



ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

REPORT DATE: 5-19-23

MEETING DATE: 6-15-23

APPLICANT INFORMATION

APPLICANT NAME: Blaine Olson

APPLICANT ADDRESS: 8131 Bayview Road, Cook MN 55723

OWNER NAME: Same as above

SITE ADDRESS: 8238 Beatty Road, Cook MN 55723

LEGAL DESCRIPTION: The SE1/4 of SW1/4 lying southerly of the centerline of county road, except the southerly 498 ft and the SW1/4 of the SE1/4 except the southerly 496 feet S31, T63N, R17W (Unorganized)

PARCEL IDENTIFICATION NUMBER (PIN): 698-0010-04235, 04260

NATURE OF REQUEST: A conditional use permit for the expansion of an existing Extractive Use-Class II to include additional property.

PROPOSAL DETAILS: The applicant is requesting to expand the existing borrow pit to include property to the east per an approved subdivision. The operation will include screening, hauling, crushing, washing, recycling of asphalt and concrete and portable hot mix.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: or N/A

ROAD FUNCTIONAL CLASS: or N/A

LAKE NAME: or N/A

LAKE CLASSIFICATION: N/A

RIVER NAME: or N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: There is a 16 ft. x 24 ft. cabin located on the property.

ZONE DISTRICT: MU 4

PARCEL ACREAGE: 40 acres

LOT WIDTH: N/A

FEET OF ROAD FRONTAGE: 900 FEET

FEET OF SHORELINE FRONTAGE: N/A

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The property is wooded with an established access road running through the property.

TOPOGRAPHY: The property has an elevation change of approximately 100 ft. across the property. The property slopes from the NE to the SW. The proposed pit location is located within the steepest slopes. The applicant will need to follow borrow pit standards to ensure that runoff will remain in the pit and not erode into the adjacent wetland.

FLOODPLAIN ISSUES: N/A

WETLAND ISSUES: N/A

FACTS AND FINDINGS

A. Plans and Official Controls:

1. Zoning Ordinance 62, Article V, Section 5.6 B., indicates general purpose borrow pits are an allowed use with a conditional use permit. The request is for an expansion of use of the existing permitted borrow pit to include additional property to the east.
2. The applicant's parcel is designated as Forest and Agriculture (FA) within Planning Area 2 on the Future Land Use Map.
3. 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 FA 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.

B. Neighborhood Compatibility:

1. The area consists of large tracts of land with limited residential development.
2. Lake Vermilion is located approximately one quarter mile NE.
3. The development density in this area is very low with only a few residences within a quarter mile.
4. Dust, noise and odor concerns should not be a concern due to the limited residential use and access to a paved road.

C. Orderly Development:

1. This is a rural area consisting of primarily large undeveloped parcels.
2. The request for a borrow pit should have little to no effect on the future development of the surrounding area.
3. The borrow pit has access to a paved public road minimizing dust and traffic concerns.

D. Desired Pattern of Development:

1. There is not a high level of future growth anticipated in the area.
2. The FA designation of the parcel specifically identifies these areas for extractive use.
3. The area is not intended for future urban or rural development.

E. Other Factor(s):

1. This is not a new use but an expansion of an existing borrow pit to include additional property to the east per an approved subdivision.

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

If the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit for expanding an existing commercial borrow pit, the following conditions shall apply:

1. Maintain vegetative buffer along Beatty Road.
2. The applicant shall comply with all county, state and federal regulations.
3. The extractive use activity shall be limited to less than 40 acres.



Extractive Use- Public Works Project Borrow (Gravel) Pit

Performance Standard Permit Worksheet St. Louis County, Minnesota

PERMIT TYPE

☐

A. Public Works Project Permit (Requires Performance Standard Permit)

N/A

What road, bridge, or other public works project will this material be used for?

Start Date

End Date

Project # CP

SAP 069-

GENERAL OPERATIONS DESCRIPTION

☒ Crushing ☒ Washing ☒ Screening ☒ Portable Hot Mix ☐ Permanent Hot Mix ☒ Recycling of Asphalt
☐ Recycling of Concrete ☐ Other:

Describe the frequency and duration of the applicable activities:

Screening will be the most frequent activity and that will be approximately 4 hours @ week. Just keeping the options open if a highway project comes up.

ROAD ACCESS

What road will the proposed pit be accessed from? *Beatty Road / Current driveway*

☒ Yes

☐ No

Do you have authorization for access from the appropriate road authority? If yes, please attach written authorization.

TRAFFIC

How many trucks, on average, will leave the pit per day? *1*

DESCRIPTION OF EXCAVATION

What is the depth of excavation from the original surface?

15

Feet

Estimated volume of material to be excavated per year?

10

Cubic yards

What is the depth of ground water before excavation?

?

Feet

Total area to be excavated*?

5-10

Acres

*As per MN Rule 4410.4300, Subp. 12, Environmental Review is required if area excavated has potential for 40 acres or more of excavation. See MN Rules for further information regarding Environmental Review process.

PROJECT LOCATION

☐ Yes

☒ No

Are there residential properties within 300 feet of the pit, haul roads, stockpile areas, or related pit facilities?

How close is the nearest home? *700?* Feet *might be further*

☐ Yes

☒ No

Are there any lakes, rivers, or streams within 300 feet of the pit?

☐ Yes

☒ No

Are there wetlands within 300 feet of the pit? (Include the area of the pit)

☐ Yes

☒ No

Have the property lines been established? If yes, please attach:

☐ Certified Land Survey ☐ Written agreement with all adjacent property owners

| HOURS OF OPERATION (Proposed) Monday through Friday | Saturday | Sunday | Comments |
|---|--------------------------------|----------------|----------|
| Start: 7:00 AM End: 8:00 PM | Start: 7:00 AM End: 8:00 PM | Start: End: | |

ENVIRONMENTAL EFFECTS

What dust control measures will be used?

☐ Water Trucks ☐ Chloride ☐ Other (If other, please explain):

☒ Yes ☐ No Will runoff be contained within the pit area?

If no, please explain:

☐ Yes ☒ No Will material other than clean fill be deposited within the pit?

If yes, please explain:

SCREENING

What type of visual screening will be used:

From Roads

☒ Vegetative ☐ Berm ☐ Other

From Adjacent Properties

☒ Vegetative ☐ Berm ☐ Other

Please Describe:

Trees

☐ Yes ☒ No Have you obtained your MPCA Borrow Pit Stormwater Permit?

EROSION CONTROL/RECLAMATION PLAN REQUIRED ATTACHMENT

Sign, date and submit attached reclamation plan.

Or describe, in detail, your reclamation efforts both temporary and after exhaustion of the pit.

(Include erosion control measures to be used, seeding, sloping. Attach additional sheets.)

NOTE: All owners are responsible for assuring that pit operators comply with all borrow pit standards. To obtain a copy of the standards go to www.stlouiscountymn.gov/landuse

This is in reference to the road access question on the 698-0010-04260 Gravel Pit Extraction Pit Application.

The expansion of the gravel pit would be on the backside of the current existing gravel pit. The road access being used for the current existing gravel pit would remain the same and be the access used to access the expansion gravel pit.

PARCEL DESCRIPTION EXHIBIT
LOT LINE ADJUSTMENT

LOT LINE ADJUSTMENT

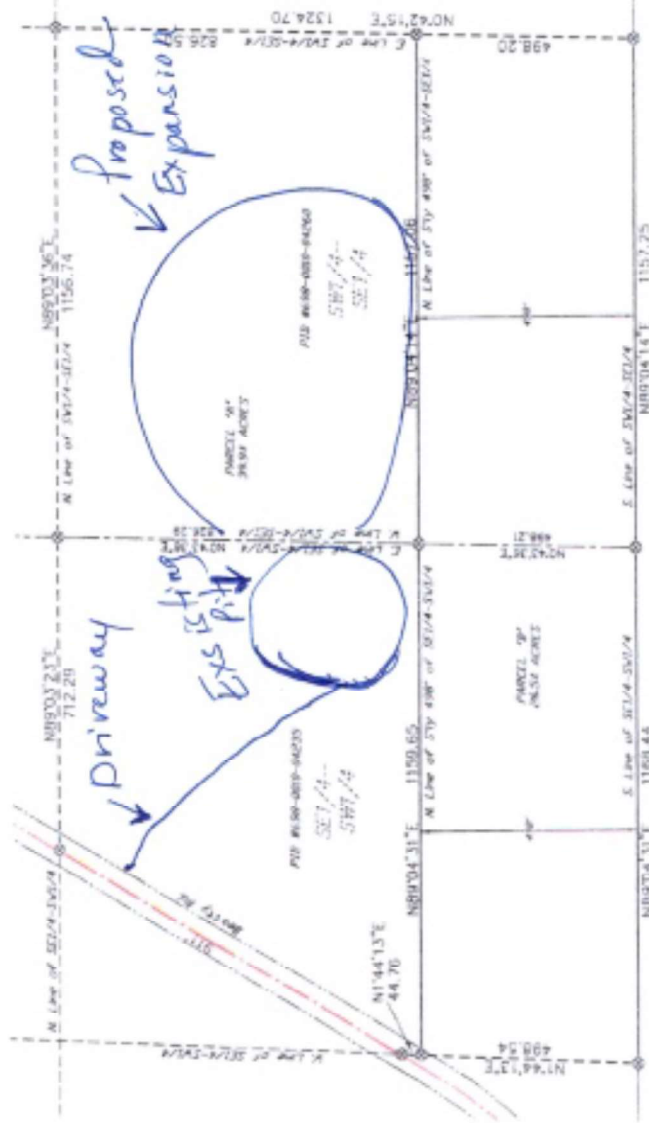
For Blaine Olson

Part of the SE1/4-SW1/4 and the SW1/4-SE1/4,
for Blaine Olson

Section 31.

Section 31,
Township 63 North, Range 17 West,

St. Louis County, Minnesota



performed in creation of these descriptions
which were drawn off record survey data

Readings are based on the J.C.P.M. 96 Coordinates Function

0 125 250 500
SCALE IN FEET

13075470

Chlorine, Bromine, Iodine

I hereby certify that this survey, plot, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Wisconsin.

Charles Matthews

Date: **4-10-23** Expiration No. **517956**

NORTHERN LIGHTS
Lighting & Design
601-948-7800
www.northernlights.com

PAID 01/10/2006

Marianne Olsson

DATE _____ BY _____

TO: _____ AT: _____

DATE _____ TIME _____

COUNTY: St. Louis

DATE: 4/21/2009

| | |
|----------------|---------------|
| NAME OF: _____ | DATE: _____ |
| Cell No. _____ | Address _____ |

| Case No. | Volume | Page | Comment |
|----------|--------|------|---------|
| 1 | 100 | 100 | 100 |
| 2 | 100 | 100 | 100 |
| 3 | 100 | 100 | 100 |
| 4 | 100 | 100 | 100 |
| 5 | 100 | 100 | 100 |
| 6 | 100 | 100 | 100 |
| 7 | 100 | 100 | 100 |
| 8 | 100 | 100 | 100 |
| 9 | 100 | 100 | 100 |
| 10 | 100 | 100 | 100 |
| 11 | 100 | 100 | 100 |
| 12 | 100 | 100 | 100 |
| 13 | 100 | 100 | 100 |
| 14 | 100 | 100 | 100 |
| 15 | 100 | 100 | 100 |
| 16 | 100 | 100 | 100 |
| 17 | 100 | 100 | 100 |
| 18 | 100 | 100 | 100 |
| 19 | 100 | 100 | 100 |
| 20 | 100 | 100 | 100 |
| 21 | 100 | 100 | 100 |
| 22 | 100 | 100 | 100 |
| 23 | 100 | 100 | 100 |
| 24 | 100 | 100 | 100 |
| 25 | 100 | 100 | 100 |
| 26 | 100 | 100 | 100 |
| 27 | 100 | 100 | 100 |
| 28 | 100 | 100 | 100 |
| 29 | 100 | 100 | 100 |
| 30 | 100 | 100 | 100 |
| 31 | 100 | 100 | 100 |
| 32 | 100 | 100 | 100 |
| 33 | 100 | 100 | 100 |
| 34 | 100 | 100 | 100 |
| 35 | 100 | 100 | 100 |
| 36 | 100 | 100 | 100 |
| 37 | 100 | 100 | 100 |
| 38 | 100 | 100 | 100 |
| 39 | 100 | 100 | 100 |
| 40 | 100 | 100 | 100 |
| 41 | 100 | 100 | 100 |
| 42 | 100 | 100 | 100 |
| 43 | 100 | 100 | 100 |
| 44 | 100 | 100 | 100 |
| 45 | 100 | 100 | 100 |
| 46 | 100 | 100 | 100 |
| 47 | 100 | 100 | 100 |
| 48 | 100 | 100 | 100 |
| 49 | 100 | 100 | 100 |
| 50 | 100 | 100 | 100 |
| 51 | 100 | 100 | 100 |
| 52 | 100 | 100 | 100 |
| 53 | 100 | 100 | 100 |
| 54 | 100 | 100 | 100 |
| 55 | 100 | 100 | 100 |
| 56 | 100 | 100 | 100 |
| 57 | 100 | 100 | 100 |
| 58 | 100 | 100 | 100 |
| 59 | 100 | 100 | 100 |
| 60 | 100 | 100 | 100 |
| 61 | 100 | 100 | 100 |
| 62 | 100 | 100 | 100 |
| 63 | 100 | 100 | 100 |
| 64 | 100 | 100 | 100 |
| 65 | 100 | 100 | 100 |
| 66 | 100 | 100 | 100 |
| 67 | 100 | 100 | 100 |
| 68 | 100 | 100 | 100 |
| 69 | 100 | 100 | 100 |
| 70 | 100 | 100 | 100 |
| 71 | 100 | 100 | 100 |
| 72 | 100 | 100 | 100 |
| 73 | 100 | 100 | 100 |
| 74 | 100 | 100 | 100 |
| 75 | 100 | 100 | 100 |
| 76 | 100 | 100 | 100 |
| 77 | 100 | 100 | 100 |
| 78 | 100 | 100 | 100 |
| 79 | 100 | 100 | 100 |
| 80 | 100 | 100 | 100 |
| 81 | 100 | 100 | 100 |
| 82 | 100 | 100 | 100 |
| 83 | 100 | 100 | 100 |
| 84 | 100 | 100 | 100 |
| 85 | 100 | 100 | 100 |
| 86 | 100 | 100 | 100 |
| 87 | 100 | 100 | 100 |
| 88 | 100 | 100 | 100 |
| 89 | 100 | 100 | 100 |
| 90 | 100 | 100 | 100 |
| 91 | 100 | 100 | 100 |
| 92 | 100 | 100 | 100 |
| 93 | 100 | 100 | 100 |
| 94 | 100 | 100 | 100 |
| 95 | 100 | 100 | 100 |
| 96 | 100 | 100 | 100 |
| 97 | 100 | | |

100

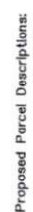
CONCEPT 2
Existing Pit





Part of the SE1/4-SW1/4 and the SW1/4-SE1/4,
Section 31,
Township 63 North, Range 17 West,
St. Louis County, Minnesota

AND The southerly 498 feet of the Southwest Quarter of the Southeast Quarter, Section 31, Township 63 North, Range 17 West of the Fourth Principal Meridian, Louis County, Minnesota.
Parcel contains 26.5 acres more or less.



Parcel "A"
The Southern
lying south of
EXCEPT
The southern
AND
The Southwest
EXCEPT
The southern
Parcel contains

Parcel "B"
The southern
Louis County
AND
The southern
Louis County
Parcel contains

CONCEPT 2





Extractive Use-Borrow (Gravel) Pit Reclamation Plan

During Mining operation:

- Vegetation will be cleared and disposed of in a manner acceptable to the fire warden and solid waste authority.
- Top soil will be reserved for reapplication and seeded to prevent erosion.
- The pit will be managed by designating a working face and directing activity to that area until depletion of materials. Once an area has been depleted it shall be reclaimed.
- Final grading of the pit face and other slopes will be at a minimum of 3:1.

Reclamation, if applicable, shall be completed prior to the expiration of the permit:

- Reapplication of top soil to depth of 6-9 inches.
- Permanent seeding with native grasses in the spring (April-June) to stabilize erosion.
- Allowing for natural re-vegetation.

Name Bline Olson

Date 4/4/23

Native Seed Mix

36-311

Woodland Edge Northeast

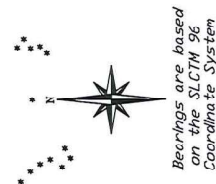
| Common Name | Scientific Name | Rate (kg/ha) | Rate (lb/ac) | % of Mix (% by wt) | Seeds/ sq ft |
|--|----------------------------------|-----------------|-----------------|-----------------------|-----------------|
| fringed brome | <i>Bromus ciliatus</i> | 2.24 | 2.00 | 5.98% | 8.10 |
| bluejoint | <i>Calamagrostis canadensis</i> | 0.15 | 0.13 | 0.37% | 12.90 |
| poverty grass | <i>Danthonia spicata</i> | 0.56 | 0.50 | 1.50% | 4.60 |
| nodding wild rye | <i>Elymus canadensis</i> | 1.40 | 1.25 | 3.72% | 2.38 |
| slender wheatgrass | <i>Elymus trachycaulus</i> | 2.24 | 2.00 | 5.96% | 5.06 |
| fowl bluegrass | <i>Poa palustris</i> | 0.98 | 0.87 | 2.59% | 41.50 |
| False Melic | <i>Schizachne purpurascens</i> | 0.28 | 0.25 | 0.75% | 2.90 |
| | Total Grasses | 7.85 | 7.00 | 20.87% | 77.44 |
| common yarrow | <i>Achillea millefolium</i> | 0.03 | 0.03 | 0.09% | 2.00 |
| pearly everlasting | <i>Anaphalis margaritacea</i> | 0.02 | 0.02 | 0.05% | 1.30 |
| flat-topped aster | <i>Doellingeria umbellata</i> | 0.04 | 0.04 | 0.12% | 1.00 |
| tall cinquefoil | <i>Drymocallis arguta</i> | 0.07 | 0.06 | 0.19% | 5.30 |
| large-leaved aster | <i>Eurybia macrophylla</i> | 0.02 | 0.02 | 0.05% | 0.18 |
| stiff goldenrod | <i>Oligoneuron rigidum</i> | 0.16 | 0.14 | 0.42% | 2.10 |
| smooth wild rose | <i>Rosa blanda</i> | 0.18 | 0.16 | 0.47% | 0.15 |
| black-eyed susan | <i>Rudbeckia hirta</i> | 0.29 | 0.26 | 0.77% | 8.70 |
| gray goldenrod | <i>Solidago nemoralis</i> | 0.07 | 0.06 | 0.18% | 6.80 |
| upland white aster | <i>Solidago ptarmicoides</i> | 0.04 | 0.04 | 0.13% | 1.00 |
| Lindley's Aster | <i>Symphyotrichum ciliolatum</i> | 0.03 | 0.03 | 0.10% | 1.00 |
| smooth aster | <i>Symphyotrichum laeve</i> | 0.16 | 0.14 | 0.43% | 2.90 |
| American vetch | <i>Vicia americana</i> | 0.56 | 0.50 | 1.50% | 0.38 |
| | Total Forbs | 1.68 | 1.50 | 4.50% | 32.81 |
| Oats or winter wheat (see note at beginning of list for recommended dates) | | 28.02 | 25.00 | 74.63% | 11.14 |
| | Total Cover Crop | 28.02 | 25.00 | 74.63% | 11.14 |
| | Totals: | 37.55 | 33.50 | 100.00% | 121.39 |

PARCEL DESCRIPTION EXHIBIT

LOT LINE ADJUSTMENT

For Blaine Olson
Part of the SE1/4-SW1/4 and the SW1/4-SE1/4,
Township 63 North, Range 17 West,
St. Louis County, Minnesota

Surveyor's Note:
No field work was performed in creation of these descriptions.
Exhibit was drawn off record survey data.



0 125 250 500
SCALE IN FEET

LEGEND

⊗ Calculated Position

NORTHERN LIGHTS SURVEYING SERVICES
611 9th St. No.
Virginia, MN 55792
Phone: (218) 741-2575
nortnerslightsurvey.com

PREPARED FOR:

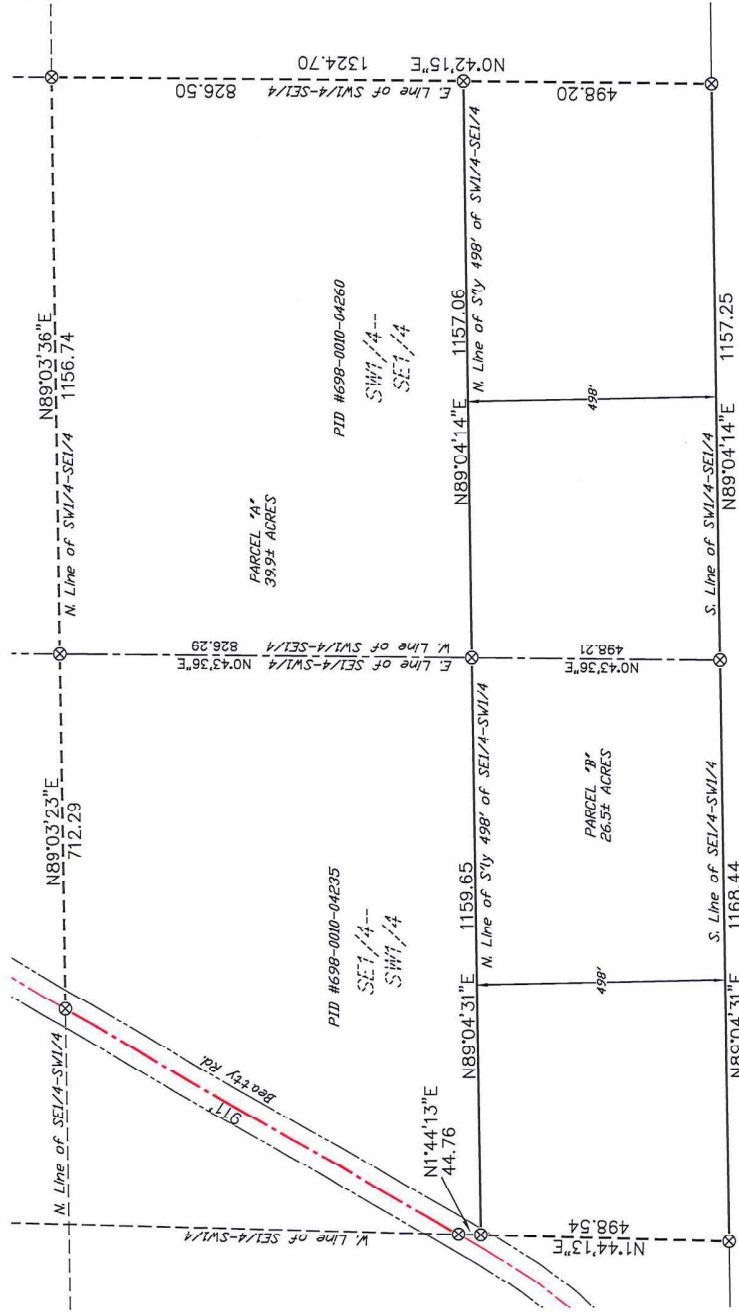
Blaine Olson

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Chris Mattila

Date: 4-11-23 License No. 51766

DRAWING NO: Concept



Proposed Parcel Descriptions:

Parcel "A"

The Southeast Quarter of the Southwest Quarter, Section 31, Township 63 North, Range 17 West of the Fourth Principal Meridian, St. Louis County, Minnesota, lying southeasterly of the center line of County Road.

EXCEPT
The southerly 498 feet thereof.

AND
The Southwest Quarter of the Southeast Quarter, Section 31, Township 63 North, Range 17 West of the Fourth Principal Meridian, St. Louis County, Minnesota.

EXCEPT
The southerly 498 feet thereof.

Parcel contains 39.9 acres more or less.

Parcel "B"

The southerly 498 feet of the Southeast Quarter of the Southwest Quarter, Section 31, Township 63 North, Range 17 West of the Fourth Principal Meridian, St. Louis County, Minnesota.

AND
The southerly 498 feet of the Southwest Quarter of the Southeast Quarter, Section 31, Township 63 North, Range 17 West of the Fourth Principal Meridian, St. Louis County, Minnesota.

Parcel contains 26.5 acres more or less.

Parcel "C"

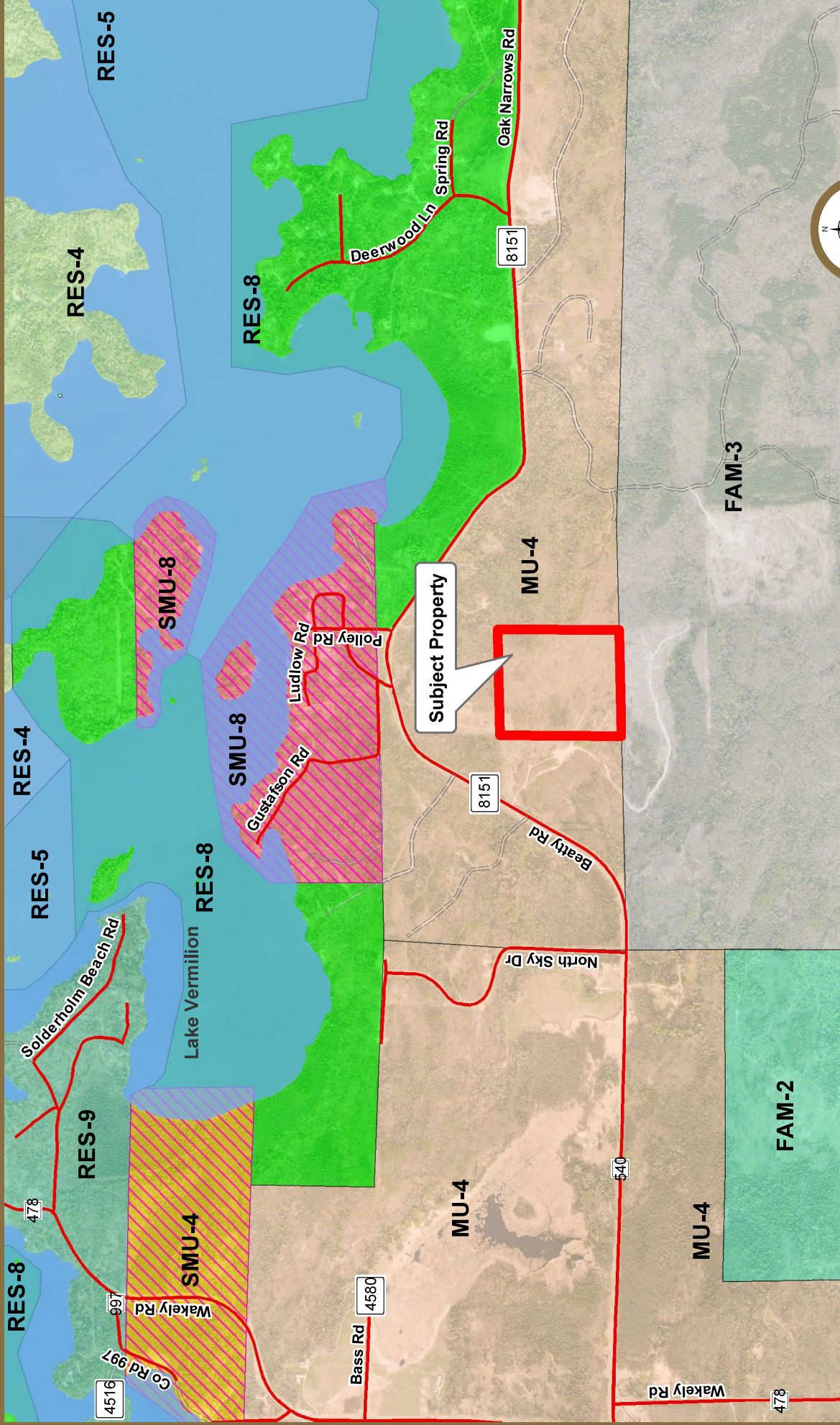
The southerly 498 feet of the Southeast Quarter of the Southwest Quarter, Section 31, Township 63 North, Range 17 West of the Fourth Principal Meridian, St. Louis County, Minnesota.

AND
The southerly 498 feet of the Southwest Quarter of the Southeast Quarter, Section 31, Township 63 North, Range 17 West of the Fourth Principal Meridian, St. Louis County, Minnesota.


Parcel contains 26.5 acres more or less.

St. Louis County

June PC Meeting



Blaine Olson
Zoning Map
698-0010-04260



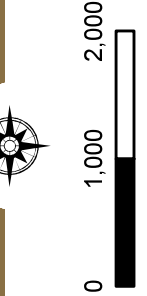
Prepared By: **Planning & Community Development**
(218) 725-5000
www.stlouiscountymn.gov


Source: St. Louis County

Map Created: 5/17/2023

Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

© Copyright St. Louis County All Rights Reserved



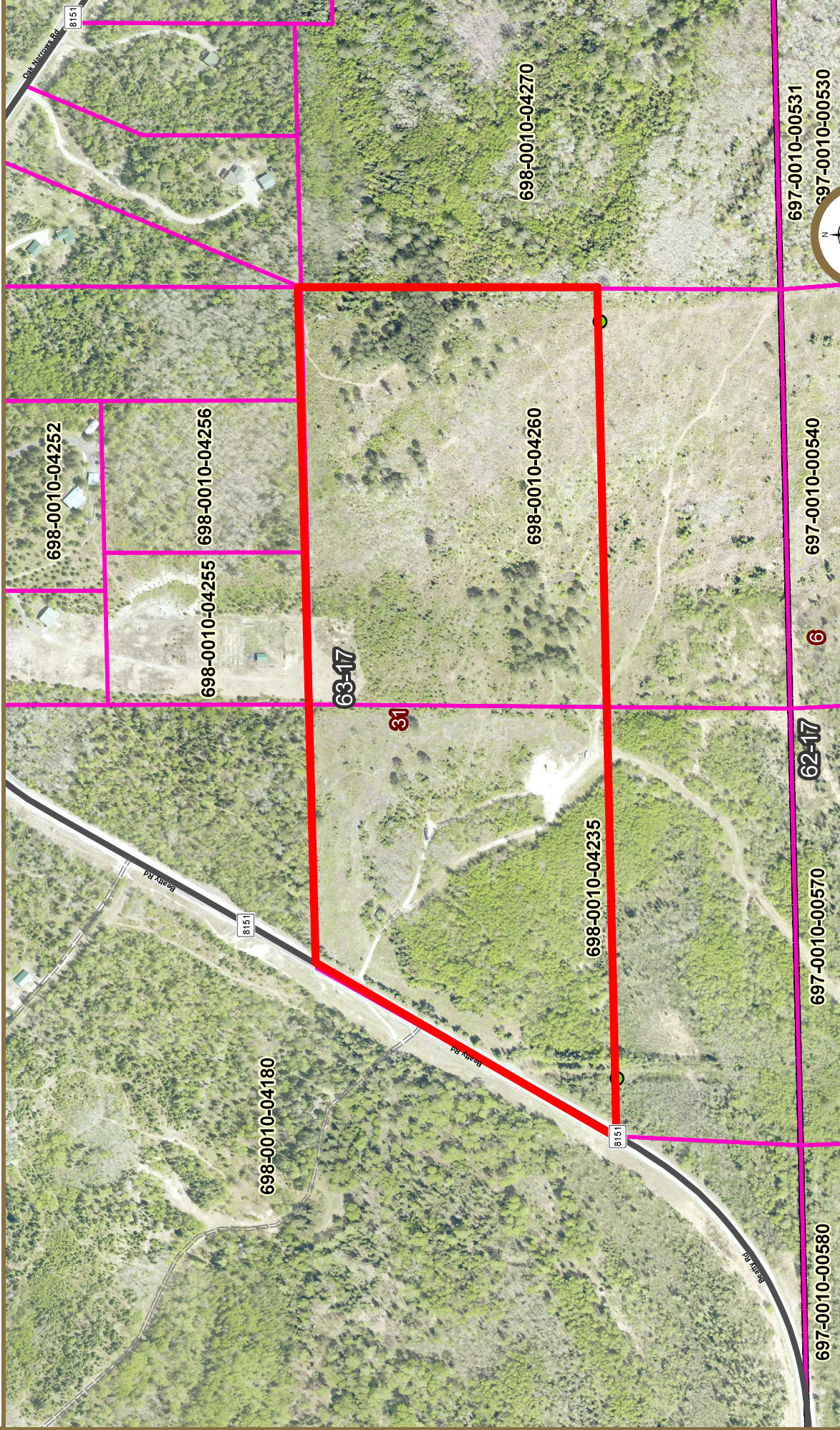


St. Louis County MN



June PC

698-0010-04260



Prepared By: **Planning & Community Development**
(216) 723-3000
www.stlouiscountymn.gov

Source: **St. Louis County**

Map Created: **5/10/2023**

Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

© Copyright St. Louis County All Rights Reserved

St. Louis County MN

Feet

Blaine Olson

Site Map