



City of Grand Forks

Staff Report

Planning & Zoning Commission – January 7, 2026

City Council – January 20, 2026

Item 3-4 (Final) – Conditional Use Permit Request	
Title: Vorbeck Materials Corporation Conditional Use Permit (10 years)	
Location: 4949 10 th Avenue South	
Legal Description: Lot 1, Block 1, Industrial Resubdivision No. 4	
Applicant: Tyler Sletten, Vorbeck Materials Corp.	Owner: Midtown Ventures, LLC
Prepared By: Sierra Johnson, Planner	Submitted By: Ryan Brooks, Planning & Community Development Director
Purpose: Grant conditional use permit for 10 years for storage of hazardous and non-hazardous materials related to the operation of a fire foam production 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
January 7, 2026 (Public Hearing) – Planning and Zoning Commission Recommended Action: Motion by Arel, second by Holt for approval of request. Motion carried unanimously.
January 20, 2026 – City Council Action:

Existing	Proposed
Land Use: Fire foam production 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: I-2, PUD – I-2 uses
Adjacent Streets: S 50 th St, 10 th Ave S, 11 th Ave S
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

- The request is a ten-year Conditional Use Permit which allows Vorbeck Materials Corporation to store hazardous and non-hazardous materials to operate as a fire foam production facility in the I-2 zoning district.
- 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.
- Fire foam production will take place indoors, and there are containment and ventilation systems in place in the facility to minimize impact to neighboring properties.
- The CUP is subject to the following conditions:
 - CUP issued for a period of 10 years.
 - Operation must adhere to requirements of the Fire Department and the IFC.
- Staff is recommending approval of the request.



Notices

Grand Forks Herald Public Hearing Notice Published: December 24, 2025

Letters Sent to Neighboring Property Owners (400 ft): December 22, 2025

Comments Received: None at time of posting.

Findings of Fact

- 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."
- Proposed CUP is for a period of 10 years.
- City Council is required to give final approval of a CUP.

Attachments

- Draft CUP Permit

VORBECK MATERIALS CORPORATION CONDITIONAL USE PERMIT

WHEREAS, Vorbeck Materials Corporation has applied for a Conditional Use Permit to store hazardous and non-hazardous materials to operate a fire foam production facility, and;

WHEREAS, Midtown Ventures, LLC is the owner of parcel at the following described location:

4949 10th Avenue South

Lot 1, Block 1, Industrial Resubdivision No. 4

WHEREAS, the recorded owner of the parcel has granted authorization for owner Tyler Sletten, Vorbeck Materials Corporation, to submit an application for a Conditional Use Permit to store hazardous and non-hazardous materials to operate a fire foam production facility;

NOW THEREFORE, pursuant to the terms of Grand Forks City Code Chapter 18 Article 7, a new Conditional Use Permit is hereby approved for Vorbeck Materials Corporation, upon the terms and subject to the conditions of this conditional use permit, with permission to store hazardous and non-hazardous materials to operate a fire foam facility at the following location:

4949 10th Avenue South, legally described as:

Lot 1, Block 1, Industrial Resubdivision No. 4

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 February, 2036, 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. Operation must adhere to all requirements of the City of Grand Forks Fire Department and the IFC.

Dated this _____ day of _____, 2026.

Brandon Bochenski, Mayor

ATTEST:

Maureen Storstad, City Finance Director