit has not sufficiently considered the technical evaluation panel report.

24.14 F. In the absence of an application, the local government unit may evaluate  
24.15 information related to a potential activity upon the request of a landowner. The evaluation  
24.16 provided does not constitute a decision for the purposes of parts 8420.0100 to 8420.0935.

24.17 G. The local government unit must retain a record of all decisions for a  
24.18 minimum of ten years after all applicable requirements and conditions pertaining to the  
24.19 project are fulfilled.

24.20 H. The local government unit and soil and water conservation district may  
24.21 charge processing fees in amounts not greater than are necessary to cover the reasonable  
24.22 costs of implementing this chapter and for technical and administrative assistance to  
24.23 landowners in processing other applications for projects affecting wetlands.

24.24 I. The local government unit must annually report information to the board  
24.25 regarding implementation of this chapter in a format and time period prescribed by the

25.1 board. Failure to comply with the board's reporting requirements may subject the local  
25.2 government to a penalty under subpart 3.

25.3 **Subp. 3. Failure to apply law.**

25.4 A. If a local government unit fails to acknowledge in writing its responsibilities  
25.5 under this chapter and the act, as required in subpart 2, the board must impose, in the  
25.6 local government unit's jurisdiction, a 60-day moratorium on making decisions and  
25.7 implementing this chapter and the act. The board must notify the local government unit in  
25.8 writing of the start and end dates of the moratorium. The board must end the moratorium  
25.9 within the 60 days upon written agreement by the local government unit that it will  
25.10 assume, and is currently capable of implementing, its duties under this chapter and the act.  
25.11 If at the end of the initial 60-day moratorium a written agreement has not been made for  
25.12 the local government unit to apply the law, the board may extend the moratorium until the  
25.13 local government unit agrees to apply the law.

25.14 B. If the board has information that a local government unit is not following  
25.15 this chapter or the act in making decisions; if the local government unit does not have  
25.16 knowledgeable and trained staff with experience in water resource management; or if the  
25.17 local government unit fails to comply with the board's reporting requirements, the board  
25.18 must notify the local government unit in writing of its concerns. The local government  
25.19 unit must respond in writing within 60 days of being notified by the board. If not satisfied  
25.20 with the local government unit's written response, or none is received, the board must ask  
25.21 the local government unit to appear at a hearing before the board to discuss the matter. The  
25.22 board may invite comments from other local governments or state and federal agencies.  
25.23 If the board determines at the hearing that corrective action is necessary, the board must  
25.24 write the local government unit directing specific corrective action to occur within 60 days  
25.25 of receiving the board's decision. The notice must explain the reason for the action. If,  
25.26 after the 60-day period, the local government unit has not corrected the problem to the

26.1 satisfaction of the board, the board must declare a moratorium as prescribed in item A or  
26.2 take other appropriate legal action to ensure compliance.

26.3 C. When a moratorium is declared as prescribed in item A or B, a decision  
26.4 cannot be made on an application because a local government unit authorized to  
26.5 implement this chapter does not exist while the moratorium is in effect. An application  
26.6 pending a local government unit decision when a moratorium is declared must be returned  
26.7 by the local government unit to the applicant within 15 business days of the moratorium  
26.8 being placed in effect. An application submitted while a moratorium is in effect must be  
26.9 returned by the local government unit to the applicant with an explanation and within 15  
26.10 business days of the local government unit's receipt of the application.

26.11 **8420.0233 OTHER LOCAL GOVERNMENT UNIT WETLAND RULES AND**  
26.12 **ORDINANCES.**

26.13 This chapter and the act provide minimum standards. Local government units may  
26.14 require more procedures and more wetland protection, but not less.

26.15 **8420.0240 TECHNICAL EVALUATION PANEL PROCEDURES.**

26.16 A. For each local government unit, there is a technical evaluation panel. Panel  
26.17 membership consists of: a technical professional employee of the board, a technical  
26.18 professional employee of the soil and water conservation district of the county in which  
26.19 the activity is occurring, and a technical professional with expertise in water resource  
26.20 management appointed by the local government unit. For projects affecting public waters,  
26.21 public waters wetlands, or wetlands within the shoreland protection zone, the panel also  
26.22 includes a technical professional employee of the Department of Natural Resources. The  
26.23 local government unit must coordinate the panel.

26.24 B. Two members of the technical evaluation panel must be knowledgeable and  
26.25 trained in applying methodologies of the United States Army Corps of Engineers Wetland  
26.26 Delineation Manual (January 1987), Wetland Plants and Plant Communities of Minnesota

27.1 & Wisconsin (S. Eggers and D. Reed 1997), Wetlands of the United States (United States  
27.2 Fish and Wildlife Service Circular 39, 1971 edition), and Classification of Wetlands and  
27.3 Deepwater Habitats of the United States (Cowardin, et al., 1979 edition), including  
27.4 updates and supplements, and any modifications or guidance provided by the board. The  
27.5 panel must also be knowledgeable and trained in evaluation of wetland functions and  
27.6 the resulting public value. The panel may seek advice and assistance from others with  
27.7 additional expertise to help the panel in its work.

27.8 C. The technical evaluation panel, if requested to do so by the local government  
27.9 unit, the landowner, or a member of the panel, must make technical findings and  
27.10 recommendations regarding applications, the scope of this chapter and the act, the  
27.11 applicability of exemption and no-loss standards, wetland functions and the resulting  
27.12 public value, direct and indirect impacts, possible violations of this chapter and the  
27.13 act, enforcement matters under part 8420.0900, comprehensive wetland protection  
27.14 and management plans and implementing rules and ordinances, and other technical  
27.15 issues related to implementation of this chapter. The panel must review applications for  
27.16 replacement of public road projects submitted according to part 8420.0544, banking  
27.17 projects according to parts 8420.0700 to 8420.0755, and replacement wetland monitoring  
27.18 as provided in parts 8420.0800 to 8420.0820. The panel must provide its findings to the  
27.19 local government unit for consideration. For violations of this chapter that may result in the  
27.20 issuance of an enforcement order, the panel must consult with the enforcement authority.

27.21 D. The panel's recommendation to the local government unit may recommend  
27.22 approval, approval with changes or conditions, or denial of an application. When a  
27.23 technical evaluation panel assembles findings or makes a recommendation, the local  
27.24 government unit must consider the findings or recommendation of the panel in its approval  
27.25 or denial of an application. The panel shall make no findings or recommendations  
27.26 without at least one member having made an on-site inspection. Panel findings and  
27.27 recommendations must be documented and endorsed by a majority of the members. If

28.1 the local government unit does not agree with the panel's findings and recommendation,  
28.2 the detailed reasons for the disagreement must be part of the local government unit's  
28.3 record of decision.

28.4 E. Applicants must cooperate in providing local government unit staff and  
28.5 members of the technical evaluation panel and their designated experts with access to  
28.6 proposed project sites for investigation. Investigations must be preceded by notice to the  
28.7 landowner or designated agent, unless prior approval has been granted. If an applicant  
28.8 refuses to allow access, the local government unit may deny an application.

28.9 **8420.0255 LOCAL GOVERNMENT UNIT APPLICATION AND DECISION**  
28.10 **PROCEDURES.**

28.11 Subpart 1. **General.** Notices and local government unit decisions made under this  
28.12 chapter must be in compliance with Minnesota Statutes, section 15.99.

28.13 Subp. 2. **Determination of complete application.** The local government unit must  
28.14 determine that an application is complete based on parts 8420.0305 to 8420.0330. For  
28.15 incomplete applications, the local government unit must notify the applicant within 15  
28.16 business days of receipt of the application and list in writing what items or information is  
28.17 missing.

28.18 Subp. 3. **Notice of application.**

28.19 A. Within 15 business days of receipt of a complete application, the local  
28.20 government unit must send a copy of the application and a notice of application on a  
28.21 form provided by the board to members of the technical evaluation panel; the watershed  
28.22 district or water management organization, if there is one; the commissioner; and  
28.23 individual members of the public who request a copy. The notice must identify the type of  
28.24 application, the date the comment period ends, and where to submit comments. Individual  
28.25 members of the public who request a copy must be sent a summary of the application  
28.26 that includes information to identify the applicant and the location and scope of the

29.1 project. The comment period must be at least 15 business days from the date the notice of  
29.2 application is sent. Revisions of an approved and valid replacement plan must be noticed  
29.3 according to this subpart by sending a summary of the proposed revisions if:

29.4 (1) the wetland area to be impacted under the revised replacement plan is:

29.5 (a) increased by more than ten percent;

29.6 (b) a different type;

29.7 (c) part of a different wetland; or

29.8 (d) more than 500 feet from the location of the previously approved  
29.9 wetland impact; or

29.10 (2) the replacement is:

29.11 (a) a different type;

29.12 (b) more than 500 feet from the location of the previously approved  
29.13 replacement; or

29.14 (c) a different action eligible for credit.

29.15 B. This subpart does not apply to exemption or no-loss applications. However,  
29.16 a local government unit may issue a notice for an exemption or no-loss application  
29.17 following the requirements in this part when the local government unit believes that input  
29.18 from those required to receive notice will be useful in determining whether an exemption  
29.19 or no-loss applies.

29.20 Subp. 4. **Decision.** The local government unit's decision must be based on the  
29.21 standards and procedures required by this chapter and on the technical evaluation panel's  
29.22 findings and recommendation, when provided. The local government unit must consider  
29.23 and include in its record of decision the technical evaluation panel's recommendation,  
29.24 when provided, to approve, modify, or deny the application. The local government

30.1 unit must also consider any comments received from those required to receive notice.  
30.2 The local government unit's decision must be made in compliance with the time period  
30.3 prescribed by Minnesota Statutes, section 15.99, which, on the effective date of this part,  
30.4 generally requires a decision in 60 days. The local government unit may make on-site  
30.5 exemption and no-loss decisions if the decisions are noticed according to subpart 5 and  
30.6 project details are provided sufficient to document eligibility. The local government unit's  
30.7 decision is valid for three years or as otherwise specified in the local government unit's  
30.8 decision when the technical evaluation panel advises that a longer period is justified in  
30.9 accordance with the standards in parts 8420.0100 to 8420.0935.

30.10       Subp. 5. **Notice of decision.** The local government unit's decision must be mailed  
30.11 to the landowner within ten business days of the decision. A summary of the local  
30.12 government unit's decision, in a format prescribed by the board, must be sent within ten  
30.13 business days of the decision to those required to receive notice of the application. The  
30.14 notice of decision must include information on the process and time period to appeal  
30.15 the decision of the local government unit.

30.16       Subp. 6. **Decisions and notice for replacement via banking.** For replacement plan  
30.17 applications proposing the use of banking credits, the local government unit must verify,  
30.18 before approving the application, that the credits to be withdrawn are available and the  
30.19 applicant has a purchase agreement with the seller. For an approval of a replacement plan  
30.20 using banking credits as replacement, the local government unit must notify the board's  
30.21 banking administrator of the approval. The notification must be sent concurrent with the  
30.22 notice of decision and must include the bank account, the user of credits, and the amount  
30.23 of credit approved for withdrawal.

30.24 **8420.0265 PREVIOUSLY APPROVED APPLICATIONS.**

31.1 Activities for which an application was approved may be completed under the laws,  
31.2 rules, conditions, and guidelines in effect when they were approved, provided the local  
31.3 government unit's approval is still valid.

31.4 **APPLICATION PROCEDURES**

31.5 **8420.0305 GENERAL APPLICATION REQUIREMENTS.**

31.6 A. Persons requesting approval of an application must fulfill the application  
31.7 requirements of this part and those applicable to the type of application submitted  
31.8 according to parts 8420.0310 to 8420.0330 and, for wetland banking, part 8420.0705.

31.9 B. The following information must be submitted to the local government unit  
31.10 for all types of applications:

31.11 (1) the full name, post office address, and telephone number of the applicant;

31.12 (2) for corporations, the principal officers of the corporation, any parent  
31.13 companies, owners, partners, and joint venturers, and a designated contact person;

31.14 (3) managing agents, subsidiaries, or consultants that are or may be  
31.15 involved with the activity;

31.16 (4) the type of decision requested, as identified in parts 8420.0310 to  
31.17 8420.0330;

31.18 (5) the location of the project by township, range, section, and quarter  
31.19 section;

31.20 (6) evidence of ownership of the project area or the requisite property rights  
31.21 to perform the activity;

31.22 (7) an accurate map, survey, or recent aerial photograph showing the  
31.23 boundaries of the project area and boundaries, size, and type of each wetland relevant to  
31.24 the type of decision requested;

32.1 (8) if applicable to the type of decision requested, a written description of  
32.2 the proposed project and project area, including its areal extent, with sufficient detail  
32.3 to allow the local government unit to assess the amount and types of wetland to be  
32.4 affected; and

32.5 (9) other information considered necessary for evaluation of the application  
32.6 or project by the local government unit.

32.7 C. A landowner may seek advice from the local government unit regarding  
32.8 the applicability of a no-loss or exemption, the adequacy of sequencing arguments and  
32.9 alternatives, or other interpretation of this chapter without submitting an application.

32.10 **8420.0310 WETLAND BOUNDARY OR TYPE APPLICATIONS.**

32.11 A landowner may apply for a wetland boundary or type decision from the local  
32.12 government unit. The landowner is responsible for submitting proof necessary to make the  
32.13 decision. Applications for approval of wetland boundary or type must include information  
32.14 according to the wetland delineation report submittal guidelines provided by the board.  
32.15 A wetland boundary or type application may be submitted independently or as part of a  
32.16 no-loss, exemption, sequencing, replacement plan, or banking application. When an  
32.17 independent wetland boundary or type application is approved, and the approval remains  
32.18 valid, the applicant may incorporate the approval in a subsequent application for a no-loss,  
32.19 exemption, sequencing, replacement plan, or banking application.

32.20 **8420.0315 NO-LOSS APPLICATIONS.**

32.21 A. A landowner may apply to the local government unit for a no-loss decision.  
32.22 A landowner who does not request a decision from the local government unit and proceeds  
32.23 with the activity may be subject to the enforcement provisions under part 8420.0915 and  
32.24 Minnesota Statutes, section 103G.2372.

33.1 B. The landowner applying for a no-loss is responsible for submitting the proof  
33.2 necessary to show qualification for the claim. This part also applies to applications  
33.3 requesting a decision on whether an activity or wetland falls within the scope of this  
33.4 chapter.

33.5 **8420.0320 EXEMPTION APPLICATIONS.**

33.6 A. A landowner intending to impact a wetland without replacement, claiming  
33.7 exemption under part 8420.0420, may apply to the local government unit for an exemption  
33.8 decision or request an on-site exemption decision before beginning the activity to verify  
33.9 whether the proposed impact is exempt. A landowner who does not request a decision  
33.10 from the local government unit and proceeds with the activity may be subject to the  
33.11 enforcement provisions under part 8420.0915 and Minnesota Statutes, section 103G.2372.  
33.12 An exemption may apply whether or not the local government unit has made an exemption  
33.13 decision. If the landowner requests an exemption decision, then the local government  
33.14 unit must make one.

33.15 B. The landowner applying for exemption must identify the specific exemption  
33.16 being claimed and submit the proof necessary to show qualification for the exemption.

33.17 **8420.0325 SEQUENCING APPLICATIONS.**

33.18 An applicant may either submit the information required for sequencing analysis as  
33.19 part of a replacement plan application or apply separately for a preliminary sequencing  
33.20 decision from the local government unit before preparing a complete replacement plan.  
33.21 The applicant must provide written documentation of the project's compliance with the  
33.22 sequencing standards in part 8420.0520, including the identification of the project purpose  
33.23 and a detailed description of the project and alternatives considered. The local government  
33.24 unit may request additional information needed to make a decision.

33.25 **8420.0330 REPLACEMENT PLAN APPLICATIONS.**

34.1 Subpart 1. **Requirement.** A landowner proposing a wetland impact that requires  
34.2 replacement under this chapter must apply to the local government unit and receive  
34.3 approval of a replacement plan before impacting the wetland.

34.4 Subp. 2. **Preapplication conference and site visit.** Before preparation of a  
34.5 replacement plan, it is recommended that the landowner meet with the local government  
34.6 unit for a preapplication conference and site visit. The local government unit is encouraged  
34.7 to inform the landowner of all sequencing requirements and the criteria used to evaluate  
34.8 replacement plans.

34.9 Subp. 3. **Application contents.** On an application form approved by the board in  
34.10 consultation with the commissioner, provided through the local government unit, and with  
34.11 required attachments supplied by the applicant, the following documentation must be  
34.12 provided in addition to the information required in part 8420.0305:

34.13 A. for the impacted wetland:

34.14 (1) the amount, in square feet or acres, of wetland proposed to be impacted  
34.15 by type;

34.16 (2) the minor watershed, major watershed, county, and bank service area;

34.17 (3) a soil survey map of the site showing soil type and identifying hydric  
34.18 soils, where available;

34.19 (4) a map showing the locations of any surface inlets or outlets, natural  
34.20 or otherwise, draining into or out of the wetland and, if the wetland is within the  
34.21 shoreland wetland protection zone or floodplain, the distance and direction to the nearest  
34.22 watercourse;

34.23 (5) information known to the applicant or readily available concerning the  
34.24 special considerations criteria in part 8420.0515;

35.1 (6) a list of all other known local, state, and federal permits and approvals  
35.2 required for the activity; and

35.3 (7) written documentation to demonstrate compliance with the sequencing  
35.4 standards in part 8420.0520, including identification of the project purpose and a detailed  
35.5 description of the project and alternatives considered;

35.6 B. for the replacement wetland when replacement is project-specific:

35.7 (1) the proposed action eligible for credit from part 8420.0526;

35.8 (2) the minor watershed, major watershed, county, and bank service area;

35.9 (3) evidence of ownership or property rights to the replacement areas;

35.10 (4) information known to the applicant or readily available concerning the  
35.11 special considerations criteria in part 8420.0515;

35.12 (5) a description of how the proposed replacement meets the ecological  
35.13 suitability and sustainability criteria under part 8420.0522, subpart 5;

35.14 (6) a map showing the locations of any existing surface inlets or outlets,  
35.15 natural or otherwise, draining into or out of the replacement wetland and, if the  
35.16 replacement wetland is within the shoreland wetland protection zone or floodplain, the  
35.17 distance and direction to the nearest watercourse;

35.18 (7) scale drawings showing plan and profile views of the replacement  
35.19 wetland areas;

35.20 (8) a description of how the replacement area will be constructed, for  
35.21 example, excavation or restoration by blocking an existing tile; the type, size, and  
35.22 specifications of outlet structures; elevations, relative to mean sea level, of key features,  
35.23 for example, sill, emergency overflow, and structure height; and best management  
35.24 practices that will be implemented to prevent erosion or site degradation;

36.1 (9) a soil survey map of the site showing soil type and identifying  
36.2 hydric soils, where available, and site-specific soils information sufficient to determine  
36.3 the capability of the site to produce and sustain wetland characteristics and achieve  
36.4 replacement goals;

36.5 (10) a timetable that clearly states how and when implementation of the  
36.6 replacement plan will proceed and when construction of the replacement area will be  
36.7 completed;

36.8 (11) statements signed by the applicant confirming that:

36.9 (a) the wetland will be replaced in advance of or concurrent with the  
36.10 actual impact;

36.11 (b) the replacement area was not previously restored or created under a  
36.12 prior approved replacement plan;

36.13 (c) the replacement area was not impacted under an exemption during  
36.14 the previous ten years;

36.15 (d) the replacement area was not, and will not be, restored or created  
36.16 with financial assistance from public conservation programs or restored or created for  
36.17 other unrelated regulatory purposes;

36.18 (e) the replacement area was not, and will not be, restored or created  
36.19 using private funds other than those of the landowner unless the funds are paid back with  
36.20 interest to the individual or organization that funded the restoration or creation and the  
36.21 individual or organization notifies the local government unit in writing that the restored  
36.22 wetland may be considered for replacement; and

36.23 (f) monitoring will occur according to parts 8420.0800 to 8420.0820  
36.24 unless the local government unit will be conducting the monitoring of the wetland  
36.25 replacement area;

37.1 (12) evidence that a person proposing to create or restore a wetland within  
37.2 the easement of a pipeline, as defined in Minnesota Statutes, section 299J.02, subdivision  
37.3 11, has first notified the easement holder and the director of the Office of Pipeline Safety  
37.4 in writing. The person may not create or restore the wetland if, within 90 days after  
37.5 receiving the required notice, the easement holder or the director of the Office of Pipeline  
37.6 Safety provides to the person a written notice of objection that includes the reasons for  
37.7 the objection;

37.8 (13) a list of all other known local, state, and federal permits and approvals  
37.9 required for the activity;

37.10 (14) evidence that any drainage or property rights potentially detrimental to  
37.11 the replacement area have been acquired, subordinated, or otherwise eliminated;

37.12 (15) a vegetation establishment and management plan according to part  
37.13 8420.0528, subpart 2, item D; and

37.14 (16) the size, type, and credits expected to result from the proposed  
37.15 replacement actions;

37.16 C. for the replacement wetland when the replacement consists of wetland bank  
37.17 credits:

37.18 (1) the wetland bank account number;

37.19 (2) the minor watershed, major watershed, county, and bank service area;

37.20 (3) the amount of credits to be withdrawn in square feet; and

37.21 (4) a completed application for withdrawal of wetland credits from the  
37.22 wetland bank in a form provided by the board or a purchase agreement signed by the  
37.23 applicant and bank account holder; and

37.24 D. a description of the required replacement as determined according to the  
37.25 proposed replacement actions and the replacement standards in part 8420.0522.

38.1 Subp. 4. **Approval conditions.** A landowner must not impact a wetland under an  
38.2 approved replacement plan until submittal of the following, to the satisfaction of the  
38.3 local government unit:

38.4 A. for project-specific replacement that is not in advance according to part  
38.5 8420.0522, subpart 8, item B, a financial assurance according to part 8420.0522, subpart  
38.6 9, unless waived by the local government unit;

38.7 B. for project-specific replacement, evidence that a notice in a form prescribed  
38.8 by the board has been attached to and recorded with the deed for lands containing a  
38.9 replacement wetland, specifying the following:

38.10 (1) the location of the replacement area;

38.11 (2) that the replacement area is subject to the act;

38.12 (3) that the fee title owner is responsible for the costs of repairs or  
38.13 reconstruction and management, if necessary, or for replacement costs;

38.14 (4) that reasonable access to the replacement area shall be granted to the  
38.15 proper authorities for inspection, monitoring, and enforcement purposes;

38.16 (5) that costs of title review and document recording is the responsibility of  
38.17 the fee title owner; and

38.18 (6) that the local government unit or board may require necessary repairs  
38.19 or reconstruction and revegetation work to return the wetland to the specifications of  
38.20 the approved replacement plan and require reimbursement of reasonable costs from the  
38.21 wetland owner or may require replacement of the wetland according to this chapter; and

38.22 C. for replacement consisting of wetland bank credits, confirmation that the  
38.23 board has withdrawn the credits from the state wetland bank as specified in the approved  
38.24 replacement plan.

38.25 **8420.0335 CONTRACTOR'S NOTIFICATION RESPONSIBILITY.**

39.1 A. For the purposes of this part, "contractor" means an individual, business, or  
39.2 other organization providing to a landowner or the landowner's agent a product or service  
39.3 that drains, fills, or excavates a wetland.

39.4 B. A contractor must not drain, excavate, or fill a wetland, wholly or partially,  
39.5 unless the contractor has:

39.6 (1) obtained a signed statement from the landowner or landowner's agent  
39.7 stating that the wetland replacement plan required for the work has been obtained or  
39.8 that a replacement plan is not required; and

39.9 (2) sent a copy of the statement to the local government unit with  
39.10 jurisdiction over the wetland.

39.11 C. A form shall be provided by the board for use in complying with this part.

39.12 D. Work performed in violation of this part is a misdemeanor by operation  
39.13 of Minnesota Statutes, section 103G.141.

## 39.14 **BOUNDARY OR TYPE, NO-LOSS, AND EXEMPTION STANDARDS**

### 39.15 **8420.0405 BOUNDARY OR TYPE.**

39.16 Subpart 1. **Wetland boundary.** Wetland boundaries must be determined using the  
39.17 methodologies in the United States Army Corps of Engineers Wetlands Delineation  
39.18 Manual (January 1987), including subsequent updates and supplements, and guidance  
39.19 provided by the board.

39.20 Subp. 2. **Wetland type.** Wetland type must be identified according to United States  
39.21 Fish and Wildlife Service Circular No. 39 (1971 edition) Wetlands of the United States  
39.22 and Classification of Wetlands and Deepwater Habitats of the United States, including  
39.23 modifications or guidance provided by the board. Wetland type in relation to Wetland  
39.24 Plants and Plant Communities of Minnesota & Wisconsin is shown in the following table:

40.1	Wetland Plants and Plant Communities		
40.2	of Minnesota and Wisconsin (Eggers and		
40.3	Reed 1997), as modified by the Board	Classification of	
40.4	of Water and Soil Resources-United	Wetlands and Deepwater	Fish and Wildlife
40.5	States Army Corps of Engineers	Habitats of the United	Service Circular 39
40.6	Wetland Mitigation Memorandum of	States (Cowardin et al.	(Shaw and Fredine
40.7	Understanding (May 2007)	1979)	1971)
40.8	Shallow, open water	Palustrine or lacustrine,	Type 5: Inland open
40.9		littoral; aquatic bed;	fresh water
40.10		submergent, floating, and	
40.11		floating-leaved	
40.12	Deep marsh	Palustrine or lacustrine,	Type 4: Inland deep
40.13		littoral; aquatic bed;	fresh marsh
40.14		submergent, floating,	
40.15		and floating-leaved;	
40.16		emergent; persistent and	
40.17		nonpersistent	
40.18	Shallow marsh	Palustrine; emergent;	Type 3: Inland
40.19		persistent and	shallow fresh marsh
40.20		nonpersistent	
40.21	Sedge meadow	Palustrine; emergent;	Type 2: Inland fresh
40.22		narrow-leaved persistent	meadow
40.23	Fresh (wet) meadow	Palustrine; emergent;	Type 1: Seasonally
40.24		broad- and narrow-leaved	flooded basin or flat
40.25		persistent	Type 2: Inland fresh
40.26			meadow
40.27	Wet to wet-mesic prairie	Palustrine; emergent;	Type 1: Seasonally
40.28		broad- and narrow-leaved	flooded basin or flat
40.29		persistent	Type 2: Inland fresh
40.30			meadow
40.31	Calcareous fen	Palustrine; emergent;	Type 2: Inland fresh
40.32		narrow-leaved	meadow
40.33		persistent; scrub/shrub;	Type 6: Shrub
40.34		broad-leaved deciduous	swamp

41.1	Open bog or coniferous bog	Palustrine; moss/lichen;	Type 8: Bog	
41.2		scrub/shrub;		
41.3		broad-leaved evergreen;		
41.4		forested; needle-leaved		
41.5		evergreen and deciduous		
41.6	Shrub-carr or alder thicket	Palustrine; scrub/shrub;	Type 6: Shrub	
41.7		broad-leaved deciduous		swamp
41.8	Hardwood swamp or coniferous swamp	Palustrine; forested;	Type 7: Wooded	
41.9		broad-leaved deciduous;		swamp
41.10		needle-leaved evergreen		
41.11		and deciduous		
41.12		Floodplain forest		Palustrine; forested;
41.13		broad-leaved deciduous	flooded basin or flat	
41.14	Seasonally flooded basin	Palustrine; flat;	Type 1: Seasonally	
41.15		emergent; persistent		flooded basin or flat
41.16		and nonpersistent		

41.17 **8420.0410 NO-LOSS AND EXEMPTION CONDITIONS.**

41.18 A person conducting an activity in a wetland under no-loss in part 8420.0415 or an  
41.19 exemption in part 8420.0420 must ensure that:

41.20 A. appropriate erosion control measures are taken to prevent sedimentation  
41.21 of the wetland or of any receiving waters;

41.22 B. the activity does not block fish activity in a watercourse, except when  
41.23 done purposely to prevent movement of undesirable fish species in accordance with a  
41.24 recommendation from the commissioner; and

41.25 C. the activity is conducted in compliance with all other applicable federal,  
41.26 state, and local requirements, including best management practices according to the  
41.27 documents referenced in part 8420.0112, items L, M, and N, and water resource protection  
41.28 requirements established under Minnesota Statutes, chapter 103H.

41.29 **8420.0415 NO-LOSS CRITERIA.**

42.1 "No-loss" means no permanent loss of, or impact to, wetlands from an activity  
42.2 according to the criteria in this part. The following qualify for a no-loss:

42.3 A. an activity that will not impact a wetland;

42.4 B. excavation in wetlands when limited to removal of sediment or debris such as  
42.5 trees, logs, stumps, beaver dams, blockage of culverts, and trash, provided the removal  
42.6 does not result in alteration of the original cross-section of the wetland or watercourse.  
42.7 Wetland areas created solely by beaver activities may be drained by removing those  
42.8 materials placed by beaver. Drainage is permitted by removing or moving materials  
42.9 blocking installed roadway culverts and related drainage structures. Additional excavation  
42.10 or removal of other materials is not permitted unless it can be shown by aerial photographs  
42.11 that the proposed activity will not drain or fill wetland that was there before the beaver  
42.12 dam was built or before the culvert became plugged;

42.13 C. temporary or seasonal water level management activities done for the purpose  
42.14 of performing maintenance or as part of vegetation or habitat management activities,  
42.15 which will not result in the conversion of a wetland to a nonwetland or conversion of a  
42.16 nondegraded wetland to a different type;

42.17 D. an activity conducted as part of an approved replacement or banking plan,  
42.18 conducted or authorized by public agencies for the purpose of wetland restoration or fish  
42.19 and wildlife habitat restoration or improvement according to the guidance referenced  
42.20 in part 8420.0112, items J and H, or repair and maintenance of earthen containment  
42.21 structures;

42.22 E. excavation limited to removal of deposited sediment in wetlands that are  
42.23 presently utilized as storm water management basins, or excavation and removal of  
42.24 contaminated substrate, when the excavated area is limited to the minimum dimensions  
42.25 necessary for achieving the desired purpose and stabilized to prevent water quality  
42.26 degradation;

43.1 F. an activity associated with the operation, routine maintenance, or emergency  
43.2 repair of existing utilities and public works structures, including pipelines, provided  
43.3 the activity does not result in additional wetland intrusion or additional impacts, either  
43.4 wholly or partially;

43.5 G. temporarily crossing or entering a wetland to perform silvicultural activities,  
43.6 including timber harvest as part of a forest management activity, so long as the activity  
43.7 limits the impact on the hydrologic and biologic characteristics of the wetland; the activity  
43.8 does not result in the construction of dikes, drainage ditches, tile lines, or buildings; and  
43.9 the timber harvesting and other silvicultural practices do not result in the drainage of  
43.10 the wetland or public waters; or

43.11 H. a temporary impact that is rectified by repairing, rehabilitating, or restoring  
43.12 the affected wetland. No-loss under this item only applies if all of the following conditions  
43.13 are met:

43.14 (1) the physical characteristics of the affected wetland, including ground  
43.15 elevations, contours, inlet dimensions, outlet dimensions, substrate, plant communities,  
43.16 and hydrologic regime, are restored to preproject conditions sufficient to ensure that all  
43.17 preproject functions are restored;

43.18 (2) the activity is completed and the physical characteristics of the wetland  
43.19 are restored within six months of the start of the activity, unless an extension is granted by  
43.20 the local government unit after consultation with the technical evaluation panel;

43.21 (3) the landowner provides sufficient financial assurance acceptable to the  
43.22 local government unit to cover the estimated cost to restore the wetland to preproject  
43.23 conditions. The local government unit must return any remaining financial assurance to  
43.24 the landowner upon a determination by the local government unit that the conditions in  
43.25 this item have been met by the landowner; and

44.1 (4) a no-loss has not been approved under this item for a particular site  
44.2 within a wetland within the previous ten years, except that repairs to the original project  
44.3 may be allowed under the no-loss if the local government unit determines the request  
44.4 to be necessary and reasonable.

44.5 **8420.0420 EXEMPTION STANDARDS.**

44.6 Subpart 1. **Scope.**

44.7 A. An impact is exempt from replacement if it qualifies for any one of the listed  
44.8 exemptions. An impact is not disqualified when it is indicated as not exempt under a  
44.9 different exemption. Persons proposing to conduct an exempt activity may contact the  
44.10 local government unit to verify eligibility for an exemption and to evaluate alternatives  
44.11 to avoid or minimize wetland impacts. When the total amount of impact exceeds the  
44.12 amount allowed under the applicable exemption, the impact is not exempt and the entire  
44.13 amount of impact must be replaced.

44.14 B. No exemptions apply to:

44.15 (1) calcareous fens as identified by the commissioner;

44.16 (2) wetlands that have been deposited in the state wetland bank;

44.17 (3) wetlands that have previously received replacement credit as a result of  
44.18 an approved replacement or banking plan; or

44.19 (4) wetlands that were partially impacted, so that the remainder would be  
44.20 eligible for an exemption, when the exemption would not have been applicable before the  
44.21 impact. Impacts to any such wetlands are subject to the replacement requirements of this  
44.22 chapter or, for calcareous fens, part 8420.0935.

44.23 C. Exemptions may not be combined on a project.

44.24 D. Present and future owners of wetlands impacted without replacement under  
44.25 an exemption for agricultural activities in subpart 2 or drainage in subpart 3 must

45.1 make no use of the wetland area after it is impacted, other than as agricultural land or  
45.2 other use specified in subpart 2, for at least ten years after the impact unless it is first  
45.3 replaced according to Minnesota Statutes, section 103G.222. Except for land in public  
45.4 ownership, at the time of impact, the local government unit may require the landowner  
45.5 to record a notice of these restrictions in the office of the county recorder for the county  
45.6 in which the project is located if the local government unit determines the wetland  
45.7 area impacted is at risk of conversion to a nonagricultural use or use other than that  
45.8 specified in subpart 2 within ten years, based on the zoning classification, proximity to a  
45.9 municipality or full-service road, or other criteria as determined by the local government  
45.10 unit. In making a decision under this item, the local government unit must review the  
45.11 applicable comprehensive plan, if one exists, when evaluating the risk of conversion to a  
45.12 nonagricultural use and monitor and enforce the prohibition on using the area impacted for  
45.13 a nonagricultural purpose for at least ten years. At a minimum, the recorded document  
45.14 must contain the name or names of the landowners, a legal description of the property  
45.15 to which the restrictions apply, a statement of the restrictions, the date on which the  
45.16 restrictions expire, the name of the local government that approved the exemption, if an  
45.17 exemption occurred, the signatures of all owners, and an acknowledgment.

45.18       Subp. 2. **Agricultural activities.** A replacement plan is not required for:

45.19           A. impacts resulting from agricultural activities in a wetland that was planted  
45.20 with annually seeded crops or was in a crop rotation seeding of pasture grass or legumes  
45.21 in six of the last ten years prior to January 1, 1991. Documentation, such as aerial  
45.22 photographs, United States Department of Agriculture records, or other applicable  
45.23 documentation may be used as evidence for this exemption. Impacts eligible for this  
45.24 exemption must be to type 1 or 2 wetlands;

45.25           B. impacts resulting from agricultural activities in a type 1 wetland on  
45.26 agricultural pasture land that remains in the same use, except for bottomland hardwood

46.1 type 1 wetlands, and impacts resulting from agricultural activities in a type 2 or 6 wetland  
46.2 that is less than two acres in size and located on agricultural pasture land that remains in  
46.3 the same use;

46.4 C. impacts resulting from soil and water conservation projects that are certified  
46.5 by soil and water conservation district technical staff after review by the technical  
46.6 evaluation panel, if the project minimizes adverse effects on the hydrologic and biologic  
46.7 characteristics of the wetland. For purposes of this item, examples of soil and water  
46.8 conservation projects include those identified in the State Cost Share Program Manual,  
46.9 available from the board or soil and water conservation districts, and federally funded  
46.10 demonstration, research, and cost share programs and projects;

46.11 D. filling a wetland to accommodate wheeled booms on irrigation devices if  
46.12 the fill does not impede normal drainage;

46.13 E. impacts resulting from aquaculture activities, including pond excavation and  
46.14 construction and maintenance of associated access roads and dikes, authorized under  
46.15 and conducted in accordance with a permit issued by the United States Army Corps of  
46.16 Engineers under section 404 of the federal Clean Water Act, United States Code, title 33,  
46.17 section 1344, but not including construction or expansion of buildings;

46.18 F. impacts resulting from wild rice production activities, including necessary  
46.19 diking and other activities authorized under a permit issued by the United States Army  
46.20 Corps of Engineers under section 404 of the federal Clean Water Act, United States Code,  
46.21 title 33, section 1344; or

46.22 G. impacts resulting from agricultural activities that are subject to federal farm  
46.23 program restrictions that meet minimum state standards under this chapter and Minnesota  
46.24 Statutes, sections 103A.202 and 103B.3355, and that have been approved by the board,  
46.25 the commissioners of natural resources and agriculture, and the Pollution Control Agency.  
46.26 An exemption under this item is not valid until such approval is obtained. If approved,

47.1 the conditions and standards shall be noticed by the board to local government units  
47.2 and published in the State Register. The conditions and standards take effect 30 days  
47.3 after publication and remain in effect unless superseded by subsequent statute, rule, or  
47.4 notice in the State Register. Upon taking effect, this exemption only applies to impacts on  
47.5 agricultural land annually enrolled in the federal Farm Program that are not beyond what is:

47.6 (1) allowed under the other exemptions in this part;

47.7 (2) necessary to replace, maintain, or repair existing private drainage  
47.8 infrastructure with a capacity not to exceed that which was originally constructed; or

47.9 (3) replaced at a ratio of 1:1 or greater under United States Department of  
47.10 Agriculture provisions as supported by documentation from the United States Department  
47.11 of Agriculture, which must be included as evidence to support this exemption.

47.12 If the impact would result in loss of eligibility, the landowner cannot qualify for  
47.13 the exemption.

47.14 **Subp. 3. Drainage.**

47.15 A. For the purposes of this subpart, "public drainage system" means a drainage  
47.16 system as defined in Minnesota Statutes, section 103E.005, subdivision 12, and any ditch  
47.17 or tile lawfully connected to the drainage system.

47.18 B. A replacement plan is not required for:

47.19 (1) impacts resulting from maintenance or repair of existing public drainage  
47.20 systems conducted or authorized by a public drainage authority under Minnesota Statutes,  
47.21 chapter 103E, when the maintenance or repair does not drain type 3, 4, or 5 wetlands that  
47.22 have existed for more than 25 years before the proposed impact; or

47.23 (2) impacts resulting from maintenance or repair of existing drainage  
47.24 systems other than public drainage systems, when the maintenance or repair does not drain  
47.25 wetlands that have existed for more than 25 years before the proposed impact.

48.1 For projects proposed under this item, the landowner must provide documentation  
48.2 that the wetlands to be partially or completely impacted by the maintenance or repair  
48.3 have not existed for more than 25 years. Documentation may include, but is not limited  
48.4 to: aerial photographs, climatological records, soil borings, vegetative analysis, elevation  
48.5 surveys, or drainage system maintenance records.

48.6 C. A replacement plan is not required for:

48.7 (1) draining a wetland on agricultural land when the wetland was:

48.8 (a) planted with annually seeded crops before July 5, except for crops  
48.9 that are normally planted after this date, in eight out of the ten most recent years before  
48.10 the impact;

48.11 (b) in a crop rotation seeding of pasture grass, cover crop, or legumes  
48.12 or was fallow for a crop production purpose in eight out of the ten most recent years  
48.13 before the impact; or

48.14 (c) enrolled in a state or federal land conservation program and met the  
48.15 requirements of unit (a) or (b) before enrollment;

48.16 (2) draining type 1 wetlands, or up to five acres of type 2 or 6 wetlands,  
48.17 in an unincorporated area on land that has been assessed drainage benefits for a public  
48.18 drainage system, provided that:

48.19 (a) during the 20-year period that ended January 1, 1992:

48.20 i. there was an expenditure made from the drainage system  
48.21 account for the public drainage system;

48.22 ii. the public drainage system was repaired or maintained as  
48.23 approved by the drainage authority; or

49.1                   iii. no repair or maintenance of the public drainage system was  
49.2 required under Minnesota Statutes, section 103E.705, subdivision 1, as determined by  
49.3 the public drainage authority; and

49.4                   (b) the wetlands are not drained for conversion to:

49.5                   i. platted lots;

49.6                   ii. planned unit, commercial, or industrial developments; or

49.7                   iii. any development with more than one residential unit per 40  
49.8 acres, except for parcels subject to local zoning standards that allow family members to  
49.9 establish an additional residence on the same 40 acres.

49.10                If wetlands drained under this subitem are converted to prohibited uses during the  
49.11 ten-year period following drainage, the wetlands must be replaced under Minnesota  
49.12 Statutes, section 103G.222.

49.13                Documentation such as aerial photographs, United States Department of Agriculture  
49.14 records, or other applicable documentation may be used as evidence for the exemption  
49.15 under this item.

49.16                D. For projects completed under this subpart, spoil must be placed and stabilized  
49.17 in a manner that minimizes wetland impacts without jeopardizing the stability of the ditch  
49.18 or contributing to the degradation of downstream water quality.

49.19                E. A public drainage authority may, as part of a repair, install control structures,  
49.20 realign a ditch, construct dikes along a ditch, or make other modifications as necessary  
49.21 to prevent drainage of a wetland.

49.22                F. Wetlands and public waters of all types that could be drained as a part of a  
49.23 public drainage repair project are eligible for the permanent wetlands preserve program  
49.24 established under Minnesota Statutes, section 103F.516. The board must give priority to  
49.25 acquisition of easements on type 3, 4, or 5 wetlands that have been in existence for more

50.1 than 25 years on public drainage systems and other wetlands that have the greatest risk of  
50.2 drainage from a public drainage repair project.

50.3       Subp. 4. **Federal approvals.** A replacement plan is not required for impacts  
50.4 authorized under section 404 of the federal Clean Water Act, United States Code, title  
50.5 33, section 1344, or section 10 of the Rivers and Harbors Act of 1899, United States  
50.6 Code, title 33, section 403, and regulations that meet minimum state standards under this  
50.7 chapter and that have been approved by the board, the Department of Agriculture, the  
50.8 Department of Natural Resources, and the Pollution Control Agency. This exemption is  
50.9 not valid until such approval is obtained. If approved, the conditions and standards shall  
50.10 be noticed by the board to local government units and published in the State Register. The  
50.11 exemption takes effect 30 days after publication and remains in effect unless superseded  
50.12 by subsequent statute, rule, or notice in the State Register.

50.13       Subp. 5. **Restored wetlands.** A replacement plan is not required for:

50.14           A. draining a wetland that was restored or created for conservation purposes  
50.15 under a contract or easement providing the landowner with the right to drain the restored  
50.16 or created wetland to preproject hydrologic conditions. The landowner must provide a  
50.17 contract or easement conveyance demonstrating that the landowner or a predecessor  
50.18 restored or created the wetland for conservation purposes but retained the right to  
50.19 subsequently drain the restored or created wetland to the conditions that existed before  
50.20 restoration or creation; or

50.21           B. impacts to a wetland that was restored or created by a landowner without any  
50.22 assistance or financing from public agencies or private entities other than the landowner,  
50.23 if the wetland has not been used for wetland replacement or deposited in the state  
50.24 wetland bank. For purposes of this item, assistance by public agencies does not include  
50.25 consultation on project design or advice on the project's relationship to state or federal  
50.26 programs. The landowner must provide a contract, billing statements, or other evidence

51.1 sufficient to demonstrate that the landowner or a predecessor restored or created the  
51.2 wetland without any assistance or financing from public agencies or private entities other  
51.3 than the landowner or predecessor. The landowner must also provide sufficient information  
51.4 to determine that the area was not wetland before restoration or creation activity.

51.5 **Subp. 6. Utilities.**

51.6 A. A replacement plan is not required for impacts resulting from:

51.7 (1) installation, maintenance, repair, or replacement of utility lines,  
51.8 including pipelines, if:

51.9 (a) the impacts have been avoided and minimized to the extent  
51.10 possible; and

51.11 (b) the proposed project significantly modifies or alters less than  
51.12 one-half acre of wetlands; or

51.13 (2) repair or updating of existing subsurface sewage treatment systems  
51.14 necessary to comply with local, state, and federal regulations. This exemption does  
51.15 not apply if the wetland impacts are the result of the treatment system being expanded  
51.16 to accommodate increased use.

51.17 B. For maintenance, repair, and replacement, a local government unit may  
51.18 issue a seasonal or annual exemption approval or the utility may proceed without local  
51.19 government unit approval if the utility is carrying out the work according to approved  
51.20 best management practices. Work of an emergency nature may proceed as necessary  
51.21 and any impacts must be addressed with the local government unit after the emergency  
51.22 work has been completed.

51.23 **Subp. 7. Forestry.** The exemption under this subpart is for roads and crossings  
51.24 solely constructed, and primarily used, for the purpose of providing access for the conduct  
51.25 of silvicultural activities. A replacement plan is not required for impacts resulting from

52.1 construction of forest roads and crossings so long as the activity limits the impact on the  
52.2 hydrologic and biologic characteristics of the wetland; the construction activities do not  
52.3 include, or result in, the access becoming a dike, drainage ditch, or tile line; impacts are  
52.4 avoided wherever possible; and there is no drainage of the wetland or public waters.

52.5 **Subp. 8. De minimis.**

52.6 A. Except as provided in items B and C, a replacement plan is not required for  
52.7 projects that impact up to the following amounts of wetlands:

52.8 (1) in a greater than 80 percent area:

52.9 (a) 10,000 square feet, except for type 3, 4, 5, or 8 wetland or white  
52.10 cedar and tamarack wetland, outside of the shoreland wetland protection zone;

52.11 (b) 400 square feet, except for type 3, 4, 5, or 8 wetland or white  
52.12 cedar and tamarack wetland, outside of the building setback zone, as defined in the local  
52.13 shoreland management ordinance, but within the shoreland wetland protection zone. This  
52.14 amount may be increased to 1,000 square feet by the local government unit if the wetland  
52.15 is isolated and determined to have no direct surficial connection to the public water;

52.16 (c) 100 square feet of type 3, 4, 5, or 8 wetland or white cedar and  
52.17 tamarack wetland, outside of the building setback zone, as defined in the local shoreland  
52.18 management ordinance; or

52.19 (d) 20 square feet of any wetland inside the building setback zone, as  
52.20 defined in the local shoreland management ordinance;

52.21 (2) in a 50 to 80 percent area:

52.22 (a) 5,000 square feet, except for type 3, 4, 5, or 8 wetland or white  
52.23 cedar and tamarack wetland, outside of the shoreland wetland protection zone and outside  
52.24 of the 11-county metropolitan area;

53.1 (b) 2,500 square feet, except for type 3, 4, 5, or 8 wetland or white  
53.2 cedar and tamarack wetland, outside of the shoreland wetland protection zone and inside  
53.3 the 11-county metropolitan area;

53.4 (c) 400 square feet, except for type 3, 4, 5, or 8 wetland or white  
53.5 cedar and tamarack wetland, outside of the building setback zone, as defined in the local  
53.6 shoreland management ordinance, but within the shoreland wetland protection zone;

53.7 (d) 100 square feet of type 3, 4, 5, or 8 wetland or white cedar and  
53.8 tamarack wetland outside of the building setback zone, as defined in the local shoreland  
53.9 management ordinance; or

53.10 (e) 20 square feet of any wetland inside the building setback zone, as  
53.11 defined in the local shoreland management ordinance; or

53.12 (3) in a less than 50 percent area:

53.13 (a) 2,000 square feet of type 1, 2, or 6 wetland outside of the shoreland  
53.14 wetland protection zone and outside the 11-county metropolitan area;

53.15 (b) 1,000 square feet of type 1, 2, or 6 wetland outside of the shoreland  
53.16 wetland protection zone and inside the 11-county metropolitan area;

53.17 (c) 400 square feet of type 1, 2, or 6 wetland outside of the building  
53.18 setback zone, as defined in the local shoreland management ordinance, but within the  
53.19 shoreland wetland protection zone;

53.20 (d) 100 square feet of type 3, 4, 5, 7, or 8 wetland outside of the  
53.21 building setback zone, as defined in the local shoreland management ordinance; or

53.22 (e) 20 square feet of any wetland inside the building setback zone, as  
53.23 defined in the local shoreland management ordinance.

53.24 B. The amounts listed in item A may not be combined on a project.

54.1 C. The exemption under this subpart no longer applies to a landowner's portion  
54.2 of a wetland when the proposed project impact area and the cumulative area of the  
54.3 landowner's portion drained, excavated, or filled since January 1, 1992, is the greater of:

54.4 (1) the applicable area listed in item A, if the landowner owns the entire  
54.5 wetland;

54.6 (2) five percent of the landowner's portion of the wetland; or

54.7 (3) 400 square feet.

54.8 D. Property may not be divided to increase the amounts listed in item A or to  
54.9 gain an exemption.

54.10 E. For purposes of this subpart, for wetlands greater than 40 acres, the wetland  
54.11 type may be determined to be the wetland type with the deepest water regime within the  
54.12 wetland and within 300 feet of the impact.

54.13 F. For purposes of this subpart, the 11-county metropolitan area consists of the  
54.14 counties of Anoka, Carver, Chisago, Dakota, Hennepin, Isanti, Ramsey, Scott, Sherburne,  
54.15 Washington, and Wright.

54.16 Subp. 9. **Wildlife habitat.** A replacement plan is not required for:

54.17 A. excavation or the associated deposition of spoil within a wetland for the  
54.18 primary purpose of wildlife habitat improvement, if:

54.19 (1) the total area of deposition, and excavation if within the permanently or  
54.20 semipermanently flooded areas of type 3, 4, or 5 wetland, does not exceed five percent of  
54.21 the wetland area or one-half acre, whichever is less, and the spoil is stabilized to prevent  
54.22 erosion and native, noninvasive vegetation is established;

54.23 (2) the project does not have an adverse effect on any species designated as  
54.24 endangered or threatened under state or federal law; and

55.1 (3) the project will provide wildlife habitat improvement as certified by the  
55.2 soil and water conservation district or technical evaluation panel using Wildlife Habitat  
55.3 Improvements in Wetlands: Guidance for Soil and Water Conservation Districts and Local  
55.4 Government Units in Certifying and Approving Wetland Conservation Act Exemption  
55.5 Proposals, Minnesota Interagency Wetlands Group, December 2000, or similar criteria  
55.6 approved by the board; or

55.7 B. duck blinds.

## 55.8 WETLAND REPLACEMENT

### 55.9 **8420.0500 PURPOSE AND REQUIREMENT.**

55.10 Subpart 1. **Purpose.** Parts 8420.0500 to 8420.0544 specify the procedures and  
55.11 criteria for avoiding and minimizing impacts and for ensuring adequate replacement of  
55.12 lost public value from unavoidable impacts.

55.13 Subp. 2. **Requirement.** No person may impact a wetland, wholly or partially,  
55.14 without being eligible for an exemption or no-loss, or first having a wetland replacement  
55.15 plan approved by the local government unit. Before approval of a replacement plan,  
55.16 the local government unit must ensure that the applicant has exhausted all possibilities  
55.17 to avoid and minimize wetland impacts according to sequencing in part 8420.0520.  
55.18 The applicant must demonstrate to the local government unit that the replacement plan  
55.19 complies with this part and parts 8420.0515 to 8420.0528. A replacement plan that fails to  
55.20 meet the requirements of this chapter is inadequate in replacing lost function and value  
55.21 and must be denied by the local government unit.

55.22 Subp. 3. **Alternative evaluation methodologies.** The local government unit may  
55.23 evaluate the replacement plan using a scientifically accepted methodology that evaluates  
55.24 all wetland functions specified in Minnesota Statutes, section 103B.3355, for both the  
55.25 impacted and replacement wetlands. The alternative methodologies must be approved

56.1 and listed by the board, in consultation with the commissioners of natural resources and  
56.2 agriculture and local government units. When using alternative evaluation methodologies  
56.3 to evaluate replacement plans, the ratio of replacement credit to impacted wetland must  
56.4 not be less than the minimum requirements listed in part 8420.0522, subpart 4, except as  
56.5 provided for in part 8420.0830.

56.6 **8420.0515 SPECIAL CONSIDERATIONS.**

56.7 Subpart 1. **Scope.** The factors in this part, when identified as being applicable to an  
56.8 impact site or a replacement site, must be considered by the applicant before submitting a  
56.9 replacement plan and by the local government unit in the review of replacement plans.

56.10 Subp. 2. **Endangered and threatened species.** A replacement plan for activities  
56.11 that involve taking species listed as endangered or threatened in parts 6134.0200 to  
56.12 6134.0400 must be denied unless the commissioner issues a permit under part 6212.1800  
56.13 or Minnesota Statutes, section 84.0895, subdivision 7. Applicants may identify if there  
56.14 are known locations of listed species at a particular site by contacting the Department of  
56.15 Natural Resources' natural heritage and nongame research program.

56.16 Subp. 3. **Rare natural communities.** A replacement plan for activities that  
56.17 involve the modification of a rare natural community as determined by the Department  
56.18 of Natural Resources' natural heritage program must be denied if the local government  
56.19 unit determines that the proposed activities will permanently adversely affect the natural  
56.20 community.

56.21 Subp. 4. **Special fish and wildlife resources.** A replacement plan for activities that  
56.22 would have a significant adverse effect on a special or locally significant fish and wildlife  
56.23 resource that cannot be functionally replaced must be denied. These resources include, but  
56.24 are not limited to:

56.25 A. fish passage and spawning areas;

- 57.1 B. colonial water bird nesting colonies;
- 57.2 C. migratory waterfowl concentration areas;
- 57.3 D. deer wintering areas; and
- 57.4 E. wildlife travel corridors.

57.5 Activities involving streams must not block fish passage unless approved by the  
57.6 commissioner.

57.7 Subp. 5. **Archaeological, historic, or cultural resource sites.** A replacement plan  
57.8 for activities that involve the modification of known archaeological, historical, or cultural  
57.9 resource sites on or eligible for the National Register of Historic Places, as designated  
57.10 by the state historic preservation officer, must be denied if the local government unit, in  
57.11 consultation with the State Historical Preservation Office, determines that the proposed  
57.12 activities will have a significant adverse effect on the archaeological or historical value  
57.13 of the site.

57.14 Subp. 6. **Groundwater sensitivity.** A replacement plan for activities must be denied  
57.15 if the local government unit determines the activities would have a significant adverse  
57.16 effect on groundwater quality. The publication Criteria and Guidelines for Assessing  
57.17 Geologic Sensitivity of Groundwater Resources in Minnesota may be used as a guide  
57.18 in determining potential impacts.

57.19 Subp. 7. **Sensitive surface waters.** A replacement plan must be denied if the local  
57.20 government unit determines the activities will have a significant adverse effect on the  
57.21 water quality of outstanding resource value waters listed in part 7050.0180 or on trout  
57.22 waters designated by the commissioner.

57.23 Subp. 8. **Education or research use.** A replacement plan for impacts to wetlands  
57.24 known to be used for educational or research purposes must be denied if the local  
57.25 government unit determines that those uses will not be maintained or adequately replaced.

58.1 Subp. 9. **Waste disposal sites.** The local government unit must evaluate the type  
58.2 and amount of waste material found at the site. Activities involving known or potential  
58.3 hazardous wastes or contaminants must be conducted according to applicable federal  
58.4 and state standards.

58.5 Subp. 10. **Consistency with other plans.** The local government unit must consider  
58.6 the extent to which proposed activities are consistent with other plans, such as local  
58.7 water management plans, watershed management plans, land use plans, zoning, and  
58.8 comprehensive plans.

58.9 **8420.0520 SEQUENCING.**

58.10 Subpart 1. **Requirement.** The local government unit must not approve a  
58.11 wetland replacement plan unless the local government unit finds that the applicant has  
58.12 demonstrated that the activity impacting a wetland complies with all of the following  
58.13 principles in descending order or priority:

58.14 A. avoids direct or indirect impacts that may destroy or diminish the wetland  
58.15 under the criteria in subpart 3;

58.16 B. minimizes impacts by limiting the degree or magnitude of the wetland  
58.17 activity and its implementation under the criteria in subpart 4;

58.18 C. rectifies impacts by repairing, rehabilitating, or restoring the affected wetland  
58.19 under the criteria in subpart 5;

58.20 D. reduces or eliminates impacts over time by operating the project in a manner  
58.21 that preserves and maintains the remaining wetland under the criteria in subpart 6; and

58.22 E. replaces unavoidable impacts by restoring or, if wetland restoration  
58.23 opportunities are not reasonably available, creating replacement wetland areas having  
58.24 equal or greater public value as provided for in parts 8420.0500 and 8420.0522 to  
58.25 8420.0528.

59.1 Wetlands located in cultivated fields that are subject to subpart 8 are an exception to  
59.2 this part.

59.3 Subp. 2. [Repealed, 34 SR 145]

59.4 Subp. 3. **Impact avoidance.**

59.5 A. Avoidance is required when indicated by part 8420.0515.

59.6 B. Wetland dependence determination:

59.7 (1) Based on information provided by the applicant, the local government  
59.8 unit must determine if the proposed project is wetland dependent. A project is wetland  
59.9 dependent if wetland features or functions are essential to fulfill the basic purpose of the  
59.10 project. A wetland present at the site of a proposed project does not make that project  
59.11 wetland dependent.

59.12 (2) A project that has been determined by the local government unit to be  
59.13 wetland dependent is exempt from the analysis of avoidance alternatives in item C.

59.14 C. Alternatives analysis:

59.15 (1) In addition to documentation for the proposed project, the applicant  
59.16 must provide the local government unit with documentation describing at least two  
59.17 alternatives that avoid wetland impacts, one of which may be the no-build alternative.  
59.18 For projects that repair or rehabilitate existing infrastructure, only one alternative is  
59.19 required. The alternatives may include consideration of alternate sites or alternative  
59.20 project configurations on the proposed site. The alternatives must be judged by the local  
59.21 government unit as good faith efforts, or the local government unit may require the  
59.22 applicant to redraft them for reconsideration.

59.23 (2) The local government unit must determine whether any proposed  
59.24 feasible and prudent alternatives are available that would avoid impacts to wetlands. An  
59.25 alternative is considered feasible and prudent if it meets all of the following requirements:

- 60.1 (a) it is capable of being done from an engineering point of view;
- 60.2 (b) it is in accordance with accepted engineering standards and  
60.3 practices;
- 60.4 (c) it is consistent with reasonable requirements of the public health,  
60.5 safety, and welfare;
- 60.6 (d) it is an environmentally preferable alternative based on a review of  
60.7 social, economic, and environmental impacts; and
- 60.8 (e) it would create no truly unusual problems.
- 60.9 (3) The local government unit must consider the following in evaluating  
60.10 avoidance alternatives as applicable:
- 60.11 (a) whether the basic project purpose can be reasonably accomplished  
60.12 using one or more other sites in the same general area that would avoid wetland impacts.  
60.13 An alternate site must not be excluded from consideration only because it includes or  
60.14 requires an area not owned by the applicant that could reasonably be obtained, used,  
60.15 expanded, or managed to fulfill the basic purpose of the proposed project;
- 60.16 (b) the general suitability of the project site and alternate sites  
60.17 considered by the applicant to achieve the purpose of the project;
- 60.18 (c) whether reasonable modification of the size, scope, configuration,  
60.19 or density of the project would avoid impacts to wetlands;
- 60.20 (d) efforts by the applicant to accommodate or remove constraints  
60.21 on alternatives imposed by zoning standards or infrastructure, including requests for  
60.22 conditional use permits, variances, or planned unit developments;
- 60.23 (e) the physical, economic, and demographic requirements of the  
60.24 project. Economic considerations alone do not make an alternative not feasible and  
60.25 prudent; and

61.1 (f) the amount, distribution, condition, and public value of wetlands  
61.2 and associated resources to be affected by the project and the potential for direct and  
61.3 indirect effects over time.

61.4 (4) If the local government unit determines that a feasible and prudent  
61.5 alternative exists that would avoid impacts to wetlands, it must deny the replacement  
61.6 plan. If no feasible and prudent alternative is available that would avoid impacts to  
61.7 wetlands, the local government unit must evaluate the replacement plan for compliance  
61.8 with subparts 4 to 8.

61.9 Subp. 4. **Impact minimization.** The applicant shall demonstrate to the local  
61.10 government unit's satisfaction that the activity will minimize impacts to wetlands. In  
61.11 reviewing the sufficiency of the applicant's proposal to minimize wetland impacts, the  
61.12 local government unit must consider all of the following:

61.13 A. the spatial requirements of the project;

61.14 B. the location of existing structural or natural features that may dictate the  
61.15 placement or configuration of the project;

61.16 C. the purpose of the project and how the purpose relates to placement,  
61.17 configuration, or density;

61.18 D. the sensitivity of the site design to the natural features of the site, including  
61.19 topography, hydrology, and existing vegetation;

61.20 E. the value, function, and spatial distribution of the wetlands on the site;

61.21 F. individual and cumulative impacts; and

61.22 G. an applicant's efforts to:

61.23 (1) modify the size, scope, configuration, or density of the project;

62.1 (2) remove or accommodate site constraints including zoning,  
62.2 infrastructure, access, or natural features;

62.3 (3) confine impacts to the fringe or periphery of the wetland; and

62.4 (4) otherwise minimize impacts.

62.5 Subp. 5. **Impact rectification.** Temporary impacts must be rectified by repairing,  
62.6 rehabilitating, or restoring the affected wetland according to the no-loss provisions of  
62.7 part 8420.0415, item H.

62.8 Subp. 6. **Reduction or elimination of impacts over time.** After an activity is  
62.9 completed, further impacts must be reduced or eliminated by maintaining, operating,  
62.10 and managing the project in a manner that preserves and maintains remaining wetland  
62.11 functions. The local government unit must require applicants to implement best  
62.12 management practices to protect wetland functions.

62.13 Subp. 7. **Unavoidable impacts.** Unavoidable impacts that remain after efforts  
62.14 to minimize, rectify, or reduce or eliminate them must be replaced according to parts  
62.15 8420.0522 to 8420.0528.

62.16 Subp. 7a. **Sequencing flexibility.**

62.17 A. Flexibility in application of the sequencing steps may be requested by  
62.18 the applicant and allowed at the discretion of the local government unit, subject to the  
62.19 conditions in item B, as determined by the local government unit, if:

62.20 (1) the wetland to be impacted has been degraded to the point where  
62.21 replacement of it would result in a certain gain in function and public value;

62.22 (2) avoidance of a wetland would result in severe degradation of the  
62.23 wetland's ability to function and provide public value, for example, because of surrounding  
62.24 land uses, and the wetland's ability to function and provide public value cannot reasonably

63.1 be maintained through implementation of best management practices, land use controls, or  
63.2 other mechanisms;

63.3 (3) the only feasible and prudent upland site available for the project or  
63.4 replacement has greater ecosystem function and public value than the wetland. This  
63.5 may be appropriate only if the applicant:

63.6 (a) demonstrates impact minimization to the wetland;

63.7 (b) agrees to perpetually preserve the designated upland site; and

63.8 (c) completely replaces the impacted wetland's functions and public  
63.9 value; or

63.10 (4) the wetland is a site where human health and safety is a factor.

63.11 B. Flexibility in the order and application of sequencing standards must not be  
63.12 implemented unless alternatives have been considered and the proposed replacement  
63.13 wetland is certain to provide equal or greater public value as determined based on a  
63.14 functional assessment reviewed by the technical evaluation panel using a methodology  
63.15 approved by the board. The applicant must provide the necessary information and the  
63.16 local government unit must document the application of sequencing flexibility in the  
63.17 replacement plan approval.

63.18 Subp. 8. **Wetlands on cultivated fields.** If the wetland is located on a cultivated  
63.19 field and will be replaced through restoration, then the priority order for sequencing in  
63.20 subpart 1 is not required. A wetland impacted under this subpart must not be converted to  
63.21 nonagricultural land for ten years. The landowner must execute and record a notice of  
63.22 this requirement in the office of the county recorder for the county in which the property  
63.23 is located and, as a condition of approval, provide documentation of the recording to  
63.24 the local government unit.

63.25 Subp. 9. [Repealed, 34 SR 145]

64.1 **8420.0522 REPLACEMENT STANDARDS.**

64.2 Subpart 1. **General requirement.** Wetland replacement must replace the public  
64.3 value of wetlands lost as a result of an impact. Replacement of wetland function and value  
64.4 may occur at more than one location. The public value of wetlands is based upon the  
64.5 functions of wetlands, including:

64.6 A. water quality, including filtering pollutants to surface water and groundwater,  
64.7 using nutrients that would otherwise pollute public waters, trapping sediments, protecting  
64.8 shoreline, and recharging groundwater;

64.9 B. flood water and storm water retention, including the potential for flooding in  
64.10 the watershed, the value of property subject to flooding, and the reduction in potential  
64.11 flooding by the wetland;

64.12 C. public recreation and education, including hunting and fishing areas, wildlife  
64.13 viewing areas, and nature areas;

64.14 D. commercial uses, including wild rice and cranberry growing and harvesting  
64.15 and aquaculture;

64.16 E. fish, wildlife, and native plant habitats;

64.17 F. low-flow augmentation; and

64.18 G. other functions and public uses as identified in wetland evaluation methods  
64.19 demonstrated to reasonably identify appropriate candidates for wetland replacement. The  
64.20 board shall maintain a publicly available list of the methods that have been approved for  
64.21 wetland evaluation under the standards set out in this item.

64.22 Subp. 2. **Determining impacts of partial drainage.** In cases where wetlands will  
64.23 be partially drained, the amount of wetland to be replaced must be determined according  
64.24 to this subpart. The area impacted by partially draining a wetland is determined in two  
64.25 parts. The wetland area where the hydrology will be totally removed must be considered

65.1 an impact in its entirety. The amount of impact for the area that is partially drained must  
 65.2 be at least 50 percent of the acreage of the remaining wetland area determined by an  
 65.3 assessment acceptable to the technical evaluation panel.

65.4 Subp. 3. **In-kind wetland replacement.** In-kind means a wetland of similar type  
 65.5 and function to the impacted wetland. Wetland replacement is in-kind if it is:

65.6 A. the same type or plant community as the impacted wetland or, for degraded  
 65.7 wetlands, the same type or plant community that historically occurred at the impact site; or

65.8 B. the same hydrologic conditions and landscape position as the impacted  
 65.9 wetland.

65.10 Subp. 4. **Replacement ratios.**

65.11 A. The replacement ratio is 2.5 replacement credits for each acre of wetland  
 65.12 impacted, except in greater than 80 percent areas or on agricultural land the replacement  
 65.13 ratio is 1.5 replacement credits for each acre of wetland impacted. The replacement ratio  
 65.14 may be reduced by 0.5:1 when the replacement consists of:

65.15 (1) withdrawal of available credits from an approved wetland bank site  
 65.16 within the same bank service area as the impacted wetland; or

65.17 (2) project-specific replacement within the same major watershed or county  
 65.18 as the impacted wetland, a majority of which is in-kind.

Minimum Replacement Ratios: Banking		
Location of impact	Replacement	Minimum replacement ratio
>80% area or agricultural land	Outside bank service area	1.5:1
	Within bank service area	1.1
<50% area, 50-80% area, and nonagricultural land	Outside bank service area	2.5:1
	Within bank service area	2:1

Minimum Replacement Ratios: Project-Specific		
Location of impact	Replacement	Minimum replacement ratio
66.4 66.5 66.6 66.7 >80% area or agricultural land	Outside major watershed or out-of-kind	1.5:1
	Within major watershed and in-kind	1.1
66.8 66.9 66.10 66.11 <50% area, 50-80% area, and nonagricultural land	Outside major watershed or out-of-kind	2.5:1
	Within major watershed and in-kind	2:1

66.12           B. For replacement via banking, impacts in bank service area 10 that are  
 66.13 replaced in bank service area 9 or the Des Moines River Basin in bank service area 8  
 66.14 and impacts in bank service area 1 that are replaced in bank service area 2 count as  
 66.15 replacement within the same bank service area for the purpose of reducing the minimum  
 66.16 required replacement ratio according to this subpart.

66.17           C. For purposes of determining project-specific replacement ratios, the local  
 66.18 government unit may authorize the use of out-of-kind wetland replacement in the same  
 66.19 ratio allowed for in-kind replacement. Out-of-kind replacement may qualify for the same  
 66.20 ratio as in-kind when it consists of a type or plant community that has been significantly  
 66.21 lost in the watershed or that will provide important functional benefits to the watershed in  
 66.22 accordance with the principles described in part 8420.0830, subpart 5, as determined by the  
 66.23 technical evaluation panel based on a review of available evidence or according to a local  
 66.24 plan approved by the board. A reduced ratio for out-of-kind replacement is typically not  
 66.25 appropriate for wetlands that are difficult to replace, such as white cedar swamps or bogs.

66.26           D. Wetland replacement must be of a size sufficient to ensure that it provides  
 66.27 equal or greater public value than the impacted wetland it will replace. The actual  
 66.28 replacement ratio required may be more than the ratio required in item A if the local

67.1 government unit determines that a higher ratio is necessary to replace the public value of  
67.2 the wetland lost. In no case shall the replacement ratio be less than 1:1 in greater than 80  
67.3 percent areas or agricultural land, and 2:1 in all other areas.

67.4 E. Owners of wetlands impacted for use as agricultural land may make no use of  
67.5 the wetland area after it is impacted, other than as agricultural land, for a period of ten  
67.6 years unless future replacement to achieve a ratio equaling or exceeding the appropriate  
67.7 ratio for nonagricultural land in item A occurs. The landowner must record a notice of this  
67.8 restriction in the office of the county recorder in which the project is located, and, as a  
67.9 condition of local government unit approval, provide documentation of the recording to  
67.10 the local government unit.

67.11 F. The board may approve special replacement ratios based on data derived  
67.12 from comprehensive inventories of replacement opportunities. The board must give  
67.13 notice of the replacement ratios to local government units and must publish the ratios in  
67.14 the State Register. The board must provide opportunities for public input and comment  
67.15 before publishing the special replacement ratios. The conditions and standards take effect  
67.16 30 days after publication and remain in effect unless superseded by subsequent statute,  
67.17 rule, or notice in the State Register.

67.18 Subp. 5. **Ecological suitability and sustainability.**

67.19 A. The preferred method of replacement is that which takes advantage of  
67.20 naturally occurring hydrogeomorphic conditions with minimal landscape alteration and is  
67.21 most likely to result in a wetland area that functions wholly, perpetually, and naturally.  
67.22 Wetland restoration is generally preferred over creation, and restoration of completely  
67.23 impacted wetlands is generally preferred over other methods of replacement.

67.24 B. Restoration and replacement of wetlands must be accomplished according to  
67.25 the ecology of the landscape area. The replacement site must be ecologically suitable for  
67.26 providing the desired functions and compatible with adjacent land uses. A replacement or

68.1 banking plan that would result in wetland types or characteristics that do not naturally  
68.2 occur in the landscape area in which the replacement will occur must be denied.  
68.3 Replacement must not adversely affect other habitat types or ecological communities that  
68.4 are important in maintaining the overall biological diversity of the area.

68.5 C. Replacement projects must be located and designed, to the maximum  
68.6 extent practicable, to be self-sustaining once performance standards have been achieved.  
68.7 "Self-sustaining" refers to the ability of a wetland to provide the desired functions over  
68.8 time in a changing landscape without human intervention.

68.9 D. In addition to items A to C, when determining the location, type, function,  
68.10 and design of replacement, applicants and local government units must consider:  
68.11 landscape position, habitat requirements, development and habitat loss trends, sources  
68.12 of watershed impairment, protection and maintenance of upland resources and riparian  
68.13 areas, and providing a suite of functions.

68.14 **Subp. 6. Required upland buffer.**

68.15 A. Establishment or preservation of unmanicured vegetated upland buffer areas  
68.16 is required adjacent and contiguous to replacement wetlands receiving credit under part  
68.17 8420.0526, subparts 3 to 7.

68.18 B. For replacement wetlands less than two acres in size, the buffer must be a  
68.19 minimum average width of 25 feet. For all other replacement wetlands, the buffer must be  
68.20 a minimum width of 25 feet and an average width of 50 feet.

68.21 C. The applicant may request the local government unit to vary the upland  
68.22 buffer standards under items A and B. The local government unit may vary the standards  
68.23 under items A and B based on a recommendation by the technical evaluation panel when  
68.24 compliance is not practicable or feasible, and the replacement wetland will otherwise meet  
68.25 the requirements of subpart 5, or when the variance would be ecologically beneficial.

69.1 Subp. 7. **Siting of replacement.**

69.2 A. Siting wetland replacement must follow this priority order:

69.3 (1) in the same minor watershed as the affected wetland;

69.4 (2) in the same major watershed as the affected wetland;

69.5 (3) in the same county as the affected wetland;

69.6 (4) for replacement by wetland banking, in the same wetland bank service  
69.7 area as the impacted wetland, except that impacts in a 50 to 80 percent area must be  
69.8 replaced in a 50 to 80 percent area and impacts in a less than 50 percent area must be  
69.9 replaced in a less than a 50 percent area; and

69.10 (5) for project-specific replacement, in an adjacent major watershed to  
69.11 the affected wetland or, for replacement by wetland banking, in an adjacent wetland  
69.12 bank service area, except that impacts in a 50 to 80 percent area must be replaced in a  
69.13 50 to 80 percent area and impacts in a less than 50 percent area must be replaced in a  
69.14 less than 50 percent area.

69.15 B. Notwithstanding item A, siting wetland replacement in greater than 80  
69.16 percent areas may follow the priority order under this item:

69.17 (1) by wetland banking after evaluating replacement within the minor and  
69.18 major watersheds;

69.19 (2) replaced in an adjacent wetland bank service area if wetland bank credits  
69.20 are not reasonably available in the same wetland bank service area as the affected wetland,  
69.21 as determined by a comprehensive inventory approved by the board; or

69.22 (3) statewide.

69.23 C. Notwithstanding item A, siting wetland replacement in the seven-county  
69.24 metropolitan area must follow the priority order under this item:

- 70.1 (1) in the affected county;
- 70.2 (2) in another of the seven metropolitan counties; or
- 70.3 (3) in one of the major watersheds that are wholly or partially within the
- 70.4 seven-county metropolitan area, but at least one-to-one must be replaced within the
- 70.5 seven-county metropolitan area.

70.6 D. Siting wetland replacement for public transportation projects must comply  
70.7 with part 8420.0544.

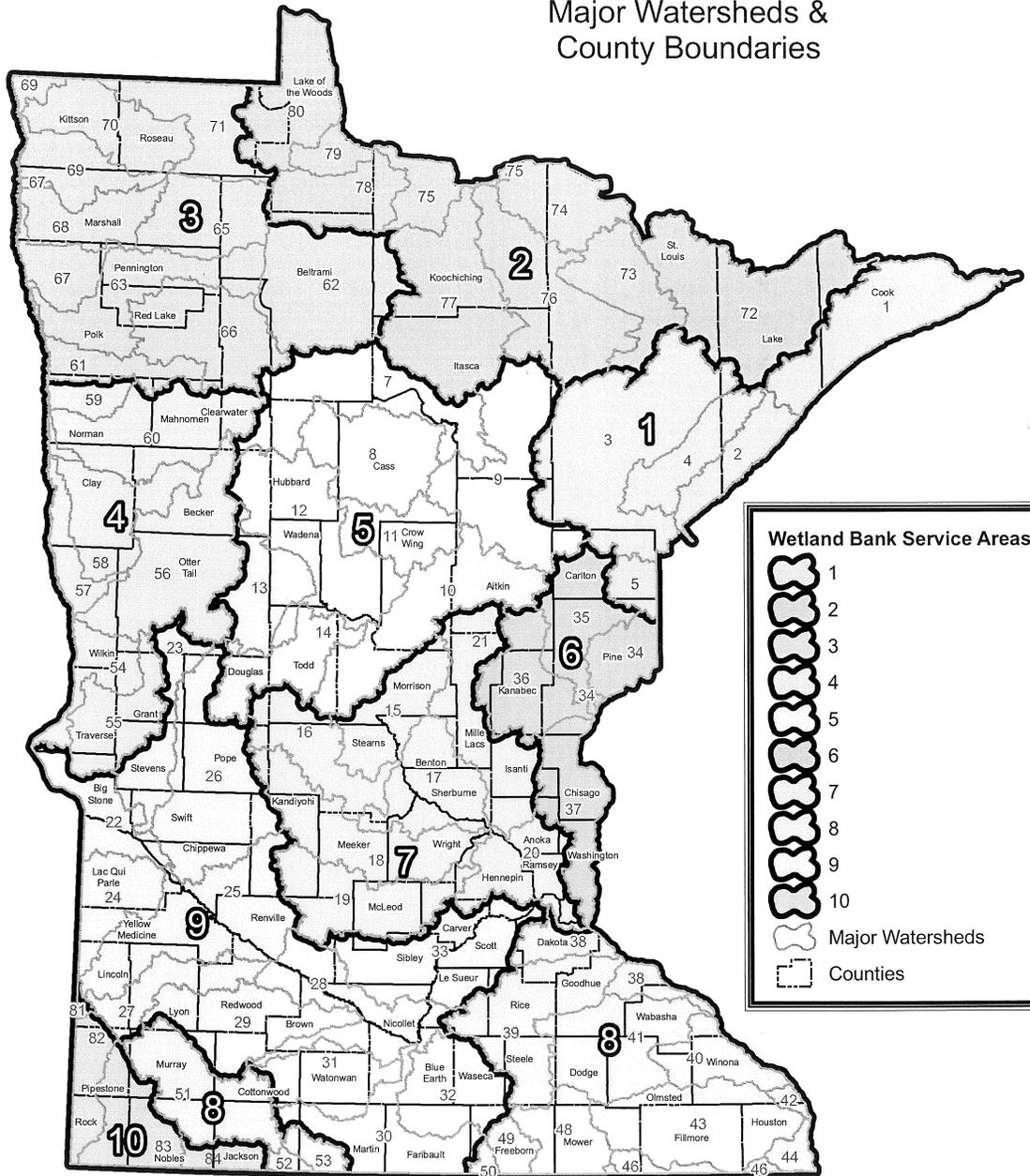
70.8 E. When reasonable, practicable, and environmentally beneficial replacement  
70.9 opportunities are not available in siting priorities listed in items A to D, the applicant may  
70.10 seek opportunities at the next level. For the purposes of this item, "reasonable, practicable,  
70.11 and environmentally beneficial replacement opportunities" means opportunities that are:

- 70.12 (1) ecologically suitable and sustainable according to subpart 5; and
- 70.13 (2) available and capable of being done after taking into consideration cost,  
70.14 existing technology, and logistics consistent with overall project purposes. The cost of  
70.15 replacement credits alone is not sufficient reason to conclude that reasonable, practicable,  
70.16 or environmentally beneficial replacement opportunities are not available.

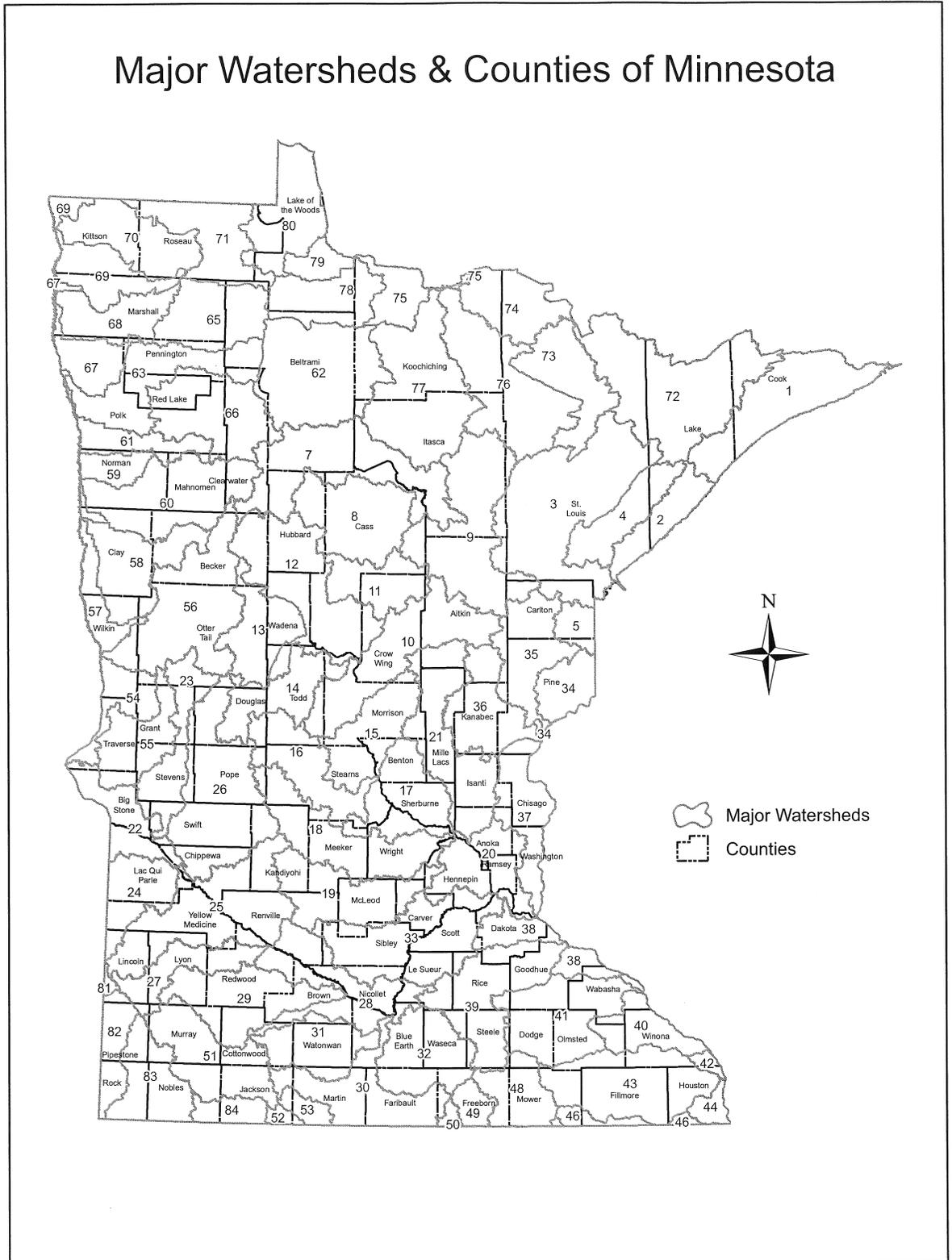
70.17 F. Regulatory agencies, local government units, and other entities involved in  
70.18 wetland restoration must collaborate to identify potential replacement opportunities in  
70.19 watersheds within their jurisdictional areas.

# Wetland Bank Service Areas

With  
Major Watersheds &  
County Boundaries



# Major Watersheds & Counties of Minnesota



## LIST OF 81 MAJOR WATERSHED UNITS OF MINNESOTA

- 73.1 1 Lake Superior (north)
- 73.2 2 Lake Superior (south)
- 73.3 3 St. Louis River
- 73.4 4 Cloquet River
- 73.5 5 Nemadji River
- 73.6 7 Mississippi River (Headwaters, Lake Winnibigoshish)
- 73.7 8 Leech Lake River
- 73.8 9 Mississippi River (Grand Rapids)
- 73.9 10 Mississippi River (Brainerd)
- 73.10 11 Pine River
- 73.11 12 Crow Wing River
- 73.12 13 Redeye River (Leaf River)
- 73.13 14 Long Prairie River
- 73.14 15 Mississippi River (Sartell)
- 73.15 16 Sauk River
- 73.16 17 Mississippi River (St. Cloud)
- 73.17 18 North Fork Crow River
- 73.18 19 South Fork Crow River
- 73.19 20 Mississippi River (Metro)
- 73.20 21 Rum River
- 73.21 22 Minnesota River (Headwaters)
- 73.22 23 Pomme de Terre River
- 73.23 24 Lac qui Parle River
- 73.24 25 Minnesota River (Granite Falls)
- 73.25 26 Chippewa River
- 73.26 27 Redwood River
- 73.27 28 Minnesota River (Mankato)
- 73.28 29 Cottonwood River
- 73.29 30 Blue Earth River
- 73.30 31 Watonwan River
- 74.1 32 Le Sueur River

74.2	33	Minnesota River (Shakopee)
74.3	34	St. Croix River (Upper)
74.4	35	Kettle River
74.5	36	Snake River
74.6	37	St. Croix River (Stillwater)
74.7	38	Mississippi River (Red Wing) and Lake Pepin
74.8	39	Cannon River
74.9	40	Mississippi River (Winona)
74.10	41	Zumbro River
74.11	42	Mississippi River (La Crescent)
74.12	43	Root River
74.13	44	Mississippi River (Reno)
74.14	46	Upper Iowa River
74.15	47	Wapsipinican River (Headwaters)
74.16	48	Cedar River
74.17	49	Shell Rock River
74.18	50	Winnebago River (Lime Creek)
74.19	51	West Fork des Moines River (Headwaters)
74.20	52	West Fork des Moines River (Lower)
74.21	53	East Fork des Moines River
74.22	54	Bois de Sioux River
74.23	55	Mustinka River
74.24	56	Otter Tail River
74.25	57	Red River of the North (Headwaters)
74.26	58	Buffalo River
74.27	59	Marsh River
74.28	60	Wild Rice River
74.29	61	Sandhill River
74.30	62	Upper and Lower Red Lake
75.1	63	Red Lake River

- 75.2 65 Thief River
- 75.3 66 Clearwater River
- 75.4 67 Grand Marais Creek (Red River of the North)
- 75.5 68 Snake River
- 75.6 69 Tamarack River (Red River of the North)
- 75.7 70 Two River
- 75.8 71 Roseau River
- 75.9 72 Rainy River (Headwaters)
- 75.10 73 Vermillion River
- 75.11 74 Rainy River (Rainy Lake)
- 75.12 75 Rainy River (Manitou)
- 75.13 76 Little Fork River
- 75.14 77 Big Fork River
- 75.15 78 Rapid River
- 75.16 79 Rainy River (Baudette)
- 75.17 80 Lake of the Woods
- 75.18 81 Big Sioux River (Medary Creek)
- 75.19 82 Big Sioux River (Pipestone)
- 75.20 83 Rock River
- 75.21 84 Little Sioux River

75.22 **Subp. 8. Timing of replacement.**

75.23 A. Replacement of wetland function and value must be completed in advance  
75.24 of or concurrent with the actual wetland impact. For replacement that is not in advance,  
75.25 a financial assurance is required according to subpart 9.

75.26 B. Replacement is in advance if the replacement is:

75.27 (1) approved wetland bank credits withdrawn before the impact; or

76.1 (2) project-specific replacement for which construction has been certified  
76.2 and the first monitoring report of the first full growing season following construction

76.3 certification has been submitted according to part 8420.0810, and the replacement  
76.4 meets all goals and performance standards applicable to that development stage of the  
76.5 replacement site.

76.6 C. Any action being proposed for replacement credit must be specifically  
76.7 identified for replacement purposes and approved by the local government unit as part of a  
76.8 replacement or banking plan before the actual restoration or creation activity is initiated.

76.9 Subp. 9. **Financial assurance.**

76.10 A. For wetland replacement that is not in advance, a financial assurance  
76.11 acceptable to the local government unit must be submitted to, and approved by, the local  
76.12 government unit to ensure successful replacement. The local government unit may  
76.13 waive this requirement if it determines the financial assurance is not necessary to ensure  
76.14 successful replacement. The local government unit may incorporate this requirement  
76.15 into any financial assurance required by the local government unit for other aspects of  
76.16 the project.

76.17 B. The financial assurance may be used to cover costs of actions necessary to  
76.18 bring the project into compliance with the approved replacement plan specifications and  
76.19 monitoring requirements. The financial assurance does not serve as an in-lieu fee and is  
76.20 not a substitute for enforcement, but may be used for repair, construction, vegetation  
76.21 establishment and management, maintenance, monitoring, or other actions the local  
76.22 government unit determines necessary to ensure adequate replacement.

76.23 C. Before drawing on the financial assurance, the local government unit  
76.24 must provide written notice to the landowner stating the actions necessary to bring the  
76.25 replacement project into compliance and that the landowner has 30 days to complete the  
76.26 actions, after which the local government unit will use the financial assurance to gain  
77.1 compliance. Use of the financial assurance by the local government unit may be appealed

77.2 by the landowner within 30 days after the date on which the notice is mailed, according  
77.3 to part 8420.0910.

77.4 D. The local government unit may release a portion of the financial assurance  
77.5 upon successful completion of construction, but must retain a sufficient amount to ensure  
77.6 successful vegetative establishment and completion of the monitoring requirements.  
77.7 Within 60 days of certification of successful replacement and completion of monitoring  
77.8 according to part 8420.0720, subpart 2, the local government unit must release any  
77.9 remaining financial assurance submitted by the applicant, provided all other conditions  
77.10 of the approval are met.

77.11 **8420.0526 ACTIONS ELIGIBLE FOR CREDIT.**

77.12 Subpart 1. **Scope.**

77.13 A. The actions in this part are eligible for replacement credit as determined by  
77.14 the local government unit in parts 8420.0500 to 8420.0820. Sufficient information to  
77.15 determine eligibility and credit must be provided to the local government unit as part of a  
77.16 replacement or banking plan application.

77.17 B. This part identifies the amount of credit allowed for each action, however, the  
77.18 actual amount may be less as determined by the local government unit. When the local  
77.19 government unit allows less replacement credit than the amounts described in this part, the  
77.20 local government unit must provide justification for the lower credit allocation.

77.21 C. Subparts 3 to 7 require the incorporation of buffer areas meeting the minimum  
77.22 requirements described in part 8420.0522, subpart 6.

77.23 D. Modification or conversion of nondegraded wetlands from one wetland  
77.24 type to another by damming, diking, impounding, or excavating does not constitute  
77.25 replacement credit. Restoration of wetlands drained or filled in violation of this chapter is

78.1 not eligible for replacement credit. Wetlands impacted under an exemption may not be  
78.2 restored for replacement credit for ten years after the impact.

78.3 **Subp. 2. Upland buffer areas.**

78.4 A. Up to ten percent of the buffer area is eligible for replacement credit for  
78.5 establishment or preservation of nonnative vegetation and up to 25 percent of the  
78.6 buffer area is eligible for replacement credit for establishment or preservation of native,  
78.7 noninvasive vegetation. Establishing upland buffer around existing high value wetlands  
78.8 adjacent to the replacement wetland is eligible for replacement credit only when the  
78.9 minimum widths provided in part 8420.0522, subpart 6, are maintained and the maximum  
78.10 buffer area under item B is not exceeded.

78.11 B. The area of buffer for which replacement credit is granted under item A must  
78.12 not exceed the area of the replacement wetland.

78.13 C. For buffer areas of native, noninvasive vegetation, the local government unit  
78.14 may increase the amount of credit to a maximum of 50 percent if the technical evaluation  
78.15 panel finds that additional buffer will improve replacement wetland sustainability and  
78.16 provide significant functional benefits. Buffers add to replacement wetland sustainability  
78.17 and provide significant functional benefits when they:

78.18 (1) extend upstream in the watershed, provide slope and soil stability, and  
78.19 otherwise protect and improve water quality;

78.20 (2) protect valuable native plant communities or habitats that could  
78.21 otherwise be lost or degraded;

78.22 (3) provide important habitat connections; or

78.23 (4) otherwise substantially improve important wetland functions based on a  
78.24 functional assessment and consideration of current and future adjacent land use.

79.1           Subp. 3. **Restoration of completely drained or filled wetland areas.** Restoration of  
79.2 both the natural hydrology regime and native, noninvasive vegetation on wetlands that  
79.3 have been completely drained or filled is eligible for replacement credit in an amount up  
79.4 to 100 percent of the wetland area hydrologically and vegetatively restored. To be eligible  
79.5 for replacement credit, the vegetation establishment and management plan must set a goal  
79.6 of restoring the historic native plant community typical of the wetland being restored, or  
79.7 other plant community when the technical evaluation panel determines that establishment  
79.8 of the historic native plant community is not ecologically feasible.

79.9           Subp. 4. **Restoration of partially drained or filled wetland areas.** Restoration of  
79.10 both the natural hydrology regime and native, noninvasive vegetation of wetlands that  
79.11 have been degraded by prior drainage, filling, or a diversion of the natural watershed is  
79.12 eligible for replacement credit as follows:

79.13           A. any wetland area substantially degraded by partial drainage or fill that was  
79.14 planted with annually seeded crops, was in a crop rotation seeded to pasture grasses or  
79.15 legumes, or was required to be set aside to receive price supports or equivalent payments  
79.16 in at least ten of the last 20 years before the date of application, is eligible for replacement  
79.17 credit in a percentage equivalent to the percent of the time the wetland area was annually  
79.18 seeded, in rotation, or set aside during the prior 20-year period; and

79.19           B. all other wetland areas substantially degraded by partial drainage or fill are  
79.20 eligible for replacement credit of up to 50 percent of the wetland area restored.

79.21           Subp. 5. **Vegetative restoration of farmed wetlands.** Reestablishment of permanent  
79.22 native, noninvasive vegetative cover on farmed wetland areas that have not been affected  
79.23 by prior drainage or filling is eligible for replacement credit for:

79.24           A. up to 50 percent of the area restored for wetland areas that were planted with  
79.25 annually seeded crops, were in a crop rotation seeded to pasture grasses or legumes, or

80.1 were required to be set aside to receive price supports or equivalent payments in at least  
80.2 ten of the last 20 years before the date of application for a replacement or bank plan; or

80.3 B. up to 90 percent of the area restored for wetland areas in bank service areas 2,  
80.4 3, and 4 in a percentage equivalent to the percent of time the wetland areas were planted  
80.5 with annually seeded crops, were in a crop rotation seeded to pasture grasses or legumes,  
80.6 or were required to be set aside to receive price supports or equivalent payments during  
80.7 the 20-year period prior to the date of application for a replacement or bank plan.

80.8 Subp. 6. **Protection of wetlands previously restored via conservation easements.**

80.9 Permanently protecting wetlands previously restored or created for conservation  
80.10 purposes under a contract or easement, when the contract or easement has expired and  
80.11 gives the landowner the right to drain or fill the wetland upon termination, is eligible  
80.12 for replacement credit where the area receiving credit meets the replacement wetland  
80.13 construction standards of part 8420.0528. The maximum replacement credit is 75 percent  
80.14 of the area created or restored under the conservation contract or easement. Alternatively,  
80.15 credit may be allocated according to the other subparts in this part as applied prior to  
80.16 initiation of the contract or easement, when the applicant can document eligible credit  
80.17 yield to the satisfaction of the local government unit.

80.18 Subp. 7. **Wetland creations.**

80.19 A. A wetland created in an upland area is eligible for replacement credit in an  
80.20 amount up to 75 percent of the total wetland area created.

80.21 B. A wetland created due to mineral extraction activities is eligible for  
80.22 replacement credit under this subpart only for those areas actively mined within ten years  
80.23 prior to the application for credit.

80.24 C. A wetland created as part of a water quality treatment system is eligible  
80.25 for replacement credit under this subpart only if the wetland area receiving credit is  
80.26 a functioning wetland designed for a maximum 24-inch rise in water level for the

81.1 ten-year critical storm event and treatment of runoff is provided before discharge into the  
81.2 replacement wetland area according to part 8420.0528, subpart 2, item G. Any portions of  
81.3 water quality treatment systems allowed for replacement are not eligible for the exemptions  
81.4 in part 8420.0420 and are subject to the replacement requirements under parts 8420.0500  
81.5 to 8420.0544 and the monitoring requirements under parts 8420.0800 to 8420.0820.

81.6 **Subp. 8. Restoration and protection of exceptional natural resource value.**

81.7 A. Restoration and protection of calcareous fens, white cedar swamps, floodplain  
81.8 or riparian wetlands and upland buffers, habitat corridors with other important resources,  
81.9 wetlands adjacent to designated trout waters or other actions that restore and protect  
81.10 wetlands and adjacent areas are eligible for replacement credit when the action improves  
81.11 or directly contributes to the function and sustainability of an exceptional natural resource.  
81.12 For purposes of this subpart, exceptional natural resources are:

81.13 (1) habitat for state-listed endangered or threatened species;

81.14 (2) rare native plant communities;

81.15 (3) special fish and wildlife resources, such as fish passage and spawning  
81.16 areas, colonial water bird nesting colonies, migratory waterfowl concentration areas, deer  
81.17 wintering areas, and wildlife travel corridors;

81.18 (4) sensitive surface waters; or

81.19 (5) other resources determined to be exceptional by the technical evaluation  
81.20 panel based on the value relative to other resources in the watershed or a board-approved  
81.21 plan.

81.22 B. Project eligibility and the allocation of credit under this subpart is determined  
81.23 by the local government unit with concurrence of the technical evaluation panel based on  
81.24 the qualification of the resource as exceptional, the actions proposed, and the resulting  
81.25 contribution to the value and sustainability of the exceptional resource. Areas receiving

82.1 credit must be protected by a permanent conservation easement, in a format prescribed  
82.2 by the board, that is granted to and accepted by the state.

82.3       Subp. 9. **Preservation of wetlands owned by the state or a local unit of**  
82.4 **government.** In greater than 80 percent areas, up to 12.5 percent of wetland areas and  
82.5 adjacent buffer owned by the state or a local unit of government and protected by a  
82.6 permanent conservation easement is eligible for replacement credit. The easement must  
82.7 be in a format prescribed by the board and granted to and accepted by the board after  
82.8 approval of the replacement or banking plan application. Replacement credit for wetland  
82.9 preservation may only be granted after considering replacement as provided under  
82.10 subparts 3 to 8. To be eligible for credit under this subpart, the technical evaluation panel  
82.11 must determine that there is a high probability the wetland will be degraded or impacted  
82.12 and the wetland:

- 82.13           A. contains or benefits an exceptional resource identified in subpart 8;
- 82.14           B. is of a type or function that is rare, difficult to replace, or of high value to  
82.15 the watershed;
- 82.16           C. contains a rare or declining plant community; or
- 82.17           D. is of a type that is not likely to regenerate, such as northern white cedar.

82.18       Subp. 10. **Replacement credit conversion.**

82.19           A. Replacement plans and banking plans approved after the effective date of this  
82.20 part must determine replacement credit according to subparts 2 to 9. Public value credit  
82.21 that has been deposited in the state wetland bank or approved as part of a banking plan  
82.22 application before the effective date of this part must be converted as follows:

- 82.23                   (1) up to 100 percent replacement credit for existing public value credit  
82.24 derived from activities within wetlands; and

83.1 (2) up to 90 percent replacement credit for existing public value credit  
83.2 derived from upland buffers.

83.3 B. Previously approved public value credit must be converted according to this  
83.4 subpart on the effective date of this part for deposited credits and at the time of deposit for  
83.5 future deposits resulting from a previously approved banking plan.

83.6 **8420.0528 REPLACEMENT WETLAND CONSTRUCTION STANDARDS.**

83.7 Subpart 1. **General requirement.** The standards and guidelines in this part must  
83.8 be followed in wetland creation and restoration efforts to ensure adequate replacement  
83.9 of wetland function and value.

83.10 In evaluating a proposed replacement or banking plan application, the local  
83.11 government unit must determine that the plan will adequately replace the public value  
83.12 of wetlands lost. If the local government unit determines that the proposed replacement  
83.13 is not likely to result in adequate replacement of function and public value, the local  
83.14 government must either require modifications necessary to obtain adequate replacement  
83.15 or deny the application.

83.16 Subp. 2. **Design requirements.**

83.17 A. The standards in this subpart must be met for all replacement wetlands unless  
83.18 the local government unit, with concurrence of the technical evaluation panel, determines  
83.19 that a standard is clearly not appropriate.

83.20 B. Water control structures must be constructed using specifications provided in  
83.21 the Minnesota Wetland Restoration Guide or their equivalent. Control structures may be  
83.22 subject to the Department of Natural Resources dam safety regulations.

83.23 C. Best management practices must be established and maintained at the  
83.24 replacement site as necessary to protect the replacement wetland and other waterbodies.

84.1 Erosion control measures must be employed during construction and until permanent  
84.2 ground cover is established.

84.3 D. Native, noninvasive vegetation must be established in restored and created  
84.4 wetlands. Each replacement or banking plan must include a vegetation establishment and  
84.5 management plan. The vegetation establishment and management plan must include a  
84.6 goal of, and specific provisions for, establishing plant communities that correspond to the  
84.7 hydrology and landscape position of the replacement site. If the replacement wetland is  
84.8 seeded or planted, the seed or planting stock should be from native, noninvasive species in  
84.9 accordance with the Minnesota Wetland Restoration Guide. In evaluating the vegetation  
84.10 establishment and management plan, the local government unit must determine that  
84.11 implementation of the plan is likely to result in establishment of the appropriate native,  
84.12 noninvasive vegetation within the monitoring period. During the monitoring period, the  
84.13 applicant must take reasonable steps to control invasion by any nonnative or invasive  
84.14 species.

84.15 E. The bottom contours of created types 3, 4, and 5 wetlands must provide a  
84.16 variety of water depths, comparable to natural wetlands in the vicinity of the replacement,  
84.17 and be consistent with part 8420.0522, subpart 5.

84.18 F. The edge of created or graded wetlands must be comparable to other naturally  
84.19 occurring wetlands of similar hydrologic condition and landscape position in the major  
84.20 watershed. Sideslopes of created wetlands, graded portions of restored wetlands, and  
84.21 graded buffer strips, must not be steeper than 8:1, eight feet horizontally for every one foot  
84.22 vertically, or flatter, unless the technical evaluation panel concurs that steeper slopes are  
84.23 acceptable based on the surrounding landscape and the characteristics of other naturally  
84.24 occurring wetlands in the vicinity. Sideslopes of 10:1 to 15:1 are preferred.

84.25 G. Treatment of runoff before discharge to replacement areas is required  
84.26 to improve sustainability and minimize degradation of the wetland over time. The

85.1 replacement area must be physically separated from any water quality treatment system.

85.2 "Treatment of runoff" under this part means:

85.3 (1) any part of a stormwater treatment system needed to comply with  
85.4 water quality treatment requirements of state or local stormwater permits or ordinances,  
85.5 provided the treatment system is physically separated from the replacement wetland; or

85.6 (2) when water quality treatment is not required by state or local permits  
85.7 or ordinances, the installation of appropriate best management practices, to the extent  
85.8 practicable and feasible, to protect long-term wetland function.

85.9 H. For projects that contain elements that include dams, dikes, or other  
85.10 impoundment features, the construction plans must be designed, overseen, and certified by  
85.11 a registered professional engineer.

85.12 Subp. 3. **Design considerations.** The following replacement wetland design  
85.13 elements must be considered for replacement wetlands and incorporated to the extent  
85.14 practicable and feasible:

85.15 A. restored wetlands should emulate the hydrology and vegetation of the  
85.16 presettlement wetland condition;

85.17 B. expanded buffers should be incorporated into the design of replacement  
85.18 wetlands in areas where there is a high potential for erosion and the buffer will improve  
85.19 slope stability or when necessary to provide wildlife habitat corridor connections with  
85.20 other wetlands or habitats;

85.21 C. measures should be taken to manage hydraulic bounce as indicated in the  
85.22 guidance document under part 8420.0112, item N; and

85.23 D. for all restored wetlands where the original organic substrate has been  
85.24 stripped away and for all created wetlands, the organic substrate must be sufficient to  
85.25 establish a functioning wetland and to accomplish the goals of the replacement or banking

86.1 plan. When feasible, organic soil used for backfill should be salvaged from the impacted  
86.2 wetland for utilization in the replacement wetland. Organic soil for backfill from wetlands  
86.3 dominated by nonnative or invasive species should be avoided.

86.4 **8420.0544 REPLACEMENT FOR PUBLIC TRANSPORTATION PROJECTS.**

86.5 A. Impacts resulting from public transportation projects must be replaced  
86.6 according to the requirements of this chapter except as provided in this part.

86.7 B. Wetlands impacted by public transportation projects:

86.8 (1) outside the seven-county metropolitan area may be replaced statewide,  
86.9 except that impacts in less than 50 percent areas must be replaced in less than 50 percent  
86.10 areas; and

86.11 (2) in the seven-county metropolitan area must be replaced in the  
86.12 seven-county metropolitan area or in one of the major watersheds that are wholly or  
86.13 partially within the seven-county metropolitan area, but at least one-to-one must be  
86.14 replaced within the seven-county metropolitan area.

86.15 This item does not apply to replacement completed using wetland banking credits  
86.16 established by an applicant who submitted a complete wetland banking application to a  
86.17 local government unit by April 1, 1996.

86.18 C. A replacement plan is required for public transportation projects that involve  
86.19 new roads or roads expanded solely for additional traffic capacity lanes.

86.20 D. A replacement plan is not required for individual public road projects that  
86.21 impact wetlands for the repair, rehabilitation, reconstruction, or replacement of a currently  
86.22 serviceable existing state, city, county, or town public road necessary, as determined by the  
86.23 public road authority, to meet state or federal design or safety standards or requirements.  
86.24 This item only applies to authorities for public road projects that:

87.1 (1) minimize impacts associated with the project and consider replacing  
87.2 important site-specific wetland functions on site; and

87.3 (2) provide project-specific plans and information, including project  
87.4 locations, wetland boundaries, amount and type of wetlands impacted, demonstration of  
87.5 impact minimization, and any changes or addenda, to the board's bank administrator, the  
87.6 technical evaluation panel, the commissioner, and members of the public requesting a  
87.7 copy:

87.8 (a) at least 30 days before construction;

87.9 (b) at an annual meeting of the parties required to receive notice,  
87.10 convened to review projects to be commenced during the upcoming year; or

87.11 (c) within 30 days of commencing minor and emergency maintenance  
87.12 work impacting less than 10,000 square feet.

87.13 Public road authorities that do not follow the process required in this item for a project  
87.14 must submit a complete replacement plan application to the local government unit and  
87.15 provide for replacement of impacts associated with the project according to this chapter.

87.16 E. For impacts associated with a new public road project, or a public road  
87.17 project expanded solely for additional traffic capacity, the public transportation authority  
87.18 may purchase credits from the board at the cost to the board to establish credits. Purchase  
87.19 of credits under this item is allowed only when the board has determined that sufficient  
87.20 credits are available for sale.

87.21 F. The technical evaluation panel must review minimization and delineation  
87.22 decisions made by the public road authority and provide recommendations regarding  
87.23 on-site replacement if requested to do so by the local government unit, a contiguous  
87.24 landowner, or a member of the technical evaluation panel.

88.1 G. Those required to receive notice of public road projects may appeal  
88.2 minimization, delineation, and on-site replacement decisions made by the public road  
88.3 authority to the board according to part 8420.0905.

88.4 H. Changes to impacts proposed by local road authorities in item D must be  
88.5 reported to the board within six months from the date of the change being finalized.

88.6 I. Except for state public transportation projects, for which the state Department  
88.7 of Transportation is responsible, and public road authority projects that do not meet the  
88.8 requirements of item D, the board must replace public road project impacts, including  
88.9 impacts to public waters if authorized by the commissioner or a delegated authority, that  
88.10 result from local government projects on existing roads.

88.11 J. Public road authorities, at their discretion, may deviate from federal and state  
88.12 design standards on existing road projects when practical and reasonable to avoid impacts,  
88.13 provided that public safety is not unreasonably compromised. The local road authority and  
88.14 its officers and employees are exempt from liability for any tort claim for injury to persons  
88.15 or property arising from travel on the highway and related to the deviation from the design  
88.16 standards for construction or reconstruction under this item. This item does not preclude an  
88.17 action for damages arising from negligence in construction or maintenance on a highway.

## 88.18 **WETLAND BANKING**

### 88.19 **8420.0700 PURPOSE OF WETLAND BANKING.**

88.20 The purpose of parts 8420.0700 to 8420.0755 is to provide standards for the  
88.21 establishment and administration of a state wetland banking system, including individual  
88.22 wetland bank sites, as authorized by Minnesota Statutes, section 103G.2242. The purpose  
88.23 of the state wetland banking system is to provide a market-based structure that allows for  
88.24 replacement of unavoidable impacts with preestablished replacement wetlands. The board  
88.25 or the board's designee is responsible for management of the bank, including recording all

89.1 bank transactions, maintaining bank records, and ensuring that the operation of the bank  
89.2 complies with parts 8420.0700 to 8420.0755.

89.3 **8420.0705 ESTABLISHING WETLAND BANK SITE.**

89.4 Subpart 1. **Eligibility for wetland banking.** Replacement wetland credits that result  
89.5 from any of the eligible actions in part 8420.0526, and that meet the standards of parts  
89.6 8420.0522 and 8420.0528, may be deposited in the state wetland bank for later use in  
89.7 replacing unavoidable impacts. To be eligible for deposit in the bank, the credits must be  
89.8 specifically designated for wetland banking purposes prior to undertaking the replacement  
89.9 actions and certified by the local government unit prior to deposit. Designation of  
89.10 credits for wetland banking is accomplished by approval of a wetland banking plan by a  
89.11 local government unit. Replacement actions completed or initiated without prior local  
89.12 government unit approval are not eligible for deposit in the wetland bank.

89.13 Subp. 2. **Local government unit and board authority.**

89.14 A. Based on a comprehensive local water or wetland protection and management  
89.15 plan approved by the board, a local government unit may, by rule or ordinance, limit  
89.16 the establishment of bank sites within its jurisdiction. The local government unit that  
89.17 approves a banking plan application is responsible for construction certification according  
89.18 to part 8420.0800, ensuring the monitoring provisions of part 8420.0810 are fulfilled, and  
89.19 certifying credits for deposit according to part 8420.0725.

89.20 B. The board may reject or modify an application for deposit if, during its  
89.21 review, any part of the bank application or plan is missing, incorrect, or inconsistent  
89.22 with this chapter.

89.23 Subp. 3. **Application procedures.** When replacement actions are proposed for  
89.24 banking purposes, the applicant must submit to the local government unit a banking  
89.25 plan application, in a form prescribed by the board, containing the information identified  
89.26 in parts 8420.0305, item B, and 8420.0330, subpart 3, item B, and other information

90.1 required by the board. The banking plan must also contain specific performance standards  
90.2 and a proposed credit release schedule based upon achievement of those standards.  
90.3 The local government unit is responsible for ensuring that a copy of the banking plan  
90.4 application is sent to the administrator of the state wetland bank, to the St. Paul District  
90.5 Office of the United States Army Corps of Engineers, and to those required to receive  
90.6 a copy of an application in part 8420.0255, subpart 3. The technical evaluation panel  
90.7 must review the banking plan application and may recommend changes or additions to  
90.8 the performance standards and credit allocation schedule. The wetland banking plan  
90.9 applicant must be advised of any panel recommendations. Based on the panel's findings  
90.10 and recommendations and other comments received, the local government unit must  
90.11 determine the likelihood that the replacement actions will be successful and approve,  
90.12 approve with modifications, or deny the banking plan application.

90.13       Subp. 4. **Combined banking and project-specific replacement.** When a banking  
90.14 plan applicant wishes to use a portion of the credits generated from a banking project for  
90.15 project-specific replacement, the banking plan must identify the project-specific impact  
90.16 and the amount of credits to be used according to a corresponding replacement plan. The  
90.17 credits must meet the requirements of parts 8420.0500 to 8420.0528 and the approved  
90.18 replacement plan, and be deducted before deposit of any credits into the state wetland bank.

90.19       Subp. 5. **Conservation easement.** No credits may be deposited in the state wetland  
90.20 bank until a perpetual conservation easement, in a format prescribed by the board, is  
90.21 granted to and accepted by the state. The easement must encompass the entire replacement  
90.22 area, unless the local government unit and the board approve an alternate boundary at the  
90.23 time of bank application approval. The easement must provide for preservation of the  
90.24 banked wetland's functions by the fee owner and wetland banking plan applicant. The  
90.25 wetland banking plan applicant must also provide a title insurance policy that is acceptable  
90.26 to the state naming the state of Minnesota as the insured. If the conservation easement  
90.27 does not abut a public road, the fee owner and wetland banking plan applicant must also

91.1 grant and record an access easement in favor of the board; the local government unit; and  
91.2 any other state, local, or federal regulatory authority that has authorized use of credits  
91.3 from the site for wetland replacement. The access easement does not confer a right of  
91.4 access to the general public. The boundary of bank areas must be clearly marked as  
91.5 prescribed in the conservation easement. This subpart does not apply to state land.

91.6 Subp. 6. **Time limits for construction.** Replacement actions under an approved  
91.7 banking plan must be initiated within three years of banking plan approval or the banking  
91.8 plan must be resubmitted to the local government unit for consideration. Construction  
91.9 certification according to part 8420.0800 must be gained within five years of banking  
91.10 plan approval.

91.11 **8420.0725 CERTIFICATION AND DEPOSIT OF CREDITS.**

91.12 A. To be deposited into the state wetland bank, replacement credits must be  
91.13 certified for deposit by the local government unit in which they are located. Certification  
91.14 of credits by the local government unit is requested by the banking plan applicant and may  
91.15 occur at any time during the monitoring period. The certification must be based on the  
91.16 findings and recommendation of the technical evaluation panel and must identify the  
91.17 area by type, area of buffer, and credits eligible for deposit. The technical evaluation  
91.18 panel must ensure that sufficient time has passed for the wetland to become established,  
91.19 especially vegetation and hydrology, before recommending certification. The area certified  
91.20 must be based on a land survey or comparable method of field measurement. The person  
91.21 making the measurement must verify in writing as to the method and accuracy of the  
91.22 measurement. Failure to follow the approved construction specifications or vegetation  
91.23 management plan is sufficient grounds for the local government unit to deny certification  
91.24 of credits for deposit.

91.25 B. The certification and request for deposit of credits must be in a form  
91.26 prescribed by the board and must contain the following information:

92.1 (1) name, address, and telephone number of the banking plan applicant;

92.2 (2) a complete copy of the banking plan application and local government  
92.3 unit approval, supporting documents, and a legal boundary survey of the land area that  
92.4 will be subject to restrictions (for initial deposit only);

92.5 (3) a copy of the deed for the property containing the wetland and any  
92.6 easement if the banking plan applicant is not the fee owner (for initial deposit only);

92.7 (4) a copy of the recorded conservation easement according to part  
92.8 8420.0705, subpart 5;

92.9 (5) amount of replacement credit to be deposited, to the square foot, by  
92.10 wetland type;

92.11 (6) technical evaluation panel recommendation and local government unit  
92.12 certification; and

92.13 (7) other information required by the board.

92.14 C. Up to 15 percent of the credits proposed for banking are eligible for deposit in  
92.15 the bank immediately after the certification of construction according to part 8420.0820,  
92.16 subpart 2, and recording of a conservation easement according to part 8420.0705, subpart  
92.17 5.

92.18 D. After the initial deposit, the remaining credits proposed for banking are  
92.19 eligible for deposit in accordance with the credit release schedule and performance  
92.20 standards included in the approved banking plan, subject to review by the technical  
92.21 evaluation panel and certification by the local government unit. If the approved banking  
92.22 plan does not contain a credit release schedule and associated performance standards,  
92.23 remaining credits will be eligible for deposit based on the findings and recommendation of  
92.24 the technical evaluation panel regarding the success of the proposed replacement action.

93.1 E. After certifying the credits for deposit, the local government unit must  
93.2 forward the signed request for deposit form to the board's banking administrator. No  
93.3 credits will be deposited until receipt of the completed and approved request to deposit  
93.4 form by the board. The board must acknowledge the deposit to the banking plan applicant  
93.5 and local government unit and enter the information in item B into the wetland bank.

93.6 F. If the banking plan applicant chooses not to proceed with the initial deposit,  
93.7 the banking plan applicant may return the site to its preconstruction condition without  
93.8 replacement. If credits have been deposited but none have been withdrawn, the banking  
93.9 plan applicant may request the board vacate the conservation easement at the applicant's  
93.10 expense. If the board vacates the conservation easement, the account will be closed and  
93.11 the site may be returned to preconstruction condition without replacement. Replacement  
93.12 areas wholly or partially deposited into the bank, on which withdrawals have occurred or  
93.13 which otherwise have been used for replacement, are subject to this chapter, including  
93.14 replacement for any subsequent impacts.

93.15 **8420.0735 MONITORING AND CORRECTIVE ACTIONS.**

93.16 Subpart 1. **Monitoring.**

93.17 A. Monitoring of wetland bank sites must conform to the monitoring  
93.18 requirements of part 8420.0810. Failure to submit the required monitoring reports or  
93.19 otherwise comply with monitoring requirements will prevent the deposit of credits and  
93.20 may result in the freezing of the bank account by the board until compliance is attained.

93.21 B. After completion of the required monitoring period, the board shall  
93.22 periodically inspect wetlands deposited into the bank at a frequency sufficient to ensure  
93.23 that easement conditions are being met.

93.24 Subp. 2. **Maintenance responsibilities.** The fee owner and the banking applicant,  
93.25 if different from the fee owner, are jointly and severally responsible for the success of  
93.26 the banking project according to the approved banking plan and for maintaining the

94.1 banking project according to the conditions of the conservation easement. The banking  
94.2 plan applicant, if different from the fee owner, is not responsible for maintenance after the  
94.3 monitoring requirements have been completed if the banking plan applicant no longer  
94.4 owns an easement interest in the real estate or credits associated with the banked wetland.

94.5 **Subp. 3. Corrective actions.**

94.6 A. If, during the monitoring period, the local government unit or the technical  
94.7 evaluation panel determines that a bank site does not meet the specifications in the  
94.8 approved banking plan, the local government unit must require corrective actions  
94.9 and notify the board's banking administrator. The board may restrict further deposits,  
94.10 withdrawals, and transfers of all credits associated with the bank site until the local  
94.11 government unit and the board, based on findings from the technical evaluation panel,  
94.12 determine that the banking project has been brought into compliance.

94.13 B. If, after the monitoring period, the board determines that wetlands deposited  
94.14 into the bank are not in compliance with the conditions of the conservation easement, the  
94.15 board must require corrective actions of the fee owner or banking plan applicant to bring  
94.16 the bank site into compliance with easement conditions.

94.17 C. If satisfactory remediation does not result under item A or B, the local  
94.18 government unit or the board may undertake reconstruction work to bring the site into  
94.19 compliance. Alternatively, when credits have not been withdrawn or transferred, the board  
94.20 may vacate the conservation and access easement and close the account. The board and  
94.21 local government unit may require reimbursement of reasonable costs of bringing the site  
94.22 into compliance or vacating the conservation and access easement.

94.23 D. Fee owners, banking plan applicants, or account holders may appeal  
94.24 restrictions on credit deposits, withdrawals, and transfers or demands for reimbursement  
94.25 of reconstruction costs to the board.

95.1 E. Noncompliance with easement conditions or impacts to bank sites are subject  
95.2 to enforcement under part 8420.0900.

95.3 **8420.0745 WITHDRAWALS AND TRANSFERS.**

95.4 Subpart 1. **General.** Credits from the state wetland bank may be used to replace  
95.5 wetland impacts authorized by local government units under this chapter or by other  
95.6 local, state, and federal regulatory authorities, provided the impacted wetland is within  
95.7 the state of Minnesota and the credit withdrawal procedures of this chapter are followed.  
95.8 No sale, withdrawal, transfer, or use of banking credits for replacement is valid until the  
95.9 board debits the applicable bank account. Bank credits may be used only once to replace  
95.10 wetland impacts. Bank accounts must maintain a positive balance. When all credits have  
95.11 been withdrawn or transferred, the account is closed.

95.12 Subp. 2. **Withdrawals.** Replacement plan applicants seeking to use banking credits  
95.13 for replacement are responsible for contacting and arranging for acquisition of the credits  
95.14 from the holder of a bank account according to the wetland replacement requirements  
95.15 of this chapter. The board shall supply information on wetland bank sites according to  
95.16 part 8420.0755, subpart 1, item B. Replacement plan applicants proposing the use of  
95.17 bank credits for replacement must complete a credit withdrawal form prescribed by  
95.18 the board and include it as part of the replacement plan application submitted to the  
95.19 local government unit. If the local government unit approves the use of bank credits for  
95.20 replacement, the local government unit must sign the credit withdrawal form and notify  
95.21 the board's banking administrator according to part 8420.0255, subpart 5. The board shall  
95.22 not withdraw credits from a bank account unless a regulatory entity with authority over the  
95.23 use of the credits has approved the use of the subject credits for replacement of a specific  
95.24 wetland impact. Local government unit approval of replacement plans involving the use  
95.25 of banking credits is conditional upon withdrawal of the credits by the board. Impacts

96.1 under replacement plans must not occur until the board has notified the replacement plan  
96.2 applicant that the credits have been withdrawn.

96.3 Subp. 3. **Transfers.** Wetland credits deposited in the state wetland bank may be  
96.4 transferred from one account to another. If the recipient of the credits does not already  
96.5 have an account, one must be established. To transfer credits, a credit transfer form  
96.6 provided by the board must be completed and submitted to the board's bank administrator.  
96.7 The board shall notify all affected account holders upon transfer of the credits.

96.8 Subp. 4. **Reporting credit transactions.** Upon the sale, use, or transfer of credits,  
96.9 the owner of the account must immediately report the transaction to the board's banking  
96.10 administrator on withdrawal or transfer forms provided by the board and include a copy of  
96.11 the bill of sale when applicable. The board shall complete the accounting transactions and  
96.12 send a notice of credit withdrawal to the local government unit, the account holder, and  
96.13 the applicant. Failure to report the sale, use, or transfer of credit may result in restrictions  
96.14 on withdrawals until the account is reconciled.

96.15 **8420.0755 BANK ACCOUNT ADMINISTRATION.**

96.16 Subpart 1. **Account information.**

96.17 A. For each wetland bank site, the board shall maintain at least the following  
96.18 information:

96.19 (1) the fee owner's name, address, and telephone number;

96.20 (2) the location, including public land survey coordinates, local government  
96.21 unit, county, major watershed, and bank service area;

96.22 (3) replacement acres by amount and replacement action, the restoration or  
96.23 creation date, and bank acceptance date;

97.1 (4) withdrawals made from the bank site including, for each impacted  
97.2 wetland, the amount of wetland; fee owner, address, telephone number; and public land  
97.3 survey coordinates, local government unit, county, and watershed; and

97.4 (5) the original copy of the recorded conservation easement for the site and  
97.5 a title insurance policy naming the state as an insured party.

97.6 B. The board shall provide the following information to persons inquiring  
97.7 about available bank credits within a local government unit, county, major watershed, or  
97.8 bank service area:

97.9 (1) account holder name, address, telephone number, and e-mail address, if  
97.10 available;

97.11 (2) acres or square feet of available credit; and

97.12 (3) location by section, township, range, county, major watershed, and  
97.13 bank service area.

97.14 Subp. 2. **Administrative fees.** The board may collect administrative fees for  
97.15 managing bank accounts. The following fees must be paid to the board to be used for  
97.16 administering and monitoring the wetland bank:

97.17 A. account maintenance annual fee: one percent of the value of credits not to  
97.18 exceed \$500 for any year the account is active;

97.19 B. account deposit or transfer: 6.5 percent of the value of credits not to exceed  
97.20 \$1,000 per deposit or transfer; and

97.21 C. withdrawal fee: 6.5 percent of the value of credits withdrawn.

97.22 Subp. 3. **Audit.** The board may periodically inspect wetland bank records and  
97.23 correspondence maintained by a local government unit to determine compliance with  
97.24 this part.

98.1 **INSPECTION AND MONITORING OF REPLACEMENT WETLANDS**98.2 **8420.0800 REPLACEMENT WETLAND CONSTRUCTION CERTIFICATION.**

98.3 Subpart 1. **Purpose.** The local government unit must certify the initial construction  
98.4 of replacement wetlands before replacement wetland monitoring begins. The local  
98.5 government unit may require a preconstruction meeting before replacement wetland  
98.6 construction begins and may inspect the replacement wetland at any time during  
98.7 construction. This part applies to both wetland banking and project-specific replacement.

98.8 Subp. 2. **Construction as-built documentation.** Upon completion of initial  
98.9 construction or restoration activities, the landowner must provide the local government  
98.10 unit with as-built information that documents compliance with the approved replacement  
98.11 plan. As-built information includes:

98.12 A. surveyed elevations of slopes, contours, outlets, and dikes;

98.13 B. seed tags and contractor receipts or other documentation of seeding or  
98.14 planting;

98.15 C. a description of site preparation activities, such as mulching, seedbed  
98.16 preparation, seeding methods, or initial weed control activities;

98.17 D. a survey map showing relevant areas of seeding and construction activities;

98.18 E. construction photos showing relevant restoration work;

98.19 F. evidence that, for projects including dams, dikes, or other impoundment  
98.20 features, the construction was designed, overseen, and certified by a licensed professional  
98.21 engineer; and

98.22 G. a comparison of the as-built documentation versus the design specifications  
98.23 and a description and rationale for any significant changes.

99.1 Subp. 3. **Construction inspection and certification.** Upon receipt of as-built  
99.2 documentation from the landowner, the local government unit must inspect the  
99.3 replacement wetland to determine whether the as-built conditions comply with the  
99.4 construction specifications of the approved replacement plan. The local government unit  
99.5 may inspect the replacement wetland at any time during the construction and monitoring  
99.6 periods to assess its long-term viability. If the local government unit determines  
99.7 that the construction is not in compliance with the approved plan, it must promptly  
99.8 notify the landowner of the deficiencies and actions required to gain compliance. For  
99.9 projects involving the practice of engineering, the local government unit must ensure an  
99.10 engineer has certified the construction. When the local government unit certifies that  
99.11 the construction specifications have been met, the local government unit must notify  
99.12 the applicant and technical evaluation panel. Upon construction certification, the local  
99.13 government unit may release a portion of any financial assurance the applicant had  
99.14 provided, while retaining a sufficient amount to ensure compliance with monitoring and  
99.15 replacement requirements.

99.16 **8420.0810 REPLACEMENT WETLAND MONITORING.**

99.17 Subpart 1. **Purpose.** The purpose of replacement wetland monitoring is to measure  
99.18 replacement wetland success relative to the goals of the approved replacement or banking  
99.19 plan and to identify any needed corrective actions during the monitoring period.

99.20 Subp. 2. **Responsibilities.**

99.21 A. Monitoring of replacement wetlands is the responsibility of the landowner  
99.22 of the property where the replacement wetland is located. Any agreement to transfer  
99.23 monitoring responsibilities from the landowner to a local government unit or other party  
99.24 must be in writing and signed by both parties and does not release the applicant from the  
99.25 responsibility to provide replacement as specified in the approved replacement plan.

100.1 B. For project-specific replacement in which the wetland impact site occurs in a  
100.2 different local government unit from the replacement site, the local government unit for  
100.3 the impact site may assume the monitoring enforcement responsibility for the replacement  
100.4 site upon written agreement between the local government units.

100.5 Subp. 3. **Duration of monitoring.**

100.6 A. Monitoring may, at the discretion of the local government unit, begin upon  
100.7 construction certification, but must begin no later than the first full growing season  
100.8 following construction certification. Monitoring must continue for five full growing  
100.9 seasons or until the local government unit determines, with the concurrence of the  
100.10 technical evaluation panel, that the replacement is successful, but in no case may the  
100.11 determination be made before the end of the third full growing season.

100.12 B. If the goals of the approved plan have not been achieved after the fifth  
100.13 season of monitoring but, in the written opinion of the technical evaluation panel, may be  
100.14 achieved with more time, the local government unit may, through written notification of  
100.15 the applicant, extend the monitoring period for not more than an additional five growing  
100.16 seasons. The local government unit's notification of extension must specify the reasons  
100.17 for the extension and any corrective actions necessary to bring the replacement wetland  
100.18 into compliance with the approved plan.

100.19 C. For project-specific replacement plans, if the local government unit  
100.20 determines that, at any time during the monitoring period and based on the recommendation  
100.21 of the technical evaluation panel, the goals of the approved replacement plan have not  
100.22 been achieved, and will not be achieved with more time, the local government unit must  
100.23 pursue one or more corrective actions identified in part 8420.0820, subpart 1.

100.24 Subp. 4. **Monitoring reports.**

100.25 A. Following the first full growing season after construction certification,  
100.26 the applicant must submit annual monitoring reports documenting the progress of the

101.1 replacement wetland during the monitoring period. The first annual monitoring report must  
101.2 include any monitoring required by the local government unit during the previous year.  
101.3 The applicant must submit the annual report to the appropriate local government unit on a  
101.4 date determined by the local government unit, but no later than December 31. The local  
101.5 government unit must ensure that copies of the monitoring report are distributed to the  
101.6 technical evaluation panel. For wetland banking projects, the applicant must also submit  
101.7 the annual report to the board's wetland banking administrator. The monitoring reports  
101.8 must be submitted annually, or biannually if the local government unit determines that,  
101.9 after the third full growing season, biannual reports are sufficient for long-term monitoring,  
101.10 until the local government unit determines the replacement has been successful.

101.11           B. The purpose of the annual report is to describe actual wetland restoration or  
101.12 creation activities completed during the past year, activities planned for the upcoming  
101.13 year, and the success of the replacement activities in achieving identified goals and  
101.14 performance standards. The annual report must, at a minimum, include:

101.15                   (1) a project location map with legal description;

101.16                   (2) a description of replacement wetland goals and performance standards in  
101.17 terms of size, replacement credit amount, wetland types, hydrology, and wetland functions  
101.18 and a comparison of the current replacement wetland to these goals and standards;

101.19                   (3) a description of activities completed during the past year;

101.20                   (4) a description of activities planned for the upcoming year;

101.21                   (5) hydrology measurements during the growing season, including water  
101.22 level elevations at fixed, repeatable locations representative of the replacement wetland  
101.23 types or areal coverage measurements of inundation for replacement wetlands with deeper  
101.24 hydrologic regimes;

102.1 (6) a map of plant communities within the boundaries of the replacement  
102.2 site, including estimates of square footage or acreage of each and identification of areas of  
102.3 invasive or nonnative vegetation;

102.4 (7) color photographs of all replacement areas taken during the growing  
102.5 season from fixed, repeatable reference locations that are representative of each plant  
102.6 community type;

102.7 (8) a delineation and survey of the replacement wetland areas, if applicable,  
102.8 for the final monitoring season; and

102.9 (9) other information specified in the approved monitoring plan or  
102.10 subsequently requested by the local government unit.

102.11 **8420.0820 LOCAL GOVERNMENT UNIT MONITORING RESPONSIBILITIES.**

102.12 Subpart 1. **Monitoring oversight.**

102.13 A. The local government unit must evaluate all monitoring reports for  
102.14 compliance with report requirements and must determine if the goals of the approved  
102.15 plan can be met within the specified monitoring period based on the current condition  
102.16 of the replacement wetland and the applicant's proposed management activities for the  
102.17 following growing season.

102.18 B. For project-specific replacement, if the local government unit determines that  
102.19 the goals of the approved replacement plan will not be met, it must take one or more  
102.20 of the following actions:

102.21 (1) order specific corrective actions on the replacement wetlands;

102.22 (2) order the applicant to prepare and implement a new or revised  
102.23 replacement plan;

102.24 (3) request the enforcement authority to issue a cease and desist order on  
102.25 the wetland impact activity if it has not been completed;

103.1 (4) request the local soil and water conservation district and enforcement  
103.2 authority to order restoration of the impacted wetland;

103.3 (5) use any financial assurance collected from the applicant to replace the  
103.4 lost wetland function and value;

103.5 (6) pursue a district court order requiring the applicant to fulfill the  
103.6 replacement plan; or

103.7 (7) other actions that the local government unit determines necessary to  
103.8 achieve the goals of the replacement plan.

103.9 C. If the landowner fails to submit the annual report associated with a  
103.10 project-specific replacement plan in accordance with part 8420.0810, the local government  
103.11 unit responsible for monitoring oversight must either pursue enforcement actions under  
103.12 item B or prepare the annual report for the applicant. The local government unit may  
103.13 charge fees for preparing the report or use any financial assurance the applicant had  
103.14 provided to complete monitoring requirements.

103.15 Subp. 2. **Certification of successful replacement and completion of monitoring.**  
103.16 Upon completion of the minimum monitoring period, the applicant may request a field  
103.17 review by the local government unit and technical evaluation panel of the success of the  
103.18 replacement wetland. If the replacement is determined successful, the local government  
103.19 unit must provide written notification to the applicant that the replacement has been  
103.20 certified and the monitoring requirements have been fulfilled.

103.21 **WETLAND PLANNING**

103.22 **8420.0830 LOCAL COMPREHENSIVE WETLAND PROTECTION AND**  
103.23 **MANAGEMENT PLANS.**

103.24 Subpart 1. **Purpose and eligibility.**

104.1           A. As an alternative to the rules adopted under Minnesota Statutes, section  
104.2 103G.2242, subdivision 1, and the public value criteria established or approved under  
104.3 Minnesota Statutes, section 103B.3355, a comprehensive wetland protection and  
104.4 management plan may be developed by a local government unit, or one or more  
104.5 local government units operating under a joint powers agreement, provided that the  
104.6 requirements of this part are met. This part provides minimum standards. Local  
104.7 government units may require equivalent or more stringent standards and procedures for  
104.8 wetland conservation, but not less stringent standards and procedures.

104.9           B. The ultimate goal of a comprehensive wetland protection and management  
104.10 plan is to maintain and improve the quality, quantity, and biological diversity of  
104.11 wetland resources within watersheds through the prioritization of existing wetlands  
104.12 and the strategic selection of replacement sites. The purpose of developing a plan is  
104.13 to provide a watershed and ecosystem-based framework to make wetland impact and  
104.14 replacement decisions that meet state standards and locally identified goals and support  
104.15 the sustainability or improvement of wetland resources in watersheds while providing  
104.16 local flexibility as allowed under subpart 4.

104.17           C. Any local government unit opting to pursue development of a plan and  
104.18 incorporating this chapter into local ordinance must provide documentation to the board  
104.19 demonstrating local capacity to implement the plan.

104.20           Subp. 2. **Relationship to other plans.** To maximize effectiveness, the  
104.21 comprehensive wetland protection and management plan should be developed as part of,  
104.22 or in coordination with, other relevant local or regional plans and requirements. The  
104.23 plan should provide a mechanism for integrating local land use decisions with wetland  
104.24 ecosystem management goals at the watershed level.

104.25           Subp. 3. **Plan area.** To the extent practical and feasible, the comprehensive wetland  
104.26 protection and management plan should be based on watershed boundaries. The size of

105.1 watershed addressed should not be larger than is appropriate to ensure that the wetland  
105.2 resources provided through replacement will effectively compensate for approved  
105.3 impacts. For local governments with multiple watersheds, a separate analysis should be  
105.4 completed for each watershed substantially within the local government's jurisdiction.  
105.5 Local governments should consider joint planning efforts for those watersheds that cross  
105.6 political boundaries.

105.7       Subp. 4. **Flexibility options under local plan.** The comprehensive wetland  
105.8 protection and management component of the local water plan may:

105.9               A. vary application of the sequencing standards in part 8420.0520, for projects  
105.10 based on the classification and criteria in the plan;

105.11               B. vary the replacement standards of part 8420.0522, subparts 3 to 9, and the  
105.12 actions eligible for credit under part 8420.0526, based on the classification and criteria  
105.13 in the plan, so long as there is no net loss of public value within the area subject to the  
105.14 plan and so long as:

105.15                       (1) in a 50 to 80 percent area, a minimum acreage requirement of one acre  
105.16 of replaced wetland for each acre of impacted wetland requiring replacement is met within  
105.17 the area subject to the plan; and

105.18                       (2) in a less than 50 percent area, a minimum acreage requirement of two  
105.19 acres of replaced wetland for each acre of impacted wetland requiring replacement is met  
105.20 within the area subject to the plan;

105.21               C. in a greater than 80 percent area, allow replacement credit, based on the  
105.22 classification and criteria in the plan, for any project that increases the public value of  
105.23 wetlands, including activities on adjacent upland acres;

106.1 D. in a greater than 80 percent area, based on the classification and criteria in the  
106.2 plan, expand the application of the exemptions in part 8420.0420, subpart 2, item B, to  
106.3 also include nonagricultural land, provided there is no net loss of wetland value;

106.4 E. prescribe standards for size and location of replacement wetlands by  
106.5 establishing type requirements, size and ratio requirements, functional quality  
106.6 requirements, location requirements, and criteria for wetland mitigation fee in lieu of  
106.7 direct replacement. Requirements for replacement must have a direct relationship with  
106.8 wetland classification as defined in the plan and must result in no net loss of wetland  
106.9 quantity, quality, and biological diversity over the life of the plan; and

106.10 F. allow exemptions based on ordinance or rule standards, eligibility criteria,  
106.11 and processes that are not less restrictive than the requirements in parts 8420.0320 and  
106.12 8420.0420 based on wetland classifications as defined in the plan.

106.13 Subp. 5. **Plan content.**

106.14 A. The comprehensive wetland protection and management plan must include  
106.15 the establishment of watershed goals based on an analysis of the existing ecological  
106.16 conditions of the plan area and the development of corresponding goals for maintaining  
106.17 and improving those conditions. The ecological condition of the plan area should be  
106.18 based on inventories of historic and existing wetland resources, including identification of  
106.19 degraded wetlands, existing high-quality wetlands, and immediate and long-term resource  
106.20 needs within the plan area. The analysis may be completed as part of the comprehensive  
106.21 wetland protection and management plan or adopted from a relevant local or regional  
106.22 water plan, if one exists.

106.23 B. The plan may provide for the classification of wetlands in the plan area  
106.24 based on:

106.25 (1) an inventory of existing wetlands in the plan area;

107.1 (2) an assessment of the wetland functions listed in part 8420.0522, subpart  
107.2 1, using a methodology chosen by the technical evaluation panel and based on one of the  
107.3 methodologies established or approved by the board;

107.4 (3) landscape position, adjacent habitats or buffers, connectivity with or  
107.5 between important resources, projected land use, and other watershed-scale criteria; and

107.6 (4) the resulting public value.

107.7 C. The plan must include an inventory and prioritization of replacement sites  
107.8 based on an analysis of the types and locations of replacement projects that will provide  
107.9 the desired wetland functions, benefit the watershed from a landscape perspective, and  
107.10 best offset losses of public value caused by approved impacts. The goal of the analysis  
107.11 is to provide a framework from which replacement actions and locations will provide  
107.12 the greatest value to the public based on the ecological needs of the watershed. Priority  
107.13 should be given to naturally self-sustaining replacement that best achieves watershed  
107.14 goals and improves the ecological condition of the watershed. The plan must include  
107.15 strategies for the promotion and establishment of high-priority replacement sites that  
107.16 best meet the goals of the plan.

107.17 D. Comprehensive wetland protection and management plans developed as part  
107.18 of county, watershed district, or watershed management organization plan may identify  
107.19 those areas that qualify as high-priority areas for wetland preservation, enhancement,  
107.20 restoration, and establishment according to part 8420.0835.

107.21 E. The plan must include a provision for periodic assessment of the effectiveness  
107.22 of the plan, and the local government unit's implementation of it, in achieving plan goals.  
107.23 Updates to previously approved plans must include an analysis of the effectiveness of the  
107.24 previous plan, including the identification of barriers to achieving identified goals and  
107.25 development of strategies to overcome them.

108.1 F. The plan must specify the period covered by the plan, which must extend at  
108.2 least five years but not more than ten years from the date the board approves the plan.

108.3 **Subp. 6. Plan development and review process.**

108.4 A. A notice of intent to plan must be sent, at the beginning of the planning  
108.5 process, to the technical evaluation panel, the Department of Natural Resources, the  
108.6 Department of Agriculture, the Pollution Control Agency, watershed management  
108.7 organizations within the plan area, local government units within and adjacent to the  
108.8 plan area, and the St. Paul district office of the United States Army Corps of Engineers  
108.9 with an invitation to actively participate in the development of the plan. The notice  
108.10 should also include a general description of the planning effort, the planning area, and  
108.11 an anticipated timeline.

108.12 B. The technical evaluation panel must be consulted in all components of  
108.13 plan and ordinance development, including conducting wetland functional assessments,  
108.14 establishing wetland management classifications and standards, prioritizing replacement  
108.15 sites, and identifying local reference standard wetlands.

108.16 C. The local government unit must implement a process for notifying and  
108.17 involving local citizens in the development of the plan and determination of local value.  
108.18 Local citizen involvement may include the formation of a citizen's advisory committee or  
108.19 utilization of other existing citizen groups.

108.20 D. Upon completion, the local government unit must submit the draft  
108.21 comprehensive wetland protection and management plan and ordinance or rule for a  
108.22 60-day review and comment period to those required to receive notice under item A. The  
108.23 local government unit must respond in writing, within 30 days of the end of the review  
108.24 period, to any comments received during the review period.

109.1 E. The local government unit must conduct a public hearing on the plan no  
109.2 sooner than 30 days after the end of the 60-day review period but before submitting the  
109.3 final draft plan to the board for approval.

109.4 F. After conducting the public hearing but before final adoption, the local  
109.5 government unit must submit the plan and ordinance or rule, all written comments  
109.6 received, a record of the public hearing, and a summary of responses to comments and  
109.7 changes incorporated as a result of the review process to the board for review under  
109.8 subpart 7.

109.9 G. An organization that is invited to participate in the development of the draft  
109.10 local plan, but declines to do so or fails to participate or to provide written comments  
109.11 during the local review process, waives the right during the review under item D to submit  
109.12 comments, except comments concerning consistency of the plan with laws and rules  
109.13 administered by that agency. In determining the merit of an agency comment, the board  
109.14 must consider the involvement of the agency in the development of the local plan.

109.15 H. Except as otherwise provided for in this part, all other requirements relating  
109.16 to development of the plan must be consistent with the local water plan processes under  
109.17 Minnesota Statutes, section 103B.231, 103B.311, or 103D.401. A plan developed as part  
109.18 of a local water management plan may follow the review and approval process applicable  
109.19 to the local water management plan instead of the review and approval process under  
109.20 items D to F.

109.21 Subp. 7. **Board decision; mediation; judicial review.**

109.22 A. The board shall make a decision to approve or disapprove a comprehensive  
109.23 wetland protection and management plan within 60 days of receipt of a complete and final  
109.24 draft of the plan and ordinance or rule as required in subpart 6, item F. The board may  
109.25 disapprove all or parts of the plan if the board determines the plan does not meet the  
109.26 requirements of this part. If the board has not made a decision within 60 days of receipt of

110.1 the final plan, the plan is deemed approved. The 60-day period may be extended upon  
110.2 mutual agreement of the board and the local government unit.

110.3 B. In its review of a plan, the board must advise the local government unit of  
110.4 those elements of the plan that are more restrictive than this chapter and the act.

110.5 C. If the board disagrees with the plan or any elements of the plan, the board  
110.6 shall, in writing, notify the local government unit of the plan deficiencies and suggested  
110.7 changes. The board must include in the response to the local government unit the scientific  
110.8 justification, if applicable, for the board's concerns with the plan. Upon receipt of the  
110.9 board's concerns with the plan, the local government unit has 60 days to revise the plan  
110.10 and resubmit the plan to the board for reconsideration, or the local government unit may  
110.11 request a hearing before the board. The board must hold a hearing within the boundaries  
110.12 of the jurisdiction of the local government within 60 days of the request for hearing. After  
110.13 the hearing, the board must, within 60 days, prepare a report of its decision and inform  
110.14 the local government unit.

110.15 D. If, after the hearing, the board and local government unit disagree on the  
110.16 plan, the board must, within 60 days, initiate mediation through a neutral party. If the  
110.17 board and local government unit agree in writing not to use mediation or the mediation  
110.18 does not result in a resolution of the differences between the parties, then the board may  
110.19 commence a declaratory judgment action in the district court of the county where the local  
110.20 government unit is located. If the board does not commence a declaratory judgment action  
110.21 within the applicable 60-day period, the plan is deemed approved.

110.22 E. The declaratory judgment action must be commenced within 60 days after  
110.23 the date of the written agreement not to use mediation or 60 days after conclusion of the  
110.24 mediation. If the board commences a declaratory judgment action, the district court must  
110.25 review the board's record of decision and the record of decision of the local government  
110.26 unit. The district court must affirm the plan if it meets the requirements of this part.

111.1           **Subp. 8. Effective date and amendments.**

111.2           A. The comprehensive wetland protection and management plan is effective  
111.3 after approval by the board as provided in subpart 7 and after adoption of the plan into the  
111.4 official controls of the local government unit.

111.5           B. Comprehensive wetland protection and management plans remain in effect  
111.6 according to subpart 5, item F, unless revised according to subpart 6 and approved by the  
111.7 board. Plans that contain revision dates inconsistent with this part must comply with the  
111.8 plan's date if the date is not more than ten years beyond the date of board approval. An  
111.9 extension of the revision date of the plan may be granted by the board.

111.10          C. All amendments to the adopted plan and ordinance are effective upon  
111.11 completion of the same process required for the original plan, except when the proposed  
111.12 amendments constitute minor amendments and:

111.13                 (1) a public hearing has been held to explain the amendments;

111.14                 (2) the local government unit has sent copies of the amendments to those  
111.15 required to receive notice under subpart 6; and

111.16                 (3) the board has either agreed that the amendments are minor or failed to  
111.17 act within 60 days of receipt of the amendments.

111.18          D. For the purposes of this subpart, "minor amendments" include clarifications,  
111.19 updates to wetland or replacement site inventories, and other changes that do not  
111.20 substantially alter the standards of the approved plan and ordinance or rule, as determined  
111.21 by the board. Amendments required to bring the plan into conformance with revisions  
111.22 to this chapter are also considered minor.

111.23           **Subp. 9. Implementation.**

111.24           A. The comprehensive wetland protection and management plan must be  
111.25 implemented by ordinance as part of the local government unit's official controls under

112.1 Minnesota Statutes, chapter 394, for a county; Minnesota Statutes, chapter 462, for a city;  
112.2 and Minnesota Statutes, chapter 366, for a town and by rules adopted under Minnesota  
112.3 Statutes, chapter 103D, for a watershed district; and Minnesota Statutes, chapter 103B,  
112.4 for a watershed management organization.

112.5 B. After board approval and local government adoption, decisions made to  
112.6 implement this chapter and the act must be made according to the plan and ordinance or  
112.7 rule.

112.8 C. Noticing, appeals, and all other administrative processes under a local plan  
112.9 must follow the requirements of this chapter.

112.10 Subp. 10. **Reporting.** In addition to and as part of the reporting requirements of part  
112.11 8420.0200, subpart 2, item I, a local government unit with an approved and adopted  
112.12 comprehensive wetland management plan must annually provide information to the board  
112.13 regarding activities that vary from this chapter, this part notwithstanding, and documenting  
112.14 compliance with the minimum plan standards developed according to subpart 4. Failure  
112.15 to provide this information on an annual basis may subject the local government unit to  
112.16 penalties under part 8420.0200, subpart 3.

112.17 **8420.0835 HIGH-PRIORITY REGIONS AND AREAS.**

112.18 Subpart 1. **High-priority regions.** Parts of the state that are high-priority regions  
112.19 for preservation, enhancement, restoration, and establishment of wetlands include all  
112.20 major watersheds with a majority of their land area contained within counties that have  
112.21 lost 50 percent or more of their presettlement wetland base, which are those listed in part  
112.22 8420.0117, subpart 1, item C. In all other major watersheds of the state, high-priority  
112.23 regions are high-priority areas approved as such by the board according to subpart 2.

112.24 Subp. 2. **High-priority areas.**

113.1           A. Water management plans prepared by water management organizations in  
113.2 the metropolitan area under Minnesota Statutes, section 103B.231, by counties outside  
113.3 the metropolitan area under Minnesota Statutes, section 103B.311, and by watershed  
113.4 districts outside the metropolitan area under Minnesota Statutes, sections 103D.401  
113.5 and 103D.405, may identify those areas that qualify as high-priority areas for wetland  
113.6 preservation, enhancement, restoration, and establishment. To designate a high-priority  
113.7 area, the preservation, enhancement, restoration, and establishment of wetlands must have  
113.8 or achieve high public value based on the functions of wetlands listed in part 8420.0522,  
113.9 subpart 1, and the goals of the water management plan.

113.10           B. High-priority areas should be designated by minor watershed or  
113.11 subwatershed. Strong consideration should be given to identifying as high-priority areas  
113.12 minor watersheds that have less than 50 percent of their original wetland acreages and  
113.13 where restoration of previously impacted or degraded wetlands will contribute towards  
113.14 achieving watershed-based goals. Consideration should also be given to watersheds that  
113.15 contain high-valued wetlands that are at risk of degradation or loss, the protection of  
113.16 which is integral to maintaining the ecology and condition of the watershed. Identification  
113.17 of high priority watersheds should be consistent with part 8420.0830, subpart 5, item A.

113.18           C. Local water plans may identify individual wetlands, or criteria to establish  
113.19 individual wetlands, as high-priority areas. Individual wetlands identified as high-priority  
113.20 areas should be of high local value, at risk of degradation or loss, and consistent with  
113.21 any existing wetland classification criteria established under part 8420.0830, subpart  
113.22 5, items A and B. Plans may also identify individual sites as high-priority areas for  
113.23 wetland restoration and establishment. High-priority restoration sites should be identified  
113.24 according to the criteria in part 8420.0830, subpart 5, items A and C.

114.1 D. Local water plans that identify high-priority areas and intend to accept  
114.2 applications for wetland preservation areas under part 8420.0840 should include criteria  
114.3 for eligibility and prioritization of applications.

114.4 E. The board shall review the inclusion of high-priority areas in plans as part  
114.5 of the standard process for plan review. High-priority areas approved by the board that  
114.6 are not in a high-priority region under subpart 1 become high-priority regions with board  
114.7 approval.

114.8 **8420.0840 WETLAND PRESERVATION AREAS.**

114.9 Subpart 1. **Purpose and eligibility.** The purpose of this part is to provide local  
114.10 governments with a tool to promote the preservation of high-valued wetlands and the  
114.11 restoration and enhancement of wetland areas that will contribute towards meeting  
114.12 watershed-based goals identified in a local water management plan. Wetlands located in  
114.13 high-priority areas as identified in part 8420.0835 and a local water plan are eligible for  
114.14 enrollment as wetland preservation areas. A wetland so enrolled is exempt from property  
114.15 tax. Sites identified as high-priority areas for wetland restoration and establishment are  
114.16 eligible for wetland preservation area designation only after restoration of the wetland.  
114.17 Wetland areas receiving replacement credit are not eligible for designation as a wetland  
114.18 preservation area.

114.19 Subp. 2. **Landowner application for wetland preservation area.** A landowner  
114.20 may apply to the county or watershed district, if the county or watershed district chooses to  
114.21 accept wetland preservation areas, for designation of a wetland as a wetland preservation  
114.22 area on forms provided by the board. The applicant must include a buffer strip that meets  
114.23 the minimum width requirements of part 8420.0522, subpart 6, around the perimeter of the  
114.24 wetland. The applicant may include up to four acres of upland for each acre of wetland.  
114.25 The application must be accompanied by a restrictive covenant on a form provided by  
114.26 the board. The covenant must contain the same limitations on use that are provided in

115.1 Minnesota Statutes, section 103F.515, subdivision 4, including a covenant that the enrolled  
115.2 upland area must be vegetated by the landowner to permanent vegetation other than  
115.3 noxious weeds. The covenant must be signed, acknowledged, and ready for recording.

115.4       **Subp. 3. County or watershed district review of application.** Upon receipt of a  
115.5 complete application, the county or watershed district must send a copy of the application  
115.6 to the county assessor, the board, and the soil and water conservation district where the  
115.7 land is located. The soil and water conservation district must prepare an advisory statement  
115.8 of existing and potential preservation problems or conflicts and send the statement to the  
115.9 owner of record and to the county or watershed district. The county or watershed district  
115.10 may accept the application if the wetland is in a high-priority region and high-priority  
115.11 area, the application provides for the minimum required buffer strip, and the application  
115.12 is accompanied by the proper covenant. The county or watershed district may limit or  
115.13 reject additional upland proposed to be included according to criteria identified in the  
115.14 approved plan and standards the county may establish. The county or watershed district  
115.15 may reject the application if the application does not qualify or may require modification  
115.16 and resubmittal of the application. If the application qualifies, the county or watershed  
115.17 district may approve it and mark the date of approval on the application. The county or  
115.18 watershed district must notify the landowner of the acceptance or denial of the application  
115.19 within 60 days from the date of the application. Within five business days of approval of  
115.20 the application, the county or watershed district must forward it to the county recorder for  
115.21 recording of the restrictive covenant or memorialization of the application on the certificate  
115.22 of title. The county or watershed district must also send a copy of the approved application  
115.23 to the county assessor for entry in the assessor's records as a wetland preservation area.  
115.24 The county or watershed district must also send copies of the approved application to the  
115.25 soil and water conservation district, the local government unit, and the board.

116.1 Subp. 4. **Applicable statutes.** In addition to this chapter, wetland preservation areas  
116.2 are subject to Minnesota Statutes, sections 103F.612 to 103F.616, and the property tax  
116.3 provisions of Minnesota Statutes, section 272.02, subdivision 11.

116.4 Subp. 5. **Commencement of wetland preservation area.** A wetland is a wetland  
116.5 preservation area commencing 30 days after the date the county notifies the landowner of  
116.6 acceptance of the application under subpart 3.

116.7 Subp. 6. **Fee.** The county or watershed district may require an application fee to  
116.8 defray administrative costs of the program.

116.9 Subp. 7. **Maps.** Counties having approved wetland preservation areas within their  
116.10 legal boundaries must maintain maps illustrating land covenanted as wetland preservation  
116.11 areas.

116.12 Subp. 8. **Reimbursement of unpaid taxes.** A county or watershed district with an  
116.13 approved wetland preservation area shall be reimbursed for lost tax revenue according  
116.14 to Minnesota Statutes, section 275.295.

## 116.15 **ENFORCEMENT, APPEALS, AND COMPENSATION**

### 116.16 **8420.0900 ENFORCEMENT PROCEDURES.**

116.17 Subpart 1. **Enforcement authorities.** The commissioner, conservation officers, and  
116.18 other peace officers may issue cease and desist orders and restoration and replacement  
116.19 orders.

116.20 Subp. 2. **Cease and desist orders.**

116.21 A. Cease and desist orders may be issued when the enforcement authority has  
116.22 probable cause that an activity is being or will again be conducted that impacts a wetland,  
116.23 does not qualify for no-loss or an exemption under parts 8420.0415 and 8420.0420, and  
116.24 is being or will again be conducted without prior approval of a replacement plan by a

117.1 local government unit under part 8420.0255 or involving a decision stayed by the board  
117.2 pursuant to part 8420.0905.

117.3 B. A cease and desist order must not be issued if the landowner:

117.4 (1) has, and is complying with, a valid replacement plan, exemption,  
117.5 or no-loss approved by the local government unit or a completed and submitted public  
117.6 road project notification that has not been stayed, remanded, or reversed on appeal under  
117.7 part 8420.0905; or

117.8 (2) has sufficient evidence to support qualification for an exemption or  
117.9 no-loss.

117.10 C. The enforcement authority must advise the landowner that the landowner's  
117.11 written application, if any, for a replacement plan, exemption, or no-loss should be made  
117.12 immediately to the local government unit and that any wetland that has been impacted  
117.13 may require restoration if the application for replacement plan, exemption, or no-loss is  
117.14 denied or reversed on appeal. The enforcement authority issuing a cease and desist order  
117.15 must promptly submit copies to the soil and water conservation district, local government  
117.16 unit, and Department of Natural Resources.

117.17 D. If an application for a replacement plan, exemption, or no-loss approval is  
117.18 triggered by a cease and desist order, the local government unit must make the decision  
117.19 according to part 8420.0255 and the standards and application procedures applicable to  
117.20 the type of application.

117.21 E. If the decision is that the activity is exempt or qualifies as a no-loss, the local  
117.22 government unit must request that the enforcement authority rescind the cease and desist  
117.23 order, pending the outcome of any appeal, and notify the soil and water conservation  
117.24 district, the enforcement authority, and the landowner.

118.1 F. If the application is denied, the local government unit must immediately notify  
118.2 the soil and water conservation district, the enforcement authority, and the landowner.

118.3 G. In cases where the cease and desist order has been issued to a local  
118.4 government unit, the decision of exemption or no-loss must be made by the board.

118.5 Subp. 3. **Restoration and replacement orders.**

118.6 A. The enforcement authority must issue a restoration order or replacement  
118.7 order when:

118.8 (1) the impact has already been completed when discovered or, after a cease  
118.9 and desist order has been issued, the landowner does not apply for a replacement plan,  
118.10 exemption, or no-loss within three weeks;

118.11 (2) the local government unit approves the application but it is reversed  
118.12 on appeal; or

118.13 (3) the local government unit denies the application.

118.14 B. Promptly upon being informed by the enforcement authority or the local  
118.15 government unit of the need, a soil and water conservation district staff person must  
118.16 inspect the site and prepare a plan in consultation with the local government unit and the  
118.17 enforcement authority for restoring the site to its prealtered condition. The soil and water  
118.18 conservation district may request assistance from the local government unit or technical  
118.19 evaluation panel in inspecting the site and preparing the plan. Restoration must be ordered  
118.20 unless the technical evaluation panel concludes that restoration is not possible or prudent.  
118.21 The soil and water conservation district must incorporate its plan into a restoration or  
118.22 replacement order and send it to the enforcement authority for service in person or by  
118.23 certified mail to the landowner or responsible party.

118.24 Subp. 4. **Contents of order.**

119.1           A. A restoration order must specify dates by which the landowner or responsible  
119.2 party must:

119.3                   (1) restore the wetland according to the soil and water conservation  
119.4 district plan and obtain a certificate of satisfactory restoration from the soil and water  
119.5 conservation district; or

119.6                   (2) submit a complete replacement plan, exemption, or no-loss application  
119.7 to the local government unit.

119.8           B. If an application submitted under item A, subitem (2), is denied, the  
119.9 landowner or responsible party must restore the wetland as specified in the order.

119.10           C. The restoration order must be rescinded if the landowner or responsible  
119.11 party obtains approval of an after-the-fact replacement plan, exemption, or no-loss from  
119.12 the local government unit that is not reversed on appeal.

119.13           D. A replacement order must specify a date by which the landowner or  
119.14 responsible party must submit a complete replacement plan application to the local  
119.15 government unit and a subsequent date by which the landowner or responsible party must  
119.16 replace the wetland according to the approved replacement plan and obtain a certificate  
119.17 of satisfactory replacement from the soil and water conservation district. The restoration  
119.18 or replacement order must specify a time period of at least 30 days for submittal of a  
119.19 complete application under this subpart.

119.20           E. If a complete application is not submitted within the time period specified in  
119.21 the restoration order, or as properly extended, the landowner or responsible party must  
119.22 restore the wetland as specified in the order before submitting an application under item  
119.23 A, subitem (2), unless the local government unit and the enforcement authority agree  
119.24 otherwise or unless allowed under appeal.

120.1 F. A certificate of satisfactory restoration or replacement may be issued with  
120.2 conditions that must be met in the future, such as for issues with wetland vegetation,  
120.3 weed control, inspections, monitoring, or hydrology. Failure to fully comply with any  
120.4 conditions that have been specified may result in the issuance of a new restoration or  
120.5 replacement order.

120.6 Subp. 5. **Enforcement authority orders.**

120.7 A. If the technical evaluation panel determines that restoration will not restore  
120.8 all the loss caused by the impact, the order may require a combination of restoration and  
120.9 replacement or may require replacement rather than restoration. The order must direct  
120.10 the landowner or responsible party to obtain replacement plan approval from the local  
120.11 government unit. The order must specify that if replacement plan approval is not obtained,  
120.12 the landowner or responsible party must restore the wetland as ordered.

120.13 B. Each cease and desist, restoration, and replacement order must state that  
120.14 violation of the order is a misdemeanor.

120.15 C. If, as part of a misdemeanor proceeding, the court orders restoration or  
120.16 replacement, the technical evaluation panel must determine which is appropriate, and if it  
120.17 is restoration, the method of restoration. If the court orders replacement, the landowner  
120.18 or responsible party must follow the replacement plan process under subpart 6 and part  
120.19 8420.0330, and the wetland replacement, construction, and monitoring requirements  
120.20 of this chapter.

120.21 Subp. 6. **After-the-fact replacement.** If a landowner or responsible party seeks  
120.22 approval of a replacement plan after the proposed project has already impacted the  
120.23 wetland or if an approved replacement plan has not been implemented in advance of or  
120.24 concurrent with the impact, the local government unit must require the landowner or  
120.25 responsible party to replace the impacted wetland at a ratio twice the replacement ratio

121.1 otherwise required, unless the local government unit and enforcement authority concur  
121.2 that a lesser ratio is acceptable.

121.3 Subp. 7. **Misdemeanor.** A violation of an order issued under this part is a  
121.4 misdemeanor and must be prosecuted by the county attorney where the wetland is located  
121.5 or the illegal activity occurred.

121.6 **8420.0905 APPEALS.**

121.7 Subpart 1. **Appeal of replacement and restoration orders to the board.** A  
121.8 landowner or responsible party may appeal the terms and conditions of a restoration or  
121.9 replacement order issued according to part 8420.0900 to the board's executive director  
121.10 within 30 days of receipt of the order by filing a written request for review and paying a  
121.11 nonrefundable filing fee to the board. The time frame for appeal may be extended beyond  
121.12 30 days upon mutual agreement, in writing, between the landowner or responsible party,  
121.13 the local government unit, and the enforcement authority. The filing fee is an amount  
121.14 determined by the board not to exceed \$1,000. If the written request is not submitted  
121.15 within 30 days, the restoration or replacement order is final. The executive director must  
121.16 review the request and supporting evidence and render a decision within 30 days of the  
121.17 request for review. The executive director may stay the restoration or replacement order  
121.18 until the appeal is resolved.

121.19 Subp. 2. **Appeal of local government unit staff decisions.**

121.20 A. A decision made by local government unit staff is final if not appealed to  
121.21 the local government unit within 30 days after the date on which the decision is sent to  
121.22 those required to receive notice of the decision. Notwithstanding the time frames of  
121.23 Minnesota Statutes, section 15.99, or any other law to the contrary, the local government  
121.24 unit must make a ruling within 30 days from the date of the filing of the appeal, unless  
121.25 the appellant and local government unit mutually agree, in writing, to an extension of  
121.26 time beyond the 30 days.

122.1 B. Appeal of a final decision made by staff may be made by the landowner, by  
122.2 any of those required to receive notice of the decision, or by 100 residents of the county in  
122.3 which a majority of the wetland is located.

122.4 C. An appeal is effective upon mailing the petition and payment of any  
122.5 applicable fees to the local government unit. A filing fee is not required for appeals  
122.6 petitioned by state agencies or members of the technical evaluation panel.

122.7 Subp. 3. **Appeal of local government unit decisions to the board.**

122.8 A. The decision of a local government unit to approve, approve with conditions,  
122.9 or deny an application is final if not appealed to the board within 30 days after the date on  
122.10 which the decision is sent to those required to receive notice of the decision unless the  
122.11 applicant and local government unit mutually agree, in writing, to an extension of time  
122.12 beyond the 30 days. Appeals of decisions made by local government staff must be made  
122.13 to the local government unit as provided for in subpart 2. This subpart also applies to  
122.14 decisions made under comprehensive wetland protection and management plans.

122.15 B. Appeal may be made by the landowner, by any of those required to receive  
122.16 notice of the decision, or by 100 residents of the county in which a majority of the wetland  
122.17 is located.

122.18 C. An appeal is effective upon mailing the petition and payment of a  
122.19 nonrefundable filing fee in an amount determined by the board, not to exceed \$1,000, to  
122.20 the board with evidence that a copy of the petition has been mailed to the local government  
122.21 unit. The petition should include information to establish sufficient grounds for the appeal.  
122.22 The filing fee is not required for appeals petitioned by state agencies or members of the  
122.23 technical evaluation panel. Another filing fee is not required for appeals that have been  
122.24 remanded if the filing fee was paid and the same party appeals the new decision made  
122.25 under remand. After receipt of a petition, the local government unit must send a copy of  
122.26 the petition to all those to whom it was required to send a notice of the decision.

123.1           Subp. 4. **Board appeal procedures.**

123.2           A. Within 30 days after receiving the petition, the board, its dispute resolution  
123.3 committee, or its executive director must decide whether to grant the petition and hear the  
123.4 appeal. After considering the size of the proposed impacts and the quality of the affected  
123.5 wetland, any patterns of similar acts by the petitioner or responsible party or by the local  
123.6 government unit in administration of this chapter and the act, and the consequences of the  
123.7 delay resulting from the appeal, the board, its dispute resolution committee, or its executive  
123.8 director shall grant the petition unless the appeal is deemed to be without sufficient merit,  
123.9 trivial, or brought solely for the purposes of delay; the petitioner has not exhausted all  
123.10 local administrative remedies; or the petitioner has not submitted the required filing fee.

123.11           B. The board, its dispute resolution committee, or its executive director may  
123.12 stay the local government unit decision until the appeal is resolved.

123.13           C. The board, its dispute resolution committee, or its executive director may  
123.14 remand the appealed decision back to the local government unit if the petitioner has not  
123.15 exhausted all local administrative remedies, such as a local government unit evidentiary  
123.16 public hearing, if expanded technical review is needed, or if the local government unit's  
123.17 record is not adequate. If an appeal is remanded, a new application is not required  
123.18 and additional information may be submitted before a decision is made by the local  
123.19 government unit. The local government unit must make a decision on an appeal that has  
123.20 been remanded within 60 days unless the remand order, or a subsequent order, specifies a  
123.21 longer period.

123.22           D. After the petition is granted, the appeal must be heard by the dispute  
123.23 resolution committee and decided by the board within 60 days after filing of the local  
123.24 government unit's written record, submittal of written briefs for the appeal, and a hearing  
123.25 by the dispute resolution committee. Parties to the appeal are the appellant, the landowner,

124.1 the local government unit, and those required to receive notice of the local government  
124.2 unit decision.

124.3 E. The board or its executive director may elect to combine related appeals and  
124.4 process as one decision, either multiple appeals on the same project or appeals of different  
124.5 local government unit decisions on the same project.

124.6 F. Within 30 days of the grant of the appeal, unless an extension of time is  
124.7 approved by the board, the local government unit must forward to the board the written  
124.8 record on which it based its decision. The board must forward one copy of the record to  
124.9 each of the parties to the appeal. The board shall make its decision on the appeal after  
124.10 hearing. The board must give the parties 30 days' notice of the hearing. The board must  
124.11 base its review on the record and the argument presented to the board by the parties.  
124.12 However, if the local government unit did not consider fundamental information, such  
124.13 as aerial photographs, soil maps, or wetland maps, or did not make formal findings  
124.14 contemporaneously with its decision; if there is not accurate verbatim transcript of the  
124.15 proceedings; if the proceedings were not fairly conducted; or if the record is otherwise  
124.16 incomplete or deficient, the board may remand the matter or receive additional evidence.  
124.17 If, before the date set for the hearing, application is made to the board for leave to present  
124.18 additional evidence on the issues in the case and it is shown to the satisfaction of the board  
124.19 that additional evidence is material and that there were good reasons for failure to present it  
124.20 in the proceeding before the local government unit, the board may order that the additional  
124.21 evidence be taken before the local government unit upon such conditions that the board  
124.22 deems proper. The local government unit may modify its findings and decision by reason  
124.23 of the additional evidence and must file with the board, to become a part of the record, the  
124.24 additional evidence, together with any modifications or new findings or decision.

124.25 G. The board shall affirm the local government unit's decision if the local  
124.26 government unit's findings of fact are not clearly erroneous; if the local government unit

125.1 correctly applied the law to the facts, including this chapter; and if the local government  
125.2 unit made no procedural errors prejudicial to a party. Otherwise, the board shall reverse  
125.3 the decision, amend it, or remand it with instructions for further proceedings. The board  
125.4 must provide notice of its decision to the parties to the appeal.

125.5       Subp. 5. **Appeal of board decisions.** An appeal of a board decision may be taken  
125.6 to the state Court of Appeals and must be considered an appeal from a contested case  
125.7 decision for purposes of judicial review under Minnesota Statutes, sections 14.63 to 14.69.

125.8 **8420.0910 COMPENSATION CLAIMS AGAINST LOCAL GOVERNMENT**  
125.9 **UNITS.**

125.10       Subpart 1. **Intervention.** At the request of a local government unit against which  
125.11 a compensation action is brought based at least in part on the local government unit's  
125.12 application of Minnesota Statutes, section 103G.222, 103G.2241, 103G.2242, 103G.237,  
125.13 or 103G.2372, or rules adopted by the board to implement these sections, the state, through  
125.14 the attorney general, must intervene in the action on behalf of the local government unit  
125.15 and is thereafter considered a defendant in the action. A local government unit making a  
125.16 request under this subpart must provide the attorney general with a copy of the complaint  
125.17 as soon as possible after being served. If requested by the attorney general, the court must  
125.18 grant additional time to file an answer equal to the time between service of the complaint  
125.19 on the local government unit and receipt of the complaint by the attorney general.

125.20       Subp. 2. **Liability of state for certain costs.** The state is liable for costs, damages,  
125.21 fees, and compensation awarded in the action based on the local government unit's  
125.22 adoption or implementation of standards that are required by state law, as determined by  
125.23 the court. The local government unit is liable for costs, damages, fees, and compensation  
125.24 awarded in the action based on local standards that are more restrictive than state law  
125.25 and rules.

126.1 Subp. 3. **Definition.** For purposes of this part, "compensation action" means an  
126.2 action in which the plaintiff seeks compensation for taking private property under the  
126.3 state or federal constitution.

126.4 **8420.0915 COMPENSATION TO LANDOWNERS.**

126.5 Subpart 1. **Eligibility.** Replacement plan applicants who have completed the local  
126.6 government unit process and the board appeal process, and the replacement plan has not  
126.7 been approved as submitted, may apply to the board for compensation under Minnesota  
126.8 Statutes, section 103G.237.

126.9 Subp. 2. **Application requirements.**

126.10 A. An application for compensation under this part must identify the applicant,  
126.11 locate the wetland, and refer the board to its appeal file in the matter.

126.12 B. An application must include an agreement that, in exchange for compensation,  
126.13 the applicant shall convey to the state a perpetual conservation easement in the form  
126.14 required by Minnesota Statutes, section 103F.516. The applicant must provide an  
126.15 abstract of title demonstrating the ability to convey the easement free of any prior title,  
126.16 lien, or encumbrance. Failure to provide marketable title negates the state's obligation  
126.17 to compensate.

126.18 C. The applicant must submit official documentation from the United States  
126.19 Army Corps of Engineers, the Minnesota Pollution Control Agency, the watershed district  
126.20 or water management organization, if any, the county, and the town or city, as applicable,  
126.21 that the proposed impact and the proposed subsequent use of the wetland are lawful under  
126.22 their respective legal requirements.

126.23 D. The landowner must demonstrate that the proposed impact is a feasible and  
126.24 prudent project and that the replacement plan as proposed is a reasonable good faith

127.1 effort to fulfill the wetland replacement, construction, and monitoring requirements of  
127.2 this chapter and the act.

127.3 E. If the replacement plan was approved, but with conditions or modifications,  
127.4 the applicant must show that the conditions or modifications make the replacement  
127.5 unworkable or not feasible. A plan is unworkable or not feasible if the replacement must  
127.6 be on land that the applicant does not own, the applicant has made good faith efforts to  
127.7 acquire a replacement site and not succeeded, and there is not a qualifying replacement  
127.8 available in a wetland bank. A plan is also unworkable or not feasible if it is not possible  
127.9 to carry out for engineering reasons. The applicant must show that forgoing the proposed  
127.10 project will cause the applicant damages and that disallowing the proposed use will  
127.11 enhance the public value of the wetland.

127.12 F. The applicant must submit to the board the requirements in this part in  
127.13 writing, by certified mail. The applicant must indicate on the application whether the  
127.14 applicant wants to make oral argument to the board. The board may require that the  
127.15 applicant appear before the board.

127.16 Subp. 3. **Board action.** If the board finds that the applicant has submitted a  
127.17 complete application and proved the requirements in this part, the board must compensate  
127.18 the applicant as required by law within 90 days after the board received a completed  
127.19 application, provided that within the same time period the applicant conveys to the  
127.20 board a conservation easement in the form required by Minnesota Statutes, section  
127.21 103F.516. If the board does not provide the required compensation in exchange for the  
127.22 conservation easement, the applicant may impact the wetland in the manner proposed,  
127.23 without replacement.

127.24 **ACTIVITIES UNDER DEPARTMENT OF NATURAL RESOURCES**  
127.25 **AUTHORITY**

127.26 **8420.0930 MINING.**

128.1 Subpart 1. **Impacts from mining.** Wetlands must not be impacted as part of a project  
128.2 for which a permit to mine is required by Minnesota Statutes, section 93.481, except as  
128.3 approved by the commissioner. Impacts to wetlands that the landowner can demonstrate,  
128.4 to the satisfaction of the local government unit, were created by pits, stockpiles, or tailing  
128.5 basins, and by actions the purpose of which was not to create the wetland according to part  
128.6 8420.0105, subpart 2, item D, are not regulated under this chapter.

128.7 Subp. 2. **Mining operations; post-July 1, 1993.** For mining operations that are  
128.8 permitted and initiated after July 1, 1993:

128.9 A. mining must not be conducted without first receiving a permit to mine issued  
128.10 under chapter 6130 for iron ore and taconite or chapter 6132 for nonferrous metallic  
128.11 minerals; and

128.12 B. the mining and reclamation operating plans or annual reports submitted  
128.13 by the applicant as required in the permit to mine must include an approved wetland  
128.14 replacement plan that meets the same principles and standards for replacing wetlands  
128.15 under parts 8420.0500 to 8420.0528 and provides for construction certification and  
128.16 monitoring according to parts 8420.0800 and 8420.0810.

128.17 Subp. 3. **Mining operations; pre-July 1, 1993.** For mining operations in existence  
128.18 before July 1, 1993, and operated on or after that date under a permit to mine issued under  
128.19 chapter 6130 for iron ore and taconite or chapter 6132 for nonferrous metallic minerals:

128.20 A. wetlands for which impacts were approved but not initiated before July  
128.21 1, 1993, must not be impacted until the operating plan or annual report as required in  
128.22 the permit to mine includes an approved wetland replacement plan for the undisturbed  
128.23 wetlands. The wetland replacement plan must meet the same principles and standards for  
128.24 replacing wetlands under parts 8420.0500 to 8420.0528 and provide for construction  
128.25 certification and monitoring according to parts 8420.0800 and 8420.0810;

129.1 B. for filling activities that were approved and initiated before July 1, 1993,  
129.2 placement of fill atop a stockpile, roadway, or other mining-related facility that occupies  
129.3 a wetland filled before July 1, 1993, is allowed to continue within the areal extent, as it  
129.4 existed on July 1, 1993, of the stockpile, roadway, or other mining-related facility without  
129.5 the requirement of a replacement plan or amendment of the permit to mine. An expansion  
129.6 of the areal extent of the fill in the wetland requires an approved replacement plan in the  
129.7 operating plan or annual report as required in the permit to mine, according to item A; and

129.8 C. for draining activities that were approved and initiated before July 1, 1993,  
129.9 draining of a wetland to facilitate mining, using ditches and other drainage facilities that  
129.10 existed on July 1, 1993, is allowed to continue without the requirement of a replacement  
129.11 plan or amendment of the permit to mine. Maintenance of the ditches and structures are  
129.12 allowed without the requirement of a replacement plan or amendment of the permit to  
129.13 mine, provided that as a result of the maintenance, wetlands are not drained beyond the  
129.14 extent that existed as of July 1, 1993. Otherwise, the permit to mine must be amended to  
129.15 provide for replacement according to item A.

129.16 Subp. 4. **Applicability.**

129.17 A. Replacement wetlands approved under this part must only be used for  
129.18 mining-related impacts covered under a permit to mine unless the credits are approved and  
129.19 deposited in the state wetland bank according to parts 8420.0700 to 8420.0755.

129.20 B. Applicable procedures are those required for permits to mine.

129.21 C. This part does not apply to peat mining as defined under Minnesota Statutes,  
129.22 section 93.461, that is subject to the mine permit and reclamation requirements under  
129.23 Minnesota Statutes, sections 93.44 to 93.51, and the rules adopted thereunder.

129.24 **8420.0935 STANDARDS AND CRITERIA FOR IDENTIFICATION,**  
129.25 **PROTECTION, AND MANAGEMENT OF CALCAREOUS FENS.**

130.1 Subpart 1. **Purpose.** The purpose of this part is to provide minimum standards  
130.2 and criteria for identifying, protecting, and managing calcareous fens as authorized by  
130.3 Minnesota Statutes, section 103G.223. Calcareous fens, as identified by the commissioner,  
130.4 must not be impacted or otherwise altered or degraded, wholly or partially, by any action,  
130.5 unless the commissioner, under an approved management plan, decides some alteration is  
130.6 necessary. The exemptions under part 8420.0420 and the sequencing provisions under  
130.7 part 8420.0520 do not apply to calcareous fens.

130.8 Subp. 2. **Identifying calcareous fens.** A calcareous fen is a peat-accumulating  
130.9 wetland dominated by distinct groundwater inflows having specific chemical  
130.10 characteristics. The water is characterized as circumneutral to alkaline, with high  
130.11 concentrations of calcium and low dissolved oxygen content. The chemistry provides an  
130.12 environment for specific and often rare hydrophytic plants.

130.13 Subp. 3. **Procedures to list calcareous fens.**

130.14 A. The commissioner must investigate wetlands to determine if the wetland  
130.15 is properly identified as a calcareous fen.

130.16 B. The commissioner must, by written order published in the State Register,  
130.17 maintain a current list of known calcareous fens in the state and their location.

130.18 C. The commissioner must provide an updated list of calcareous fens to the  
130.19 board for further distribution.

130.20 Subp. 4. **Management plans.** Calcareous fens must not be impacted or otherwise  
130.21 altered or degraded except as provided for in a management plan approved by the  
130.22 commissioner. The commissioner must provide technical assistance to landowners or  
130.23 project sponsors in the development of management plans.

130.24 Subp. 5. **Restoration.** The commissioner may approve management plans to restore  
130.25 or upgrade a previously damaged calcareous fen.

131.1           **Subp. 6. Appeals.**

131.2           A. A landowner or project proposer may challenge the commissioner's  
131.3 determination that a wetland is a calcareous fen or the commissioner's calcareous fen  
131.4 management plan by requesting a hearing. The hearing shall be conducted in the same  
131.5 manner as water permit hearings under Minnesota Statutes, chapter 103G.

131.6           B. The determination that a wetland is a calcareous fen may be appealed at any  
131.7 time by requesting a hearing. For a decision under a management plan, the hearing must  
131.8 be requested within 30 days after the notice of the commissioner's decision was mailed  
131.9 to the project proposer; otherwise the decision becomes final and may not be challenged  
131.10 by the project proposer.

131.11           C. Appeal of the commissioner's decision after the hearing must be done in the  
131.12 manner provided for appeals from contested case decisions under Minnesota Statutes,  
131.13 chapter 14.

131.14           **Subp. 7. Enforcement procedures.** Enforcement procedures for calcareous fens  
131.15 must be conducted consistent with Minnesota Statutes, sections 103G.141 and 103G.2372,  
131.16 except that necessary restoration or replacement activities, if required, must be determined  
131.17 by the commissioner, in consultation with the local soil and water conservation district.

131.18           **REPEALER.** Minnesota Rules, parts 8420.0102; 8420.0103; 8420.0110, subparts 1, 1a,  
131.19 1b, 2, 3, 4, 5a, 6, 7, 8, 9, 10, 10a, 11, 12, 13a, 14, 15, 16, 17, 18, 18a, 19, 20, 20a, 20b, 21,  
131.20 22, 23, 24, 25, 28, 29, 29a, 30, 30a, 31, 31a, 31b, 31c, 31d, 32, 32a, 32b, 32c, 33, 34, 34a,  
131.21 34b, 35, 36, 37, 37a, 38, 39, 39a, 40, 40a, 41, 42, 43, 44a, 44b, 45, 46, 47a, 47b, 48, 49,  
131.22 50, 51, 51a, 52, 53, 54, and 54a; 8420.0115; 8420.0122, subparts 1, 2, 3, 4, 5, 6, 7, 9, and  
131.23 10; 8420.0210; 8420.0220; 8420.0225; 8420.0230; 8420.0245; 8420.0250, subparts 1, 3,  
131.24 and 4; 8420.0260; 8420.0268; 8420.0270; 8420.0280; 8420.0290; 8420.0300; 8420.0350;  
131.25 8420.0400; 8420.0505; 8420.0510; 8420.0520, subparts 2 and 9; 8420.0530; 8420.0540,  
131.26 subparts 1 and 2; 8420.0541; 8420.0542; 8420.0543; 8420.0545; 8420.0546; 8420.0547;

- 132.1 8420.0548; 8420.0549; 8420.0550, subparts 1 and 2; 8420.0600; 8420.0610; 8420.0620;  
132.2 8420.0630; 8420.0650, subparts 1, 2, 2a, 3, 4, 7, and 8; 8420.0720, subparts 1, 2, 3, 4, 5,  
132.3 6, 7, 8, 8a, 10, 11, 12, 13, and 14; 8420.0730, subparts 1 and 2; 8420.0740; 8420.0750;  
132.4 8420.0760; 8420.1010; 8420.1020; 8420.1030; 8420.1040; 8420.1050; 8420.1060; and  
132.5 8420.1070, are repealed.