

McKENZIE COUNTY

Planning and Zoning Commission

#12-24CUP Rough Rider Operating LLC

Application:	July 23, 2024
Hearing Date:	Sept 9, 2024, postponed to October 7, 2024
Description:	NE 1/4 Section 17, T-151N, R-98W PID 640008900
Owner(s)/Applicant:	Debbra And Doyle Hagen
Reason for Request:	Applicant is being required to bring an existing storage yard into compliance with the Land Development Ordinance

Comprehensive Plan Land Use: Agriculture
Zoning: Agricultural

Findings of Fact:
<ol style="list-style-type: none"> 1. All Public Notices have been made. 2. No Comment has been received. 3. Applicant is not the property owner, but has a surface lease agreement with property owners. 4. Applicant has reached out to Fire, EMS and 911. 5. Applicant has an approved Weed Plan. 6. Applicant has an approved Approach permit # AP2024-071 7. Applicant has an approved SWPPP 8. Storage Yard: Facilities characterized by open air storage of inventory, equipment, or vehicles, and light or heavy trucking activity, but not involved in manufacturing or production.

Conditional Use Permit Criteria::
No conditional use permit shall be recommended by the Planning Commission or approved by the County Commission unless the applicant shall have met all the following criteria:
a. The establishment, maintenance, or operation of the conditional use shall not be detrimental to or endanger the public health, safety, comfort or general welfare.
This storage yard has been in operation for several years.
b. The proposed conditional use shall not substantially impair or diminish the value and enjoyment of other property in the area.

This storage yard does not affect the surrounding area.

c. The proposed conditional use shall not impede the normal orderly development of the surrounding property.

The surrounding property is oil wells.

d. Adequate utilities, access roads, drainage or other necessary site improvements have been or are being provided to accommodate the proposed conditional use.

No new utilities are needed, it has an approved approach and necessary site improvements have been done

e. Adequate measures will be taken to provide ingress and egress to the property without adverse effects on the adjoining properties and traffic congestion in the public street.

This is on a County Road and has an approved Approach, AP2024-071.

f. The proposed conditional use shall conform to all applicable regulations of the district within which it is located.

The proposed conditional use shall conform to all applicable regulations of the district or the conditional use permit shall be placed before the board for revocation.

Comprehensive Plan Consistency:

The subject land area is designated in the land use plan as Agriculture..

Staff Recommendation:

Staff recommends **Approval** for this Conditional Use Permit.

Suggested motion: "Staff Recommends approval of 12-24CUP Rough Rider Operating to the County Commission to bring the Storage yard into compliance. Adopt the findings and conditions as provided in the staff report.""

Conditions:

1. The applicant shall mark the site with address/project identification (4'X8' sign) visible from the road. A Sign Permit must be granted and installation of the sign is to be completed within thirty (30) days from County Commission approval.
2. The applicant shall adhere to the noxious weed containment plan as approved by the County Weed Control Officer.
3. The applicant shall adhere to all Federal, State and local laws, regulations and conditions for the operation of the proposed facility.
4. The applicant shall provide the County Planning Department with all Federal and State approvals or denials, along with any violations relating to the project.

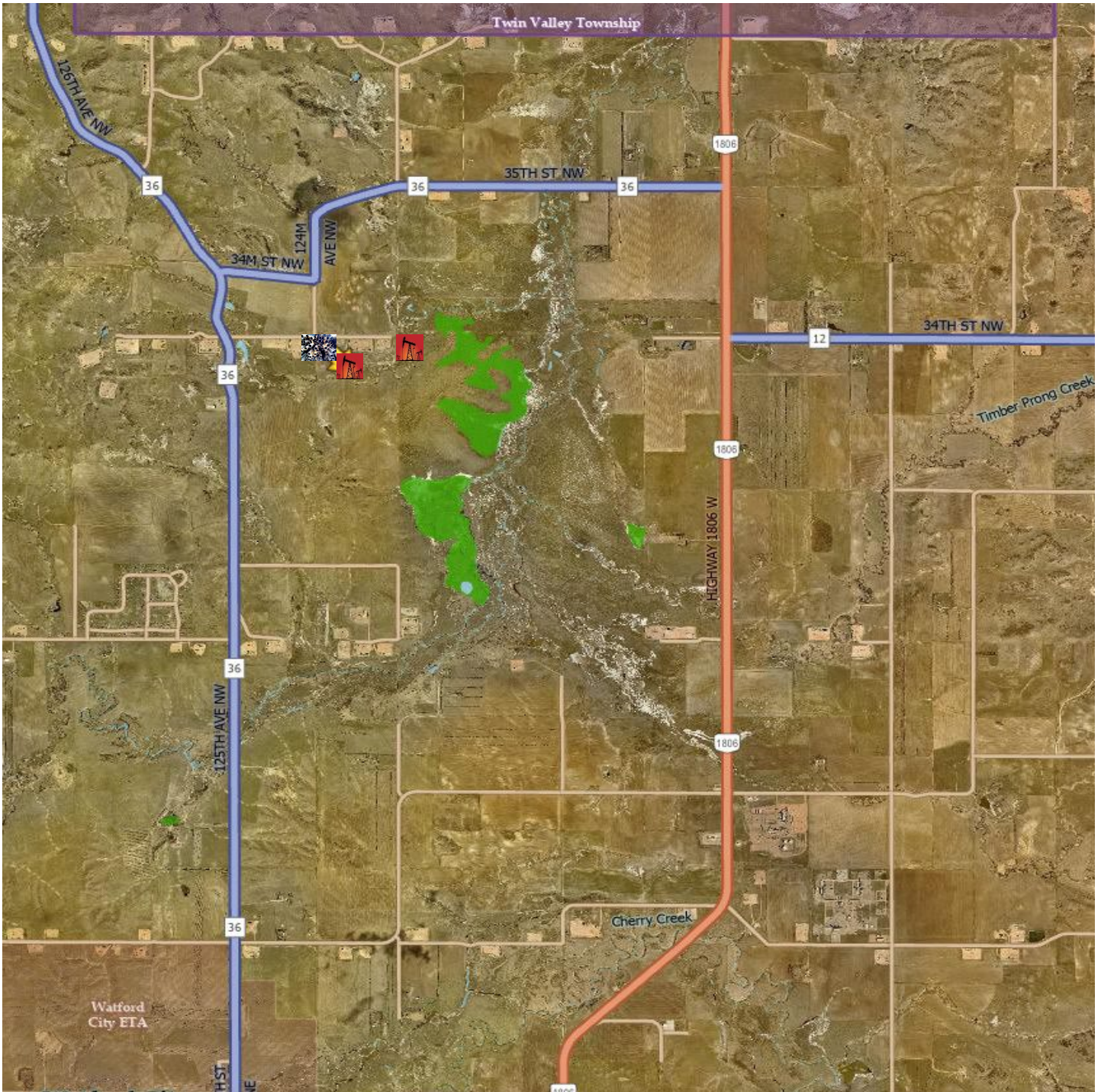
5. This site through this Conditional Use Permit shall not be used as a truck depot.
6. The applicant shall maintain a site free of garbage, from with the site and from outside sources.
7. The applicant shall provide a Reclamation Bond per Zoning Ordinance 2.13 equaling 150% of an Engineer's Estimate to remove all pipes and structures and reclaim the site to a productive agricultural setting. The bond shall be in to McKenzie County Planning & Zoning department sixty (60) days after County Commission approval with the file #023-19CUP clearly written on it and all renewals. Bond shall state renewal date.
8. Measures to alleviate or minimize mud tracking onto the road shall be utilized.
9. Site shall be used for storage of pipe and pipe appurtenances only. Any other storage and salvage items shall be removed from the site within thirty (30) days.
10. All Security lighting shall be downward facing.
11. Any Structures will require a building permit.
12. Any in-use Skids shall require a Skid Permit.

#12-24CUP

PID # 640008900

S-17,T-151N,R-98W

Vicinity MAP

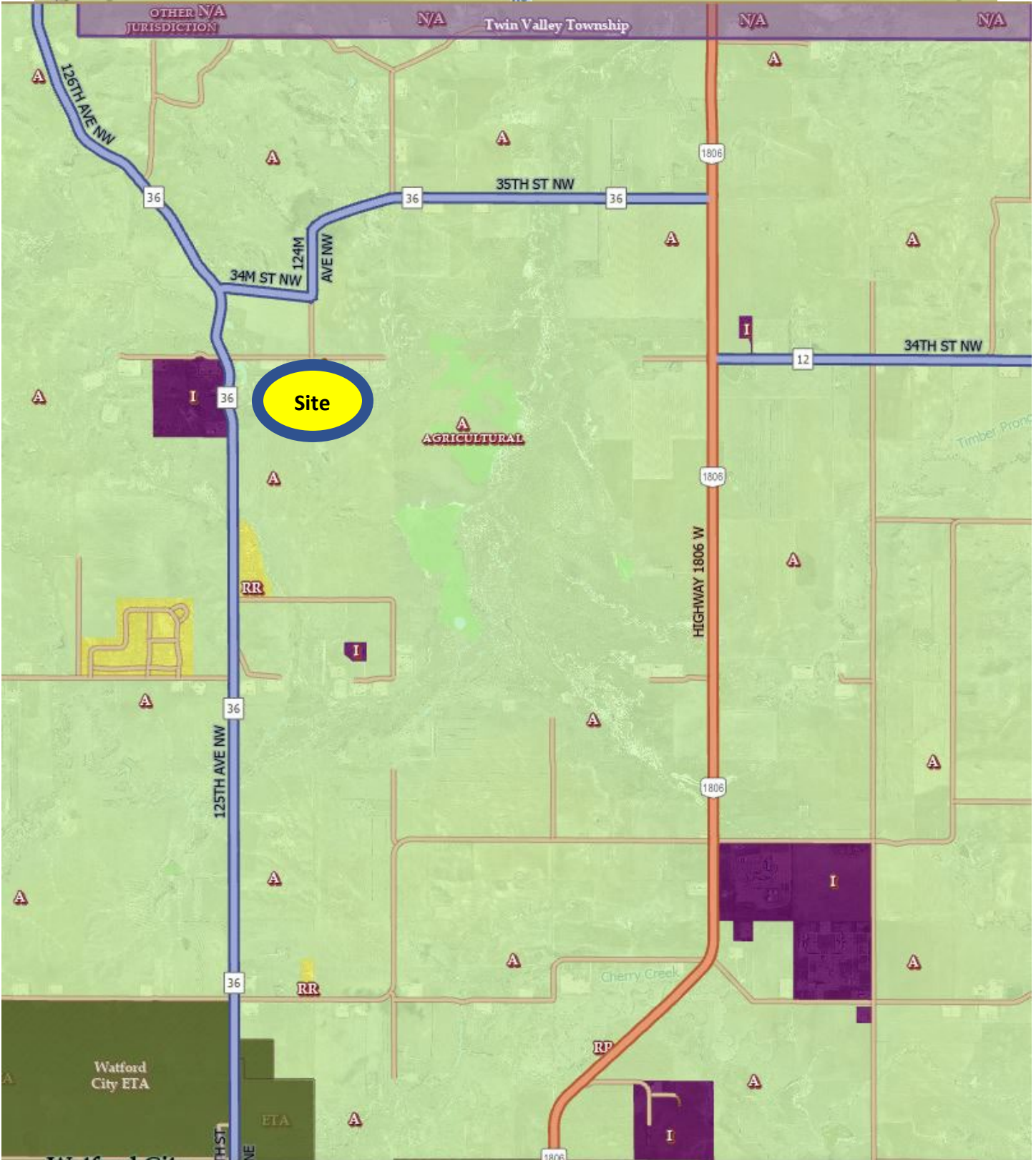


#12-24CUP

PID # 640008900

S-17,T-151N,R-98W

Comprehensive Plan Map-Agriculture

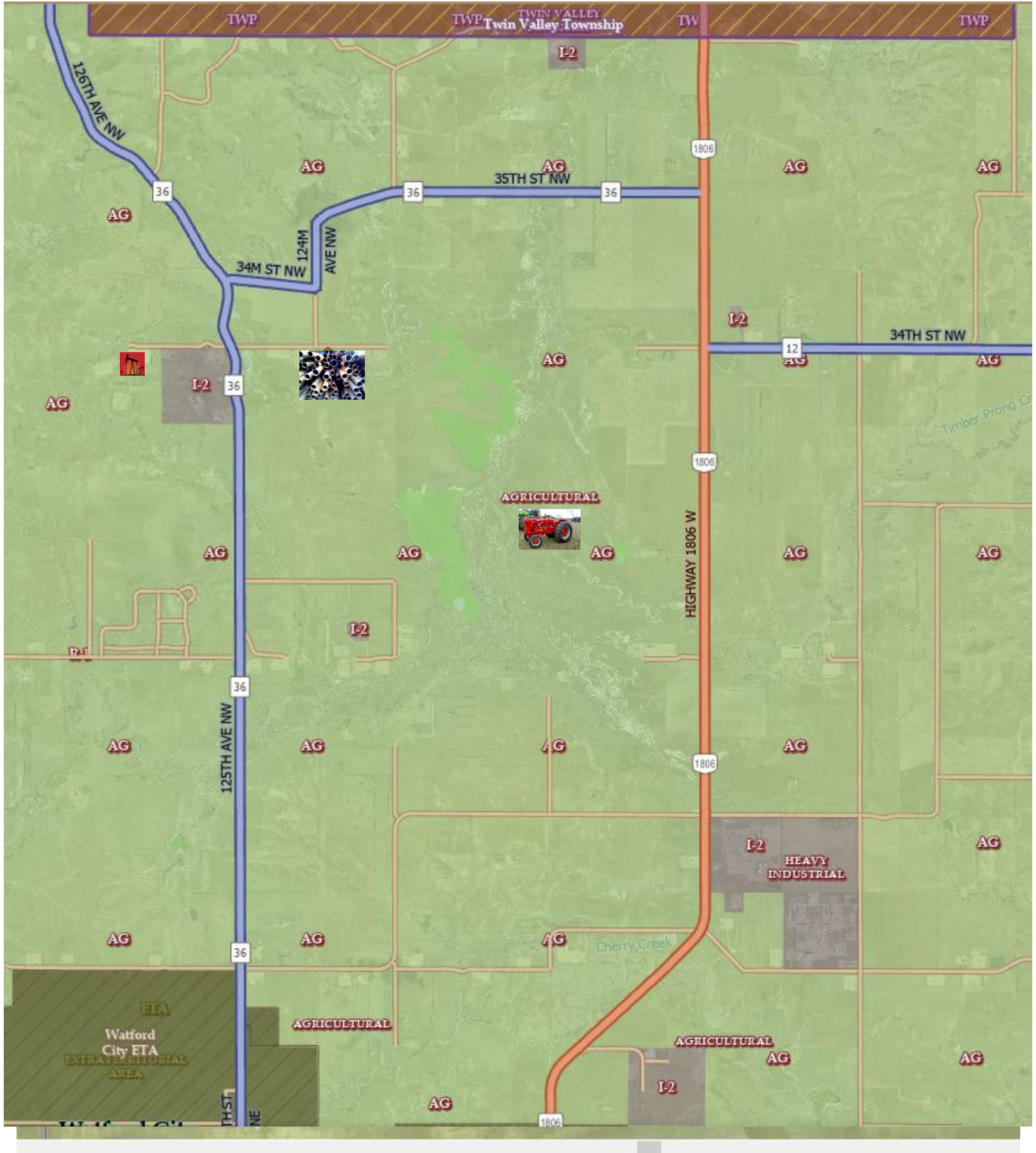


#12-24CUP

PID # 640008900

S-17,T-151N,R-98W

Zoning Map-Agriculture



#12-24CUP
PID # 680008900
S-17,T-151N,R-98W
SITE MAP



McKENZIE COUNTY

Planning and Zoning Commission

#13-24CUP Central Specialties Inc.

Application:	May 5, 2024
Hearing Date:	October 7, 2024
Description:	12562 Zoe Road, S:7 T:149N R:98W, Lot:9, PID 633000900 McKenzie County, ND
Owner(s)/Applicant:	Central Specialties Inc.
Reason for Request:	Applicant wishes to install a 15,000 gallon propane tank, to replace two smaller existing propane tanks. Which will be used for shop use.

Comprehensive Plan Land Use: Transitional
Zoning: Heavy Industrial

Findings of Fact:
<ol style="list-style-type: none"> 1. All requirements for public notifications have been satisfied. 2. Staff has received no comment from the general public or adjacent landowners. 3. Property is not located within an organized township. 4. Applicant is in good standing with the ND Secretary of State. 5. Applicant is the Landowner. 6. Applicant has an approved Weed plan from the County Weed Department. 7. Applicant has EMS approval. 8. Applicant has approval from Watford City Fire Marshall. 9. Applicant has approval from the North Dakota State Fire Marshall. 10. Applicant has been contacted McKenzie County Road and Bridge. 11. Surrounding Zoning is Heavy Industrial and Agriculture.

Conditional Use Permit Criteria::
No conditional use permit shall be recommended by the Planning Commission or approved by the County Commission unless the applicant shall have met all the following criteria:

a. The establishment, maintenance, or operation of the conditional use shall not be detrimental to or endanger the public health, safety, comfort or general welfare.

Site is already existing with approval from EMS, McKenzie County Fire Marshal, and North Dakota State Fire Marshal

b. The proposed conditional use shall not substantially impair or diminish the value and enjoyment of other property in the area.

The proposed conditional use shall not impede the normal orderly development of the surrounding property as there is already 2 smaller propane tanks on site that will be replaced with this CUP.

c. The proposed conditional use shall not impede the normal orderly development of the surrounding property.

As the site is already existing it will not impede the normal orderly development of surrounding property.

d. Adequate utilities, access roads, drainage or other necessary site improvements have been or are being provided to accommodate the proposed conditional use.

Utility, Roads, and drainage are already in place on the property.

e. Adequate measures will be taken to provide ingress and egress to the property without adverse effects on the adjoining properties and traffic congestion in the public street.

Applicant is in contact with McKenzie County Road and Bridge

f. The proposed conditional use shall conform to all applicable regulations of the district within which it is located.

The proposed use is conditionally allowed in Light and Heavy Industrial

Comprehensive Plan Consistency:

The subject land area is designated in the land use plan as Transitional.

Staff Recommendation:

Staff recommends **Approval** for this Conditional Use Permit.

Suggested motion: "Recommend Approval of Conditional Use Permit #13-24CUP, Central Specialties Inc., for installation of 15,000 gallon propane tank to the County Commission to adopt the findings and conditions as provided in the staff report.""

Conditions:

1. The applicant shall adhere to the noxious weed containment plan as approved by the County Weed Control Officer.

2. The applicant shall keep the site free of garbage, from within the site and/or outside sources.

3. The open storage of material, including waste products or salvage shall not be permitted closer than five hundred (500') feet from any residence. All combustible material shall be stored in such a way to permit free access to firefighting equipment. Dust, fumes, odors, smoke, vapor, noise, lights, and vibrations shall be confined within the industrial district.
4. The applicant shall obtain building permits and/waivers for any proposed structures within the proposed development.
5. The applicant shall not deposit any snow or water onto the neighboring properties and dispose of storm water onsite through an approved engineering method. Additionally, the applicants shall design the storm water and culvert system to convey a 25 year event.
6. The Conditional Use Permit will be reviewed annually for conformance with the conditions of approval, if conditions are not adhered to then the permit can be placed on the Planning Commission agenda for revocation.
7. The applicant shall adhere to all Federal, State and Local laws, regulations and conditions for the operation of the proposed facility.
8. The applicant shall share all final approvals, and continuing approvals/reviews with the County/State/Federal agencies as they are obtained or altered, along with any violations as it relates to this Conditional Use approval for the CUP file.
9. All security lighting on site shall be downward facing and shall not glare on adjacent property owners or the public travel way.
10. A RECLAMATION BOND SHALL BE PROVIDED TO THE PLANNING DEPARTMENT within sixty (60) days of Board of County Commissioners approval. The reclamation bond shall be per the standards set forth in section 2-13-3 (B) of the McKenzie County Land Development Ordinance. The Bond shall be for one hundred and fifty (150) percent of the estimated cost to remove all above ground structures, all underground structures to a depth of four (4) feet, including but not limited to: pipes, wires and concrete, and to remove gravel, scoria, or other ground cover or fill from the site, re-grade the site so it has a pre-Development appearance, and reseed the site with native grasses and vegetation. The estimated cost shall be determined by an engineer licensed in the State of North Dakota.
11. Prior to being operational the facility shall be inspected by the authority having jurisdiction for fire compliance and there shall be an annual fire inspection there after.
12. Any changes in area or volume will require an amendment to the existing Conditional Use Permit per Section 5.13.11 of the McKenzie County Land Development Ordinance.
13. Meet minimum requirements of NFPA58 IFC Chapter 61. All applicable protections must be met according to IFC.
14. Construction documents submitted prior to installation to AHJ.
15. All setbacks shall be met.
16. All safety shall be installed prior to operation.
17. All tanks shall be protected from tampering ie: Fenced in.
18. Installation of protective poles per NFC around tanks.

25. Installation of a remote shut off in a location acceptable to the AHJ.

#13-24CUP

PID # 633000900

S-7,T-149N,R-98W, Lot- 9

Vicinity MAP

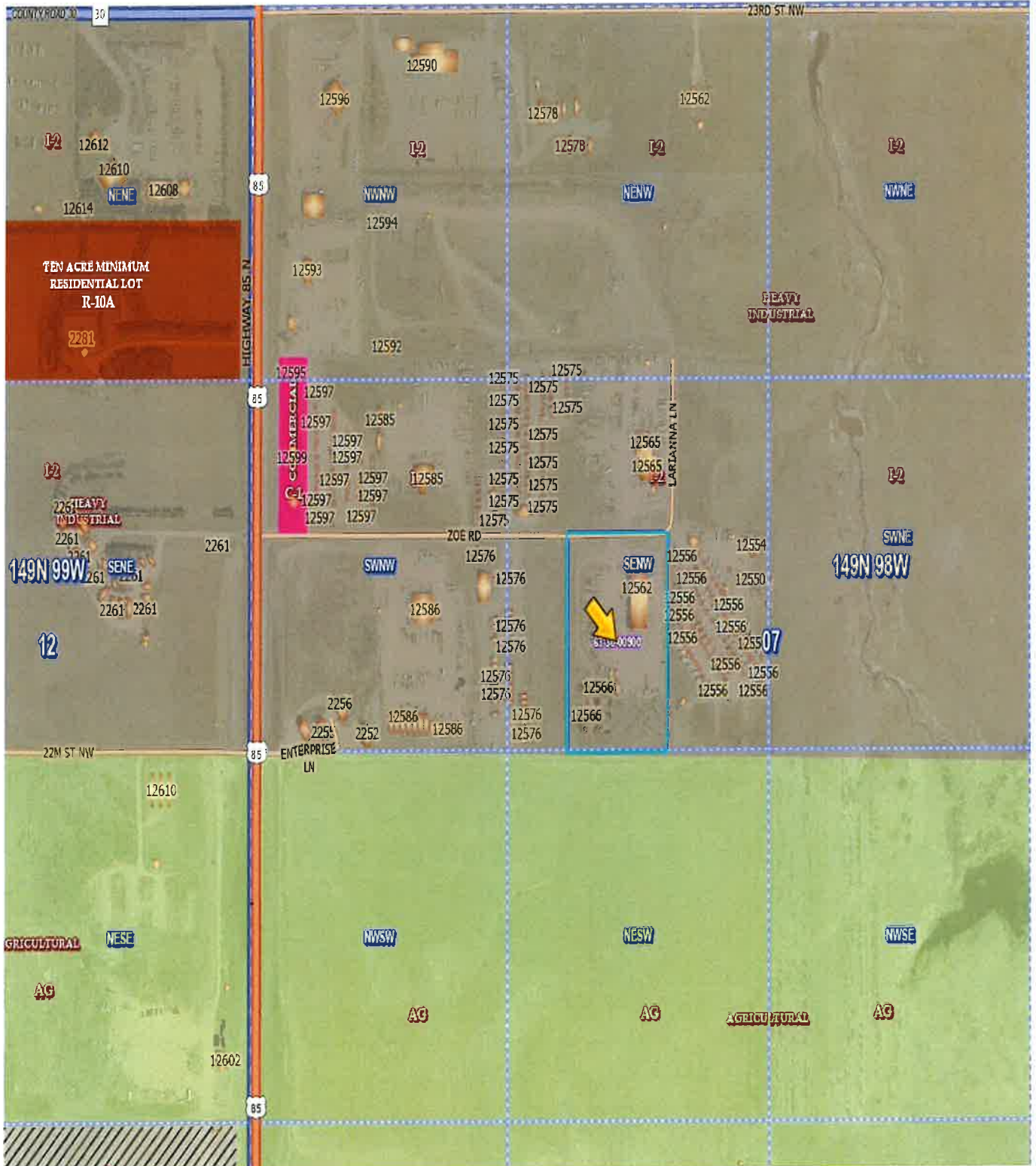


#13-24CUP

PID # 633000900

S-7,T-149N,R-98W, Lot-9

Zoning Map- Heavy Industrial



#13-24CUP
PID # 633000900
S-7,T-149N,R-98W
SITE MAP



McKENZIE COUNTY

Planning and Zoning Commission

#14-24CUP Roedeske Family

Application:	September 15, 2024
Hearing Date:	October 7, 2024
Description:	S-33,T-149N,R-103W SW1/4NW1/4,NW1/4SW1/4, PID 260001300, 15676 Highway 68, Cartwright ND
Owner(s)/Applicant:	Laurie Roedeske
Reason for Request:	Applicant is being required to bring an existing freshwater depot into compliance with the Land Development Ordinance

Comprehensive Plan Land Use: Agriculture

Zoning: Agricultural

Findings of Fact:

1. All Requirements for public notification have been satisfied.
2. Staff has received no comments on the proposal.
3. The applicants property is currently zoned Agriculture.
4. This freshwater depot is already in use.
5. This depot is not located in an organized township.
6. Freshwater depots are a conditional use in the Ag Zone.
7. Applicant has received an approved weed plan from the county Weed Department.
8. Applicant has received an approved approach permit #2404 district 67 from NDDOT.
9. Applicant has reached out to Fire, EMS and 911, no negative comments were received. Fire likes the idea of the pond for fire fighting.

Conditional Use Permit Criteria::

No conditional use permit shall be recommended by the Planning Commission or approved by the County Commission unless the applicant shall have met all the following criteria:

a. The establishment, maintenance, or operation of the conditional use shall not be detrimental to or endanger the public health, safety, comfort or general welfare.

The establishment, maintenance, or operation of the conditional use shall not be detrimental to or endanger the public health, safety, comfort or general welfare as it already exists and no one lives in the immediate

area.

b. The proposed conditional use shall not substantially impair or diminish the value and enjoyment of other property in the area.

The proposed conditional will impair and diminish the value and enjoyment of other property in the area.

c. The proposed conditional use shall not impede the normal orderly development of the surrounding area.

The proposed conditional use should not impede the normal orderly development of the surrounding area as it is already in use adjacent to National Grasslands.

d. Adequate utilities, access roads, drainage or other necessary site improvements have been or are being provided to accommodate the proposed conditional use.

Nothing has been done to property other than a hose and pump house added as it is a freshwater pond.

e. Adequate measures will be taken to provide ingress and egress to the property without adverse effects on the adjoining properties and traffic congestion in the public street.

Applicant has permit # 2404 for District 67 from NDDOT for the access.

f. The proposed conditional use shall conform to all applicable regulations of the district within which it is located.

The proposed conditional use shall conform to all applicable regulations of the district within which it is located or their permit will be placed for revocation.

Comprehensive Plan Consistency:

The subject land area is designated in the land use plan as Agriculture..

Staff Recommendation:

Staff recommends **Approval** for this Conditional Use Permit.

Suggested motion: "Recommend Approval of Conditional Use Permit #12-24CUP, Roedeske Water Depot, for an existing freshwater depot to the County Commission to bring it into compliance.""

Conditions:

1. The applicant shall mark the site with a (4' x 8') sign visible from the road per McKenzie County Land Development Ordinance Section 4-7-1 with the following information. Address/project identification, emergency contact name and phone number, this must be completed within thirty (30) days from County Commission approval.

2. The applicant shall adhere to the noxious weed containment plan as approved by the County Weed Control Officer.

3. The applicant shall allow the local Fire Departments access to water in case of emergencies.
4. The applicant shall adhere to all Federal, State and Local Laws, Regulations, and Conditions for the operation of the proposed facility.
5. The applicant shall provide the County Planning Department with all Federal and State approvals or denials, along with any violations relating to the project for the duration of the project including NDSWC approvals, conditions, violations and expirations.
6. Per McKenzie County Land Development Ordinance Section 4-7-1 (B) #1, Six (6) foot high chain link fence shall be installed when within a quarter (1/4) mile from a State Highway
7. The applicant shall maintain a site free of garbage, from within the site and from outside sources, during and after construction.
8. Any changes in area will require an amendment to the existing Conditional Use Permit per Section 5.8.5 of the McKenzie County Land Development Ordinance.
9. Ingress/egress for the site will be completed to the satisfaction of the County Engineering Department. Ingress/egress will not impede public roadway.
10. Access on the private roadway into the site must be maintained for 911 purposes.
11. Site shall not be used as a Truck depot (No Parking)
12. Dust control shall be maintained during construction. The owner and operator of the site shall maintain dust control on all roads accessing a Freshwater Depot, Freshwater Storage Pond, or staging area of a Freshwater Pipeline. At the discretion of the Planning and Zoning Director, after construction and prior to use of facilities that will generate high traffic, dust control measures must be applied at least one-quarter (1/4) mile in each direction of all access points to the site and must be applied each year prior to May 31 and again before August 31. The Planning and Zoning Director will coordinate with the County Engineer if County roads are within the area subject to dust control. If the Planning and Zoning Director determines that dust control measures are required the owner and operator of the site shall submit to the Planning Department receipts or other appropriate proof each time dust control is applied.
13. The applicant shall limit sediment runoff from the site by use of perimeter controls on down slope portions of the site (e.g. silt fence) and limit channelized erosion in ditches, swales, and adjacent natural water bodies. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted if required by State or Federal regulations. The site shall be restored and stabilized to pre-project conditions.
14. The applicant shall provide the Planning Department with electronic files of the as-built surveys of all above and below ground equipment and pipelines within one hundred and twenty (120) days of construction being completed.
15. A RECLAMATION BOND SHALL BE PROVIDED TO THE PLANNING DEPARTMENT within sixty (60) days of Board of County Commissioners approval. The reclamation bond shall be per the standards set forth in section 2-13-3 of the McKenzie County Land Development Ordinance.8
16. Per the McKenzie County Land Development Ordinance, the estimated cost of removal and reclamation for Reclamation Bonds shall be reviewed and, if necessary, adjusted based on inflation (using the US Bureau of Labor Statistics Producer Price Index) every five (5) years. If inflation has increased in the five (5) year timeframe, an engineer's estimate for a new Bond shall be submitted to the Planning and Zoning Director.

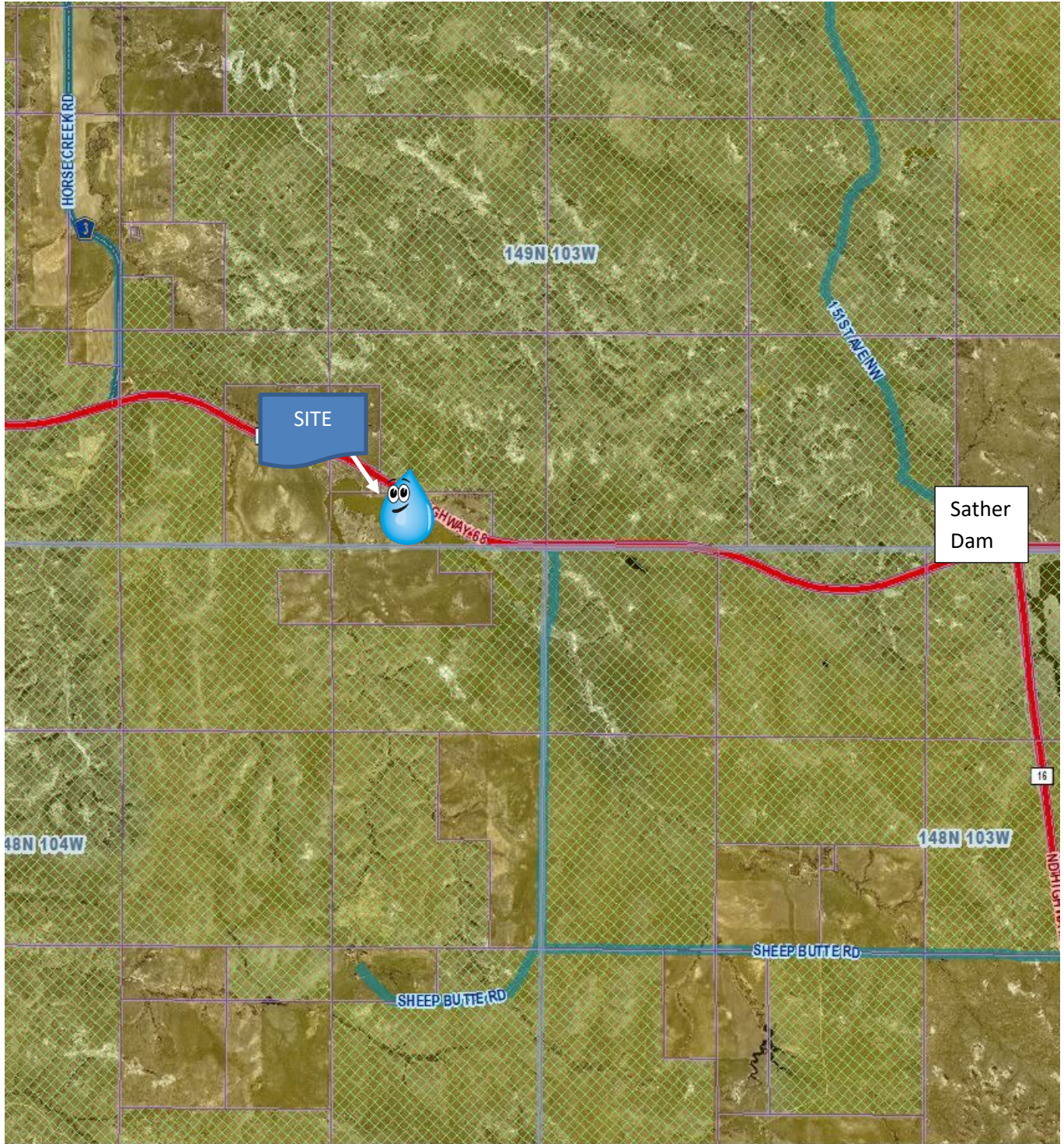
17. Site shall be inspected annually to ensure compliance with the listed conditions. Any violation could result in possible revocation of permit

#14-24CUP Roedeske Family

PID # 260001300

S-33,T-149N,R-103W

Vicinity MAP



#14-24CUP Roedeske Family

PID # 260001300

S-33,T-149N,R-103W

Current Comprehensive Plan Map-Agriculture



#14-24CUP Roedeske Family

PID # 260001300

S-33,T-149N,R-103W

Zoning Map-Agricultural



#14-24CUP Roedeske Family

PID # 260001300

S-33,T-149N,R-103W

SITE MAP





Planning and Zoning Commission

01-24SUB McKenzie County Ag Expo

Application:	September 3, 2024
Hearing Date:	October 7, 2024
Description:	S-27 & 34, T-150N, R-99W, PID 110012700, 12880 25th ST NW McKenzie County.
Owner(s)/Applicant:	McKenzie County
Reason for Request:	Application is being presented to bring an existing county owned subdivision into compliance with the Land Development Ordinance .

Comprehensive Plan Land Use: Public Institutional & Commercial
Zoning: Planned unit Development & Commercial

Findings of Fact:
<ol style="list-style-type: none"> 1. All Requirements for Public Notification have been completed for the sub-division. 2. No Comments have been received. 3.This is being done to bring this sub-division into compliance with the Land Development Ordinance. <ul style="list-style-type: none"> (A) The subdivision satisfies all applicable provisions of this article (5-10) Major Subdivisions. (B) The Development is consistent with the Comprehensive Plan. (C) The Development is consistent with the Zoning Map as the applicant has applied for a Zoning Map Amendment (01-21PUD)approved on July 21, 2021. (D) The Subdivision satisfies all requirements of the corresponding zoning district(s). All land can be safely and reasonably developed for its intended use. (E) All necessary utilities, facilities, and services have been provided to the subdivision. 4. All Conditions have been addressed such as: Concern with the Buffer Zone, Noise and Site Lighting. In addition landscape requirements per zoning ordinance within the parking lot are have been addressed. 5. McKenzie County purchased S-27&-34 T-150N R-99W Parcel #110012700 in 2020. 6. PUD Narrative has been approved by the Fair Grounds Board/Building Committee and the Planning and Zoning Board. 7. The surrounding Zoning Designation along this corridor is predominantly Agriculture however, the Comprehensive Plan for this area consists of designations such as Highway Commercial, Urban Residential and Light Industrial. This corridor is a natural area

for future commercial growth due to its proximity to Highway 85 and clustering of Commercial and Industrial Comprehensive Plan designations.

8. The Residential use to the east of the Fairgrounds parcel has a Buffer Zone.

Conditional Use Permit Criteria::

No conditional use permit shall be recommended by the Planning Commission or approved by the County Commission unless the applicant shall have met all the following criteria:

a. The establishment, maintenance, or operation of the conditional use shall not be detrimental to or endanger the public health, safety, comfort or general welfare.

The establishment, maintenance, or operation of the conditional use is not detrimental to and does not endanger the public health, safety, comfort or general welfare, as the property is already existing.

b. The proposed conditional use shall not substantially impair or diminish the value and enjoyment of other property in the area.

The conditional use shall not substantially impair or diminish the value and enjoyment of other property in the area, in our opinion, as the property is already existing.

c. The proposed conditional use shall not impede the normal orderly development of the surrounding property.

The conditional use shall not impede the normal orderly development of the surrounding property, as the property is already existing.

d. Adequate utilities, access roads, drainage or other necessary site improvements have been or are being provided to accommodate the proposed conditional use.

Adequate utilities, access roads, drainage or other necessary site improvements have been provided to accommodate the proposed conditional use, as the property is already existing.

e. Adequate measures will be taken to provide ingress and egress to the property without adverse effects on the adjoining properties and traffic congestion in the public street.

Adequate measures have been taken to provide ingress and egress to the property without adverse effects on the adjoining properties and traffic congestion in the public street, as the property is already existing.

f. The proposed conditional use shall conform to all applicable regulations of the district within which it is located.

The proposed conditional use shall conform to all applicable regulations of the district within which it is located, as the property is already existing or it shall be placed before the board for revocation.

Comprehensive Plan Consistency:

The subject land area is designated in the land use plan as Public Institutional.

Staff Recommendation:

Staff recommends **Approval** for this Conditional Use Permit.

Suggested motion: "Staff Recommends approval of 01-24SUB McKenzie County Ag Expo to the County Commission to bring an existing subdivision into compliance. Adopt the findings as provided in the Staff Report.""

Conditions:

1. All improvement plans shall be reviewed by the Planning and Zoning Director and the County Engineer or their designees. The County Engineer shall perform a technical review of the improvement plans and provide comments and required revisions as necessary. The County Engineer may require changes to the preliminary plat design to achieve acceptable engineering practices. Upon acknowledgement from the County Engineer that the plans meet County Road Improvement Standards, the applicant may prepare the final plat.
2. The applicant shall have six (6) months from the date the preliminary plat is approved to complete the improvement plans. If the improvement plans have not been submitted for review within six (6) months or the agreed-upon extension period, the preliminary plat is deemed to be withdrawn and the application fee forfeited.
3. All Improvement Plans shall be prepared and signed by a professional engineer licensed in the State of North Dakota, shall follow County design standards as described in Section 6-9 of the Ordinance, and shall consist of the following:
4. A grading plan shall be provided to the County Engineer if more than one (1) acre is to be disturbed. The grading plan shall follow County standards for erosion control (see Section 2-18 of the Land Development Ordinance) and include the following:
 - (a) Existing and proposed contours for all graded areas, with a minimum interval of two (2) feet.
 - (b) Location of site water retention.
 - (c) All proposed surface features necessary to complete the project design, including catch basins, culverts, grated inlets, inverts, railroad tracks, sidewalks, driveways, trees, utility structures, manholes, curb and gutter, water valves, monuments, centerline ties, and other features as necessary.
 - (d) Dust control plan.
 - (e) Site restoration plan.
5. The paving plan shall include the following:
 - (a) Title Sheet including certification language and signature block for the County Engineer.
 - (b) List of Standard Drawings
 - (c) Plan Notes
 - (d) Construction Details
 - (e) Typical Sections
 - (f) Plan and Profile Sheets
 - (g) Grading Plans
 - (h) Striping and Signage Plans
 - (i) Cross Sections
 - (j) Temporary Traffic Control

(k) Erosion Control Plans

6. The utility plan shall include the following:

- (a) The location of existing utilities within or adjacent to the plat.
- (b) The location of proposed utilities (water, sewer, electric, gas, and other) within the subdivision, and interconnections to existing systems.
- (c) Easements required to accommodate utilities or utility maintenance.
- (d) A letter from the water provider stating that adequate water supply is available if water is to be provided to the Subdivision.
- (e) Proposed water well locations, if necessary.
- (f) Proposed sewer or septic system information.

7. The fire prevention plan shall include the following:

- (a) Location of proposed fire hydrants or water tanks for firefighting.
- (b) Location, size, and operating capacity of all pipes, pumps, and equipment to achieve fire flow for a minimum of two (2) hours.

8. A Traffic Impact Study may be required.

9. A storm water management plan may be required.

10. McKenzie County may require the Developer to enter into an agreement or provide a Performance Bond to ensure the completion of any public improvements.

#01-24SubDivision Ag Expo

PID # 110012700

S-27 & 34 & T-150N,R-99W

Vicinity MAP



01-24SubDivision Ag Expo

PID # 110012700

S-27 & 34,T-150N,R-99W

Current Comprehensive Plan Map-Public Institutional and Commercial



#01-24SubDivison Ag Expo

PID # 110012700

S-27 &34,T-150N,R-99W

Zoning Map-Planned Unit Development and Commercial

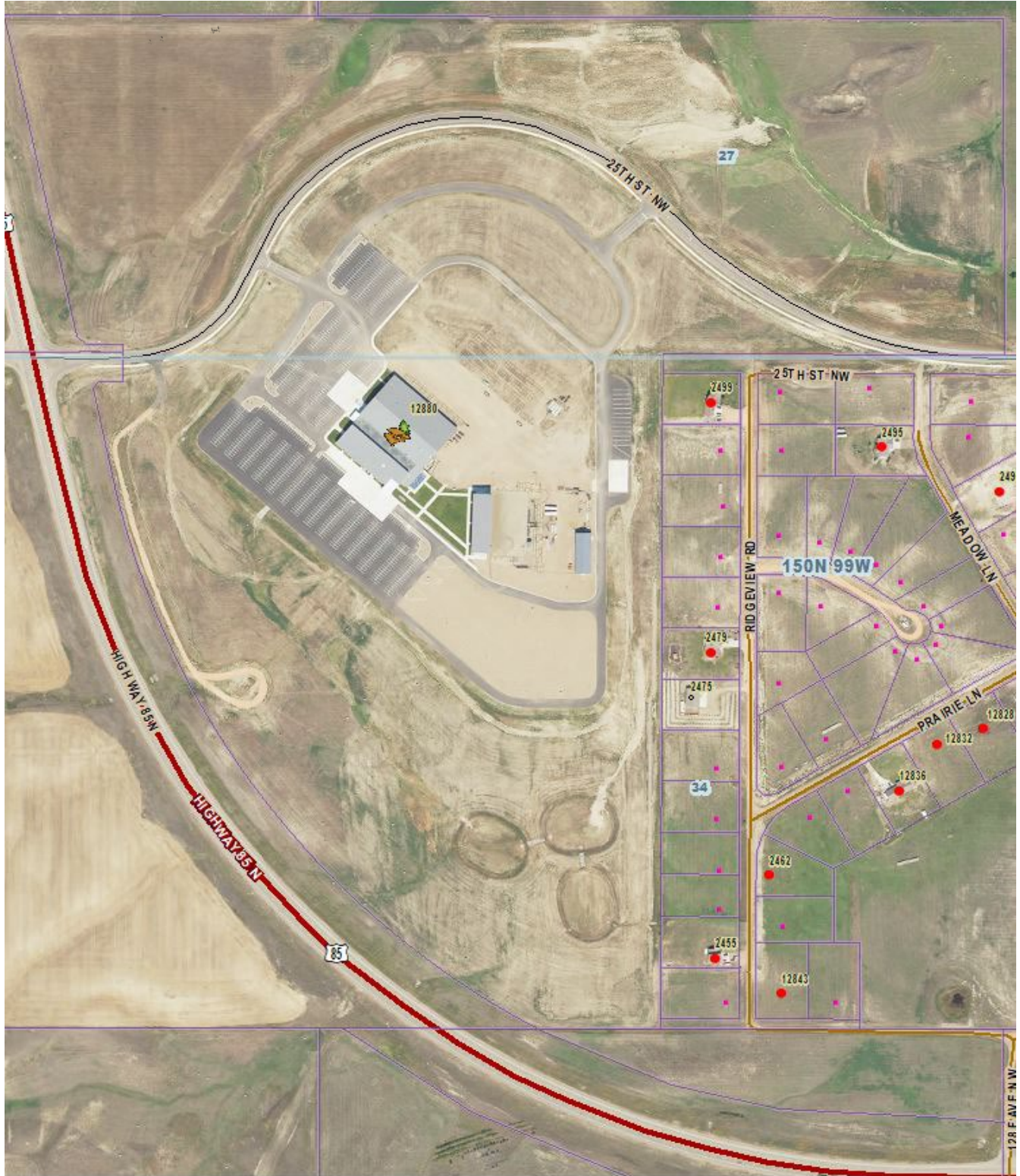


#01-24 SubDivision Ag Expo

PID # 110012700

S-27 & 34, T-150N, R-99W

SITE MAP



07-24ZC - McKenzie County Planning and Zoning - Arnegard Industrial Area

Reason for Request:	<p>In an effort to protect the integrity of the lands of the Arnegard Township, the McKenzie County Planning and Zoning Department is requesting a Zone Change for a portion of Sections 25 & 36 in T-150N, R-100W, in Arnegard Township from Agricultural to Light or Heavy Industrial.</p> <p>The current and the majority of the historical use of the properties that have been selected for discussion is Industrial. If approved, this rezone would not only match the zoning to the use of the properties but more importantly provide a place for businesses to be located instead of disturbing the Agricultural land.</p>
Hearing Date:	October 7, 2024
Location:	<p>ALN ENTERPRISES LLC, S/T/R 25-150-100 IT# 2508 PT NE1/4SE1/4 Parcel ID # 03-00-10034, S/T/R 25-150-100 IT# 2316 PT SE1/4, 03-00-10040</p> <p>ARROW ELECTRIC PROPERTIES LLC, T-150N, R-100W, Section 25, Parcel ID # 03-00-10052</p> <p>BLACK GOLD CONTRACTORS LLC, T-150N, R-100W, Section 25, Parcel ID # 03-00-10085</p> <p>BROCKBANK 5 NORTH DAKOTA LLC, T-150N, R-100W, Section 25, Parcel ID # 03-00-10140</p> <p>CROSS CREEK TIMBER & CATTLE COMPANY LLC, T-150N, R-100W, Section 25, Parcel ID # 03-00-10068</p> <p>DENBESTE LE MANS INC, T-150N, R-100W, Section 25, Parcel ID # 03-00- 10105 & 03-00-10115</p> <p>DRY GROUND SPECIALIST INC, T-150N, R-100W, Section 25, Parcel ID # 03-00-10020</p> <p>E & M PROPERTIES LLC, T-150N, R-100W, Section 25, Parcel ID # 03-00- 10290, 03-00-10285, 03-00-10280</p> <p>FM 1031 HOLDINGS LLC, T-150N, R-100W, Section 25, Parcel ID # 03-00- 10090</p> <p>IOWA TANKLINES INC, T-150N, R-100W, Section 25, Parcel ID # 03-00- 10045, 03-00-10055 & 03-00-10095</p> <p>JJR ENTERPRISE GROUP LLC, T-150N, R-100W, Section 25, Parcel ID # 03-00-10075</p> <p>JKH INVESTMENTS LLC, T-150N, R-100W, Section 25, Parcel ID # 03-00- 10065</p> <p>MCKENZIE COUNTY, T-150N, R-100W, Section 36, Parcel ID # 03-00-14950 & 03-00-14940</p> <p>MOST WANTED WELL SERVICE LLC, T-150N, R-100W, Section 25, Parcel ID # 03-00-10030</p> <p>NATHAN RICHARDSON, T-150N, R-100W, Section 25, Parcel ID # 03-00- 10160 & 03-00-10170</p> <p>PHOENIX INVESTMENT SOLUTIONS LLC, T-150N, R-100W, Section 25, Parcel ID # 03-00-10078</p> <p>PRECISION COMPANIES LLC, T-150N, R-100W, Section 25, Parcel ID # 03-</p>

	<p>00-10120</p> <p>PURITY OILFIELD SERVICES LLC, T-150N, R-100W, Section 25, Parcel ID # 03-00-10185</p> <p>R & R SERVICES INC, T-150N, R-100W, Section 25, Parcel ID # 03-00-10096, 03-00-10097 & 03-00-10130</p> <p>RED POINT LLC, T-150N, R-100W, Section 25, Parcel ID # 03-00-10010 & 03-00-10060</p> <p>ROCK HOUSE LLC, T-150N, R-100W, Section 25, Parcel ID # 03-00-10138 & 03-00-10165</p> <p>ROGER NEW, T-150N, R-100W, Section 25, Parcel ID # 03-00-10070</p> <p>TW INDUSTRIALS LLC, T-150N, R-100W, Section 25, Parcel ID # 03-00-10078</p>
Owner(s)/Applicant:	Multiple Owners / Applicant - McKenzie Cnty P & Z

Existing:		Proposed:	
CP Land Use:	Transitional & Heavy Industrial	CP Land Use:	Transitional & Heavy Industrial
Zoning:	Agricultural	Zoning:	Light and Heavy Industrial See attached list
Setbacks:	25' Front, Back and Side yards	Setbacks:	50' Front and Back yard 25' Side yard
Lot Area:	Minimum 5 acres	Lot Area:	Minimum 2 acres

McKENZIE

COUNTY

Finding of Fact:

1. All requirements for public notification have been satisfied.
2. No comments have been received
3. An informational Township meeting was held in May.
4. Arnegard Township is in support of the Zone Change.
5. The historical and current use of the selected properties is industrial.

Growth Management Plan Consistency:

Light and Heavy Industrial zoning is consistent with the McKenzie County Growth Management Plan for the area.

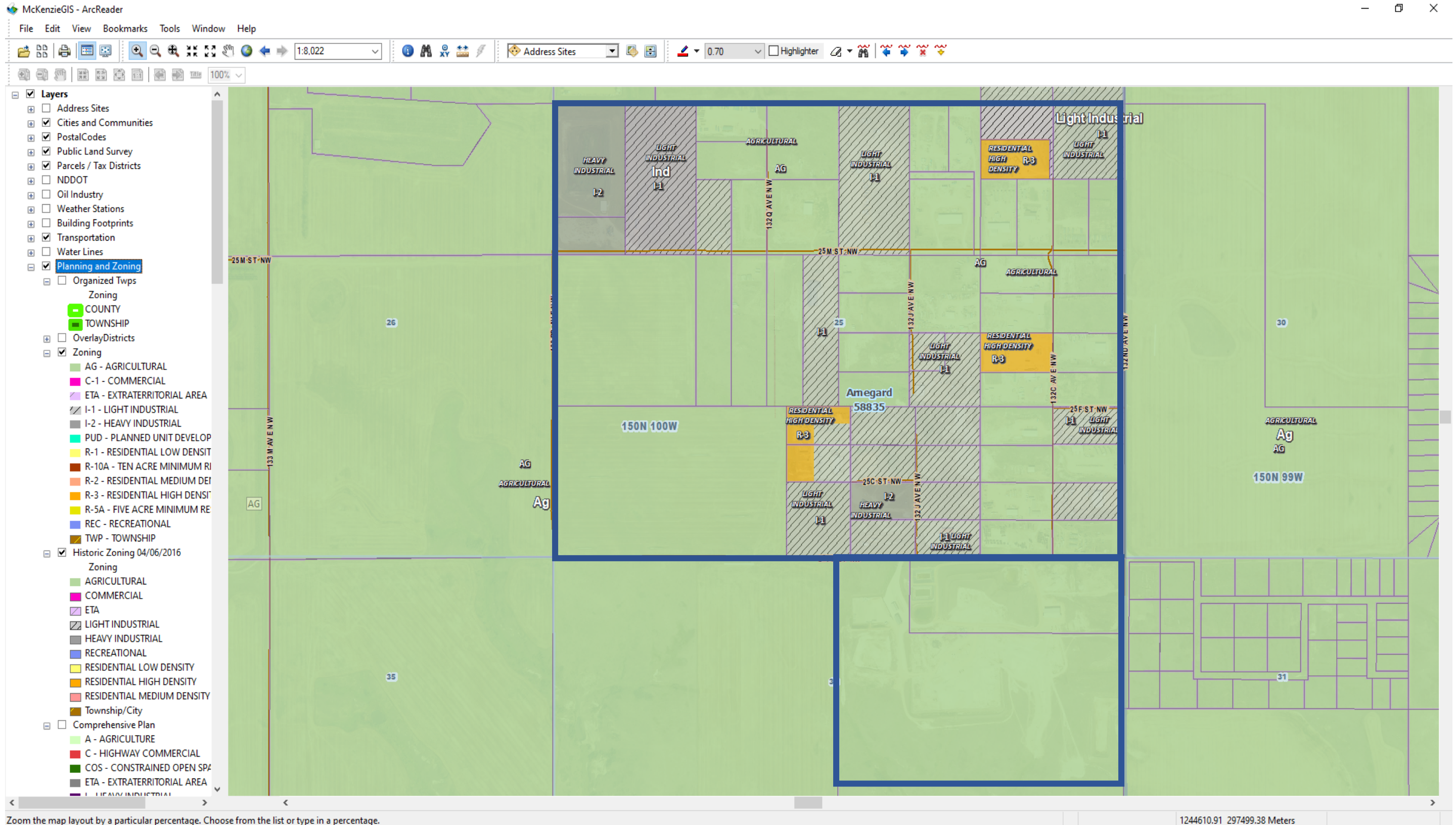
Suggested Motion:

Staff recommends approval of Zone change request # 07-24ZC to the Board of County Commissioners to allow the Zone Change from Agricultural to Light or Heavy Industrial for the properties referenced in the staff report and shown on the attached map.

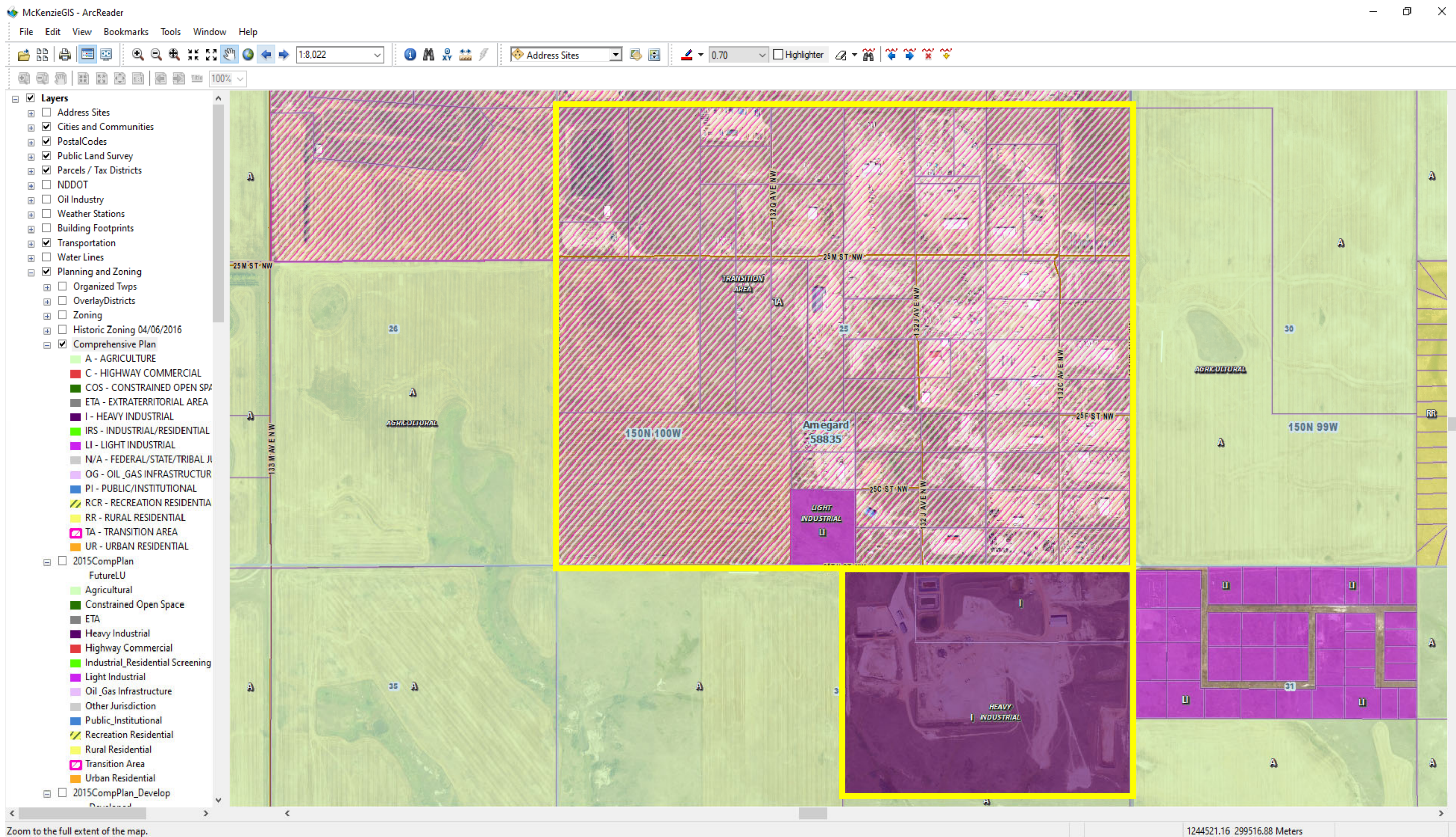
Adopt the findings as provided in the Staff Report.

Parcel Number	Taxpayer Name	Section	Township	Range	Legal Description	Exisging Zoning	Proposed Zoning
03-00-10034	ALN ENTERPRISES LLC	25	150	100	IT# 2508 PT NE1/4SE1/4 5.00 ACRES	Agricultural	Heavy Industrial
03-00-10040	ALN ENTERPRISES LLC	25	150	100	IT# 2316 PT SE1/4 5.00 ACRES	Agricultural	Heavy Industrial
03-00-10052	ARROW ELECTRIC PROPERTIES LLC	25	150	100	IT# 2652 PT NW1/4SE1/4 5.00 ACRES	Agricultural	Light Industrial
03-00-10085	BLACK GOLD CONTRACTORS LLC	25	150	100	IT# 2375 PT SE1/4 5.00 ACRES	Agricultural	Heavy Industrial
03-00-10140	BROCKBANK 5 NORTH DAKOTA LLC	25	150	100	IT# 2357 PT NE1/4 5.00 ACRES	Agricultural	Light Industrial
03-00-10068	CROSS CREEK TIMBER & CATTLE COMPANY LLC	25	150	100	IT# 2476 PT SE1/4SE1/4 EX .20 A RW 4.80 ACRES	Agricultural	Light Industrial
03-00-10090	FM 1031 HOLDINGS LLC	25	150	100	IT# 2750 PT OF SW1/4NE1/4 10.01 ACRES	Agricultural	Heavy Industrial
03-00-10105	DENBESTE LE MANS INC	25	150	100	IT# 2354 PT NE1/4 EX 0.40 A ROW 4.60 ACRES	Agricultural	Light Industrial
03-00-10115	DENBESTE LE MANS INC	25	150	100	IT# 2355 PT NE1/4 5.00 ACRES	Agricultural	Light Industrial
03-00-10020	DRY GROUND SPECIALIST INC	25	150	100	IT# 2295 PT SE1/4 EX .20 A RW 4.80 ACRES	Agricultural	Light Industrial
03-00-10290	E & M PROPERTIES LLC	25	150	100	IT 3085 PT OF SW1/4 10.005 ACRES	Agricultural	Heavy Industrial
03-00-10285	E & M PROPERTIES LLC	25	150	100	IT 3084 PT OF SW1/4 10.006 ACRES	Agricultural	Heavy Industrial
03-00-10280	E & M PROPERTIES LLC	25	150	100	IT 3083 PT OF SW1/4 10.006 ACRES	Agricultural	Heavy Industrial
03-00-10045	IOWA TANKLINES INC	25	150	100	IT# 2389 PT SE1/4 5.00 ACRES	Agricultural	Heavy Industrial
03-00-10055	IOWA TANKLINES INC	25	150	100	IT# 2387 PT SE1/4 5.00 ACRES	Agricultural	Heavy Industrial
03-00-10095	IOWA TANKLINES INC	25	150	100	IT# 2388 PT SE1/4 5.00 ACRES	Agricultural	Heavy Industrial
03-00-10075	JJR ENTERPRISE GROUP LLC	25	150	100	IT# 2394 PT SE1/4 5.00 ACRES	Agricultural	Heavy Industrial
03-00-10065	JKH INVESTMENTS LLC	25	150	100	IT# 2380 PT SE1/4 5.00 ACRES	Agricultural	Light Industrial
03-00-14950	MCKENZIE COUNTY	36	150	100	N1/2N1/2NE1/4 EX NW1/4NW1/4NE1/4 30.00 ACRES COUNTY LANDFILL	Agricultural	Light Industrial
03-00-14940	MCKENZIE COUNTY	36	150	100	NW1/4NW1/4NE1/4, S1/2N1/2NE1/4, N1/2S1/2NE1/4 90.00 ACRES	Agricultural	Light Industrial
03-00-10030	MOST WANTED WELL SERVICE LLC	25	150	100	IT# 2330 PT SE1/4 EX .20 A RW 4.80 ACRES	Agricultural	Light Industrial
03-00-10160	NATHAN RICHARDSON	25	150	100	IT# 2431 PT SE1/4 EX .20 A RW 4.80 ACRES	Agricultural	Heavy Industrial
03-00-10170	NATHAN RICHARDSON	25	150	100	IT# 2430 PT SE1/4 EX .20 A RW 4.80 ACRES	Agricultural	Heavy Industrial
03-00-10078	PHOENIX INVESTMENTS	25	150	100	IT# 2434 PT NE1/4SE1/4 EX .20 A RW 4.80 ACRES	Agricultural	Heavy Industrial
03-00-10120	PRECISION COMPANIES LLC	25	150	100	IT# 2349 PT NW1/4 10.01 ACRES	Agricultural	Light Industrial
03-00-10185	PURITY OILFIELD SERVICES LLC	25	150	100	IT# 2585 PT SE1/4NW1/4 5.00 ACRES - 2014 MHE 28X80 #38802	Agricultural	Heavy Industrial
03-00-10096	R & R SERVICES INC	25	150	100	IT 2947 PT OF SW1/4NE1/4 5.01 ACRES	Agricultural	Heavy Industrial
03-00-10097	R & R SERVICES INC	25	150	100	IT 2948 PT OF SW1/4NE1/4 5.00 ACRES	Agricultural	Heavy Industrial
03-00-10130	R & R SERVICES INC	25	150	100	IT# 2356 PT NE1/4 5.00 ACRES	Agricultural	Heavy Industrial
03-00-10010	RED POINT LLC	25	150	100	IT# 2302 PT SE1/4 5.00 ACRES	Agricultural	Light Industrial
03-00-10060	RED POINT LLC	25	150	100	IT# 2303 PT SE1/4 5.00 ACRES	Agricultural	Light Industrial
03-00-10138	ROCK HOUSE LLC	25	150	100	IT# 2557 PT SE1/4NW1/4 5.00 ACRES	Agricultural	Heavy Industrial
03-00-10165	ROCK HOUSE LLC	25	150	100	IT# 2479 PT SE1/4NW1/4 5.00 ACRES	Agricultural	Heavy Industrial
03-00-10070	ROGER NEW	25	150	100	IT# 2317 PT SE1/4 10.00 ACRES	Agricultural	Heavy Industrial

07-24ZC
Zoning – Agricultural, Light and Heavy Industrial
Arnegard Township
T-150N, R-100W, Section 25 & 36



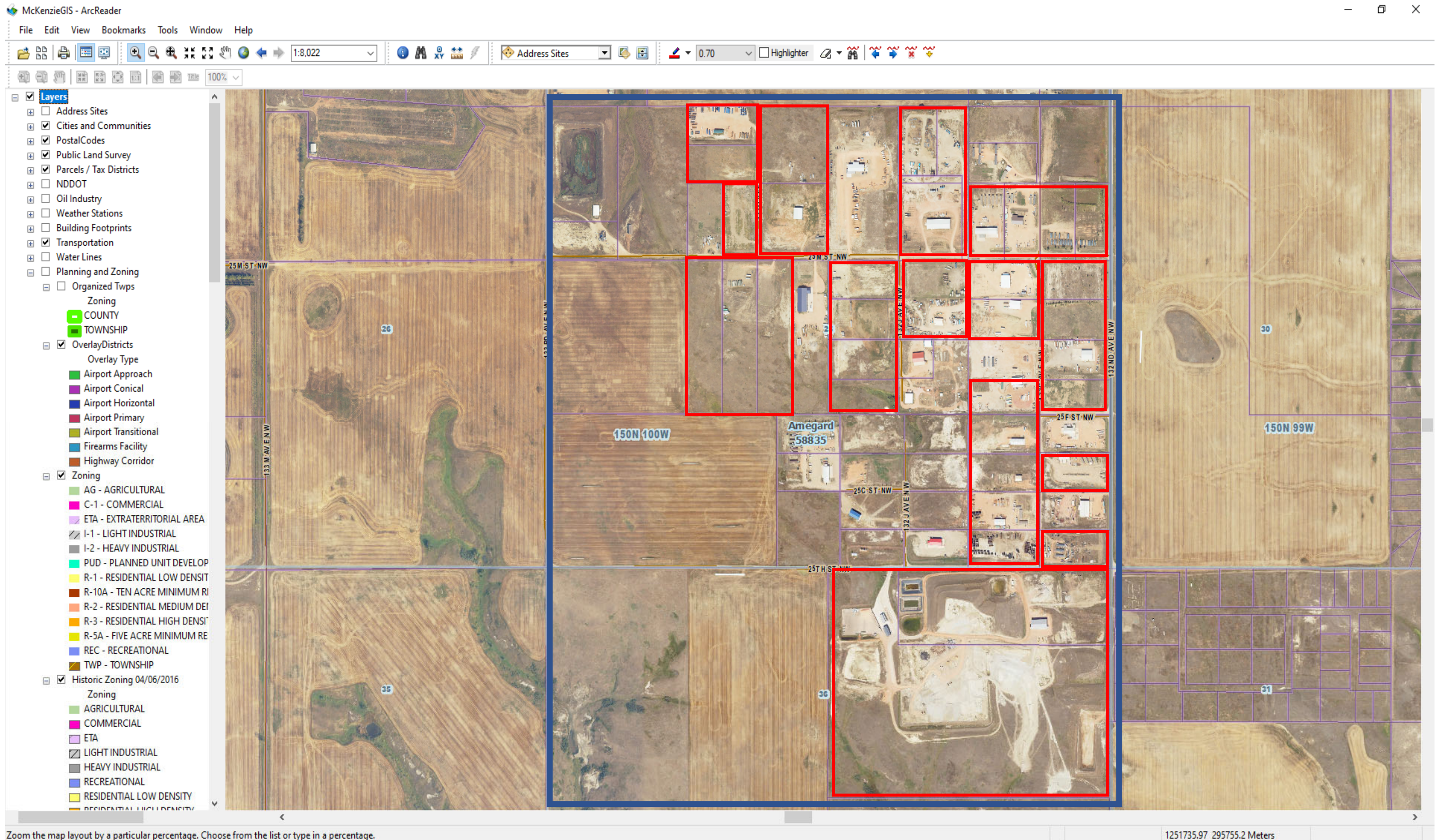
#07- 24ZC
Comprehensive Plan – Transition Area & Heavy Industrial
Arnegard Township
T-150N, R-100W, Section 25 & 36



Zoom to the full extent of the map.

1244521.16 299516.88 Meters

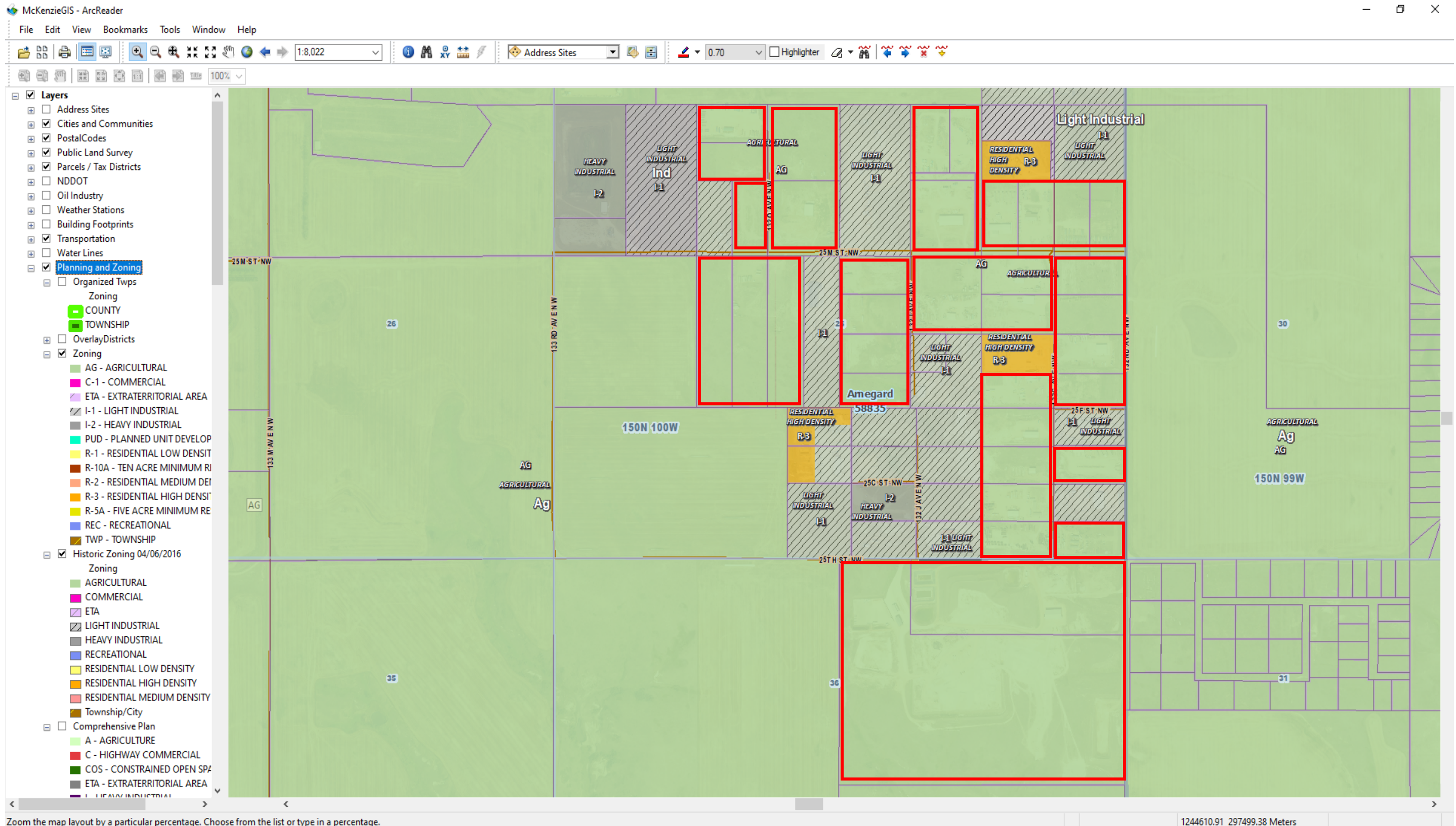
#07-24ZC
Site Map for proposed Zone Change (outlined in red)
Arnegard Township
T-150N, R-100W, Section 25 & 36



Zoom the map layout by a particular percentage. Choose from the list or type in a percentage.

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#07-24ZC
Parcels for proposed Zone Change (outlined in red)
Arnegard Township
T-150N, R-100W, Section 25 & 36



Zoom the map layout by a particular percentage. Choose from the list or type in a percentage.

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