



City of Grand Forks

Staff Report

Planning & Zoning Commission – December 3, 2025

City Council – December 15, 2025

APPROVED & ACCEPTED
by City Council
Maureen Storstad
Maureen Storstad
City Auditor
12/15/2025

Item 3-4 (Final): Conditional Use Permit Request

Title: Swangler Auto Salvage Yard Conditional Use Permit(s) Renewal (10 years)	
Location: 7596 Gateway Drive	
Legal Description: Rye Township (Township 152 North, Range 51 West), Section 35, Southeast Quarter, the westerly 600 feet thereof, less portion for highway right-of-way and less portion for legal drain.	
Applicant: Jerome Swangler	Owner: Jerome Swangler
Prepared By: Ryan Brooks, Director of Planning & Community Development	Submitted By: Ryan Brooks, Director of Planning & Community Development
Purpose: Grant conditional use permit for 10 years to continue operating an Auto Salvage Yard 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

December 3, 2025 (Public Hearing) – Planning and Zoning Commission Recommended Action: Motion by Reichert, second by Klava for approval of request. Motion carried unanimously.
December 15, 2025– City Council Action: Motion by Vein, second by Fridolfs to approve on consent agenda. Motion passed unanimously.

Existing	Proposed
Land Use: Auto Salvage Yard facility	Land Use: No change proposed
Zoning: I-2 Heavy Industrial	Zoning: No changed proposed
Uses Permitted: All uses permitted in I-2 district; Auto Salvage Yard Facility as a conditional use	Uses Permitted: No change

Context

Adjacent Zoning Districts: I-2
Adjacent Streets: Gateway Drive
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 Residual Material Inc. to operate an Auto Salvage Yard facility in the I-2 zoning district. The current CUP expires at the end of 2025. This extension is intended to match the extension that we recently granted Residual Materials as well. • Section 18-0219 (3)(H) requires a CUP for Auto Salvage Yard Facilities. • The CUP includes conditions listed for maintaining screening. This business also has cars dropped off during off-business hours which at times takes time to secure the proper paperwork to deal with, including potential insurance requirements. • The CUP is subject to the following conditions: <ul style="list-style-type: none"> ○ CUP issued for a period of 10 years. • Staff is recommending approval of the request.

Notices
Grand Forks Herald Public Hearing Notice Published: November 19, 2025
Letters Sent to Neighboring Property Owners (400 ft): November 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.

Attachments
<ul style="list-style-type: none"> • Draft CUP Permit

CONDITIONAL USE PERMIT

WHEREAS, Swangler Auto Wrecking has applied for and been granted a Conditional Use Permit to operate a junkyard, wrecking yard, or auto salvage yard upon the premises described hereinafter, and;

WHEREAS, Swangler Auto Wrecking has heretofore operated a junkyard, wrecking yard, or auto salvage yard at the following described location:

Rye Township (Township 152 North, Range 51 West), Section 35, Southeast Quarter, the westerly 600 feet thereof, less portion for highway right-of-way and less portion for legal drain.

NOW THEREFORE, pursuant to the terms of Grand Forks City Code Chapter 18, a Conditional Use Permit is hereby given and granted to Swangler Auto Wrecking, upon the terms and subject to the conditions of this Conditional Use Permit, to operate a junkyard, wrecking yard, or auto salvage yard at the following location:

Rye Township (Township 152 North, Range 51 West), Section 35, Southeast Quarter, the westerly 600 feet thereof, less portion for highway right-of-way and less portion for legal drain.

Said permit is granted subject to the following conditions, terms, and reservations:

1. The term of this Conditional Use Permit shall be ten (10) years with the term of this Conditional Use Permit to expire, subject to any renewal thereof, on the 31st day of December 2035.
2. That the property described herein shall be zoned I-2.

3. Salvage yard owners shall comply with all existing and future Grand Forks City Code requirements. A violation or violations of City Code requirements and the conditions in this Conditional Use Permit shall be mitigated by the auto salvage yard within seven (7) day of receipt of the violation(s) notice. Any violation(s) not mitigated within this time period may be mitigated by the City of Grand Forks and billed to the appropriate auto salvage yard.
4. The City reserves the right to revoke this conditional use permit for any violation of the permit and/or a violation of City Code.
5. Nothing shall be stored or displayed in front of the screening wall paralleling U.S. Highway #2 or any required screening or designated clear areas or as provided in Condition 8.
6. All buildings and on-premise signs shall, at minimum, be painted and maintained in a safe condition.
7. The abandonment of any unauthorized vehicles shall be reported within 48 working hours to the City of Grand Forks for removal. The City of Grand Forks reserves the right to remove any non-reported vehicles that remain on the premises beyond 48-working hours and bill for their removal.
8. Any area intended to be utilized as a used car lot shall be located behind the existing or newly constructed wall that provides for the complete site obscurity of the used car lot from US Highway 2.
9. A fence or clear zone shall be maintained around each opening as shown on Attachment A. Any additional non-vegetative screening or fencing as may be required by the Planning and Zoning Commission or City Council in fulfillment of

this requirement, any of the above conditions, and/or any future conditions, shall be sight-obscuring, a minimum of seven (7) feet in height, and installed and maintained at the owner's expense.

10. The City of Grand Forks further expressly reserves the right to not renew or extend the term of this permit upon the expiration thereof.

Dated this 15th day of December, 2025.

Brandon Bochenski, Mayor

ATTEST:

Maureen Storstad, City Auditor