

Josh Williams - Site plan for Semple outside storage at 91 Ridder Circle

From: Tom Beach
To: sbmi@semplecompanies.com
Date: 7/22/2011 10:44 AM
Subject: Site plan for Semple outside storage at 91 Ridder Circle
CC: Cervantes, Ricardo; Elder, Bruce; group site plan minutes; Nobello, L...
Attachments: 20110722092834360.pdf

On 7/19/11 you met with City staff to discuss your site plan for outside storage at 91 Ridder Circle. The comments from that meeting are summarized below.

Existing conditions

Aerial photos show that you have storage piles, trailers and small buildings beyond your property line. (See attached photo taken in 2009.) This includes

- A large pile of concrete rubble pile extends beyond your east property line into the adjacent property owned by Saint Paul Public Works. The pile is very close to the toe of the levee.
- Various trailers, small buildings, and piles of material extend beyond your north property line into the adjacent property owned by Saint Pau Public Works. These are very close to the toe of the levee.
- A large pile of asphalt extends beyond at the northwest corner of property. It appears that the adjacent land is owned by Saint Paul Public Works. The pile appears to be about 30' from the toe of the levee. There are also a number of trailers (?) beyond your property in this area. Some of these are running along the toe of the levee and some are in the area south of the asphalt pile.

FEMA

FEMA does not allow anything to be located within a clear zone that extends out approximately 15' from the toe of the levee.

Encroachment into Public Works Property

Bruce Elder of Public Works (651-266-6248) said the City is in the process of locating and staking the property line between Semple and Public Works property. I have attached a preliminary drawing prepared by the City that shows the Semple and Public Works property and the levee.

Public Works is considering granting Semple a license that would allow some of Semple's material to encroach onto Public Works' property. If a license is approved, there would be conditions attached to it. Public Works will develop these conditions. One of these conditions would be that no material be stored close to the toe of the levee. The license would be an on-going agreement (i.e. it does not need annual renewal).

As a temporary measure, you agreed that Semple agreed to immediately move the material, trailers etc that sit close to the toe of the levee at least 15' away from the toe of the levee. Staff will not require a site plan for this and will treat this as a temporary change until a long term site plan can be approved.

Concrete pile

You said that most of the piles, trailers and buildings can be easily moved to conform to any requirements from FEMA, Public Works or zoning.

However, you said it would be difficult to remove the large pile of concrete on the east portion of the

site without crushing the material. You previously applied for zoning approval to operate a rock/concrete crushing facility and this was denied by the City. There was a discussion of whether the City could approve a one-time crushing operation to get rid of the pile. You said it would take 20 to 30 days to crush the concrete so that it could be hauled off site. Crushing would be done while crushing is being done for the Lafayette Bridge. Temporary rock crushing would require an Interim Use Permit. This would need to be approved by the City Council

Next steps

- You will immediately move the small piles, trailers and buildings away from the levee.
- Public Works will complete a survey showing the property boundary. Public Works will then consider a License agreement to address the encroachments.
- You will need to submit a revised site plan. This plan must be drawn to scale and accurately show property lines, the levee, existing buildings and all outside storage (indicating location, size, height and type of material stored).

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