



City of Grand Forks Staff Report

Planning & Zoning Commission – February 5, 2020
City Council – February 18, 2020

Agenda Item:3-3 (Public Hearing) Conditional Use Permit for Kost Materials, LLC located at 5070 DeMers Avenue.

Prepared by: Ryan Brooks, Deputy City Planner

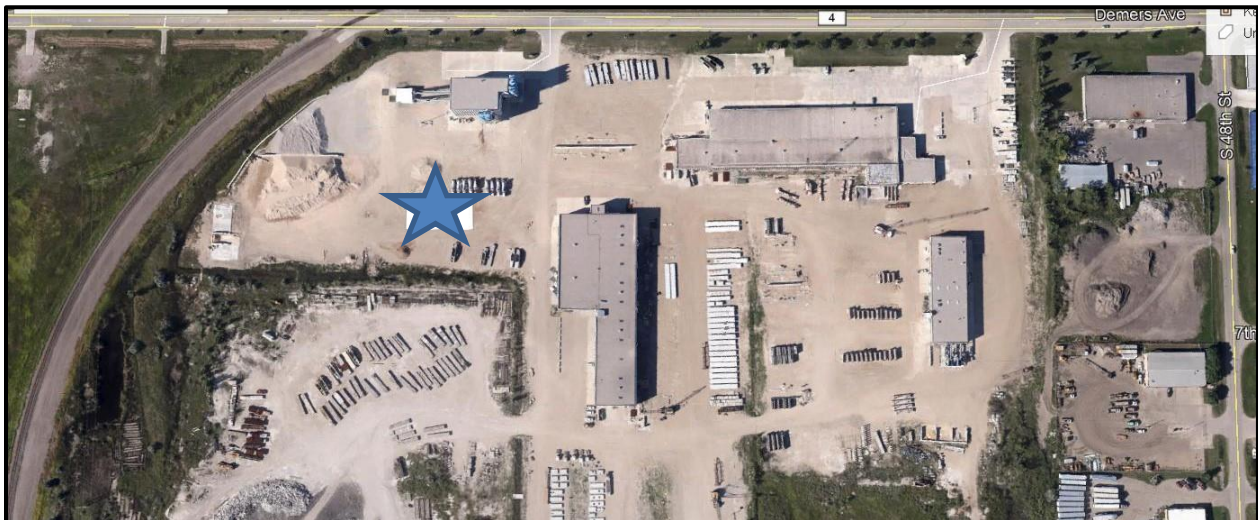
Submitted by: Brad Gengler, City Planner

Staff Recommended Action: Approval of the request from Kost Materials, LLC for approval of a Conditional Use Permit to construct ready mix production facility and aggregate storage located at 5070 DeMers Avenue. Recommend the City Council give final approval to the request on February 18, 2020 and authorize the City Attorney's office to prepare a CUP document.

February 5, 2020 – Committee Recommended Action:

February 18, 2020 – Council Action:

BACKGROUND: Wells Concrete Inc recently closed their Grand Forks production facility. Kost Materials has an agreement to purchase a portion of the site along the Railroad tracks on the western edge of the site. Currently this area is used for ready mix production and aggregate storage. Kost Materials will construct their own operation south of the current site. The approximate location is identified with a star on the airphoto below.



The zoning on the property is I-2, heavy industrial. The proposed use is allowed through a conditional use permit. Therefore Kost Materials has submitted the application and city staff

mailed notices to the properties within 400 feet of the site. Of note, Kost Materials will be retaining some of the existing Wells Concrete employees.

Staff recommends approval of the Request with the following conditions:

- 1) Requires site plan approval
- 2) The CUP will run indefinitely, submit to periodic review by city staff.

ANALYSIS AND FINDINGS OF FACT:

- Property owners within 400 feet of the proposed site have been notified of the Planning and Zoning Commission meeting
- The Planning and Zoning Commission must hold at least one public hearing on any application for a conditional use permit. Following the public hearing, the commission reports its recommendation to the City Council.
- The City Council reviews the recommendations of the Planning and Zoning Commission and either approves, conditionally approves, or disapproves the application for a conditional use permit.

SUPPORT MATERIALS:

- None