INTRODUCTION

The basic intent of the comprehensive planning process is to provide a well founded and coordinated decision-making framework to guide both public and private development and community improvements. In this regard, this document represents the development framework to guide land use decisions for the Town of May.

The Land Use section assists policy makers in ongoing decision-making. Since the maps and information in the Comprehensive Plan may become outdated, reliance on a land use map for guidance on a specific issue may be imperfect for decision-makers. However, the relative consistency of community goals and policies ties the land use activities together over the long term.

BASIS OF THE COMMUNITY PLAN

The Town of May is an agricultural based, rural residential community. The overriding goal and basis for its decision making is to preserve the rural character of the Town. This is to be accomplished by encouraging continued agricultural uses, limiting residential development to a density of one dwelling unit per ten acres, and promoting continued preservation of open spaces.

2030 LAND USE DESIGNATION

The Town of May’s 2030 Comprehensive Plan must balance local planning objectives with regional growth expectations. Minnesota State Statute 473.858 mandates that local units of government within the Metropolitan Area update and adopt a Comprehensive Plan that is in conformance with the guidelines adopted by the Metropolitan Council. The 2030 Regional Development Framework designates the Town of May as a “diversified rural” planning area which is defined as follows:

“The Diversified Rural Communities host the widest variety of farm and non-farm land uses in patterns that include a mix of a limited amount of large-lot residential and clustered housing with agriculture and other uses, including facilities and services requiring a rural location. Regional infrastructure investments in the Diversified Rural Communities will consist of expenditures for parks, open spaces and green corridor connections, of the region. Investments in wastewater treatment and transportation infrastructure will be consistent with the Council’s intent to limit the amount of development occurring in the Diversified Rural Communities and serve broader regional need. Growth in Diversified Rural Communities should be consistent with regional forecasts.”
The 2030 Regional Development Framework also designates portions of the Town of May as an “agricultural” geographic planning area, however, the Town was informed that the Metropolitan Council is no longer designating “agricultural” geographic planning areas and is instead, leaving this up to local discretion.
NOTE: Please refer to the Comprehensive Plans Composite map or the Regional Systems maps for the most recent information. These maps are available at the Metropolitan Council Data Center (651) 602-1140.
EXISTING LAND USE

The following table illustrates the existing land uses within the Town of May, per the Metropolitan Council’s land use categories. The Town of May is composed of a total of 24,340 acres of land. The predominant land uses within the Town include Rural Land (undeveloped and agricultural land) which encompasses 15,756 acres (64.7%) of the Town, and Public/Semi-Public (conservancy, park and recreation) which includes 2,438 acres (10%) of the Town.

Developed residential land includes 2,007 acres (8.3%) of the Town. Commercial use, which is limited to one location in the Town (Withrow Ballroom and Event Center) combined with Industrial use, which includes the aggregate mines, make up less than one percent of the Town.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family Total</td>
<td>2,006</td>
<td>8.3%</td>
</tr>
<tr>
<td>Single Family Detached</td>
<td>1,757</td>
<td></td>
</tr>
<tr>
<td>Farmstead</td>
<td>170</td>
<td></td>
</tr>
<tr>
<td>Manufactured</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>Housing Park</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Seasonal/Vacation</td>
<td>70</td>
<td></td>
</tr>
<tr>
<td>Multifamily Total</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>COMMERCIAL</td>
<td>9</td>
<td>0.0%</td>
</tr>
<tr>
<td>Retail</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>INDUSTRIAL</td>
<td>102</td>
<td>0.4%</td>
</tr>
<tr>
<td>Industrial/Utilities</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Extractive</td>
<td>98</td>
<td></td>
</tr>
<tr>
<td>PUBLIC/SEMI-PUBLIC</td>
<td>2,438</td>
<td>10.0%</td>
</tr>
<tr>
<td>Institutional</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Parks and Recreational</td>
<td>2,435</td>
<td></td>
</tr>
<tr>
<td>RURAL LAND</td>
<td>15,756</td>
<td>64.7%</td>
</tr>
<tr>
<td>Undeveloped</td>
<td>8,989</td>
<td></td>
</tr>
<tr>
<td>Agricultural</td>
<td>6,451</td>
<td></td>
</tr>
<tr>
<td>Areas with 18% or greater slope</td>
<td>316</td>
<td></td>
</tr>
<tr>
<td>WATER BODIES</td>
<td>4,028</td>
<td>16.5%</td>
</tr>
<tr>
<td>Lakes, Rivers</td>
<td>2,867</td>
<td></td>
</tr>
<tr>
<td>Wetlands</td>
<td>1,161</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>24,340</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Source: Metropolitan Council (2005 Generalized Land Use Table)
The 2020 land use map from the previous Comprehensive Plan Update (July 2000) of the Town of May was based upon the land use goals that the Town had established. The general land use management strategy for the Town of May was designed around the three existing primary zoning districts at that time: agricultural, conservancy, and rural-residential. The overall goal of the strategy was to preserve the rural character of the Town by encouraging continued agricultural uses, limiting development to a 1 dwelling unit per 10 acre density, and promoting continued preservation of open space. It was the intent of the Town to eliminate the commercial zone and allow the Town’s only commercial use, Withrow Ballroom and Event Center, to continue as a pre-existing, non-conforming use.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td>14,621</td>
<td>60.0%</td>
</tr>
<tr>
<td>Rural Residential</td>
<td>14,621</td>
<td></td>
</tr>
<tr>
<td><strong>PUBLIC/SEMI-PUBLIC</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public</td>
<td>2,065</td>
<td>8.5%</td>
</tr>
<tr>
<td>Parks</td>
<td>1,065</td>
<td></td>
</tr>
<tr>
<td>Public/Institutional</td>
<td>120</td>
<td></td>
</tr>
<tr>
<td>Right-of-Way</td>
<td>617</td>
<td></td>
</tr>
<tr>
<td>Railroad</td>
<td>263</td>
<td></td>
</tr>
<tr>
<td><strong>RURAL LAND</strong></td>
<td>2,886</td>
<td>11.9%</td>
</tr>
<tr>
<td>Long Term Agriculture</td>
<td>1,355</td>
<td></td>
</tr>
<tr>
<td>Conservancy</td>
<td>1,531</td>
<td></td>
</tr>
<tr>
<td><strong>WATER BODIES</strong></td>
<td>4,782</td>
<td>19.6%</td>
</tr>
<tr>
<td>Wetland</td>
<td>1,932</td>
<td></td>
</tr>
<tr>
<td>Lakes, River</td>
<td>2,190</td>
<td></td>
</tr>
<tr>
<td>Floodplain</td>
<td>660</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>24,354</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: Town of May Comprehensive Plan, 2000
2030 FUTURE LAND USE PLAN

The Town is satisfied with its level of growth and its 2020 future land use plan directing that growth. As such, there have been no changes made to the Town’s Future Land Use Plan.

The following table identifies the acreage for each planned land use category. Existing land uses will change as areas identified residential in the future land use plan are developed, but the planned acreage of the residential category is not changing, with the exception of an acknowledgement and planned continuance of the Withrow Ballroom and Event Center and its accessory use of Bergmann’s Greenhouse and Garden Center.

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>ACRES</th>
<th>PERCENTAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL</td>
<td>14,610</td>
<td>60.0%</td>
</tr>
<tr>
<td>Rural Residential</td>
<td>14,610</td>
<td></td>
</tr>
<tr>
<td>COMMERCIAL</td>
<td>11</td>
<td>0.0%</td>
</tr>
<tr>
<td>Commercial</td>
<td>11</td>
<td></td>
</tr>
<tr>
<td>PUBLIC/SEMI-PUBLIC</td>
<td>2,065</td>
<td>8.5%</td>
</tr>
<tr>
<td>Institutional</td>
<td>120</td>
<td></td>
</tr>
<tr>
<td>Parks and Recreational</td>
<td>1,065</td>
<td></td>
</tr>
<tr>
<td>Right - of - Way</td>
<td>617</td>
<td></td>
</tr>
<tr>
<td>Railroad</td>
<td>263</td>
<td></td>
</tr>
<tr>
<td>RURAL LAND</td>
<td>2,886</td>
<td>11.9%</td>
</tr>
<tr>
<td>Agricultural</td>
<td>1,355</td>
<td></td>
</tr>
<tr>
<td>Conservancy</td>
<td>1,531</td>
<td></td>
</tr>
<tr>
<td>WATER BODIES</td>
<td>4,782</td>
<td>19.6%</td>
</tr>
<tr>
<td>Lakes, Rivers</td>
<td>2,190</td>
<td></td>
</tr>
<tr>
<td>Wetlands</td>
<td>1,932</td>
<td></td>
</tr>
<tr>
<td>Floodplain</td>
<td>660</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>24,354</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Source: Town of May; Northwest Associated Consultants
2030 COMPREHENSIVE PLAN

2030 Land Use
- RR: Rural Residential (1:10)
- C, Conservancy (1:20)
- AG, Agriculture (1:40)
- Park & Recreation
- Public/Institutional
- Commercial
- Water

Rivers
Streams
Mining Overlay Area

This map is for planning purposes only.
This map is for planning purposes only. Source: Town of May, Washington County, Metropolitan Council, MN DNR, and Land Management Information Center. Revised March 3, 2010.
DESCRIPTION OF LAND USE CATEGORIES

Residential Land Use

Although the Town of May is organized as an “urban township,” the community is committed to maintaining low-density residential developments. Protecting the rural character of the Town is the overriding goal of the Town. The Town will encourage rural residential developments which minimize impacts on agricultural lands and protect open space.

Rural Residential Land Use Designation
The rural residential area is the largest land use category in the Town. The rural residential area includes farmland and also allows residential development at a one dwelling unit per ten acre density.

Public/Semi-Public Land Use

Public/Institutional Land Use Designation
The Public/Institutional Land Use designation includes public land that is not park land. Included in this category is the County mining site, the Withrow Cemetery, and the May Town Hall.

Park Land and Conservancy Use Designation
The park and conservancy designation includes regional parks, nature centers, and forests. More specifically, this category includes the Big Marine Regional Park, Warner Nature Center, Wilder Forest, the Science Museum properties, Arcola Mills, and Square Lake Regional Park.

Right-of-Way Designation
There are no plans to acquire additional right-of-way within the Town at this time, however, as part of any major subdivision, a new public road is required.

Railroad Designation
There are no plans to construct additional railroads within the Town at this time.

Rural Land Use

Agricultural Land Use Designation
The agricultural land use category includes land planned for long-term agricultural use. Much of the agriculturally zoned land is enrolled in the Metropolitan Agricultural Preservation Program, which provides tax benefits enabling farmers near urban areas to continue farming on an equal footing with those farmers located outside the metropolitan area. It is the policy of the Town to encourage farmers to participate in such programs. There are currently 1,548 acres of land...
within the Town participating in the Agricultural Preserves program (see Agricultural Preserves Program Map).

Conservancy Land Use Designation
The Conservancy District was established for the purpose of preserving, protecting, and managing environmentally sensitive lands and environmentally friendly uses. There are 1,616 acres of land within the Conservancy District. Uses within the Conservancy District include the Warner Nature Center, Wilder Forest, Science Museum properties, Arcola Mills, and the Mower House. Development densities in this district are limited to one dwelling unit per twenty acres.

Commercial Land Use

General Business Commercial District
The General Commercial District is currently, and is planned in the future to be, limited to the approximately 11 acre Withrow Ballroom and Event Center site and its accessory use of Bergmann’s Greenhouse and Garden Center, located at the southwest corner of the Town.

SYSTEMS PLAN AND FORECASTS

The following table illustrates the population, household, and employment forecasts for the Town of May which are part of the 2030 Regional Development Framework, adopted by the Metropolitan Council. These forecasts are used by the Council to plan for its regional systems, and communities are required to base their planning work on these forecasts. The Metropolitan Council forecasts growth at appropriate densities for communities in order to protect the efficiency of wastewater, transportation, and other regional system investments, and to help ensure the metropolitan area can accommodate its projected growth by the year 2030.

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Households</th>
<th>Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>2,928</td>
<td>1,007</td>
<td>37</td>
</tr>
<tr>
<td>2010</td>
<td>3,200</td>
<td>1,200</td>
<td>40</td>
</tr>
<tr>
<td>2020</td>
<td>3,600</td>
<td>1,400</td>
<td>50</td>
</tr>
<tr>
<td>2030</td>
<td>4,000</td>
<td>1,600</td>
<td>50</td>
</tr>
</tbody>
</table>

Source: U.S. Census & Metropolitan Council

The Town of May is not linked to any regional wastewater system. There are no major metropolitan highways within the Town, the Town is outside of the Metropolitan Transit Taxing District, and there are no regular route transit services existing or planned within the Township.
The Town of May’s Land Use Plan is consistent with the 2030 Regional Development Framework forecasts. A municipality’s growth capacity depends on its available land supply and planned density. The Town of May has over 8,900 acres of undeveloped land that is not categorized as wetland or bluffland. In the 2030 Land Use Plan for the Town of May, the Rural Residential Land Use Designation allows densities of no more than one housing unit per ten acres, consistent with the “diversified rural” land designation for the Town of May.

**LAND USE CONTROLS**

The Town of May is authorized to exercise local planning and zoning, provided its regulations are not less restrictive than those of Washington County. Land uses within the Town of May are governed by the Town’s Zoning and Subdivision Ordinances. Applications for development and associated plans are reviewed by Town staff, forwarded to the Planning Commission for public hearing and recommendation, and then sent to the Town Board for final decision. Subdivisions are sent to the County for their approval.

The Implementation section of the Comprehensive Plan describes, in greater detail, the land use controls the Town of May utilizes to implement its goals and policies.
2030 COMPREHENSIVE PLAN

Zoning

Zoning Districts
- RR, Rural Residential (1:10)
- C, Conservancy (1:20)
- AG, Agriculture (1:40)
- Commercial/Industrial - Rural

Overlay Districts
- SRC, St. Croix River Management District
- Shoreland Management District
- Mining Overlay Area
- Township Boundary

Sections
- Railway
- Public Roads
- Water
- Rivers
- Streams

Miles
0 0.5 1 1.5 2

This map is for planning purposes only.
HISTORIC PRESERVATION

The following is a list and brief description of the 15 historic points within the Town of May. The location of these historic sites can be found on the Community Facilities, Historic, and Cultural Resources Map in the Community Facilities section of this report.

1. **May Town Hall**
   Built in 1894, a year after the Township was organized, the Town Hall was constructed for a cost of $417.19. The structure was moved to its present site in 1984, and went through a structural renovation in 1997, essentially keeping its original look and style. It remains a historic yet functional building for the citizens of the area, and still serves as the venue for all Township meetings as well as elections.

2. **Maple Island Post Office**
   In 1895 a post office was established at Maple Island, the location of Isaac Staples Farm. In February of 1888, Isaac Staples’ store, boarding house and the post office at Maple Island were destroyed by fire. All buildings were rebuilt. It was said in the local paper in 1891 that “Mr. Staples Farm and mill and store at Maple Island are a great convenience to hundreds of settlers in a radius of five or six miles, as they find there a good market for all their produce and know where they can have their grain ground and a store where all needed supplies can be obtained.”

3. **Arcola Mills and Mower House**
   The first permanent settlement to locate in what is now May Township occurred at this site along the St. Croix River. A sawmill was erected by Martin and John Mower in 1846. Two years later, Zebulon Griffin located a blacksmith shop there. A general store and a supply company also operated on this site from 1850 to 1865. The John E. Mower home was built in 1847. A census in 1857 counted 38 residents and six dwellings in Township 31, Range 19. By 1860, the Arcola Mill employed 18 workers. John and his brother Martin also farmed and together had 435 acres. The Arcola Mills Historic Foundation is restoring the Mower House as part of an overall historic and educational project called “Arcola Mills Center.”

4. **Second Congregational Church**
   Located near Square Lake, this was referred to as “Old Square Lake Church”. The Church was organized in 1878 with an original congregation consisting of twenty-two members. A chapel was built at a cost of $1,000.00 and paid for by Morgan May. A memorial stone now marks the location.

5. **Arcola School, District #4**
   Arcola School is located at Highway 95 and Square Lake Trail. The district was once a part of the Lyman District and was organized in 1852. The First School was moved down near the river on property belonging to Mr. Martin Mower, but it soon burned. In 1870 Mr.
Benjamin T. Otis gave an acre of land on which to build a new schoolhouse. The building still stands today and is used as a residence.

6. **Kilty School, District #5**
   In 1861, school was held for two years in an old house near the Washington County Poor Farm (Pine Point). The first teacher, Miss Emma Prescott, was paid a salary of $13.00 a month plus board. In 1863 a schoolhouse was built on the Marine Road about one mile east of the old one. In the fall of 1870 this schoolhouse was destroyed by fire, but was rebuilt the next year at a cost of $600.00. In 1877, the schoolhouse was moved one-half mile north to its last location, the corner of Highway 55 and 120th Street.

7. **Lynch School, District #40**
   The schoolhouse was located in the Southwestern part of the Town of May. The district was organized in 1865 and the building erected at that time. The first school teacher was Miss Kate Malloy. In 1869, the building was mysteriously burned and another built the same year at a near-by location (Lynch Road near Manning Avenue). This building has since been razed.

8. **Long Lake School, District #50**
   The district was organized in 1870. School was held in different houses until a log building about 16’ x 24’ in size was built in 1876. In 1890, a new schoolhouse was built at a new location, one half mile south of the old site, on what was called the Maple Island Road, now Norell Avenue. The building still stands today and is used as a residence.

9. **Square Lake School, District #74**
   This district was originally a part of District #4, more commonly known as the Arcola School. A meeting of the residents of the new district was called January 8, 1896. Mr. T.H. Hillary volunteered the use of his house in which to have school until the completion of a schoolhouse. The new schoolhouse was completed the latter part of May, 1896. It was situated on the brow of a little hill between Square Lake and Clear Lake. In 1918, the structure burned and was replaced by a new brick schoolhouse.

10. **Sven Anderson Farm**
    Sven Anderson came to Marine in 1851. He brought with him four cows, the first owned by Swedes in this region. However, when the autumn frost came early and he didn’t have feed for his cattle, he had to sell them. He sought work instead at the sawmill in Marine. In 1855, Anderson left the sawmill; got himself a piece of land in the Marine District; plowed up twelve and a half acres of land and became a farmer. Anderson is credited with being the second man to raise wheat in the area. The hand-hewed log cabin he built in 1852 now stands in the Village of Marine. He and his wife, Stava, had three children in this cabin. Stava died in 1868 and Sven married Maja Stina Jonasson shortly thereafter. In 1869, Sven sold the farm and bought another nearby, in Township 31. He owned one of the largest and best cared for farms in the area.
11. Josephson Farm
Gust Josephson came to America in 1882 and the family followed two years later, settling in May Township, then Marine. In 1882, Gust bought eighty acres of land, and soon added eighty more. Gust died in 1896 and his son Joseph N. Josephson took charge of the home farm. In 1906, he and his brother, Gust O. bought the grain elevator at Maple Island, and also a store building. They were engaged in buying grain and conducting a general feed and flour store. They also had a feed mill and handled all kinds of farm implements, doing an extensive and successful business. The farm remains in the Josephson family today.

12. Maple Island Farm (the Kelley Farm)
The Maple Island Farm was owned and operated by Isaac Staples throughout the late 1800’s. The farm contained 3500 acres, nearly all in a high state of cultivation. This farm was worked by loggers who did not have their own farms to return to after working the pineries in the logging camps during the winter months. They were employed during the summer months raising produce, wheat, oats, rye and hay. Even the oxen were brought south from the logging camps to earn their keep cultivating and plowing the fields. This farm is now owned and operated by the Kelley Land and Cattle Company.

13. Isaac Staples Clubhouse
In 1891, Isaac Staples purchased 420 acres on the southwest shore of Big Marine Lake, referred to as “Big Lake” by the early settlers. In 1893, a large and handsome clubhouse was built and by 1895 it was opened to the public. Good board by the day or week could be obtained and the use of rowboats and services of boatmen could also be obtained. It was referred to as one of the most pleasant summer resorts in the State. Many invited guests from Stillwater and other cities were royally entertained. Isaac Staples died in June of 1898. The Clubhouse is now included as a part of the Veteran’s Rest Camp.

14. Zahler’s (Withrow) Ballroom
The original Zahler’s Ballroom was built in 1928 by Ben Zahler. Three generations of the Zahler family operated the ballroom until 1980. At that point, Mary Jane and Marvin Babcock bought it and renamed it Withrow Ballroom. It was owned by the Babcock Family until 1997. The site was owned by Scott Aamodt until 2009, and is now owned by Paul Bergmann. It is primarily used for ballroom activities, such as hosting weddings, banquets, and public events. In 2009, the Town approved that additional commercial uses can be added to the site, including the Bergmann Greenhouse and Garden Center.

15. Huntley Cemetery
The Huntley Cemetery is located on private property near Twin Lakes. This is a 1½ acre cemetery which was plotted in 1868. The first burial and only marker left is that of Sally Huntley, wife of Dennis Huntley, who died in April 1868 at the age of 68 years. According to old records, 16 people were once buried in the Huntley Family Cemetery. Most were exhumed and were interred at Fairview Cemetery in Stillwater.
In addition to these historic places in the Town, there are also a number of archeologically significant sites. The characteristics of these sites vary greatly. Some sites are designated due to historical documentation, others contain the remains of artifacts, while some sites are earthworks which contain a build-up of soil generally symmetrical in shape and are often ancient burial sites.

To actively preserve its historic sites, the Town would need to become a Local Unit of Government Certified in Historic Preservation. Once certified, the Town can participate in both Federal and State historic preservation programs.

**SOLAR ACCESS**

Ensuring that all properties have adequate access to sunlight is a priority not only for potential solar energy systems, but for the protection of property and aesthetic values as well. Solar access protection is provided for by the implementation of lot and building performance standards identified in the ordinance. Requirements such as maximum building height and yard setback standards are implemented for the purpose of creating separation between structures and allowing equal sunlight access such that a property is not in the shadow of an adjacent building. In the large lot, rural atmosphere of the Town of May, solar access is generally not an issue.

The Town understands the importance and is open to the concept of alternative sources of energy, including both solar and wind energy conversion. The Town is also aware of its need to preserve the rural character by limiting the visible impact alternative energy conversion systems may have on the community. The Town will continue to evaluate and update, when appropriate, its ordinances in a manner that provides opportunity for alternative energy sources, while preserving the rural character of the Town.

**AGGREGATE RESOURCES**

It is estimated that the seven-county Metropolitan Area originally contained approximately 5.7 billion tons of aggregate resources – gravel and quarryable bedrock – which met the specifications of an economically viable resource by today’s standards. It has been estimated that by 2000, this resource base had been reduced to approximately 1.7 billion tons, and it is projected that the present resource base will be exhausted by 2029.

The Aggregate Resources Inventory is a joint report that was developed in 2000 by the Metropolitan Council and the Minnesota Geological Survey. This report identifies the locations of aggregate resources within the seven-county Metropolitan Area. According to the Aggregate Resources Inventory, construction aggregate producers and their largest customers in the construction sector have recognized for years that the aggregate resources available for mining within the seven-county Metropolitan Area have been rapidly diminishing.
It should be understood, however, that the aforementioned scenario of present resources being exhausted by 2029 is based on urban-growth expectations that assume no fundamental change in present land use policies, growth projections, or pit and quarry designs, which is unlikely. Furthermore, the study, albeit large in scale and exhaustive in nature, was not necessarily accurate in its findings on a site specific basis. The Town is aware of additional gravel and quarryable bedrock within its jurisdiction, not identified within the study. For instance, the owners of the Kelley Farm have completed their own, on-site studies, and have determined the existence of gravel resources, though little is shown in the inventory on their land.

In a macro sense, the Town concurs with the study that Eastern Washington County contains a fair amount of high quality aggregate resource, and that the Town of May contains a share of this resource. Aggregate resources are important to locate and monitor, which this study has attempted to do. Mining of the resources should be considered where it can be accomplished in a manner that does not negatively affect other assets the community values, such as clean water, clean air, quietude of existing, rural residential neighborhoods, safe roads, and the general safety and welfare of the community.

The Town of May currently has three operating mines, including the BTG (105 acres), BTG II (134 acres), and Washington County mines (66 acres). The mines are adjacent to each other, located off of County Road 7 and May Avenue. The mines total 305 acres, 98 of which are currently being actively mined.

While the Town understands, from a regional standpoint, the importance of preserving the aggregate resource where possible for future extraction and use, it has and must continue to take into account the negative impacts associated with the activity of aggregate extraction, processing, and hauling, and its effects on the Town’s residents, natural resources and limited system of Township gravel roads. Increased truck traffic, noise, dust and dirt, and traffic safety concerns, are impacts the Town’s residents have not only experienced from the current mines in operation within the Town, but also from mines in neighboring jurisdictions whose trucks utilize the County roads that traverse through the Town.

The Town’s current mines have been in operation for many years and have sufficient aggregate resources remaining for continued extraction over the next several decades. The Town recognizes that there are areas beyond the boundaries of the existing mines, which may be appropriate for future aggregate extraction operations. It is crucial, however, that the location of these future mining facilities be given careful consideration in preserving and protecting the rural residential character, safety and general welfare, valued natural resources, and quality of life that the Town’s residents value.

For the purpose of maintaining a balance between extraction of a needed resource and protection of the rural residential character, assets, and general welfare of the community residents, consideration of future mines shall be reviewed on the basis of the following minimum criteria:
- Large tracts of land under common ownership, or smaller tracks of land that are surrounded by larger tracts, thereby minimizing impacts on existing neighborhoods.
- Land adjacent to, and with direct access onto, County asphalt roads.
- Lands where mining can be accomplished without impacts on shorelands and other high quality natural areas.

As illustrated in the Aggregate Resource Map, much of the remaining aggregate resources are located in the eastern half of the Town. This is fortunate, as much of the area identified is sparsely developed, encompasses large farms under single ownership, has minimal shoreland impacts, and is served by a network of County paved roads. As previously noted, aggregate resources exist beyond the areas identified in the Aggregate Resource Map. As such, a lack of aggregate identified on the Aggregate Resource Map in the Comprehensive Plan does not prohibit an application for a mine. An application for a mine would follow the permitting requirements of the Zoning Ordinance, as well as an amendment to the Comprehensive Plan to include the requested area within the mining overlay area.

Additional considerations given to a request for future gravel mining activity include a review of existing land uses, compatibility of the proposed operation with those uses, and effects the mining use may have on the overall rural residential environment. Although the Town will entertain proposals to accommodate such uses, it will not, via zoning, limit the allowed uses in such areas to only mining, nor will it prevent other uses allowed within the underlying districts.
LAND USE GOALS

The land use goals for the Town of May reflect the views of the community. These goals are intended to be general statements that the Town uses as a guide.

- Preservation of the rural character, natural environment, and quality of life in the Town of May.
- Protect and maintain the rural character of the Town by managing the overall growth of the Town.
- Allow for fair use and managed development, guided by the above goals, yielding development designs that are in the long term best interests of the Town.
- Preservation of agriculture and encouragement of landowner participation in Agricultural Preserves and Green Acres Programs.
- Outside the historic “ballroom” site, limit commercial uses in the community to small, residential-based businesses.
- Protect residential areas from incompatible uses.

LAND USE POLICIES

The land use policies for the Town of May, which are meant to accomplish the aforementioned land use goals are as follows:

- Retain the Town’s “10 acre density” in the Rural Residential zone.
- Promote larger lot sizes (more than 20 acres) in major “lot averaging” subdivision plans.
- Promote residential development designs that maintain the rural character of the Town, such as development within wooded areas rather than in open areas or close to rural roads, so as to protect the rural appearance from the road.
- Limit residential development to low density single-family dwellings, consistent with the use of private sewage treatment systems.
- Encourage reinvestment in existing houses.
- Maintain regulations that protect the health and safety of residents.
- Major subdivisions utilizing lot averaging and clustering shall provide “open space” through larger lots and dedicated open space.
- Manage development in a manner that protects the Town’s water resources.
- Promote participation in the Agricultural Preserves and Green Acres programs by qualifying landowners, and encourage rezoning to Agricultural (AG) where appropriate.
- Retain a 1 dwelling unit per 40 acre density in the Agricultural District.
- Development shall be carefully planned to be compatible with the rural character of the area, including continuation of agriculture if possible, and the creation of larger hobby farms of more than 20 acres.
- For landowners who wish to give up the development rights on all or part of their land, the Town shall endorse participation with the Minnesota Land Trust and/or other entities established for this purpose of holding development rights in perpetuity.
- Retain “cluster development” as a development option, following the Town’s cluster design rules, not the County’s cluster design rules.
- The Town will keep the public informed and seek input on changing land use policies as presented in this Comprehensive Plan.
- Consider future aggregate mining facilities in appropriate locations within the Town that protect the rural character, natural environment, and quality of life of the Town residents.
- Adopt Ordinances and approve applications that address and minimize potential land use conflicts.
- Conserve, maintain, and restore natural resources identified in regional and local natural resource inventories. Integrate natural resource conservation strategies into development plans.
- Promote best management practices for agricultural activities in order to protect the integrity of the region’s water supply.
- Minimize conflicts between agricultural and non-farm land uses through local ordinances and official controls.