



City of St. James

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MEMORANDUM

To: St. James City Council

From: Brianna Sanders, Economic Development Director

Date: July 1, 2026

RE: Salvage Yard Special Use Permit (73384 345th St) – Additional Research

At the June 2nd City Council meeting, Council requested additional information regarding stormwater protection measures for the proposed special use permit for the salvage yard located at 73384 345th St, specifically whether the City could require a berm or similar protective measure as a condition of the Special Use Permit.

Staff has confirmed that the property is covered under an Industrial Stormwater Permit through the Minnesota Pollution Control Agency (MPCA). As part of that permit, the applicant is required to comply with applicable MPCA industrial stormwater requirements.

The property is bisected by a creek that serves as the jurisdictional boundary between the City of St. James and Watonwan County. The portion of the property located north and west of the creek is within the City of St. James, while the portion located south and east of the creek is located within Watonwan County. The County has approved a Conditional Use Permit for the portion of the property located within its jurisdiction. A significant portion of the overall site appears to be located within the mapped floodplain.

Based on information provided by the applicant, the portion of the property located within the City is primarily used for staging and access, while the majority of salvage operations occur on the portion of the property located within Watonwan County.

Because of the property's location and floodplain characteristics, staff is researching whether a berm or similar protective measure would require review or approval from the Minnesota Department of Natural Resources (DNR) or other regulatory agencies before recommending such a condition as part of the Special Use Permit.

Staff will provide any additional information to the City Council as it becomes available.