

Presenter

Mark Lindhorst – Senior Planner




Kathleen Watters
S33, T54N, R14 W
Unorganized Twp.



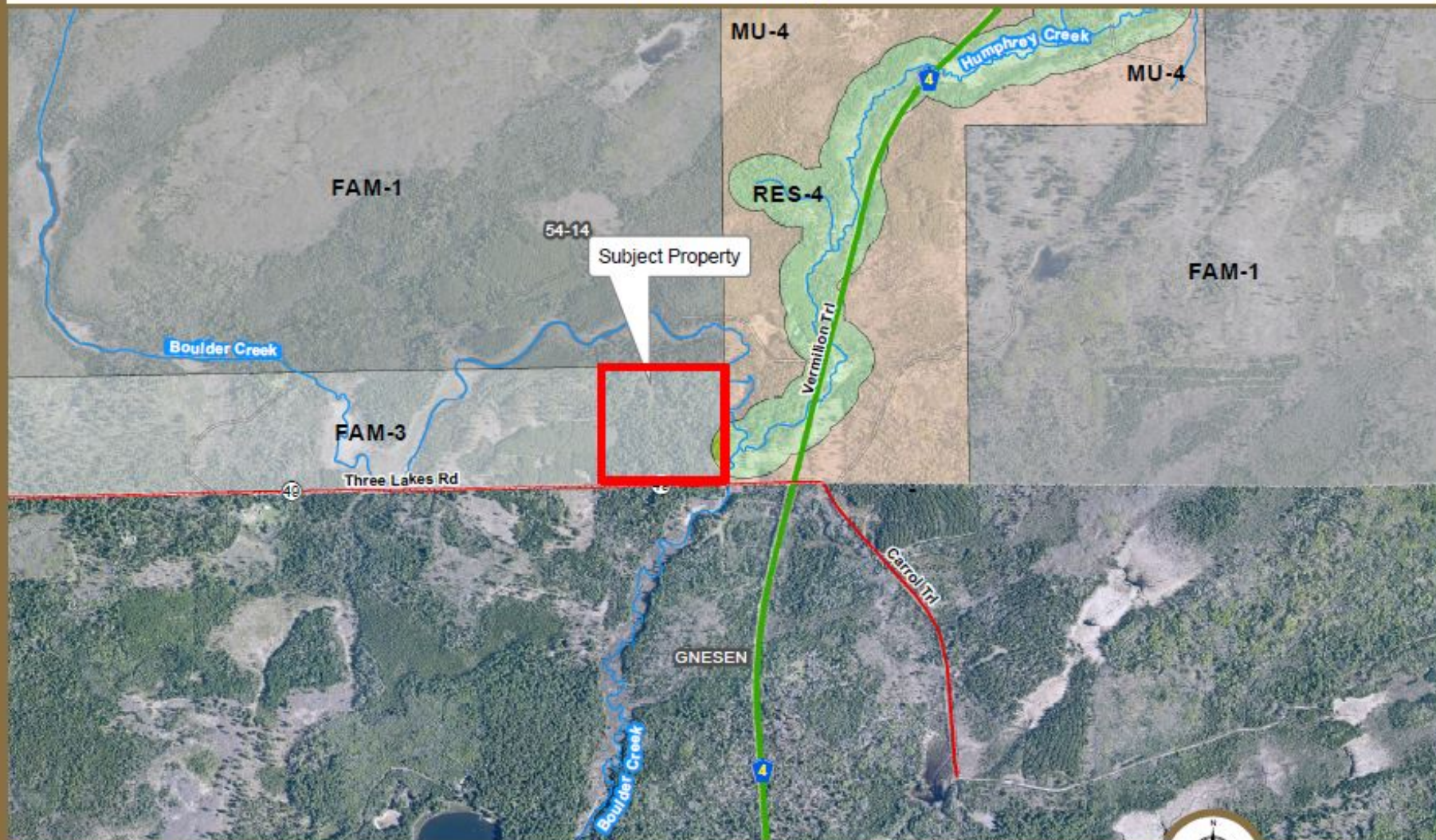
Request

General Purpose Borrow Pit

- Pit activities to include washing, screening, crushing and recycling of asphalt and concrete.
 - Standard hours of operation.
 - 5-10 trucks hauling from site per day
 - Access to a gravel township road
 - Nearest resident is approximately 700 feet from phased pit activity and haul road entrance.
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- A series of white lines of varying lengths and orientations are positioned in the bottom right corner of the slide, creating a modern, abstract graphic element.

St. Louis County

June PC Meeting



Prepared By: Planning & Community
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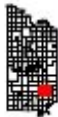
Source: St. Louis County

Map Created: 5/20/2020

SE

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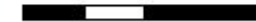
Kathleen Watters

Zoning Map

PIN:640-0010-05360



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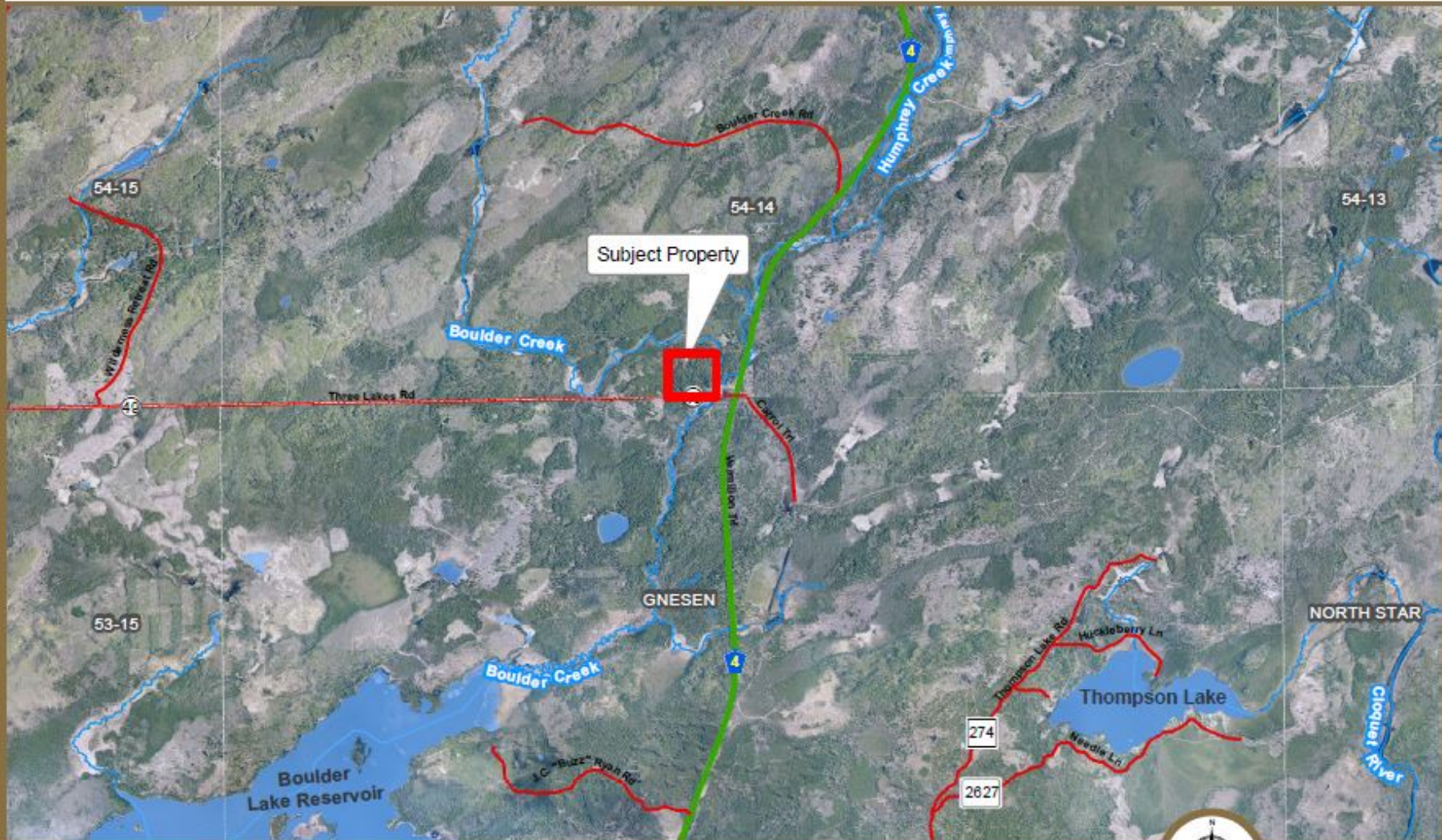
Miles



St. Louis County MN

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Location Map

PIN:640-0010-05360



0 0.5 1
Miles



St. Louis County MN

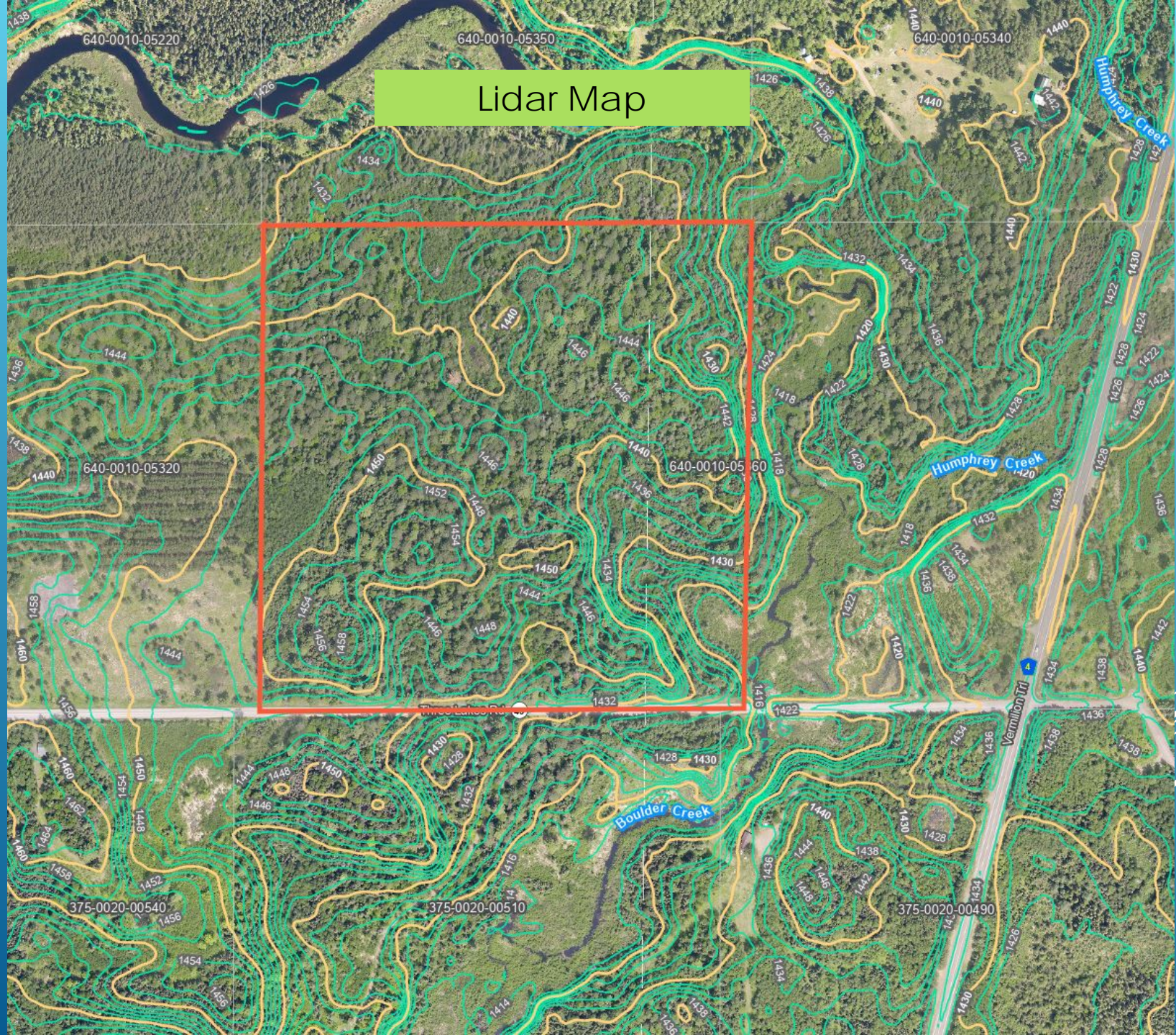
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Site Map

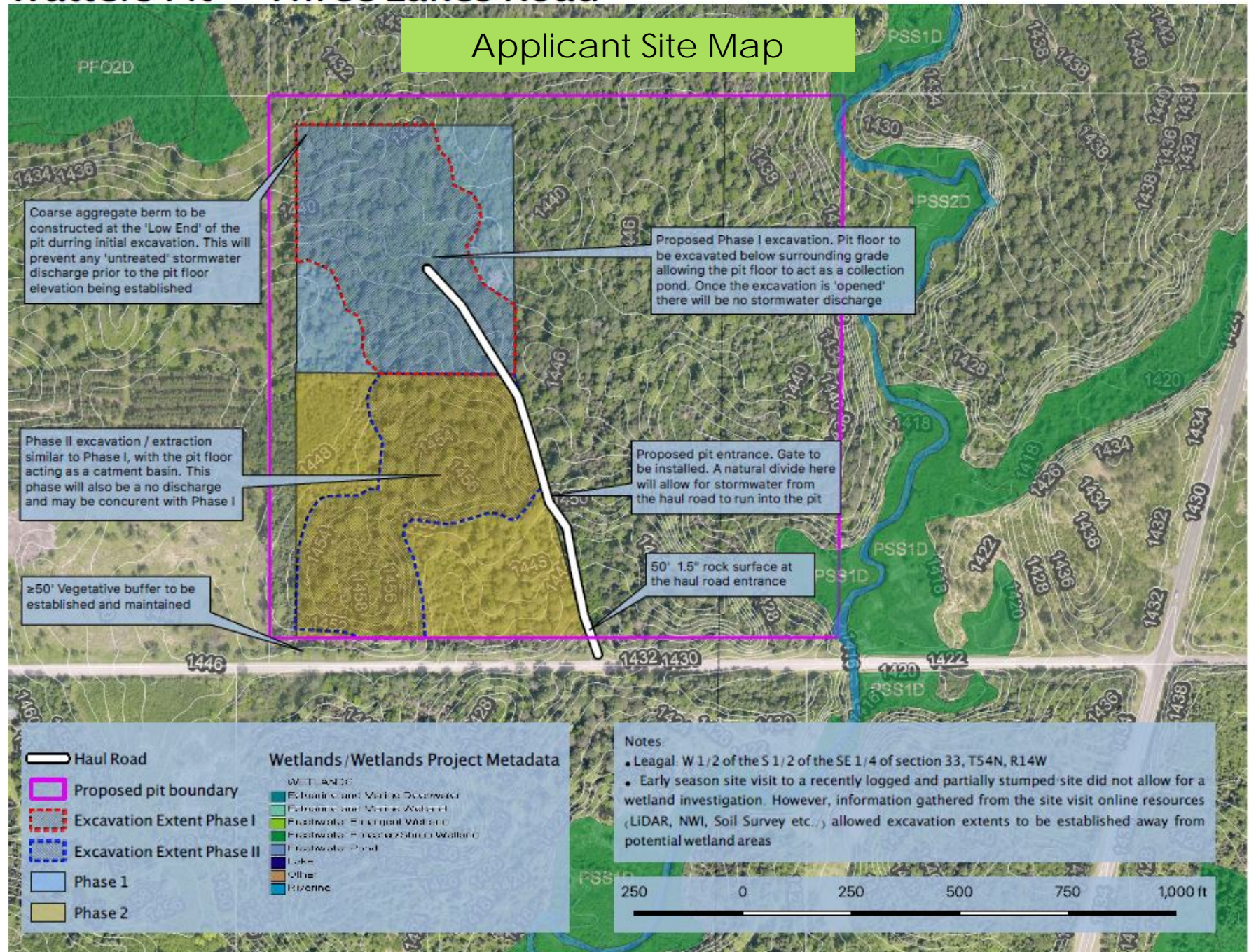


Lidar Map



Watters Pit – Three Lakes Road

Applicant Site Map



Gated Access



Vegetated screening
along Three Lake Road



Logged Site



Access Looking East



Access Looking West



Facts and Findings

A. Plans and Official Controls:

1. Zoning Ordinance 62, Article V, Section 5.6 A., indicates general purpose borrow pits are an allowed use with a conditional use permit.
2. The St. Louis County Comprehensive Land Use Plan under Objective LU-4.5 states that the development of new general purpose borrow pits should be directed to areas designated as Forest and Agriculture (FA) on the Future Land Use Map. The proposed site is zoned Forest Agriculture Management that allows general purpose borrow pits with a conditional use permit.

B. Neighborhood Compatibility:

1. The area consists of large parcels of forested land. There are two residential structures within a quarter mile of the proposal. The closest one is approximately 700 feet from the proposed excavation and haul road entrance.

C. Orderly Development:

1. This is a rural area consisting of primarily large undeveloped parcels. The use of the borrow pit should have little to no effect on the forest resource of the area.

D. Desired Pattern of Development:

1. The location and character of the proposal is consistent with a desirable pattern of development because the proposed use is located in a rural area with low density development. The proposed use will not affect the management of the forest resource that is predominant in the area which meets Goal NE-1 of the St. Louis County Comprehensive Land Use Plan. Objective NE-1.1 states the county approvals related to land use, development and management will be made to address current needs without compromising the ability to meet future needs.


Recommended Conditions, If Approved

In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow a general purpose borrow pit as an Extractive Use-Class II in the SW1/4 of the SE1/4, S33, T54N, R14W, the following conditions shall apply:

Conditions Precedent:

1. The applicant shall obtain access approval from the appropriate road authority.

Conditions Concurrent:

1. All minimum extractive use standards shall be followed.
 2. The extractive use activity shall be limited to less than 40 acres.
 3. The applicant shall comply with all county, state and federal regulations.
- 

Correspondence



Planning Commission

Questions?



Public Questions?

