

# Conditional Use Permit Application

Clay County Planning &  
Environmental Programs  
807 11<sup>th</sup> Street North  
Moorhead, MN 56560  
Tel (218) 299-5002  
planning@co.clay.mn.us  
Application Fee: \$200.00

FOR PLANNING COMMISSION  
FIRST

Owner	<u>BISON RIDGE ESTATES LLC</u>	Parcel #	<u>130171000 + 130084300</u>
Mailing Address	<u>P.O. BOX 297</u>	Permit #	_____
City	<u>HAWLEY,</u>	Date Submitted	_____
State, Zip	<u>MN 56549</u>	60 Days	_____
Day Phone	<u>218-790-1468</u>	Fee \$	_____
Cell Phone	<u>218-790-1468</u>	Public Hearing	_____
Email	<u>ALM@ARUIG.NET</u>		
Property Address	_____		
Subdivision	<u>BISON RIDGE ESTATES 2 &amp; 3 SUBDIVISION</u>	Twp <u>139</u>	Rng <u>45</u> Section <u>8/17</u>
Legal Description	<u>SEE LEGAL DESCRIPTION FOR PARCELS - LENGTHY</u>		

<b>Applicant</b>	<input checked="" type="checkbox"/> Applicant Same as Owner		
Name	_____		
Address 1	_____		
Address 2	_____		
City	_____		
State, Zip	_____		
Day Phone	_____	Email	_____

1. Describe the nature of this request: PROJECT IS TO CREATE A SINGLE FAMILY  
RESIDENTIAL SUBDIVISIONS OF THE 2<sup>nd</sup> & 3<sup>rd</sup> SUBDIVISION OF BISON RIDGE, LOT  
SIZES WILL BE A MINIMUM OF 2 ACRES OR LARGER. 2<sup>nd</sup> SUBDIVISION WILL  
CONSIST OF 9 LOTS. 3<sup>rd</sup> SUBDIVISION WILL CONSIST OF 16 LOTS.
2. List any potential conflicts with existing nearby land uses and how any conflicts will be minimized:  
THIS PROJECT CONFORMS WITH LAND USE IN THIS AREA AS THERE ARE MULTIPLE  
SINGLE FAMILY LOTS TO THE NW, WEST, EAST AND A NEW SUBDIVISION TO THE  
EAST-SOUTHEAST OF THE PROPOSED SUBDIVISIONS
3. Check all additional supporting documents and data, which are being submitted to help explain this project:
- Sketch Plan
  - Topographical Map
  - Detailed Narrative
  - Engineering Plan
  - Flood Plain Hydraulic Analysis
  - Flood Proofing Plans & Specs
  - Other (specify) SOIL MAP, SWCD LETTER, WELL LETTER

To the best of my knowledge, I certify that the information provided on this application and accompanying documents is true and accurate.

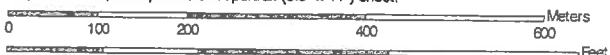
Applicant signature:  Date: 9-04-18

**\*\*Note: If your township has adopted their own ordinance, you will need to obtain approval from them as well as the County Planning Commission\*\***

Crop Productivity Index—Clay County, Minnesota



Map Scale: 1:7,600 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

2/28/2017  
Page 1 of 4

## Crop Productivity Index

Crop Productivity Index— Summary by Map Unit — Clay County, Minnesota (MN027)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
127B	Sverdrup sandy loam, 2 to 6 percent slopes	51	3.0	1.8%
115A	Hecla loamy fine sand, 0 to 2 percent slopes	51	0.4	0.2%
149A	Rauville silty clay loam, 0 to 2 percent slopes, frequently flooded	24	0.2	0.1%
1170A	Swenoda loam, 0 to 3 percent slopes	91	3.1	1.8%
1672B	Sioux sandy loam, 2 to 6 percent slopes	29	9.0	5.3%
1672C	Sioux sandy loam, 6 to 15 percent slopes	23	20.2	11.8%
1673B	Lohnes coarse sandy loam, 2 to 6 percent slopes	40	24.8	14.5%
1676A	Syrene sandy clay loam, 0 to 2 percent slopes	39	13.8	8.1%
1683A	Flom clay loam, 0 to 1 percent slopes	85	2.3	1.4%
1716A	Arveson clay loam, 0 to 1 percent slopes	60	0.3	0.2%
1717A	Arveson clay loam, very poorly drained, 0 to 1 percent slopes	12	4.3	2.5%
1753A	Rosewood loamy fine sand, 0 to 1 percent slopes	41	4.4	2.6%
1762A	Vallers loam, lake plain, 0 to 1 percent slopes	69	5.7	3.3%
IGp	Pits, gravel and sand	2	79.3	46.4%
Totals for Area of Interest			170.9	100.0%

CPI OF 51 AND LOWER IS 93.3%  
OF LAND

## Description

Crop productivity index ratings provide a relative ranking of soils based on their potential for intensive crop production. An index can be used to rate the potential yield of one soil against that of another over a period of time. Ratings range from 0 to 100. The higher numbers indicate higher production potential. The rating is not crop specific. Minnesota inquiries must use the "Map Unit Cropland Productivity Report (MN)" soils report from the Soil Reports tab under "Vegetative Productivity".

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. Even though predicted average yields will change with time, the productivity indices are expected to remain relatively constant in relation to one another over time.

## Rating Options



























Aggregation Method: Weighted Average

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Interpret Nulls as Zero: Yes

### MAP LEGEND

- Area of Interest (AOI)
  -  Area of Interest (AOI)
- Soils
  - Soil Rating Polygons
    -  <= 12
    -  > 12 and <= 29
    -  > 29 and <= 51
    -  > 51 and <= 69
    -  > 69 and <= 91
    -  Not rated or not available
  - Soil Rating Lines
    -  <= 12
    -  > 12 and <= 29
    -  > 29 and <= 51
    -  > 51 and <= 69
    -  > 69 and <= 91
    -  Not rated or not available
  - Soil Rating Points
    -  <= 12
    -  > 12 and <= 29
    -  > 29 and <= 51
    -  > 51 and <= 69
    -  > 69 and <= 91
    -  Not rated or not available
- Transportation
  -  Rails
  -  Interstate Highways
  -  US Routes
  -  Major Roads
  -  Local Roads
  - Background
    -  Aerial Photography
- Water Features
  -  Streams and Canals

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at a scale of 1:20,000.

**Warning: Soil Map may not be valid at this scale.**  
 Enlargement of maps beyond the scale of mapping may result in misunderstanding of the detail of mapping and accurate line placement. The maps do not show the small areas of contrasting soils that could have been shown at a larger scale.

Please rely on the bar scale on each map sheet for measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: [http://websoilsurvey.sc.egov.usda.gov](#)  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but not distance and area. A projection that preserves area (Albers equal-area conic projection), should be used for accurate calculations of distance or area.

This product is generated from the USDA-NRCS version of the version date(s) listed below.

Soil Survey Area: Clay County, Minnesota  
 Survey Area Data: Version 13, Sep 19, 2016

Soil map units are labeled (as space allows) for maps at a scale of 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 6, 2010

The orthophoto or other base map on which the soil map was compiled and digitized probably differs from the base imagery displayed on these maps. As a result, some shifting of map unit boundaries may be evident.



## Clay Soil and Water Conservation District

1615 30<sup>th</sup> Avenue South ❖ Moorhead MN 56560

Phone: (218)287-2255

Fax: (218)287-1787

*Our 71st Anniversary*

**1945 - 2016**

June 15, 2016

Ray Reading  
Reading Custom Homes

Mr. Reading,

On June 8, 2016, we met at your proposed development located in Hawley Township, Section 17 to review any potential wetland impacts. I have included a map of the area with the proposed development parcels outlined in blue.

Prior to our meeting I did a Level 1 Offsite Review to identify potential wetlands on the parcels. The offsite review indicated the potential for wetland to be present in the southeast portion of the south parcel (white hatched area on attached map). The field visit to the site confirmed the potential of wetlands in this area. All other wetlands appear to be incidental to WCA.

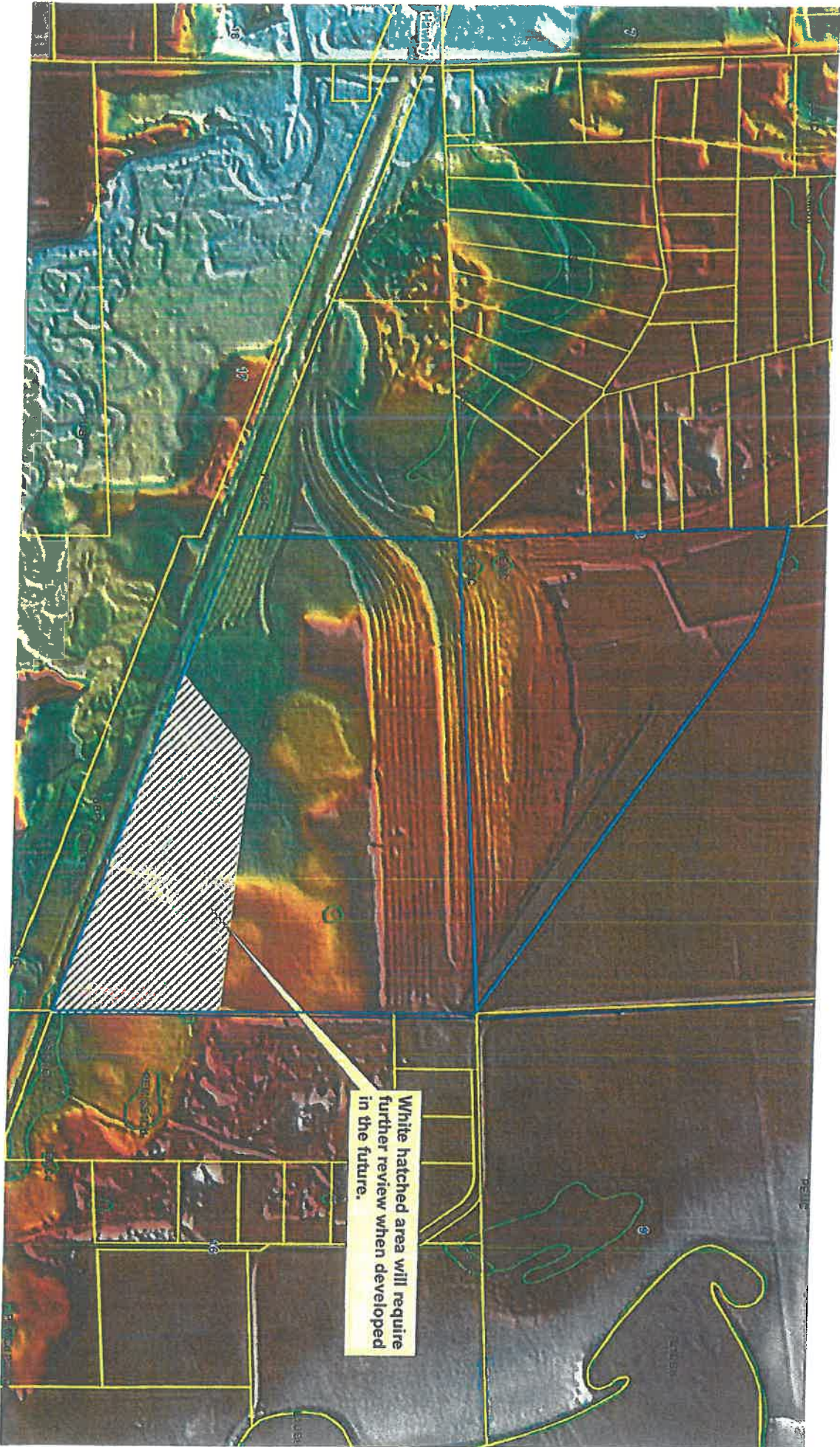
You indicated during the field visit that this area would not be part of the initial development but you intended to develop it in a later phase of the project. Prior to development, this area will need a wetland delineation done to formally identify the potential wetlands and their boundaries. Any possible wetland impacts will need to be addressed at that time.

Thank you for addressing an wetland issues early in the planning stages of your project. I recommend you contact the Army Corps of Engineers in the event they have jurisdiction. If you have any further question, please contact me at the Clay SWCD office.

Sincerely,

Lynn Foss  
Water Resources Management Technician  
Clay SWCD

AN EQUAL OPPORTUNITY EMPLOYER



White hatched area will require further review when developed in the future.



**Elsner Well Drilling, Inc.**  
**12616 110th St**  
**Menahga, MN 56464**  
**218-844-8400**

6-7-16

Raymond Reading  
PO Box 297  
Hawley, MN 56549

Raymond,

This letter is to ASSURE you that Elsner Well Drilling, Inc. will be able to construct a Water Well on the Property in Section 8 of Hawley Township in Clay County. Our experience, dowsing capabilities and research shows there will be no problem finding water.

If you have any questions please call me at 218-255-0538.

Sincerely,



Kelly Elsner  
President/Owner  
Elsner Well Drilling, Inc.

## Raymond C. Reading

---

**From:** Clint Olson Jr. <elsnerwelldrillingclint@wcta.net>  
**Sent:** Monday, August 1, 2016 4:36 PM  
**To:** alm@arvig.net  
**Attachments:** Scan0199.pdf

Hi Raymond,

Here is some of the well depths in the neighboring development and the volume of them. I have never heard any of those wells having issues with interference with running low of water. We will come out to your projects and witch out veins to find the best wells possible for your development. With the method of witching we find the main source of water supply that is available.

Thanks,  
Clint Olson Jr  
elsnerwelldrillingclint@wcta.net

Elsner Well Drilling  
218-732-7645  
800-450-7644