

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 SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 151N, Range 100W. The parcel is an approximately 0.25 acre site and is proposed to construct a 250 foot radio and telephone transmission and receiving tower facility (Wild Cow 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

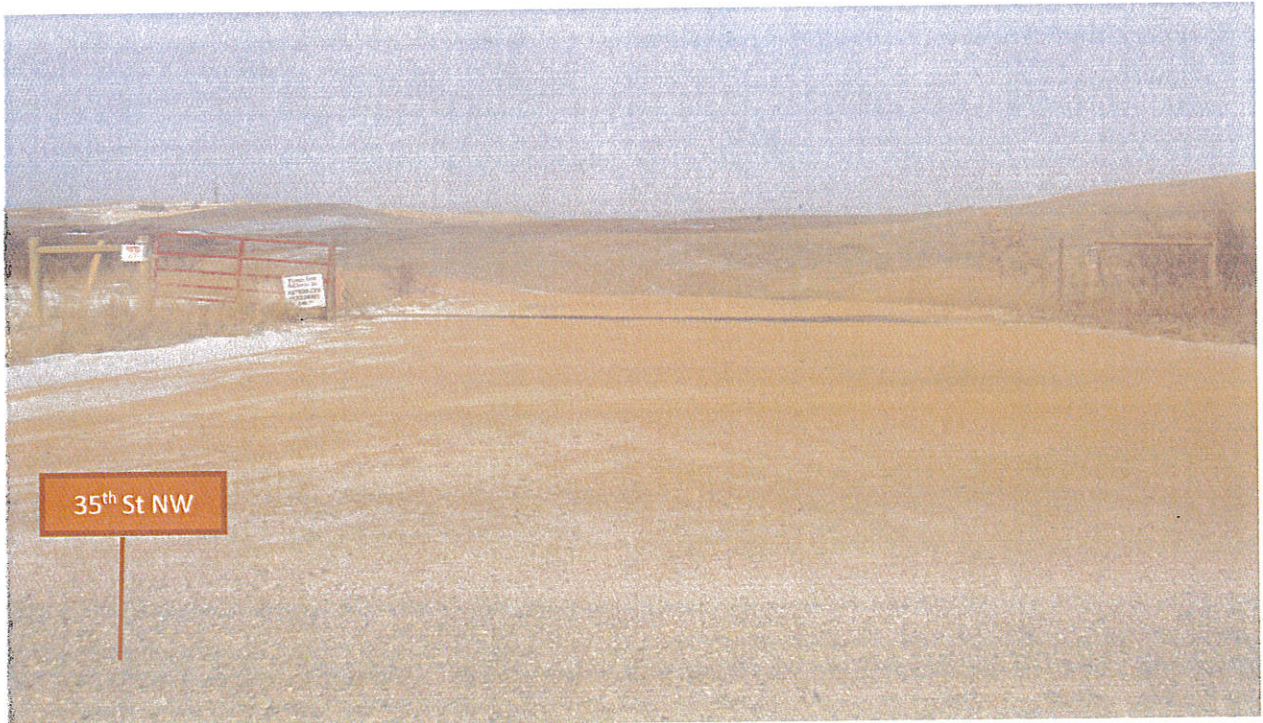
ND04 Wild Cow

35th Street NW
Arnegard, ND 58835
47-55-15.72 N
103-26-03.89 W

Driving Directions from Nearest Highway

	(Heading North on US-85)
(3.0 Mi)	Turn right onto Co Rd 29
(6.4 Mi)	Turn left to stay on Co Rd 29
(1.0 Mi)	Turn right onto A rt 18
(154 ft)	Turn left
	Destination will be on the left

Site Entrance Photo



Aerial Photo



Verizon Wireless
Fencing and Lighting Plan
Proposed Wireless Facility
13303 35th St. NW
Arnegard, ND
Verizon Wireless Site Name – ND04 Wild Cow

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

ND04 WILD COW NEW BUILD

PROJECT INFORMATION

SITE NAME: ND04 WILD COW
 SITE ADDRESS: 35TH AVE NW
 ARNEGARD, ND 58835
 COUNTY: MCKENZIE
 LATITUDE: N47° 55' 15.72" (NAD 83)
 LONGITUDE: W103° 26' 03.89" (NAD 83)
 DRAWING BASED ON
 SITE DATA FORM DATED: 6-24-14
 OCCUPANCY: S-2
 BUILDING TYPE: V-B
 SITE AREA: 100' X 100' = 10,000 S.F.
 ROOF LOAD: LIVELOAD = 105 PSF

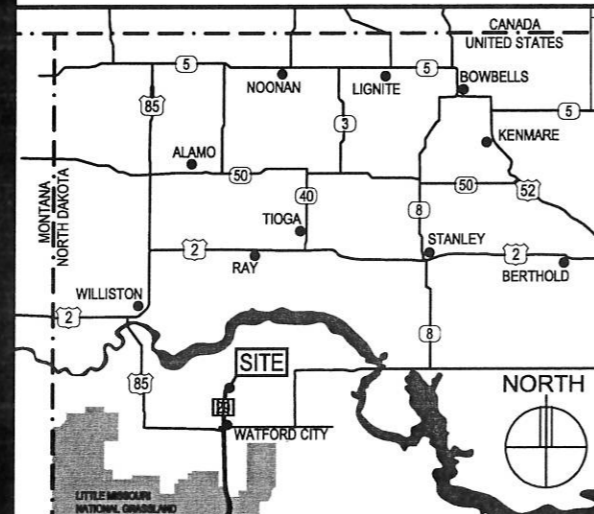
ISSUE SUMMARY

REV.	DESCRIPTION	SHEET OR DETAIL
PRE. A	ISSUED FOR REVIEW 10-03-14	ALL
A	ISSUED FOR REVIEW 01-16-15	ALL

SHEET INDEX

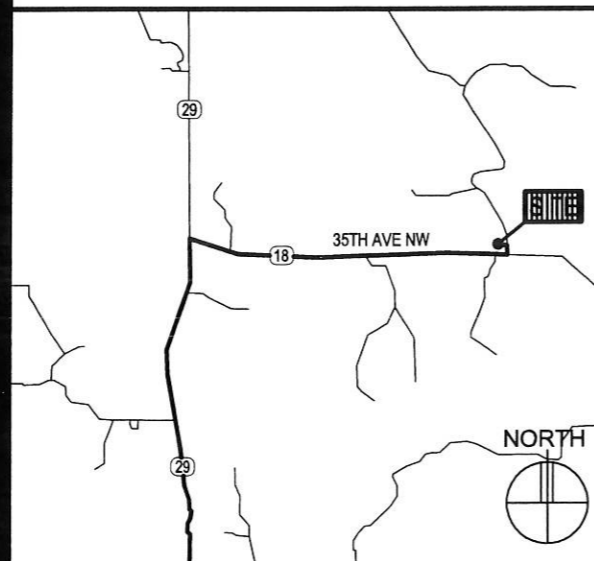
SHEET	SHEET DESCRIPTION
T-1	PROJECT INFORMATION, TOWER ELEVATION, AND SHEET INDEX
A-1	SITE PLAN AND DETAIL INDEX
A-1.1	SITE GRADING PLAN
A-2	ENLARGED SITE PLAN
A-3	ANTENNA AND COAX KEY, CABLE BRIDGE PLAN, MISC DETAIL
A-4	OUTLINE SPECIFICATIONS
G-1	GROUNDING SPECIFICATIONS
G-2	GROUNDING PLAN AND DETAILS
U-1	SITE UTILITY PLAN AND HAND HOLE PLAN
	SURVEY

AREA MAP



DIRECTIONS FROM FARGO SWITCH:
 TAKE 1-94 WEST TO EXIT 42, US-85N. FOLLOW US-85N APPROXIMATELY 70 MI TO MCKENZIE COUNTY HWY 29. TURN RIGHT ONTO CITY HWY 29 AND FOLLOW NORTH FOR APPROXIMATELY 8 MILES. TURN RIGHT ONTO 35TH AND FOLLOW EAST FOR 2.6 MILES. TAKE A LEFT ONTO PRIVATE DRIVE WITH A CATTLE GRATE AT THE ENTRANCE. DESTINATION WILL BE ON LEFT.

VICINITY MAP



VERIZON WIRELESS DEPARTMENTAL APPROVALS

	NAME	DATE
RF ENGINEER		
OPERATIONS MANAGER		
CONSTRUCTION ENGINEER		

LESSOR / LICENSOR APPROVAL

SIGNATURE	PRINTED NAME	DATE

LESSOR / LICENSOR: PLEASE CHECK THE APPROPRIATE BOX BELOW
 NO CHANGES. CHANGES NEEDED. SEE COMMENTS.

CONTACTS

LESSOR / LICENSOR: HYSTAD FAMILY LLP
 13381 35TH ST NW
 ARNEGARD, ND 58835
 (701) 586-3724

LESSEE: VERIZON WIRELESS
 10801 BUSH LAKE ROAD
 BLOOMINGTON, MN 55438
 RON REITER (612) 720-0052

POWER UTILITY COMPANY CONTACT: MCKENZIE ELECTRIC COOP
 908 4TH AVE NE
 WATFORD, ND 58854
 701-444-9288

TELCO UTILITY COMPANY CONTACT: T.B.D.

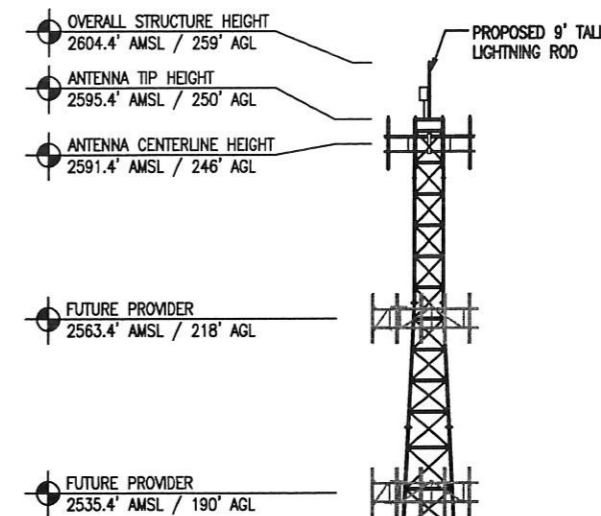
ARCHITECT: DESIGN 1 OF EDEN PRAIRIE, LLC.
 9973 VALLEY VIEW ROAD
 EDEN PRAIRIE, MN 55344
 (952) 903-9299

SURVEYOR: SAMBATEK
 12800 WHITEWATER DRIVE, SUITE 300
 MINNETONKA, MN 55343
 (763) 476-8532

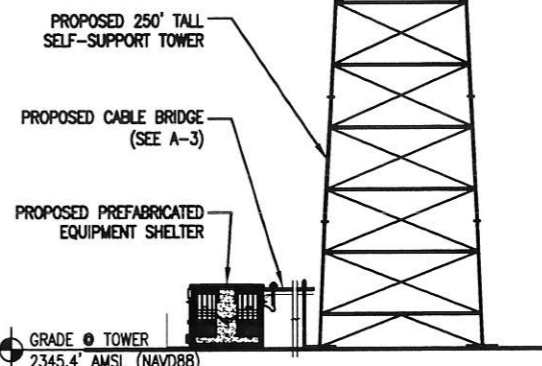
STRUCTURAL ENGINEER: N/A

GEOTECHNICAL ENGINEER: RIMROCK ENGINEERING, INC.
 5440 HOLIDAY AVENUE
 BILLINGS, MT 59101
 MATT GEERING, PE (406) 294-8400

TOWER ELEVATION



- NOTE:
- TOWER TO BE ERECTED AND INSTALLED IN ACCORDANCE WITH TOWER MANUFACTURER'S DRAWINGS NOT INCLUDED WITH THIS PACKAGE. DISCREPANCIES BETWEEN TOWER DRAWINGS AND ARCHITECTURAL DRAWINGS TO BE REPORTED TO VERIZON WIRELESS AND THE ARCHITECT IMMEDIATELY.
 - TOWER FOUNDATION, SHELTER FOUNDATION AND THE ACCESS DRIVE TO BE EXCAVATED AND CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT WHICH IS NOT INCLUDED IN THIS PACKAGE. DISCREPANCIES BETWEEN THE REPORT AND THE OTHER DOCUMENTS TO BE IMMEDIATELY REPORTED TO VERIZON WIRELESS AND THE ARCHITECT.
 - CONTRACTOR TO ENSURE TIP OF ANTENNAS DO NOT EXCEED TOWER HEIGHT.



1 NORTH ELEVATION
 SCALE: 1" = 30'
 GRAPHIC SCALE: 0 15' 30'

NOT FOR CONSTRUCTION

DESIGN 1

ROBERT J DAVIS, AIA
 ARCHITECT
 9973 VALLEY VIEW RD.
 EDEN PRAIRIE, MN 55344
 (952) 903-9299

VERIZON WIRELESS

10801 BUSH LAKE ROAD
 BLOOMINGTON, MN 55438
 (612) 720-0052

PROJECT
 20141008754

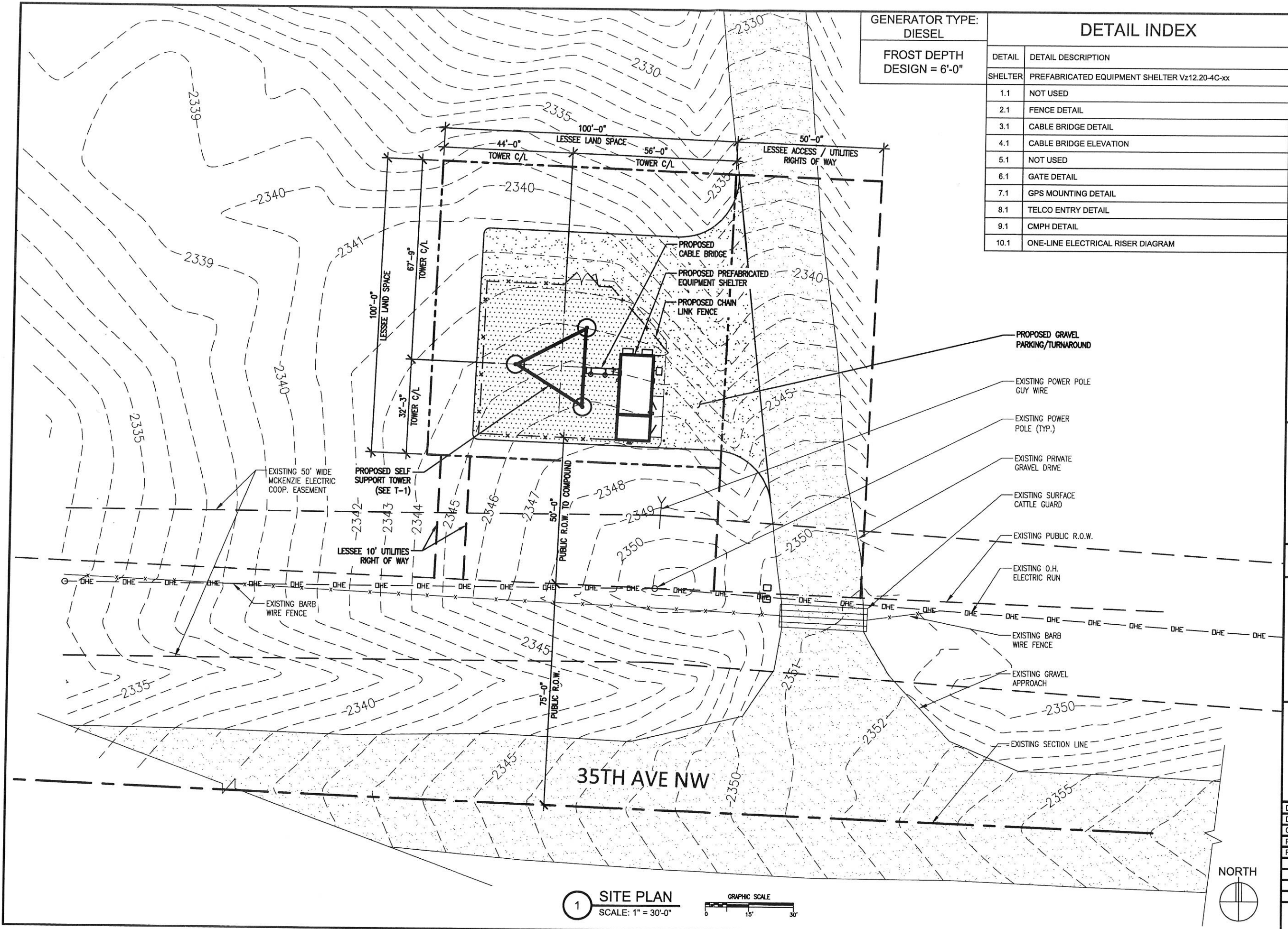
ND04
 WILD COW

35TH AVE NW
 ARNEGARD, ND 58835

SHEET CONTENTS:
 CONTACTS
 ISSUE SUMMARY
 SHEET INDEX
 DEPARTMENTAL APPROVALS
 LESSOR APPROVAL
 PROJECT INFORMATION
 AREA & VICINITY MAPS
 GENERAL NOTES

DRAWN BY: SJD
 DATE: 09-19-14
 CHECKED BY: CCB
 PRE. REV. A 10-03-14
 REV. A 01-16-15

T-1



GENERATOR TYPE:
DIESEL

FROST DEPTH
DESIGN = 6'-0"

DETAIL INDEX	
DETAIL	DETAIL DESCRIPTION
SHELTER	PREFABRICATED EQUIPMENT SHELTER Vz12.20-4C-xx
1.1	NOT USED
2.1	FENCE DETAIL
3.1	CABLE BRIDGE DETAIL
4.1	CABLE BRIDGE ELEVATION
5.1	NOT USED
6.1	GATE DETAIL
7.1	GPS MOUNTING DETAIL
8.1	TELCO ENTRY DETAIL
9.1	CMPH DETAIL
10.1	ONE-LINE ELECTRICAL RISER DIAGRAM

NOT FOR
CONSTRUCTION

DESIGN 1

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10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
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20141008754

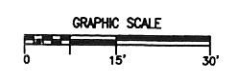
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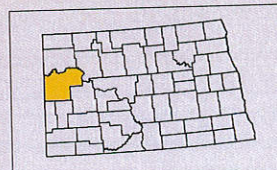
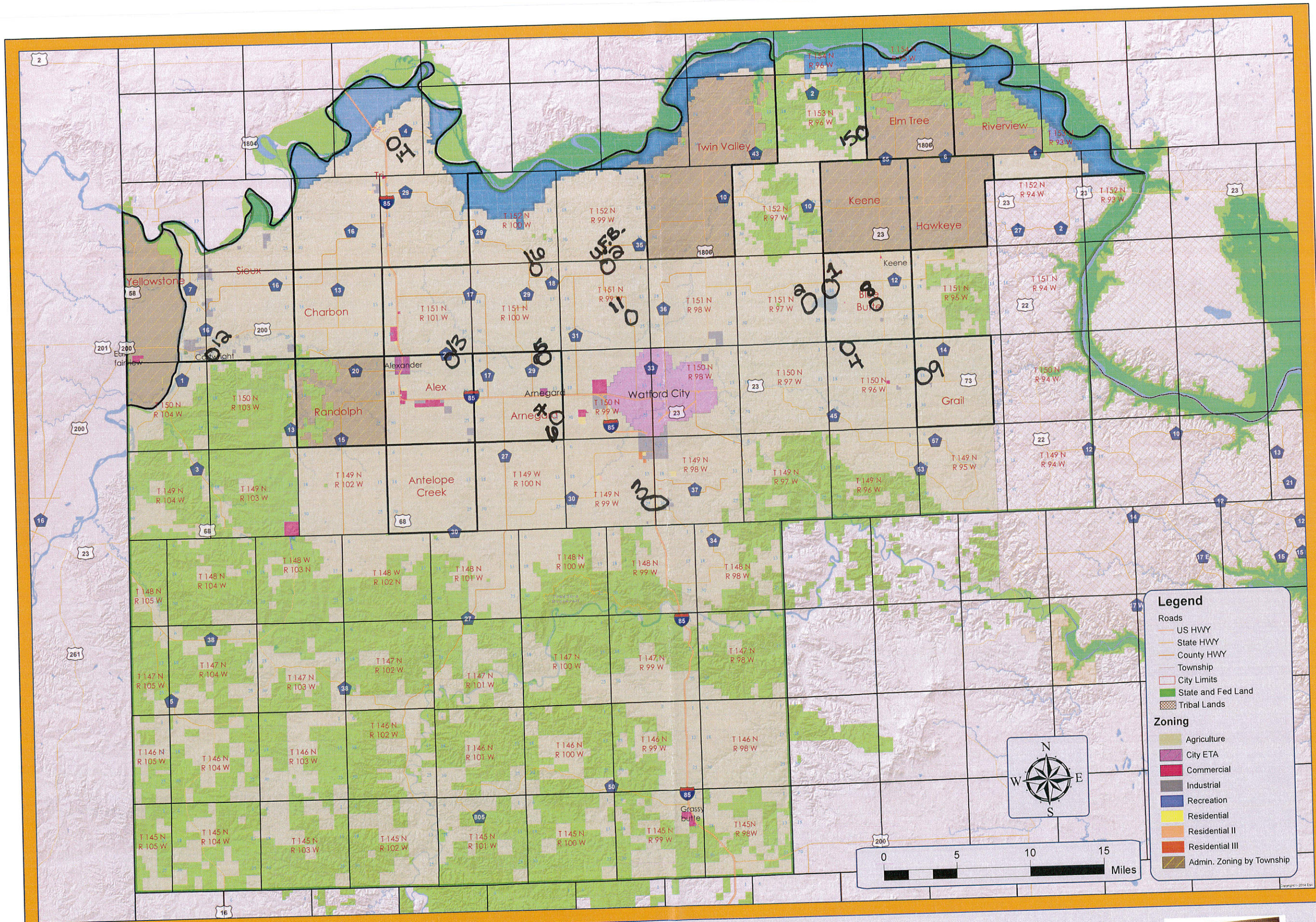
SHEET CONTENTS:
SITE PLAN
DETAIL INDEX

DRAWN BY:	SJD
DATE:	09-19-14
CHECKED BY:	CCB
PRE. REV. A	10-03-14
REV. A	01-16-15

1 SITE PLAN
SCALE: 1" = 30'-0"



A-1



McKenzie County Zoning 2015

