

The background is a dark blue gradient. In the corners, there are decorative white line art elements resembling circuit boards or neural networks, with lines and small circles.

Presenter

Donald Rigney – Senior Planner



Enbridge Energy, Limited Partnership

Property Owners:
Bradley Norman and Jesse Klein

12794 Laurie Rd, Floodwood, MN
Halden

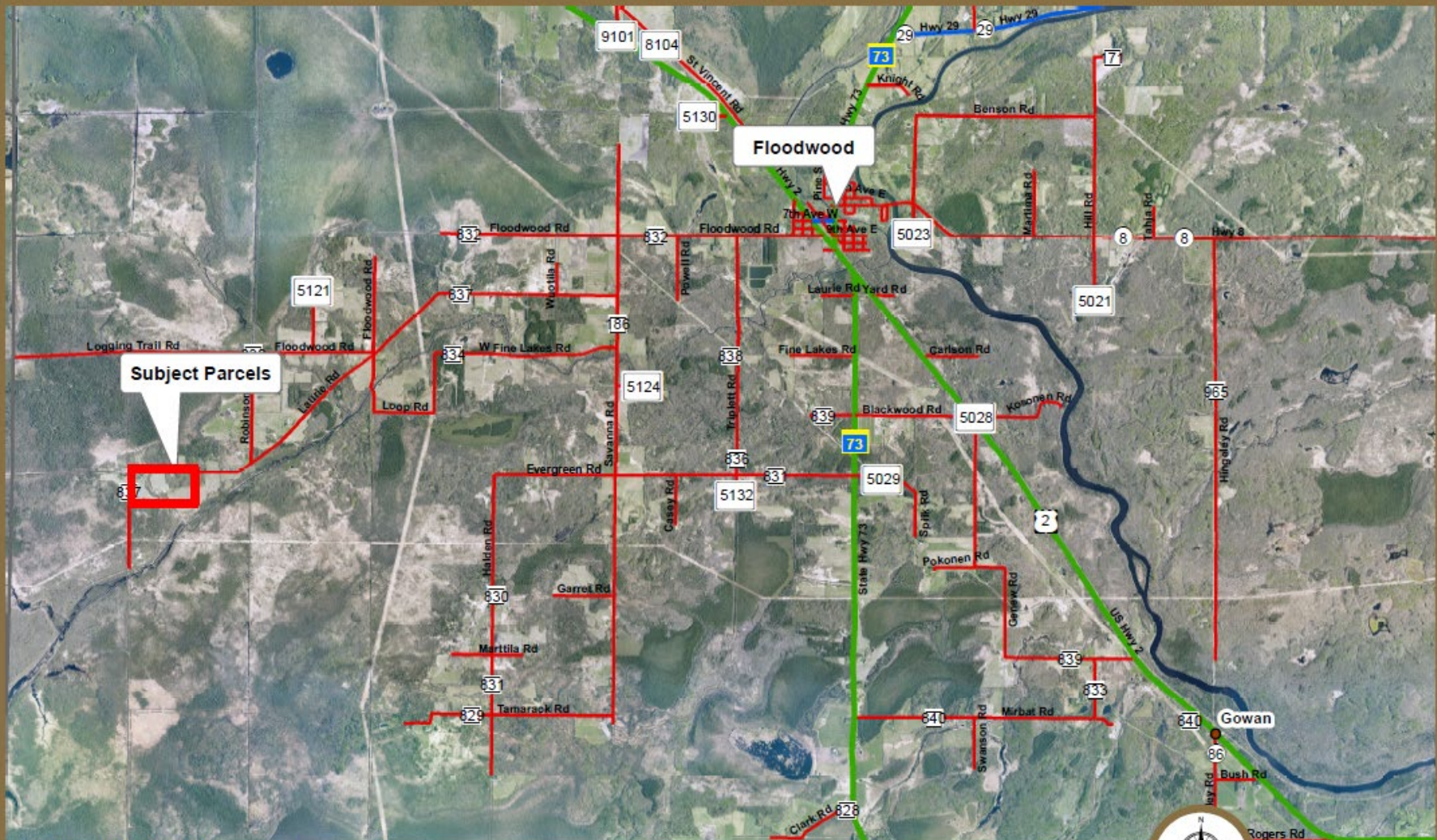


Request

- The applicant is proposing to establish a temporary contractor yard.
- The yard will be used for timber staging, equipment staging, material staging and parking to support the replacement pipeline project.
- The site will have security lighting and will be utilized twenty four hours a day, seven days a week.
- The applicant does not anticipate continuous operations but states that the contractor will need to have the ability to access the yard at various times throughout construction.
- The applicant estimates that the proposed use will increase traffic by greater than 25 vehicles.
- It is anticipated that construction will be completed by the end of 2021.

St. Louis County

February PC Meeting



Prepared By: Planning & Community
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www.stlouiscountymn.gov

Source: St. Louis County
Map Created: 1/14/2021

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Enbridge Energy Location Map

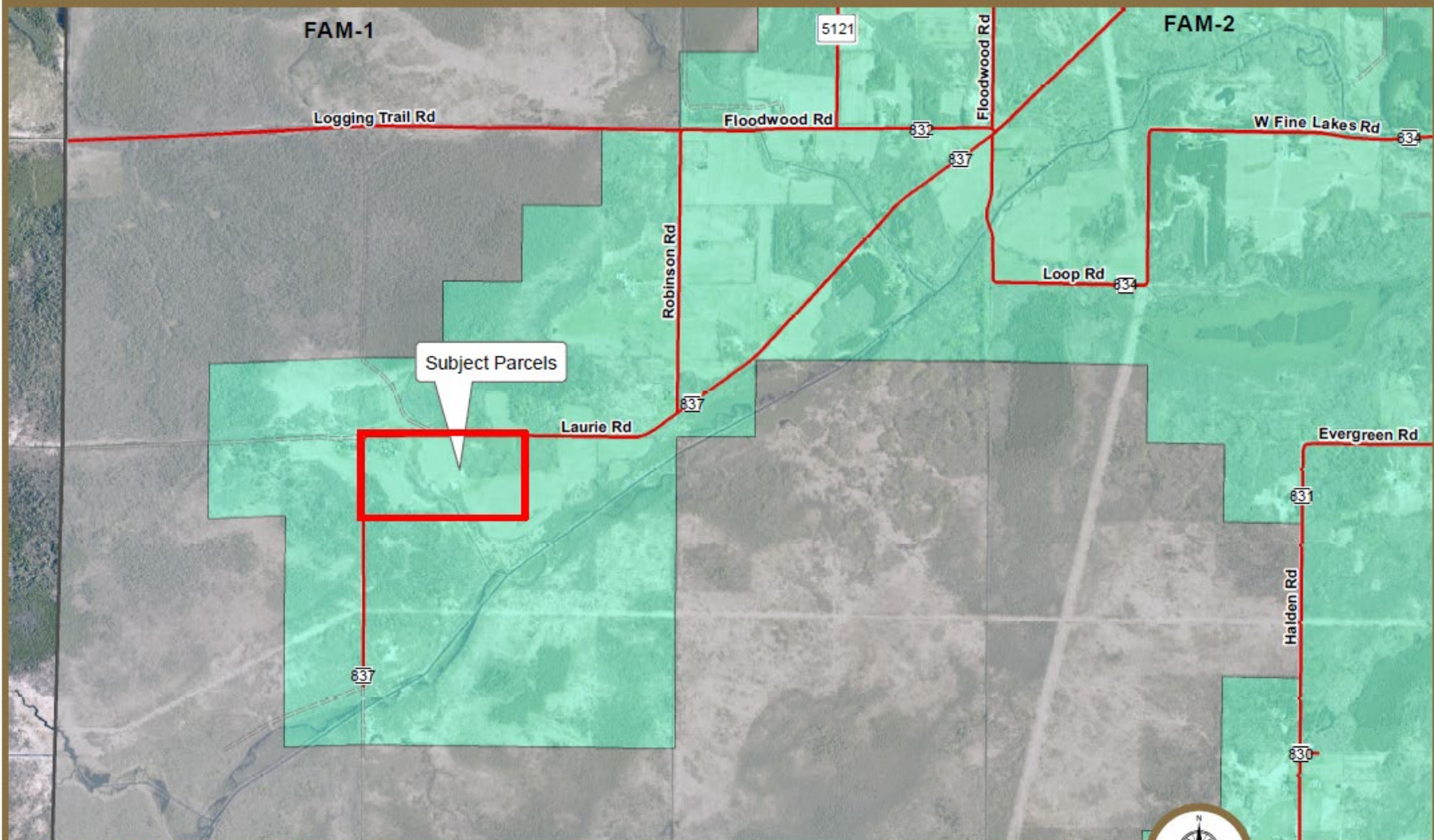
PIN:390-0010-03150, 390-0010-03160



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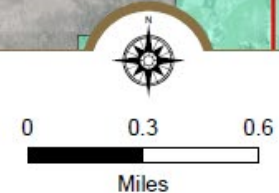
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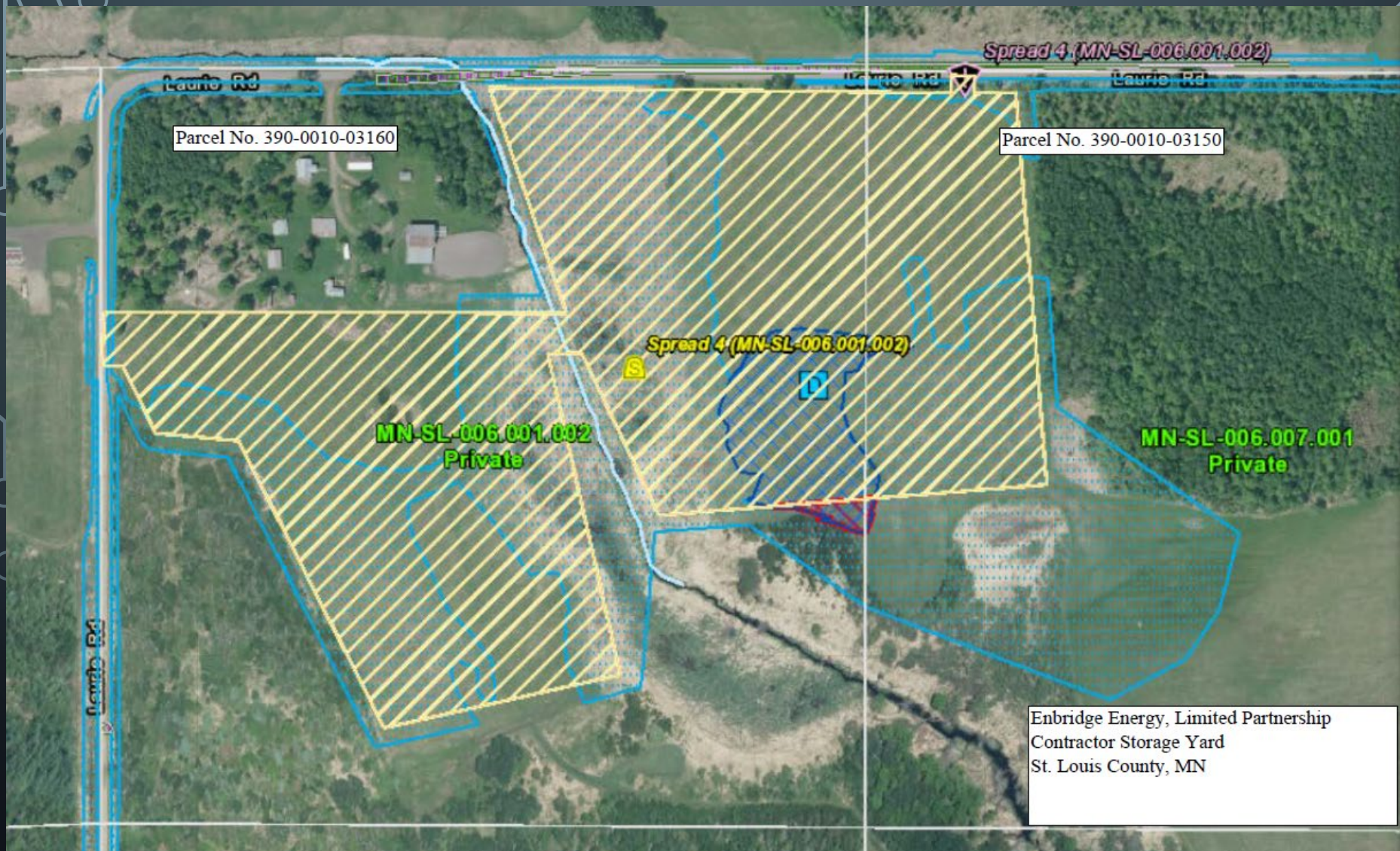
Enbridge Energy Zoning Map

PIN:390-0010-03150, 390-0010-03160



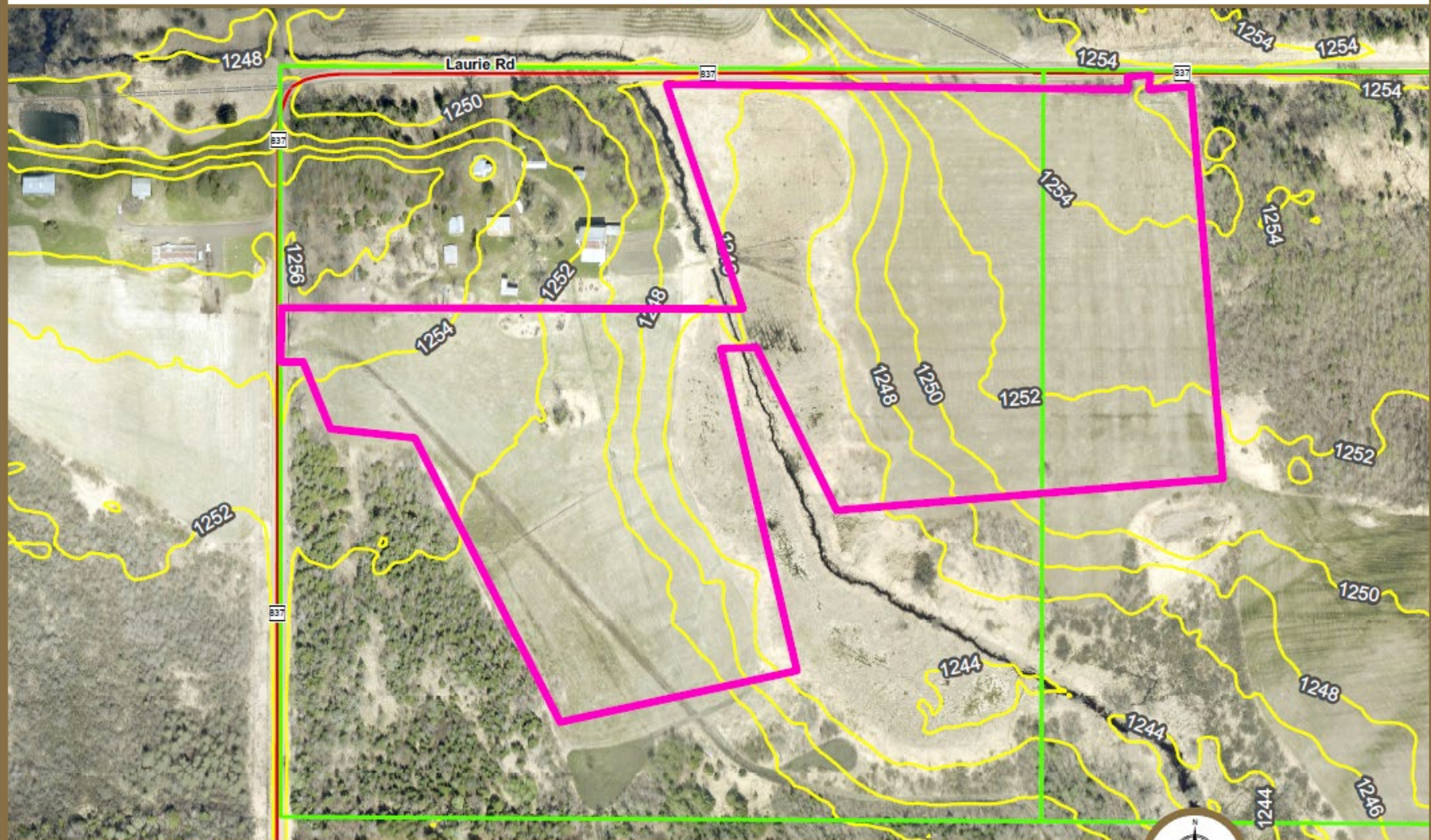
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Applicant Sketch



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Enbridge Energy, Limited Partnership

Site/Elevation

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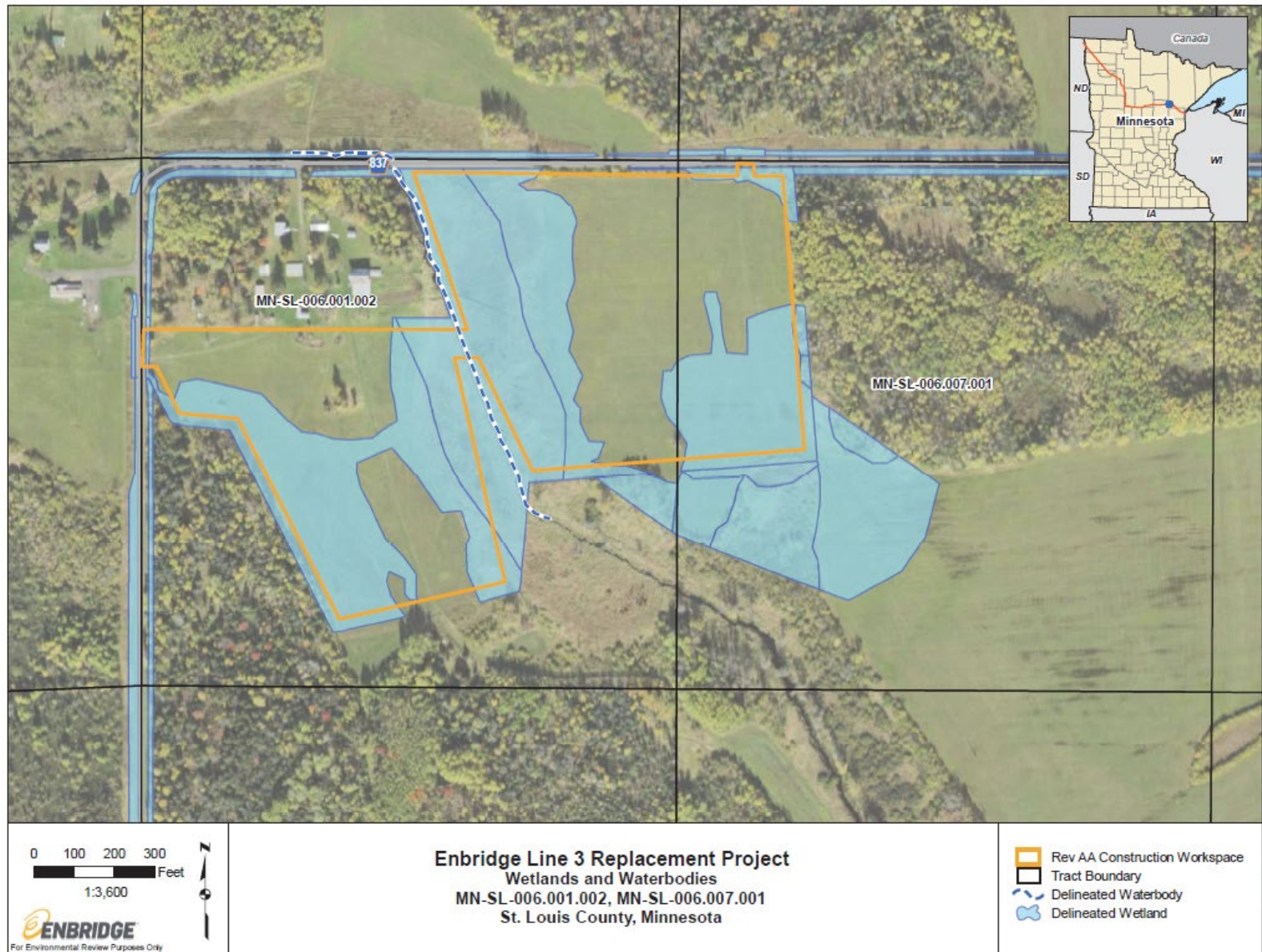


0 100 200 300
Feet



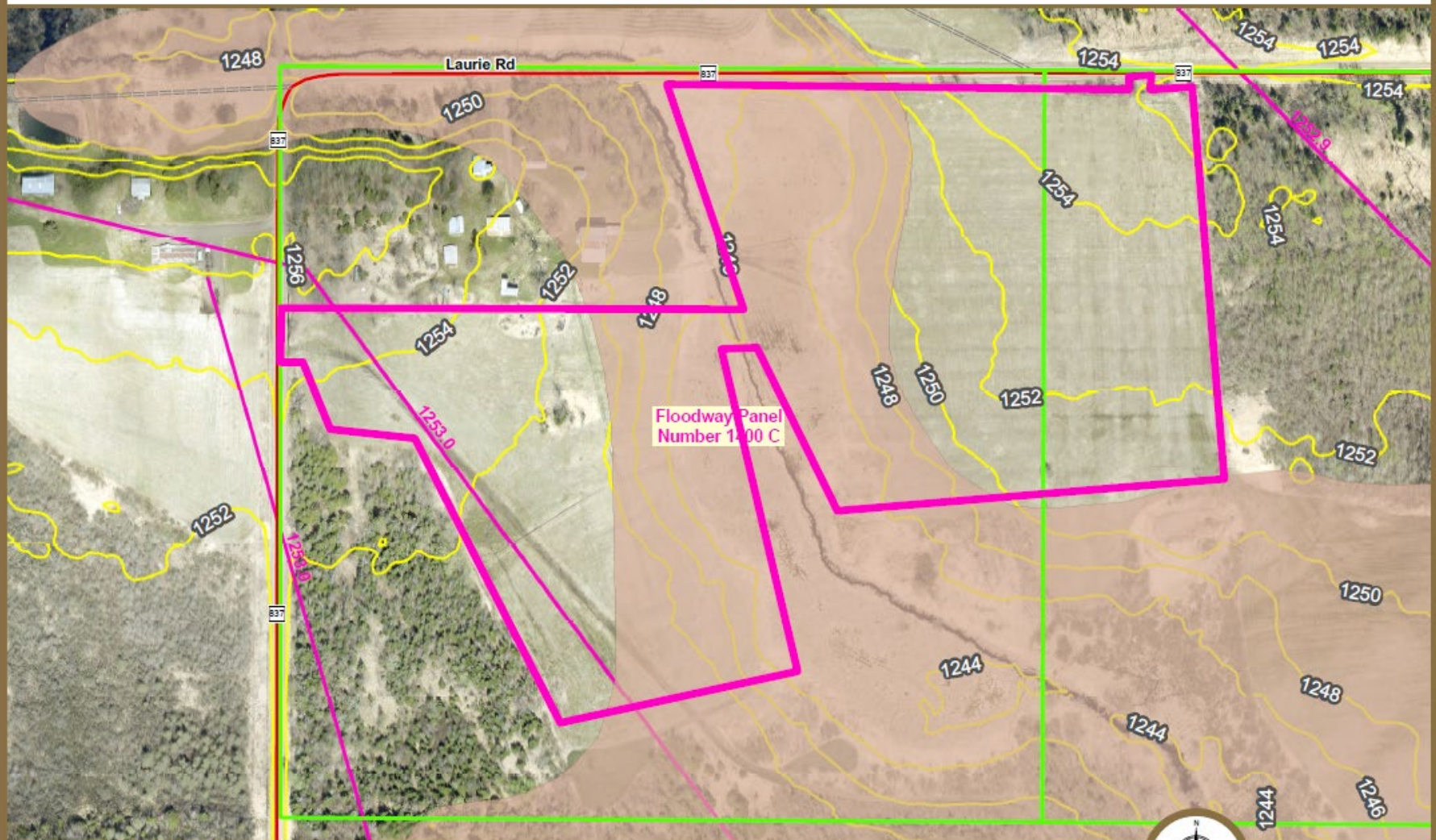
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Wetlands



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Floodway Panel
Number 1200 C

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Floodplain

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0 100 200 300
Feet



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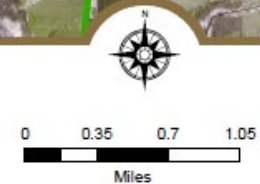
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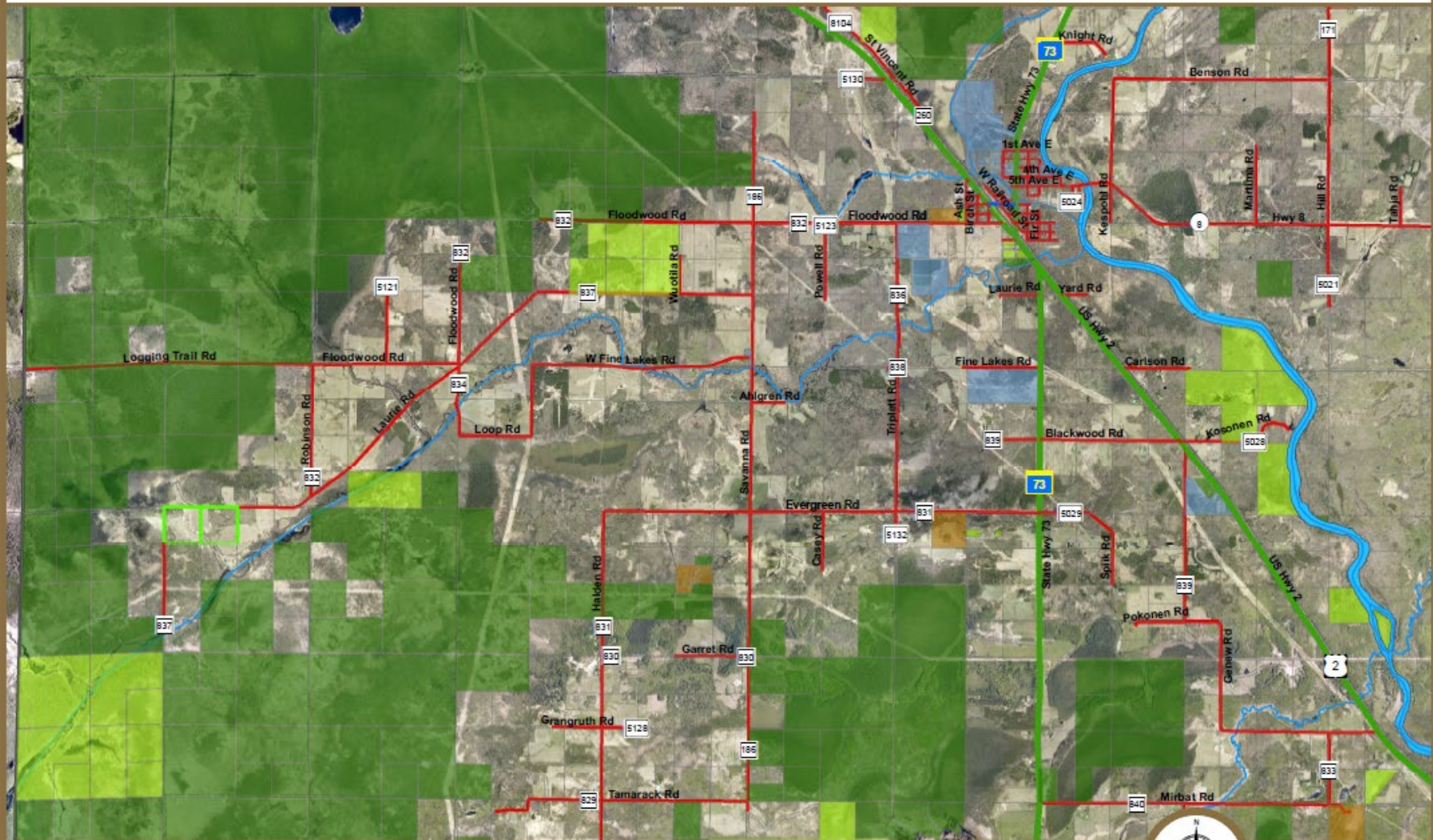
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Public Lands

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0 2,100 4,200 6,300
Feet



St. Louis County MN

East Access Laurie Road



East Access Laurie Road



Looking West



Looking East



East Yard





Central Wetland Area



West Access Laurie Road



West Access Laurie Road



Looking South



Looking North





West Yard



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Staff Facts & Findings

Plans and Official Controls

1. St. Louis County Ordinance 62, Article V, Section 5.6A requires a conditional use permit for an Industrial Use – Class II.
2. The subject parcels fall within the Forest and Agriculture (FA) category of the St. Louis County Comprehensive Land Use Plan. This area is intended primarily for forest and/or agriculture uses. These areas are not intended for future rural or urban development.

Plans and Official Controls

3. The St. Louis County Comprehensive Land Use Plan specifically addresses the criteria used to determine the location of industrial development as it relates to the future land use map. Industrial sites should have direct access to an arterial or collector road or railroad spur, avoid wetlands, residential areas and is located where there has been extensive ground disturbance from previous industrial development or gravel operations.
 - a. The proposed site does not have direct access to an arterial road, collector road or railroad spur and is not located on a previously permitted borrow pit or industrial site.
 - b. There is limited residential development in the area.
 - c. There are no wetland impacts anticipated based on the application, however, there is wetland present within the boundaries of the proposed staging area.
4. Goal LU-8 of the St. Louis County Comprehensive Land Use Plan is to provide sufficient opportunities for industrial development within the county in areas suitable for such development.

Neighborhood Compatibility

1. The property is zoned FAM-2 which allows for multiple uses including commercial, industrial and residential.
2. Other than the existing on-site residence, there are two residential dwellings within a quarter mile of the contractor yard.
3. The surrounding area consists of large tracts of forested and agricultural land. These large tracts of land are under both private and public ownership.
4. There are no anticipated impacts associated with smoke, odor or pollution from the proposal.
5. Noise from the activity consists of truck traffic and loading and unloading equipment and materials.
6. There is approximately a 2.4 mile stretch of Laurie Road between the proposed site and Highway 2 that is not paved. Not including the dwelling onsite, there are eight dwellings on this stretch of unpaved road that may be impacted by dust caused by increased truck traffic.

Orderly Development

1. The area consists of large tracts of land with limited development.
2. The property access is approximately 6.7 miles from Highway 2 which is designated as an arterial road.

Desired Pattern of Development

1. The land use in the area is primarily a mix of forest/agricultural with limited residential on large tracts of land. There are also large tracts of public land.
2. When the staging site is no longer needed, the site will be restored back to its original state which is consistent with the normal pattern of development in the area.

Other Factor(s)

1. This type of use is best suited as an interim use per St. Louis County Zoning Ordinance 62, Article VIII, Section 8.3. It is recommended that an ordinance amendment be considered in the future to address temporary industrial sites.

PLANNING COMMISSION CRITERIA FOR APPROVAL OF A CONDITIONAL USE PERMIT

1. Does the use conform to the land use plan?
2. Is the use compatible with the existing neighborhood?
3. Will the use impede the normal and orderly development and improvement of the surrounding area?
4. Is the location and character of the proposed use considered consistent with a desirable pattern of development?
5. What, if any, other factors should be taken into consideration on this case?

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 an equipment staging site as an Industrial Use – Class II, the following conditions shall apply:

Condition Precedent:

1. Applicant shall obtain approval for access from the appropriate road authority.
2. A wetland delineation shall be required.

Conditions Concurrent:

1. The conditional use permit for the Industrial Use – Class II shall expire upon completion of the construction phase of the pipeline project.
2. Waste shall be disposed in a manner acceptable to St. Louis County Solid Waste Ordinance 45.
3. Lighting shall be directed downward in accordance with dark sky standards.
4. The property shall be kept in a neat and orderly manner.
5. The Minnesota Wetland Conservation Act shall be followed.
6. St. Louis County Floodplain Ordinance 43 and FEMA floodplain standards shall be followed.
7. Dust control measures shall be implemented, as necessary, from equipment staging site to the nearest paved road.
8. The applicant shall comply with all county, state and federal regulations.

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Correspondence



Planning Commission

Questions?



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Public

Questions?