

Conditional Use Permit Application

03/2021

Clay County Planning & Zoning
3510 12th Avenue South, PO Box 280
Moorhead, MN 56561-0280
Tel (218) 299-5005
planning@co.clay.mn.us

Application Fee: \$225.00

Owner	<u>Braeden and Betsy Nelson</u>	Parcel # <u>26.001.2203</u>
Mailing Address	<u>753 Albert Drive West</u>	Permit # _____
City	<u>West Fargo</u>	Date Submitted _____
State, Zip	<u>ND, 58078</u>	60 Days _____
Day Phone	<u>701-840-8124</u>	Fee \$ _____
Cell Phone	<u>701-840-8121</u>	Date of Hearing: _____
Email	<u>braeden.nelson@marshmma.com</u>	
Property Address	_____	
Subdivision	_____	Twp <u>138</u> Rng <u>045</u> Section <u>01</u>
Applicant	<input type="checkbox"/> Applicant Same as Owner	
Name	<u>Brady Bjornson</u>	
Address 1	<u>203 Marlboro Ave</u>	
Address 2	_____	
City	<u>Edgerton, WI</u>	
State, Zip	<u>WI, 53534</u>	
Email	<u>bebjornson1987@gmail.com</u>	
Day Phone	<u>701-212-2492</u>	

1. Describe the nature of this request: My request is to zone Parcel 26.001.2203
Commercial to build a Self-Storage facility. The planned facility will be
40'x 212' with 6 bays. One bay I will use as a seed warehouse for my legend
Seed dealership, rent the other 5 units out, and use the remainder ground for test plots.
2. List any potential conflicts with existing nearby land uses and how any conflicts will be minimized:
Please see detailed Narrative

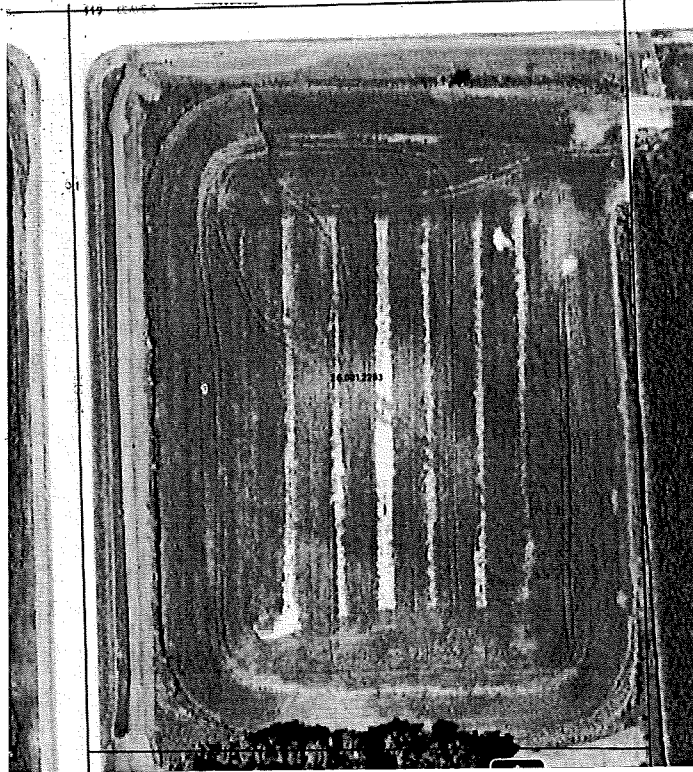
3. Check all additional supporting documents and data, which are being submitted to help explain this project:
- Sketch Plan
 - Topographical Map
 - Detailed Narrative
 - Engineering Plan
 - Flood Plain Hydraulic Analysis
 - Flood Proofing Plans & Specs
 - Other (specify) _____

To the best of my knowledge, I certify that the information provided on this application and accompanying documents is true and accurate.

Applicant signature:  Date: 28 APR 21

Description:

I am looking to zone parcel 26.001.2203 commercial to build a self-storage site, seed warehouse, and test plot for my business Red River Agriservice. More information on Red River Agriservice can be found on our Facebook page or online at www.redriveragriservice.com.

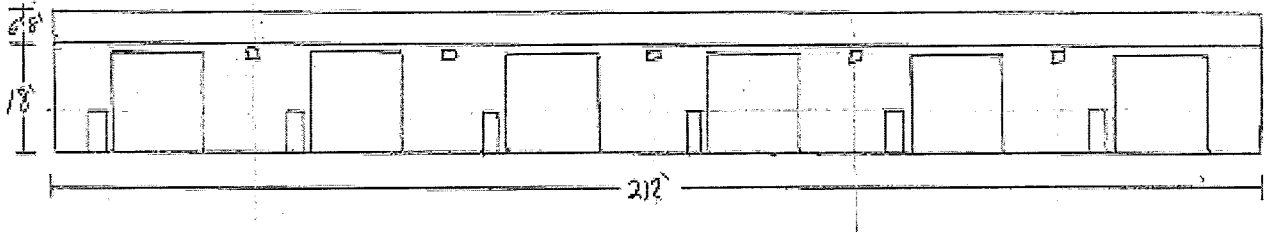


Red River Agriservice's core business are the following services:

- Legend Seed/LaCrosse Seed dealership in the Hawley, MN area.
- Custom Farming service such as tillage, planting, land rolling, sidedress application, and strip-till.
- Precision Farming technology sales, service, support
 - o Topcon – GPS, Telematics, Rate/Section Control
 - o DigiStar – Scales and Indicators
 - o NORAC – Ultrasonic Boom Height and Depth Control
 - o Yetter
 - o 360 Yield Center
 - o Copperhead Ag
 - o LowMuTech
 - o Bale Ski
 - o Cover field service and install territory for AgExpress Electronics from southern NE to the Canadian border.
- Farm data management.
- Whole farm management.

Proposal:

The proposed self-storage facility will be 6 units with a building size of 40'x212' with 6" concrete slab and a 4' concrete apron. There will be 16'x16' overhead doors along with an access door from the front. Each unit will be roughly 35'x40' to allow for RV's to expand their sides out or store additional items in the unit. My unit will be used for storage of bulk packs and pallets of seed.



Core uses for this storage unit:

- Class A RV's
- Pull behind campers/trailers.
- Snowmobile/ATV's
- Ice houses
- Vehicles
- General Storage

General Layout:

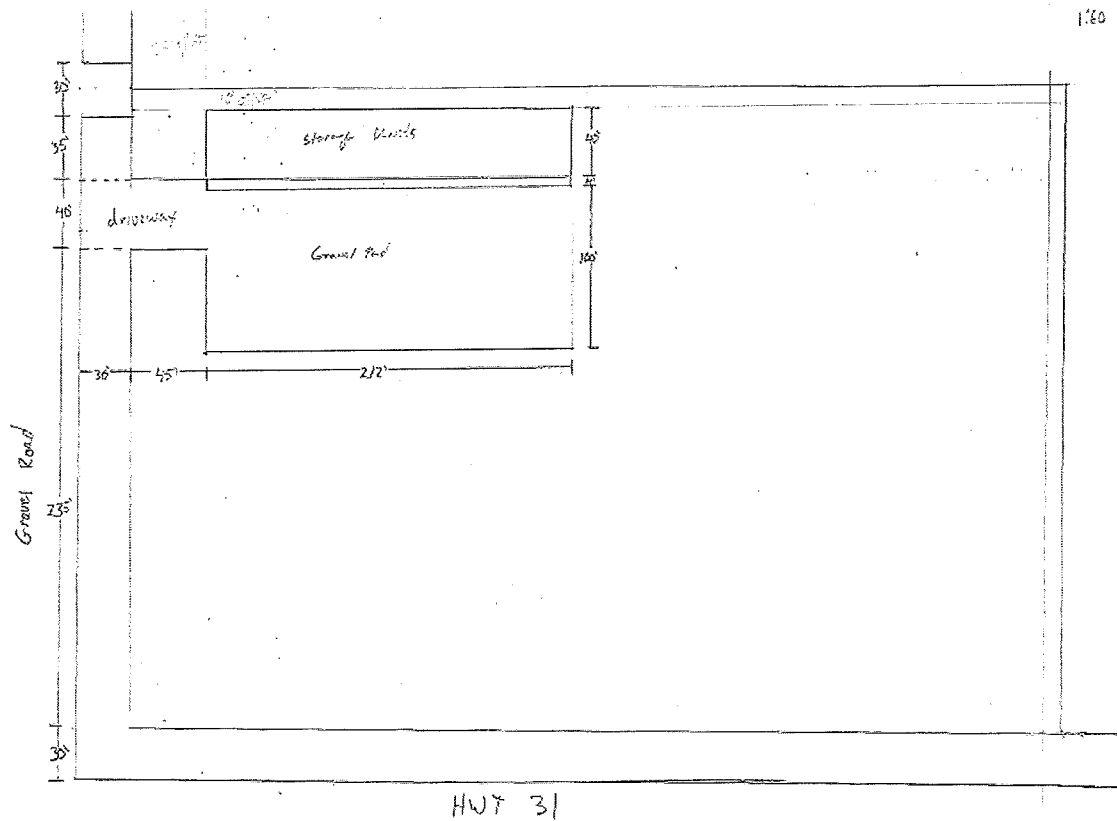
Road Entrance: We will need to create a new culvert entrance as the existing entrance to the road splits between two fields and is not wide enough to bring in RV's or trailers. Our other concern with the existing access is it is not a straight flow through for any customers. Typical RV and boat owners do not have a high level of skill when it comes to driving large RV/truck-trailer combos. To ensure the least amount of stress we are proposing got put an additional entrance in to keep the flow as straight through as possible. The gravel entrance would come from the gravel road and not from HWY31 to control the flow of traffic better and to prevent any customers from turning into the wrong driveway (ie, one of the neighbors). It will also force the customer to stop at the stop sign to keep any potential incidents of not seeing oncoming traffic to a minimum. This driveway will be 40'x75' (3000 sq.ft.).

Gravel Pad: The gravel pad area needs to be large enough for a customer to swing in and have enough room to back their unit into the storage facility. The pad area will be 212'X100' (21200 sq.ft.).

Building Foundation: The floor for the units will be 6" concrete to provide an adequate foundation to park on and to keep rodents out. The main pad will be 40'x212' (8480 sq.ft.) with an additional 4" apron on the front. The apron dimensions will be 4'x212' (848 sq.ft.) and will used to help provide a solid base to drive into the unit. The building will also have 18" eaves to help keep rain from the foundation.

Offsets: The offset from the gravel road and HWY31 is 125' from the centerline of the road and the property offsets are 10'. We will place this unit on the NE corner of this dissection to optimize the usable

space for the total property. This would allow us to create a buffer with the neighbor to the south as well as give us room to expand when the time comes. The diagram below shows spacings and distances.



Risks:

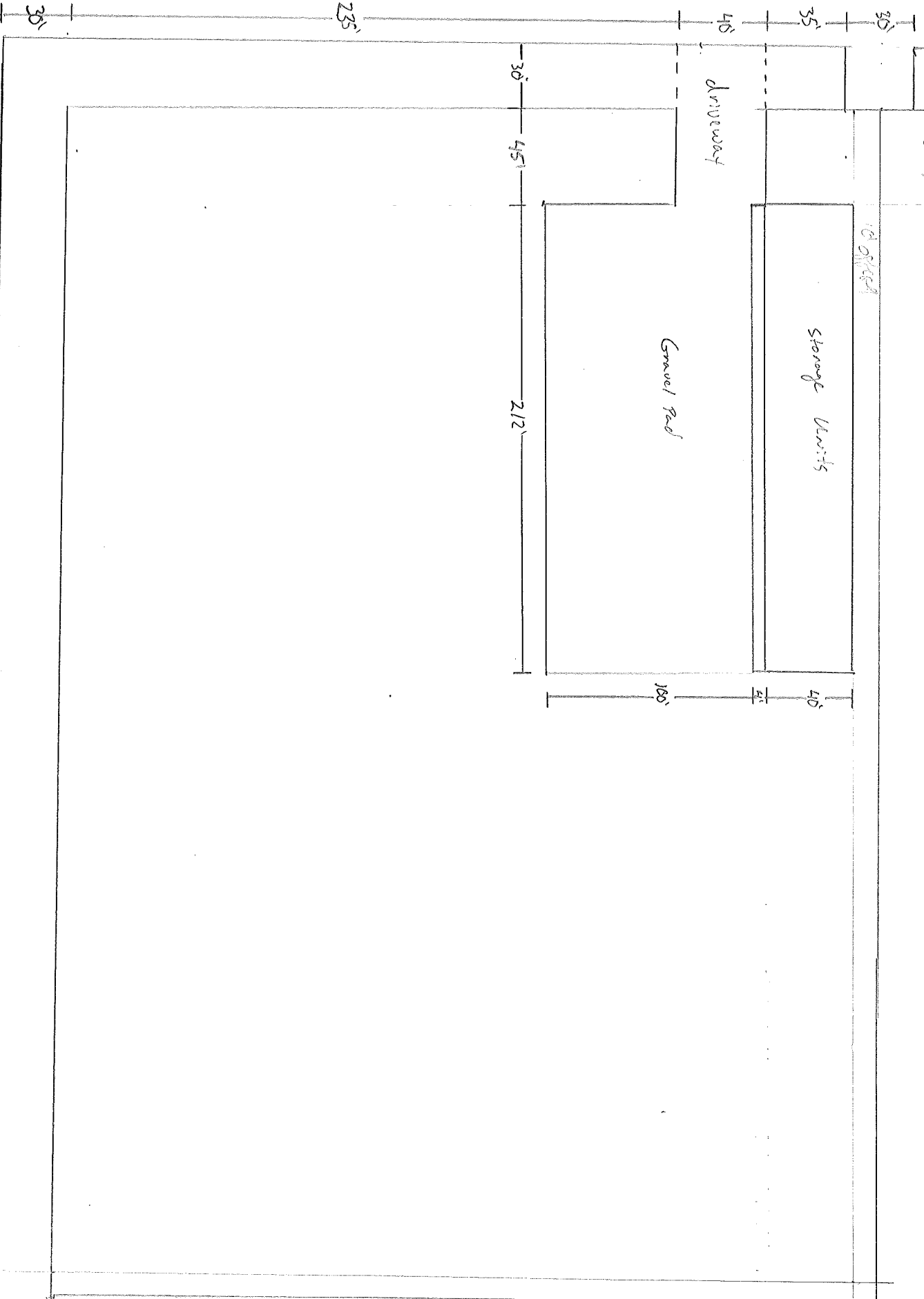
There are several risks I have identified which I have provided mitigation plans for.

Light Pollution: We will use LED and motion sensing lights to keep the light pollution down.

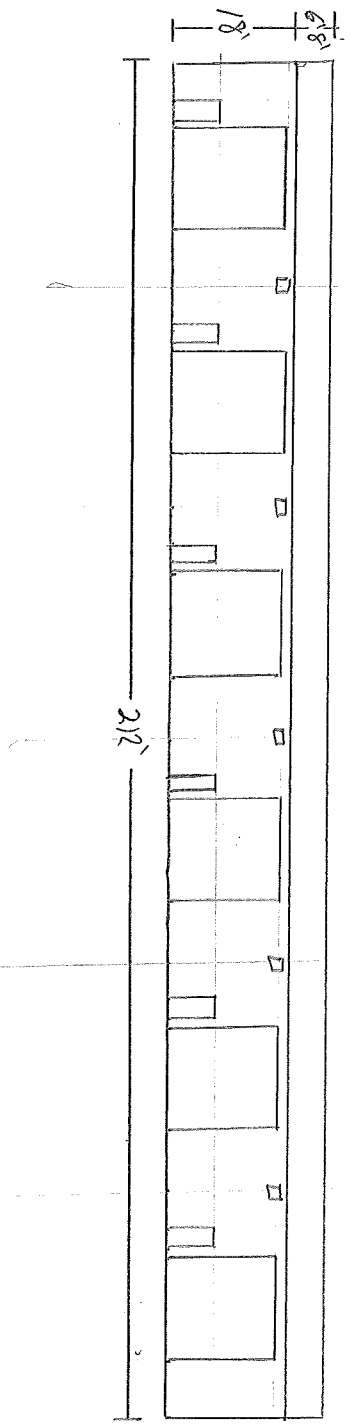
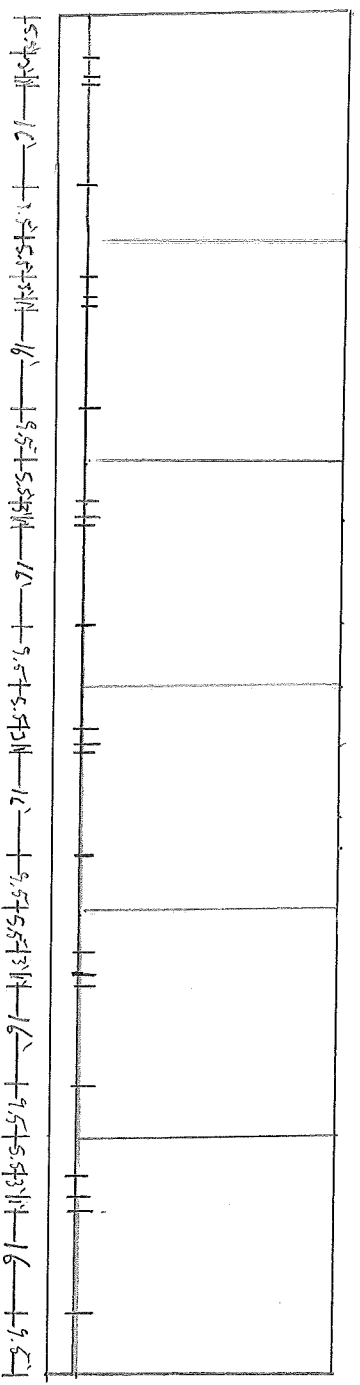
Noise Pollution: There is a mature tree line in place separating our property from the neighbor to the south and we are building in the NE corner to provide as much space between our unit and any neighbors to keep noise to a minimum.

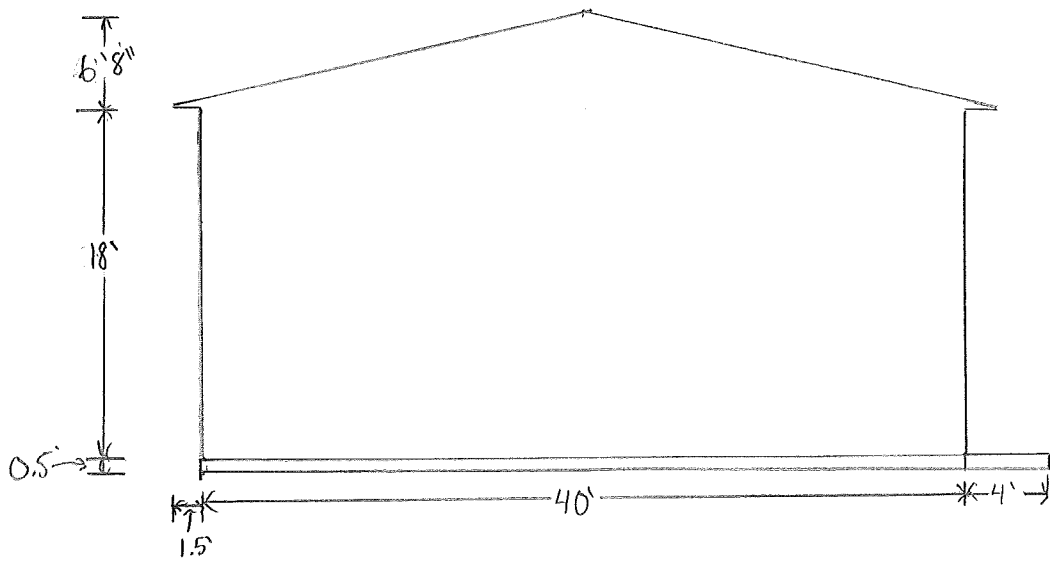
Flood Risk: My family has lived a mile away from this parcel for close to 100 years. This parcel has never had standing water on it and the soil resembles blow sand. The soil type present has excellent drainage and very little water holding capacity to cause any pooling or sheet erosion. The slope on this property generally falls to the west.

Gravel Road



HUT 31





4:12 roof pitch
6" concrete pad
18" EWS