



TO: Red Wing Advisory Planning Commission Members
Red Wing Sustainability Commission Members

FROM: Brian C. Peterson AICP, Planning Director; 4-13-12

Notes from April 11, 2012 Meeting

The Red Wing Sustainability Commission and the Red Wing Advisory Planning Commission met on Tuesday April 11, 2012 in a joint workshop to discuss the Silica Sand Mine Study. Members in attendance included: Planning Commission – Heidi Jones, Carol Duff, Susan Kinyon, Dave Lewis, Scott Safe, Laurel Achen, and Dan Munson; Sustainability Commission Members – Eric Fridell, Tom Peschges, Ken Moon, Joe Loer, and Sylvia Smythurst; Council Members – Peggy Rehder, Lisa Bayley, and Marilyn Meinke; Staff – Brian Peterson and Steve Kohn

Below is a short summary of the discussion.

Introduction: Commission, Council and staff were introduced

Background: The Commissions are working to complete a draft report and ordinance in May so that a public meeting can be conducted in June. The meeting on April 11th was intended to review an outline of the report that has been developed by a subcommittee. The April 6, 2012 draft outline is attached.

Outline Review: Brian Peterson reviewed the parts of the draft outline that include: I. Introduction; II. Potential Environmental Impacts; III. Red Wing Comprehensive Plan Guidance; IV. Existing Regulatory Framework; V. Alternative Regulatory Approaches; and VI. Recommendations. Questions and discussion included:

- What is overburden? Top soil and soil covering that needs to be removed to get to the silica sand layer.
- We should look at 24 hour maintenance vs. reclamation at the end of the operation.
- Commission members reviewed a number of maps showing how the comprehensive plan applies to potential mining operations.
- Discussion about whether mining should be zoned heavy industrial.
- Discussion about how conditional use permits are revoked.
- Now City only has performance standards.
- Goal is to create new special provisions in the zoning code.

- Discussion about eliminating mining in the AR zoning district
- Discussion about prohibiting mining in priority open space preservation areas
- There is a need to describe processing plants, storage, and shipping centers
- How would dredging be impacted
- Existing sand and gravel pits, there is a need for an inventory
- Are there other uses that should be exempted?
- 3rd party inspections should be paid for by mining companies
- Discussion about licensing vs. zoning permit: City Attorney does not see an advantage to a licensing requirement
- One benefit of licensing might be the way the city could create a use based fee or tonnage tax; there were concerns about legal challenge.
- The zoning permit fees should cover the city's expenses related to the administration of the permit
- Could look at impact fees with the zoning application
- There is a concern about truck traffic with processing plants; there seems to be limited control by the City of the trunk highway system and the county highway system
- Ken Moon explained that there are lower impacts on ground water based in study that has been done
- The County Study Committee discussed the idea of Interim Use Permits
- There is a need to look closer at the transportation issue and enforcement
- Prohibition was discussed and it was determined that it could be looked at but there would need to be clear rationale
- Schedule: We will set another joint workshop meeting in late May and a Public Meeting in June
- Need to specifically look at hazardous material
- Don't let threat of litigation stop the City from regulating this sort of use
- Should differentiate between different types of non-metallic mining
- Look at processing plants and barging
- Need to get information on the City web site.