March 9, 2015

Buell Consulting for Verizon Wireless Conditional Use Permit

Staff Report

Buell Consulting is requesting a Conditional Use Permit for the property located in the NE ¼ of Section 22, Township 153N, Range 101W. The parcel is an approximately 0.25 acre site and is proposed to construct a 200 foot radio and telephone transmission and receiving tower facility (Indian Creek Tower).

Findings of Fact:

1. The applicant's property is currently designated as agricultural on the McKenzie County Comprehensive Plan and is currently agricultural on the McKenzie County Zoning Map.

2. The applicant wants to construct a radio and telephone transmission and receiving tower facility on the approximately 0.25 acre site.

3. All requirements for public notification have been satisfied.

4. Staff has not received any phone or written comments on the proposal.

5. Staff has not received any comments from any adjacent property owners. All agencies approved the project.

6. Appropriate Comprehensive Plan Goals:
   a. Assure that the use of land is properly planned and compatible with adjacent land uses.
   b. Enhance and diversify McKenzie County's economy.

Staff Analysis:

The applicant is requesting a Conditional Use Permit for the approximately 0.25 acre site to develop a radio and telephone transmission and receiving tower facility. The requested Conditional Use Permit does not seem to adversely affect property values, or the general public health, safety, or welfare of adjacent property owners.

The Planning and Zoning Commission should consider recommending approval of the proposed Conditional Use Permit to allow the applicant to develop the existing site within an Agriculture zoning classification. The proposed Conditional Use request is a planned general outward expansion of the existing Agriculture zone with uses deemed compatible through the adoption of the McKenzie County zoning ordinance and comprehensive plan.
Recommended Conditions:

1. The applicant shall post the address and street name clearly on site (4'x8' sign).

2. The applicant shall maintain roads and spacing for emergency vehicles to be able to access and maneuver around the unit in all types of weather.

3. The applicant shall obtain a building permit for the proposed structures within the proposed development.

4. The applicant shall not deposit any snow or water onto neighboring properties and dispose of storm water onsite through an approved engineering method. Additionally, the applicant shall design the storm water and culvert system to convey a 25 year event.

5. The applicant shall submit for approval an updated exterior site plan that incorporates fencing and security lighting to be approved and placed in the file as part of this request.

6. All property taxes shall be paid current.

7. The applicant shall maintain adequate weed control.

8. The conditional use permit will be reviewed annually to ensure compliance with the listed conditions.

9. The applicant shall allow space for a dish to be used by emergency services.

Respectfully submitted,

Jennifer Shelden
Assistant Planner/ Code Enforcement
McKenzie County
ND04 Indian Creek

County Road 4
Williston, ND 58801
48-03-52.04 N
103-39-13.46 W

Driving Directions from Nearest Highway

(Heading North on US-85)
(0.6 Mi) Turn right onto Shooting Range Back Way
Destination will be on the left

Site Entrance Photo

Proposed Site Location
Proposed Site Access
Power

Setback requirements 75' from CR-4 public ROW
Aerial Photo

Head northeast on Shooting Range Back Way
Verizon Wireless
Fencing and Lighting Plan
Proposed Wireless Facility
14027 45th St. NW
Williston, ND 58801
Verizon Wireless Site Name – ND04 Indian Creek

The Proposed Verizon tower facility is surrounded by an eight foot chain link fence, which has a gate into the fenced area that is locked at all times. This fence will house the tower base and equipment shelter. There is security lighting above the entrance into the equipment shelter and near the gate into the fenced in area.
Verizon Wireless
Proposed Wireless Communications Facility
14027 45th St. NW
Williston, ND 58801
PID # 15-00-41700

Verizon Wireless Site Name – ND04 Indian Creek

The Verizon Wireless specific proposal is to install and maintain a wireless facility; of which includes a 200’ tower of self-support lattice type. The overall height will include a 9’ lightning rod, which will have an overall aperture height of 209’. The installation is proposed to be located at 14027 45th St. NW Alexander, ND 58801. This property is owned by Dan Vader on an agriculturally zoned parcel. An unmanned equipment shelter located at the base of the tower. All setback requirements are met.

STREET MAP/ SARF MAP ATTACHMENT

Alt #2, Vader RL
N48-03-50
W103-39-52
2,097’ AMSL