



Community Development Department

BISMARCK BOARD OF ADJUSTMENT MEETING AGENDA

May 7, 2015

Tom Baker Meeting Room 5:00 p.m. City-County Office Building

MINUTES

- 1. Consider the minutes of the April 13, 2015 special meeting of the Board of Adjustment.

REQUESTS

- 2. Variance from Section 14-04-01(5) of the City Code of Ordinances (RR-Residential)(Side Yard) – Lot 11, Block 5, Falconer Estates (5525 Apple Creek Drive).

Robert Rebel is requesting a variance to reduce the required side yard setback along the north side of his property from fifteen (15) feet to six (6) feet in order to construct an accessory building.

Board Action: []approve []continue []table []deny

- 3. Variance from Section 14-04-03(9) of the City Code of Ordinances (R5-Residential)(Rear Yard) – The North 70 feet of Lots 13-14, Block 18, Northern Pacific Addition (521 North Washington Street).

Larry and Peggy Shireley are requesting a variance to reduce the required rear yard setback along the south side of their property from twenty (20) feet to ten (10) feet four (4) inches in order to construct an addition to the existing single-family dwelling.

Board Action: []approve []continue []table []deny



4. **Parking Determination** - The NW ¼ of the SW ¼ of Section 16, T139N-R79W/Gibbs Township

Michael and David Esposito and Dean Ulmer are requesting the Board of Adjustment determine the number of off-street parking spaces required for a livestock sales pavilion.

Board Action: approve continue table deny

OTHER BUSINESS

5. **Bylaws of the Board of Adjustment**

Review the draft document of the Bylaws for the Board of Adjustment.

ADJOURNMENT

6. **Adjournment.** The next regular meeting date is scheduled for June 4, 2015.

**BISMARCK BOARD OF ADJUSTMENT
SPECIAL MEETING MINUTES
April 13, 2015**

The Bismarck Board of Adjustment met for a special meeting on April 13, 2015 at 5:00 p.m. in the First Floor Conference Room in the City-County Office Building, 221 North 5th Street. Chairman Marback presided.

Members present were Ken Hoff, Chris Seifert, Ken Heier, Jeff Ubl, Jennifer Clark and Michael Marback.

Staff members present were Brady Blaskowski – Building Official, Jenny Wollmuth – Planner, Jason Hammes – Assistant City Attorney and Hilary Balzum – Community Development Office Assistant.

MINUTES:

Chairman Marback stated a correction is needed to the location of the last meeting, the meeting was held in the Tom Baker Meeting Room, not the First Floor Conference Room and asked for consideration of the minutes of the March 5, 2015 meeting of the Board of Adjustment with corrections.

MOTION: A motion was made by Mr. Ubl and seconded by Mr. Seifert to approve the minutes of the March 5, 2015, meeting with corrections. With Board Members Hoff, Seifert, Heier, Ubl, Clark and Marback voting in favor, the minutes were approved.

VARIANCES FROM SECTION 14-03-10 OF THE CITY CODE OF ORDINANCES (OFF-STREET PARKING AND LOADING) AND SECTION 14-03-05(3) OF THE CITY CODE OF ORDINANCES (SUPPLEMENTARY PROVISIONS) – THE EAST 130 FEET OF LOTS 1-6, BLOCK 73, ORIGINAL PLAT (711 EAST SWEET AVENUE)

Chairman Marback stated the applicants, Jerry and Renae Doan and Bis-Man Community Food Cooperative, are requesting a variance to reduce the required off-street parking spaces from 51 spaces to 32 spaces for a single-tenant retail building (Bis-Man Community Food Cooperative) and a variance to allow required off-street parking spaces to be placed within the required sight triangles located at the intersection of East Sweet Avenue and South 8th Street, and at a proposed access point adjacent to South 8th Street.

Ms. Wollmuth gave an overview of the request including the followings findings:

1. The need for a variance is not based on special circumstances or conditions unique to the specific parcel of land involved that are not generally applicable to other properties in this area and within the CG - Commercial zoning classification.
2. The hardship is not caused by the provisions of the Zoning Ordinance.

3. Strict application of the provisions of the Zoning Ordinance would not deprive the property owner of the reasonable use of the property.
4. The requested variance is not the minimum variance that would accomplish the relief sought by the applicant.
5. The granting of the variance is not in harmony with the general purposes and intent of the Zoning Ordinance.

Chairman Marback said there were a lot of emotions at the last meeting regarding this proposal and stated that the request in front of the board is for a parking variance and that the private parking agreement in place between the applicant and the neighboring owner is not applicable today. He said numerous testimonies were taken at the previous public hearing but a new site plan has been submitted and welcomed any new comments.

Clint Barth said Mr. Heier, Mr. Ubl and Mr. Seifert have all looked at the property and the easement on the lot is a twenty foot easement and would cut through a lot of the parking spaces. He said it would only allow access, not parking and that he would like to avoid running into problems with tenants customers being towed from the property. He said he is concerned that semis delivering food will block his spaces as well as access in and out of the parking lot.

Dave Patience said he sketched the new site plan and that the owner and new tenant stated their desire to modify the existing loading dock so that only parking spaces on their property would be utilized during deliveries.

Clint Barth said there would not be enough space for backing up a semi without coming onto his property even with a modified loading dock.

Tyler Demars said a meeting was held with Mr. Barth and that he was ok with the proposals if deliveries could be made between midnight and ten o'clock in the morning so they have been working with their vendors to secure that agreement.

Mr. Barth said if that can be done then great, but if not then at some point a delivery truck is going to block at least twelve of his parking spaces and there will not be room for a garbage dumpster either if the loading dock is modified.

Chairman Marback asked how far it is from the building to the guards around the utility boxes. Mr. Patience said they are about 13 feet away from the bollards and there is still space between the west side of the building and the bollards around the boxes.

Ms. Clark asked what the total required parking spaces would normally be for this location. Ms. Wollmuth said it would be 170 parking spaces.

Mr. Ubl asked if further discussion has been held with neighboring businesses to obtain more parking agreements. Mr. Demars said the Bismarck Tribune was contacted but they have not received an update.

Ms. Clark asked if the amount of spaces with the private easement puts the neighboring business in compliance with the parking requirements for a restaurant. Ms. Wollmuth said A & B Pizza does not meet its parking requirement.

Ms. Clark asked what the operating hours are going to be. Chairman Marback said they will be 8 a.m. to 8 p.m., seven days a week.

A motion was made by Mr. Hoff to approve the variance with the understanding it is specific to this use and does not affect the original parking agreement between the two businesses.

Mr. Heier said he has a problem with the delivery trucks blocking parking and does not see this as practical.

Mr. Hoff said he would like to call the question.

Mr. Seifert stated he would like to abstain from the vote due to a conflict of interest with the proposal.

MOTION: A motion was made by Mr. Hoff to approve the variance to reduce the required off-street parking spaces from 51 spaces to 32 spaces for a single-tenant retail building (Bis-Man Community Food Cooperative) and a variance to allow required off-street parking spaces to be placed within the required sight triangles located at the intersection of East Sweet Avenue and South 8th Street and at a proposed access point adjacent to South 8th Street. The motion was seconded by Ms. Clark and with Board Members Clark, Hoff and Ubl voting in favor of the motion and Members Heier and Marback opposing the motion, the motion was denied and the variance request was denied.

OTHER BUSINESS

Chairman Marback said the meeting time was moved up to 4:00 several years ago to accommodate some previous board members but it seems moving it back to 5:00 would be sufficient at this time.

MOTION: A motion was made by Mr. Hoff to move the regular meeting time of the Board of Adjustment to 5:00 p.m.. The motion was seconded by Mr. Ubl and with Board Members Clark, Hoff, Seifert, Marback and Ubl voting in favor of the motion, the motion was approved. Board Member Heier opposed the motion.

Mr. Hoff asked how many board members are allowed. Ms. Wollmuth said North Dakota Century Code requires five members and the City added a sixth member because of difficulties obtaining regular quorums.

Chairman Marback said if a copy of the by-laws can be found he would like everybody to have a copy of them. Ms. Wollmuth said they can be located or drafted if unavailable.

ADJOURNMENT

There being no further business, Chairman Marback declared the meeting of the Bismarck Board of Adjustment adjourned at 5:30 p.m. to meet again on May 7, 2015.

Respectfully Submitted,

Hilary Balzum
Recording Secretary

APPROVED:

Michael Marback, Chairman

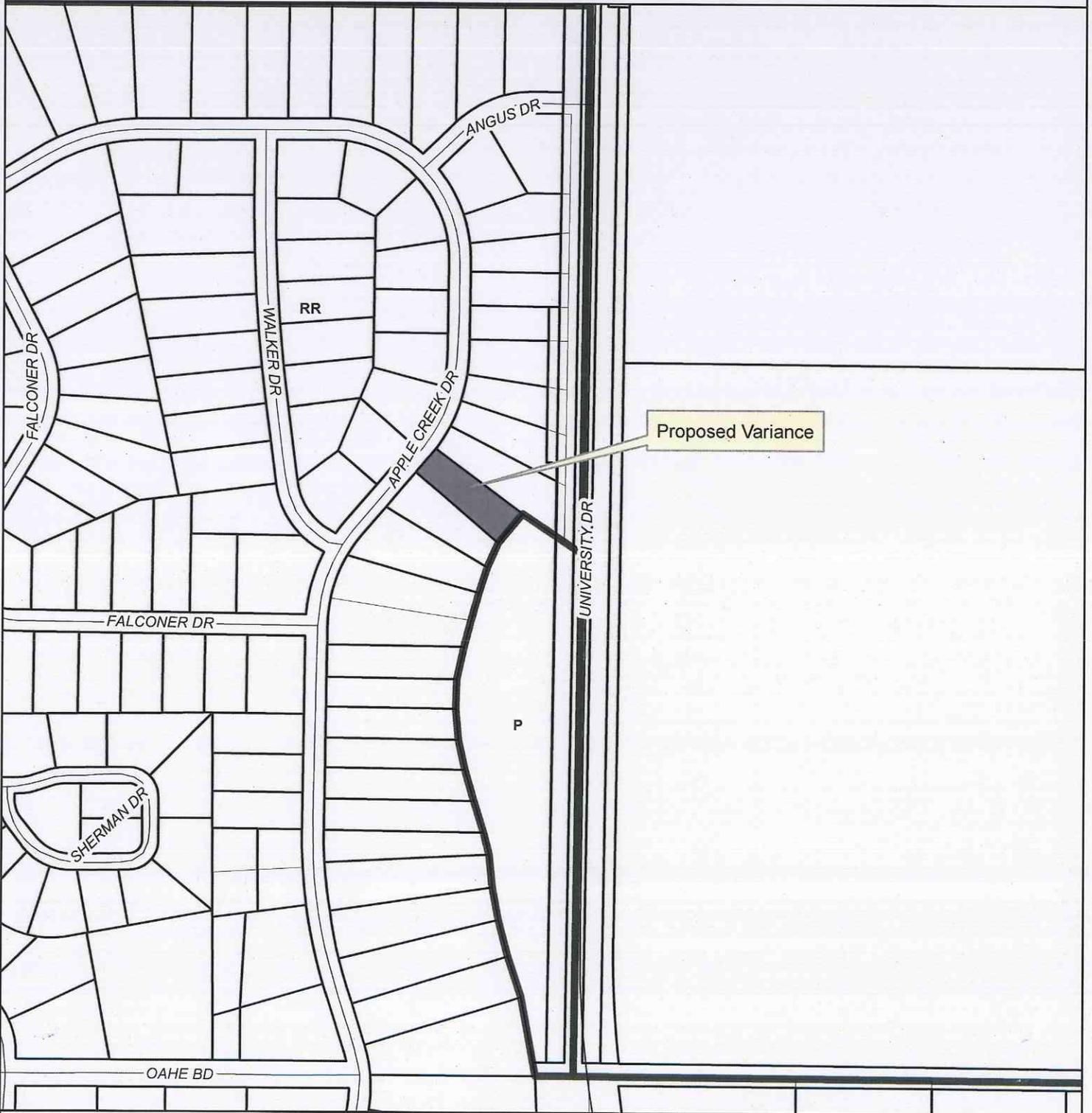
DRAFT

**BISMARCK COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

BACKGROUND:	
Title: 5525 Apple Creek Drive – Variance (Side Yard Setback) (Lot 11, Block 5, Falconer Estates)	
Status: Board of Adjustment	Date: May 7, 2015
Owner(s): Robert Rebel	Engineer: None
Reason for Request: Variance from Section 14-04-01(5) of the City Code of Ordinances (RR – Residential)(Side Yard) to reduce the required side yard setback along the north side of the property from fifteen (15) feet to six (6) feet in order to construct an accessory building.	
Location: South of Bismarck, east of University Drive and north of Oahe Bend, along the east side of Apple Creek Drive.	
APPLICABLE PROVISION(S) OF ZONING ORDINANCE:	
<ol style="list-style-type: none"> 1. Section 14-02-03 of the City Code of Ordinances (Definitions) defines a variance as, “A device which grants a property owner relief from certain provisions of the zoning ordinance when, because of the particular physical surroundings, shape or topographical condition of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or desire to increase the financial return.” 2. Section 14-04-01(5) of the City Code of Ordinances (RR – Residential)(Side Yard) states, “Each lot shall have two (2) side yards, one on each side of the principal and accessory buildings. The sum of the widths of the two (2) side yards shall not be less than twenty (20) percent of the average width of the lot, and in no case less than fifteen (15) feet per yard.” According to the site plan submitted with the application, the proposed accessory building would be located six (6) feet from the side yard property line located along the north side of the property. 	
FINDINGS:	
<ol style="list-style-type: none"> 1. The need for a variance is not based on special circumstances or conditions unique to the specific parcel of land involved that are not generally applicable to other properties in this area and within the RR – Residential zoning classification. 2. The hardship is not caused by the provisions of the Zoning Ordinance. 3. Strict application of the provisions of the Zoning Ordinance would not deprive the property owner of the reasonable use of the property. 4. The requested variance is not the minimum variance that would accomplish the relief sought by the applicant. 5. The granting of the variance is not in harmony with the general purposes and intent of the Zoning Ordinance 	
RECOMMENDATION:	
Staff recommends reviewing the above findings and modifying them as necessary to support the decision of the Board.	

Proposed Variance

Lot 11, Block 5, Falconer Estates



March 5, 2015 (hlb)

This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.



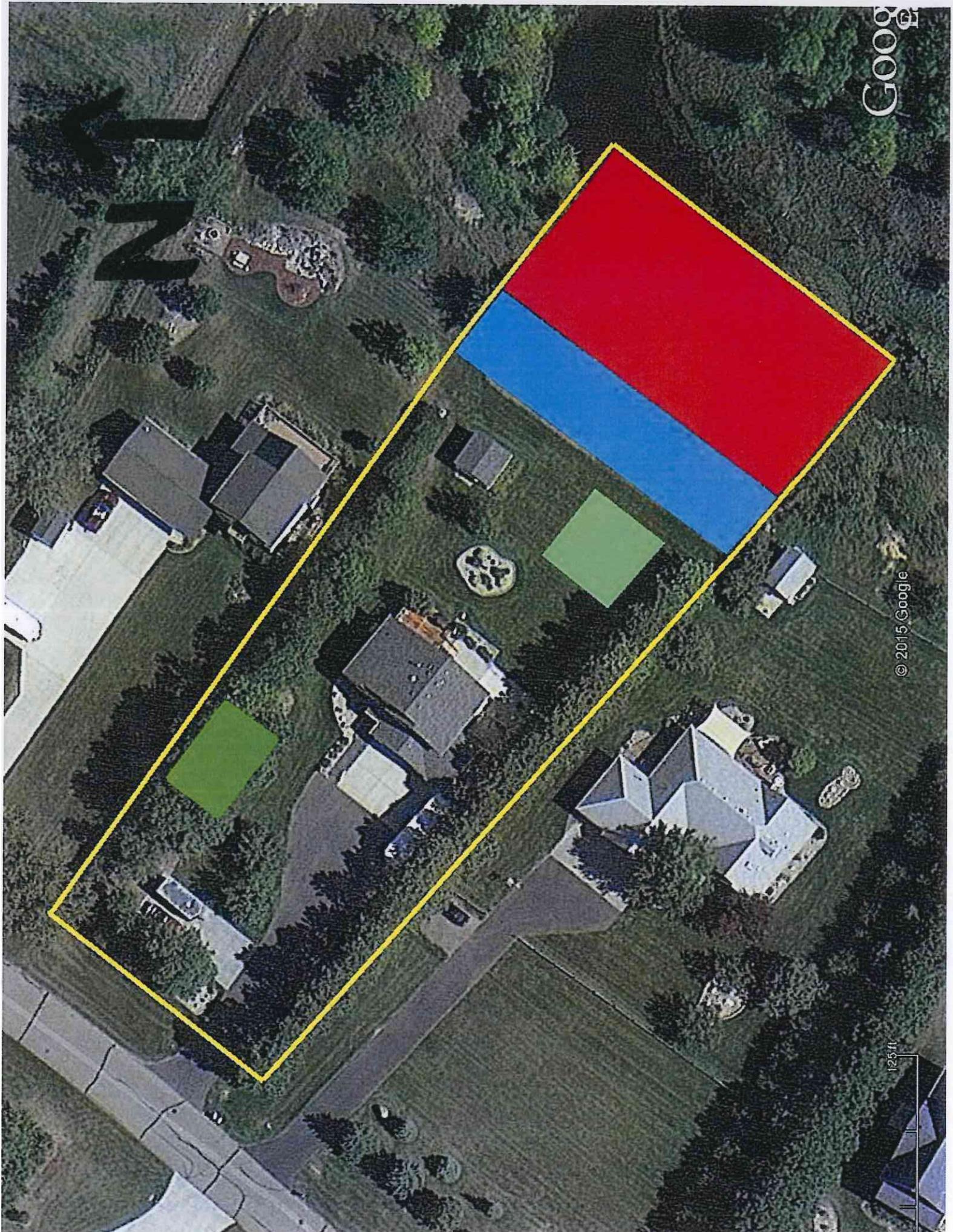
**Proposed Variance - Lot 11, Block 5, Falconer Estates
(5525 Apple Creek Drive)**



**Proposed variance
6 foot side yard setback**



This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.



Bismarck Board of Adjustment

RE: Request for Variance
Rob & Brenda Rebel
5525 Apple Creek Drive
Bismarck, ND 58504

Dear Sirs or Madams,

This document is part of our request for a variance on our property. We are requesting a variance to construct an outbuilding within 6' (six feet) of our north property line (regulations indicate the setback should be 15'). There are no utilities or utility easements on this property line. We have spoken to and have consent from our neighbors to the north, please see attached letter in this regard from Mr. and Mrs. Steve and Michaella Goeke. We also have a letter of support from our neighbors to the south, Mr. and Mrs. Kevin & Kris Magstadt.

We are requesting this variance based on the fact that there are several extenuating circumstances that warrant this request as follows.

1. Please refer to the first map in this package. This is an overview of our lot. The yellow line is the actual lot lines. This will indicate how narrow the lot is and also that there are very limited locations in which to construct this building.
2. Please refer to the second map in this package. This map again shows the lot, outlined in yellow, but also shows four additional areas as follows:
 - a. The **BLUE** area is an area that was once the old county road. When the lot was developed, the old roadbed was not struck down prior to placement of the various utility lines that now run under it. This area is elevated from the lot approximately 3.5'. The area could not be excavated down to the level of the lot without the likelihood of contact with the various utility lines. This area covers approximately 40' of our lot.
 - b. The **RED** area is an absolutely unusable portion of land. The lot drops off sharply to what is now a dead branch of Apple Creek. The elevation drop is approximately 40', nearly straight down. Although we own this property, it is completely unsuitable for any development whatsoever. This area is approximately 95' feet in length.

These two areas remove approximately 135' from the rear of the property which could otherwise be utilized for development. The two areas total approximately 0.3 acres or approximately 27% of our total lot space. In reality, our lot of 1.12 acres is actually a lot of approximately 0.82 acres.

- c. The **LIGHT GREEN** area in the rear yard is the septic system drain field.
 - d. The **DARK GREEN** rectangle is the approximate size and location of the out building we are proposing.
3. Photos Attached:
 - a. Old road bed showing 3.5' elevation change at rear of lot before the drop off
 - b. Drop off to dead branch of Apple Creek, looking to the south.
 - c. Drop off to dead branch of Apple Creek, looking to the north.

April 7, 2015

To the Bismarck Board of Adjustment
Bismarck, ND

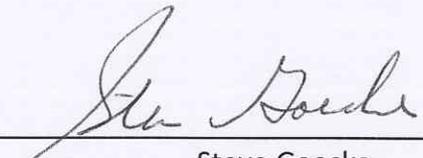
Dear Sirs and Madams,

Our names are Steve and Michaella Goecke and we reside at 5517 Apple Creek Drive. We are neighbors to Rob and Brenda Rebel who reside at 5525 Apple Creek Drive. Our properties adjoin to our south and to their north.

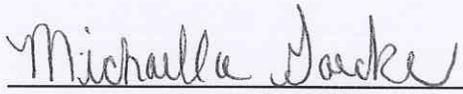
We are aware that the Rebel's are seeking a variance from you to construct an outbuilding on their property to within 6' (six feet) of the property line between our two properties.

We are writing to you to state our approval and support of this variance. The Rebel's have met with us and we understand their intent. We are not in opposition to this variance. A quick look at their property supports that fact that there are few other options.

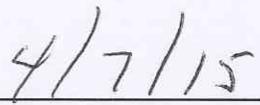
Thank you for your consideration,



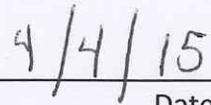
Steve Goecke



Michaella Goecke



Date



Date

April 8, 2015

To the Bismarck Board of Adjustment
Bismarck, ND

Dear Board Members:

Our names are Kevin and Kristine Magstadt and we reside at 5601 Apple Creek Drive. We are neighbors to Rob and Brenda Rebel who reside at 5525 Apple Creek Drive. Our properties adjoin to our north and to their south.

We understand that the Rebels are seeking a variance to construct an outbuilding on their property.

We are writing to you to state our approval and support of this variance. The Rebels have met with us and we understand their intent. We are not in opposition to this variance, as reviewing their property, there are few other options.

Thank you for your consideration,



Kevin Magstadt



Kristine Magstadt

April 8, 2015

Date

April 8, 2015

Date

Bismarck

Community Development Department

April 27, 2015

Dear Property Owner:

Please be advised that the Bismarck Board of Adjustment will be conducting a public hearing on a variance request on Thursday, May 7, 2015, at 5:00 p.m. in the Tom Baker Meeting Room, City-County Office Building, 221 North 5th Street, Bismarck, North Dakota, which may be of interest to you.

Robert Rebel is requesting a variance from Section 14-04-01(5) of the City Code of Ordinances (RR-Residential)(Side Yard) to reduce the required side yard setback along the north side of the property from fifteen (15) feet to six (6) feet in order to construct an accessory building on Lot 11, Block 5, Falconer Estates (5525 Apple Creek Drive).

A map showing the location involved in the request and site plan are enclosed for your information.

At the hearing, the Board of Adjustment will provide an opportunity for all interested persons to be heard with respect to this item. Interested persons may also submit written comments regarding this request prior to the meeting to the Community Development Department ~ Planning Division, PO Box 5503, Bismarck, North Dakota 58506-5503, fax: 701- 222-6450, or e-mail - planning@bismarcknd.gov.

If you have any questions or need any additional information on this request, please contact Jenny Wollmuth, the planner in our office assigned to this request, at 355-1845.

Bismarck Community Development Department - Planning Division

JW/hlb

Enc: Location Map
Site Plan

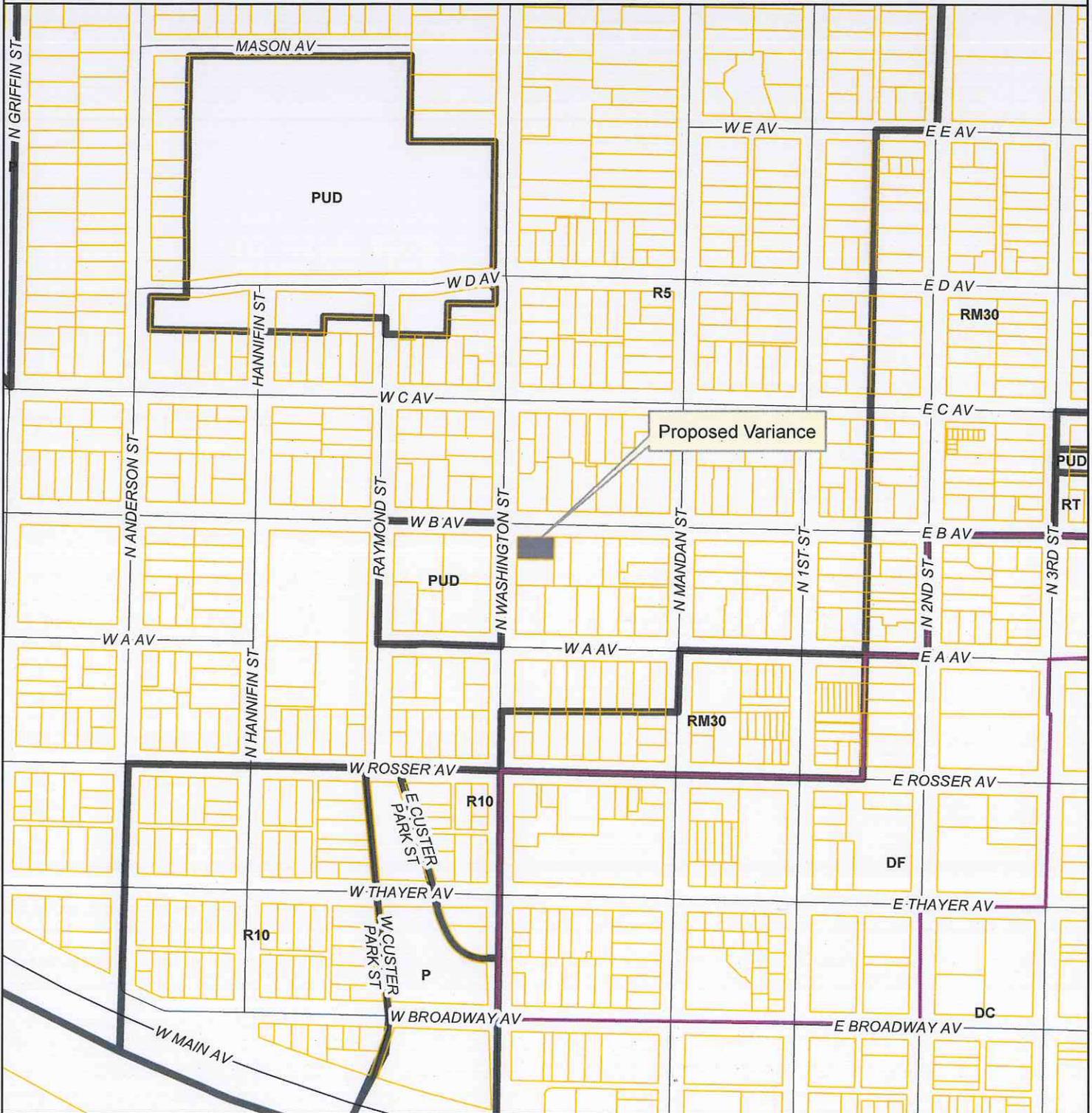


**BISMARCK COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

BACKGROUND:	
Title: 521 North Washington Street – Variance (Rear Yard Setback) (The North 70 feet of Lots 13-14, Block 18, Northern Pacific Addition)	
Status: Board of Adjustment	Date: May 7, 2015
Owner(s): Larry and Peggy Shireley	Engineer: None
Reason for Request: Variance from Section 14-04-03(9) of the City Code of Ordinances (R5 – Residential)(Rear Yard) to reduce the required rear yard setback along the south side of the property from twenty (20) feet to ten (10) feet four (4) inches in order to construct an addition to the existing single-family dwelling.	
Location: Central Bismarck in the southwest quadrant of the intersection of North Washington Street and East B Avenue.	
APPLICABLE PROVISION(S) OF ZONING ORDINANCE:	
<ol style="list-style-type: none"> Section 14-02-03 of the City Code of Ordinances (Definitions) defines a variance as, “A device which grants a property owner relief from certain provisions of the zoning ordinance when, because of the particular physical surroundings, shape or topographical condition of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or desire to increase the financial return.” Section 14-04-03(9) of the City Code of Ordinances (R5 – Residential)(Rear Yard) states, “Each lot shall have a rear yard not less than twenty (20) feet in depth.” According to the site plan submitted with the application, the proposed addition would be ten (10) feet four (4) inches from the rear property line located along the south side of the property. 	
FINDINGS:	
<ol style="list-style-type: none"> The need for a variance is not based on special circumstances or conditions unique to the specific parcel of land involved that are not generally applicable to other properties in this area and within the R5 – Residential zoning classification. The hardship is not caused by the provisions of the Zoning Ordinance. Strict application of the provisions of the Zoning Ordinance would not deprive the property owner of the reasonable use of the property. The requested variance is not the minimum variance that would accomplish the relief sought by the applicant. The granting of the variance is not in harmony with the general purposes and intent of the Zoning Ordinance 	
RECOMMENDATION:	
Staff recommends reviewing the above findings and modifying them as necessary to support the decision of the Board.	

Proposed Variance

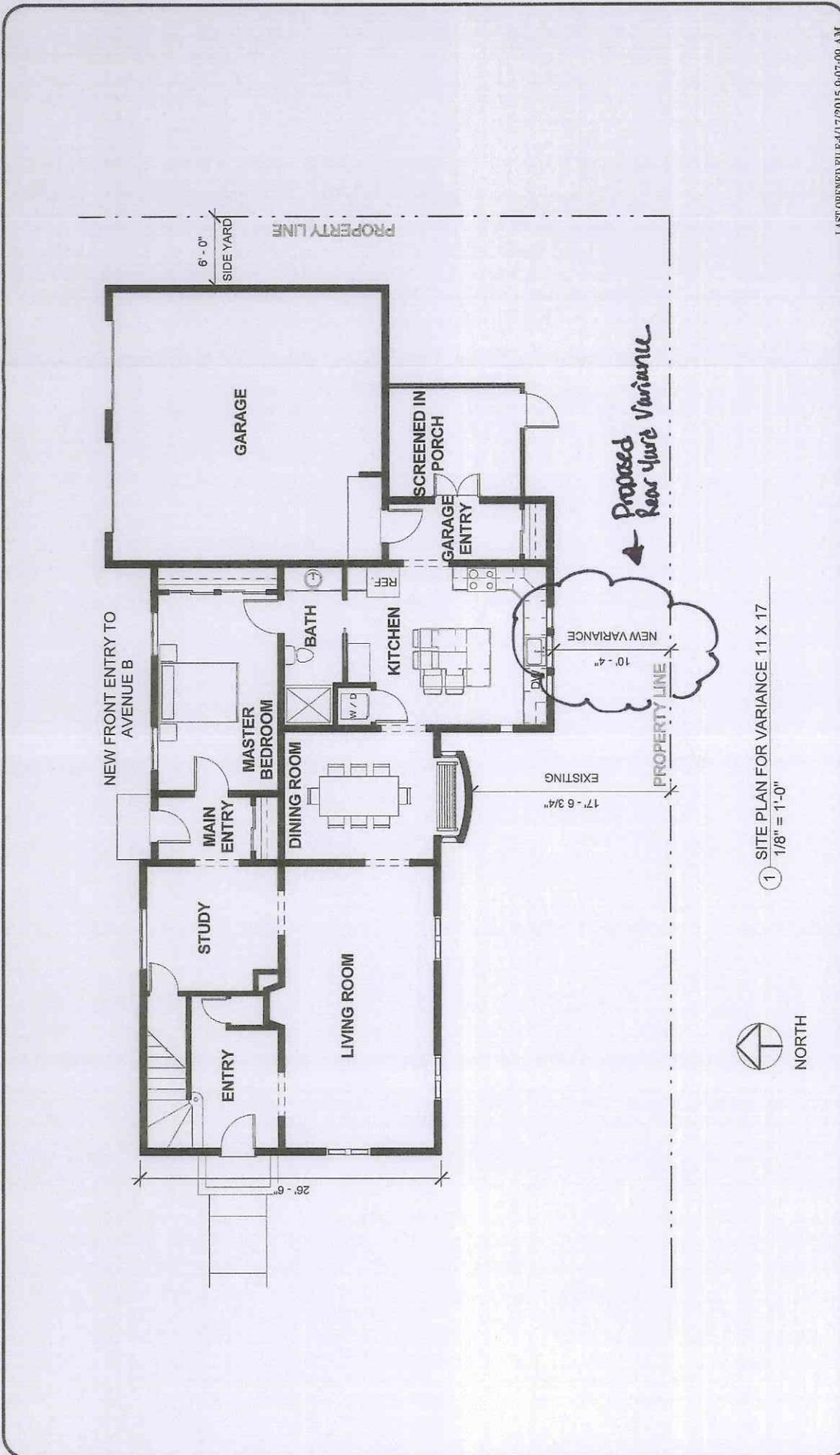
The North 70 feet of Lots 13 and 14, Block 18, Northern Pacific Addition



March 5, 2015 (hlb)

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LAST OPENED FILE: 4/17/2015 9:07:09 AM

SHEET:	OF
SHEET NO:	X.XX

REVISED:	0000
PROJECT #	

DRAWN BY:	Author
DATE:	4-15-2015

SHIRELEY RESIDENCE
 521 NORTH WASHINGTON STREET
 11 X 17 FOR CITY



1 SITE PLAN FOR VARIANCE 11 X 17
 1/8" = 1'-0"

PRELIMINARY

City of Bismarck
Bismarck Community Development Department
PO Box 5503, Bismarck, ND 58506-5503

April 15, 2015

To whom it may concern,

The couple living at the residence located at 521 North Washington Street is in their 60's and are about to retire. They love the neighborhood and would like to continue living in this residence which they have made their home for quite some time now. The house is featured and is part of the Washington Street Historic District. As such, the appearance of the residence from Washington Street should remain as originally intended and the view from Avenue B would continue to be in keeping with the style of the house as portrayed in this special district.

The original house was located on the lot and built in 1911 and then in 1936 the building was remodeled and an addition was added. There currently is no bath or bedroom located on first floor and the kitchen is small and poorly located. There also is a very small one stall garage which you must enter from the west. For an older retired couple, as well as for most families it is important (necessary) to have both a bath and bedroom on the main floor, as well as having a workable kitchen and a garage for their vehicles.

To continue and conform to the Historic District the west and north side yards are finished so to provide for the necessary facilities, any expansion has to go to the east and south. To do this, it requires a variance from the normal zoning requirements as outlined on the drawing. This variance does not affect either of the neighbors and it has their approval.

It is very important to maintain the present appearance as the style is unique to the Historic District, but the living facilities must be in keeping with the present day standards to keep the residence viable and part of our community.

Due to the City of Bismarck's redesigning of Washington Street and prohibiting parking on the street, the current front door of the residence is seldom, if ever, used. The north or "back" door to the house is used by guests, but provides poor access to the interior facilities. The street restrictions have dictated the necessity of the revisions to the interior circulation.

Regardless of which side or back yards are designated for the corner lot, a variance is required to provide the necessary living facilities for the residence.

Sincerely,

Robert H. Ritterbush, AIA PE

Bismarck

Community Development Department

April 27, 2015

Dear Property Owner:

Please be advised that the Bismarck Board of Adjustment will be conducting a public hearing on a variance request on Thursday, May 7, 2015, at 5:00 p.m. in the Tom Baker Meeting Room, City-County Office Building, 221 North 5th Street, Bismarck, North Dakota, which may be of interest to you.

Larry and Peggy Shireley are requesting a variance from Section 14-04-03(9) of the City Code of Ordinances (R5-Residential)(Rear Yard) to reduce the required rear yard setback along the south side of the property from twenty (20) feet to ten (10) feet and four (4) inches in order to construct an addition to the existing single-family dwelling located on The North 70 feet of Lots 13-14, Block 18, Northern Pacific Addition (521 North Washington Street).

A map showing the location involved in the request and site plan are enclosed for your information.

At the hearing, the Board of Adjustment will provide an opportunity for all interested persons to be heard with respect to this item. Interested persons may also submit written comments regarding this request prior to the meeting to the Community Development Department ~ Planning Division, PO Box 5503, Bismarck, North Dakota 58506-5503, fax: 701- 222-6450, or e-mail - planning@bismarcknd.gov.

If you have any questions or need any additional information on this request, please contact Jenny Wollmuth, the planner in our office assigned to this request, at 355-1845.

Bismarck Community Development Department - Planning Division

JW/hlb

Enc: Location Map
Site Plan



**BISMARCK COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

BACKGROUND:	
Title: Bismarck Livestock Sales pavilion – Parking Determination (The NW ¼ of the SW ¼ of Section 16, T139N-R79W/Gibbs Township)	
Status: Board of Adjustment	Date: May 7, 2015
Location: Northeast of Bismarck, north of Interstate 94 between 43 rd Avenue NE and of 71 st Avenue NE, along the east side of 80 th Street SE.	
ADDITIONAL INFORMATION	
<ol style="list-style-type: none"> 1. The proposed livestock sales pavilion is considered to be a unique situation as the off-street parking requirements are not specifically mentioned within the zoning ordinance. The applicant is proposing to provide forty-five (45) off-street parking spaces. All of the provided off-street parking spaces will be located on paved parking lot and will meet the standard parking stall size of 9’x18’. 2. The applicants have submitted a site plan showing forty-five (45) off-street parking spaces and a narrative describing the operations of the proposed livestock sales pavilion. Copies of both are attached. According to the narrative the applicant anticipates the need for approximately thirty-five (35) to forty-five (45) off-street parking spaces. 	
APPLICABLE PROVISION(S) OF ZONING ORDINANCE:	
<ol style="list-style-type: none"> 1. Section 14-03-10 of the City Code of Ordinances (Off-Street Parking and Loading) states that, “Uses not specifically mentioned or unique situations. For any use not specifically mentioned in this section or in unique situations, the Zoning Administrator has the authority to modify the number of off-street parking spaces required based on the occupancy load. In such cases, either the Zoning Administrator or the applicant for the certificate of occupancy or building permit may apply to the board of adjustment for an interpretation of the provisions of this article for such off-street parking and off-street loading requirements and the board of adjustment shall render a decision in writing in the manner provided for in this article for such action.” 	
RECOMMENDATION:	
Staff recommends reviewing the attached information and making a determination if the off-street parking provided for the proposed livestock sales pavilion is acceptable.	

Proposed Parking Determination
The SW1/4 less the SW1/4 less the SW1/4 of the SW1/4,
Section 16, T139N-R79W/Gibbs Township



March 5, 2015 (h/b)

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Board of Adjustment

We plan on having sales every week on Tuesday and possibly 2 special sales a week when needed.

A typical week looks like this:

Monday -- The cattle will come to the sales barn to be dropped off by truck and trailer. They will usually leave immediately. So on Monday we would only have 9 employees including ourselves parked in our parking lot.

A typical Tuesday -- the day of the sale, we intend to have about 8-10 buyers, 9 employees, and about 12-15 sellers and onlookers. So that would leave approximately 30-35 vehicles in our parking lot. (This sales barn is like a movie theater where the seats are usually never full.)

Wednesday -- The trucks and trailers will come and pick up the cattle and leave to their destination without staying in our parking lot. The only people that should be parked in the lot are our employees or a few buyers.

Then on **Thursday, Friday, and Saturday** -- (If no special sales are needed) there should only be a couple vehicles in the lot, and they would be the people watching the building.

Dean and I have a lifetime of being around the sales barn. Dean has owned and operated several barns. We've both worked at barns and at this time we both buy and sell cattle for a living. In our experience we believe this site should hold approximately 35-45 vehicles.

Considering the "Old Farmers Livestock", formerly east of Bismarck, their parking lot is still there and held less than 30 vehicles. I think with all that being said, this site would be, and should be zoned for 40 vehicles or less.