



Regular Planning Commission Meeting

Tuesday, June 3, 2025, at 5:30 PM

City Council Chambers, City Hall (10 3rd Ave SW)

Any person needing special accommodation for the meeting is requested to notify the City Clerk's office at 857-4752.

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. INTRODUCTIONS AND DECORUM
  - 3.1. INTRODUCTIONS AND DECORUM HANDOUT
4. PLANNING COMMISSION
  - 4.1. APPROVAL OF THE MAY 2025 REGULAR MEETING MINUTES
5. PUBLIC HEARING
  - 5.1. CASE #2025-17 - 1201 4TH ST NW - CONDITIONAL USE PERMIT

Public hearing request by John Subick, owner for a request of a conditional use permit on a property zoned "R1" Single Family Residential District with a request for an accessory dwelling unit. The legal description for the property is Lot 55 of Sunset Hills Addition to the City of Minot, Ward County, North Dakota.

The subject property address is 1201 4th St SW.

- 5.2. CASE #2025-19 - OUTLOT 20 SE 1/4 SEC 27-155-83 - CONDITIONAL USE PERMIT

Public hearing request by Landon Bahl, Evergreen Storage LLC, owner for a request of a conditional use permit on a property zoned "C2" General Commercial District with the request for commercial self-storage facility. The legal description for the property is Outlot 20 lying in the S 1/2, SE 1/4, Section 27, Township 155 N Range 83 W, Ward County, North Dakota.

The subject property address is 1900 HWY 2 & 52 BYP W.

- 5.3. CASE #2025-20 - LIECHTY HOMES 7TH ADDITION - ANNEX, ZONING MAP AMENDMENT, PRELIMINARY PLAT

Public hearing request by Curt Liechty, Liechty Homes Inc., owner for a request of a preliminary plat, zone change and annexation on a property zoned

“MH” Mobile Home District and “AG” Agricultural District. The preliminary Plat is for Liechty Homes 7th Addition. The legal description for the properties are Lot 1 Liechty Homes 5th Addition to the City of Minot, Ward County, North Dakota and S1/2 NE1/4 Less Outlots 6, 8, 9, 10 and 11 and a portion of Liechty Homes 2nd & 3rd Additions, Walmart, Liechty Homes 5th Addition, Road and HWY right-of-way, Section 2, Township 154 N, Range 83 W, Ward County, North Dakota.

The subject properties addresses are unassigned (Portion of mobile home community located at 3725 10th St. SW).

#### 5.4. CASE #2025-21 - PLAINVIEW ADDITION LOT 2 - INTERIM USE PERMIT

Public hearing request by Randy Taylor, owner for a request of an interim use permit on a property zoned “C2” General Commercial District with the request for temporary outdoor storage of construction materials. The legal description for the property is Lot 2 Plainview Addition to the City of Minot, Ward County, North Dakota.

The subject property address is 4200 16th Ave SE.

#### 5.5. CASE #2025-22 - 3100 4TH AVE SE (SIMPLOT) - CONDITIONAL USE PERMIT

Public hearing request by Christopher Vangels & Trent Johnson, Trinity Health, owner for a request of a conditional use permit on a property zoned “M1” Light Industrial District with the request for storage of hazardous materials. The legal description for the property is Block 3 Lot 5 and the West 100’ of Lot 4 Magic City Industrial Park Addition to the City of Minot, Ward County, North Dakota.

The subject property address is 3100 4th Ave SE.

### 6. MISCELLANEOUS AND DISCUSSION ITEMS

#### 6.1. SIGN PRESENTATION

#### 6.2. AUGUST MEETING DATE

August 6th, 2025 unavailable. We will need to decide on a new date.  
The alternative date is August 12, 2025.

### 7. ADJOURNMENT

## INTRO

The Planning Commission evaluates land use applications for compliance with the standards and procedural requirements outlined within the Zoning Supplement to the City of Minot (Zoning Code) and North Dakota Century Code. Further, the Planning Commission is tasked to ensure development within the City of Minot aligns with the City of Minot 2012 Comprehensive Plan (Comprehensive Plan).<sup>1</sup>

Planning Department staff are assigned to support the Planning Commission by reviewing applications for compliance with the Zoning Code and alignment with the Comprehensive Plan. Staff summarizes this information to the Planning Commission in the form of written staff reports, which include a recommendation. Oral presentations summarizing a staff report and any additional information obtained since the date said staff report was written is provided as determined necessary by the Planning Commission.

Planning Commission is not required to follow City staff recommendation. However, a deviation from staff's recommendation may require clarification to the findings of fact along with clearly stated reasoning for any alternative recommendation.

Finally, staff is not able to anticipate all information entered into the record via Planning Commissioner discussion or provided by the public during the open public comment period. Staff is available to answer any questions which may arise through discussion.

The Planning Commission renders a decision for variances, interim use permits, and conditional use permits that may be appealed to City Council. The Planning Commission provides recommendations to City Council for all other land use applications.

## DECORUM

Persons attending public hearings are expected to conduct themselves with decorum to assure fairness and equity in the proceedings. Participants must:

- Step to the podium/microphone each time you wish to be recognized by the Planning Commission to offer a comment, or to ask or answer a question, and state your name for the record. To ensure minutes of the meeting accurately reflect the individual for which statements are made a sign-in sheet is provided at the podium for those wishing to speak.
- Address all testimony, comments and questions to the Chair of the Commission and not the other participants, the applicant, or the staff. The Chair of the Commission will determine the appropriateness of all questions and when and where to direct them.
- Allow others in attendance an opportunity to present their testimony. Do not interrupt the proceedings with applause, heckling, outbursts or other disruptive behavior.
- Address the issues and application that are before the Commission. These proceedings are not the forum to discuss the appropriateness of particular land use policies, regulations, or alternatives.
- Please silence your phones or set them to vibrate at this time.

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<sup>1</sup> Per N.D.C.C 40-48-09, the basic purpose of the plan:

*...The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs, which, in accordance with present and future needs, best will promote the amenities of life, health, safety, morals, order, convenience, prosperity, and general welfare as well as efficiency and economy in the process of development, including adequate provision for light and air, distribution of population, good civic design and arrangement, wise and efficient expenditure of public funds, the adequate provision of public utilities and other public requirements, the improvement and control of architecture, and the general embellishment of the area under its jurisdiction.*

On May 6, 2025, a Regular Planning Commission Meeting of the Minot Planning Commission was held in the City Council Chambers, City Hall (10 3rd Ave SW). Chairman Offerdahl called the meeting to order at 05:30 PM.

1. ROLL CALL

Members Present: Tim Baumann, Kayla Johnson, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Robert Amick, Tanner Dockter

Members Absent: Erin Iverson, Darrik Trudell, Casey Erickson

City Staff Present: Brian Billingsley, Doug Diedrichsen, Dan Falconer, Hannah Hornberger, Corbin Dickerson

Others Present: John Van Dyke

2. PLEDGE OF ALLEGIANCE

3. INTRODUCTIONS AND DECORUM

3.1. INTRODUCTIONS AND DECORUM HANDOUT

4. PLANNING COMMISSION

4.1. APPROVAL OF THE MARCH 2025 REGULAR MEETING MINUTES

The motion to Approve the March 2025 Regular Meeting Minutes was initiated by Planning Commission Representative Kibler seconded by Planning Commission Representative Johnson and carried by the following roll call vote: ayes: Tim Baumann, Kayla Johnson, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Robert Amick, Tanner Dockter; nays: None.

5. PUBLIC HEARING

5.1. CASE #2025-13 - EDEN ADDITION - PRELIMINARY PLAT & ZONING MAP AMENDMENT

Mr. Diedrichsen presented the staff report.

The Commissioners had a discussion.

Staff answered questions.

Chairman Offerdahl opened the public hearing to the public for testimony.

No one appeared to testify.

Chairman Offerdahl closed the public hearing.

The motion to Approve based on staff's recommendation and findings of fact was initiated by Planning Commission Representative Amick seconded by Planning Commission Representative Johnson and carried by the following roll call vote: ayes: Tim Baumann, Kayla Johnson, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Robert Amick, Tanner Dockter; nays: None.

## 5.2. CASE #2025-14 - 55TH CROSSING 3RD ADDITION - VARIANCE

Mr. Falconer presented the staff report.

The Commissioners had a discussion.

Staff answered questions.

Chairman Offerdahl opened the public hearing to the public for testimony.

No one appeared to testify.

Chairman Offerdahl closed the public hearing.

The motion to Approve based on staff's recommendation and findings of fact was initiated by Planning Commission Representative Kibler seconded by Planning Commission Representative Longtin and carried by the following roll call vote: ayes: Tim Baumann, Kayla Johnson, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Robert Amick, Tanner Dockter; nays: None.

## 5.3. CASE #2025-15 - HIGHLANDS AT NORTH HILL 8TH ADDITION - PUD AMENDMENT

Mr. Diedrichsen presented the staff report.

The Commissioners had a discussion.

City staff answered Commissioners questions.

Chairman Offerdahl opened the public hearing to the public for testimony.

John Van Dyke, MPO Director, spoke on the history of the development and subdivision.

Chairman Offerdahl closed the public hearing.

The motion to Approve based on staff's recommendation and findings of fact was initiated by Planning Commission Representative Baumann seconded by Planning Commission Representative Longtin and carried by the following roll call vote: ayes: Tim Baumann, Kayla Johnson, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Robert Amick, Tanner Dockter; nays: None.

## 5.4. CASE #2025-16 - HIGHLANDS AT NORTH HILL 8TH ADDITION - PRELIMINARY PLAT & EASEMENT VACATION

Mr. Diedrichsen informed the Commissioners that the Easement Vacation portion of the application had been withdrawn and presented the staff report for the Preliminary Plat.

The Commissioners had a discussion.

City staff answered questions.

Chairman Offerdahl opened the public hearing to the public for testimony.

No one appeared to testify.

Chairman Offerdahl closed the public hearing.

Commissioner Baumann voiced his favor for pedestrian access around the city of Minot.

The motion to Approve based on staff's recommendation and findings of fact was initiated by Planning Commission Representative Kibler seconded by Planning Commission Representative Mennem and carried by the following roll call vote: ayes: Tim Baumann, Kayla Johnson, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Robert Amick, Tanner Dockter; nays: None.

## 6. MISCELLANEOUS AND DISCUSSION ITEMS

The August Planning Commission meeting coincides with Minot's special Mayoral election.

The motion to Reschedule August meeting to Wednesday, August 6th, 2025 at City Hall Chambers at 5:30pm was initiated by Planning Commission Representative Kibler seconded by Planning Commission Representative Amick and carried by the following roll call vote: ayes: Tim Baumann, Kayla Johnson, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Robert Amick, Tanner Dockter; nays: None.

Mr. Falconer informed the Commissioners that he had been approached about Minot's sign ordinances and would be bringing the conversation to the next Planning Commission meeting.

## 7. ADJOURNMENT

With no further business, Chairman Offerdahl adjourned the meeting at 6:29 pm.



## Planning Commission Staff Report

|                                                                                                                          |  |                                                                                                                           |  |
|--------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------|--|
| <b>Application Date:</b> 04/28/2025                                                                                      |  | <b>Staff Contact:</b> Doug Diedrichsen, AICP Candidate,<br>Principal Planner                                              |  |
| <b>Date of Staff Report:</b> 05/15/2025                                                                                  |  | <b>Staff Recommendation:</b> Approval                                                                                     |  |
| <b>Case Number:</b> 2025-17                                                                                              |  | <b>Owners:</b> John Subick                                                                                                |  |
| <b>Project Name:</b> 1201 4 <sup>th</sup> St. SW ADU – CUP                                                               |  | <b>Representative:</b> John Subick                                                                                        |  |
| <b>Current Legal Description:</b> Lot 55, Sunset Hills Addition                                                          |  | <b>Entitlements Requested:</b> Accessory Dwelling Unit                                                                    |  |
| <b>Proposed Legal Description:</b> No Change                                                                             |  |                                                                                                                           |  |
| <b>Present Address:</b> 1201 4 <sup>th</sup> St. SW                                                                      |  |                                                                                                                           |  |
| <b>Present Zone(s):</b> “R1” Single Family Residential District                                                          |  | <b>Proposed Zone(s):</b> No Change                                                                                        |  |
| <b>Present Use(s):</b> Single Family Home                                                                                |  | <b>Proposed Use(s):</b> Single Family Home with Accessory Dwelling Unit                                                   |  |
| <b>Uses Allowed in Present Zone(s):</b> See Table 2.2 for allowed and conditionally permitted uses within each district. |  | <b>Uses Allowed in Proposed Zone(s):</b> See Table 2.2 for allowed and conditionally permitted uses within each district. |  |
| <b>Present Future Land Use Map Designation:</b> Suburban Residential                                                     |  | <b>Proposed Future Land Use Map Designation:</b> No Change                                                                |  |

### **PROJECT DESCRIPTION:**

Public hearing request by John Subick, owner for a request of a conditional use permit for an accessory dwelling unit on a property zoned “R1” Single Family Residential District. The legal description for the property is Lot 55 of Sunset Hills Addition to the City of Minot, Ward County, North Dakota.

The address for the property is 1201 4th St SW.

An aerial photo of the subject property can be found in **Exhibit 1**.

## **BACKGROUND INFORMATION:**

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The property is owned by John Subick and is used as a primary residence. The LDO allows ADUs in the “R1” District through the conditional use permit process as outlined in Section 4.1-4. E.

A copy of the letter of intent may be found in **Exhibit 2**.

A floor plan can be found in **Exhibit 3**.

A map of the area zoning and future land use can be found in **Exhibit 4**.

Site photos can be found in **Exhibit 5**.

## **STAFF ANALYSIS:**

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### Conditional Use Permit Analysis:

Section 9.1-4 of the Minot Land Development Ordinance (Zoning Ordinance) recognizes that certain land uses, when under special conditions and review can be compatible with uses that are permitted by right in a zoning district. The review of the conditional use permit (CUP) application and any special conditions imposed by either the Zoning Ordinance or City Staff should occur via a thorough public process as prescribed by Section 9.2-1 including a public hearing, direct noticing to neighboring property owners, and general public noticing within the Minot Daily News. Per Section 9.1-4 I., an amendment to a CUP follows the same process as a new application. The applicant has submitted the necessary application documents required per Section 9.1-4 C. and noticing has been conducted as required per Section 9.2-1.

Section 9.1-4 F. states that the Planning Commission shall find that the application meets all of the following, as applicable:

1. The request will be harmonious with the general and applicable specific objectives of the City's Comprehensive Plan and this Ordinance.
2. The proposed conditional use at the specified location will not be detrimental to or endanger the health, safety, welfare, comfort, or convenience of the public.
3. The proposed conditional use will not cause substantial injury to the value of other properties within the area in which it is located.
4. The location, size, design, and operating intensity of the proposed conditional use will not prevent the development and use of neighboring property in accordance with the applicable zoning district. In

making this determination, the Planning Commission will consider the siting, nature, and height of existing and proposed buildings and structures, and the extent and effectiveness of proposed buffering or landscaping.

5. Adequate public services and facilities exist or will be provided by the developer at the time of development, including adequate utilities, water and sewer systems, drainage structures, and other such facilities and services which are necessary to serve the development.
6. The request will not create excessive additional requirements for public facilities and services at public cost and will not be detrimental to the economic welfare of the community.
7. Adequate access roads or entrance and exit drives exist or will be provided by the developer to prevent traffic safety hazards and minimize traffic congestion on public streets.
8. The request will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

Staff finds the proposed use to be harmonious with the comprehensive plan future land use map designation of Suburban Residential and the LDO section 4.1-4. E. as long as the criteria below are met in the final plans submitted for building permit review.

#### Accessory Dwelling Units

##### 1. AG, RR, R1, R1S, and R2 Districts:

- a) The accessory dwelling unit must be owned by the owner of the primary dwelling.
- b) One on-site parking space shall be provided for the accessory dwelling unit.
- c) No more than one (1) accessory dwelling unit is permitted per residential site.
- d) Accessory dwelling units must be at least three hundred square feet (300 SF) in area but cannot exceed nine hundred sixty square feet (960 SF). Total floor area shall not exceed thirty percent (30%) of the living area of the primary dwelling unit. An exception may be granted for a basement apartment that occupies roughly the same area as the primary dwelling unit on the main floor.
- e) If the accessory dwelling unit's primary entrance is not the same as that for the principal dwelling unit, it shall be less visible from the street view of the principal dwelling than the main entrance of the principal dwelling unit, and the accessory dwelling unit's stairways may not be constructed on the front of the principal dwelling unit.
- f) The accessory dwelling unit must be designed and constructed to allow conversion of the accessory dwelling unit back to single family residential space in the future.

Compliance with the above requirements Section 9.1-4 F. 1. is satisfied.

Related to Section 9.1-4. F. 2 thru 4 generally relate to the overall impact of a proposal on property within the vicinity. This accessory dwelling unit will be confined to the existing building and its current footprint, therefore there should negligible effects on the adjacent properties staff finds that Section 9.1-4. F. 2 thru 4 is satisfied.

Staff finds Section 9.1-4. F. 5. related to the provision of appropriate public services such as utilities and drainage systems is satisfied, as no new public utilities are being sought and existing public utilities are adequate to support the proposed use.

Staff finds that Sections 9.1-4. F. 6. and 7. related to maintaining community economic welfare and providing adequate road access, respectively, are satisfied. There is currently adequate access onto 4<sup>th</sup> St. SW, and improvements, if any were required, would be at the expense of the developer to satisfy these two evaluative criteria going forward.

Finally, Section 9.1-4. F. 8. is satisfied, as Staff does not have any evidence that the request will result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

Comments:

- a) There were no public comments at the time of writing this staff report.
- b) The application was distributed to city departments and external public agencies within the City for review and no comments were received.

**FINDINGS OF FACT:**

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The Minot Planning Commission should accept the following findings of facts:

- 1) The applicant has submitted a complete application.
- 2) The property is zoned "R1" Single Family Residential District
- 3) The City of Minot 2040 Comprehensive Plan Future Land Use Map designates this area as Suburban Residential.
- 4) The proposal satisfies the evaluative criteria per Section 9.1-4. F. 1 thru 8. as outlined in the Staff Analysis section of staff's written report.
- 5) The Minot Planning Commission has the authority to hear this case and decide whether it should be approved or denied, with or without conditions. The public notice requirements were met, the hearing was legally noticed and posted and the hearing was held and conducted under the requirements of North Dakota Century Code and Minot City ordinances.

**RECOMMENDATION:**

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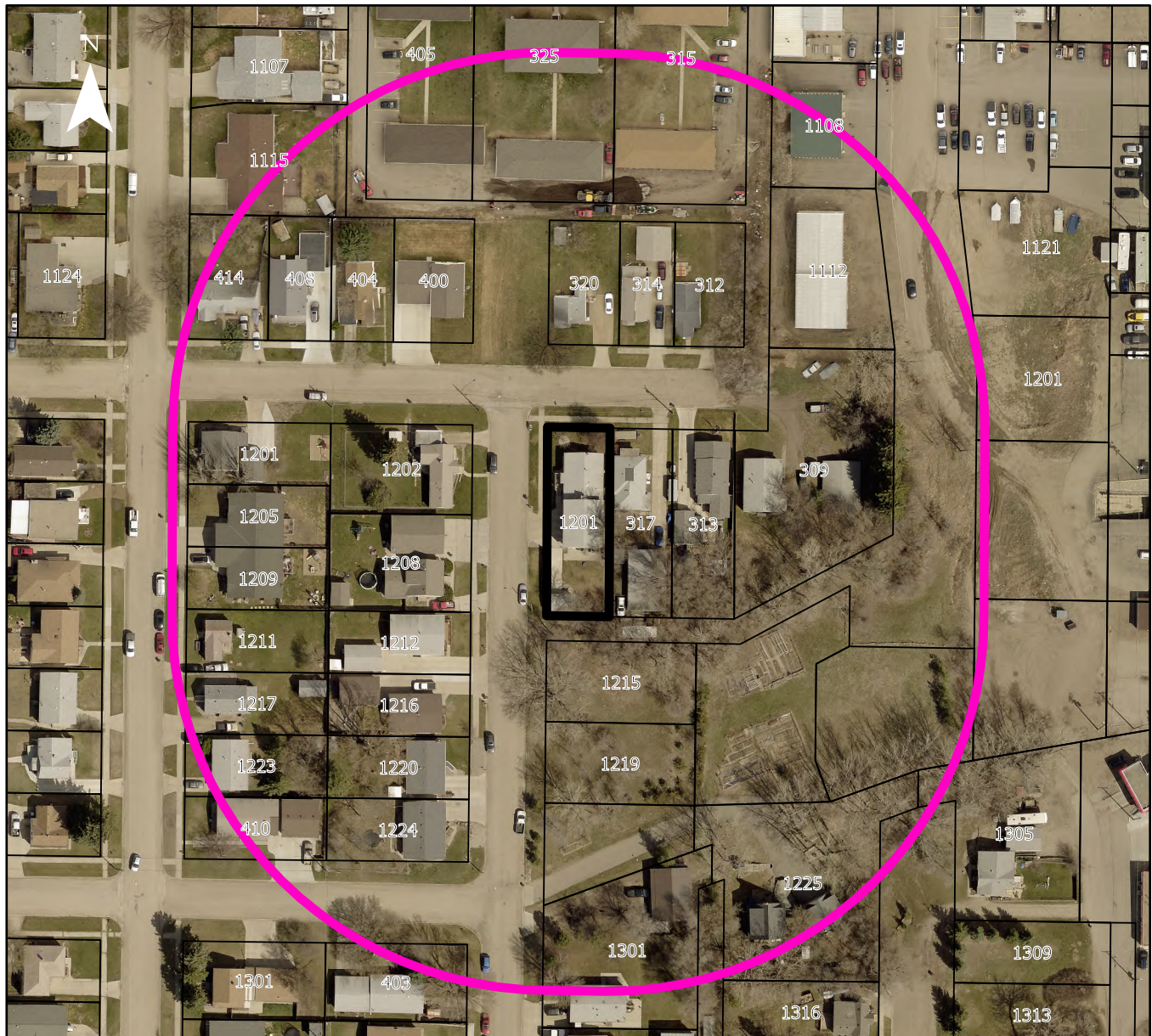
Staff recommends the Planning Commission adopt the staff findings of fact and approve the conditional use permit for an accessory dwelling unit with the following recommended conditions:

## **RECOMMENDED CONDITIONS:**

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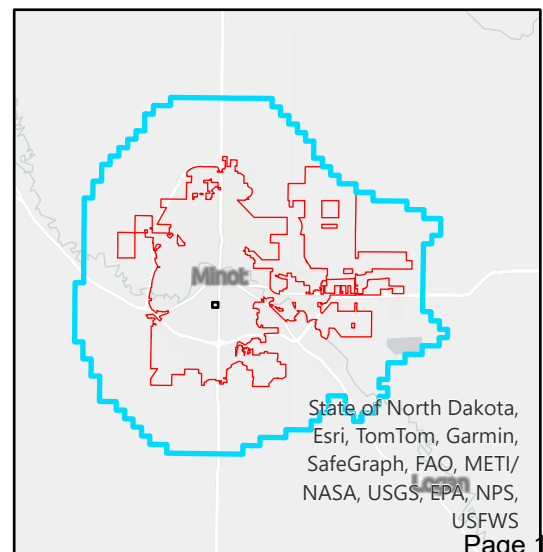
Staff recommends the Planning Commission adopt the staff findings of fact and approve the conditional use permit for an accessory dwelling unit with the following recommended conditions:

1. The accessory dwelling unit and the primary dwelling unit will remain owned by the same property owner.
2. At least one (1) on-site parking space shall be provided for the accessory dwelling unit.
3. No more than one (1) accessory dwelling unit is permitted on this subject property.
4. The accessory dwelling unit must be at least three hundred square feet (300 SF) in area but cannot exceed nine hundred sixty square feet (960 SF). Total floor area shall not exceed thirty percent (30%) of the living area of the primary dwelling unit. An exception may be granted for a basement apartment that occupies roughly the same area as the primary dwelling unit on the main floor.
5. If the accessory dwelling unit's primary entrance is not the same as that for the principal dwelling unit, it shall be less visible from the street view of the principal dwelling than the main entrance of the principal dwelling unit, and the accessory dwelling unit's stairways may not be constructed on the front of the principal dwelling unit.
6. The accessory dwelling unit must be designed and constructed to allow conversion of the accessory dwelling unit back to single family residential space in the future



0 90 180 360 Feet

- Two Mile Boundary
- City Limits
- Case # 2025-17
- Case # 2025-17 Notification Area



**Notice to Neighbors**

**Subject:**

Conditional Use Permit Issued for Basement Rental

**Address:**

1201 4th Street SW, Minot, ND 58701

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**Dear Neighbor,**

The Town of Minot has approved a Conditional Use Permit allowing the property at **1201 4th Street SW** to rent out the basement as a separate living unit under the following guidelines:

- **Private Access:**  
The basement unit has its own separate entrance and exit.
- **Safety:**  
Each bedroom has an approved egress window for emergency escape, and the unit meets building and fire safety codes.
- **Separate Electric Meter:**  
The basement unit has its own electric service.
- **Parking:**  
The property has a two-car garage and two additional parking spaces in the driveway, ensuring that all residents can park off the street.
- **Neighborhood Impact:**  
No major exterior changes will be made to the home without Town approval. The residential look and feel of the property will stay the same.
- **Occupancy:**  
No more than three (3) unrelated adults may live in the basement unit.

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**Why This Matters:**

The Town issued this permit to make sure the property remains safe, maintained, and consistent with the surrounding neighborhood's character. Town officials may review the property if concerns arise.

If you have any questions or concerns about this permit, please contact:

**[Town Hall Contact Information]**

or

**[Town Zoning Official Name]** at [Phone Number] / [Email Address].

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**Thank you for helping keep our community safe and welcoming!**

**Town of Minot North Dakota**  
**Conditional Use Permit**  
**Permit No.: [Assign No.]**  
**Date: 28 April 2025**

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**Property Address:**  
1201 4th Street SW, Minot, ND 58701

**Applicant/Owner:**  
John Subick

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**Purpose:**

This Conditional Use Permit allows the property at 1201 4th Street SW to have its basement unit used as a separate rental dwelling, subject to the conditions outlined below.

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**Findings:**

- The property is located on a corner lot at the end of a dead-end road, minimizing traffic concerns.
  - The basement unit has its own private entrance and exit separate from the main home.
  - Each of the three (3) bedrooms in the basement meets safety standards with approved egress windows.
  - The basement unit is served by its own electric meter.
  - There is sufficient off-street parking for the main unit and the basement unit, with a two-car garage and two additional driveway spaces.
  - The proposed use is compatible with the surrounding residential neighborhood.
  - A floor plan will be provided to outline the use of the proposed space.
  - Pictures may be provided of the current condition, as well as renderings of the proposed final condition, including kitchen dimensions and final product choice.
  - A "Notice to Neighbors" informational handout is included and may be distributed to the local community upon the request of the board members.
- 

See following page

## Conditions:

1. **Occupancy Limits:**  
The basement unit may be rented to a maximum of three (3) unrelated adults unless otherwise approved by the Town.
2. **Code Compliance:**  
The basement unit will meet all applicable building, fire, and safety codes at all times.
3. **Parking Requirements:**  
The property must continue to provide a minimum of four (4) off-street parking spaces (two in the garage, two outside the garage).
4. **Separate Access:**  
The basement unit must maintain its own dedicated entrance and exit.
5. **Property Maintenance:**  
The property must be kept in good repair and appearance consistent with the residential nature of the neighborhood.
6. **No External Changes Without Approval:**  
Any future exterior changes beyond regular maintenance or repair that would alter the residential look of the home must be approved by the Town before work begins.
7. **Permit Review:**  
The Town reserves the right to review this permit at any time to ensure compliance. If the property falls out of compliance, the Town may modify or revoke this permit.
8. **Transferability:**  
This Conditional Use Permit stays with the property, not the owner. New owners must also comply with these conditions.

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**Approved this 6 day of May, 2025 during the Planning Commission board.**

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### Town Board Representative:

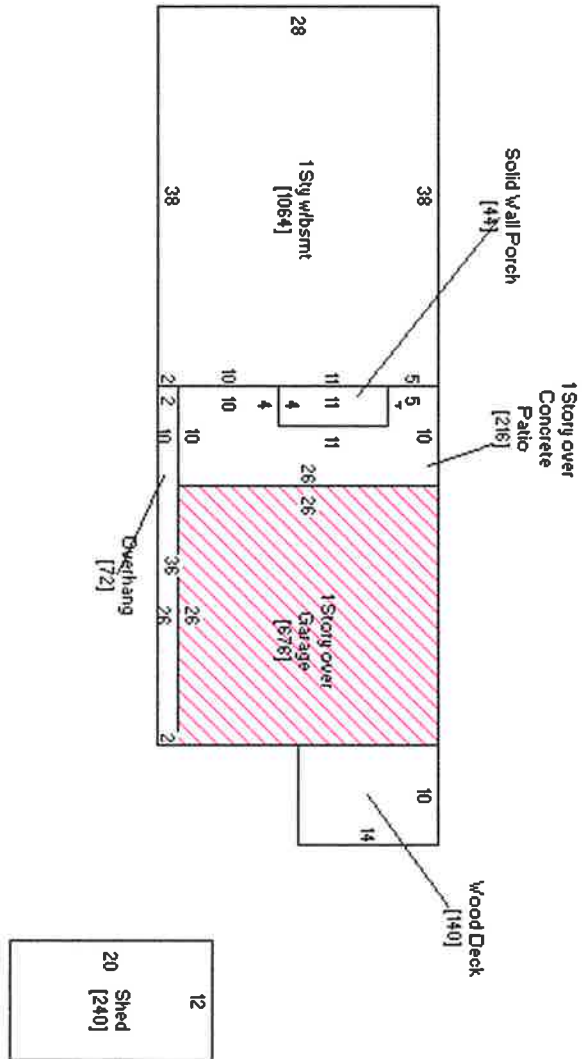
[Name]  
Council Member

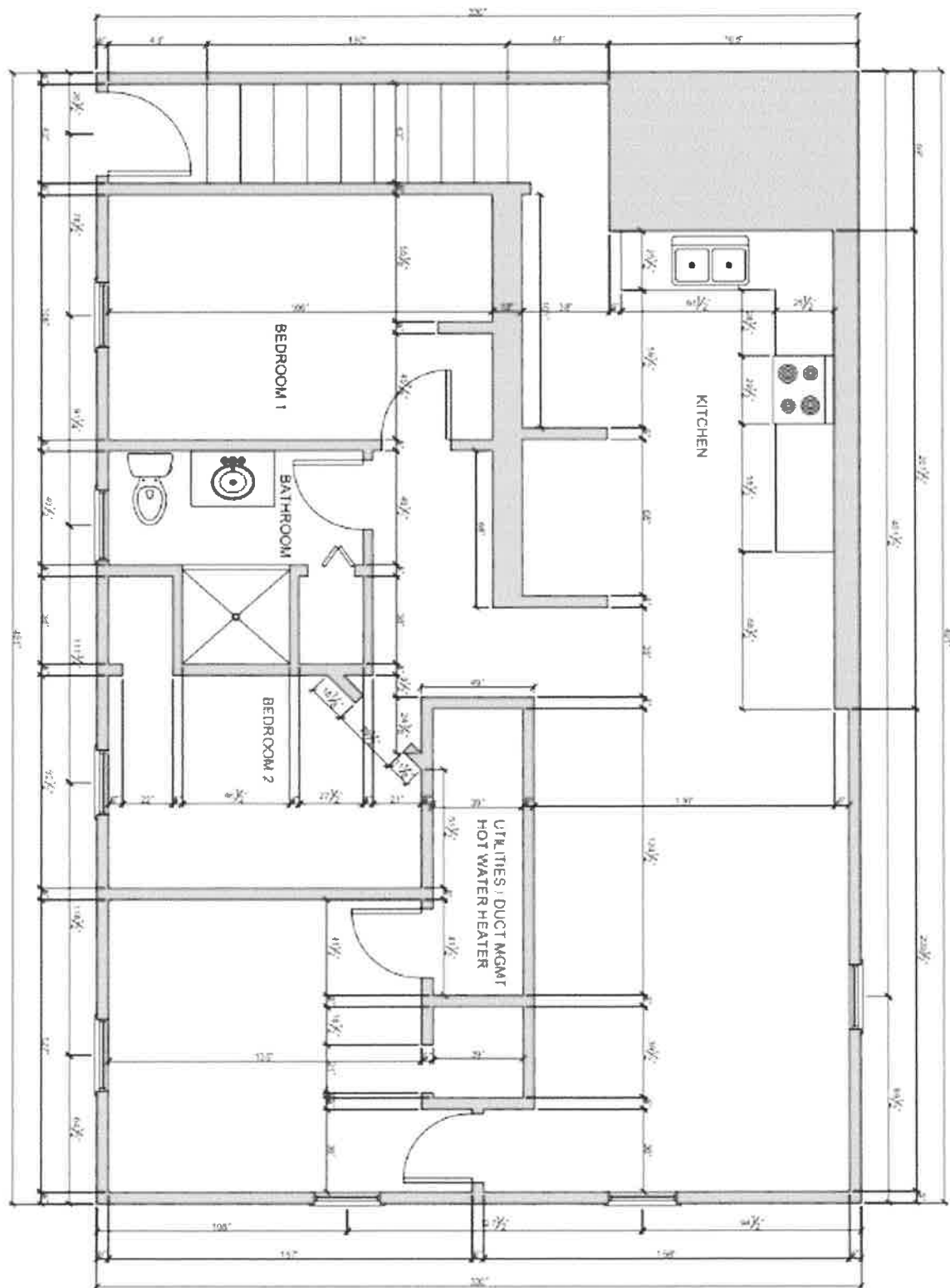
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### Town Clerk:

McWilliams, Mikayla

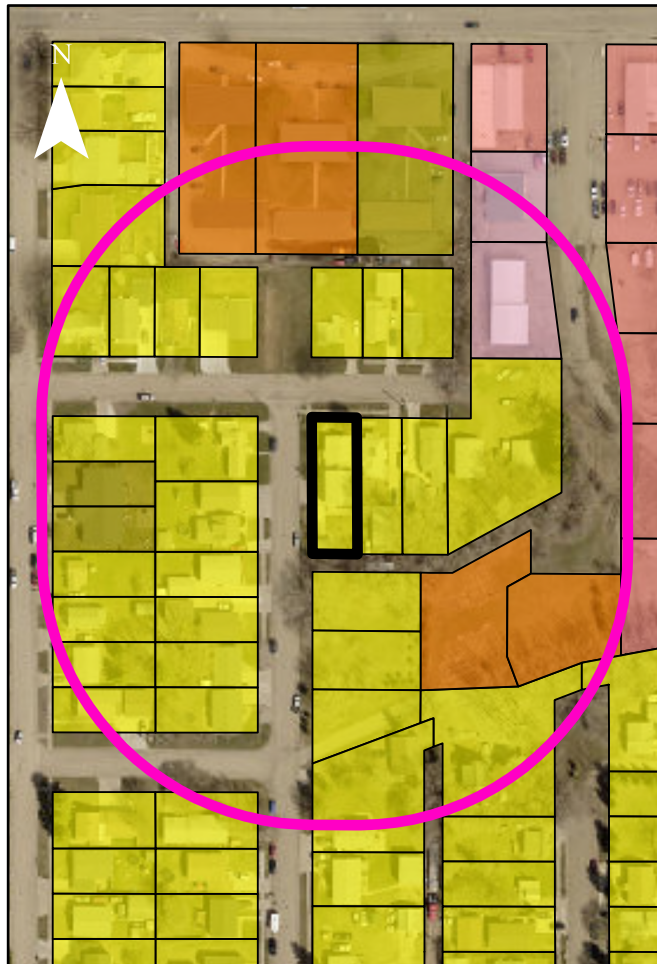
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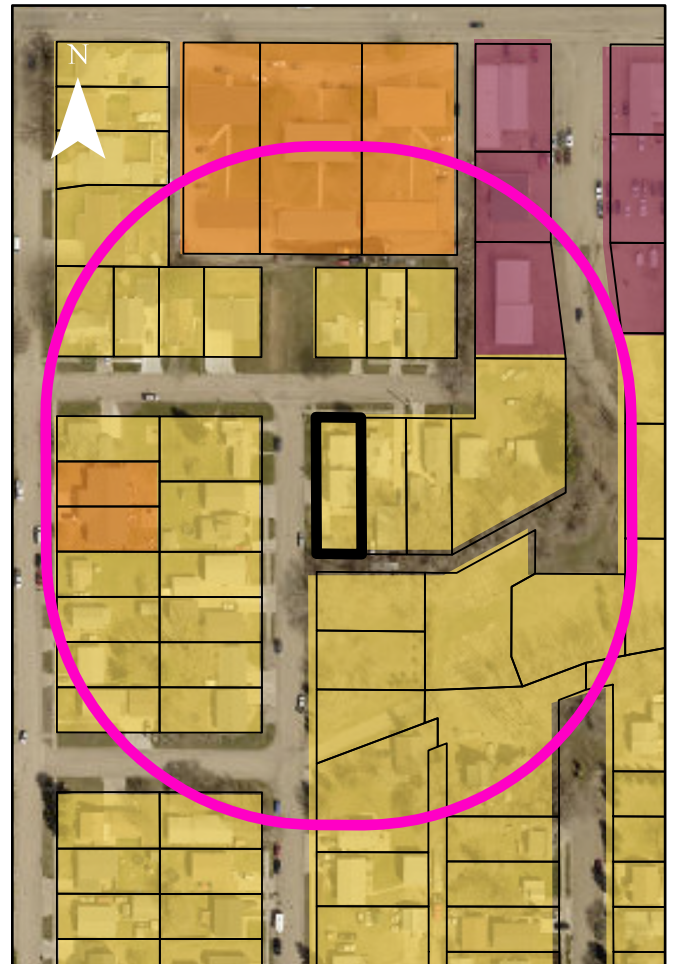


**BASEMENT**  
SCALE: 1/2" = 1'-0"

## ZONING



## FUTURE LAND USE



0 105 210 420 Feet

### Zoning

|  |     |
|--|-----|
|  | C1  |
|  | C2  |
|  | R1  |
|  | R2  |
|  | R2B |
|  | R3  |
|  | R3B |

### Both Maps

|  |                                  |
|--|----------------------------------|
|  | Case # 2025-17                   |
|  | Case # 2025-17 Notification Area |

### Land Use Type

|  |                      |
|--|----------------------|
|  | Suburban Residential |
|  | General Commercial   |
|  | Urban Residential    |

# Exhibit 5 – Site Photos



Facing East



Facing North



Facing West



Facing South



## Planning Commission Staff Report

**Application Date:** 04/28/2025

**Date of Staff Report:** 05/16/2025

**Date of Planning Commission Meeting:** 06/03/2025

**Staff Contact:** Doug Diedrichsen, Principal Planner

**Staff Recommendation:** Approval

**Case Number:** 2025-19

**Project Name:** Outlot 20 SE ¼ Sec 27-155-83 – CUP

**Current Legal Description:** Outlot 20 lying in the S 1/2, SE ¼, Section 27, Township 155 N Range 83 W

**Proposed Legal Description:** No Change

**Present Address:** 1900 HWY 2 & 52 BYP W

**Owners:** Evergreen Storage, LLC.

**Representative:** Landon Bahl

**Entitlements Requested:** See Project Description

**Present Zone(s):** “C2” General Commercial District

**Present Use(s):** Hotel & Manufactured Homes

**Uses Allowed in Present Zone(s):** See Table 2.2 for allowed and conditionally permitted uses within each district.

**Present Future Land Use Map Designation:** General Commercial

**Proposed Zone(s):** No Change

**Proposed Use(s):** Commercial Self Storage

**Uses Allowed in Proposed Zone(s):** See Table 2.2 for allowed and conditionally permitted uses within each district.

**Proposed Future Land Use Map Designation:** No Change

### **PROJECT DESCRIPTION:**

Public hearing request by Landon Bahl, Evergreen Storage LLC, owner for a request of a conditional use permit for a commercial self-storage facility on a property zoned “C2” General Commercial District. The legal description for the property is Outlot 20 lying in the S 1/2, SE ¼, Section 27, Township 155 N Range 83 W, Ward County, North Dakota.

The address for the property is 1900 HWY 2 & 52 BYP W

An aerial photo of the subject property can be found in **Exhibit 1**.

## **BACKGROUND INFORMATION:**

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Commercial self-storage is permitted by conditional use permit in the “C2” General commercial district. The applicant seeks a conditional use permit for a multi-unit commercial self-storage facility. The property was previously operated as the Casa Motel and RV Park. The Motel has since ceased operations and the RV park has been converted to a mobile home park.

A map of the area zoning and future land use can be found in **Exhibit 2**.

A letter of Intent can be found in **Exhibit 3**.

Site photos can be found in **Exhibit 4**.

## **STAFF ANALYSIS:**

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### **Conditional Use Permit Analysis:**

Section 9.1-4 of the Minot Land Development Ordinance (Zoning Ordinance) recognizes that certain land uses, when under special conditions and review can be compatible with uses that are permitted by right in a zoning district. The review of the conditional use permit (CUP) application and any special conditions imposed by either the Zoning Ordinance or City Staff should occur via a thorough public process as prescribed by Section 9.2-1 including a public hearing, direct noticing to neighboring property owners, and general public noticing within the Minot Daily News. Per Section 9.1-4 I., an amendment to a CUP follows the same process as a new application. The applicant has submitted the necessary application documents required per Section 9.1-4 C. and noticing has been conducted as required per Section 9.2-1.

Section 9.1-4 F. states that the Planning Commission shall find that the application meets all of the following, as applicable:

1. The request will be harmonious with the general and applicable specific objectives of the City's Comprehensive Plan and this Ordinance.
2. The proposed conditional use at the specified location will not be detrimental to or endanger the health, safety, welfare, comfort, or convenience of the public.
3. The proposed conditional use will not cause substantial injury to the value of other properties within the area in which it is located.
4. The location, size, design, and operating intensity of the proposed conditional use will not prevent the development and use of neighboring property in accordance with the applicable zoning district. In

making this determination, the Planning Commission will consider the siting, nature, and height of existing and proposed buildings and structures, and the extent and effectiveness of proposed buffering or landscaping.

5. Adequate public services and facilities exist or will be provided by the developer at the time of development, including adequate utilities, water and sewer systems, drainage structures, and other such facilities and services which are necessary to serve the development.
6. The request will not create excessive additional requirements for public facilities and services at public cost and will not be detrimental to the economic welfare of the community.
7. Adequate access roads or entrance and exit drives exist or will be provided by the developer to prevent traffic safety hazards and minimize traffic congestion on public streets.
8. The request will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

Staff finds the proposed use to be harmonious with the comprehensive plan future land use map designation of General Commercial and the LDO. Section 9.1-4 F. 1. is satisfied.

Related to Section 9.1-4. F. 2 thru 4 generally relate to the overall impact of a proposal on property within the vicinity. A final site plan would need to be submitted providing appropriate buffering for the adjacent residential use north of the subject property and providing a landscaping plan for the south side of the property along 20<sup>th</sup> Ave SW. All site plans meeting the requirements for a commercial use adjacent to a residential use would need to be submitted and approved by the Planning Division prior to the issuance of a building permit, therefore staff finds that Section 9.1-4. F. 2 thru 4 is satisfied.

Staff finds Section 9.1-4. F. 5. related to the provision of appropriate public services such as utilities and drainage systems is satisfied, as no new public utilities are being sought and existing public utilities are adequate to support the proposed use pending approval of a stormwater management plan.

Staff finds that Sections 9.1-4. F. 6. and 7. related to maintaining community economic welfare and providing adequate road access, respectively, are satisfied. There is currently adequate access onto 20<sup>th</sup> Ave SW, and improvements, if any were required, would be at the expense of the developer and would be approved and permitted by the City Engineering Department to satisfy these two evaluative criteria going forward.

Finally, Section 9.1-4. F. 8. is satisfied, as Staff does not have any evidence that the request will result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

#### Comments:

- a) There were no public comments at the time of writing this staff report.
- b) The application was distributed to city departments and external public agencies within the City for review and the following comments were received.
  - a. City of Minot Engineering Department
    - i. Storm Water Management Plan is required for development.

- ii. A site plan is required for development.
- iii. Access locations must be approved by the City Engineer as a part of the site plan review.
- iv. Sidewalk is not required.

## **FINDINGS OF FACT:**

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The Minot Planning Commission should accept the following findings of facts:

- 1) The applicant has submitted a complete application.
- 2) The property is zoned "C2" General Commercial District
- 3) The City of Minot 2040 Comprehensive Plan Future Land Use Map designates this area as General Commercial.
- 4) The proposal satisfies the evaluative criteria per Section 9.1-4. F. 1. thru 8. as outlined in the Staff Analysis section of staff's written report.
- 5) The Minot Planning Commission has the authority to hear this case and decide whether it should be approved or denied, with or without conditions. The public notice requirements were met, the hearing was legally noticed and posted and the hearing was held and conducted under the requirements of North Dakota Century Code and Minot City ordinances.

## **STAFF RECOMMENDATION:**

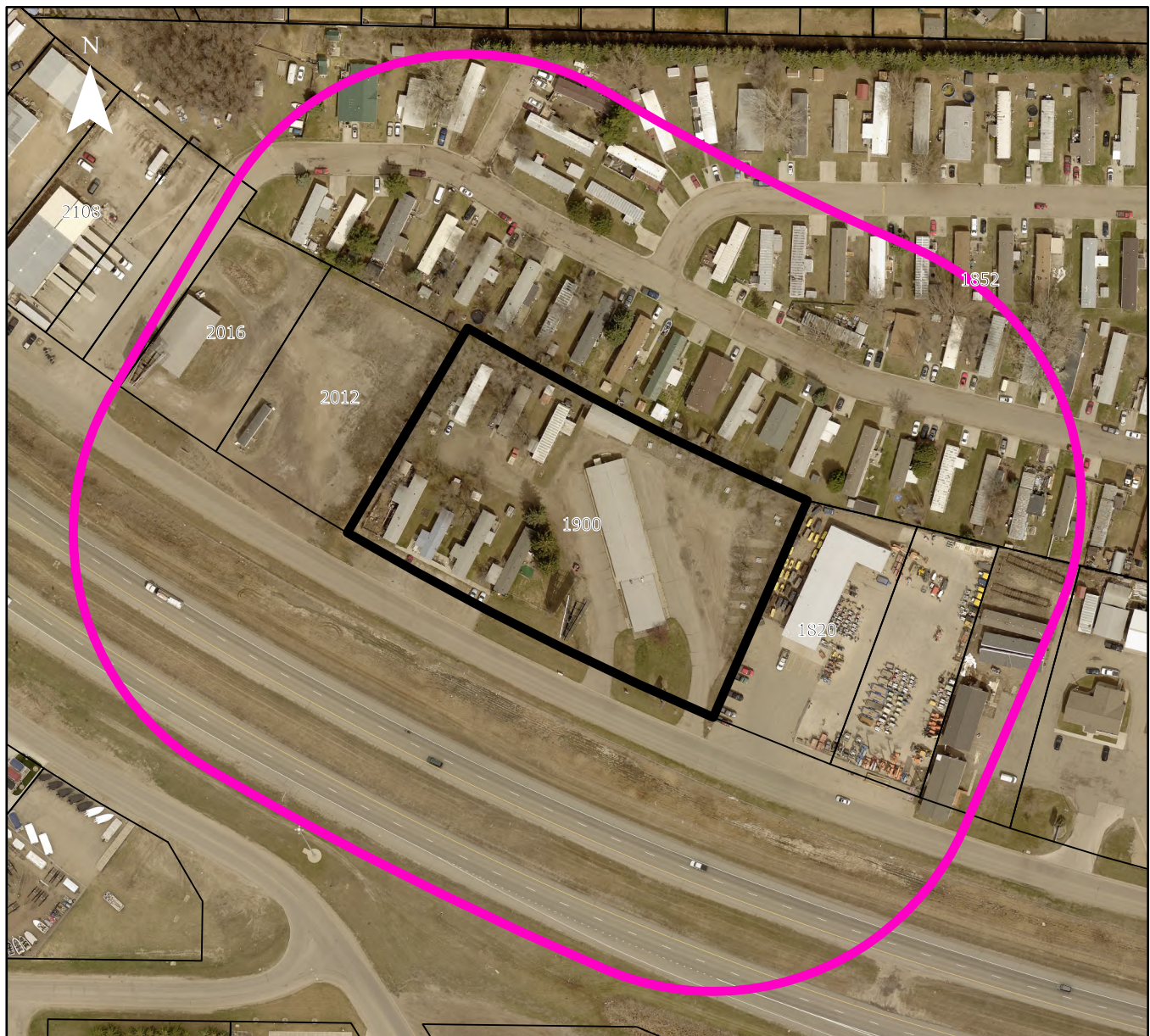
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Staff recommends the Planning Commission adopt the staff findings of fact and approve the conditional use permit for a commercial self-storage with the following recommended conditions:

## **RECOMMENDED CONDITIONS:**

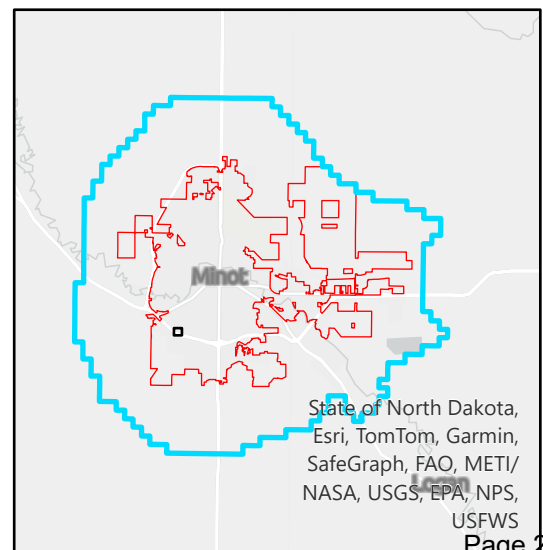
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- A landscaping Plan that meets and buffering and landscaping requirements of the City of Minot Land Development Ordinance must be submitted and approved by Planning staff prior to the issuance of a building permit
- Storm Water Management Plan approved by the Engineering Department is required for development
- A site plan that is approved by the Community Development and Engineering Departments is required for development
- Access locations must be approved by the City Engineer as a part of the site plan review
- Sidewalks are not required

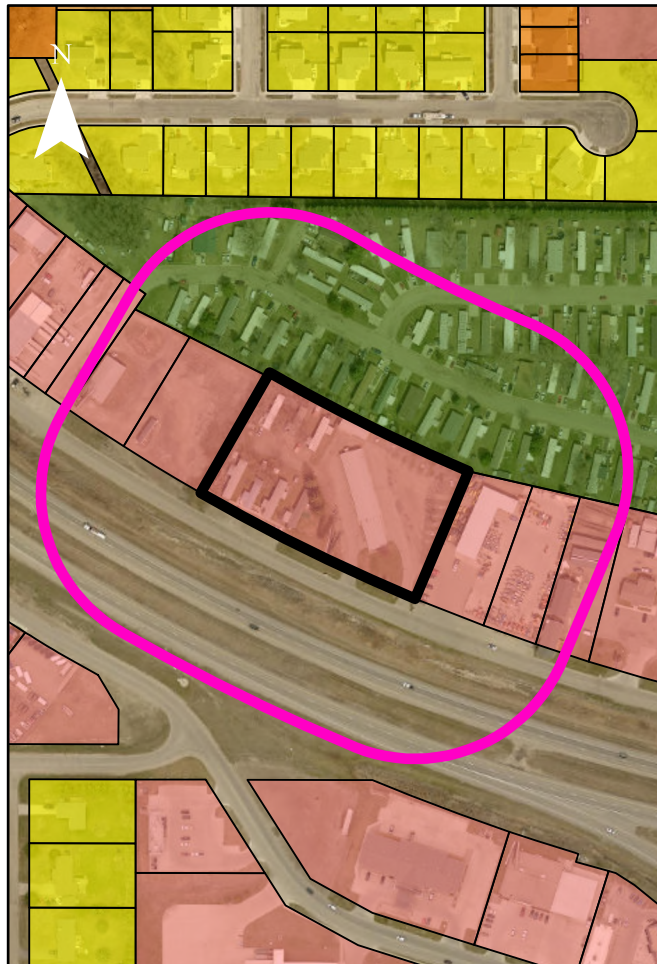


0 125 250 500 Feet

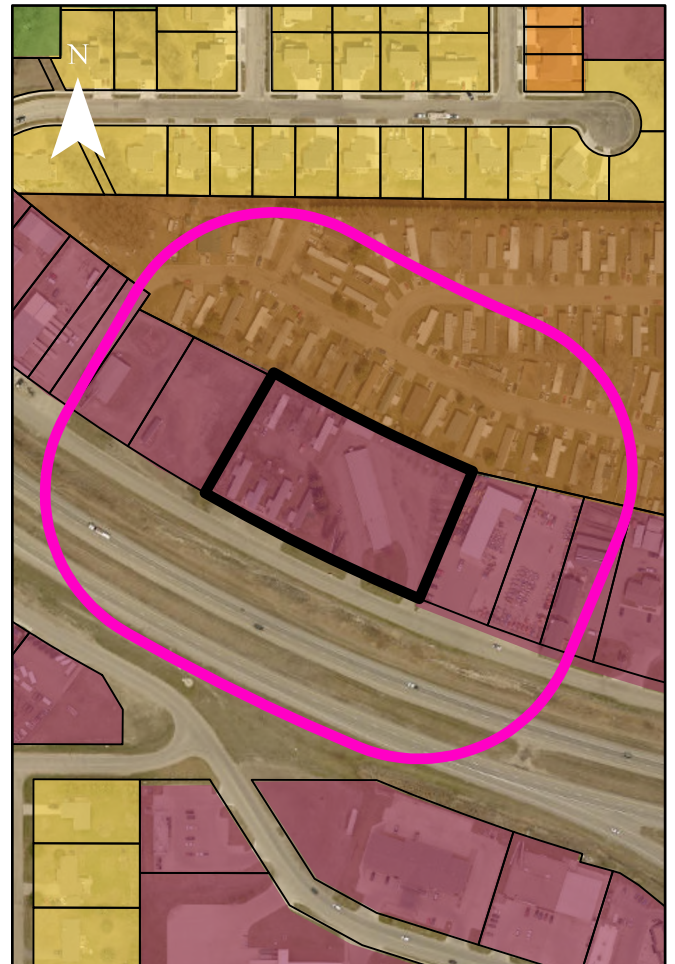
- Two Mile Boundary
- City Limits
- Case # 2025-19
- Case # 2025-19 Notification Area



## ZONING



## FUTURE LAND USE



0 175 350 700 Feet

### Zoning

|                                                                                     |     |
|-------------------------------------------------------------------------------------|-----|
|  | C2  |
|  | MH  |
|  | R1  |
|  | R3  |
|  | R3C |

### Both Maps

|                                                                                     |                                  |
|-------------------------------------------------------------------------------------|----------------------------------|
|  | Case # 2025-19                   |
|  | Case # 2025-19 Notification Area |

### Land Use Type

|                                                                                      |                             |
|--------------------------------------------------------------------------------------|-----------------------------|
|  | Suburban Residential        |
|  | General Commercial          |
|  | Parks And Recreation        |
|  | Urban Residential           |
|  | Manufactured Home Community |
|  | Suburban Residential        |

Mark Homes | Evergreen Storage LLC  
1900 Highway 2 & 52 Bypass West  
Minot, ND 58701  
701-340-7732  
[landon@bahlenterprises.com](mailto:landon@bahlenterprises.com)

April 28, 2025

Minot Planning Commission  
City of Minot  
Minot, North Dakota

Dear Members of the Minot Planning Commission,

**Subject:** Letter of Intent for Redevelopment of 1900 Highway 2 & 52 Bypass Lot, asking for a conditional use permit to allow self-storage units in C2 development.

**Parcel ID:** MI27.288.253.0200

**Applicant:** Mark Homes LLC

**Property Owner:** Mark Homes LLC

On behalf of Mark Homes and Evergreen Storage LLC, I am pleased to submit this letter of intent regarding the proposed redevelopment of the property located at 1900 Highway 2 & 52 Bypass in Minot, ND.

Our redevelopment plan proposes the construction of 192 mini self-storage units on the site, with targeted construction commencing in the summer of 2025. In order to make this project happen, we are in the process of closing the mobile home park and will close the existing motel & RV park. All permanent building structures will be demolished and removed. In addition, all trees will be removed except for the mature trees along the north lot line. I propose keeping those and asking for your support in using those mature trees as the buffer landscape area between the mobile home park located to the north of this proposed development.

This redevelopment will result in a substantial visual and functional enhancement to the area. The new self-storage facility will offer a clean, modern, and professional aesthetic along the Highway 2 & 52 bypass frontage road, a highly visible and trafficked corridor through the city. We believe this project will not only improve the appearance of this key gateway in and out of Minot but also stimulate additional investment and pride in the surrounding community.

We look forward to the opportunity to move this project forward and respectfully request the Commission's favorable consideration of our redevelopment plans. Should you

require additional details, site plans, or any supporting documentation, we would be happy to provide them upon request.

Thank you for your time and thoughtful consideration. We are excited to contribute to Minot's continued growth and beautification.

Sincerely,

Landon Bahl  
Owner, Mark Homes LLC | Evergreen Storage LLC  
701-340-7732  
landon@bahlenterprises.com

# Exhibit 4 – Site Photos



Facing North



Facing Northwest



Facing Southwest



Facing East



## Planning Commission Staff Report

**Application Date:** 04/25/2025  
**Date of Staff Report:** 05/16/2025  
**Planning Commission Meeting:** 06/03/2025

**Staff Contact:** Doug Diedrichsen, Principal Planner  
**Staff Recommendation:** Approval

**Case Number:** 2025-20

**Project Name:** Liechty Homes 7<sup>th</sup> Addition –  
Prelim Plat, Annex, Zone Change

**Current Legal Description:** See Project  
Description

**Proposed Legal Description:** Lots 1 & 2 of Liechty  
Homes 7<sup>th</sup> Addition to the City of Minot

**Present Address:** Unaddressed

**Representative:** Rob Berard, Ackerman Surveying

**Owner:** Liechty Homes Inc.

**Entitlements Requested:** Preliminary Plat approval,  
Zoning Map Amendment from “Ag” Agricultural District  
to “MH” Manufactured Home District on Lot 1 and  
Annexation of realignment of Lot 1

**Present Zone(s):** “Ag” Agricultural District, “MH”  
Manufactured Home District

**Present Use(s):** Mobile Home Community,  
Agricultural Land

**Uses Allowed in Present Zone(s):** See Chapter 2.2  
for allowed and conditionally permitted uses  
within each district.

**Present Future Land Use Map Designation:**  
Manufactured Home Community, Ag and Open  
Space

**Proposed Zone(s):** “MH” Mobile Home District

**Proposed Use(s):** No Change on Lot 2, expansion of  
mobile home community on realignment of Lot 1

**Uses Allowed in Proposed Zone(s):** See Chapter 2.2 for  
allowed and conditionally permitted uses within each  
district

**Proposed Future Land Use Map Designation:** No  
Change

### PROJECT DESCRIPTION:

Public hearing request by Curt Liechty, Liechty Homes Inc., owner for a request of a preliminary plat, zone change and annexation on a property zoned “MH” Mobile Home District and “AG” Agricultural District. The

Preliminary Plat is for Liechty Homes 7th Addition. The legal description for the properties are Lot 1 Liechty Homes 5th Addition to the City of Minot, Ward County, North Dakota and S1/2 NE1/4 Less Outlots 6, 8, 9, 10 and 11 and a portion of Liechty Homes 2nd & 3rd Additions, Walmart, Liechty Homes 5th Addition, Road and HWY right-of-way, Section 2, Township 154 N, Range 83 W, Ward County, North Dakota.

The subject properties addresses are unassigned (Portion of mobile home community located at 3725 10th St. SW).

An aerial map of the subject property may be found in **Exhibit 1**

### **BACKGROUND INFORMATION:**

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The property owner seeks to realign, annex and rezone Lot 1 from “AG” Agricultural (AG) to “MH” Manufactured Home District (MH). The subject property was designated Manufactured Home and Ag and Open Space in the 2040 Comprehensive Plan. Annexation will address its position adjacent to city limits and will be evaluated by City Council along with the recommendation from Planning Commission on the preliminary plat and zoning map amendment request.

The preliminary plat can be found in **Exhibit 2**.

The zoning and future land use map are provided in **Exhibit 3**.

Site photos are provided in **Exhibit 4**.

### **STAFF ANALYSIS:**

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#### **Annexation:**

The City of Minot follows North Dakota Century Code (NDCC) Chapter 40-51.2 procedures involving annexation requests. NDCC 40-51.2-03 provides for owners of property to request annexation and City Council may approve such requests by ordinance. Staff is supportive of the annexation request.

#### **Subdivision Design Standards:**

Section 10.2-7 C. of the Land Development Ordinance of the City of Minot (LDO) covers the process of application and submittal for a major subdivision preliminary plat. The applicant has submitted the necessary application documents required per Section 10.2-7 C. 2. and noticing has been conducted as required per 9.2-1 (B) and (C).

Section 10.2-7. D. requires that staff’s report consider the nature of the proposed development as prescribed within Section 10.2-5 relating to whether or not it meets the technical requirements of Article 10, and if not, whether any such requirements should be waived. To that end, staff provides the following guidance based on the various requirements of Chapter 10.3 – Design Standards:

Section 10.3-1, requiring the proposed subdivision to be designed in accordance with the standards of Chapter 10.3, the Land Development Ordinance as a whole, and a list of various other plans and codes, is satisfied.

Section 10.3-2 prohibits the approval of the subdivision of land that is unsuitable for development due to a variety of reasons. Staff finds the proposed preliminary layout, which proposes two lots, each with adequate terrain and access to be suitable for development. Staff finds Section 10.3-2 is satisfied.

Section 10.3-3. requires that a subdivision name not already be utilized elsewhere and spelled correctly. The name Liechty Homes 7<sup>th</sup> Addition has not yet been taken and is spelled correctly. Section 10.3-3. is satisfied.

Section 10.3-4. A-F. relating to Street Names and Numbering is not applicable, as there are no additional streets proposed via this subdivision.

The requirements of Section 10.3-11. relating to the design of the individual lots has been satisfied.

Section 10.3-12 relating to block design is not applicable.

The requirements of Section 10.3-13. A. relating to the dedication of right-of-way, easements, and street widths is satisfied.

Sections 10.3-14 relates to sidewalks, Section 10.3-14 is satisfied.

Section 10.3-15 related to public utilities is satisfied. Any expansion or connection to public utilities would be at the expense of the developer. Connection fees would apply at the rate set for this district, to be collected at the time of building permit application.

Section 10.3-21 related to financial security for necessary infrastructure improvements is not applicable.

Section 10.3-22 is satisfied, as the applicant is required to follow all City permitting processes for construction.

#### Zoning Map Amendment Analysis:

Section 9.1-7 of the Minot Land Development Code provides the procedures for amending the official zoning map of the City of Minot. Section 9.2 provides the noticing requirements for public hearings held by the Planning Commission. Section 9.1-7 D. recognizes that the future land use map may need to be amended to support any rezoning request. The applicant has submitted the necessary application documents required per Section 9.1-7 C. and noticing has been conducted as required per Section 9.2.

The subject property future land use designation is Ag and Open Space and Manufactured Home Community, which aligns with the proposed zone change to “MH” Manufactured Home District for the realignment of Lot 1. Staff finds no future land use map amendment is necessary.

Section 9.1-7 E. 2. requires the Planning Commission to provide findings of fact to ensure the criteria included in Section 9.1-7 H. has been satisfied in order to support any recommendation regarding any proposed changes to the zoning map or Future Land Use Map. Staff provides the following guidance:

Section 9.1-7 H. relates to whether or not the proposed zoning map amendment is justified due to a change in conditions, error in the zoning map, or by in order to fulfill the future land use map of the Comprehensive Plan. The request stems from an effort to realign lots that currently align zoning with the Future Land Use Map, as the “MH” Manufactured Home District is a complimentary zone to the Manufactured Home Community designation on the FLU map and “AG” Agricultural district is a complimentary zone to Ag and Open Space with the change being a minor realignment of the property boundaries. Section 9.1-7 H. 1 is satisfied.

The City and other agencies will be able to provide necessary public services and facilities to serve the proposed development. Section 9.1-7 H. 2 is satisfied.

Section 9.1-7 H. 3 requires that the proposed zoning map amendment will not substantially diminish the condition or value of property in the vicinity. Staff finds no evidence that the zoning map amendment to “MH” Manufactured Home District will diminish the condition or value of property within the vicinity. The adjacent properties have primary been developed with manufactured homes or agricultural uses. Section 9.1-7. H. 3. is satisfied.

Section 9.1-7. H. 4. requires the zoning change to be consistent with the purpose of the Land Development Ordinance of the City of Minot, the Comprehensive Plan, and other adopted plans and policies of the City. The proposed development must comply with all development standards within the Land Development Ordinance of the City of Minot and the zoning map amendment aligns with the future land use designation of Manufactured Home Community and Ag and Open Space in the City of Minot 2040 Comprehensive Plan. Therefore, Section 9.1-7. 4. is satisfied.

#### Comments:

1. There were no public comments at the time of writing this staff report.
2. The application was distributed to city departments and external public agencies within the City for review and the following comment was received:
  - a. City of Minot Engineering Department
    - i. regulatory floodplain must be shown on final plat

#### **FINDINGS OF FACT:**

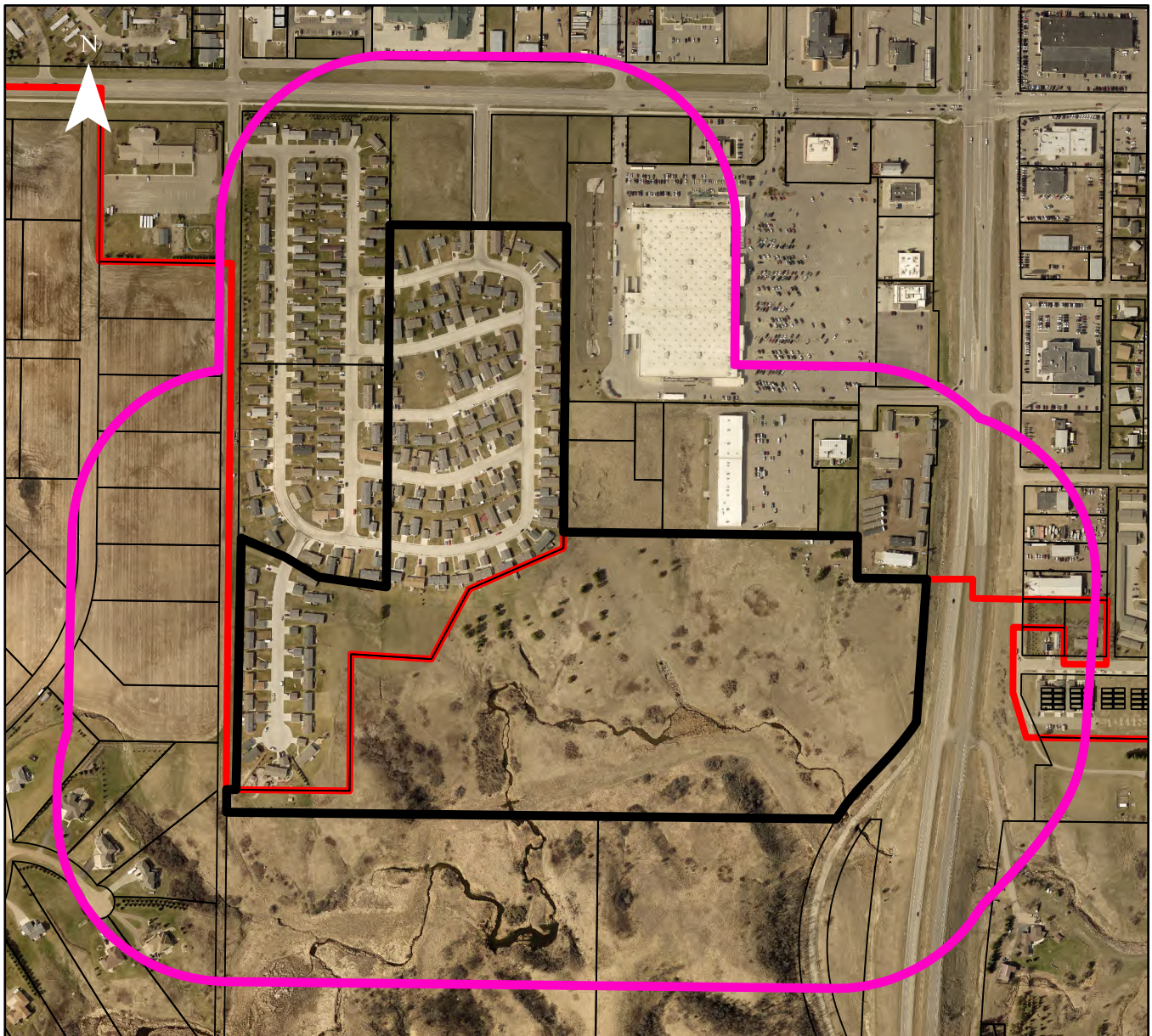
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The Minot Planning Commission should accept the following findings of facts:

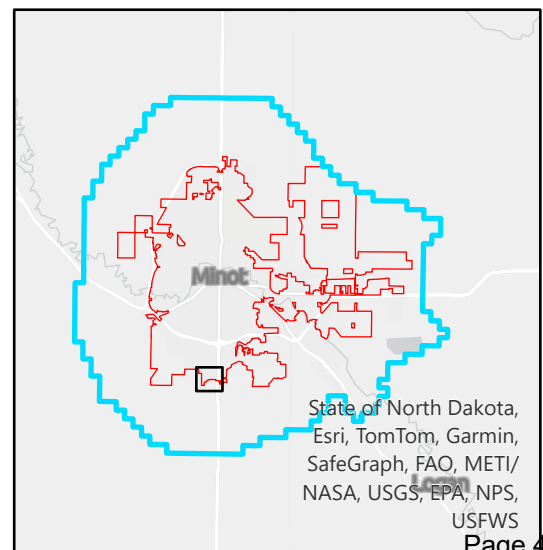
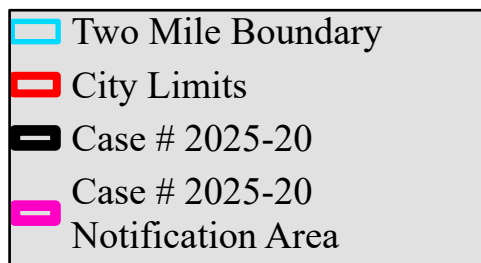
- 1) The applicants have submitted a complete application for annexation, preliminary plat and zoning map amendment.
- 2) The applicant's request is consistent with the bulk requirements of Chapter 2.4 – "MH" Manufactured Home District of the Land Development Ordinance of the City of Minot (LDO).
- 3) The applicable sections of Chapter 10.3 related to subdivision design are satisfied.
- 4) The present zoning is "MH" Manufactured Home District & "AG" Agricultural District.
- 5) The City of Minot 2040 Comprehensive Plan Future Land Use Map designates this area as Manufactured Home Community and Ag and Open Space.
- 6) Section 9.1-7 H. 1. is satisfied, as the FLU map denotes this area as Manufactured Home Community and Ag and Open Space and the proposal is to zone the property as "MH" Manufactured Home District is in alignment with the FLU map designation.
- 7) Section 9.1-7 H. 2 is satisfied, as the City and other public agencies will be able to provide services to support the request.
- 8) Section 9.1-7 H. 3 is satisfied, as there exists no evidence that the proposed development will substantially diminish the condition or value of property in the vicinity.
- 9) The zoning map amendment is consistent with the purpose of the Minot Land Development Ordinance and other adopted policies of the City per Section 9.1-7 H. 4.
- 10) The Minot Planning Commission has the authority to hear this case and provide a recommendation to City Council whether it be approved or denied. The public notice requirements were met, the hearing was legally noticed and posted, and the hearing was held and conducted under the requirements of North Dakota Century Code and Minot City ordinances.

## **RECOMMENDATION:**

Staff recommends the Planning Commission adopt the staff findings of fact and recommend approval to City Council for a zoning map amendment from "Ag" Agricultural District to "MH" Manufactured Home District and Planning Commission recommend approval of the preliminary plat without conditions.

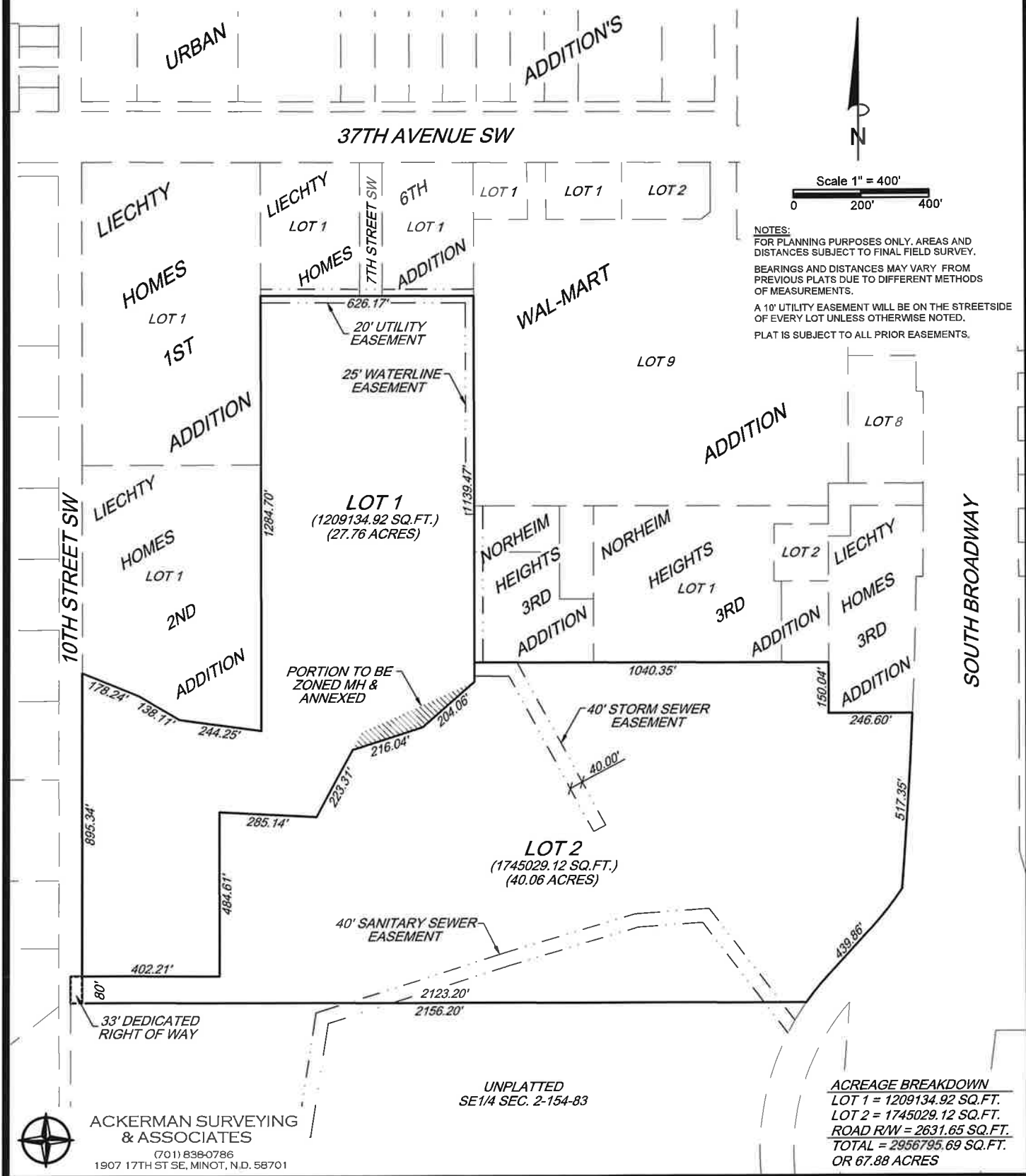


0 395 790 1,580 Feet

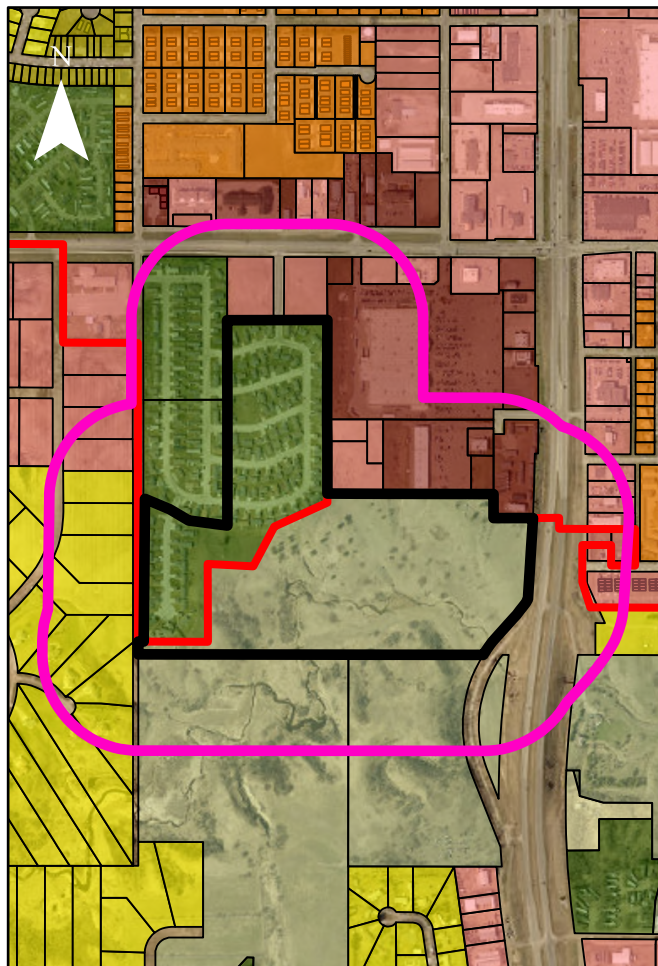


# PRELIMINARY PLAT OF LIECHTY HOMES 7TH ADDITION

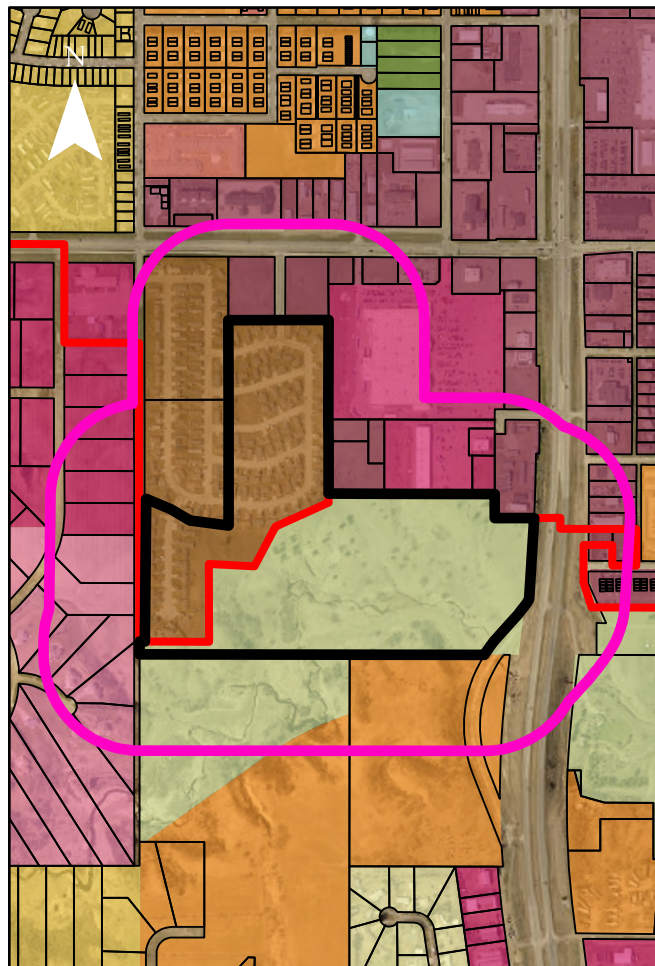
TO THE CITY OF MINOT, NORTH DAKOTA  
(BEING LOT 1, LIECHTY HOMES 5TH ADDITION TO THE CITY OF MINOT, NORTH DAKOTA  
AND AN UNPLATTED PORTION OF THE S1/2NE1/4 SECTION 2, TOWNSHIP 154 NORTH,  
RANGE 83 WEST, WARD COUNTY, NORTH DAKOTA)



## ZONING



## FUTURE LAND USE



0 500 1,000 2,000 Feet

### Zoning

|                                                                                     |    |
|-------------------------------------------------------------------------------------|----|
|  | AG |
|  | C2 |
|  | C4 |
|  | MH |
|  | R1 |

### Both Maps

|                                                                                     |                                  |
|-------------------------------------------------------------------------------------|----------------------------------|
|  | Case # 2025-20                   |
|  | Case # 2025-20 Notification Area |

### Land Use Type

|                                                                                      |                             |
|--------------------------------------------------------------------------------------|-----------------------------|
|  | Public Institutional        |
|  | General Commercial          |
|  | Gateway Commercial          |
|  | Neighborhood Commercial     |
|  | Parks And Recreation        |
|  | Urban Residential           |
|  | Manufactured Home Community |
|  | Suburban Residential        |
|  | Gateway Commercial          |
|  | Mixed Use Center            |

Agricultural and Open Space

# Exhibit 4 – Site Photos



Facing Southwest



Facing South



Facing Southeast



**Planning Commission  
Staff Report**

**Application Date:** 04/21/2025  
**Date of Staff Report:** 05/19/2025  
**Date of Planning Commission Meeting:** 06/03/2025

**Staff Contact:** Daniel Falconer, Assistant Planner  
**Staff Recommendation:** Approval

**Case Number:** 2025-21  
**Project Name:** Plainview Addition – IUP  
**Current Legal Description:** Plainview Addition Lot 2  
  
**Proposed Legal Description:** No Change.  
  
**Present Address:** 4200 16<sup>th</sup> Ave SE

**Owners:** Randy Taylor  
  
**Representative:** Same as above.  
  
**Entitlements Requested:** Interim Use Permit (IUP) for temporary storage.

**Present Zone(s):** “C2” General Commercial District.  
  
**Present Use(s):** Grandfathered gravel mining.  
  
**Uses Allowed in Present Zone(s):** See Table 2.2 for allowed and conditionally permitted uses within each district.  
  
**Present Future Land Use Map Designation:** Suburban Residential

**Proposed Zone(s):** No Change.  
  
**Proposed Use(s):** Grandfathered gravel mining and storage of construction materials for manufactured homes with IUP.  
  
**Uses Allowed in Proposed Zone(s):** See Table 2.2 for allowed and conditionally permitted uses within each district.  
  
**Proposed Future Land Use Map Designation:** No Change.

**PROJECT DESCRIPTION:**

Public hearing request by Randy Taylor, owner for a request of an interim use permit for temporary outdoor storage of construction materials on a property zoned “C2” General Commercial District. The legal description for the property is Lot 2 Plainview Addition to the City of Minot, Ward County, North Dakota.

The subject property address is 4200 16th Ave SE.

An aerial photo of the subject property can be found in **Exhibit 1**.

## **BACKGROUND INFORMATION:**

The applicant has requested an IUP to temporarily store construction materials related to manufactured home materials on site. These materials involve axles, anchors, trim, and skirting among other items involved with manufactured housing relocation. These materials originated at Parkview Mobile Home Park, which is currently being bought out by the City of Minot for flood control. This influx of relocations caused by flood control has strained the capacity of our local contractors, so additional storage is being sought.

Applicants Letter of Intent can be found in **Exhibit 2**.

A zoning and future land use map can be found in **Exhibit 3**.

Site pictures can be found in **Exhibit 4**.

A site plan showing the location of the temporary storage can be found in **Exhibit 5**.

## **STAFF ANALYSIS:**

### Interim Use Permit Analysis:

Section 9.1-5. of the Minot Land Development Code provides the procedures for permitting of interim uses within the City of Minot. Section 9.1-5. B. states that the application, public hearing, noticing, and procedural requirement for an interim use permit (IUP) are the same as those for a conditional use permit (CUP). Section 9.2 provides the noticing requirements for public hearings held by the Planning Commission. The applicant has submitted the necessary application documents required per Section 9.1-4 C. and noticing has been conducted as required per Section 9.2.

Section 9.1-5 C. states that the Planning Commission shall authorize an interim use permit only if they find that the following criteria are met:

1. An Interim Use Permit is the preferred method for authorizing the specified use, as defined by the zoning use matrix.
2. The date or event that will terminate the use can be identified with certainty.
3. The interim use will not impose additional costs on the public if it is necessary for the public to take the property in the future.

4. The interim use will be subjected to, by agreement with the owner, any conditions that the Planning Commission has deemed appropriate for permission of the use, including a condition that the owner will provide an appropriate financial surety to cover the cost of removing the interim use and any interim structures upon the expiration of the Interim Use Permit.

To that end, staff provides the following guidance:

Staff finds an interim use permit is the preferred method for authorizing temporary storage, as noted in Table 2.2 Table of Uses – Miscellaneous Uses from the Land Development Ordinance (LDO) of the City of Minot, satisfying Section 9.1-5. C. 1.

Section 9.1-5. C. 2. relates to the identification of a certain date or event that will terminate the use. The temporary storage being sought is directly tied to the relocation of manufactured homes being displaced by flood control. The Applicant is confident the relocation of these manufactured homes from Parkview can be accomplished by the end of this building season. Staff recommends including the following condition to memorialize the termination date:

*The termination date shall be October 17<sup>th</sup>, 2025.*

Section 9.1-5. C. 3., relating to the interim use not imposing additional costs on the public if it is necessary for the public to take the property in the future is satisfied by the nature of the property owner. Staff recommends adding the condition that the owner is required to return the site to its original state before the storage took place. This will require the removal of any materials not allowed under the current use of gravel mining.

Section 9.1-5. C. 4. relates to additional conditions of approval that the Planning Commission deems appropriate, which may include a financial surety to remove the interim use from the property. Staff finds this criterion satisfied and does not recommend additional conditions of approval.

Overall, staff finds that the Sections 9.1-5 C. 1. through 4. are met, subject to the two conditions previously noted.

Comments:

1. There were public comments at the time of writing this staff report. A copy of the letter is included.
2. The application was distributed to city departments and external public agencies within the City for review and no comments were received.

**FINDINGS OF FACT:**

---

The Minot Planning Commission should accept the following findings of facts:

- 1) The applicants have submitted a complete application.

- 2) The property is zoned "C2" General Commercial District on the Official Zoning Map and has a "Suburban Residential" designation on the Future Land Use Map of the 2040 Comprehensive Plan.
- 3) Section 9.1-5. C. 1. is satisfied as the preferred method of permitting temporary storage is via interim use permits per Table. 2.2 Table of Uses of the Land Development Ordinance of the City of Minot (LDO).
- 4) Section 9.1-5. C. 2. is satisfied with the inclusion of a condition memorializing the termination date as October 17<sup>th</sup>, 2025.
- 5) Section 9.1-5. C. 3. is satisfied with the inclusion of a condition requiring the removal of materials not associated with the underlying grandfathered gravel mining use.
- 6) Section 9.1-5. C. 4. is satisfied, as no further conditions are warranted other than relating to memorializing the termination date and the requirement to remove items being stored as described under this permit.
- 7) The Minot Planning Commission has the authority to hear the Interim Use Permit case and decide whether it should be approved or denied, with or without conditions. The public notice requirements were met, the hearing was legally noticed and posted and the hearing was held and conducted under the requirements of North Dakota Century Code and Minot City ordinances.

#### **RECOMMENDATION:**

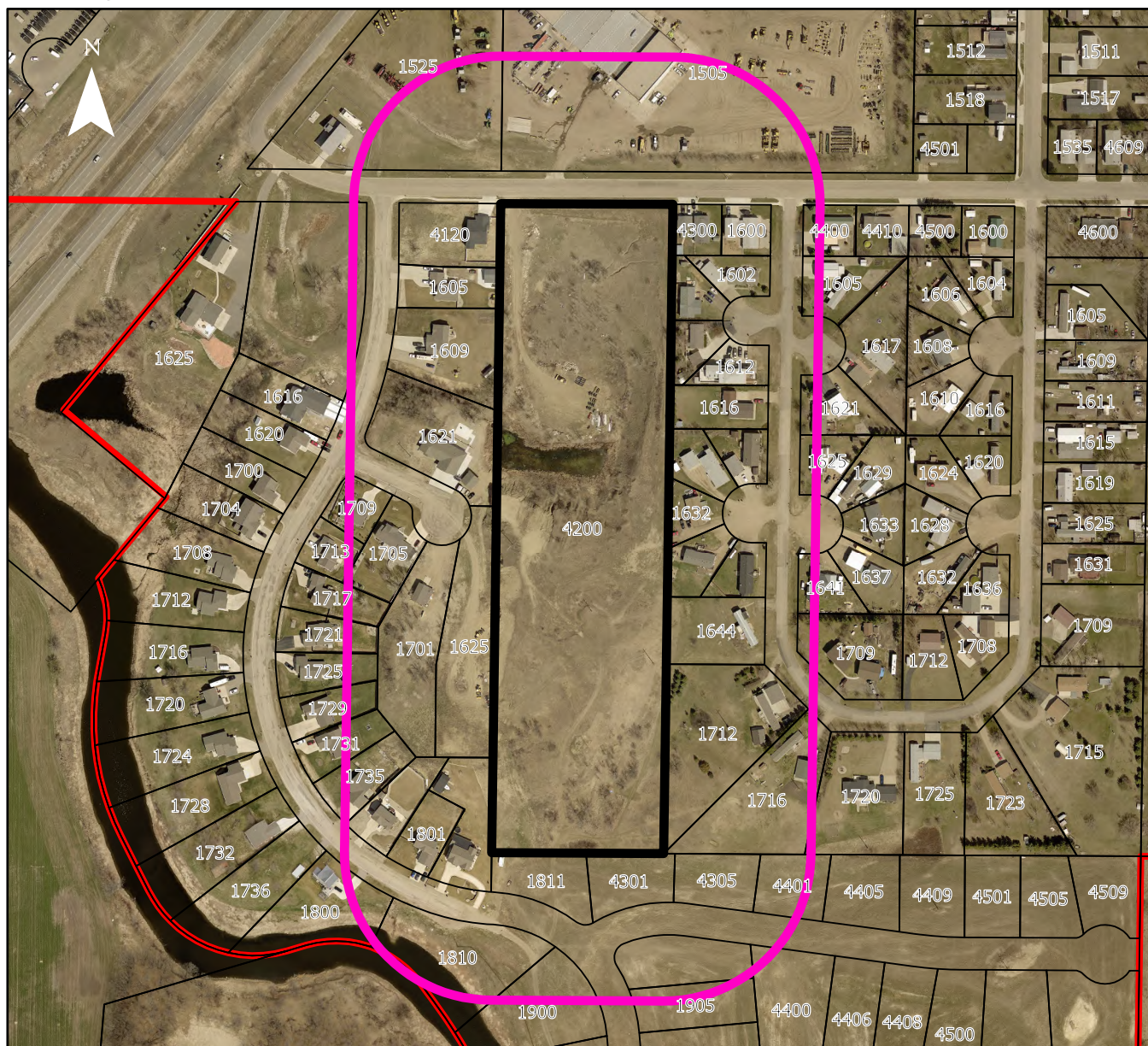
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Staff recommends the Planning Commission adopt the staff findings of fact and approve the Interim Use Permit for temporary storage with the following recommended conditions.

#### **RECOMMENDED IUP CONDITIONS:**

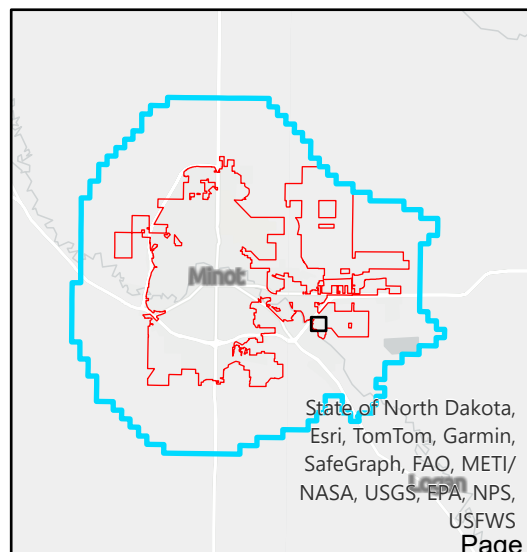
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- 1) A termination date of October 17<sup>th</sup>, 2025.
- 2) After the termination date, the owner shall completely remove materials not associated with the underlying gravel mining grandfathered use.



0 230 460 920 Feet

- Two Mile Boundary
- City Limits
- Case # 2025-21
- Case # 2025-21 Notification Area



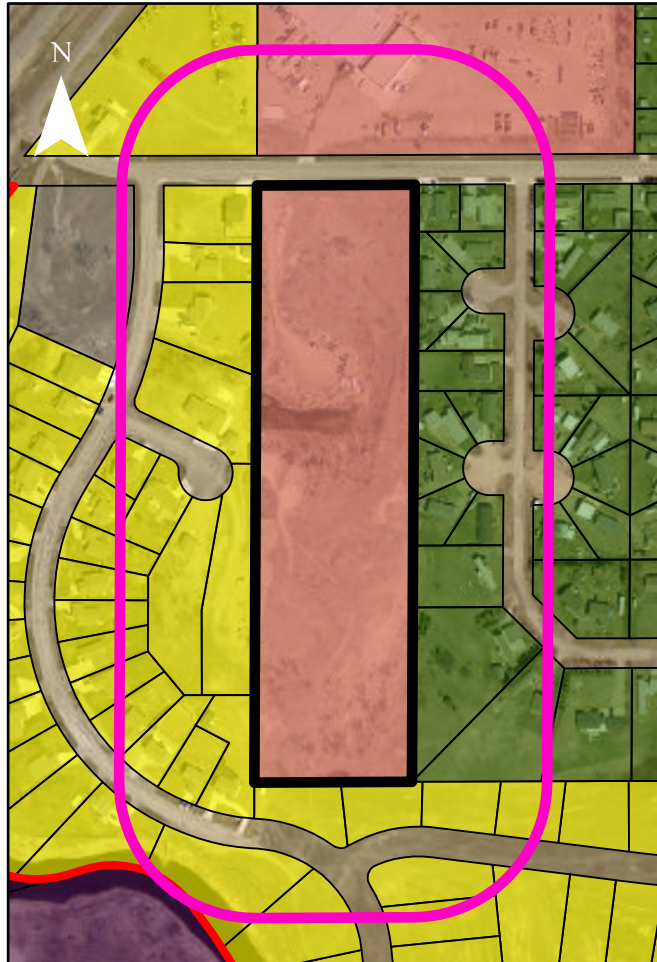
State of North Dakota,  
Esri, TomTom, Garmin,  
SafeGraph, FAO, METI/  
NASA, USGS, EPA, NPS,  
USFWS

4200 16<sup>th</sup> Ave SE – Interim Use Permit Temporary Storage Application

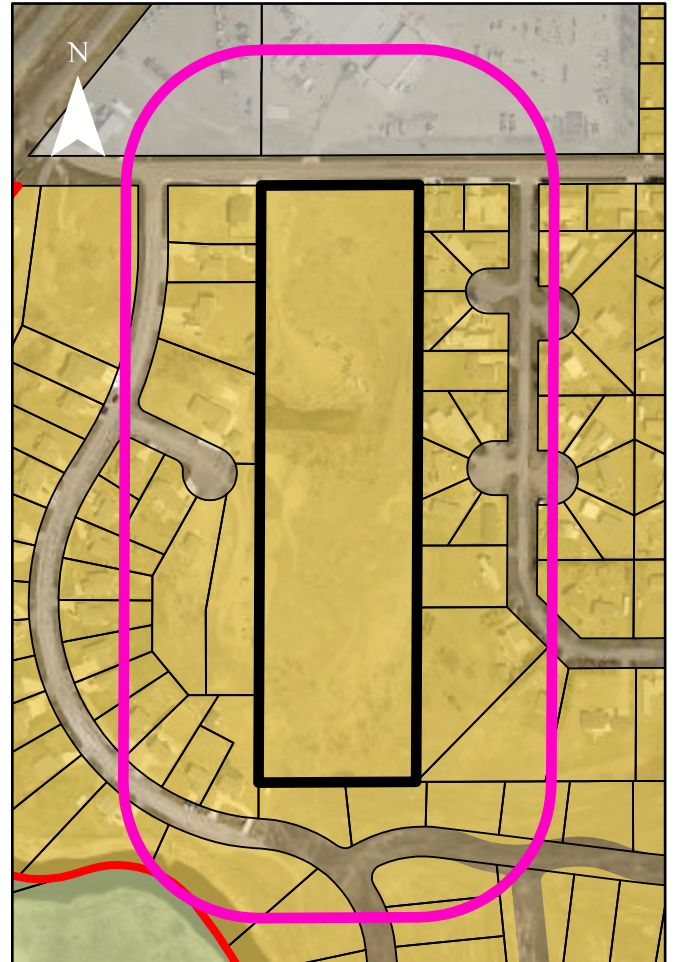
Currently it is being used as a gravel pit. I would like to temporarily store manufactured home materials. These materials involve axles, anchors, trim, and skirting among other things that are involved with relocating existing manufactured homes. These materials come from Parkview Mobile park which is currently proposed to be bought out by the City of Minot and closed for flood control, creating an influx of manufactured homes needing to be moved.

We request that this permit stay active until October 17<sup>th</sup>, 2025.

**ZONING**



**FUTURE LAND USE**



0 210 420 840 Feet

**Zoning**

|                                                                                     |    |
|-------------------------------------------------------------------------------------|----|
|  | C2 |
|  | M2 |
|  | MH |
|  | P  |
|  | R1 |

**Both Maps**

|                                                                                     |                                  |
|-------------------------------------------------------------------------------------|----------------------------------|
|  | Case # 2025-21                   |
|  | Case # 2025-21 Notification Area |

**Land Use Type**

|                                                                                      |                             |
|--------------------------------------------------------------------------------------|-----------------------------|
|  | Agricultural and Open Space |
|  | Suburban Residential        |
|  | Light Industrial            |

# Exhibit 4 – Site Photos



Facing South



Facing North

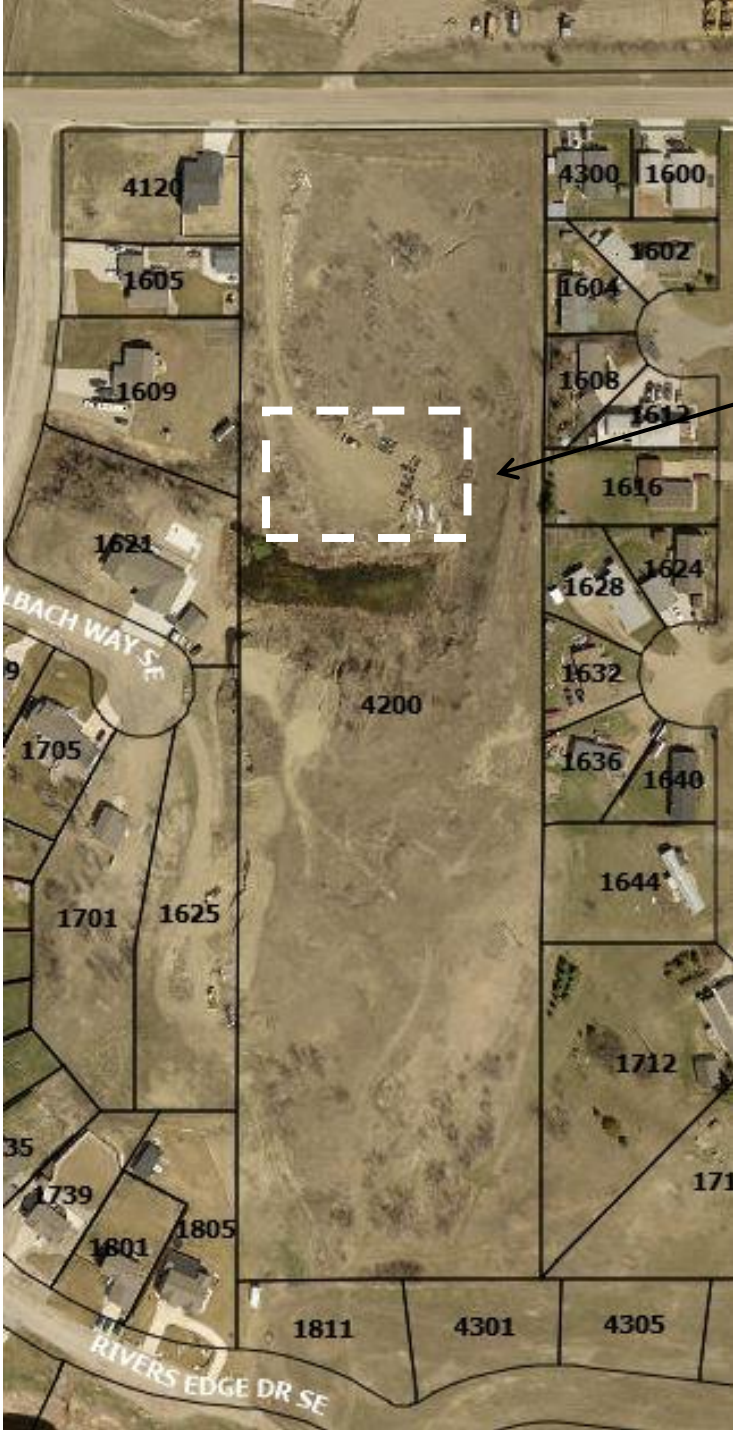


Facing West



Facing East

Exhibit 5 - Site Plan



Proposed Storage Area

Rob Carey  
1621 Holbach Way  
Minot, ND 58701  
(701) 818-7615

**Subject: Objection to Proposed Use of Commercial Lot for Dumping Construction Materials**  
**Parcel ID #s: MI28B710000020 & MI29B390200070**

Dear Members of the Planning and Zoning Commission,

I am writing to express my strong opposition to the proposed use of the commercial lot located at 4200 16TH AVE SE, Parcel ID: MI28B710000020, for the dumping and storage of construction materials.

As a homeowner adjacent to this property, I have witnessed firsthand the negative effects this property has already had on the neighborhood. Allowing this proposed use would only worsen the situation. My concerns are as follows:

**1. Dust and Air Quality**

Dumping and handling construction materials creates a substantial amount of dust, which spreads into the surrounding residential area. This compromises the air quality and presents health risks, particularly to children, elderly residents, and individuals with respiratory conditions.

**2. Noise Pollution**

There is already significant noise coming from the property, including the operation of heavy trucks and equipment. Permitting expanded use would only increase this disturbance, further affecting the quiet enjoyment of our homes.

**3. Mud and Runoff**

Rain routinely causes mud and debris from the lot to be tracked out into the city streets and neighboring properties. This contributes to hazardous driving conditions and additional cleanup burdens for residents and city maintenance crews.

**4. Rodents and Pests**

The accumulation of unmanaged materials and debris on the lot has attracted rodents and pests. These nuisances spill into our homes and yards, creating health and sanitation concerns for families throughout the neighborhood.

**5. Recreational Vehicle Activity and Public Safety**

A particularly serious issue is the frequent, unsupervised use of the lot by off-road vehicles such as ATVs and dirt bikes. I regularly witness vehicles speeding in and out of the property, often flinging mud onto city-maintained paved streets, which we as taxpayers fund. This activity endangers pedestrians, damages infrastructure, and creates ongoing safety hazards. The lot has essentially become an illegal recreational area, which is completely inappropriate in this setting and it's only a matter of time before someone gets seriously injured or even worse.

## **6. Negative Impact on Property Values**

The property is unsightly, noisy, and misused. These conditions are driving down property values in the area, negatively impacting families who have invested in their homes and in the stability of this neighborhood.

## **7. Wildlife Disruption**

Local wildlife that once thrived near the area has all but disappeared due to the noise, dust, and activity on the lot. Environmental damage is ongoing and counter to the goals of sustainable, livable communities.

## **8. Unequal Tax Burden**

It is especially frustrating that nearby homeowners, who maintain their properties and pay significantly higher property taxes, are forced to deal with the consequences of this commercial lot that contributes little in return. The lot owner benefits from low taxes while degrading the quality of life and infrastructure funded by surrounding residents.

## **9. History of Noncompliance**

It's also important to note that Randy Taylor has been warned multiple times about these activities and has consistently failed to comply with those directives. Granting this request would send a message that violations are tolerated, and that enforcement has no weight. It would be deeply unfair to the responsible, tax-paying residents who have abided by the rules and worked to preserve the integrity of our neighborhood.

## **10. Misuse of Residential Lot as Access Point**

Randy Taylor also owns an adjacent residential lot (**Parcel ID: MI29B390200070**), which he uses solely for access to his commercial activities. He has shown no intention of building a home or improving the lot in a way that would benefit or integrate with the neighborhood. This parcel is being treated as an extension of his commercial operations rather than as a residential property, further demonstrating a lack of commitment to the community and a misuse of the zoning designation.

## **11. Environmental Risk from Pond Alteration**

He has been actively working to fill in a spring-fed pond on his property. Basic hydrology tells us that the displaced water will need to go somewhere—very likely into the foundations, crawl spaces, or basements of neighboring homes. The potential for flooding and water damage is real and unacceptable.

As someone who works in the oil and gas industry, I've seen companies threatened with regulatory action for dragging mud onto remote dirt roads, yet somehow this kind of conduct is being allowed inside Minot City limits on paved streets—at the taxpayer's expense. This double standard is outrageous and unjustifiable.

Let us not forget this is the same individual who served legal papers to his neighbors demanding they move fences slightly encroaching on his property and cost them thousands of dollars. Yet now he expects us to tolerate dust, mud, noise, rodents, environmental risks, and declining property values all for his personal benefit. This is a clear case of selective accountability.

For all the reasons outlined above, I urge you to deny this request. The proposed use of the property is incompatible with residential living, poses safety and environmental risks, and rewards a long-standing pattern of neglect and noncompliance. Our neighborhood deserves thoughtful planning decisions that prioritize the well-being of the community, not decisions that benefit a single landowner at everyone else's expense.

Thank you for your time and consideration.

Sincerely,

Rob Carey



## Planning Commission Staff Report

**Application Date:** 04/28/2025

**Date of Staff Report:** 05/19/2025

**Date of Planning Commission Meeting:** 06/03/2025

**Staff Contact:** Daniel Falconer, Assistant Planner

**Staff Recommendation:** Approval

**Case Number:** 2025-22

**Project Name:** Simplot – CUP

**Current Legal Description:** Magic City Industrial  
Park West 100' Lot 4 & All Lot 5 Block 3

**Proposed Legal Description:** No Change

**Present Address:** 3100 4<sup>th</sup> Ave SE

**Owners:** Trinity Health

**Representative(s):** Trent Johnson, Simplot  
Christopher Vangels, Trinity

**Entitlements Requested:** Conditional Use Permit –  
Sales and Storage of Bulk Agricultural Chemicals

**Present Zone(s):** “M1” Light Industrial District

**Present Use(s):** Enclosed Warehousing

**Uses Allowed in Present Zone(s):** See Table 2.2  
for allowed and conditionally permitted uses  
within each district.

**Present Future Land Use Map Designation:** Light  
Industrial

**Proposed Zone(s):** No Change

**Proposed Use(s):** Sales and storage of Bulk Agricultural  
Chemicals

**Uses Allowed in Proposed Zone(s):** See Table 2.2 for  
allowed and conditionally permitted uses within each  
district.

**Proposed Future Land Use Map Designation:** No  
Change

### **PROJECT DESCRIPTION:**

Public hearing request by Christopher Vangels & Trent Johnson, Trinity Health, owner for a request of a conditional use permit for storage of hazardous materials on a property zoned “M1” Light Industrial District. The legal description for the property is Block 3 Lot 5 and the West 100’ of Lot 4 Magic City Industrial Park Addition to the City of Minot, Ward County, North Dakota.

The subject property address is 3100 4th Ave SE.

An aerial map of the subject property can be found in **Exhibit 1**.

## **BACKGROUND INFORMATION:**

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The subject property is located along 4<sup>th</sup> Ave. SE and 31<sup>st</sup> St SE. Notable adjacent properties are Wilbur Ellis, Magic City Beverage and North Central Feed & Seed Inc. The applicant plans to utilize the property to lease an existing building for bulk agricultural chemicals sales and storage facility. Such a use would be categorized as hazardous materials storage under the Minot Land Development Ordinance. The area requested to store hazardous materials is noted in the Letter of Intent as the existing buildings and storage of reportable quantities of hazardous materials is limited to this area of the site. Section 2.18-4 Hazardous Uses of the Minot Land Development Ordinance Except for welding shops, hazardous uses shall require a conditional use permit which involves the storage or handling of hazardous materials, hazardous substances, or hazardous waste as terms are defined by the Code of Federal Regulations (CFR). Hazardous Materials are defined in the CFR as Includes hazardous materials, hazardous substances, or hazardous waste as these terms are defined by the Code of Federal Regulations, if the amount of hazardous materials, hazardous substance, or hazardous waste on a particular premise at any one time exceeds the “reportable quantity.” The reportable quantity shall be as specified in Title 49 of the Code of Federal Regulations at Section 172.101. Such facilities may include storage tanks, offices and such shops as are necessary for the business.

The applicants’ Letter of Intent can be found in **Exhibit 2**.

A map of the area zoning and future land use can be found in **Exhibit 3**.

Site photos can be found in **Exhibit 4**.

## **STAFF ANALYSIS:**

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### **Conditional Use Permit Analysis:**

Section 9.1-4 of the Minot Land Development Ordinance (Zoning Ordinance) recognizes that certain land uses, when under special conditions and review can be compatible with uses that are permitted by right in a zoning district. The review of the conditional use permit (CUP) application and any special conditions imposed by either the Land Development Ordinance or City Staff should occur via a thorough public process as prescribed by Section 9.2-1 including a public hearing, direct noticing to neighboring property owners, and general public noticing within the Minot Daily News. Per Section 9.1-4 I., an amendment to a CUP follows the same process as a new application. The applicant has submitted the necessary application documents required per Section 9.1-4 C. and noticing has been conducted as required per Section 9.2-1.

Section 9.1-4 F. states that the Planning Commission shall find that the application meets all of the following:

1. The request will be harmonious with the general and applicable specific objectives of the City's Comprehensive Plan and this Ordinance.
2. The proposed conditional use at the specified location will not be detrimental to or endanger the health, safety, welfare, comfort, or convenience of the public.
3. The proposed conditional use will not cause substantial injury to the value of other properties within the area in which it is located.
4. The location, size, design, and operating intensity of the proposed conditional use will not prevent the development and use of neighboring property in accordance with the applicable zoning district. In making this determination, the Planning Commission will consider the siting, nature, and height of existing and proposed buildings and structures, and the extent and effectiveness of proposed buffering or landscaping.
5. Adequate public services and facilities exist or will be provided by the developer at the time of development, including adequate utilities, water and sewer systems, drainage structures, and other such facilities and services which are necessary to serve the development.
6. The request will not create excessive additional requirements for public facilities and services at public cost and will not be detrimental to the economic welfare of the community.
7. Adequate access roads or entrance and exit drives exist or will be provided by the developer to prevent traffic safety hazards and minimize traffic congestion on public streets.
8. The request will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

Staff finds the proposed use to be harmonious with the comprehensive plan future land use map designation of Light Industrial and the existing underlying zoning of "M1" light Industrial. Section 9.1-4 F. 1. is satisfied.

Staff finds Section 9.1-4. F. 2. through 4. is satisfied with conditions, as these requirements will help to ensure harmony with adjacent uses. The subject property is visible from public streets requiring screening to a minimum height of six feet (6') as outlined in Section 4.1-7. H. 2. b Industrial Uses "M1" Districts. The requirements for a screening are included in the conditions below.

The conditions are as follows:

- All outdoor storage areas shall be fully screened to a minimum height of six feet (6') or to the height of storage racking, up to a maximum height of ten feet (10'), at the time of installation.

Staff finds Section 9.1-4. F. 5. related to the provision of appropriate public services such as utilities and drainage systems is satisfied with conditions. The subject property is subject to Chapter 31 of the Code of Ordinances, City of Minot, North Dakota.

- Sewer connection fees are required for future development.
- A Stormwater Management Plan is required for future development.

Staff finds that Sections 9.1-4. F. 6. and 7. related to maintaining community economic welfare and providing adequate road access, respectively, are satisfied. Improvements, if any are required, must be at the expense of

the developer to satisfy these two evaluative criteria. Nonetheless, the following condition of approval is recommended to be included to ensure clarification regarding this requirement:

- A final site plan is required for review for future development.
- Driveway placement and separation is subject to approval by the City Engineer or their designee and will be evaluated at the time of site plan review.

Finally, Section 9.1-4. F. 8. is satisfied, as the request will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

Comments:

- a) There were no public comments at the time of writing this staff report.
- b) The application was distributed to city departments and external public agencies within the City for review and comments were received from the Engineering Department and were included in the conditions outlined for Sections 9.1-4. F. criteria 5 through 7.

**FINDINGS OF FACT:**

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The Minot Planning Commission should accept the following findings of facts:

- 1) The applicant has submitted a complete application.
- 2) The property is zoned "M1" Light Industrial District.
- 3) The City of Minot 2040 Comprehensive Plan Future Land Use Map designates this area as Light Industrial.
- 4) The proposed development meets the use standards subject to conditions for a Hazardous material storage in a "M1" Light Industrial District per Section 4.1-7. G. 1. a-d as outlined in the Staff Analysis section of Staff's written report.
- 5) The development meets the use standards subject to conditions for Warehousing (Open) in a "M1" Light Industrial District per Section 4.1-7. H. 2. b with conditions as outlined in the Staff Analysis section of staff's written report.
- 6) The Minot Planning Commission has the authority to hear this case and decide whether it should be approved or denied. The public notice requirements were met, the hearing was legally noticed and posted and the hearing was held and conducted under the requirements of North Dakota Century Code and Minot City ordinances.

**RECOMMENDATION:**

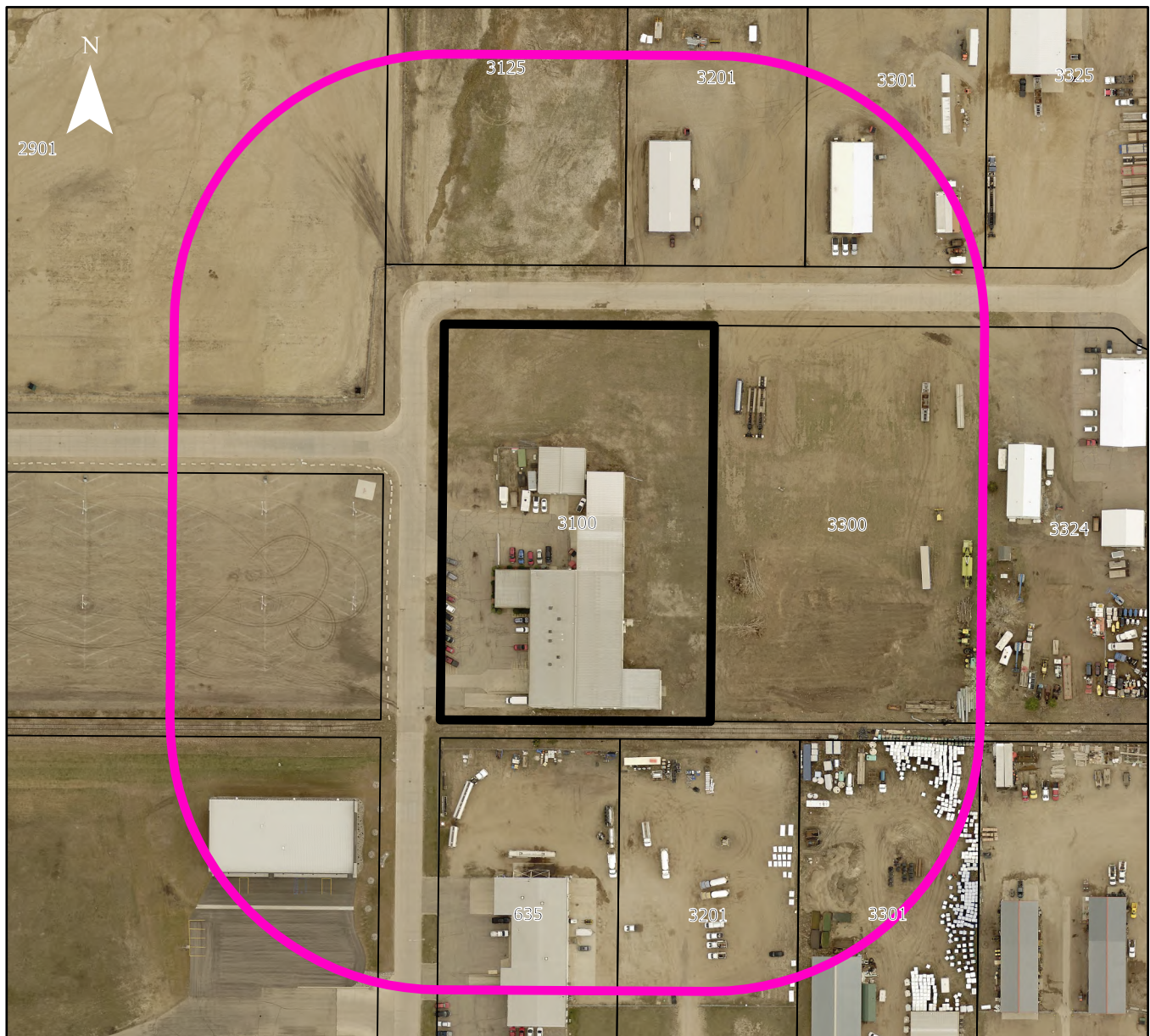
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Staff recommends the Planning Commission adopt the staff findings of fact and approve a conditional use permit for a hazardous material storage with the following recommended conditions:

## **RECOMMENDED CONDITIONS:**

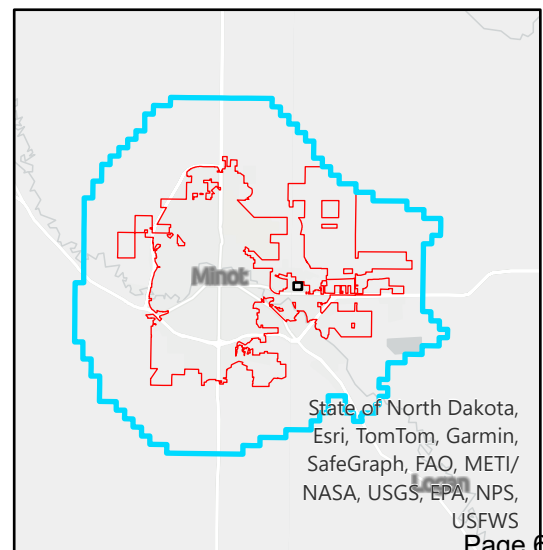
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- 1) The hazardous material storage areas shall strictly comply with the quantities, materials, and location as presented in Letter of Intent (Exhibit 2) and attached hereto as part of this permit.
- 2) All outdoor storage areas shall be fully screened to a minimum height of six feet (6') or to the height of storage racking, up to a maximum height of ten feet (10'), at the time of installation.
- 3) Any future expansion of the scope of this project beyond existing buildings, including construction of additional storage capacity for bulk hazardous materials, will require an amendment to this conditional use permit.
- 4) Hazardous materials are limited to those reviewed and approved by the Fire Chief or their designee.
- 5) Driveway placement and separation is subject to approval by the City Engineer or their designee and will be evaluated at the time of site plan review of any expansion of the site.
- 6) A stormwater management plan is required for future development.
- 7) A final site plan is required for review for future development.



0 125 250 500 Feet

- Two Mile Boundary
- City Limits
- Case # 2025-22
- Case # 2025-22 Notification Area





6600 North Washington Street Grand Forks ND 58203

Phone 701-739-7299 Email [trent.e.johnson@simplot.com](mailto:trent.e.johnson@simplot.com)

## Conditional Use Permit Application

DATE: April 27th, 2025

PROPERTY OWNER: Trinity Health

APPLICANT: Simplot Grower Solutions rep: Trent Johnson Operations Manager

PROJECT NAME: Minot Warehouse

REQUEST: Request to allow Storage and Distribution of products to supply Agricultural Input Dealers

PROJECT ADDRESS: 3100 4<sup>th</sup> Ave NE, Minot, ND 58701

PARCEL ID:

EXISTING ZONING: M-1

### BRIEF PROJECT DESCRIPTION

Simplot is proposing to begin operations as a storage and distribution warehouse to supply agricultural retailers with farm input products that support the farming industry by leasing property at 3100 4<sup>th</sup> Ave NE. The site is previously developed with existing buildings and supportive infrastructure, and has an existing access from 4<sup>th</sup> Ave NE. The existing infrastructure on the property is well suited to begin basic non-hazmat storage and distribution operations, with final approval/permitting for full hazmat operations pending Simplot meeting all hazmat material storage requirements in the following months.

### JUSTIFICATION:

1. The request will be harmonious with the general and applicable specific objectives of the City's Comprehensive Plan and Land Development Ordinance.

**Response:** Our uses are consistent with the policy and purpose of the Comprehensive Plan, as the M-1 district is designed to provide an area of service that aligns with our business model of storage and distribution of agricultural products.

2. The proposed conditional use at the specified location will not be detrimental to or endanger the health, safety, welfare, comfort, or convenience of the public.

**Response:** Our long-standing history as a responsible community and business member already within the hundreds of locations we serve across the United States and Canada, as it pertains to the health,

safety, welfare, comfort, or convenience of the public is a major responsibility we uphold with every facet of our operations. Simplot operates their individual business locations with extensive internal SAP's, continuous employee training, documented protocols and oversight that ensure safe responsible operations. Our new operations in Minot would exactly mirror the already rigorous standards of conducting business within a community that Simplot currently executes across the country.

3. The proposed conditional use will not cause substantial injury to the value of other property within the area in which it is located.

**Response:** The proposed conditional use will not cause substantial harm to the value of other property in the area. In fact, the engagement of this existing property is expected to enhance both its own value and the value of the surrounding properties, as our business model coincides with the current and long-term development plan for the area.

4. The location, size, design, and operating intensity of the proposed conditional use will not prevent the development and use of neighboring property in accordance with the applicable zoning district. In making this determination, the Planning Commission will consider the sitting, nature and height of the existing and proposed buildings and structures, and the extent and effectiveness of proposed buffering or landscaping.

**Response:** The proposed conditional use is designed to ensure that its location, size, and operational intensity do not hinder the development or use of neighboring properties in line with the zoning district. Simplot is committed to engage a site plan that incorporates appropriate measures to minimize visual impact and maintain a pleasant environment. In fact, the proposed site already provides adequate design and storage to mitigate the above concerns upon beginning operations, and Simplot is also committed to taking necessary measures that ensure ongoing operations develop in such a way that we continue to provide an example toward existing standards.

5. Adequate public services and facilities exist or will be provided by the developer at the time of development, including adequate utilizes, water and sewer systems, drainage structures, and other such facilities and services which are necessary to serve the development.

**Response:** Adequate public or private services and facilities currently exist on the site to support the addition of Simplot and this conditional use permit, which includes utilities, water and sewer systems, and drainage structures, all of which are fully operational and adequately serve existing structures.

6. The request will not create excessive additional requirements for public facilities and services at public cost and will not be detrimental to the economic welfare of the community.

**Response:** The proposed conditional use will not impose excessive additional requirements on public facilities or services, nor will it result in costs for the public. The site is already supported by existing infrastructure, and the current structures will be efficiently managed without significant demand on public resources. However, we will be immediately seeking to elevate our permit status to hazmat storage, that will require municipal water supply to a fire suppression system for the Hazmat storage warehouse portion of this property. The required city infrastructure is already in place near the property which currently supplies a neighboring business with similar infrastructure requirements for permitting, Wilbur Ellis. Simplot will acquire the necessary permits and contract work for the

completion of the fire suppression system, and it's supply line connection to the existing municipal system.

7. Adequate access roads or entrance and exit drives exist or will be provided by the developer to prevent traffic safety hazards and minimize traffic congestion on public streets.

**Response:** The existing property has a well-established access point along its Western part. The existing access road is adequate for the current structures and are designed to prevent traffic safety hazards and minimize congestion on surrounding public streets.

8. The request will not result in the destruction, loss, damage of a natural, scenic, or historic feature of major importance.

**Response:** The proposed business operations will not lead to the destruction, loss, or damage of any natural, scenic, or historic features of significance. The site has been carefully evaluated to ensure that the existing structures were constructed in a way that preserves the integrity of the surrounding environment while serving as acceptably safe, secure, and contained structures for the storage of all products we distribute from within our operations.

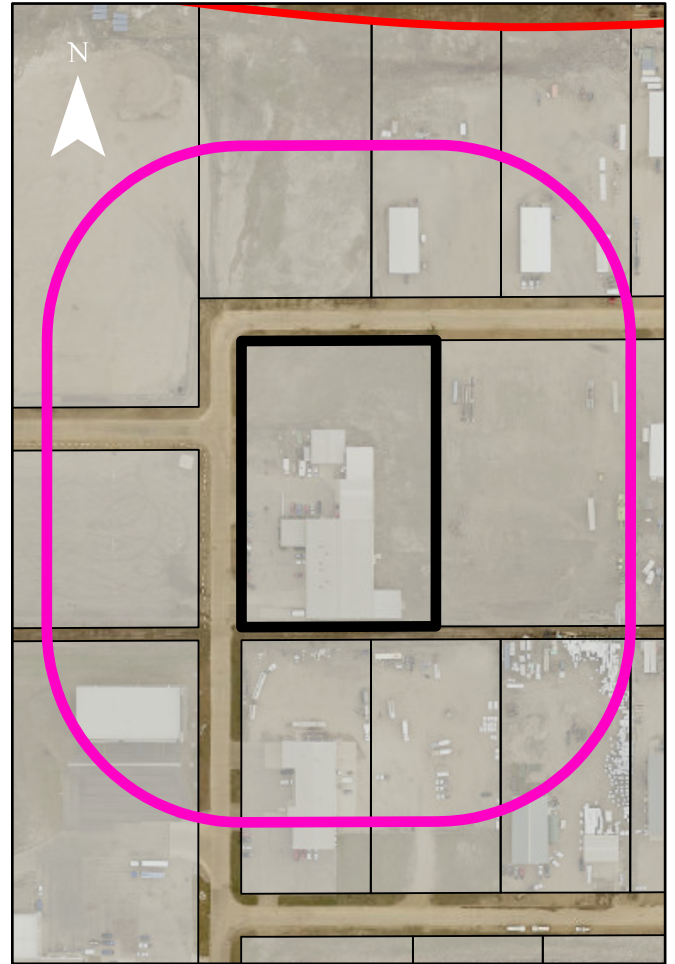
9. How you plan to mitigate any potential nuisances produced by the proposed conditional use? Examples included restricted hours of operation, considerations for noise mitigation, lighting and health and safety.

**Response:** Our operations will generally occur during typical business hours, generally 7:00 am to 7:00 pm with industry standard truck traffic for receiving and delivering product, very similar to the neighboring business of Wilbur Ellis, but with much less frequency in comparison. Our business is cyclical with the cropping calendar, we have our larger volumes of movement during the growing season months, and much less activity during the fall and winter months. This proposed site will only serve customers limited to a very specific segment of the Ag business sector, licensed agricultural input supply retailers, who depend exclusively on our delivery fleet and warehousing services. Also, we will ensure outdoor property lighting is to be energy efficient and shielded to direct light away from neighboring properties. Additionally, Simplot is well versed with its own long established protocols for safety and security, the ongoing training of its employees required to maintain a highly educated, safe and responsible workforce, along with executing environmentally sound operational protocols that align with all federal DOT, state, county, and city regulations.

## ZONING



## FUTURE LAND USE

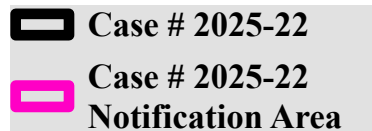


0 145 290 580 Feet

### Zoning



### Both Maps



### Land Use Type



# Exhibit 4 – Site Photos



Facing East – Building to house hazardous materials  
(3100 4<sup>th</sup> Ave SE)



Facing South



Facing North



Facing West