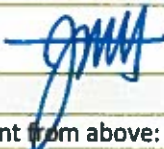


<b>1. Applicant Information</b>	
Name:	CITY OF INTL FALLS AND KOOCH. COUNTY. CO-OWNERS
Address:	715 4 <sup>TH</sup> ST COURTHOUSE INTL FALLS MN 56649
Telephone #:	218 283 1186
Email Address:	JOE.SUTHERLAND @ CO. KOOCHI CHING. MN.US
Application #: To be assigned by City.	
Signature:	
Date:	1.24.2018
Owner, if different from above:	
Address:	
Telephone #:	
Email Address:	

<b>2. Property Information</b>	
Street Address:	
Legal Description: SEE ATTACHED	
Parcel #:	
Zoning District: INDUSTRIAL	Shoreland Overlay Zone: Yes <input type="checkbox"/> or No <input checked="" type="checkbox"/>
Floodplain Overlay Zone: Yes <input type="checkbox"/> or No <input checked="" type="checkbox"/>	
Conditional Use Requested: YES	Interim Use Requested:
Property Size (Square Ft. or Acres): APPX 88 ACRES	

<b>3. Project Description (attach additional sheets if necessary)</b>
A. Describe the proposed project. Describe the type of business or activity, type and function of proposed or existing buildings, and other proposed uses of the property: ROCK QUARRY TO INCLUDE DRILLING BLASTING CRUSHING AND STOCKPILING OF AGGREGATE. POSSIBLE BUILDINGS OR STRUCTURES INCLUDE: WORKTRAILER AND SCALE SHACK.
B. Describe adjacent and surrounding land uses. How will your project impact these properties? SITE IS ZONED INDUSTRIAL. PROPERTY NORTH OF SITE IS ZONED COMMERCIAL. PROPERTY WEST OF SITE IS ZONED R-2. SITE WOULD GENERATE NOISE AND DUST AT TIMES. FOR REFERENCE: BOWMAN ROCK QUARRY OPERATES EAST OF SITE. WAGNER CONST ROCK QUARRY HOLDS CUP TO OPERATE
C. Describe proposed alterations to the existing landscape. Describe how storm water runoff will be collected and drained off the property or treated on-site. REMOVAL OF ON-SITE BEDROCK. SITE WILL BE LEVELED AND LOWERED AT ROCK EXCAVATION AREAS. STORM WATER RUNOFF WILL BE MANAGED ON SITE.

D. Describe the proposed landscaping of the site. Describe how existing vegetation will be preserved or removed: **SOME TREE REMOVAL WILL BE REQUIRED. TREE BUFFER COULD BE PRESERVED ALONG SIDE EDGES. WETLAND IMPACTS WILL LIKELY BE MINIMIZED.**

E. Describe the quantity, type, and schedule of traffic that will be generated:  
**TYPE OF TRAFFIC: END DUMPS, SIDE DUMPS, BELLY DUMPS**  
**QTY. OF TRAFFIC: ESTIMATED AT 10-30 TRUCKS/DAY DURING HAUL EVENTS**  
**TRAFFIC SCHEDULE: INCREASED OVER NORMAL LEVELS DURING HAUL EVENTS**

F. If applying for an interim use permit state the dates or events that will trigger the beginning and end of the interim use:

**4. Other Services and Approvals**

A. Will the proposed project require new or expanded public utility connections including water, sewer, or storm water?	Yes <input type="checkbox"/> or No <input checked="" type="checkbox"/>
B. Will the proposed project require new or expanded electrical service?	Yes <input type="checkbox"/> or No <input checked="" type="checkbox"/>
C. Will the proposed project require a street extension or new drive-way access?	Yes <input type="checkbox"/> or No <input checked="" type="checkbox"/>
D. Will the proposed project require a building permit?	Yes <input type="checkbox"/> or No <input checked="" type="checkbox"/>
E. Will the proposed project include new signage?	Yes <input type="checkbox"/> or No <input checked="" type="checkbox"/>
F. Will the proposed project require another land use approval from the City of Ranier including, but not limited to rezoning, zoning text amendment, platting, or a variance? If so, indicate which approval is needed:	Yes <input type="checkbox"/> or No <input checked="" type="checkbox"/>
G. Does the proposed project require approval or review from another governmental agency? This includes, but is not limited to Minnesota Department of Transportation, Minnesota Department of Natural Resources, Koochiching County Highway Department, and the Koochiching County Soil and Water District. If yes, indicate which agencies and if permits have been applied for or received:	Yes <input type="checkbox"/> or No <input checked="" type="checkbox"/>

**Attach a site plan and landscaping plan consistent with the requirements of Article 2 Section 2.03.3 and Article 4 must be reviewed and approved prior to zoning approval.**

Preparation of the Site Plan- Make the drawing to scale. The scale that is used must be sufficient to show the project's necessary details. Please show:

A. Dimensions of the property: Length, Width, Depth	<b>SEE ATTACHED</b>	<input checked="" type="checkbox"/>
B. Location and size of existing and proposed structures (Please show the distance from the property lot lines to existing and proposed structures.)	<b>N/A</b>	<input type="checkbox"/>
C. Size and location of parking areas- include how many vehicles can be accommodated	<b>N/A</b>	<input type="checkbox"/>
D. Loading and unloading areas	<b>N/A</b>	<input type="checkbox"/>

E. Landscaped areas, blacktopped or paved driving areas, snow storage areas	N/A	<input type="checkbox"/>
F. Access driveways		<input checked="" type="checkbox"/>
G. Location of signs advertising the business		<input type="checkbox"/>
H. Show how runoff from the site will be collected and drained	N/A	<input type="checkbox"/>
I. Location and type of plantings and buffer areas	INPL. TREES @ PERIMETER $\approx$ BUFFER	<input type="checkbox"/>
Properties within the Shoreland Overlay District are subject to the requirements of Section 6. Shoreland Overlay Ordinance. If applicable, submit the following information.		
A. Stormwater management plan, if applicable.	MANAGE ON-SITE	<input type="checkbox"/>
B. Vegetation management plan, if applicable.		<input type="checkbox"/>
C. Erosion and sediment control plan, if applicable.		<input type="checkbox"/>
D. Wetland mitigation plan, if applicable		<input type="checkbox"/>

<b>City Use Only</b>		
The CUP application is complete:	2/12/18 $\rightarrow$ 60 days 4/12/18	<input type="checkbox"/>
The CUP application requires the modifications listed below:		<input type="checkbox"/>
Further information is required:		<input type="checkbox"/>
The project is not a use permitted with a conditional use permit:		<input type="checkbox"/>
Signature of Land Use Administrator/Date:		



PID	Physical Address	Owner	Taxable
98-051-00610	3472 COUNTY ROAD 113	Kooch Co & City Of IF	n/a
98-051-00620	n/a	Kooch Co & City Of IF	n/a
98-031-00100	n/a	Kooch Co & City Of IF	n/a
98-031-21100	n/a	Kooch Co & City Of IF	n/a



## **Appendix B**

### **International Falls and Koochiching County Legal Description**

**That part of Government Lot 6 also known as the Southwest Quarter of the Southwest Quarter, Section 30, Township 71 North, Range 23 West of the 4<sup>th</sup> Principal Meridian.**

LESS the right of way for Trunk Highway No. 11

AND LESS that portion conveyed to Minnesota and Ontario Paper Company by Deed recorded in Book 105 of Deeds, page 37 and described as follows: That part of Government Lots 5 and 6, Section 30, Township 71 North, Range 23 West of the 4<sup>th</sup> Principal Meridian, described as follows: Beginning at a point 20 feet south of the Southwest corner of Block 33 of the Plat of Ranier according to the recorded plat thereof; thence south on the west line of said Block 33 produced south a distance of 400 feet; thence angle left 89 degrees 42 minutes and run east a distance of 600 feet; thence angle 90 degrees 18 minutes left and run north 400 feet; thence angle 89 degrees 42 minutes left and run 600 feet to the point of beginning.

AND LESS Riverside Park, according to the recorded plat thereof.

Reserving to the County of Koochiching a 66 foot wide road and utility easement in Government Lot 6, Section 30, Township 71 North, Range 23 West of the 4<sup>th</sup> Principal Meridian, lying northerly and westerly of the following described line: Commencing at the southwest corner of Lot 5, Block 3, RIVERSIDE PARK, according to the recorded plat thereof, thence south along the southerly prolongation of the west line of said Lot 5, Block 3 a distance of 66 feet to the point of beginning of the line to be described; thence easterly along a line parallel with and 66 feet southerly of the south line of said Lot 5, Block 3, to the intersection with a line lying 66 feet easterly of and parallel with the east line of said Block 3 and the southerly prolongation thereof; thence northerly along said parallel line to the intersection with the south right of way line of Trunk Highway No. 11 and said line there terminating.

Also reserving to the County of Koochiching a 50 foot wide road and utility easement described as follows: The west 50 feet of Government Lot 6, Section 30, Township 71 North, Range 23 West of the 4<sup>th</sup> Principal Meridian lying southerly of RIVERSIDE PARK, according to the recorded plat thereof.

Subject to easements, restrictions and reservations of record.

**AND**

**The Southeast Quarter of the Southwest Quarter, Section 30, Township 71 North, Range 23 West of the 4<sup>th</sup> Principal Meridian lying west of the Duluth, Rainy Lake and Winnipeg Railway as located in 2018.**

LESS the right of way for Trunk Highway No. 11.

Subject to easements, restrictions and reservations of record.

**AND**

**Government Lot 1, Section 31, Township 71 North, Range 23 West of the 4<sup>th</sup> Principal Meridian.**

Reserving to the County of Koochiching a 50 foot wide road and utility easement described as follows: The west 50 feet of Government Lot 1, Section 31, Township 71 North, Range 23 West of the 4<sup>th</sup> Principal Meridian.

Subject to a 66 foot wide ingress and egress easement as described in Document Number 261091.

Subject to easements, restrictions and reservations of record.

**AND**

**Northeast Quarter of the Northwest Quarter, Section 31, Township 71 North, Range 23 West of the 4<sup>th</sup> Principal Meridian lying west of the Duluth, Rainy Lake and Winnipeg Railway as located in 2018.**

Subject to a 66 foot wide ingress and egress easement as described in document number 261091.

Subject to easements, restrictions and reservations of record.

## **SUPPLEMENT TO CITY OF RANIER - CONDITIONAL USE AND INTERIM USE APPLICATION**

Applicant: Koochiching County, City of Int'l. Falls, and KEDA  
Jurisdiction or Municipality: City of Ranier  
Regarding: Foreign Trade Zone (FTZ) site – between CR 144 and CN Railway, south of TH 11, north of old CR 92  
Dated: February 7, 2018

Together Koochiching County and the City of Int'l. Falls are fee owners of the subject property. KEDA has been working with the City and County to develop the FTZ site.

Kooch County and the City of Intl Falls (KC & CIF) are considering selling or leasing the FTZ site. If KC & CIF elect to lease or sell the subject parcel, land sale or leasing will be done in accordance with MS 282.04 and MS 373.01.

Prior to making the FTZ site available for purchase or lease, KC & CIF would like to update or amend CUP 1106, in recognition of the City of Ranier implementing uniform land use ordinance and related zoning in 2015. See details below regarding CUP 1106, which was issued by the County for implementation of a rock quarry at the FTZ site.

Per Ranier requirements, Kooch County and the City of Int'l Falls have submitted *Conditional Use and Interim Use Permit* form, and *Industrial Use Review Worksheet form*, as provided by the City of Ranier. It is our understanding that the information provided in the two forms listed above will be reviewed and discussed at the next available Ranier Planning Commission meeting.

In addition to providing the two forms listed above to the Ranier Planning Commission members, KC & CIF requests that the information included in this Supplement to Ranier CUP Application also be provided to Planning Commission members for their review and consideration.

Assistant County Attorney Molly French reviewed the Abstract for the subject parcel, and found documents to be in order. Review of the Abstract indicates that all or portions of the subject property were at one time Tax Forfeit Lands. Knowing that Tax Forfeit Lands are administered by the MN DNR Dept of Lands and Minerals, County staff contacted the DNR to confirm the State's position on mineral rights. In working with the DNR - County staff confirmed that roadway aggregate, such as would be mined from the subject parcel, would not be subject to mineral rights provisions.

**SUMMARY and REQUESTED ACTION of RANIER:** KC & CIF are requesting that the City of Ranier amend or update Kooch County CUP 1106, or approve a similarly structured CUP, thereby allowing KC & CIF to transfer the CUP, as amended/approved by the City of Ranier, to the forthcoming buyer or lessee of the FTZ site, so that forthcoming buyer or lessee may utilize the subject FTZ parcel as a permitted rock quarry.

### **Background/timeline info relative to CUP 1106**

The City of Int'l. Falls and Kooch County jointly purchased the FTZ site in 2002.

The FTZ parcel was re-zoned from O-1 to Manufacturing by Koochiching County on 7/24/2007. Ranier Zoning, which was implemented in 2015, designate the FTZ site as Industrial (I) zoning.

Ranier annexation, which included the subject FTZ site, was finalized on 10/7/2010, then amended on 10/21/2010 (date of Admin Judge order).

Kooch County Planning Commission met to review CUP 1106 on 7/14/2011.

Kooch County Board accepted the Kooch County Planning Commission recommendation to approve CUP 1106 on 7/19/2011. See motion 2011/07-27. RBA and supporting documents are attached for reference.

Ranier passed a uniform land use zoning ordinance on 5/15/2015.

Developer Information - OWNER INFO.	
Name:	KOOCH COUNTY AND CITY OF INTL. FALLS
Contact Address:	JOE SUTHERLAND KOOCH CO 715 4 <sup>TH</sup> ST INTL FALLS MN 56649
Project Address/Location:	EAST SIDE OF CR 144 APPX 900' SOUTH OF JCT. CR 113
Telephone #:	J. SUTHERLAND OFFICE 283 1186 CELL 218 324 1390
Email Address:	JOE.SUTHERLAND@CO.KOOCHICING.MN.US
Date:	JAN-24, 2018

This worksheet will help the City of Ranier identify possible impacts to surrounding properties, the environment, and City services of the proposed industrial land use, methods to mitigate potential impacts, and conditions that may be required by the City and other governmental units. This Planning Review Worksheet is not a "Request" within the meaning of Minnesota Statutes §15.99 (the so-called 60-day rule) so providing the City with this planning review worksheet does not start the "clock running" under Minnesota Statutes section 15.99.

Light industrial uses are low impact uses which produce little or no noise, odor, vibration, glare or other objectionable influences and which, given proper controls, have little or no adverse effect on surrounding properties. Limited industrial uses generally do not involve processing of raw materials or production of primary materials.

General Industry is the use of land or buildings for the production, manufacture, warehousing, storage, or transfer of goods, products, commodities, or other wholesale items. Due to their size, nature, infrastructure requirements, and greater generation of traffic, general industrial land uses have a greater potential of impacts on surrounding properties and the environment that requires careful site selection and special measures and possible conditions to an approval to ensure compatibility with surrounding properties and the environment. Objectionable features include, but are not limited to, noise, dust, odor, smoke, air and waste emissions, glare, vibration, and other features commonly recognized as hazardous or objectionable.

The Land Use Administrator or designee shall review this Planning Review Worksheet within ten (10) business days of receipt of it and authorize an application for the proposed use to be submitted if he/she determines the proposed use is a use permitted with a conditional use permit under the applicable provisions of the Ranier Unified Land Use Ordinance. Authorization to submit an application for the proposed use does not constitute project approval. The Land Use Administrator may also require modifications to this Planning Review Worksheet before a full application may be submitted or may determine that the proposed use is not a use permitted under the applicable provisions of the Ranier Unified Land Use Ordinance

Review Questions. (Attach additional sheets if necessary)	
1. Describe the proposed project. Describe the type of business or activity, proposed or existing buildings, and other proposed uses of the property: PROPOSED ROCK QUARRY TO INCLUDE DRILLING BLASTING CRUSHING AND STOCKPILING OF AGGREGATE.	
2. Describe adjacent and surrounding land uses. How will your project impact these properties? SITE IS ZONED INDUSTRIAL ON RANIER ZONING MAP. PROPERTY NORTH OF SITE IS ZONED COMMERCIAL. PROPERTY WEST OF SITE IS ZONED R-2. PROPOSED ROCK QUARRY WOULD GENERATE NOISE AND DUST AT TIMES.	
3. Describe proposed alterations to the existing landscape. Describe how storm water runoff will be collected and drained off the property and how existing trees, vegetation and habitat areas will be preserved or removed: ALTERATIONS WOULD INCLUDE REMOVAL OF ON-SITE BEDROCK. SITE WILL BE LEVELED AND LOWERED AT ROCK EXTRACTION AREAS. RUNOFF TO BE MANAGED ON SITE.	
4. Describe the quantity and type of traffic that will be generated. Identify traffic generated by employees, business operations, and the amount, timing, and method of shipping and receiving traffic: TRUCK TRAFFIC LEVELS WOULD INCREASE OVER NORMAL CONDITIONS DURING TIMES WHEN AGGREGATE IS HAULED OFF SITE.	
5. Will the project generate odors, noise or dust during operation? If yes, describe sources, characteristics, duration, quantities or intensity and any proposed measures to mitigate adverse impacts: PROJECT WILL GENERATE NOISE AND DUST DURING OPERATIONS DRILLING, BLASTING, CRUSHING, STOCK PILING OPERATIONS.	Yes <input checked="" type="checkbox"/> or No <input type="checkbox"/>
6. Will the project create adverse visual impacts during operation, such as glare from lights or large visible smoke plumes? If yes, describe any proposed measures to mitigate adverse impacts: SOME TREE REMOVAL WILL BE REQUIRED IN THE WORK ZONE. COULD LEAVE TREE BUFFER ALONG WEST PROPERTY LINE	Yes <input type="checkbox"/> or No <input checked="" type="checkbox"/>
7. Will the project generate any air emissions from stationary sources, such as furnaces, boilers, etc.? If yes, describe any proposed techniques and devices to control air emissions: PORTABLE GENERATOR MAY BE USED TO PROVIDE ELECTRICITY FOR OTHER ON-SITE EQUIPMENT. GENERATOR LIKELY TO BE DIESEL ENGINE.	Yes <input checked="" type="checkbox"/> or No <input type="checkbox"/>
8. Is any part of the project subject to a mandatory review or exemption for environmental review established by the Minnesota Environmental Quality Board? If yes, explain: NOT TO MY KNOWLEDGE	Yes <input type="checkbox"/> or No <input checked="" type="checkbox"/>



<b>City Use Only</b>	
The Planning Review Worksheet has been reviewed and an application is authorized to be submitted:	<input type="checkbox"/>
The Planning Review Worksheet has been reviewed and an application is authorized to be submitted with the modifications described below:	<input type="checkbox"/>
Further information is required:	<input type="checkbox"/>
The project is not an allowed use within the I-District:	<input type="checkbox"/>
Signature of Land Use Administrator/Date:	



RANIER, MN

MN STATE HWY 11 EAST

County  
Rd. 11



Site Area - 88+/- Acres

South Line Section 20, Township 71 North, Range 23 West  
North Line Section 01, Township 71 North, Range 23 West

Proposed Development Area - ???

CURRENT DEVELOPMENT AREA

RAIL ROAD

APPX 2700'

APPX 1800'