

57 4041 5
DEEPWATER CREEK CABIN
SITE

MCLEAN COUNTY VARIANCE APPLICATION

Name of Applicant: Rick Hedberg

Name of Owner (if different: _____)

Mailing Address: 1012 27th St NW, Minot ND 58703

Daytime phone number: 701-720-4335

Location of property:

Lot(s) 5 Block _____ Subdivision Deepwater Bay Cabin Site

OR _____ in _____ (Quarter)

Section 9 Township 149N Range 90W

The above-named applicants seek a variance for the following purpose:

To build a detached double garage on my lake property at Deepwater Cabin site in McLean Co. I am asking for a variance from the setback requirement of 15' on the south side of my lot. The current lot is small (approximately 1/3 acre) and the variance requirement would place the garage nearly in the middle of the property which would not be optimal. I currently have a 10'x12' shed that is within 4 feet of the south side of the property. This shed and an adjacent bunkhouse were on the property when I purchased it in 2008. The shed and bunkhouse will be demolished and the garage will be placed in a similar position if this variance and building permit are approved. I do have a letter of support for this request from the property owner on the south side of my property (the side in which we are asking for the variance).

Describe proposed construction of buildings constructed on site:

The proposed building is a detached double garage 33' wide by 36' deep. It would be a wooden structure with a bonus room above the garage.

The applicant is required to:

- submit a site plan showing the lot and the requested distances to the lot lines;
- attend the Planning and Zoning Meeting for the variance request and County Commission Meeting, if requested (see schedule for dates);
- pay all costs associated with the newspaper publication(s); and,
- **obtain authorizing signatures from all affected property owners (see back of application).**

PROPERTY OWNER AUTHORIZATION:

Property Owner I

I (property owner) Terry Auch authorize (applicant's name) Rick Hedberg to file this application on all matters relating to this request with McLean County. By signing this form as the property owner, I hereby agree to abide by any and all conditions that may be assigned by the McLean County Board of Commission and McLean County Planning and Zoning Commission as part of any approval of this request, including conditions, development agreements, and/or any other requirement that may encumber or otherwise affect the use of my property.

Terry Auch

Printed Name of Property Owner



Signature of Property Owner

201-340-5727
Phone Number

12-1-24
Date

Property Owner II

I (property owner) _____ authorize (applicant's name) _____ to file this application on all matters relating to this request with McLean County. By signing this form as the property owner, I hereby agree to abide by any and all conditions that may be assigned by the McLean County Board of Commission and McLean County Planning and Zoning Commission as part of any approval of this request, including conditions, development agreements, and/or any other requirement that may encumber or otherwise affect the use of my property.

Printed Name of Property Owner

Phone Number

Signature of Property Owner

Date

Property Owner III

I (property owner) _____ authorize (applicant's name) _____ to file this application on all matters relating to this request with McLean County. By signing this form as the property owner, I hereby agree to abide by any and all conditions that may be assigned by the McLean County Board of Commission and McLean County Planning and Zoning Commission as part of any approval of this request, including conditions, development agreements, and/or any other requirement that may encumber or otherwise affect the use of my property.

Printed Name of Property Owner

Phone Number

Signature of Property Owner

Date

Property Owner IV

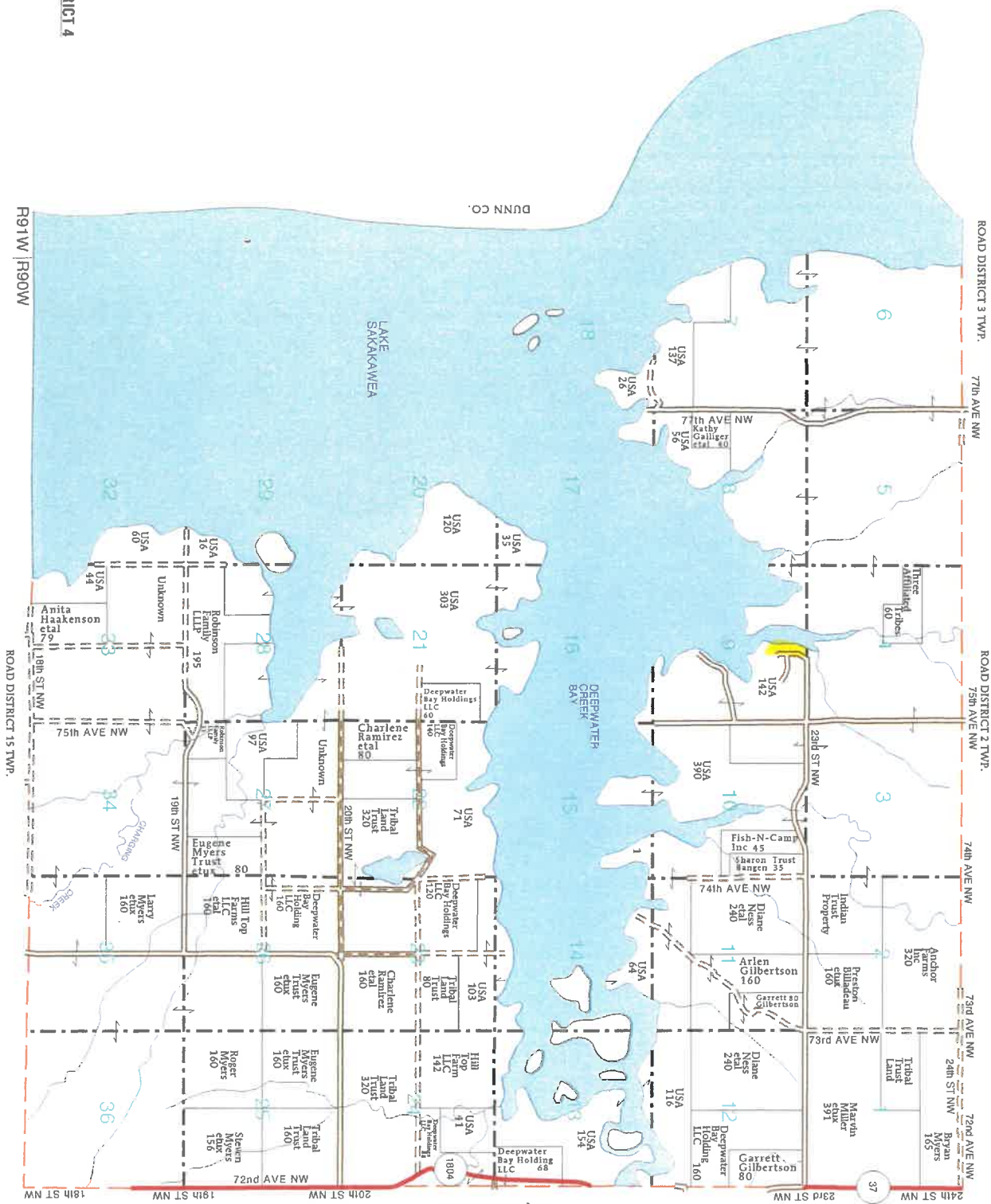
I (property owner) _____ authorize (applicant's name) _____ to file this application on all matters relating to this request with McLean County. By signing this form as the property owner, I hereby agree to abide by any and all conditions that may be assigned by the McLean County Board of Commission and McLean County Planning and Zoning Commission as part of any approval of this request, including conditions, development agreements, and/or any other requirement that may encumber or otherwise affect the use of my property.

Printed Name of Property Owner

Phone Number

Signature of Property Owner

Date



T-149-N
ROAD DISTRICT 4 PLAT
R-90-91-W

**Please turn to the
DISTRICT MANAGER Page in this
book to see how you can receive
your FREE DIGITAL FLIP BOOKS**

100
What's Available

November 28, 2024

Dear McLean County Planning and Zoning Commission,

I, Terry Auch, am the owner of Lot 6 at Deepwater Cabin Site in McLean County (Township 149N, Range 90W, Section 9). Rick Hedberg is the owner of the lot directly to my north in Lot 5. He is asking for a variance of the set back requirements of 15' on south side of his property to build a double detached garage.

I am in support of granting the variance as outlined in his application. Mr. Hedberg currently has a shed within approximately four feet of my property and this has not been an issue.

If there are any questions regarding this issue, please don't hesitate to contact me at 701-340-5727.

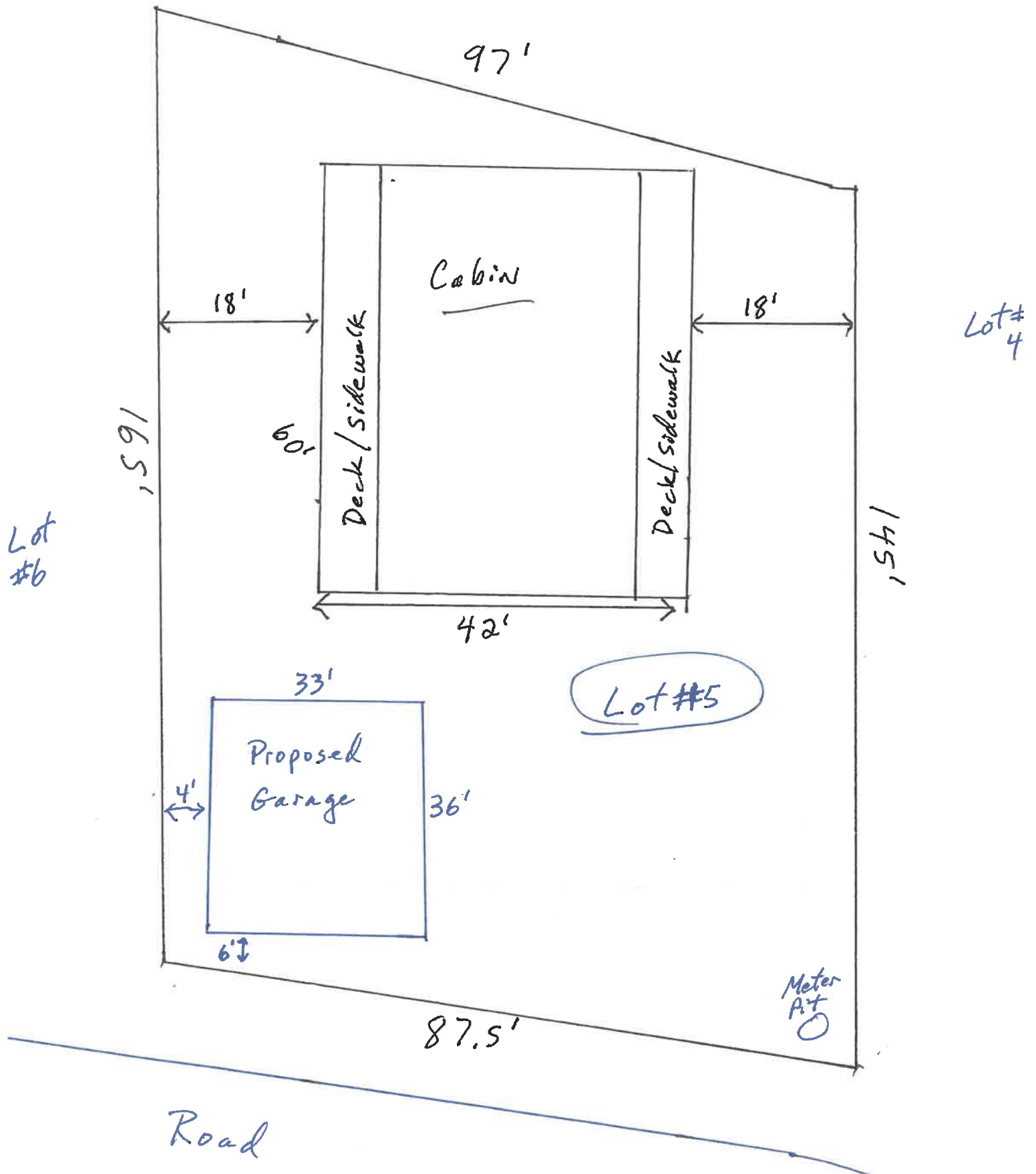


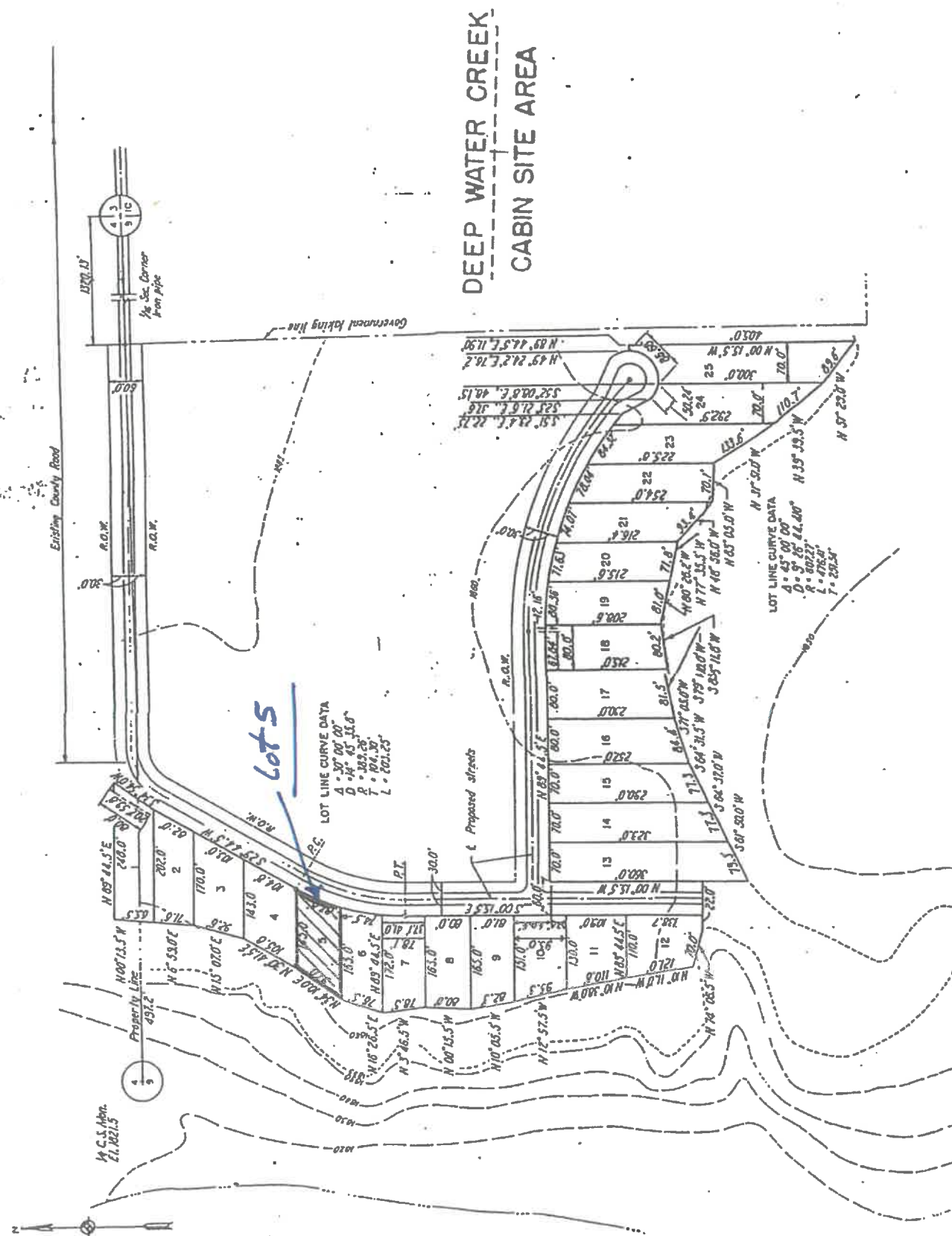
Terry Auch

2835 1st Ave SW

Minot ND 58701

Proposed Site Plan





2-11-227
2-12-232
143-81

MC LEAN COUNTY PERMIT APPLICATION

CONDITIONAL USE ☐ ZONING CHANGE ☐ SUBDIVISION PLAT ☐ TEMP. USE ☐

Name of applicant: Sundre Sand & Gravel, Inc.

Mailing address: 6220 37th Ave. SE
Minot, ND 58701

Telephone Number (701) 838-4455 (ofc) _____ (res) _____

Property is located in the _____ (Quarter), Section _____, Township 143,

Range 81, or more specifically identified as:

Parcel # 02 0011 00227 000 Section 11

Parcel # 02 0012 00232 000 Section 12

Purpose of requested change:

Gravel mining for private, state & county projects

Describe proposed construction:

Stripping, excavation, crushing, screening, stockpiling, reclamation & the hauling of processed materials

Present land use: pasture

Proposed land use: to use land zoned agricultural to mine gravel

Additional items required to be attached:

- ☒ Map of area
- ☒ Boundary line survey of site
- ☒ Preliminary map showing location of structures.
- ☒ Timing schedule indicating the starting and completion dates.
- ☐ Written approval of highway authority for new access roads.
- ☒ Permit application fee in the amount of \$ _____

(MAKE CHECK PAYABLE TO McLEAN COUNTY TREASURER)



MAP OF
T 143 N R 81 W
TOWNSHIP: 143 N
McLEAN COUNTY
RANGE: 81 W
NORTH DAKOTA
CODE: HN

MERCER
ENGINEERING, P.C.

ACEC
MEMBER

111 - 11th Ave SW • PO Box 1185
Minot, ND 58702-1185
(701) 839-1056
Fax (701) 838-8986
1-800-828-0197

EZengineer.net
• General Consulting
• Project Engineering
• Structural Design
• Forensic Engineering & Investigations
www.mercerusa.com • e-mail: engineer@minot.com



SEE LETTERED SMALL TRACTS DIRECTORY FOLLOWING TOWNSHIP MAPS

✓ Boxes ✓ Hoists ✓ Tarps ✓ Tag Axles ✓ Trailers

Prairie Truck Equipment Inc.

2907 4th Street SW
Minot, ND 58701
Phone: (701) 838-7439
Fax: (701) 852-2756

Farmers Security Bank
FSB

PO Box 310
Washburn, ND 58577
www.fsbwashburn.com

Phone (701) 462-3232
Toll Free 888 280-6202

Wold Engineering, P.C.

Consulting Engineers & Land Surveyors

Bottineau (701) 228-2292
Bismarck (701) 258-9227
Minot (701) 852-0338

Civil Engineering Consultants • Land Surveying
Email: wold@woldengr.com • www.woldengr.com



Beaver Creek ARCHAEOLOGY

November 26, 2024

To: Greg Wermers

NDDOT ETS

BCA Project #: 2024-78

NDDOT Project #: Unknown

Client: Sundre Sand & Gravel

State: North Dakota

County: McLean

Quad: Sanger

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Legal Description</u>
143N	81W	11	NE¼ SE¼ & N½ SE¼ SE¼ & SE¼ SE¼ SE¼
143N	81W	12	W½ SW¼ & NE¼ SW¼ & N½ SE¼ SW¼

Dear Greg,

On November 15 & 16, 2024, BCA archaeologists Alex Atkinson (Principal Investigator), Melody Abbott, Clay Bruckner, and Jason McKellar (Staff Archaeologists) performed a Class III cultural resource inventory at the above referenced legal location. Wade Burns served as the Project Director. This inventory was performed for Sundre Sand & Gravel.

The survey area in sections 11 & 12 is approximately 155 acres. The survey area is located directly adjacent to an existing access road, and the pedestrian survey was performed up to this road. The survey area is privately owned.

Vegetation consisted of native and non-native grasses, plants, forbs, trees, and shrubs, including crested wheatgrass, brome, curlycup gumweed, thistle, sage, western wheatgrass, needle-and-thread, & Russian olive. The ground surface visibility was approximately 40-60%. Weather conditions consisted of partly cloudy skies and the temperature was approximately 50°F on both days of the inventory. The elevation of the project area ranged from 1,739-1,825' AMSL.

The file search revealed four sites, one site lead, and one isolated find within the one-mile radius of the survey area. No cultural resources were found during the course of the inventory.

As a result, a find of *No Historic Properties Affected* is recommended; therefore, no further archaeological investigation of the survey area is needed.

Please contact Wade Burns if you have any questions.

Sincerely,

Irene A. Altieri

Beaver Creek Archaeology

WHERE PROGRESS MEETS PRESERVATION

1632 Capitol Way, Bismarck, ND 58501-2100 PH [701] 663-5521 FX [701] 663-5589 Toll Free: 1.866.603.9250

www.bcarch.org e-mail: info@bcarch.org

78: Nathan Strecker Pit

Sundre Sand & Gravel

T143N R81W Sec. 11 & 12

Sanger Quad. Map

Painted Woods Creek Drainage

McLean County, State


Legend

 Inventory Area (155 Acres)

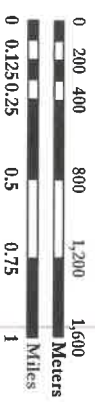
 Existing Access Road

Cultural Resources

 Eligible/Unevaluated Site

 Ineligible Site/Isolated Find

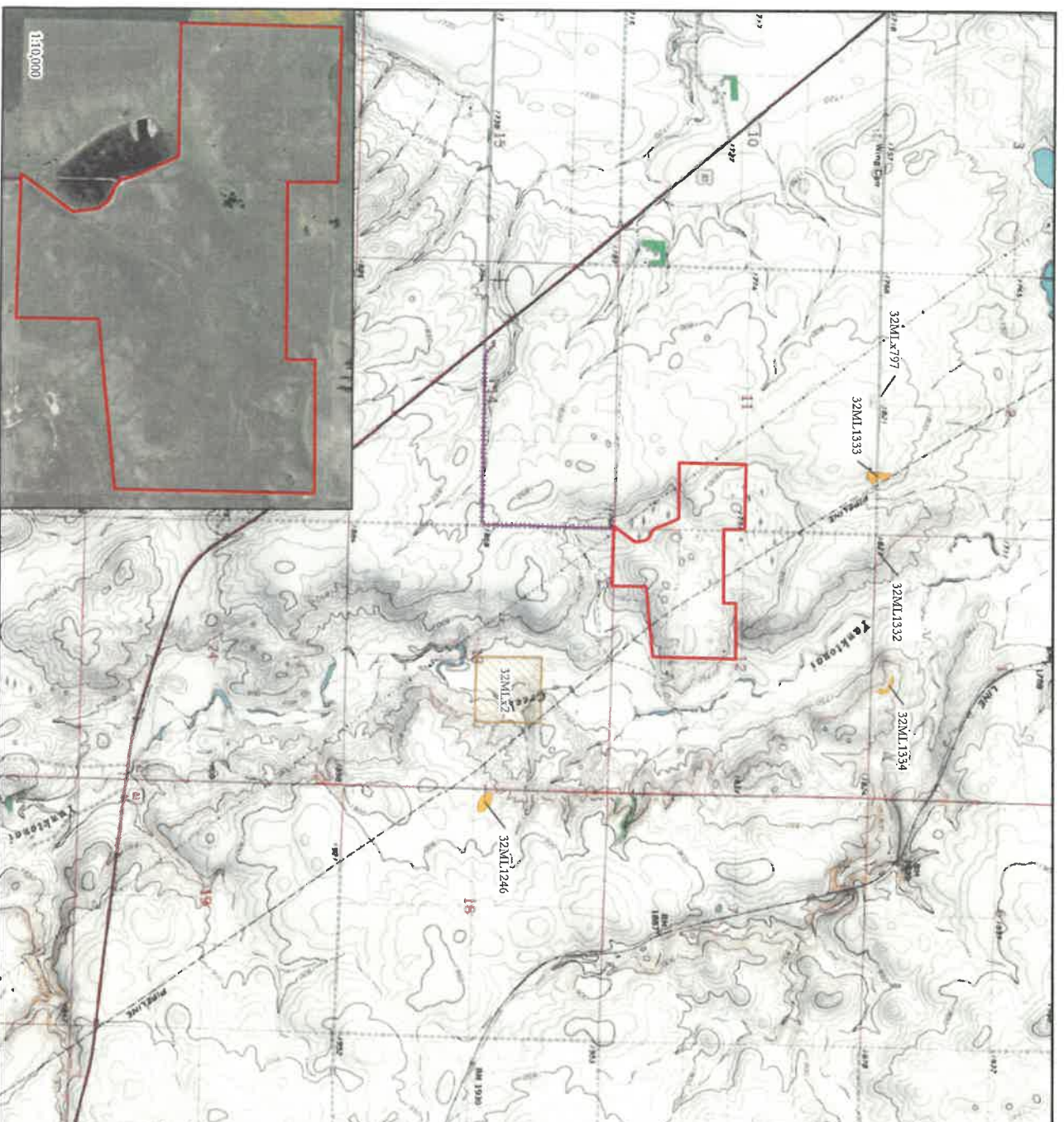
 Unevaluated Site Lead



Base Map: USGS 7.5'
Scale: 1:24,000
UTM NAD83 Zone 14



Beaver Creek
ARCHAEOLOGY



Permit Conditions for Sundre Pit _Strecker Pit (E½SE¼ Section 11 & SW¼ Section 12 Township 143N-Range 81W)

The following are the conditions of the permit

1. No excavation shall take place within thirty (30) feet of an adjacent property line unless a written agreement is made otherwise with the owner of that property. Evidence of that agreement shall be submitted to the McLean County Land Use Administrator or his designated representative.
2. No excavation shall take place within one hundred twenty five (125) feet of an existing residence unless a written agreement is made otherwise with the owner of that residence. Evidence of that agreement shall be submitted to the McLean County Land Use Administrator or his designated representative.
3. Rock crushers shall be considered accessory to sand and gravel operations, provided that the material used and processed by said crusher is limited to that found on the site of the operation, or external materials are brought to the site and mixed with site material.
4. Any sand and gravel pit that has been vacated for two (2) or more years will be deemed abandoned, and the operator must reapply for a permit before renewing the excavation operation. Abandonment means no mining or material hauling. When the pit becomes abandoned reclamation of the site must commence and be expeditiously completed. Failure to reclaim a pit could result in a county demand of the performance bond or denial of future permits. Reclamation includes leveling the pit site; restoring the natural drainage unless the landowner prefers to impound water; restoring the top soil and reseeding the surface to the grass mixture present before pit operations, unless the landowner wants to crop the site or prefers another grass base. If the landowner wants a grass base that was not present when the pit was opened the applicant must reseed to that grass base. However, in that instance the applicant is not responsible to pay any additional costs of the grass base the landowner desires if it is more expensive to seed than the original grass base.
5. The applicant must provide a performance bond for reclamation purposes.

Performance bond for reclamation is \$100,000.00

6. The applicant must control noxious weeds from the opening of the pit until it is reclaimed.
7. The applicant must use the accompanying road plan for all pit operations including cooperating with McLean County for road maintenance on the haul road.