

## BEACH ZONING BOARD PROCEEDINGS

A meeting of the Beach Zoning Board was called to order by Chairperson Al Begger on Monday, February 24, 2014 at 7:00 pm. Zoning Board Members present when the meeting was called to order were Tom Marman, Tama Smith, Tony Wanner, Zoning Administrator Kimberly Nunberg, and approximately 100 guests.

Nunberg read minutes from the meetings held on January 21 & 30, 2014. Marman moved to approve the minutes, second by Smith. Motion carried unanimously.

### **Unfinished Business:**

None

### **New Business:**

Chairman Begger announced this is a Public Hearing regarding an Application for Change of Zoning submitted by Beach Railport, LLC and Williston Basin Management, LLC. Begger explained Drew Hall, Williston Basin Management, LLC will present information on a railport project that requires a change in zoning from Agricultural to Industrial. After the presentation, the meeting would then be open for public comment.

Hall introduced Jack Andrews, Beach Railport, LLC, Steve Strobel and Travis Brock of Strobel Starostka Transfer. Hall indicated in 2012, the Bakken Development Fund, LLC acquired approximately 240 acres North of I-94, of which 77 is zoned for Industrial Use and the remaining 154 is designated as Planned Unit Development (PUD). In 2013, Beach Railport, LLC and Williston Basin Management, LLC acquired approximately 276 acres west of the city limits. The 240 acres North of I-94 was annexed into the City. The 276 acres west of the city has not been annexed. Hall mentioned, after consulting with several firms they believe the area west of the city could be developed for a railport. A portion of the 276 acres is within the city extraterritorial zone and therefore in order to change zoning a Public Hearing is required by City Ordinance.

Hall mentioned concerns identified with the location of the railport include but are not limited to;

1. Semi traffic utilizing Hwy 16 to access the railport.
2. Emergency Response and Public Safety.
3. Locating a firm with extensive experience and best practices of operating a railport.

Hall shared a Power Point demonstration which included; (see attachment)

1. Information on "Who is Beach Railport, LLC".
2. Beach Railport's Consultants.
3. An aerial view of the overall site plan concept drawing.
4. An aerial view of the proposed truck ingress/egress.
5. Information on Site Access, Lighting, Noise, Dust, Odor/Vapor/Air Quality/Pollutants
6. An aerial view showing proximity of the railport to residential living.

7. An aerial view identifying weather pattern.
8. Site Compliance Plans.
9. Railroad/Railcar Compliance.
10. Economic Benefits to Golden Valley County.

After the Power Point demonstration, Hall provided an Economic Impact Study conducted by Prairie West Development Foundation (see attachment).

Marman moved to open the Public Hearing for comments, second by Wanner. Motion carried unanimously. Chairman Begger declared the Public Hearing to be open for comments or questions.

Opposing comments were received from: Jerry DeMartin, Gary Farstveet and Pat Guerrero.

Questions or general comments were received from: Pam Popiel, Kriss Enzi, Nellie Booth, Linda Susa, Ray Tescher, Wilma Hayden, Bob Johnson, Larry Jandt, Laurie Rohan, John Thompson, Brenda Frieze, Tony Wanner, Bruce Smith, Steve James, Tom Togni, Tama Smith, Donnell Michels.

Supporting comments were received from: Bev Wolff, Marshall Nunberg, Vanessa Ueckert, Deb Walworth, Corlene Olson, Gene Allen, Bill Schmidt, Eleanor Jandt, Vern Tosner.

After all comments and questions, Marman moved to close the Public Hearing and table a decision until the March 17<sup>th</sup> meeting, second by Wanner. Motion carried unanimously.

Marman made the motion to adjourn, second by Wanner. Motion carried unanimously.

Meeting adjourned at 9:15 pm

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Al Begger, Chairman

ATTEST:

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Kimberly Nunberg, Zoning Administrator