

NUTRIEN AG SOLUTIONS CONDITIONAL USE PERMIT

WHEREAS, Nutrien Ag Solutions has applied for and been granted a Conditional Use Permit to continue to operate a liquid fertilizer & chemical pesticide storage facility, and;

WHEREAS, Nutrien Ag Solutions is the owner of parcel which includes a liquid fertilizer & chemical pesticide storage facility at the following described location:

5301 North Washington Street

WHEREAS, Nutrien Ag Solutions desires to continue to operate a liquid fertilizer & chemical pesticide storage facility on the site;

NOW THEREFORE, pursuant to the terms of Grand Forks City Code Chapter 18, a new Conditional Use Permit is hereby approved for Nutrien Ag Solutions, upon the terms and subject to the conditions of this conditional use permit, with permission to operate a liquid fertilizer & chemical pesticide storage facility at the following location:

5301 N Washington Street, legally described as:

Commencing at the Northwest Corner of the Northwest Quarter of the Northwest Quarter of Section 20, Township 152 North, Range 50 West of the 5th Principal Meridian; thence N 90°00'00" E, along North line of the Northwest Quarter of said Section 20, a distance of 33.00 feet to the Point of Beginning; thence continuing N 90°00'00" E, along said North line a distance of 18.00 feet, to a point on the Westerly Right of Way line of Highway Number 81 (North Washington Street); thence S 29°55'00" E, along said Westerly Right of Way line, a distance of 684.14 feet; thence N 89°42'00" W a distance of 266.21 feet; thence N 11°29'49" W a distance of 470.00 feet; thence N 00°17'41" E a distance of 131.02 feet to the Point of Beginning.

The Conditional Use Permit is granted for a term of ten (10) years with the term of this Conditional Use Permit to expire, subject to renewal thereof, on the 1st day of August, 2035, but subject to

review by the Grand Forks City Council upon sixty (60) days' written notice. The permit is further issued contingent upon the following;

1. The conditional use permit will be issued for a period of 10 years from the date of issuance conditioned upon full compliance with all established terms, conditions, and requirements, as the Council deems necessary or appropriate.
2. The conditional use permit provides for the storage of only the materials listed on the attachment.

Dated this 21st day of July , 2025.

Brandon Bochenski, Mayor

ATTEST:

Maureen Storstad, City Finance Director

Material Description	Manufacturer Name	Product Hierarchy Level1	Product Hierarchy Level2	Base Unit
ACTAMASTER 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Adjuvant	GAL
ACTAMASTER SOLUBLE 51LB	LOVELAND PRODUCTS INC	Chemical	Adjuvant	LB
ACTIVATOR 90 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Adjuvant	GAL
AFFINITY BROADSPEC W/TOTALSOL 8x20OZ	FMC CORPORATION	Chemical	Herbicide	OZ
AFFINITY BROADSPEC W/TOTALSOL SG 8x20OZ	CORTEVA AGRISCIENCE LLC	Chemical	Herbicide	OZ
AFFINITY TANKMIX W/TOTAL SOL 8x48OZ	FMC CORPORATION	Chemical	Herbicide	OZ
AGRI TIN FLOWABLE 2x2.5GAL	NUFARM AMERICAS INC	Chemical	Fungicide	GAL
ALL CLEAR 4x1GAL	LOVELAND PRODUCTS INC	Chemical	Adjuvant	GAL
APRON MAXX RFC 15GAL	SYNGENTA CORPORATION	Chemical	Seed Treatment	GAL
ARMEZON PRO BLK GAL	BASF CORP	Chemical	Herbicide	GAL
ATRAZINE 4L 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Herbicide	GAL
AUTHORITY SUPREME 2x2.5GAL	FMC CORPORATION	Chemical	Herbicide	GAL
AWAKEN ST 2x320FOZ	LOVELAND PRODUCTS INC	Chemical	Seed Treatment	FOZ
AWAKEN ST BLK GAL	LOVELAND PRODUCTS INC	Chemical	Seed Treatment	GAL
AXIAL BOLD 2x2.34GAL	SYNGENTA CORPORATION	Chemical	Herbicide	GAL
AXIAL BOLD BLK GAL	SYNGENTA CORPORATION	Chemical	Herbicide	GAL
BADGE SC 2x2.5GAL	GOWAN USA	Chemical	Fungicide	GAL
BASAGRAN 5L 2x2.5GAL	BASF CORP	Chemical	Herbicide	GAL
BEYOND XTRA 2x1GAL	BASF CORP	Chemical	Herbicide	GAL
BROADAXE XC 2x2.5GAL	SYNGENTA CORPORATION	Chemical	Herbicide	GAL
CHOICE TRIO 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Adjuvant	GAL
COLT AS 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Herbicide	GAL
COMPADRE 4x1GAL	LOVELAND PRODUCTS INC	Chemical	Adjuvant	GAL
COUNTER 20G LOCK 'N LOAD 40LB	AMVAC CHEMICAL CORPORATION	Chemical	Insecticide	LB
COUNTER 20G SMARTBOX 50LB	AMVAC CHEMICAL CORPORATION	Chemical	Insecticide	LB
DIACON-D 40LB	WELLMARK INTERNATIONAL	Chemical	Insecticide	LB
DUAL MAGNUM HERBICIDE 2x2.5GAL	SYNGENTA CORPORATION	Chemical	Herbicide	GAL
DYNA-SHIELD FOOHOLD PROFOUND 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Seed Treatment	GAL
DYNA-START 3P+ EXTENDER 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Seed Treatment	GAL
DYNA-START 3P+ SOYBEAN 1CO (CO=1X400UT)	LOVELAND PRODUCTS INC	Chemical	Seed Treatment	PAC
DYNA-START 3P+ SOYBEAN 1CO (CO=5X2X40UT)	LOVELAND PRODUCTS INC	Chemical	Seed Treatment	PAC
ELIXIR 25LB	UPL NA INC	Chemical	Fungicide	LB
ENDURA 4x104OZ	BASF CORP	Chemical	Fungicide	OZ
ENLIST DUO 250GAL	CORTEVA AGRISCIENCE LLC	Chemical	Herbicide	GAL
ENLIST ONE 2x2.5GAL	CORTEVA AGRISCIENCE LLC	Chemical	Herbicide	GAL
ENLIST ONE BLK GAL	CORTEVA AGRISCIENCE LLC	Chemical	Herbicide	GAL
EQUITY VAYO 15GAL	LOVELAND PRODUCTS INC	Chemical	Seed Treatment	GAL
EVEREST 3.0 AG 4x160FOZ	UPL NA INC	Chemical	Herbicide	FOZ
EVITO 480 SC 4x1GAL	UPL NA INC	Chemical	Fungicide	GAL
EXPRESS W/ TOTALSOL 12x15OZ	CORTEVA AGRISCIENCE LLC	Chemical	Herbicide	OZ
EXPRESS W/TOTALSOL 12x15OZ	FMC CORPORATION	Chemical	Herbicide	OZ
FITNESS FUNGICIDE 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Fungicide	GAL
FLAME SPRAY ADJUVANT 275GAL	LOVELAND PRODUCTS INC	Chemical	Adjuvant	GAL

FLAME SPRAY ADJUVANT 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Adjuvant	GAL
FORTUNA 75 WDG 30LB	ATTICUS LLC	Chemical	Fungicide	LB
GRAMOXONE SL 3.0 2x2.5GAL	SYNGENTA CORPORATION	Chemical	Herbicide	GAL
HAT TRICK 250GAL	LOVELAND PRODUCTS INC	Chemical	Herbicide	GAL
HAT TRICK 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Herbicide	GAL
HEADLINE SC 2x2.5GAL	BASF CORP	Chemical	Fungicide	GAL
HELMQUAT 3SL 125GAL	HELM AGRO	Chemical	Herbicide	GAL
HERBIMAX 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Adjuvant	GAL
HUSKIE COMPLETE 2x2.14GAL	BAYER CROPSCIENCE LP	Chemical	Herbicide	GAL
HUSKIE FX 2x2.5GAL	BAYER CROPSCIENCE LP	Chemical	Herbicide	GAL
HUSKIE HERBICIDE 2x2.5GAL	BAYER CROPSCIENCE LP	Chemical	Herbicide	GAL
INFUSE (LPI) 2X2.5GAL	LOVELAND PRODUCTS INC	Chemical	Adjuvant	GAL
INSPIRE XT 2x2.5GAL	SYNGENTA CORPORATION	Chemical	Fungicide	GAL
INTEGO SUITE SOYBEANS 15GAL	VALENT USA LLC	Chemical	Seed Treatment	GAL
INTENSITY 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Herbicide	GAL
LI 700 LECITECH 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Adjuvant	GAL
LIBERATE LECITECH 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Adjuvant	GAL
LIBERTY 280 SL HERBICIDE BLK GAL	BASF CORP	Chemical	Herbicide	GAL
LIBERTY ULTRA 2x2.5GAL	BASF CORP	Chemical	Herbicide	GAL
LOW VOL 6 ESTER WEED KILLER 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Herbicide	GAL
MAD DOG 5.4# 260GAL	LOVELAND PRODUCTS INC	Chemical	Herbicide	GAL
MAD DOG 5.4# 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Herbicide	GAL
MAD DOG 5.4# BLK GAL	LOVELAND PRODUCTS INC	Chemical	Herbicide	GAL
MAD DOG K6 BLK GAL	LOVELAND PRODUCTS INC	Chemical	Herbicide	GAL
MAKAZE 260GAL	LOVELAND PRODUCTS INC	Chemical	Herbicide	GAL
MANZATE PRO-STICK 30LB	UPL NA INC	Chemical	Fungicide	LB
MAULER 2x2.5GAL	VALENT USA LLC	Chemical	Herbicide	GAL
MCP ESTER 4 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Growth Regulator	GAL
MEC AMINE-D 4x1GAL	LOVELAND PRODUCTS INC	Chemical	Growth Regulator	GAL
MEDAL EC BLK GAL	SYNGENTA CORPORATION	Chemical	Herbicide	GAL
METRIBUZIN 75 8x5LB	LOVELAND PRODUCTS INC	Chemical	Herbicide	LB
MIRAVIS ACE 2x2.5GAL	SYNGENTA CORPORATION	Chemical	Fungicide	GAL
MISSILE 2X2.5GAL	LOVELAND PRODUCTS INC	Chemical	Adjuvant	GAL
MSO CONCENTRATE W/LECITECH 2X2.5GAL	LOVELAND PRODUCTS INC	Chemical	Adjuvant	GAL
NORTRON SC 2x2.5GAL	BAYER CROPSCIENCE LP	Chemical	Herbicide	GAL
NOVENTA BLK GAL	BASF CORP	Chemical	Herbicide	GAL
PERMIT 12x20OZ	GOWAN USA	Chemical	Herbicide	OZ
PILOT 4E 2x2.5GAL	GHARDA CHEMICALS INTERNATIONAL INC	Chemical	Insecticide	GAL
PRIAXOR XEMIU 2x2.5GAL	BASF CORP	Chemical	Fungicide	GAL
PRIMO GX2 SOYBEAN 40LB	VERDESIAN LIFE SCIENCES U S LLC	Chemical	Inoculant	LB
PROLINE 480 SC 2x2.5GAL	BAYER CROPSCIENCE LP	Chemical	Fungicide	GAL
PROPULSE 2x2.5GAL	BAYER CROPSCIENCE LP	Chemical	Fungicide	GAL
PROSARO PRO 400SC 2x2.5GAL	BAYER CROPSCIENCE LP	Chemical	Fungicide	GAL
QUAD 7 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Adjuvant	GAL

RADIATE 4x1GAL	LOVELAND PRODUCTS INC	Chemical	Growth Regulator	GAL
RAXIL PRO MD BLK GAL	BAYER CROPSCIENCE LP	Chemical	Seed Treatment	GAL
RAXIL PRO SHIELD 2x2.5GAL	BAYER CROPSCIENCE LP	Chemical	Seed Treatment	GAL
RIFLE D HERBICIDE 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Herbicide	GAL
RIFLE HERBICIDE 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Herbicide	GAL
ROUNDHOUSE 1 EC 4x1GAL	LOVELAND PRODUCTS INC	Chemical	Insecticide	GAL
ROUNDUP POWERMAX 3 HERBICIDE BLK GAL	BAYER CROPSCIENCE LP	Chemical	Herbicide	GAL
ROUNDUP POWERMAX BLK GAL	BAYER CROPSCIENCE LP	Chemical	Herbicide	GAL
SATORI FUNGICIDE 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Fungicide	GAL
SHARPEN POWERED BY KIOR HERBICIDE 2x1GAL	BASF CORP	Chemical	Herbicide	GAL
SONALAN 10G 1000LB	GOWAN COMPANY LLC	Chemical	Herbicide	LB
SONALAN 10G 50LB	CORTEVA AGRISCIENCE CANADA COMPANY	Chemical	Herbicide	LB
SPHAEREX 2x2.5GAL	BASF CORP	Chemical	Fungicide	GAL
STATUS HERBICIDE 4x125OZ	BASF CORP	Chemical	Herbicide	OZ
STINGER HL 2x2.5GAL	CORTEVA AGRISCIENCE CANADA COMPANY	Chemical	Herbicide	GAL
STRIKE FORCE 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Adjuvant	GAL
SURFATE 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Adjuvant	GAL
SWORD 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Herbicide	GAL
T-METHYL 4.5 F 2x2.5GAL	NUFARM AMERICAS INC	Chemical	Fungicide	GAL
TOLVERA 2x2.5GAL	CORTEVA AGRISCIENCE LLC	Chemical	Herbicide	GAL
TOP GUN 2x2.64GAL	LOVELAND PRODUCTS INC	Chemical	Herbicide	GAL
TOP SHELF 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Adjuvant	GAL
TRIFLURALIN HF 260GAL	LOVELAND PRODUCTS INC	Chemical	Herbicide	GAL
TUFF TRAX 4X1GAL	LOVELAND PRODUCTS INC	Chemical	Adjuvant	GAL
UNFOAMER 12X1QT	LOVELAND PRODUCTS INC	Chemical	Adjuvant	QT
UNFOAMER 4x1GAL	LOVELAND PRODUCTS INC	Chemical	Adjuvant	GAL
UPBEET 10x4OZ	FMC CORPORATION	Chemical	Herbicide	OZ
VALKOS SC 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Herbicide	GAL
VALOR SX 4x5LB	VALENT USA LLC	Chemical	Herbicide	LB
VARISTO 2x2.5GAL	BASF CORP	Chemical	Herbicide	GAL
VAULT IP PLUS SOY COPACK (4x200UT)	BASF CORP	Chemical	Inoculant	PAC
WARHAWK 2x2.5GAL	LOVELAND PRODUCTS INC	Chemical	Insecticide	GAL
WEED BLAST RWC SHAKER 8x6LB	LOVELAND PRODUCTS INC	Chemical	Herbicide	LB
10-34-0 LIQ GREEN BLK TON	MISC MANUFACTURER-ONLY	Fertilizer	Phosphate	LB
ACCOMPLISH MAX 2x2.5GAL	LOVELAND PRODUCTS INC	Fertilizer	Secondary Nutrients	GAL
AGROTAIN DRI-MAXX 25LB	KOCH AGRONOMIC SERVICES LLC	Fertilizer	Secondary Nutrients	LB
BLACKMAX 22 0-0-4 265GAL	LOVELAND PRODUCTS INC	Fertilizer	Secondary Nutrients	GAL
BLACKMAX 22 0-0-4 2X2.5GAL	LOVELAND PRODUCTS INC	Fertilizer	Secondary Nutrients	GAL
NUTRISYNC COPPER 8-0-0 2X2.5GAL	LOVELAND PRODUCTS INC	Fertilizer	Secondary Nutrients	GAL
QUICK ULTRA AWAKEN 2X2.5GAL	LOVELAND PRODUCTS INC	Fertilizer	Secondary Nutrients	GAL
RISER 7-17-3 BLK GAL	LOVELAND PRODUCTS INC	Fertilizer	Secondary Nutrients	GAL
TASK FORCE 3D 2X2.5GAL	LOVELAND PRODUCTS INC	Fertilizer	Secondary Nutrients	GAL
TERRAMAR 0-0-4 2X2.5GAL	LOVELAND PRODUCTS INC	Fertilizer	Secondary Nutrients	GAL
AG02XF5 XF 40SCUMB UNTR	BAYER CROPSCIENCE LP	Seed	Oil Seeds	BAG

AG02XF5 XF SC-BULK-FG UNTR	BAYER CROPSCIENCE LP	Seed	Oil Seeds	BAG
AG03XF2 XF SC-BULK-FG UNTR	BAYER CROPSCIENCE LP	Seed	Oil Seeds	BAG
AG03XF2 XF SC-BULK-FG UNTR	BAYER CROPSCIENCE LP	Seed	Oil Seeds	BAG
B83W32AM, R1, 50-80MK PBX MID IST	BREVANT SEEDS	Seed	Grain	BAG
B83W32AM, R2, 80MK MID IST	BREVANT SEEDS	Seed	Grain	BAG
B86J43AM, R2, 80MK MID IST	BREVANT SEEDS	Seed	Grain	BAG
DG CRN D21VC81RIB VT2P SF80 PROF 80M BAG	DYNAGRO SEED	Seed	Grain	BAG
DG CRN D23VC83RIB VT2P R80 PROF 80M BAG	DYNAGRO SEED	Seed	Grain	BAG
DG CRN D23VC83RIB VT2P R80 PROF 80M BAG	DYNAGRO SEED	Seed	Grain	BAG
DG CRN D25RR66 RR2 R80 PROF 80M BAG	DYNAGRO SEED	Seed	Grain	BAG
DG CRN D26VC64RIB VT2P SF80 PROF 80M BAG	DYNAGRO SEED	Seed	Grain	BAG
DG CRN D29VC85RIB VT2P R80 PROF 80M BAG	DYNAGRO SEED	Seed	Grain	BAG
DG CRN D31VC31RIB VT2P F80 PROF 80M BAG	DYNAGRO SEED	Seed	Grain	BAG
DG CRN D31VC31RIB VT2P R80 PROF 80M BAG	DYNAGRO SEED	Seed	Grain	BAG
DG SOY S009XF33 XF UT SP40	DYNAGRO SEED	Seed	Oil Seeds	BAG
DG SOY S05XF73 XF UT SP40	DYNAGRO SEED	Seed	Oil Seeds	BAG
DG SUN H45HO10 EX #4 PL 225M BAG	DYNAGRO SEED	Seed	Oil Seeds	BAG
DKC28-25RIB AR VT2PRIB 80M ELT500 B-E	BAYER CROPSCIENCE LP	Seed	Grain	BAG
DKC28-25RIB AR2 VT2PRIB 80M ELT500 B-E	BAYER CROPSCIENCE LP	Seed	Grain	BAG
DKC32-35RIB AF2 VT2PRIB 80M ELT500 B-E	BAYER CROPSCIENCE LP	Seed	Grain	BAG
DKC32-35RIB AR2 VT2PRIB SP45 ELT500 B-E	BAYER CROPSCIENCE LP	Seed	Grain	BAG
DKC36-48RIB AF2 VT2PRIB SP50 ELT500 B-E	BAYER CROPSCIENCE LP	Seed	Grain	BAG
DKC36-48RIB AR2 VT2PRIB 80M ELT500 B-E	BAYER CROPSCIENCE LP	Seed	Grain	BAG
DKC39-55RIB AR2 VT2PRIB 80M ELT500 B-E	BAYER CROPSCIENCE LP	Seed	Grain	BAG
LG35C79VT2RIB MR TREATED 80K SEED CORN	LG SEEDS	Seed	Grain	BAG
LG36C73 MP AGRISHIELD ST BCB 80K SEED CO	LG SEEDS	Seed	Grain	BAG
NKUS NK08-R3XF UNT QB 40UN	SYNGENTA CORPORATION	Seed	Oil Seeds	BAG
NKUS NK8005-GTA/LL MC5 PB R1	SYNGENTA CORPORATION	Seed	Grain	BAG
NKUS NK8005-V-EZ1 MC5 PB R2	SYNGENTA CORPORATION	Seed	Grain	BAG
NKUS NK8232-AA-EZ1 MC5 PB R2	SYNGENTA CORPORATION	Seed	Grain	BAG
NKUS NK8232-AA-EZ1 MC5 QB 45UN F2	SYNGENTA CORPORATION	Seed	Grain	BAG
NKUS NK8519-V-EZ1 MC5 QB 45UN R2	SYNGENTA CORPORATION	Seed	Grain	BAG
NKUS NK8558-AA-EZ1 MC5 QB 45UN F2	SYNGENTA CORPORATION	Seed	Grain	BAG
NKUS NK8711-V-EZ1 MC5 PB R2	SYNGENTA CORPORATION	Seed	Grain	BAG
NKUS NK8711-V-EZ1 MC5 QB 45UN R2	SYNGENTA CORPORATION	Seed	Grain	BAG



City of Grand Forks
 Staff Report
 Planning & Zoning Commission - July 9, 2025
 City Council - July 21, 2025

APPROVED & ACCEPTED

by City Council

07/21/2025

Maureen Storstad

Maureen Storstad
 City Auditor

Item 3-8 (Final): Conditional Use Permit Request	
Title: Nutrien Ag Solutions Fertilizer & Chemical Storage Facility Conditional Use Permit Renewal (10 years)	
Location: 5301 North Washington Street	
Legal Description: Commencing at the Northwest Corner of the Northwest Quarter of the Northwest Quarter of Section 20, Township 152 North, Range 50 West of the 5 th the Principal Meridian; thence N 90°00'00" E, along North line of the Northwest Quarter of said Section 20, a distance of 33.00 feet to the Point of Beginning; thence continuing N 90°00'00" E, along said North line a distance of 18.00 feet, to a point on the Westerly Right of Way line of Highway Number 81 (North Washington Street); thence S 29°55'00" E, along said Westerly Right of Way line, a distance of 684.14 feet; thence N 89°42'00" W a distance of 266.21 feet; thence N 11°29'49" W a distance of 470.00 feet; thence N 00°17'41" E a distance of 131.02 feet to the Point of Beginning.	
Applicant: Tyler Finnie, Nutrien Ag Solutions	Owner: Nutrien Ag Solutions
Prepared By: Sierra Johnson, Planner	Submitted By: Ryan Brooks, City Planner
Purpose: Grant conditional use permit for 10 years to continue operating a fertilizer & chemical storage facility in the I-2 zoning district.	

Staff Recommendation
Staff recommends final approval of the Conditional Use Permit, subject to conditions shown on attached review copy. Recommend City Council grant approval.

Application Status
July 9, 2025 (Public Hearing) - Planning and Zoning Commission Recommended Action: <i>Motion by Klava, second by Reichert for approval of applicant request. Motion passed unanimously.</i>
July 21, 2025 - City Council Action: Motion by Osowski, second by Sande to approve request. Motion passed unanimously.

Existing	Proposed
Land Use: Fertilizer & chemical storage facility	Land Use: No change proposed
Zoning: I-2 Heavy Industrial	Zoning: No changed proposed
Uses Permitted: All uses permitted in I-2 district; storage of hazardous or non-hazardous materials as a conditional use	Uses Permitted: No change

Context
Adjacent Zoning Districts: A-2, I-2, PUD – I-2 uses
Adjacent Streets: N Washington St
Adjacent Bike/Ped Facilities: None
Adjacent CAT Routes: None

Consistency with 2050 Land Use Plan
<ul style="list-style-type: none"> • Current use is consistent with Land Use Plan.

Background and Discussion
<ul style="list-style-type: none"> • The request is a ten-year Conditional Use Permit which allows Nutrien Ag Solutions (formerly Crop Production Services) to operate as a fertilizer and chemical storage facility in the I-2 zoning district. The last CUP was in effect from 1/20/2015-1/20/2025 and was for a 10-year term. • Section 18-0219(3)(E) requires a CUP for the storage of hazardous and nonhazardous materials in accordance with the Uniform Fire Code. The materials stored at the facility and listed in the draft CUP qualify under this section. • The last CUP that expired this year was for a prior location (4500 54th Avenue North). The fertilizer and chemical storage facility has moved to 5301 North Washington Street and is still owned and operated by Nutrien Ag Solutions. This means that the CUP being requested is for a new location but is still for the same use as prior CUPs. • The last CUP had several conditions relating to access and the nearby railroad which were specific to the former site. Since this is a new location, all these conditions have been removed. • There have been no documented complaints or violations against the property since the last CUP was issued. • The CUP is subject to the following conditions: <ul style="list-style-type: none"> ○ CUP issued for a period of 10 years. ○ CUP provides for the storage of only the materials listed on the attachment. • Staff is recommending approval of the request.

Notices
Grand Forks Herald Public Hearing Notice Published: June 25, 2025
Letters Sent to Neighboring Property Owners (400 ft): June 23, 2025
Notice sent to Township: Falconer Township Supervisor Phil Kraemer notified June 18, 2025
Comments Received: None at time of posting.

Findings of Fact
<ul style="list-style-type: none"> • A public hearing is required by the Planning and Zoning Commission prior to final approval of a CUP. • 18-0703 Conditional Use Permit Procedure states “...planning and zoning commission shall not recommend the granting of a permit unless it finds that the establishment,

maintenance, or conducting of the use for which a conditional use permit is sought will not under the circumstances of the particular case be detrimental to the health, safety, morals, comfort, convenience or welfare of the persons residing or working in the area adjacent to such use, or to the public welfare, or injurious to property or improvements in the area adjacent to such use. The planning commission may designate conditions and require guarantees in the granting of conditional use permits.”

- City Council is required to give final approval of a CUP.
- Existing CUP was for a 10-year period beginning on 1/20/2015, allowing fertilizer storage use.

Attachments

- CUP that expired on 1/20/2025 for former location.
- Draft CUP Permit

CROP PRODUCTION SERVICES CONDITIONAL USE PERMIT

WHEREAS, Crop Production Services has applied for and been granted a Conditional Use Permit to continue to operate a dry fertilizer storage facility, and;

WHEREAS, Crop Production Services is the owner of parcel which includes a dry fertilizer storage facility and the equipment at the following described location:

4500 54th Avenue North

WHEREAS, Crop Production Services, desires to continue to operate a dry fertilizer storage facility on the site;

NOW THEREFORE, pursuant to the terms of Grand Forks City Code Chapter 18, a new Conditional Use Permit is hereby approved for Crop Production Services, upon the terms and subject to the conditions of this conditional use permit, with permission to operate a dry fertilizer storage facility at the following location:

4500 54th Ave North, legally described as Lot 2, Block 1 of the ConAgra Addition to the City of Grand Forks.

The Conditional Use Permit is granted for a term of ten (10) years with the term of this Conditional Use Permit to expire, subject to renewal thereof, on the 20th day of January, 2025 but subject to review by the Grand Forks City Council upon sixty (60) days' written notice. The permit is further issued contingent upon the following;

1. Existing trees on the property must remain in place in order to provide an adequate buffer between the fertilizer facility and the adjacent properties.

2. Trucks used in the normal operation of the facility shall not utilize 54th Avenue North, west of the existing access to the property, as a part of the operation.
3. The conditional use permit will be issued for a period of 10 years from the date of issuance conditioned upon full compliance with all established terms, conditions, and requirements, as the Council deems necessary or appropriate.
4. The conditional use permit provides for the storage of only the following materials:
 - a. Diammonium Phosphate (DAP) 18-46-0
 - b. Monammonium Phosphate (MAP) 11-52-0
 - c. Urea 46-0-0
 - d. Muriate of Potash 0-0-60
 - e. Ammonium Sulfate 21-0-0-24s
5. The properties along 54th Avenue North, adjacent to the proposed project, must be notified and informed, in writing, of how the alternate access route will be operated.
6. The alternate access route shall be kept free of snow and all other roadway obstructions at all times.
7. The property owner shall notify all state and local emergency service agencies and provide the agencies with detailed information of the operation of the alternate access route.
8. All internal roadways constructed in conjunction with the fertilizer storage facility shall be gravel surfaced and kept in good condition at all times.
9. The applicant will not block 54th Avenue North and the alternate access road connection to US 81 at the same time.
10. The applicant will implement the following items as it relates to the alternate access:
 - a. 54th Avenue North will be closed only when absolutely necessary
 - b. The emergency access road will be built and maintained along the west side of the property as shown on the approved concept plan.

- c. The access road will be gated on the north and south entrances when not needed for emergency service use during train loading.
- d. A maintenance and snow removal contract will be developed with an approved vendor to insure that the road is in good condition when needed for emergency service use.
- e. The road also may be used for ingress and egress by local residents during the time the road is closed during train loading.

Dated this 21st day of January, 2015.



Michael Brown, Mayor

ATTEST:



Maureen Storstad, City Finance Director