

RICE COUNTY ENVIRONMENTAL SERVICES DEPARTMENT MEMORANDUM

TO: Planning Commission
 FROM: Trent McCorkell, Zoning Administrator
 HEARING DATE: September 7, 2017
 SUBJECT: Grading CUP, Labeau

SUMMARY OF THE APPLICATION

Jeremy Labeau on behalf of property owner Addison LLC has applied for a conditional use permit (CUP) to allow for land grading and filling for a personal use motocross track on approximately 6.88 acres. The requested grading and filling CUP is an after-the-fact request for a project that was started without the required grading and filling permit. The onsite grading appears to be mostly complete at this time.

Application Data

APPLICANT: Jeremy Labeau

LOCATION: Part of the W1/2 of the NE1/4 of Section 2, Webster Township, Rice County, Minnesota. PID#'s: 02.02.1.00.002, 02.02.1.25.002.

ZONING: A, Agricultural District

Lot Area/Dimensions

	Lot Area	Lot Width
Subject Parcel(s)	35 and 58-acres	>50-ft
Minimum Requirement	2.5 acres	50-ft

Grading/Track area

	Area	Volume
Grading/Track	6.8-acres	6,000 cubic yards est.
Requirements	N/A*	> 400 cubic yards requires the grading and filling CUP

* The graded track area is limited to the area shown on the site plan submitted as part of the CUP and is only allowed for the personal motocross use of the landowner.

Location

The subject property is located on the south side of 30th St W (County Road 86), approximately 6-miles north and east of Lonsdale.

Roads and Access

The grading area is accessed through an existing driveway from 30th St W.

Existing Site Conditions

Photos of the property will be presented at the meeting.

Proposed Site/Building Design

See attached site plan.

APPLICABLE ZONING ORDINANCE SECTIONS

Sections 503.05, 508-1 and 509.

Conditions for grading and filling CUP

1. The Conditional Use Permit is for grading and fill work for a private personal use motocross track on approximately 6.88 acres.
2. The grading operation is to follow the submitted site plans. Changes or additions are not permitted without approval of a new/amended Conditional Use Permit.
3. This conditional use permit shall be valid for a period of up to 10 months from its issuance. Site grading and filling shall be completed prior to that time.
4. Existing vegetation shall be protected in areas not authorized for grading.
5. Mulches or similar materials must be used, where necessary, for temporary bare soil coverage, and a permanent vegetation cover must be established as soon as weather conditions allow. All exposed soil shall be restored by seeding and mulching within 72 hours of project completion.
6. Methods to minimize soil erosion and to trap sediments before they reach any surface water feature must be used.
7. Fill or excavated material must not be placed in a manner that creates an unstable slope.
8. Alterations of topography shall not adversely affect adjacent or nearby properties.
9. An as-built final grading plan including proposed stormwater control and final vegetative cover shall be submitted to the Rice County Environmental Services department. .
10. The permittee shall comply with all rules, regulations, requirements, or standards of the Minnesota Pollution Control Agency, Minnesota Department of Natural Resources, Army Corps. Of Engineers and other applicable federal, state or local agencies.