

# Presenter

Donald Rigney – Senior Planner



# Steven VanGuilder

General Purpose Borrow Pit

5829 McGonagle Road, Floodwood

Floodwood Township



SAINT  
**LOUIS**  
**COUNTY**  
MINNESOTA

# Request

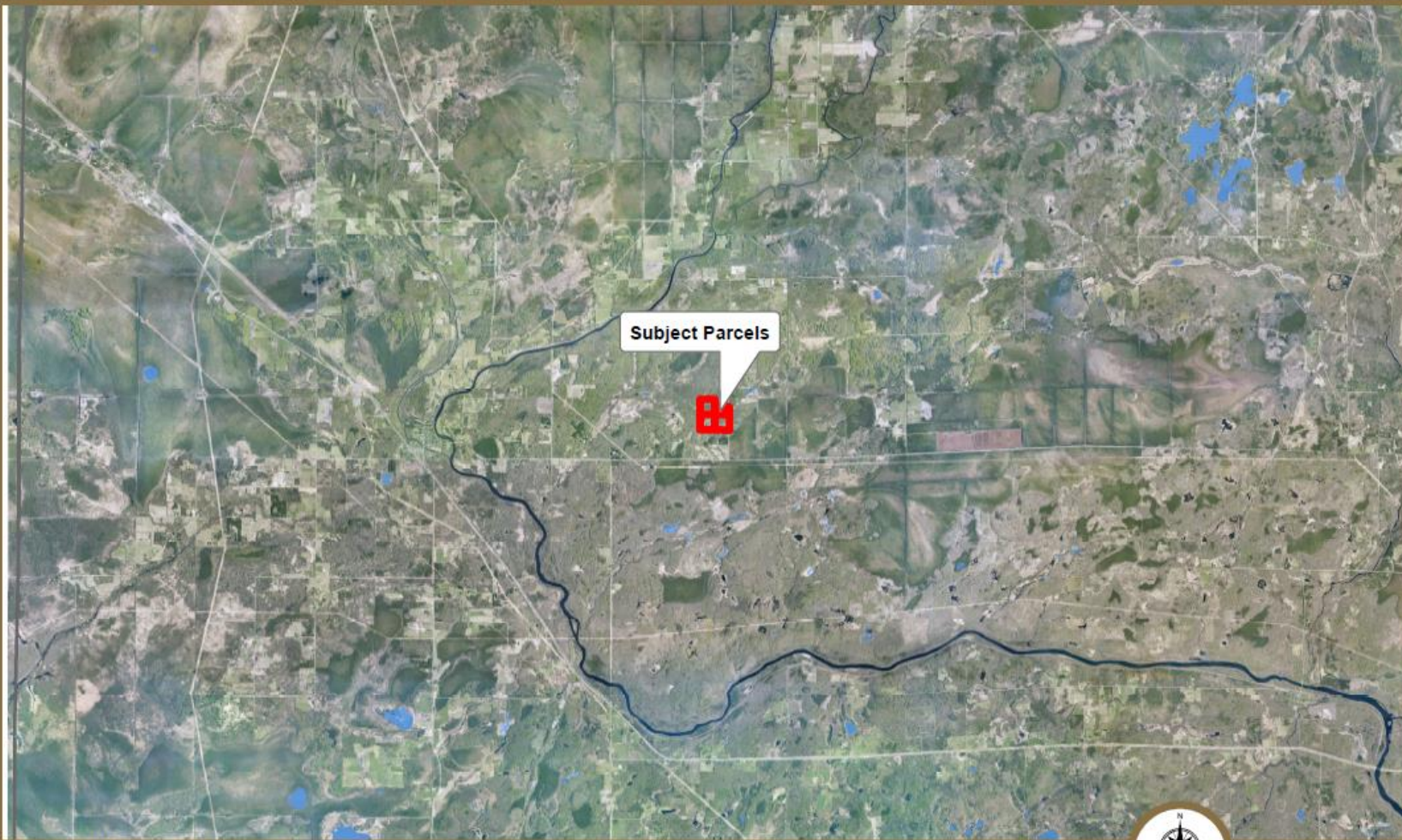
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- General Purpose Borrow Pit
- Proposed operation will include the excavation of sand and gravel (pit run).
- Estimated that 10,000 cubic yards of material will be removed each year.
- Standard hours of operation are proposed from 7 a.m. to 8 p.m., Monday through Saturday.
- Estimated that 4-5 trucks will leave the pit per day.
- Proposed excavation activity is estimated at a total area of 5 acres.



# St. Louis County

June PC Meeting



Prepared By: Planning & Community  
Development  
(218) 725-5000  
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Source: St. Louis County  
Map Created: 5/24/2021



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**Steven VanGuilder**  
**Location Map**  
PIN:360-0010-00040, 360-0010-00030,  
360-0010-00020,360-0010-00010



0 1.5 3  
Miles

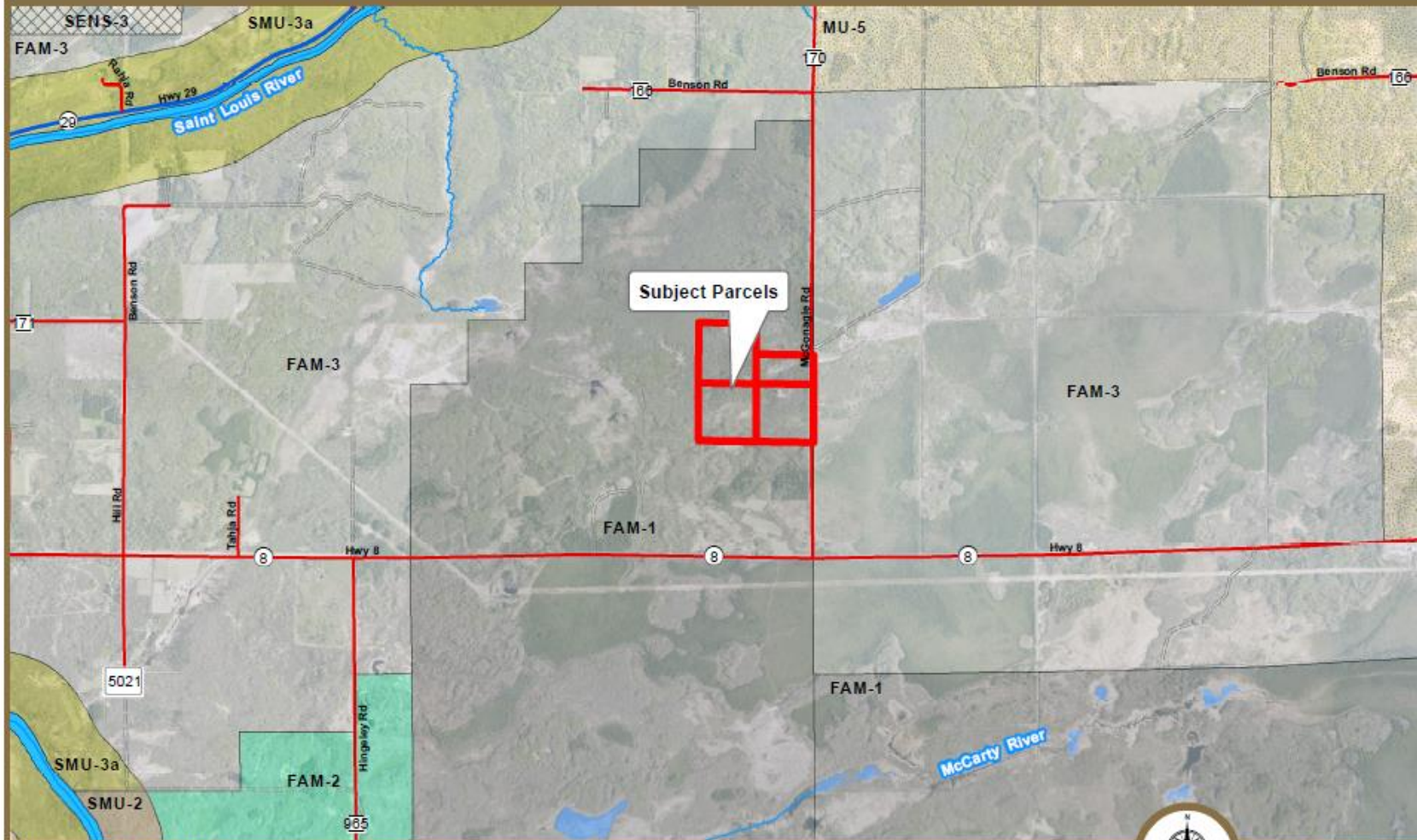


St. Louis County MN



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## Steven VanGuilder Zoning Map

PIN:360-0010-00040, 360-0010-00030,  
360-0010-00020,360-0010-00010



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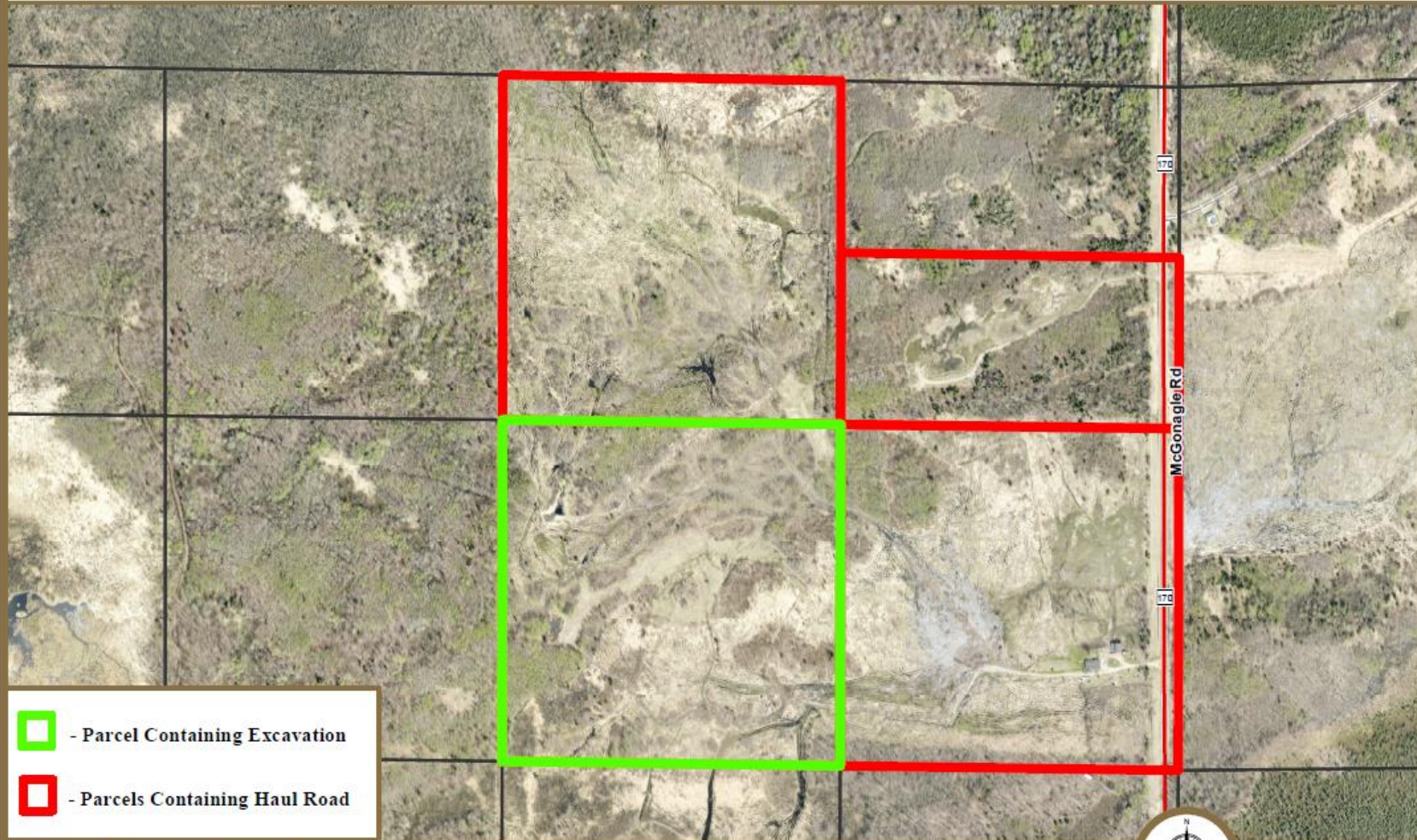
# Applicant Sketch





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- Parcel Containing Excavation



- Parcels Containing Haul Road

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## Steven VanGuilder

### Site

PIN: 360-0010-00030, -00040, -00020, -00010



0 230 460 690  
Feet

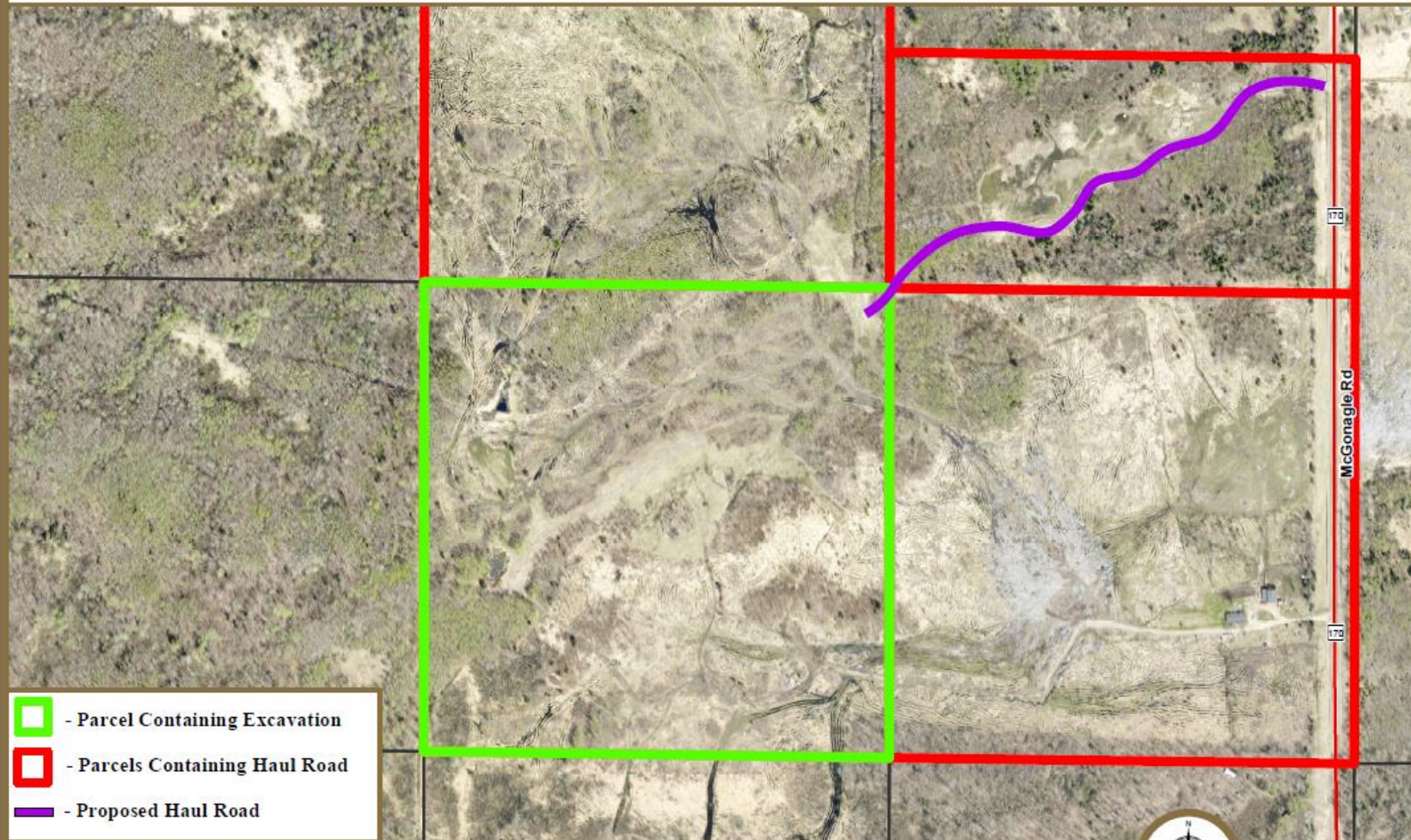



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-  - Parcel Containing Excavation
-  - Parcels Containing Haul Road
-  - Proposed Haul Road

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## Steven VanGuilder

### Site/Haul Road

PIN: 360-0010-00030, -00040, -00020, -00010



0 170 340 510  
Feet

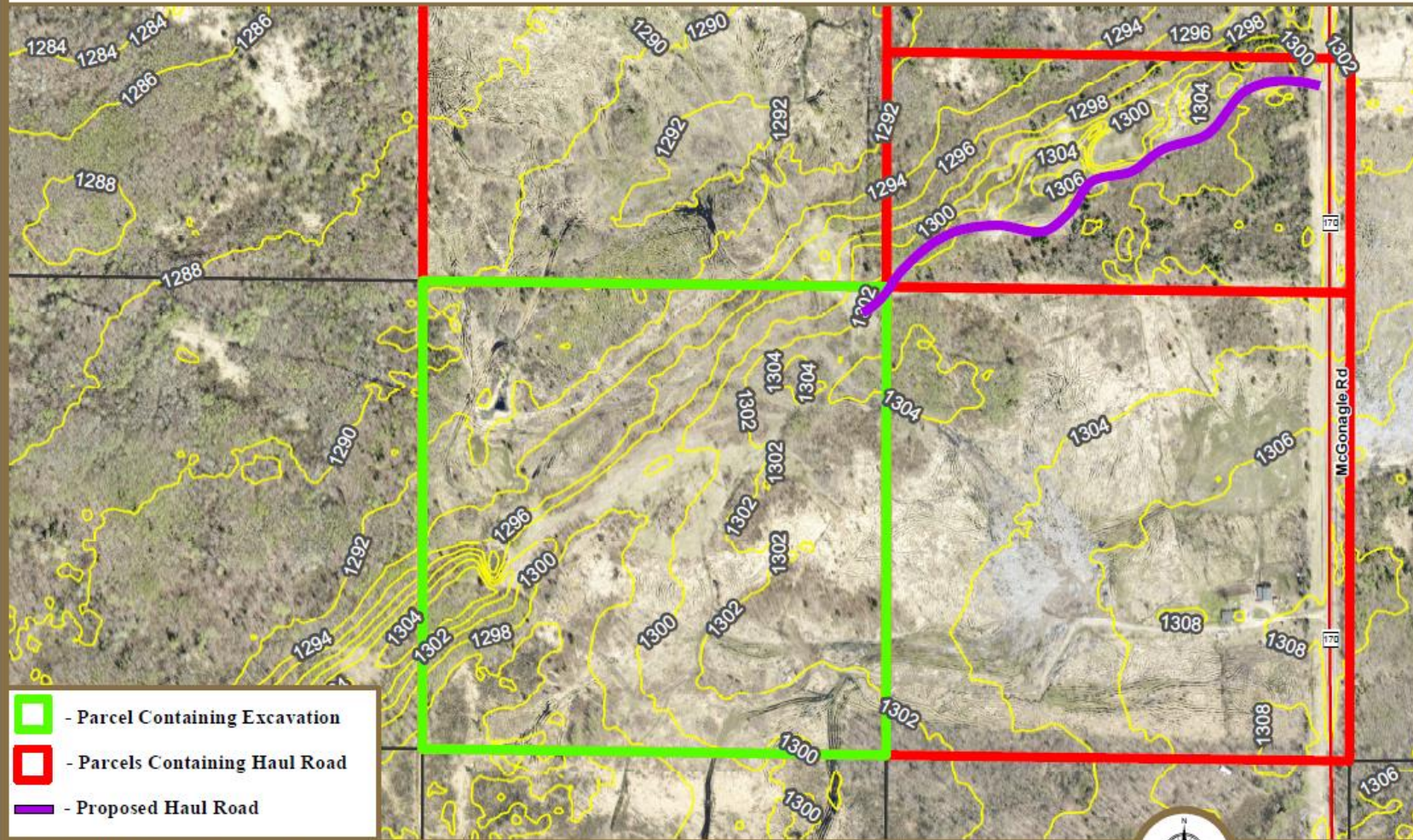


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- Parcel Containing Excavation
- Parcels Containing Haul Road
- Proposed Haul Road

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## Steven VanGuilder

### Elevation/Haul Road

PIN: 360-0010-00030, -00040, -00020, -00010



0 170 340 510  
Feet

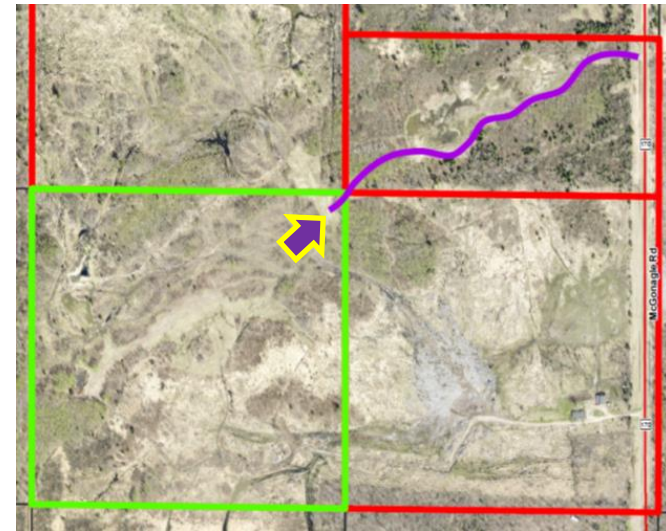


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## Proposed Entrance of Haul Road into 360-0010-00030



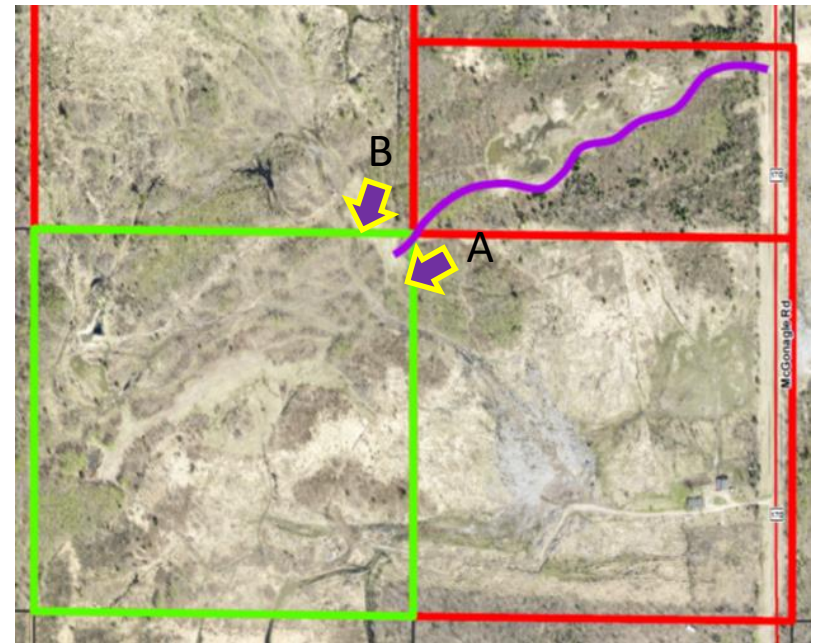


## Proposed Excavation Area

A



B







Entrance

Looking North



McGonagle Road  
Haul Road Entrance



Looking South



# Staff Facts & Findings



# Plans and Official Controls

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1. Zoning Ordinance 62, Article V, Section 5.6B, 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.
3. The applicant's parcel is designated as FA within Planning Area 5a on the Future Land Use Map.
4. The FA category typically consists of large tracts of land that are not intended for future urban or rural development.





# Neighborhood Compatibility

1. The area consists primarily of large tracts of undeveloped forest and agricultural land. These large tracts of land are under both private and public ownership.
2. The development density in this area is very low with only a few residences.
3. Excluding the applicants dwelling, there is one residential dwelling within a quarter mile of the proposed borrow pit and haul road.
  - a. The closest residential dwelling is within 300 feet northeast of the haul road.
  - b. There is also a seasonal trailer approximately 950 feet from parcel 360-0010-00030 where excavation will occur.
4. There are two existing general purpose borrow pits within one quarter mile of the parcel. Both existing borrow pits are on adjacent parcels.
  - a. The applicant is proposing to utilize the existing haul road of the pit located on McGonagle Road to access the proposed borrow pit.



# Orderly Development

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1. This is a rural area consisting of primarily large undeveloped parcels.
2. The request of a borrow pit should have little to no effect on the future development of the surrounding area.



# Desired Pattern of Development

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1. There is not a high level of future growth anticipated in the area.





# Other Factors

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1. Recent logging activity has removed the much of the natural screening of the required no disturbance buffer.
  - a. Excavation has not yet begun. The no disturbance buffer must be maintained upon beginning excavation.
2. The proposed exaction will occur on parcel 360-0010-00030 which is a quarter mile to the west of McGonagle Road.
3. The total pit area to be excavated is 5 acres.



# PLANNING COMMISSION CRITERIA FOR APPROVAL OF A CONDITIONAL USE PERMIT

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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?





# RECOMMENDATION

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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, the following conditions shall apply:

## Condition Precedent:

1. The applicant shall obtain access approval from the appropriate road authority.
2. A wetland delineation shall be completed.

## 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 adhere to all local, county, state and federal regulations.
4. The Wetland Conservation Act shall be followed.



# Correspondence



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# Planning Commission

Questions?



# Public

## Questions?



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