



PLANNING AND ZONING COMMISSION MEETING AGENDA

Wednesday, March 13, 2024 at 7:10 AM
City Hall – 38 1st Street West Dickinson, ND 58601

Commissioners:

Chairman: Jason Fridrich

Vice Chairman: Scott Bullinger

Dean Franchuk

Jo Marie Kadrmas

Troy Bosch

Val Decker

Rick Haugen

Aaron Johansen

Mike Schwab

CALL TO ORDER

ROLL CALL

OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

1. ORDER OF BUSINESS:

2. MINUTES

A. FEBRUARY 21ST, 2024 MEETING MINUTES

3. REGULAR AGENDA:

A. SPECIAL USE PERMIT (SUP-002-2024) - *Presented by City/County Planner, Steve Josephson*

To consider a Special Use Permit to allow for above-ground chemical storage in the General Industrial (GI) zoning district. The property is legally described as Lots 2 & 3, Block 2, Replat of Dickinson Industries Subdivision within the City of Dickinson's Extra-Territorial Zone.

B. FINAL MINOR PLAT (FLP-008-2023) *Presented by: City Engineer/Community Development Director, Josh Skluzacek*

To consider a Preliminary/Final Plat for Heart River Bottoms Subdivision located in the NE1/4 and in a portion of SE 1/4 of Section 8, Township 139N, Range 96W located

within the City of Dickinson's Extra-Territorial Zone. The site consists of +/- 17.35 acres.

C. PRELIMINARY MAJOR PLAT (PLP-003-2024) *Presented by: City Engineer/Community Development Director, Josh Skluzacek*

To consider a Preliminary Plat for Southfork Acres 2nd Subdivision located in the SE ¼ of Section 16, Township 139 North, Range 96 W, located in the City of Dickinson's ETZ. The property is currently legally described as Southfork Acres Subdivision Lot 1B Block 2. The site consists of +/- 51.11 acres.

D. FUTURE LAND USE MAP AMENDMENT (FLM-002-2024) *Presented by City/County Planner, Steve Josephson*

To amend the Future Land Use Map from Industrial to Agricultural for a parcel of unplatted land located in the SW ¼ of Section 11, Township 139N, Range 96W, located in the City of Dickinson's ETZ. The site consists of +/- 27.83 acres.

E. REZONE (REZ-002-2024) - *Presented by City/County Planner, Steve Josephson*

To consider a Zoning Map Amendment from General Industrial (GI) to Agricultural (AG) for a parcel of unplatted land located in the SW ¼ of Section 11, Township 139N, Range 96W, located in the City of Dickinson's ETZ. The site consists of +/- 27.83 acres.

F. FINAL MAJOR PLAT (FLP-002-2024) *Presented by: City Engineer/Community Development Director, Josh Skluzacek*

To consider a Preliminary Plat for Dickinson South Cemetery Second Subdivision being a parcel of unplatted land located in the south half of the southwest quarter of the northwest quarter (S1/2SW1/2NW1/4) of Section 16, Township 139 North, Range 96 West, located in the City of Dickinson's ETZ. The site consists of +/- 7.60 acres.

4. **PUBLIC ISSUES OF CONCERN NOT ON AGENDA**
5. **ITEMS NOT ON AGENDA**
6. **WORK SESSION**
7. **ADJOURNMENT**

Link for viewing Planning and Zoning Commission Meeting:
<https://www.dickinsongov.com/meetings>

This link will not be live until approximately 7:05 am on March 13, 2024

Teams Meeting: <http://tinyurl.com/PZ-03-13-2024-Teams>

Teams Meeting ID: 296 795 645 973 **Meeting Passcode:** WHZPqu

Teams Phone #: 1-701-506-0320
Local Phone #: 701-456-7006

Phone Conference ID: 596 331 002#

Persons desiring to attend the meeting who require special accommodations are asked to contact the City Administrator by the Friday preceding the meeting.



PLANNING AND ZONING COMMISSION MEETING MINUTES

Wednesday, February 21, 2024 at 7:10 AM
City Hall – 38 1st Street West Dickinson, ND 58601

Commissioners:

- Chairman:** Jason Fridrich
- Vice Chairman:** Scott Bullinger
 - Dean Franchuk
 - Jo Marie Kadrmas
 - Troy Bosch
 - Val Decker
 - Rick Haugen
 - Aaron Johansen
 - Mike Schwab

CALL TO ORDER

ROLL CALL

PRESENT

- Chairman Jason Fridrich
- Vice Chairman Scott Bullinger
- Commissioner Dean Franchuk
- Commissioner Aaron Johansen
- Commissioner Richard Haugen
- Commissioner Mike Schwab
- Commissioner Val Decker

OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

1. ORDER OF BUSINESS:

Motion to approve order of business.

Motion to approve made by Commissioner Decker, Seconded by Vice Chairman Bullinger.

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker

2. **MINUTES**

A. JANUARY 17TH, 2024 MINUTES PRESENTED FOR APPROVAL

Motion to approve minutes as presented.

Motion to approve made by Commissioner Johansen, Seconded by Commissioner Franchuk.

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker

3. **REGULAR AGENDA:**

A. RENAISSANCE ZONE APPLICATION (REN-001-2024) - *Presented by: City/County Planner Steve Josephson*

To consider a request for a Renaissance Zone Project at a property with at address of 446 18th Street West and legally described as Lots 4 & 5, Block 2, 2nd Replat of Prairie Hills 1st Addition Subdivision.

Mr. Josephson presents the Renaissance Zone request. He explains the applicant's plan is to purchase the property (former Family Fare) and complete extensive repairs and split it into two units. There is one retailer committed to the property.

A representative from Milco (owner) is present on Teams. He explains they have visited the property with contractors. One of the know tenants is Harbor Freight Tools, which will be in the northern part of the building; there are three more tenants interested in the south side. They hope to own and operate by the fall. Mr. Josephson adds that for a rehab project the renovation value needs to be 50% of the value assessed by the city. He says there are significant improvements that need to be done on this property so they do fall under that provision.

Chairman Fridrich opens the public hearing. There are no comments, so the public hearing is closed.

Motion to approve made by Vice Chairman Bullinger, Seconded by Commissioner Decker.

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker

B. PUBLIC RIGHT-OF-WAY VACATION (VAC-001-2024) - Presented by: City Engineer/Community Development Director, Joshua Skluzacek

To consider a Right-of-Way (ROW) Vacation for the remaining 213 feet of a 66-foot-wide right-of-way known as 1st Street SW between GTA Drive and 48th Ave SW in the City of Dickinson’s ETZ. This portion of land consists of +/-0.65 acres.

City Engineer/Community Development Director, Josh Skluzacek presents the vacation petition. He explains this ROW is located at the current Baker Boy. They would like to improve operations as the applicant sees fit. There have been no public or staff comments on this item. He adds that prior to this vacation, they vacated the eastern portion of that ROW.

Curtis Freeman with KLJ is present and is representing the applicant. He explains that Baker Boy is looking to expand to the north and possibly to the west.

Chairman Fridrich opens the public hearing. There being no comment the public hearing is closed.

Motion to approve made by Commissioner Franchuk, Seconded by Commissioner Johansen.

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker

B. PRELIMINARY MAJOR PLAT (PLP-002-2024) - Presented by: City Engineer/Community Development Director, Joshua Skluzacek

To consider a Preliminary Plat for Dickinson South Cemetery Second Subdivision being a parcel of unplatted land located in the south half of the southwest quarter of the northwest quarter (S1/2SW1/2NW1/4) of Section 16, Township 139 North, Range 96 West, located in the City of Dickinson’s ETZ. The site consists of +/- 7.60 acres.

Mr. Skluzacek presents the preliminary major plat request. He explains the City of Dickinson seeks to plat the second phase of the Dickinson South Cemetery which is located adjacent to the east of the Dickinson South Cemetery which was platted in 2000 and included 8 blocks, 7 lots per block, and 8 plots per lot. The Dickinson South Cemetery Second Subdivision will add 24 blocks, 5 lots per block, and 20 plots per lot. This meets all expectations from the municipal code. He adds that in 2023 we constructed drive aisles and are already selling plots.

Chairman Fridrich opens the public hearing. There being no comment the public hearing is closed.

Motion to approve made by Commissioner Haugen, Seconded by Vice Chairman Bullinger.

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker

C. FINAL MAJOR PLAT (FLP-001-2024) - Presented by: City Engineer/Community Development Director, Joshua Skluzacek

To consider a Final Plat for State 9th Addition being the re-plat of Lots 4, 5, and 6, Block 1 of State 8th Addition, located in Section 5, Township 139N, Range 96W, located within the City of Dickinson, ND. The site consists of +/- 3.09 acres.

Chairman Fridrich abstains from this item.

Mr. Skluzacek presents the final plat request. He explains this preliminary plat was approved in January. No changes have been proposed since that time. There is also an approved rezone that coincides with a portion of this plat.

Mr. Josephson adds that in the subdivision regulations they would need to go to the park board and the applicant has done that.

Andrew Schrank, Highlands Engineering is present to represent the applicant.

Vice Chair Bullinger opens the public hearing. There being no comment the public hearing is closed.

Motion to approve made by Commissioner Johansen, Seconded by Commissioner Franchuk.

Voting Yea: Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker
Voting Abstaining: Chairman Fridrich

4. PUBLIC ISSUES OF CONCERN NOT ON AGENDA

5. ITEMS NOT ON AGENDA

6. WORK SESSION

A. CURALEAF ANNUAL SUP REVIEW - Presented by: City/County Planner, Steve Josephson

Mr. Josephson presents the applicants for the annual SUP review. He explains this is a compassionate care center. The reason they come to the commission annually is to let the city know they are meeting all their state requirements.

Director of Compliance, Whitney Montanya and Store Manager, Heidi (inaudible) step forward to answer any questions for the commission. They state they have met all requirements of the SUP. Mr. Fridrich says it looks like all certificates are in order. No motions are required for this item.

B. VISION WEST HOUSING ACCESS REPORT 2024 - Presented by: City/County Planner, Steve Josephson

Mr. Josephson presents the report. Daniel Stenberg from Mackenzie County Economic Development is present on Teams. Mr. Josephson says he just wanted to make the commission aware of this report. He would like to make this available on the city website. Mr. Stenberg speaks on some of the incentives across 17-18 counties in ND. Mr. Fridrich asks that this be sent to the City Commissioners.

D. RENAISSANCE ZONE UPDATE - 10 YEAR EXTENSION - Presented by: City/County Planner Steve Josephson

Mr. Josephson presents the update. He explains that the Ren Zone expires at the beginning of July. The State Century Code changed so the city cannot extend their Ren Zone for ten years instead of five years. They will give presentations to the school board, county commission and park board. The city will also need to get letters of support.

7. ADJOURNMENT

Motion made by Commissioner Decker, Seconded by Commissioner Johansen.

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker

From: Jotform
To: [Sylvia Miller](#); [Sylvia Miller](#); [Steven Josephson](#); [Dustin D. Dassinger](#); [Loretta Marshik](#); [Leonard W. Schwindt](#); [Joshua Skluzacek](#); [Nicole Snyder](#); [Nicole Snyder](#)
Subject: Re: Unified Development Application
Date: Thursday, January 25, 2024 2:20:34 PM
Attachments: [5820268190015497611_signature_19.png](#)
[5820268190015497611_signature_23.png](#)
[Letter.pdf](#)
[Deed letter.pdf](#)
[4637 W Villard proposed.pdf](#)
[GEO transmittal letter.docx](#)
[5820268190015497611_signature_19.png](#)
[5820268190015497611_signature_23.png](#)



Unified Development Application

Have you met with Planning Staff regarding your application? **Yes**

Please upload the letter or counseling form you received following your pre-application meeting: [Letter.pdf](#)

Type of Development **Special Use Permit**

Name **Bill Kainz**

Company **GEO Chemicals**

Applicant Email **bill.kainz@geo-chemicals.com**

Applicant Phone # **(701) 260-3339**

Applicant Representative (if applicable) **Bill Kainz**

Applicant Representative Company **GEO Chemicals**

Applicant Representative Email **bill.kainz@geo-chemicals.com**

Applicant Representative Phone # **(701) 260-3339**

Owner Name **Jeremy Rudolph**

Owner Address 2225 West Villard, Dickinson, ND, 58601

Owner Email rudolph@pathfinderinspections.com

Owner Phone # (307) 438-0649

Is the owner present to Sign Yes

Signature



Will this application require any other action to complete the development? No

Metes and Bounds Description N/A

	1/4 Section	Township	Range
Description	07	169	96

Legal - Lot/Block/Addition	Lot	Block	Addition
Description	2 and 3	2	Dickinson Industries

Property Address / General Project Location 4637 Villard St. W. Dickinson, ND

Total Square Footage or Acreage of Subject Property 2.7 acres

Existing Future Land Use Map Category Industrial

Existing Zoning GI - General Industrial

Existing Use Industrial

Overlay District Description N/A

Special Use Permit for the following Use: For daily operations and oil field chemical storage

Site Exhibit - Not Less than 1" = 20' Scale [4637 W Villard proposed.pdf](#)

Transmittal Letter (Explanation of Request & Proposed Operations) [GEO transmittal letter.docx](#)

Rezone Calc Multiplier 0

Minor Platting Multiplier 0

Prelim Platting Multiplier 0

Major Platting Multiplier 0

Application Calc 350

Deed for Property [Deed letter.pdf](#)

Application Fees **Applicable Fees** 350.00 USD

Total: \$350.00

Transaction ID: n1h7mqyc

==Payer Info==

First Name William
Last Name Kainz
E-Mail bill.kainz@geo-chemicals.com

Applicant Signature



Date 03-01-2025

You can [edit this submission](#) and [view all your submissions](#) easily.

SUP-002-2024

Above Storage of Toxic Chemicals





Geo Chemicals is applying for a Special Use Permit on the property located at 4637 West Villard. The special use will be for the storage and distribution of oilfield chemicals along with the daily operations of our business. We are currently operation at 2367 West Villard and the operations will be exactly the same as what we are doing currently.

Chemicals will be stored on location in pails, drums, and totes. No bulk storage tanks will be used at this time. Daily operations include loading and unloading of trucks.

GEO Chemicals will work with Dickinson Rural Fire Department and Stark County Emergency Management and will follow all county and state requirements for the storage of our products.

It is being proposed to build a permanent berm for containment of a potential spill on the storage area of the chemicals along the south border of the property. No hazardous chemicals will be stored indoors at the facility.

Thank you for allowing Geo-Chemicals the opportunity to provide you with our chemical products, field services, and technical support. Should you have questions, please do not hesitate to contact Bill Kainz Area Manager, or Art Shepard Vice President of Geo-Chemicals.

Geo-Chemicals LLC

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Page 1

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse

FACILITY NAME AND LOCATION:

GeoChemicals, LLC - Dickinson Warehouse
Dept:
11117 30G St. SW
Dickinson, North Dakota 58601 USA
Emergency 24-Hour Phone Number: 763-276-4175
County: Stark
Fire District:
Latitude: 46.976413563306
Longitude: -102.79244358338
MAILING ADDRESS: 517 E. 30th Ave., Suite D
Hutchinson, Kansas 67502 USA

All facility information (not including chemical information) is identical to last year's submission

IDENTIFICATION NUMBERS:

Dun & Bradstreet: 847899304
NAICS: 213112 (Support Activities for Oil and Gas Operations)

Is the facility manned? Manned Unmanned
Maximum No. of Occupants: 9

REGULATORY INFORMATION:

Subject to Emergency Planning under Section 302 of EPCRA (40 CFR part 355)? Yes No
Subject to Chem. Accident Prevention under Section 112(r) of CAA (40 CFR part 68, Risk Mgmt. Pgm.)? Yes No

CONTACT INFORMATION:**Barton, Jim**

Title: DOT Consultant
Contact Type(s): Fac. Emergency Coordinator
Address: 517 E. 30th Ave., Suite D, Hutchinson, KANSAS 67502 USA
Phones: Work: 620-204-7200 24-hour: 620-314-6294
Email: jim.barton@geo-chemicals.com

Bryant, Todd

Title: Director of Analytical Data
Contact Type(s): Tier II Information Contact
Address: 517 E. 30th Ave., Suite D, Hutchinson, KANSAS 67502 USA
Phones: Work: 620-204-7200
Email: todd.bryant@geo-chemicals.com

Crow, Larry

Title: Vice President of Internal Operations, General Counsel
Contact Type(s): Emergency Contact, Owner / Operator
Address: 517 E. 30th Ave., Suite D, Hutchinson, KANSAS 67502 USA
Phones: 24-hour: 763-276-4175 Work: 620-204-7200
Email: larry.crow@geo-chemicals.com

CHEMICAL INVENTORY INFORMATION:**Mixture or Product Name: Acid Hib 101**

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

CAS #:

- Chemical Category: Pure Mixture
- EHS: Yes No
- Physical State: Solid Liquid Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 1,566 pounds Maximum Amount code: 04 (1,000-4,999 pounds)
- Average Daily Amount: 196 pounds Average Daily Amount code: 02 (100-499 pounds)
- Max amount in largest container: 1,566 pounds
- Days on site: 30

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 200 gallons

MIXTURE COMPONENTS:

- Name: Hydrochloric Acid CAS #: 7647-01-0 EHS
- Max Amt Code: 01 (0-99 pounds) Component Percentage: 3 (by weight)
- Name: Methanol CAS #: 67-56-1 EHS
- Max Amt Code: 03 (500-999 pounds) Component Percentage: 40 (by weight)

Mixture or Product Name: B-1203

CAS #:

- Chemical Category: Pure Mixture
- EHS: Yes No
- Physical State: Solid Liquid Gas
- Identical to previous year

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to December 31, 2022

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds
 Maximum Amount: 25,750 pounds Maximum Amount code: 07 (25,000-49,999 pounds)
 Average Daily Amount: 5,722 pounds Average Daily Amount code: 05 (5,000-9,999 pounds)
 Max amount in largest container: 2,861.1 pounds
 Days on site: 91

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse
 Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
 Amount: 2,970 gallons

MIXTURE COMPONENTS:

Name: Glutaraldehyde CAS #: 111-30-8 EHS
 Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 20 (by weight)

Mixture or Product Name: Bionix GA-2512

CAS #:
 Chemical Category: Pure Mixture
 EHS: Yes No
 Physical State: Solid Liquid Gas
 Identical to previous year
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant
- Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds
 Maximum Amount: 23,206 pounds Maximum Amount code: 06 (10,000-24,999 pounds)
 Average Daily Amount: 2,835 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)
 Max amount in largest container: 2,778.6 pounds
 Days on site: 61

STORAGE LOCATIONS:

Confidential

 Location Description: Inside Warehouse
 Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
 Amount: 2,756 gallons

MIXTURE COMPONENTS:

Name: Glutaraldehyde CAS #: 111-30-8 EHS
 Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 25.3 (by weight)

Mixture or Product Name: Bionix GA-2512W

CAS #:
 Chemical Category: Pure Mixture
 EHS: Yes No
 Physical State: Solid Liquid Gas
 Identical to previous year
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 23,206 pounds Maximum Amount code: 06 (10,000-24,999 pounds)
- Average Daily Amount: 2,835 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)
- Max amount in largest container: 3,108.6 pounds
- Days on site: 152

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 2,756 gallons

MIXTURE COMPONENTS:

- Name: Glutaraldehyde CAS #: 111-30-8 EHS
- Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 25.3 (by weight)

Mixture or Product Name: CI-0001

- CAS #:
- Chemical Category: Pure Mixture
- EHS: Yes No
- Physical State: Solid Liquid Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 12,948 pounds Maximum Amount code: 06 (10,000-24,999 pounds)
- Average Daily Amount: 6,221 pounds Average Daily Amount code: 05 (5,000-9,999 pounds)
- Max amount in largest container: 2,353 pounds
- Days on site: 365

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

STORAGE LOCATIONS:

Confidential

Location Description: Inside warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 1,816 gallons

MIXTURE COMPONENTS:

Name: isopropanol CAS #: 67-63-0 EHS

Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 70 (by weight)

Name: methanol CAS #: 67-56-1 EHS

Max Amt Code: 03 (500-999 pounds) Component Percentage: 6.8 (by weight)

Mixture or Product Name: CI-1201

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 14,612 pounds Maximum Amount code: 06 (10,000-24,999 pounds)

Average Daily Amount: 4,737 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)

Max amount in largest container: 2,435.4 pounds

Days on site: 274

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Amount: 1,980 gallons

MIXTURE COMPONENTS:

Name: Isopropyl Alcohol CAS #: 67-63-0 EHS
Max Amt Code: 02 (100-499 pounds) Component Percentage: 2.8 (by weight)

Name: Solvent Naptha Heavy CAS #: 64742-94-5 EHS
Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 40 (by weight)

Name: Solvent Naptha Light CAS #: 64742-95-6 EHS
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 32 (by weight)

Mixture or Product Name: CI-7511

CAS #:

- Chemical Category: Pure Mixture
- EHS: Yes No
- Physical State: Solid Liquid Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 20,566 pounds Maximum Amount code: 06 (10,000-24,999 pounds)
- Average Daily Amount: 9,964 pounds Average Daily Amount code: 05 (5,000-9,999 pounds)
- Max amount in largest container: 2,571 pounds
- Days on site: 274

STORAGE LOCATIONS:

Confidential

Location Description: Inside warehouse
Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
Amount: 2,640 gallons

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

MIXTURE COMPONENTS:

Name: Acetic Acid CAS #: 64-19-7 EHS
Max Amt Code: 03 (500-999 pounds) Component Percentage: 2.6 (by weight)

Name: isopropanol CAS #: 67-63-0 EHS
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 17 (by weight)

Name: Methanol CAS #: 67-56-1 EHS
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 18 (by weight)

Mixture or Product Name: CI-7511W

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 34,334 pounds Maximum Amount code: 07 (25,000-49,999 pounds)

Average Daily Amount: 18,351 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)

Max amount in largest container: 2,346 pounds

Days on site: 213

STORAGE LOCATIONS:

Confidential

Location Description: Inside warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 4,829 gallons

MIXTURE COMPONENTS:

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Name: Acetic Acid CAS #: 64-19-7 EHS
Max Amt Code: 03 (500-999 pounds) Component Percentage: 2.9 (by weight)

Name: isopropanol CAS #: 67-63-0 EHS
Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 54 (by weight)

Name: Methanol CAS #: 67-56-1 EHS
Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 20 (by weight)

Mixture or Product Name: Corr Film A

CAS #:

Chemical Category: Pure Mixture
EHS: Yes No
Physical State: Solid Liquid Gas
 Identical to previous year
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds
Maximum Amount: 1,242 pounds Maximum Amount code: 04 (1,000-4,999 pounds)
Average Daily Amount: 704 pounds Average Daily Amount code: 03 (500-999 pounds)
Max amount in largest container: 1,242 pounds
Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse
Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
Amount: 163 gallons

MIXTURE COMPONENTS:

Name: Xylene CAS #: 1330-20-7 EHS
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 85 (by weight)

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Mixture or Product Name: Corr Film B

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 1,572 pounds Maximum Amount code: 04 (1,000-4,999 pounds)

Average Daily Amount: 1,003 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)

Max amount in largest container: 1,572 pounds

Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 215 gallons

MIXTURE COMPONENTS:

Name: Xylene CAS #: 1330-20-7 EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 89.5 (by weight)

Mixture or Product Name: CS-102-SH

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to December 31, 2021

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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 5,735 pounds Maximum Amount code: 05 (5,000-9,999 pounds)
- Average Daily Amount: 1,434 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)
- Max amount in largest container: 2,867.7 pounds
- Days on site: 30

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 660 gallons

MIXTURE COMPONENTS:

- Name: Acetic Acid CAS #: 64-19-7 EHS
Max Amt Code: 02 (100-499 pounds) Component Percentage: 2 (by weight)
- Name: Ethylene Glycol CAS #: 107-21-1 EHS
Max Amt Code: 03 (500-999 pounds) Component Percentage: 10 (by weight)
- Name: Isopropyl Alcohol CAS #: 67-63-0 EHS
Max Amt Code: 03 (500-999 pounds) Component Percentage: 10 (by weight)
- Name: Methanol CAS #: 67-56-1 EHS
Max Amt Code: 02 (100-499 pounds) Component Percentage: 7.3 (by weight)

Mixture or Product Name: CS-103T

- CAS #:
- Chemical Category: Pure Mixture
- EHS: Yes No

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to December 31, 2021

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Physical State: Solid Liquid Gas
 Identical to previous year
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds
Maximum Amount: 6,998 pounds Maximum Amount code: 05 (5,000-9,999 pounds)
Average Daily Amount: 1,750 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)
Max amount in largest container: 2,851.2 pounds
Days on site: 30

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse
Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
Amount: 810 gallons

MIXTURE COMPONENTS:

Name: Ethylene Glycol CAS #: 107-21-1 EHS
Max Amt Code: 02 (100-499 pounds) Component Percentage: 4.4 (by weight)

Name: Isopropyl Alcohol CAS #: 67-63-0 EHS
Max Amt Code: 02 (100-499 pounds) Component Percentage: 4.4 (by weight)

Name: Methanol CAS #: 67-56-1 EHS
Max Amt Code: 02 (100-499 pounds) Component Percentage: 3.2 (by weight)

Name: tetrakis(hydroxymethyl)phosphonium;sulfate CAS #: 555566-30-8 EHS
Max Amt Code: 02 (100-499 pounds) Component Percentage: 3.8 (by weight)

Mixture or Product Name: CS-103TC

CAS #:

Chemical Category: Pure Mixture

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- EHS: Yes No
- Physical State: Solid Liquid Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 7,313 pounds Maximum Amount code: 05 (5,000-9,999 pounds)
- Average Daily Amount: 3,874 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)
- Max amount in largest container: 2,950.2 pounds
- Days on site: 244

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 818 gallons

MIXTURE COMPONENTS:

Name: Acetic Acid CAS #: 64-19-7 EHS
 Max Amt Code: 02 (100-499 pounds) Component Percentage: 1.7 (by weight)

Name: Ethylene Glycol CAS #: 107-21-1 EHS
 Max Amt Code: 03 (500-999 pounds) Component Percentage: 8.5 (by weight)

Name: Isopropyl Alcohol CAS #: 67-63-0 EHS
 Max Amt Code: 03 (500-999 pounds) Component Percentage: 8.5 (by weight)

Name: Methanol CAS #: 67-56-1 EHS
 Max Amt Code: 02 (100-499 pounds) Component Percentage: 6.2 (by weight)

Name: tetrakis(hydroxymethyl)phosphanium;sulfate CAS #: 555566-30-8 EHS
 Max Amt Code: 03 (500-999 pounds) Component Percentage: 7.3 (by weight)

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to December 31, 2022

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Mixture or Product Name: EB Slug

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 6,636 pounds Maximum Amount code: 05 (5,000-9,999 pounds)

Average Daily Amount: 2,685 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)

Max amount in largest container: 2,610 pounds

Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: Inside warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 3,591 pounds

MIXTURE COMPONENTS:

Name: isopropanol CAS #: 67-63-0 EHS

Max Amt Code: 02 (100-499 pounds) Component Percentage: 5.9 (by weight)

Name: Solvent Naptha Heavy CAS #: EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 22 (by weight)

Name: Solvent Naptha Light CAS #: EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 17 (by weight)

Name: Xylene CAS #: 1330-20-7 EHS

Max Amt Code: 02 (100-499 pounds) Component Percentage: 6.3 (by weight)

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Mixture or Product Name: EB Slug H

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 17,214 pounds Maximum Amount code: 06 (10,000-24,999 pounds)

Average Daily Amount: 6,086 pounds Average Daily Amount code: 05 (5,000-9,999 pounds)

Max amount in largest container: 2,504.7 pounds

Days on site: 183

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 2,268 gallons

MIXTURE COMPONENTS:

Name: Isopropyl Alcohol CAS #: 67-63-0 EHS

Max Amt Code: 03 (500-999 pounds) Component Percentage: 3.1 (by weight)

Name: Solvent Naptha Heavy CAS #: 64742-94-5 EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 9.1 (by weight)

Name: Solvent Naptha Light CAS #: 64742-95-6 EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 12 (by weight)

Name: Xylene CAS #: 1330-20-7 EHS

Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 51 (by weight)

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Mixture or Product Name: EB-0249

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 5,975 pounds Maximum Amount code: 05 (5,000-9,999 pounds)

Average Daily Amount: 2,194 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)

Max amount in largest container: 2,560.8 pounds

Days on site: 274

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 770 gallons

MIXTURE COMPONENTS:

Name: Solvent Naptha Heavy CAS #: 64742-94-5 EHS

Max Amt Code: 03 (500-999 pounds) Component Percentage: 8.9 (by weight)

Name: Sulphuric Acid CAS #: 7664-93-9 EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 7 (by weight)

Name: Xylene CAS #: 1330-20-7 EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 55 (by weight)

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Mixture or Product Name: EB-3540C

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 2,666 pounds Maximum Amount code: 04 (1,000-4,999 pounds)

Average Daily Amount: 2,666 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)

Max amount in largest container: 2,666 pounds

Days on site: 91

STORAGE LOCATIONS:

Confidential

Location Description: Inside warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 330 gallons

MIXTURE COMPONENTS:

Name: isopropanol CAS #: 67-63-0 EHS

Max Amt Code: 02 (100-499 pounds) Component Percentage: 5 (by weight)

Name: Solvent Naptha Heavy CAS #: 64742-94-5 EHS

Max Amt Code: 03 (500-999 pounds) Component Percentage: 22 (by weight)

Name: Solvent Naptha Light CAS #: 64742-95-6 EHS

Max Amt Code: 03 (500-999 pounds) Component Percentage: 21 (by weight)

Mixture or Product Name: EB-6410

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to December 31, 2021

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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

CAS #:

- Chemical Category: Pure Mixture
- EHS: Yes No
- Physical State: Solid Liquid Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 18,740 pounds Maximum Amount code: 06 (10,000-24,999 pounds)
- Average Daily Amount: 447 pounds Average Daily Amount code: 02 (100-499 pounds)
- Max amount in largest container: 2,622 pounds
- Days on site: 365

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 2,502 gallons

MIXTURE COMPONENTS:

- Name: isopropanol CAS #: 67-63-0 EHS
- Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 7 (by weight)

- Name: Solvent Naptha Heavy CAS #: 64742-94-5 EHS
- Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 35 (by weight)

- Name: Solvent Naptha Light CAS #: 64742-95-6 EHS
- Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 32 (by weight)

- Name: Sulphuric Acid CAS #: 7664-93-9 EHS
- Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 30 (by weight)

- Name: xylene CAS #: 1330-20-7 EHS
- Max Amt Code: 03 (500-999 pounds) Component Percentage: 3.3 (by weight)

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Mixture or Product Name: EB-8349

CAS #:

- Chemical Category: Pure Mixture
- EHS: Yes No
- Physical State: Solid Liquid Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 4,924 pounds Maximum Amount code: 04 (1,000-4,999 pounds)
- Average Daily Amount: 2,462 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)
- Max amount in largest container: 2,462 pounds
- Days on site: 91

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 660 gallons

MIXTURE COMPONENTS:

- Name: Solvent Naptha Heavy CAS #: 64742-94-5 EHS
- Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 48 (by weight)
- Name: Solvent Naptha Light CAS #: 64742-95-6 EHS
- Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 32 (by weight)
- Name: Xylene CAS #: 1330-20-7 EHS
- Max Amt Code: 02 (100-499 pounds) Component Percentage: 2.5 (by weight)

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Mixture or Product Name: Flozol 2252

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 821 pounds Maximum Amount code: 03 (500-999 pounds)

Average Daily Amount: 205 pounds Average Daily Amount code: 02 (100-499 pounds)

Max amount in largest container: 410 pounds

Days on site: 30

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Plastic or non-metallic drum

Pressure: Ambient pressure

Temperature: Ambient temperature

Amount: 110 gallons

MIXTURE COMPONENTS:

Name: Xylene CAS #: 1330-20-7 EHS

Max Amt Code: 02 (100-499 pounds) Component Percentage: 40 (by weight)

Mixture or Product Name: GC-0612

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 83 pounds Maximum Amount code: 01 (0-99 pounds)
- Average Daily Amount: 83 pounds Average Daily Amount code: 01 (0-99 pounds)
- Max amount in largest container: 83 pounds
- Days on site: 365

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Plastic or non-metallic drum Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 10 gallons

MIXTURE COMPONENTS:

- Name: Sulphuric Acid CAS #: 7664-93-9 EHS
- Max Amt Code: 01 (0-99 pounds) Component Percentage: 1.7 (by weight)

Mixture or Product Name: GEO PCB 1002

- CAS #:
- Chemical Category: Pure Mixture
 - EHS: Yes No
 - Physical State: Solid Liquid Gas
 - Identical to previous year
 - Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 408 pounds Maximum Amount code: 02 (100-499 pounds)
- Average Daily Amount: 272 pounds Average Daily Amount code: 02 (100-499 pounds)
- Max amount in largest container: 408 pounds
- Days on site: 122

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Plastic or non-metallic drum Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 55 gallons

MIXTURE COMPONENTS:

- Name: Xylene CAS #: 1330-20-7 EHS
- Max Amt Code: 02 (100-499 pounds) Component Percentage: 45 (by weight)

Mixture or Product Name: GEO PCBW 1001

- CAS #:
- Chemical Category: Pure Mixture
- EHS: Yes No
- Physical State: Solid Liquid Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 1,257 pounds Maximum Amount code: 04 (1,000-4,999 pounds)
- Average Daily Amount: 439 pounds Average Daily Amount code: 02 (100-499 pounds)
- Max amount in largest container: 419.1 pounds
- Days on site: 274

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Plastic or non-metallic drum Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 165 gallons

MIXTURE COMPONENTS:

- Name: Xylene CAS #: 1330-20-7 EHS
- Max Amt Code: 03 (500-999 pounds) Component Percentage: 43 (by weight)

Mixture or Product Name: GEO PCBW 2201

CAS #:

- Chemical Category: Pure Mixture
- EHS: Yes No
- Physical State: Solid Liquid Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 1,226 pounds Maximum Amount code: 04 (1,000-4,999 pounds)
- Average Daily Amount: 222 pounds Average Daily Amount code: 02 (100-499 pounds)
- Max amount in largest container: 408.65 pounds
- Days on site: 122

STORAGE LOCATIONS:

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Confidential

Location Description: Inside Warehouse

Container Type: Plastic or non-metallic drum Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 165 gallons

MIXTURE COMPONENTS:

Name: Isopropyl Alcohol CAS #: 67-63-0 EHS

Max Amt Code: 01 (0-99 pounds) Component Percentage: 1.3 (by weight)

Name: Solvent Naptha Heavy CAS #: 64742-94-5 EHS

Max Amt Code: 02 (100-499 pounds) Component Percentage: 19 (by weight)

Name: Solvent Naptha Light CAS #: 64742-95-6 EHS

Max Amt Code: 02 (100-499 pounds) Component Percentage: 15 (by weight)

Name: Xylene CAS #: 1330-20-7 EHS

Max Amt Code: 01 (0-99 pounds) Component Percentage: 1.1 (by weight)

Mixture or Product Name: GeoShield 7200

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 13,207 pounds Maximum Amount code: 06 (10,000-24,999 pounds)

Average Daily Amount: 6,122 pounds Average Daily Amount code: 05 (5,000-9,999 pounds)

Max amount in largest container: 2,871 pounds

Days on site: 91

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 1,518 gallons

MIXTURE COMPONENTS:

Name: Ethylene Glycol CAS #: 107-21-1 EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 18 (by weight)

Name: Methanol CAS #: 67-56-1 EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 9.1 (by weight)

Mixture or Product Name: GS-7200

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 20,883 pounds Maximum Amount code: 06 (10,000-24,999 pounds)

Average Daily Amount: 14,478 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)

Max amount in largest container: 3,099 pounds

Days on site: 304

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to December 31, 2021

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Amount: 2,224 gallons

MIXTURE COMPONENTS:

Name: Triazine CAS #: 4719-04-4 EHS
Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 72 (by weight)

Mixture or Product Name: GS-7500W

CAS #:

Chemical Category: Pure Mixture
EHS: Yes No
Physical State: Solid Liquid Gas
 Identical to previous year
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds
Maximum Amount: 14,533 pounds Maximum Amount code: 06 (10,000-24,999 pounds)
Average Daily Amount: 2,295 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)
Max amount in largest container: 3,399 pounds
Days on site: 91

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse
Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
Amount: 1,411 gallons

MIXTURE COMPONENTS:

Name: Methanol CAS #: 67-56-1 EHS
Max Amt Code: 02 (100-499 pounds) Component Percentage: 3.4 (by weight)

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to December 31, 2022

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Mixture or Product Name: HCl 15%

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 58,896 pounds Maximum Amount code: 08 (50,000-74,999 pounds)

Average Daily Amount: 23,295 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)

Max amount in largest container: 2,983 pounds

Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 6,515 gallons

MIXTURE COMPONENTS:

Name: HCl Acid CAS #: 7647-01-0 EHS

Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 15 (by weight)

Mixture or Product Name: HS-7030

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 14,859 pounds Maximum Amount code: 06 (10,000-24,999 pounds)
- Average Daily Amount: 9,761 pounds Average Daily Amount code: 05 (5,000-9,999 pounds)
- Max amount in largest container: 2,874.3 pounds
- Days on site: 335

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 1,706 gallons

MIXTURE COMPONENTS:

Name: Triazine CAS #: 4719-04-4 EHS
 Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 25 (by weight)

Mixture or Product Name: HS-7030C

- CAS #:
- Chemical Category: Pure Mixture
 - EHS: Yes No
 - Physical State: Solid Liquid Gas
 - Identical to previous year
 - Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 3,079 pounds Maximum Amount code: 04 (1,000-4,999 pounds)
- Average Daily Amount: 770 pounds Average Daily Amount code: 03 (500-999 pounds)
- Max amount in largest container: 2,854.5 pounds
- Days on site: 30

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 356 gallons

MIXTURE COMPONENTS:

- Name: Methanol CAS #: 67-56-1 EHS
- Max Amt Code: 02 (100-499 pounds) Component Percentage: 10 (by weight)
- Name: Triazine CAS #: 4719-04-4 EHS
- Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 36 (by weight)

Mixture or Product Name: HS-7030CA

- CAS #:
- Chemical Category: Pure Mixture
 - EHS: Yes No
 - Physical State: Solid Liquid Gas
 - Identical to previous year
 - Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Combustible dust
- Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds
 Maximum Amount: 32,396 pounds Maximum Amount code: 07 (25,000-49,999 pounds)
 Average Daily Amount: 21,085 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)
 Max amount in largest container: 2,868 pounds
 Days on site: 274

STORAGE LOCATIONS:

Confidential

Location Description: Inside warehouse
 Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
 Amount: 3,728 gallons

MIXTURE COMPONENTS:

Name: Triazine CAS #: 4719-04-4 EHS
 Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 23 (by weight)

Mixture or Product Name: HS-7030W-CA

CAS #:
 Chemical Category: Pure Mixture
 EHS: Yes No
 Physical State: Solid Liquid Gas
 Identical to previous year
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds
 Maximum Amount: 28,405 pounds Maximum Amount code: 07 (25,000-49,999 pounds)
 Average Daily Amount: 10,255 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)
 Max amount in largest container: 2,722.5 pounds

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Days on site: 91

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 3,443 gallons

MIXTURE COMPONENTS:

Name: Formaldehyde CAS #: 50-00-0 EHS

Max Amt Code: 02 (100-499 pounds) Component Percentage: 1.5 (by weight)

Name: Methanol CAS #: 67-56-1 EHS

Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 27 (by weight)

Name: Triazine CAS #: 4719-04-4 EHS

Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 25 (by weight)

Mixture or Product Name: HS-7030W-CAH

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 11,946 pounds Maximum Amount code: 06 (10,000-24,999 pounds)

Average Daily Amount: 996 pounds Average Daily Amount code: 03 (500-999 pounds)

Max amount in largest container: 2,692.8 pounds

Days on site: 30

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 1,464 gallons

MIXTURE COMPONENTS:

Name: Methanol CAS #: 67-56-1 EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 26 (by weight)

Name: Triazine CAS #: 4719-04-4 EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 13 (by weight)

Mixture or Product Name: HS-7400W

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 2,335 pounds Maximum Amount code: 04 (1,000-4,999 pounds)

Average Daily Amount: 2,335 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)

Max amount in largest container: 2,335 pounds

Days on site: 274

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Amount: 250 gallons

MIXTURE COMPONENTS:

Name: Metanol CAS #: 67-56-1 EHS
Max Amt Code: 02 (100-499 pounds) Component Percentage: 18.3 (by weight)

Mixture or Product Name: HS-8000

CAS #:

Chemical Category: Pure Mixture
EHS: Yes No
Physical State: Solid Liquid Gas
 Identical to previous year
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds
Maximum Amount: 3,423 pounds Maximum Amount code: 04 (1,000-4,999 pounds)
Average Daily Amount: 1,216 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)
Max amount in largest container: 2,689.5 pounds
Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse
Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
Amount: 420 gallons

MIXTURE COMPONENTS:

Name: Isopropyl Alcohol CAS #: 67-63-0 EHS
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 40 (by weight)

Name: Triazine CAS #: 4719-04-4 EHS

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 36 (by weight)

Chemical Name: Methanol

CAS #: 67-56-1

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 30,942 pounds Maximum Amount code: 07 (25,000-49,999 pounds)

Average Daily Amount: 11,379 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)

Max amount in largest container: 2,188 pounds

Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: Inside warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 4,667 gallons

Mixture or Product Name: MS-3

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

HEALTH HAZARDS:

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust
- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 33,696 pounds Maximum Amount code: 07 (25,000-49,999 pounds)
- Average Daily Amount: 19,341 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)
- Max amount in largest container: 2,488 pounds
- Days on site: 335

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 4,469 gallons

MIXTURE COMPONENTS:

- Name: 2-butoxy Ethanol CAS #: 111-76-2 EHS
- Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 30 (by weight)
- Name: isopropanol CAS #: 67-63-0 EHS
- Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 27.3 (by weight)

Mixture or Product Name: MS-3 (-)

- CAS #:
- Chemical Category: Pure Mixture
 - EHS: Yes No
 - Physical State: Solid Liquid Gas
 - Identical to previous year
 - Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 13,597 pounds Maximum Amount code: 06 (10,000-24,999 pounds)
- Average Daily Amount: 3,399 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)
- Max amount in largest container: 2,352.9 pounds
- Days on site: 30

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 1,907 gallons

MIXTURE COMPONENTS:

- Name: 2-butoxy Ethanol CAS #: 111-76-2 EHS
- Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 30 (by weight)
- Name: Isopropyl Alcohol CAS #: 67-63-0 EHS
- Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 55 (by weight)

Mixture or Product Name: OS-1

- CAS #:
- Chemical Category: Pure Mixture
 - EHS: Yes No
 - Physical State: Solid Liquid Gas
 - Identical to previous year
 - Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- In contact with water emits flammable gas
- Combustible dust
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 3,343 pounds Maximum Amount code: 04 (1,000-4,999 pounds)
- Average Daily Amount: 1,650 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)
- Max amount in largest container: 3,197.7 pounds
- Days on site: 365

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 345 gallons

MIXTURE COMPONENTS:

- Name: Ethylene Glycol CAS #: 107-21-1 EHS
- Max Amt Code: 03 (500-999 pounds) Component Percentage: 18 (by weight)

Mixture or Product Name: PD-8019 Balls

- CAS #:
- Chemical Category: Pure Mixture
- EHS: Yes No
- Physical State: Solid Liquid Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 129 pounds Maximum Amount code: 02 (100-499 pounds)
- Average Daily Amount: 105 pounds Average Daily Amount code: 02 (100-499 pounds)

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Max amount in largest container: 129 pounds
Days on site: 304

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Plastic bottles or jugs Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 406 pounds

MIXTURE COMPONENTS:

Name: Solvent Naptha Heavy CAS #: 64742-94-5 EHS

Max Amt Code: 01 (0-99 pounds) Component Percentage: 2 (by weight)

Name: Xylene CAS #: 1330-20-7 EHS

Max Amt Code: 01 (0-99 pounds) Component Percentage: 3.5 (by weight)

Mixture or Product Name: PD-8019 Pellets

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 406 pounds Maximum Amount code: 02 (100-499 pounds)

Average Daily Amount: 207 pounds Average Daily Amount code: 02 (100-499 pounds)

Max amount in largest container: 406 pounds

Days on site: 335

STORAGE LOCATIONS:

Confidential

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Location Description: Inside Warehouse

Container Type: Plastic bottles or jugs Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 406 pounds

MIXTURE COMPONENTS:

Name: Solvent Naptha Heavy CAS #: 64742-94-5 EHS

Max Amt Code: 01 (0-99 pounds) Component Percentage: 2 (by weight)

Name: Xylene CAS #: 1330-20-7 EHS

Max Amt Code: 01 (0-99 pounds) Component Percentage: 3.5 (by weight)

Mixture or Product Name: PI-1252

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 23,675 pounds Maximum Amount code: 06 (10,000-24,999 pounds)

Average Daily Amount: 10,674 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)

Max amount in largest container: 2,389 pounds

Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: Inside warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 3,270 gallons

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

MIXTURE COMPONENTS:

Name: isopropanol CAS #: 67-63-0 EHS
Max Amt Code: 02 (100-499 pounds) Component Percentage: 1 (by weight)

Name: xylene CAS #: 1330-20-7 EHS
Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 75 (by weight)

Mixture or Product Name: PIC-2352

CAS #:

Chemical Category: Pure Mixture
EHS: Yes No
Physical State: Solid Liquid Gas
 Identical to previous year
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds
Maximum Amount: 16,247 pounds Maximum Amount code: 06 (10,000-24,999 pounds)
Average Daily Amount: 8,727 pounds Average Daily Amount code: 05 (5,000-9,999 pounds)
Max amount in largest container: 1,895 pounds
Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: Inside warehouse
Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
Amount: 2,358 pounds

MIXTURE COMPONENTS:

Name: 2-bytoxy Ethanol CAS #: 111-76-2 EHS
Max Amt Code: 02 (100-499 pounds) Component Percentage: 1.4 (by weight)

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Name: isopropanol CAS #: 67-63-0 EHS
Max Amt Code: 02 (100-499 pounds) Component Percentage: 2.6 (by weight)

Name: Methanol CAS #: 67-56-1 EHS
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 19 (by weight)

Name: Toluene CAS #: 108-88-3 EHS
Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 48 (by weight)

Mixture or Product Name: PS-1052

CAS #:

Chemical Category: Pure Mixture
EHS: Yes No
Physical State: Solid Liquid Gas
 Identical to previous year
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds
Maximum Amount: 3,707 pounds Maximum Amount code: 04 (1,000-4,999 pounds)
Average Daily Amount: 1,992 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)
Max amount in largest container: 2,242 pounds
Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse
Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
Amount: 550 gallons

MIXTURE COMPONENTS:

Name: 2-butoxy Ethanol CAS #: 111-76-2 EHS
Max Amt Code: 01 (0-99 pounds) Component Percentage: 1.5 (by weight)

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Name: Isopropyl Alcohol CAS #: 67-63-0 EHS
Max Amt Code: 02 (100-499 pounds) Component Percentage: 2.8 (by weight)

Name: Methanol CAS #: 67-56-1 EHS
Max Amt Code: 03 (500-999 pounds) Component Percentage: 20 (by weight)

Name: Toluene CAS #: 108-88-3 EHS
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 50 (by weight)

Mixture or Product Name: PS-1352

CAS #:

Chemical Category: Pure Mixture
EHS: Yes No
Physical State: Solid Liquid Gas
 Identical to previous year
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds
Maximum Amount: 17,528 pounds Maximum Amount code: 06 (10,000-24,999 pounds)
Average Daily Amount: 8,338 pounds Average Daily Amount code: 05 (5,000-9,999 pounds)
Max amount in largest container: 2,379 pounds
Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: inside warehouse
Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
Amount: 2,431 gallons

MIXTURE COMPONENTS:

Name: xylene CAS #: 1330-20-7 EHS

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 100 (by weight)

Mixture or Product Name: PS-8152

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 30,919 pounds Maximum Amount code: 07 (25,000-49,999 pounds)

Average Daily Amount: 15,898 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)

Max amount in largest container: 2,310 pounds

Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: Inside warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 4,417 gallons

MIXTURE COMPONENTS:

Name: Toluene CAS #: 108-88-3 EHS

Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 27 (by weight)

Name: xylene CAS #: 1330-20-7 EHS

Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 48 (by weight)

Mixture or Product Name: Salt Hib

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

CAS #:

- Chemical Category: Pure Mixture
- EHS: Yes No
- Physical State: Solid Liquid Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 33,201 pounds Maximum Amount code: 07 (25,000-49,999 pounds)
- Average Daily Amount: 11,306 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)
- Max amount in largest container: 2,805 pounds
- Days on site: 365

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 3,906 gallons

MIXTURE COMPONENTS:

- Name: ethylene glycol CAS #: 107-21-1 EHS
- Max Amt Code: 03 (500-999 pounds) Component Percentage: 1.7 (by weight)

Mixture or Product Name: Salt Hib Winterized

CAS #:

- Chemical Category: Pure Mixture
- EHS: Yes No
- Physical State: Solid Liquid Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

HEALTH HAZARDS:

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust
- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 25,529 pounds Maximum Amount code: 07 (25,000-49,999 pounds)
- Average Daily Amount: 3,191 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)
- Max amount in largest container: 2,894 pounds
- Days on site: 30

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 2,911 gallons

MIXTURE COMPONENTS:

- Name: Ethylene Glycol CAS #: 107-21-1 EHS
- Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 30 (by weight)

Mixture or Product Name: SC-3711

- CAS #:
- Chemical Category: Pure Mixture
- EHS: Yes No
- Physical State: Solid Liquid Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust
- Aspiration hazard
- Simple asphyxiant
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 46,340 pounds Maximum Amount code: 07 (25,000-49,999 pounds)
- Average Daily Amount: 29,285 pounds Average Daily Amount code: 07 (25,000-49,999 pounds)
- Max amount in largest container: 2,699 pounds
- Days on site: 365

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 5,665 gallons

MIXTURE COMPONENTS:

- Name: Acetic Acid CAS #: 64-19-7 EHS
Max Amt Code: 03 (500-999 pounds) Component Percentage: 1.8 (by weight)
- Name: Ethylene glycol CAS #: 107-21-1 EHS
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 7.6 (by weight)
- Name: isopropanol CAS #: 67-63-0 EHS
Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 11 (by weight)
- Name: Methanol CAS #: 67-56-1 EHS
Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 13 (by weight)

Mixture or Product Name: SC-3711+

- CAS #:
- Chemical Category: Pure Mixture
 - EHS: Yes No
 - Physical State: Solid Liquid Gas
 - Identical to previous year
 - Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 69,297 pounds Maximum Amount code: 08 (50,000-74,999 pounds)
- Average Daily Amount: 30,119 pounds Average Daily Amount code: 07 (25,000-49,999 pounds)
- Max amount in largest container: 3,003 pounds
- Days on site: 365

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 7,615 gallons

MIXTURE COMPONENTS:

Name: Ethylene glycol CAS #: 107-21-1 EHS
 Max Amt Code: 07 (25,000-49,999 pounds) Component Percentage: 48 (by volume)

Mixture or Product Name: SC-3775

- CAS #:
- Chemical Category: Pure Mixture
 - EHS: Yes No
 - Physical State: Solid Liquid Gas
 - Identical to previous year
 - Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Tier II
Emergency and Hazardous Chemical Inventory
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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Below Reporting Thresholds

Maximum Amount: 38,635 pounds Maximum Amount code: 07 (25,000-49,999 pounds)

Average Daily Amount: 6,135 pounds Average Daily Amount code: 05 (5,000-9,999 pounds)

Max amount in largest container: 2,798 pounds

Days on site: 91

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 4,556 gallons

MIXTURE COMPONENTS:

Name: Acetic Acid CAS #: 64-19-7 EHS

Max Amt Code: 02 (100-499 pounds) Component Percentage: 1.2 (by weight)

Name: Ethylene Glycol CAS #: 107-21-1 EHS

Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 19 (by weight)

Name: Isopropyl Alcohol CAS #: 67-63-0 EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 7.7 (by weight)

Name: Methanol CAS #: 67-56-1 EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 9 (by weight)

Mixture or Product Name: SC-3775+

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 16,969 pounds Maximum Amount code: 06 (10,000-24,999 pounds)
- Average Daily Amount: 1,414 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)
- Max amount in largest container: 2,828 pounds
- Days on site: 30

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 1,980 gallons

MIXTURE COMPONENTS:

- Name: Acetic Acid CAS #: 64-19-7 EHS
Max Amt Code: 02 (100-499 pounds) Component Percentage: 1.1 (by weight)
- Name: Ethylene Glycol CAS #: 107-21-1 EHS
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 28 (by weight)
- Name: Isopropyl Alcohol CAS #: 67-63-0 EHS
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 6.8 (by weight)
- Name: Methanol CAS #: 67-56-1 EHS
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 8 (by weight)

Mixture or Product Name: SC-3775W

- CAS #:
- Chemical Category: Pure Mixture
 - EHS: Yes No
 - Physical State: Solid Liquid Gas
 - Identical to previous year
 - Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 20,394 pounds Maximum Amount code: 06 (10,000-24,999 pounds)
- Average Daily Amount: 1,699 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)
- Max amount in largest container: 2,709 pounds
- Days on site: 30

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 2,484 gallons

MIXTURE COMPONENTS:

- Name: Acetic Acid CAS #: 64-19-7 EHS
Max Amt Code: 02 (100-499 pounds) Component Percentage: 1.3 (by weight)
- Name: Ethylene Glycol CAS #: 107-21-1 EHS
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 20 (by weight)
- Name: Isopropyl Alcohol CAS #: 67-63-0 EHS
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 24 (by weight)
- Name: Methanol CAS #: 67-56-1 EHS
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 9.3 (by weight)

Mixture or Product Name: SF-2209

- CAS #:
- Chemical Category: Pure Mixture
 - EHS: Yes No
 - Physical State: Solid Liquid Gas
 - Identical to previous year
 - Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

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Emergency and Hazardous Chemical Inventory
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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds
Maximum Amount: 36,727 pounds Maximum Amount code: 07 (25,000-49,999 pounds)
Average Daily Amount: 19,642 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)
Max amount in largest container: 2,468 pounds
Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: Inside warehouse
Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
Amount: 4,910 gallons

MIXTURE COMPONENTS:

Name: 2-butoxy Ethanol CAS #: 111-76-2 EHS
Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 23 (by weight)

Name: Methanol CAS #: 67-56-1 EHS
Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 44 (by weight)

Mixture or Product Name: SF-4003

CAS #:
Chemical Category: Pure Mixture
EHS: Yes No
Physical State: Solid Liquid Gas
 Identical to previous year
 Trade secret

PHYSICAL HAZARDS:

Explosive
 Flammable (gases, aerosols, liquids, or solids)
 Oxidizer (liquid, solid, or gas)
 Self-reactive
 Pyrophoric (liquid or solid)
 Pyrophoric gas
 Self-heating
 Organic peroxide
 Corrosive to metal
 Gas under pressure (compressed gas)
 In contact with water emits flammable gas
 Combustible dust

HEALTH HAZARDS:

Acute toxicity (any route of exposure)
 Skin corrosion or irritation
 Serious eye damage or eye irritation
 Respiratory or skin sensitization
 Germ cell mutagenicity
 Carcinogenicity
 Reproductive toxicity
 Specific target organ toxicity (single or repeated exposure)
 Aspiration hazard
 Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds
Maximum Amount: 2,686 pounds Maximum Amount code: 04 (1,000-4,999 pounds)

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Emergency and Hazardous Chemical Inventory
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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Average Daily Amount: 672 pounds Average Daily Amount code: 03 (500-999 pounds)
Max amount in largest container: 2,686 pounds
Days on site: 30

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 330 gallons

MIXTURE COMPONENTS:

Name: Acetic Acid CAS #: 64-19-7 EHS
Max Amt Code: 03 (500-999 pounds) Component Percentage: 23 (by weight)

Name: Isopropyl Alcohol CAS #: 67-63-0 EHS
Max Amt Code: 02 (100-499 pounds) Component Percentage: 13 (by weight)

Name: Methanol CAS #: 67-56-1 EHS
Max Amt Code: 02 (100-499 pounds) Component Percentage: 9 (by weight)

Mixture or Product Name: SF-4006

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 49,535 pounds Maximum Amount code: 07 (25,000-49,999 pounds)

Average Daily Amount: 18,850 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)

Max amount in largest container: 2,627 pounds

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Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: inside warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 6,223 gallons

MIXTURE COMPONENTS:

Name: Acetic Acid CAS #: 64-19-7 EHS

Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 45 (by weight)

Name: isopropanol CAS #: 67-63-0 EHS

Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 18 (by weight)

Name: methanol CAS #: 67-56-1 EHS

Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 18 (by weight)

Mixture or Product Name: SF-7209

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 42,271 pounds Maximum Amount code: 07 (25,000-49,999 pounds)

Average Daily Amount: 20,873 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)

Max amount in largest container: 2,727 pounds

Days on site: 365

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Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

STORAGE LOCATIONS:

Confidential

Location Description: Inside warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 5,378 gallons

MIXTURE COMPONENTS:

Name: isopropanol CAS #: 67-63-0 EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 3.8 (by weight)

Name: methanol CAS #: 67-56-1 EHS

Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 28 (by weight)

Mixture or Product Name: SI-0373

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 48,089 pounds Maximum Amount code: 07 (25,000-49,999 pounds)

Average Daily Amount: 29,111 pounds Average Daily Amount code: 07 (25,000-49,999 pounds)

Max amount in largest container: 2,993 pounds

Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: Inside warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Tier II
Emergency and Hazardous Chemical Inventory
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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Amount: 5,302 gallons

MIXTURE COMPONENTS:

Name: Ethylene Glycol CAS #: 107-21-1 EHS
Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 35 (by weight)

Mixture or Product Name: SI-0373H

CAS #:

Chemical Category: Pure Mixture
EHS: Yes No
Physical State: Solid Liquid Gas
 Identical to previous year
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds
Maximum Amount: 5,861 pounds Maximum Amount code: 05 (5,000-9,999 pounds)
Average Daily Amount: 1,066 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)
Max amount in largest container: 2,917 pounds
Days on site: 61

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse
Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
Amount: 663 gallons

MIXTURE COMPONENTS:

Name: Ethylene Glycol CAS #: 107-21-1 EHS
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 18 (by weight)

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Emergency and Hazardous Chemical Inventory
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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Mixture or Product Name: SI-1373

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 52,972 pounds Maximum Amount code: 08 (50,000-74,999 pounds)

Average Daily Amount: 20,907 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)

Max amount in largest container: 3,252 pounds

Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: inside warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 5,702 gallons

MIXTURE COMPONENTS:

Name: Ethylene Glycol CAS #: 107-21-1 EHS

Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 33 (by volume)

Mixture or Product Name: SI-7063-S

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 1,854 pounds Maximum Amount code: 04 (1,000-4,999 pounds)
- Average Daily Amount: 1,679 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)
- Max amount in largest container: 1,854 pounds
- Days on site: 304

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 200 gallons

MIXTURE COMPONENTS:

- Name: Ethylene Glycol CAS #: 107-21-1 EHS
- Max Amt Code: 02 (100-499 pounds) Component Percentage: 10 (by volume)
- Name: HCl Acid CAS #: 7647-01-0 EHS
- Max Amt Code: 02 (100-499 pounds) Component Percentage: 6 (by weight)
- Name: Methanol CAS #: 67-56-1 EHS
- Max Amt Code: 01 (0-99 pounds) Component Percentage: 4 (by volume)

Mixture or Product Name: Stim Clean

- CAS #:
- Chemical Category: Pure Mixture
 - EHS: Yes No
 - Physical State: Solid Liquid Gas
 - Identical to previous year
 - Trade secret

PHYSICAL HAZARDS:

HEALTH HAZARDS:

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Emergency and Hazardous Chemical Inventory
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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust
- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 52,632 pounds Maximum Amount code: 08 (50,000-74,999 pounds)
- Average Daily Amount: 20,870 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)
- Max amount in largest container: 2,977 pounds
- Days on site: 304

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 5,835 gallons

MIXTURE COMPONENTS:

Name: HCl Acid CAS #: 7647-01-0 EHS
 Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 3.9 (by weight)

Mixture or Product Name: Stim Clean (Winterized)

- CAS #:
- Chemical Category: Pure Mixture
 - EHS: Yes No
 - Physical State: Solid Liquid Gas
 - Identical to previous year
 - Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)

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- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust
- Aspiration hazard
- Simple asphyxiant
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 53,390 pounds Maximum Amount code: 08 (50,000-74,999 pounds)
- Average Daily Amount: 20,921 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)
- Max amount in largest container: 3,020 pounds
- Days on site: 122

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 5,835 gallons

MIXTURE COMPONENTS:

- Name: Ethylene Glycol CAS #: 107-21-1 EHS
- Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 31 (by weight)
- Name: HCl Acid CAS #: 7647-01-0 EHS
- Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 3.7 (by weight)
- Name: TEG CAS #: 112-27-6 EHS
- Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 5.1 (by weight)

Mixture or Product Name: T-Break 659

- CAS #:
- Chemical Category: Pure Mixture
- EHS: Yes No
- Physical State: Solid Liquid Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

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Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- In contact with water emits flammable gas
- Combustible dust
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 408 pounds Maximum Amount code: 02 (100-499 pounds)
- Average Daily Amount: 260 pounds Average Daily Amount code: 02 (100-499 pounds)
- Max amount in largest container: 408 pounds
- Days on site: 213

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Plastic or non-metallic drum Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 55 gallons

MIXTURE COMPONENTS:

- Name: Methanol CAS #: 67-56-1 EHS
- Max Amt Code: 01 (0-99 pounds) Component Percentage: 20 (by weight)

- Name: Solvent Naptha Heavy CAS #: 64742-94-5 EHS
- Max Amt Code: 01 (0-99 pounds) Component Percentage: 13.3 (by weight)

- Name: Solvent Naptha Light CAS #: 64742-95-6 EHS
- Max Amt Code: 01 (0-99 pounds) Component Percentage: 10.6 (by weight)

- Name: Toluene CAS #: 108-88-3 EHS
- Max Amt Code: 02 (100-499 pounds) Component Percentage: 40 (by weight)

Chemical Name: Triethylene Glycol

CAS #: 112-27-6

- Chemical Category: Pure Mixture
- EHS: Yes No
- Physical State: Solid Liquid Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Gas under pressure (compressed gas)
- Simple asphyxiant
- In contact with water emits flammable gas
- Combustible dust
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 19,418 pounds Maximum Amount code: 06 (10,000-24,999 pounds)
- Average Daily Amount: 4,044 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)
- Max amount in largest container: 3,069 pounds
- Days on site: 91

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 2,088 gallons

Mixture or Product Name: WC-1300

CAS #:

- Chemical Category: Pure Mixture
- EHS: Yes No
- Physical State: Solid Liquid Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 26,538 pounds Maximum Amount code: 07 (25,000-49,999 pounds)
- Average Daily Amount: 13,195 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)
- Max amount in largest container: 3,389 pounds
- Days on site: 335

STORAGE LOCATIONS:

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Confidential

Location Description: Inside warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 2,584 gallons

MIXTURE COMPONENTS:

Name: Methanol CAS #: 67-56-1 EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 8 (by weight)

Name: THPS CAS #: 55566-30-8 EHS

Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 47 (by weight)

Mixture or Product Name: WC-1600

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 34,062 pounds Maximum Amount code: 07 (25,000-49,999 pounds)

Average Daily Amount: 9,419 pounds Average Daily Amount code: 05 (5,000-9,999 pounds)

Max amount in largest container: 3,567 pounds

Days on site: 304

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 3,151 gallons

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

MIXTURE COMPONENTS:

Name: Methanol CAS #: 67-56-1 EHS
Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 20 (by weight)

Name: THPS CAS #: 55566-30-8 EHS
Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 60 (by weight)

Mixture or Product Name: WT-0191

CAS #:

Chemical Category: Pure Mixture
EHS: Yes No
Physical State: Solid Liquid Gas
 Identical to previous year
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds
Maximum Amount: 2,765 pounds Maximum Amount code: 04 (1,000-4,999 pounds)
Average Daily Amount: 1,090 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)
Max amount in largest container: 2,264 pounds
Days on site: 183

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse
Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
Amount: 403 gallons

MIXTURE COMPONENTS:

Name: Isopropyl Alcohol CAS #: 67-63-0 EHS
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 80 (by weight)

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Mixture or Product Name: WTC-0191

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 809 pounds Maximum Amount code: 03 (500-999 pounds)

Average Daily Amount: 178 pounds Average Daily Amount code: 02 (100-499 pounds)

Max amount in largest container: 404 pounds

Days on site: 61

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Plastic or non-metallic drum

Pressure: Ambient pressure

Temperature: Ambient temperature

Amount: 110 gallons

MIXTURE COMPONENTS:

Name: Isopropyl Alcohol CAS #: 67-63-0 EHS

Max Amt Code: 02 (100-499 pounds) Component Percentage: 56 (by weight)

Mixture or Product Name: WTC-3100

CAS #:

Chemical Category: Pure Mixture

EHS: Yes No

Physical State: Solid Liquid Gas

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 2,633 pounds Maximum Amount code: 04 (1,000-4,999 pounds)
- Average Daily Amount: 658 pounds Average Daily Amount code: 03 (500-999 pounds)
- Max amount in largest container: 2,633 pounds
- Days on site: 30

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 309 gallons

MIXTURE COMPONENTS:

- Name: Glutaraldehyde CAS #: EHS
- Max Amt Code: 02 (100-499 pounds) Component Percentage: 18 (by weight)
- Name: Methanol CAS #: 67-56-1 EHS
- Max Amt Code: 02 (100-499 pounds) Component Percentage: 6.1 (by weight)

Mixture or Product Name: WTC-6075X

- CAS #:
- Chemical Category: Pure Mixture
 - EHS: Yes No
 - Physical State: Solid Liquid Gas
 - Identical to previous year
 - Trade secret

PHYSICAL HAZARDS:

- Explosive

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 17,676 pounds Maximum Amount code: 06 (10,000-24,999 pounds)
- Average Daily Amount: 11,114 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)
- Max amount in largest container: 2,633 pounds
- Days on site: 365

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 2,215 gallons

MIXTURE COMPONENTS:

- Name: Methanol CAS #: 67-56-1 EHS
- Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 33.2 (by weight)

Mixture or Product Name: WTC-6903C

- CAS #:
- Chemical Category: Pure Mixture
- EHS: Yes No
- Physical State: Solid Liquid Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Gas under pressure (compressed gas)
- Simple asphyxiant
- In contact with water emits flammable gas
- Combustible dust
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 919 pounds Maximum Amount code: 03 (500-999 pounds)
- Average Daily Amount: 919 pounds Average Daily Amount code: 03 (500-999 pounds)
- Max amount in largest container: 919 pounds
- Days on site: 244

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 55 gallons

MIXTURE COMPONENTS:

- Name: Formaldehyde CAS #: 50-00-0 EHS
- Max Amt Code: 02 (100-499 pounds) Component Percentage: 32 (by weight)
- Name: Methanol CAS #: 67-56-1 EHS
- Max Amt Code: 02 (100-499 pounds) Component Percentage: 27 (by weight)

Chemical Name: Xylene

CAS #: 1330-20-7

- Chemical Category: Pure Mixture
- EHS: Yes No
- Physical State: Solid Liquid Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 8,724 pounds Maximum Amount code: 05 (5,000-9,999 pounds)
- Average Daily Amount: 1,674 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)
- Max amount in largest container: 995 pounds
- Days on site: 61

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside warehouse
- Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 1,210 pounds

Mixture or Product Name: ZX-400

- CAS #:
- Chemical Category: Pure Mixture
 - EHS: Yes No
 - Physical State: Solid Liquid Gas
 - Identical to previous year
 - Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 223 pounds Maximum Amount code: 02 (100-499 pounds)
- Average Daily Amount: 223 pounds Average Daily Amount code: 02 (100-499 pounds)
- Max amount in largest container: 223 pounds
- Days on site: 213

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Plastic or non-metallic drum Pressure: Ambient pressure Temperature: Ambient temperature
- Amount: 30 gallons

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

MIXTURE COMPONENTS:

Name: Solvent Naptha Light CAS #: 64742-95-6 EHS
Max Amt Code: 01 (0-99 pounds) Component Percentage: 1.7 (by weight)

Name: Toluene CAS #: 108-88-3 EHS
Max Amt Code: 01 (0-99 pounds) Component Percentage: 39 (by weight)

Name: Xylene CAS #: 1330-20-7 EHS
Max Amt Code: 01 (0-99 pounds) Component Percentage: 43 (by weight)

Mixture or Product Name: ZX-400H

CAS #:

Chemical Category: Pure Mixture
EHS: Yes No
Physical State: Solid Liquid Gas
 Identical to previous year
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds
Maximum Amount: 221 pounds Maximum Amount code: 02 (100-499 pounds)
Average Daily Amount: 55 pounds Average Daily Amount code: 01 (0-99 pounds)
Max amount in largest container: 221 pounds
Days on site: 30

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse
Container Type: Plastic or non-metallic drum Pressure: Ambient pressure Temperature: Ambient temperature
Amount: 30 gallons

MIXTURE COMPONENTS:

Tier II
Emergency and Hazardous Chemical Inventory
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Name: Toluene CAS #: 108-88-3 EHS
Max Amt Code: 01 (0-99 pounds) Component Percentage: 43 (by weight)

Name: Xylene CAS #: 1330-20-7 EHS
Max Amt Code: 01 (0-99 pounds) Component Percentage: 43 (by weight)

State/local fees: None

- I have attached a site plan
- I have attached a list of site coordinate abbreviations
- I have attached a description of dikes and other safeguard measures

Certification (Read and sign after completing all sections)

I certify under penalty of law that I have personally examined and am familiar with the information in pages 1 through 70, and that based on my inquiry of those individuals responsible for obtaining this information, I believe that the submitted informaton is true, accurate, and complete.

Signature

02/24/2022
Date signed

Larry Crow
Name and official title of owner/operator OR owner/operator's authorized representative



Staff Report

To: City of Dickinson Planning & Zoning Commission
From: City of Dickinson Community Development Services
Date: February 26, 2024
Re: SUP-002-2024 Chemical Storage Special Use Permit

OWNER/APPLICANT

Bill Kainz
 GEO Chemicals, LLC 2225 West Villard,
 Dickinson, ND 58601
 Bill.kainz@geo-chemicals.com
 (701) 260-3339

Public Hearing	March 13, 2024	Planning and Zoning Commission
Final Consideration	March 19, 2024	City Commission

Geo Chemicals, LLC is applying for a Special Use Permit on a property located at 4637 West Villard. The special use permit will be for the storage and distribution of oilfield chemicals along with the daily operations of their business. They are currently operating at 2367 West Villard and have communicated that the operations as they can be observed at the current site should be expected to be no different from those at the 4637 West Villard location.

They will store chemicals which have are listed in the chemical inventory in accompanying attachments, on site in pails, drums, and totes. No bulk storage tanks are being proposed.

Public Comments: None

Staff Recommendation: Approval subject to conditions listed within this staff report.

LOCATION

The property proposed for this Special Use Permit is legally described as Lots 2 and 3, Block 2 of the Dickinson Industries Addition located in the northwest quarter of Section 7, Township 140 North, Range 96 West, 5th, in the City of Dickinson’s ETZ. The site is located at the southwest corner of the intersection between Villard St W and GTA Dr.



CURRENT ZONING	GI
FUTURE LAND USE MAP DESIGNATION	Industrial
GROSS SITE ACREAGE	+/- 2.7 acres
LOTS PROPOSED	N/A

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	AG	Agriculture
East	GI	Varied industrial uses
South	GI	Varied industrial uses
West	GI	Varied industrial uses

STAFF ANALYSIS

Purpose for SUP Application

Section 39.04.005 Development Regulations: Table 4-2: Permitted Uses by Zoning District

Note 8. Toxic Gaseous Storage: Storage facilities of toxic gaseous, materials, tanks/or bulk facilities shall not be built within (2) two miles of any residential subdivision or within (1) mile of any building for human occupancy generally, unless approved by a special use permit after a finding that storage will not pose a potential public health hazard.

Section 39.06.007 Performance Standards for Industrial Uses

(10) Industrial Uses in the GI District: Performance Standards

Storage of Chemical Products: If allowed by Special Use Permit, any above of below ground storage of liquid petroleum products or chemicals of a flammable or noxious nature shall not exceed 150,000 gallons when stored on one lot less than one acre. Such storage shall not exceed 25,000 gallons in any one tank. Storage of liquid petroleum products or chemicals of a flammable or noxious nature in excess of 25,000 gallons shall be located at least 50 feet from any structure intended for human habitation and at least 1,000 feet from any Residential or Commercial Zoning district.

Compatibility with Local Uses

With the assumption that all necessary precautions are made relating to the transmission, storage, and/or use of the listed chemicals, the surrounding land uses are found to be compatible, as the nearest residence is over 1,000 feet from the subject parcel. All adjacent parcels are zoned as General Industrial.

Compliance with Zoning and Subdivision Regulations

If approved, the subject parcel will comply with requirements as set forth by Articles 39 Zoning and 34 Subdivision. The City of Dickinson Fire Department has reviewed this request and has issued no statements of concern which would not be addressed by the recommended conditions.

Public Input

As of the date of this report, City staff has not received any public comments.

Staff Recommendation

City Community Development Services Staff recommends approval of SUP-002-2024, subject to the following conditions:

1. Hazardous materials to be stored on site shall be limited to the ones listed in the attached "Chemical Inventory"
2. Development and on-site operations of hazardous materials shall be as described in this staff report as well as in the material found in the attachments.
3. No more than 25,000 gallons of chemicals shall be stored within 50 feet of any structure of human habitation.
4. No more than 25,000 gallons of chemicals shall be stored within 1,000 feet of any Residential or Commercial zoning districts.

5. As part of the development process, and to facilitate public safety, the applicant shall coordinate with law enforcement and emergency responders, including the City of Dickinson Police Department, the Dickinson Rural Fire Department, and the Stark County Emergency Management Department.
6. To ensure compliance with the all applicable regulations as well as the conditions of the special use permit, the applicant shall arrange for annual inspections by the City of Dickinson Community Development as well as other appropriate agencies. The first inspection shall occur no later than one year after approval of the special use permit.
7. The SUP approval shall expire with any change in ownership. All subsequent owners of the property shall be required to reapply for SUP approval.
8. On-site storage of hazardous materials shall comply with all applicable City, County, State and Federal regulations.
9. A final engineering review of the storm water volume calculation, berm detail, and synthetic line specifications shall be completed prior to final approval.

MOTIONS:

*****Approval*****

*“I move the City of Dickinson Planning and Zoning Commission recommend approval of **SUP-002-2024** as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare “*

(AND) the following additional requirements (IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):

1. _____;
2. _____.

*****Denial*****

*“I move the Dickinson Planning and Zoning Commission recommend Denial of **SUP-002-2024** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare.”*

Unified Development Application

Have you had a pre-application meeting with City Staff? Yes

Please upload the letter or counseling form you received following your pre-application meeting: [Planning Department Development Checklist Pruitt. 8.23.2022.pdf](#)

Name Josh Muehler

Company Mountain Plains LLC

Applicant Email jmuehler@mtnplains.com

Applicant Phone # (701) 516-2289

Type of Development Minor Subdivision Preliminary/Final Plat

Is this a Replat No

Owner Name Greg Pruitt

Owner Address 22 Patterson Lake Dr, Dickinson, North Dakota, 58601

Owner Email jordanselinger@kbrslawfirm.com

Owner Phone # (701) 290-1146

Is the owner present to Sign

Owner Signature Upload [SKBRS LAW23050108571.pdf](#)

Will this application require any other action to complete the development?

Metes and Bounds Description

PLAT BOUNDARY DESCRIPTION
 A TRACT OF LAND LOCATED IN THE EAST HALF (E1/2) OF SECTION 8, T.139N. R.96W. OF THE FIFTH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N01°32'52"E ON AND ALONG THE EAST LINE OF SAID SECTION 8 A DISTANCE OF 777.52 FEET TO A POINT ON THE NORTH BANK OF THE HEART RIVER, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH BANK OF THE HEART RIVER THE FOLLOWING COURSES: S71°32'04"W A DISTANCE OF 24.52 FEET; THENCE S83°51'16"W A DISTANCE OF 42.16 FEET; THENCE N89°36'00"W A DISTANCE OF 67.45 FEET; THENCE N78°40'34"W A DISTANCE OF 43.15 FEET; THENCE N71°49'45"W A DISTANCE OF 39.77 FEET; THENCE N70°28'44"W A DISTANCE OF 34.88 FEET; THENCE N62°51'44"W A DISTANCE OF 31.36 FEET; THENCE N51°09'56"W A DISTANCE OF 29.01 FEET; THENCE N40°05'36"W A DISTANCE OF 30.04 FEET; THENCE N46°43'24"W A DISTANCE OF 66.28 FEET; THENCE N15°09'26"W A DISTANCE OF 34.30 FEET; THENCE N28°31'42"W A DISTANCE OF 38.97 FEET; THENCE N08°44'25"W A DISTANCE OF 38.77 FEET; THENCE N16°46'25"W A DISTANCE OF 54.00 FEET; THENCE N08°22'22"W A DISTANCE OF 46.12 FEET; THENCE N16°32'41"W A DISTANCE OF 31.06 FEET; THENCE N10°11'55"W A DISTANCE OF 37.37 FEET; THENCE N14°12'31"W A DISTANCE OF 40.94 FEET; THENCE N10°10'07"W A DISTANCE OF 35.94 FEET; THENCE N17°33'07"W A DISTANCE OF 29.04 FEET; THENCE N13°44'34"W A DISTANCE OF 65.76 FEET; THENCE N16°55'21"W A DISTANCE OF 63.50 FEET; THENCE N14°28'20"W A DISTANCE OF 28.34 FEET; THENCE N25°02'55"W A DISTANCE OF 31.62 FEET; THENCE N17°51'56"W A DISTANCE OF 17.22 FEET; THENCE N23°27'56"W A DISTANCE OF 67.46 FEET; THENCE N30°14'50"W A DISTANCE OF 66.71 FEET; THENCE N31°32'56"W A DISTANCE OF 88.55 FEET; THENCE N25°31'33"W A

DISTANCE OF 56.96 FEET; THENCE N25°51'18"W A DISTANCE OF 48.80 FEET; THENCE N42°18'42"W A DISTANCE OF 25.31 FEET; THENCE N34°40'26"W A DISTANCE OF 58.32 FEET; THENCE N38°37'29"W A DISTANCE OF 63.50 FEET; THENCE N43°37'33"W A DISTANCE OF 47.12 FEET; THENCE N34°28'14"W A DISTANCE OF 35.63 FEET; THENCE N40°14'23"W A DISTANCE OF 57.64 FEET; THENCE N47°33'16"W A DISTANCE OF 63.32 FEET; THENCE N39°00'00"W A DISTANCE OF 194.17 FEET; THENCE N40°30'37"W A DISTANCE OF 89.93 FEET; THENCE N21°55'27"W A DISTANCE OF 35.31 FEET; THENCE N38°44'52"W A DISTANCE OF 54.68 FEET; THENCE N58°56'06"W A DISTANCE OF 82.86 FEET; THENCE N54°06'57"W A DISTANCE OF 36.79 FEET; THENCE N45°30'45"W A DISTANCE OF 46.18 FEET TO A POINT ON THE EASTERLY LINE OF LOT 6, BLOCK 2, STABLE ESTATES SUBDIVISION, DOCUMENT #3167912, RECORDED AT THE STARK COUNTY COURTHOUSE; THENCE N38°40'26"E ON AND ALONG THE EASTERLY LINE OF SAID LOT 6 A DISTANCE OF 418.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DEER RUN DRIVE; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DEER RUN DRIVE, ON A CURVE TO THE LEFT HAVING A CHORD BEARING OF S73°18'20"E, A CHORD LENGTH OF 384.58 FEET, A RADIUS OF 339.94 FEET AND A LENGTH OF CURVE OF 408.76 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3 OF SAID STABLE ESTATES SUBDIVISION; THENCE S33°17'31"E ON AND ALONG THE WESTERLY LINE OF SAID LOT 1 A DISTANCE OF 352.07 FEET TO A POINT ON THE WESTERLY BANK OF THE HEART RIVER; THENCE CONTINUING ALONG THE WESTERLY BANK OF THE HEART RIVER THE FOLLOWING COURSES: S31°05'44"W A DISTANCE OF 51.53 FEET; THENCE S25°01'08"W A DISTANCE OF 30.07 FEET; THENCE S30°51'57"W A DISTANCE OF 36.50 FEET; THENCE S15°16'43"W A DISTANCE OF 84.52 FEET; THENCE S21°59'07"W A DISTANCE OF 48.15 FEET; THENCE S11°42'38"W A DISTANCE OF 44.64 FEET; THENCE S09°03'40"W A DISTANCE OF 54.15 FEET; THENCE S00°36'58"W A DISTANCE OF 75.52 FEET; THENCE S07°08'09"E A DISTANCE OF 43.20 FEET; THENCE S12°50'52"E A DISTANCE OF 108.94 FEET; THENCE S20°19'42"E A DISTANCE OF 39.16 FEET; THENCE S27°56'41"E A DISTANCE OF 81.74 FEET; THENCE S36°30'06"E A DISTANCE OF 49.04 FEET; THENCE S42°38'48"E A DISTANCE OF 85.31 FEET; THENCE S46°33'29"E A DISTANCE OF 78.38 FEET; THENCE S42°34'53"E A DISTANCE OF 41.97 FEET; THENCE S57°07'01"E A DISTANCE OF 135.49 FEET; THENCE S73°20'21"E A DISTANCE OF 49.96 FEET; THENCE S69°19'24"E A DISTANCE OF 57.99 FEET; THENCE S57°28'45"E A DISTANCE OF 50.47 FEET; THENCE S72°42'07"E A DISTANCE OF 59.71 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 8; THENCE S01°32'52"W ON AND ALONG THE EAST LINE OF SAID SECTION 8 A

DISTANCE OF 562.03 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 17.35 ACRES, MORE OR LESS, AND SHALL HENCE FORTH BE KNOWN AS LOTS 1 AND 2, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES, AND SURVEYS

	1/4 Section	Township	Range
Description	SE 8	139N	96W

Property Address / General Project Location	Dickinson ETZ	
Total Square Footage or Acreage of Subject Property	17.35 Acres	
Rezone Calc Multiplier	0	
Minor Platting Multiplier	1	
Prelim Platting Multiplier	0	
Major Platting Multiplier	0	
Name of Plat	Heart River Bottoms Subdivision	
Number Lots	1 to 10 Lots	
Number of Block(s)	1	
	0	
Application Calc	500	
Required Documentation Upload	Jordan Selinger - Final Plat-24x36.pdf	
Deed for Property	Doc 3163805.pdf Pruitt Deed.pdf	
Application Fees	Applicable Fees	500.00 USD
	Total:	\$500.00
	Transaction ID:	gfz8s40r

==Payer Info==
First Name Josh
Last Name Muehler

Applicant Signature



Date 05-17-2023

You can [edit this submission](#) and [view all your submissions](#) easily.

Minor Plat FLP-008-2023 Heart River Bottoms Subdivision



KUBIK, BOGNER, RIDL & SELINGER, P.L.L.P.

JON BOGNER
BRUCE A. SELINGER
JORDAN L. SELINGER*
JARED W. GIETZEN
KRISTEN DESILETS
OLIVIA L. KREBS**

Attorneys and Counselors At Law
117 1st Street East
P.O. Box 1173
Dickinson, North Dakota 58602-1173

PHONE #: 701-225-9155
FAX #: 701-225-9157
EMAIL: kbrslaw@ndsupernet.com

JOSEPH H. KUBIK
(1950-2002)
DAVID J. RIDL
(RETIRED)

*Also licensed in Montana
**Also licensed in South Dakota

February 7, 2024

City of Dickinson
38 1st St W
Dickinson, ND 58601

Re: Heart River Bottoms Subdivision

To Whom It May Concern:

This letter is in support of the approval of the proposed Heart River Bottoms Subdivision. The Subdivision will consist of two lots. The property is currently owned by Greg and Dawn Pruitt. Upon the City's approval of the Heart River Bottoms Subdivision, Lot 1 will be transferred to Jordan and Kayla Selinger. Jordan and Kayla will build their own home on Lot 1 and Greg and Dawn Pruitt will build a home on Lot 2. Although Lot 2 is 8.31 acres, the Pruitts understand that only a portion of that lot, approximately 2.5 acres, is buildable due to flood plain limits.

Thank you

Sincerely,

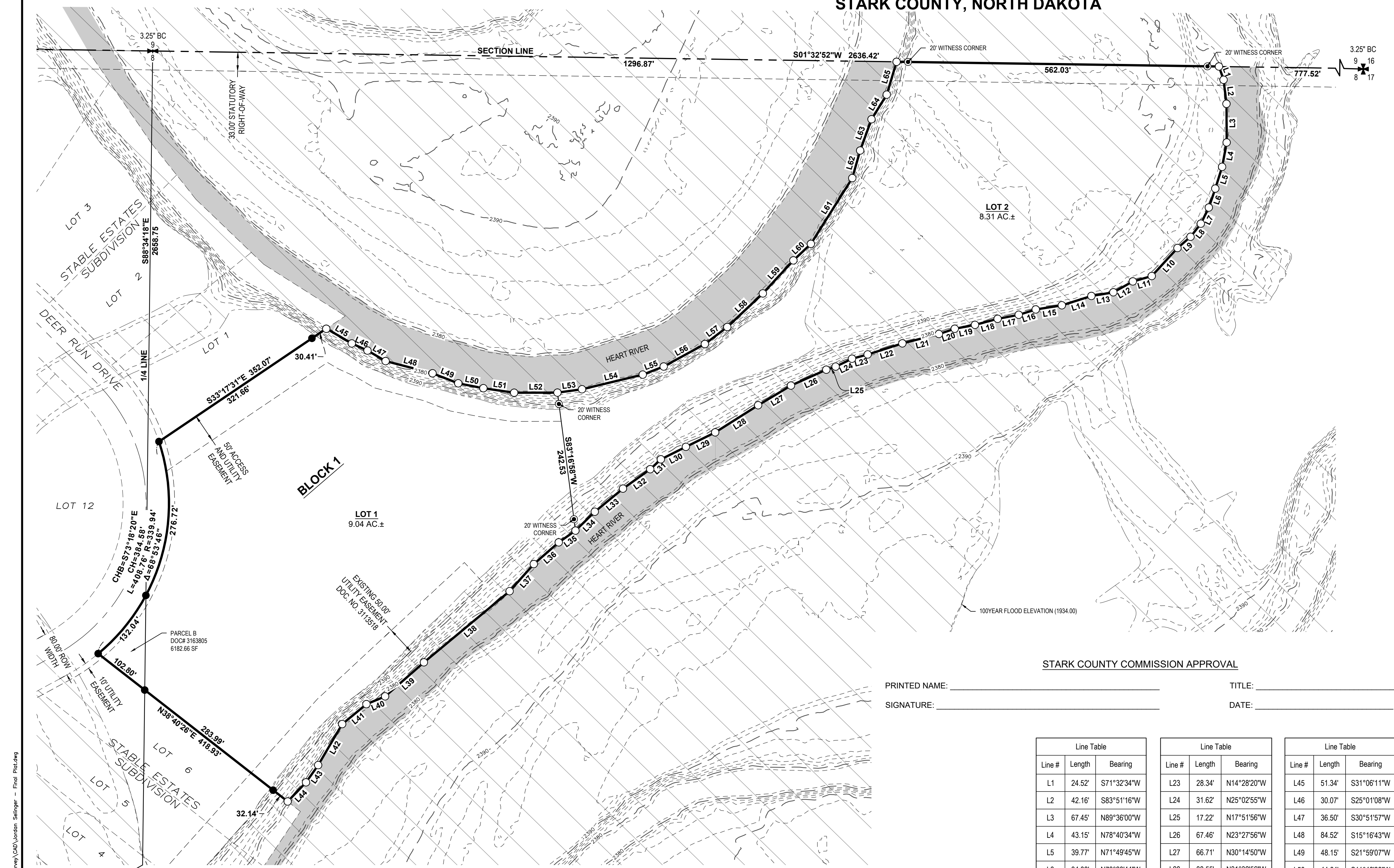


Jordan L. Selinger

JLS/lk

HEART RIVER BOTTOMS SUBDIVISION

A TRACT OF LAND BEING PARCEL B OF THE NE1/4 AND A PORTION OF THE SE1/4 OF SECTION 8, T139N, R96W, OF THE 5TH PRINCIPAL MERIDIAN,
STARK COUNTY, NORTH DAKOTA



PLAT BOUNDARY DESCRIPTION
A TRACT OF LAND BEING PARCEL B OF THE NE1/4 AND A PORTION OF THE SE1/4 OF SECTION 8, T. 139N. R. 96W. OF THE FIFTH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N01°32'52"E ON AND ALONG THE EAST LINE OF SAID SECTION 8 A DISTANCE OF 777.52 FEET TO A POINT ON THE NORTH BANK OF THE HEART RIVER, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH BANK OF THE HEART RIVER THE FOLLOWING FORTY FOUR (44) COURSES: S71°32'34"W A DISTANCE OF 24.52 FEET; THENCE S83°51'16"W A DISTANCE OF 42.16 FEET; THENCE N89°36'00"W A DISTANCE OF 67.45 FEET; THENCE N78°40'34"W A DISTANCE OF 43.15 FEET; THENCE N71°49'45"W A DISTANCE OF 39.77 FEET; THENCE N70°28'44"W A DISTANCE OF 34.88 FEET; THENCE N62°51'44"W A DISTANCE OF 31.36 FEET; THENCE N51°09'56"W A DISTANCE OF 29.01 FEET; THENCE N40°05'36"W A DISTANCE OF 30.04 FEET; THENCE N46°43'24"W A DISTANCE OF 66.28 FEET; THENCE N15°09'26"W A DISTANCE OF 34.30 FEET; THENCE N28°31'42"W A DISTANCE OF 38.97 FEET; THENCE N08°44'25"W A DISTANCE OF 38.77 FEET; THENCE N16°46'25"W A DISTANCE OF 54.00 FEET; THENCE N08°22'22"W A DISTANCE OF 46.12 FEET; THENCE N18°32'34"W A DISTANCE OF 31.06 FEET; THENCE N10°11'55"W A DISTANCE OF 37.37 FEET; THENCE N14°12'21"W A DISTANCE OF 40.94 FEET; THENCE N10°10'07"W A DISTANCE OF 35.94 FEET; THENCE N17°33'07"W A DISTANCE OF 29.04 FEET; THENCE N13°44'34"W A DISTANCE OF 65.76 FEET; THENCE N16°55'21"W A DISTANCE OF 63.50 FEET; THENCE N14°28'20"W A DISTANCE OF 28.34 FEET; THENCE N25°02'55"W A DISTANCE OF 31.62 FEET; THENCE N17°51'56"W A DISTANCE OF 17.22 FEET; THENCE N23°27'56"W A DISTANCE OF 67.46 FEET; THENCE N30°14'50"W A DISTANCE OF 66.71 FEET; THENCE N31°32'56"W A DISTANCE OF 88.55 FEET; THENCE N25°31'33"W A DISTANCE OF 56.96 FEET; THENCE N25°51'18"W A DISTANCE OF 48.80 FEET; THENCE N42°18'42"W A DISTANCE OF 25.31 FEET; THENCE N34°40'26"W A DISTANCE OF 58.32 FEET; THENCE N38°37'29"W A DISTANCE OF 63.50 FEET; THENCE N43°37'33"W A DISTANCE OF 47.12 FEET; THENCE N34°28'14"W A DISTANCE OF 35.63 FEET; THENCE N40°14'23"W A DISTANCE OF 57.64 FEET; THENCE N47°33'16"W A DISTANCE OF 63.32 FEET; THENCE N39°00'00"W A DISTANCE OF 194.17 FEET; THENCE N40°30'37"W A DISTANCE OF 89.93 FEET; THENCE N21°55'27"W A DISTANCE OF 35.31 FEET; THENCE N38°44'52"W A DISTANCE OF 54.88 FEET; THENCE N58°58'06"W A DISTANCE OF 82.86 FEET; THENCE N54°08'57"W A DISTANCE OF 36.79 FEET; THENCE N45°30'45"W A DISTANCE OF 46.18 FEET TO A POINT ON THE EASTERLY LINE OF LOT 6, BLOCK 2 OF STABLE ESTATES SUBDIVISION, DESCRIBED IN DOCUMENT #3167912, RECORDED AT THE STARK COUNTY RECORDER; THENCE N38°40'26"E ON AND ALONG THE EASTERLY LINE OF SAID LOT 6 A DISTANCE OF 418.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF DEER RUN DRIVE; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID DEER RUN DRIVE, ON A CURVE TO THE LEFT HAVING A CHORD BEARING OF S73°18'20"E, A CHORD LENGTH OF 384.58 FEET, A RADIUS OF 339.94 FEET, AND A LENGTH OF CURVE OF 408.76 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3 OF SAID STABLE ESTATES SUBDIVISION; THENCE S33°17'31"E ON AND ALONG THE WESTERLY LINE OF SAID LOT 1 A DISTANCE OF 352.07 FEET TO A POINT ON THE WESTERLY BANK OF THE HEART RIVER; THENCE CONTINUING ALONG THE WESTERLY BANK OF SAID HEART RIVER THE FOLLOWING TWENTY ONE (21) COURSES: S31°06'44"W A DISTANCE OF 51.53 FEET; THENCE S25°01'08"W A DISTANCE OF 30.07 FEET; THENCE S30°51'57"W A DISTANCE OF 36.50 FEET; THENCE S15°16'43"W A DISTANCE OF 84.52 FEET; THENCE S21°59'07"W A DISTANCE OF 48.15 FEET; THENCE S11°42'38"W A DISTANCE OF 44.64 FEET; THENCE S09°03'40"W A DISTANCE OF 54.15 FEET; THENCE S00°36'58"W A DISTANCE OF 75.52 FEET; THENCE S07°08'09"E A DISTANCE OF 43.20 FEET; THENCE S12°50'52"E A DISTANCE OF 108.94 FEET; THENCE S20°19'42"E A DISTANCE OF 39.16 FEET; THENCE S27°56'41"E A DISTANCE OF 81.74 FEET; THENCE S36°30'06"E A DISTANCE OF 49.04 FEET; THENCE S42°38'48"E A DISTANCE OF 85.31 FEET; THENCE S46°33'29"E A DISTANCE OF 78.38 FEET; THENCE S42°34'53"E A DISTANCE OF 41.97 FEET; THENCE S57°07'01"E A DISTANCE OF 135.49 FEET; THENCE S73°20'21"E A DISTANCE OF 49.96 FEET; THENCE S69°19'24"E A DISTANCE OF 57.99 FEET; THENCE S57°28'45"E A DISTANCE OF 50.47 FEET; THENCE S72°40'06"E A DISTANCE OF 59.73 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 8; THENCE S01°32'52"W ON AND ALONG THE EAST LINE OF SAID SECTION 8 A DISTANCE OF 562.03 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 17.35 ACRES, MORE OR LESS, AND SHALL HENCE FORTH BE KNOWN AS HEART RIVER BOTTOMS SUBDIVISION, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES, AND SURVEYS

SURVEYOR'S CERTIFICATE
I, MICHAEL J. TARNOWSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, NORTH DAKOTA PLS NO. LS-27506, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE BY ME OR UNDER MY DIRECTION, AND THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

MICHAEL J. TARNOWSKI, PLS-27506
STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH) SS)

ON THIS ___ DAY OF _____, 2024, APPEARED BEFORE ME, MICHAEL J. TARNOWSKI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND DID ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME AS THEIR OWN FREE ACT AND DEED.

_____, (NOTARY PUBLIC)
_____, COUNTY, _____

MY COMMISSION EXPIRES: _____

PRELIMINARY

OWNER'S CERTIFICATE AND DEDICATION
THE UNDERSIGNED, OWNERS OF THE WITHIN DESCRIBED PROPERTY, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-02-39 OF THE NORTH DAKOTA CENTURY CODE, AND UPON DEMAND OF THE COUNTY ENGINEER OF STARK COUNTY, NORTH DAKOTA, HAS CAUSED THE SAME TO BE MADE WITHIN AND FOREGOING PLAT OF SAID LAND, WITH THE LOTS AS (HEREIN DESCRIBED, AND HAS CAUSED THE SAME TO BE PLACED ON RECORD AS PROVIDED BY LAW), ALL STREETS, AVENUES AND RIGHTS OF WAY DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE.

GREG PRUITT
ON THIS ___ DAY OF _____, 2024, BEFORE ME PERSONALLY APPEARED _____ KNOWN TO BE THE SAME PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME.

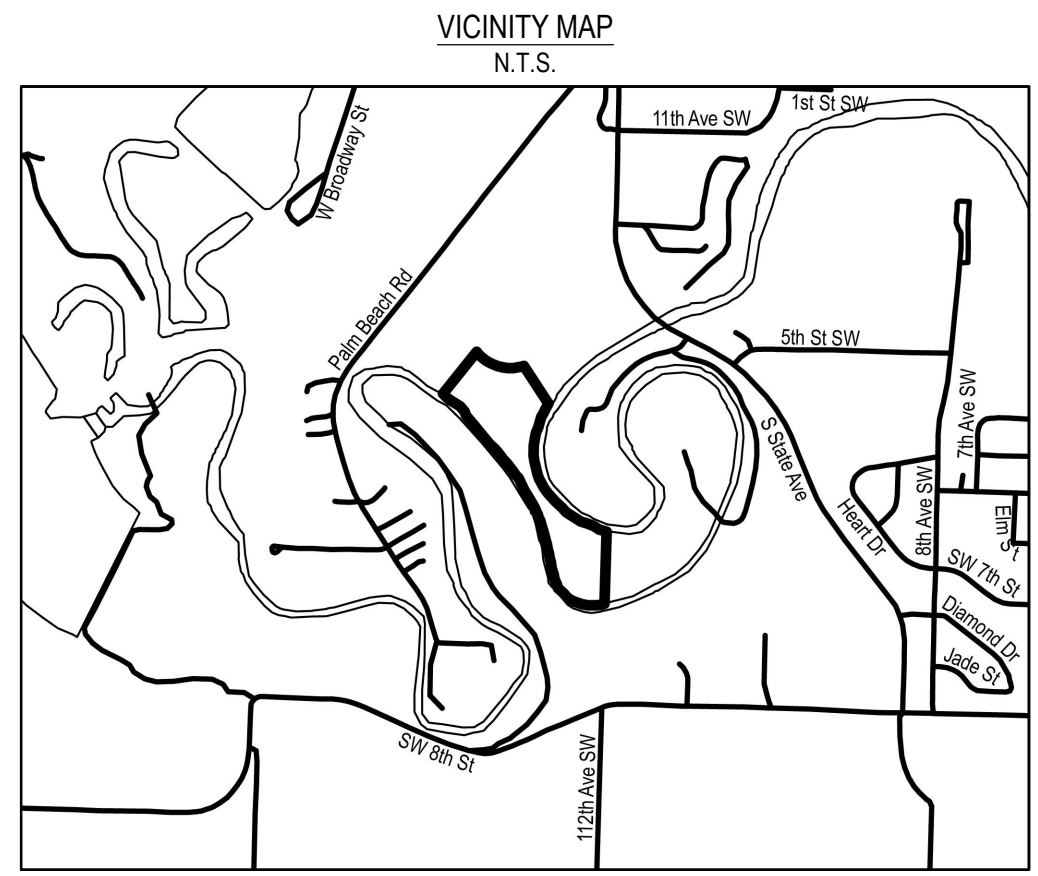
_____, COUNTY, NORTH DAKOTA

DAWN PRUITT
ON THIS ___ DAY OF _____, 2024, BEFORE ME PERSONALLY APPEARED _____ KNOWN TO BE THE SAME PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME.

_____, COUNTY, NORTH DAKOTA

STARK COUNTY COMMISSION APPROVAL
PRINTED NAME: _____ TITLE: _____
SIGNATURE: _____ DATE: _____

Line Table			Line Table			Line Table		
Line #	Length	Bearing	Line #	Length	Bearing	Line #	Length	Bearing
L1	24.52'	S71°32'34"W	L23	28.34'	N14°28'20"W	L45	51.34'	S31°06'11"W
L2	42.16'	S83°51'16"W	L24	31.62'	N25°02'55"W	L46	30.07'	S25°01'08"W
L3	67.45'	N89°36'00"W	L25	17.22'	N17°51'56"W	L47	36.50'	S30°51'57"W
L4	43.15'	N78°40'34"W	L26	67.46'	N23°27'56"W	L48	84.52'	S15°16'43"W
L5	39.77'	N71°49'45"W	L27	66.71'	N30°14'50"W	L49	48.15'	S21°59'07"W
L6	34.88'	N70°28'44"W	L28	88.55'	N31°32'56"W	L50	44.64'	S11°42'38"W
L7	31.36'	N62°51'44"W	L29	56.96'	N25°31'33"W	L51	54.14'	S09°03'40"W
L8	29.01'	N51°09'56"W	L30	48.80'	N25°51'18"W	L52	75.52'	S00°36'58"W
L9	30.04'	N40°05'36"W	L31	25.31'	N42°18'42"W	L53	43.20'	S07°08'09"E
L10	66.28'	N46°43'24"W	L32	58.32'	N34°40'26"W	L54	108.94'	S12°50'52"E
L11	34.30'	N15°09'26"W	L33	63.50'	N38°37'29"W	L55	39.16'	S20°19'42"E
L12	38.97'	N28°31'42"W	L34	47.12'	N43°37'33"W	L56	81.74'	S27°56'41"E
L13	38.77'	N08°44'25"W	L35	35.63'	N34°28'14"W	L57	49.04'	S36°30'06"E
L14	54.00'	N16°46'25"W	L36	57.64'	N40°14'23"W	L58	85.31'	S42°38'48"E
L15	46.12'	N08°22'22"W	L37	63.32'	N47°33'16"W	L59	78.38'	S46°33'29"E
L16	31.06'	N16°32'41"W	L38	194.17'	N39°00'00"W	L60	41.97'	S42°34'53"E
L17	37.37'	N10°11'55"W	L39	89.93'	N40°30'37"W	L61	135.49'	S57°07'01"E
L18	40.94'	N14°12'31"W	L40	35.31'	N21°55'27"W	L62	49.96'	S73°20'21"E
L19	35.94'	N10°10'07"W	L41	54.68'	N38°44'52"W	L63	57.99'	S69°19'24"E
L20	29.04'	N17°33'07"W	L42	82.86'	N58°58'06"W	L64	50.47'	S57°28'45"E
L21	65.76'	N13°44'34"W	L43	36.79'	N34°06'57"W	L65	59.73'	S72°40'06"E
L22	63.50'	N16°55'21"W	L44	46.18'	N45°30'45"W			



- LEGEND**
- SET #5 REBAR W/ YPC *TARNOWSKI LS-27506
 - FOUND SECTION CORNER AS NOTED
 - FOUND 1/4 CORNER AS NOTED
 - FOUND MONUMENT BPC LS-5466
 - ORDINARY HIGH WATER MARK
 - PLAT BOUNDARY
 - PROPOSED LOT LINE
 - SECTION LINE
 - EXISTING EASEMENT
 - WETLAND BOUNDARY
 - 100-YEAR FLOODPLAIN EL. 1637.00' NAVD88
- CLIENT:**
JORDAN SELINGER
2227 4TH ST W
DICKINSON, ND 58601
(701) 290-1146
- SURVEYOR:**
MICHAEL J. TARNOWSKI, PLS
MOUNTAIN PLAINS, LLC
1300 TACOMA AVE, SUITE A
BISMARCK, ND 58504
(701) 557-3348
- NOTES:**
1. BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENT.
2. FIELD SURVEY COMPLETED 3/16/2022.
3. SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN OR NOT SHOWN.
4. TOTAL LOTS: 2
5. TOTAL PLAT: 17.35 ACRES
6. PROPOSED ZONING: LOW DENSITY RESIDENTIAL
7. FRONT YARD SETBACK IS 25 FEET SIDE YARD SETBACK IS 5 FEET, AND BACK YARD SETBACK IS 20 FEET.
8. 100 YEAR FLOOD PLAN: FEMA ZONE X. DOCUMENT #38089C0427E/431E. EFFECTIVE DATE: 11/04/2010
9. CONTOUR LINES WERE DERIVED FROM NORTH DAKOTA STATE WATER COMMISSION LIDAR DATA.
BASIS OF BEARINGS: BEARINGS SHOWN ARE GRID BEARINGS BASED ON NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83, INTERNATIONAL FEET
- BASIS OF BEARINGS:** BEARINGS SHOWN ARE GRID BEARINGS BASED ON NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83, INTERNATIONAL FEET
- GRAPHIC SCALE IN FEET
SCALE 1"=100' (24"x36" PLOT)
- HORIZ. DATUM: NAD83
VERT. DATUM: NAVD88





RETURN TO:
EBELTOFT SICKLER LAWYERS PLLC
2272 EIGHTH STREET WEST
DICKINSON, ND 58601

Kimberly Kasian

3163807
02/23/2021 08:55:05 AM Page: 1 of 7
Easement \$65.00 Ebeltoft Sickler Lawyers Pllc
Kimberly Kasian, Stark County, ND Recorder



ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That, the undersigned **JOHN SCHNEIDER**, whose post office address is 200 Park Road, Burlingame, CA 94010 ("Grantor") in consideration of one dollar and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto **GREG PRUITT and DAWN PRUITT**, whose post office address is 22 Patterson Lake Dr., Dickinson, ND 58601, ("Grantees"), a non-exclusive easement over and across the following described real estate situated in Stark County, North Dakota, identified in Exhibit A hereto (the "easement").

PARCEL D BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN PARCEL A AS RECORDED BY STARK COUNTY DOCUMENT NUMBER 3160937 IN THE NORTHEAST QUARTER (NE1/4) OF SECTION EIGHT (8), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH.P.M.), STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL A BEING A REBAR & CAP LS-5466; THENCE N 36°27'50" E ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 24.95 FEET; THENCE N 89°45'26" E PARALLEL TO AND TWENTY (20) FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE1/4), A DISTANCE OF 294.82 FEET; THENCE S 51°00'22" E, A DISTANCE OF 31.62 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE1/4); THENCE S 89°45'26" W, ALONG SAID SOUTH LINE, A DISTANCE OF 334.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL HAS A WIDTH OF TWENTY (20) FEET, CONTAINS 6,290 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.



PARCEL E BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN PARCEL A IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION EIGHT (8), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH.P.M.), STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL A BEING A REBAR AND CAP LS-5466; THENCE S 37°00'22" W ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 22.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 37°00'22" W ALONG SAID WEST LINE, A DISTANCE OF 20.74 FEET; THENCE S 68°23'32" E, A DISTANCE OF 138.70 FEET; THENCE S 51°35'34" E, A DISTANCE OF 211.35 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL A; THENCE N 37°00'22" E ALONG SAID EAST LINE, A DISTANCE OF 20.01 FEET; THENCE N 51°35'34" W, A DISTANCE OF 213.81 FEET; THENCE N 68°23'32" W, A DISTANCE OF 136.14 FEET TO THE POINT OF BEGINNING.

SAID PARCEL HAS A WIDTH OF TWENTY (20) FEET, CONTAINS 7,000 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.



ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That, the undersigned **JOHN SCHNEIDER**, whose post office address is 200 Park Road, Burlingame, CA 94010 ("Grantor") in consideration of one dollar and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto **GREG PRUITT and DAWN PRUITT**, whose post office address is 22 Patterson Lake Dr., Dickinson, ND 58601, ("Grantees"), a non-exclusive easement over and across the following described real estate situated in Stark County, North Dakota, identified in Exhibit A hereto (the "easement").

This easement is for the purpose of providing access to, is for the benefit of, and is appurtenant to the following described real estate situated in Stark County, North Dakota and described in Exhibit B hereto. This easement shall be valid for a period of ninety-nine (99) years.

Grantees shall not change the grade, scope or elevation of the easement without the permission of Grantor.

The rights of ingress and egress granted hereby may be used non-exclusively by, and are limited to, Grantees, their agents, invitees or guests using the easement to access Grantee's property, as described in Exhibit B hereto.

The Grantor reserves the right to use the easement for all purposes which will not interfere with the Grantees' full enjoyment of the rights hereby granted.

Grantees agree to indemnify, defend and hold harmless Grantor from any and all claims, demands, causes of action, or liability for damages, loss or injuries of any kind that arise out of use of the premises or use of the easement.

The following page is the signature page.



Dated: February 5, 2021.

GRANTOR

John Schneider
John Schneider

Dated: February _____, 2021.

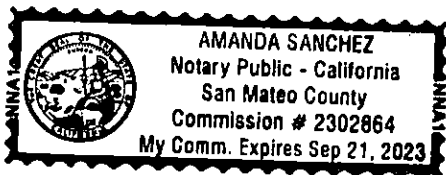
GRANTEES

Greg Pruitt

Dawn Pruitt

STATE OF California)
) : ss.
COUNTY OF San Mateo)

On this 5th day of February, 2021, before me, a Notary Public in and for said County and State personally appeared John Schneider, known to me to be the person described in and who executed the within and foregoing instrument and acknowledged to me that he executed the same.



Amanda Sanchez
Amanda Sanchez, Notary Public
San Mateo County, California

STATE OF NORTH DAKOTA)
) : ss.
COUNTY OF STARK)

On this _____ day of February, 2021 before me, a Notary Public in and for said County and State personally appeared Greg Pruitt and Dawn Pruitt, known to me to be the persons described in and who executed the within and foregoing instrument and acknowledged to me that they executed the same.

_____, Notary Public



Dated: February ____, 2021.

GRANTOR

John Schneider

Dated: February 7th, 2021.

GRANTEES

Greg Pruitt

Dawn Pruitt

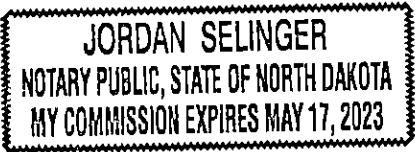
STATE OF _____)
) : ss.
COUNTY OF _____)

On this _____ day of February, 2021, before me, a Notary Public in and for said County and State personally appeared John Schneider, known to me to be the person described in and who executed the within and foregoing instrument and acknowledged to me that he executed the same.

_____, Notary Public
_____, County, _____

STATE OF NORTH DAKOTA)
) : ss
COUNTY OF STARK)

On this 7th day of February, 2021 before me, a Notary Public in and for said County and State personally appeared Greg Pruitt and Dawn Pruitt, known to me to be the persons described in and who executed the within and foregoing instrument and acknowledged to me that they executed the same.



_____, Notary Public



ACCESS EASEMENT EXHIBIT

PARCEL D & E, BEING IN THE SE 1/4 SECTION 8, TOWNSHIP 139 NORTH, RANGE 96 WEST
 OF THE 5th PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA

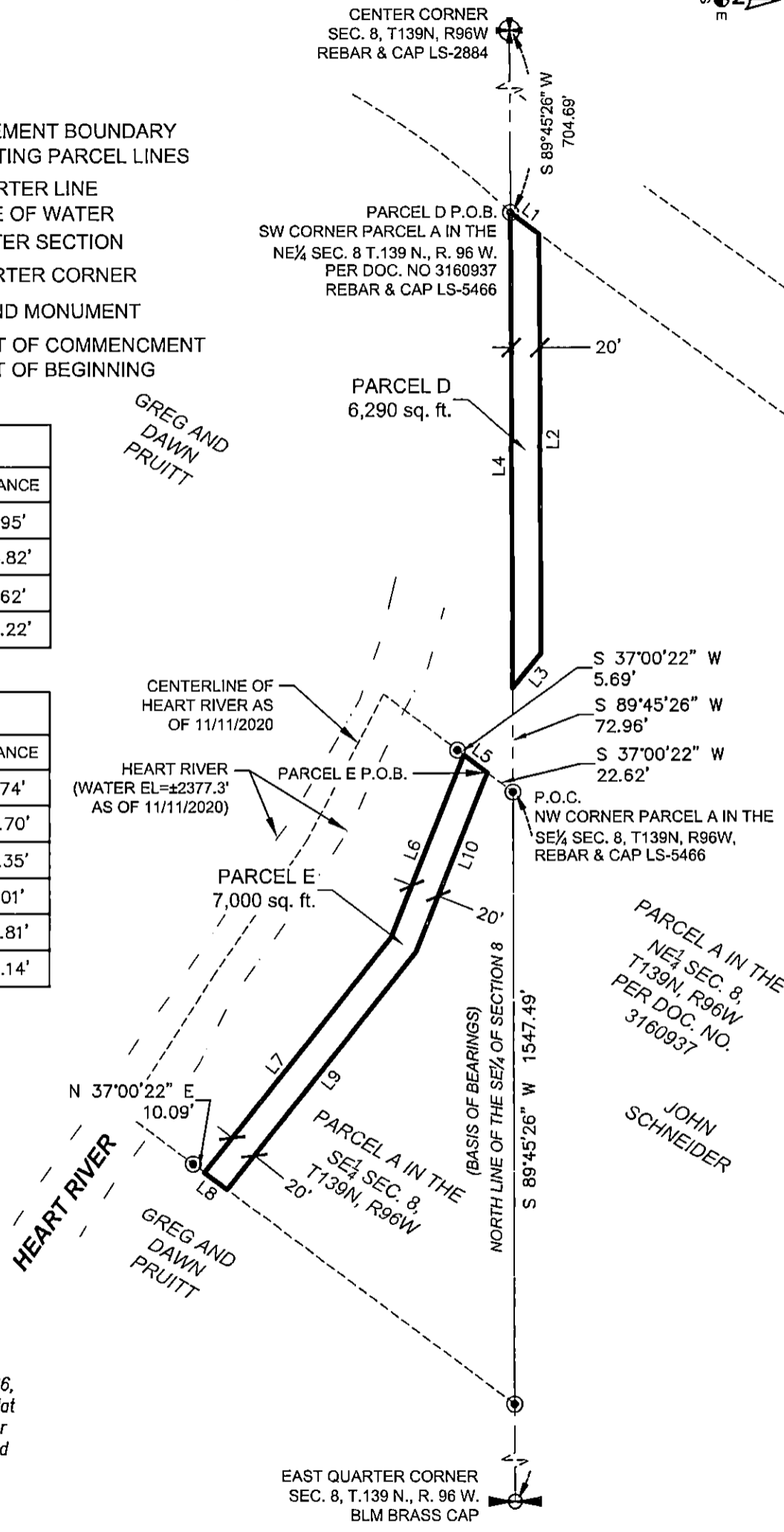


LEGEND

- EASEMENT BOUNDARY
- EXISTING PARCEL LINES
- QUARTER LINE
- EDGE OF WATER
- CENTER SECTION
- QUARTER CORNER
- FOUND MONUMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

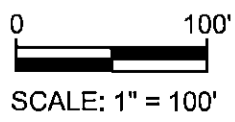
PARCEL D LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 36°27'50" E	24.95'
L2	N 89°45'26" E	294.82'
L3	S 51°00'22" E	31.62'
L4	S 89°45'26" W	334.22'

PARCEL E LINE TABLE		
LINE #	BEARING	DISTANCE
L5	S 37°00'22" W	20.74'
L6	S 68°23'32" E	138.70'
L7	S 51°35'34" E	211.35'
L8	N 37°00'22" E	20.01'
L9	N 51°35'34" W	213.81'
L10	N 68°23'32" W	136.14'



I, KC Homiston, Registered Professional Land Surveyor, LS-5466, do hereby certify that the survey plot shown hereon was made by me, or under my direction, and is true and correct to the the best of my knowledge and belief.

HIGHLANDS ENGINEERING
 OFFICE: 701.483.2444
 WWW.HIGHLANDSENG.COM



SURVEY REQUESTED BY: JOHN SCHNEIDER	
PROJECT NUMBER: 200125	SCALE.: 1"=100'
DRAWN BY: TCJ	DATE: 11/18/2020
SHEET NUMBER: 1 of 2	



ACCESS EASEMENT EXHIBIT

PARCEL D & E, BEING IN THE SE 1/4, SECTION 8, TOWNSHIP 139 NORTH, RANGE 96 WEST
OF THE 5th PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA

PARCEL D BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN PARCEL A AS RECORDED BY STARK COUNTY DOCUMENT NUMBER 3160937 IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION EIGHT (8), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH.P.M.), STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL A BEING A REBAR & CAP LS-5466; THENCE N 36°27'50" E ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 24.95 FEET; THENCE N 89°45'26" E PARALLEL TO AND TWENTY (20) FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), A DISTANCE OF 294.82 FEET; THENCE S 51°00'22" E, A DISTANCE OF 31.62 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4); THENCE S 89°45'26" W, ALONG SAID SOUTH LINE, A DISTANCE OF 334.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL HAS A WIDTH OF TWENTY (20) FEET, CONTAINS 6,290 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

PARCEL E BOUNDARY DESCRIPTION

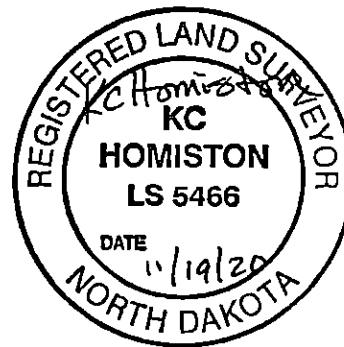
A PARCEL OF LAND LOCATED IN PARCEL A IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION EIGHT (8), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH.P.M.), STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID PARCEL HAS A WIDTH OF TWENTY (20) FEET, CONTAINS 7,000 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

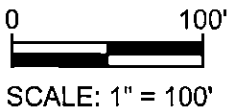
SURVEY NOTES

- DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION EIGHT (8) WITH THE BEARING BEING S 89°45'26" W, THAT WAS LOCATED BY A GPS OBSERVATION FROM LAT: N46°51'42.38099" / LONG: W102°47'24.24924", BEARINGS ARE BASED ON NORTH AT THIS LOCATION.



I, KC Homiston, Registered Professional Land Surveyor, LS-5466, do hereby certify that the survey plot shown hereon was made by me, or under my direction, and is true and correct to the the best of my knowledge and belief.

SURVEY REQUESTED BY: JOHN SCHNEIDER	
PROJECT NUMBER: 200125	SCALE: 1"=100'
DRAWN BY: TCJ	DATE: 11/18/2020
SHEET NUMBER: 2 of 2	103





Staff Report

To: Planning and Zoning Commission
From: City of Dickinson Development Team
Date: February 29, 2024
Re: **FLP-008-2023 Heart River Bottoms Minor Plat**

APPLICANT

Josh Muehler
 Mountain Plains LLC
 12478 US-22
 Watford City, ND 58854

OWNER

Greg Pruitt
 22 Patterson Lake Dr.
 Dickinson, ND58601

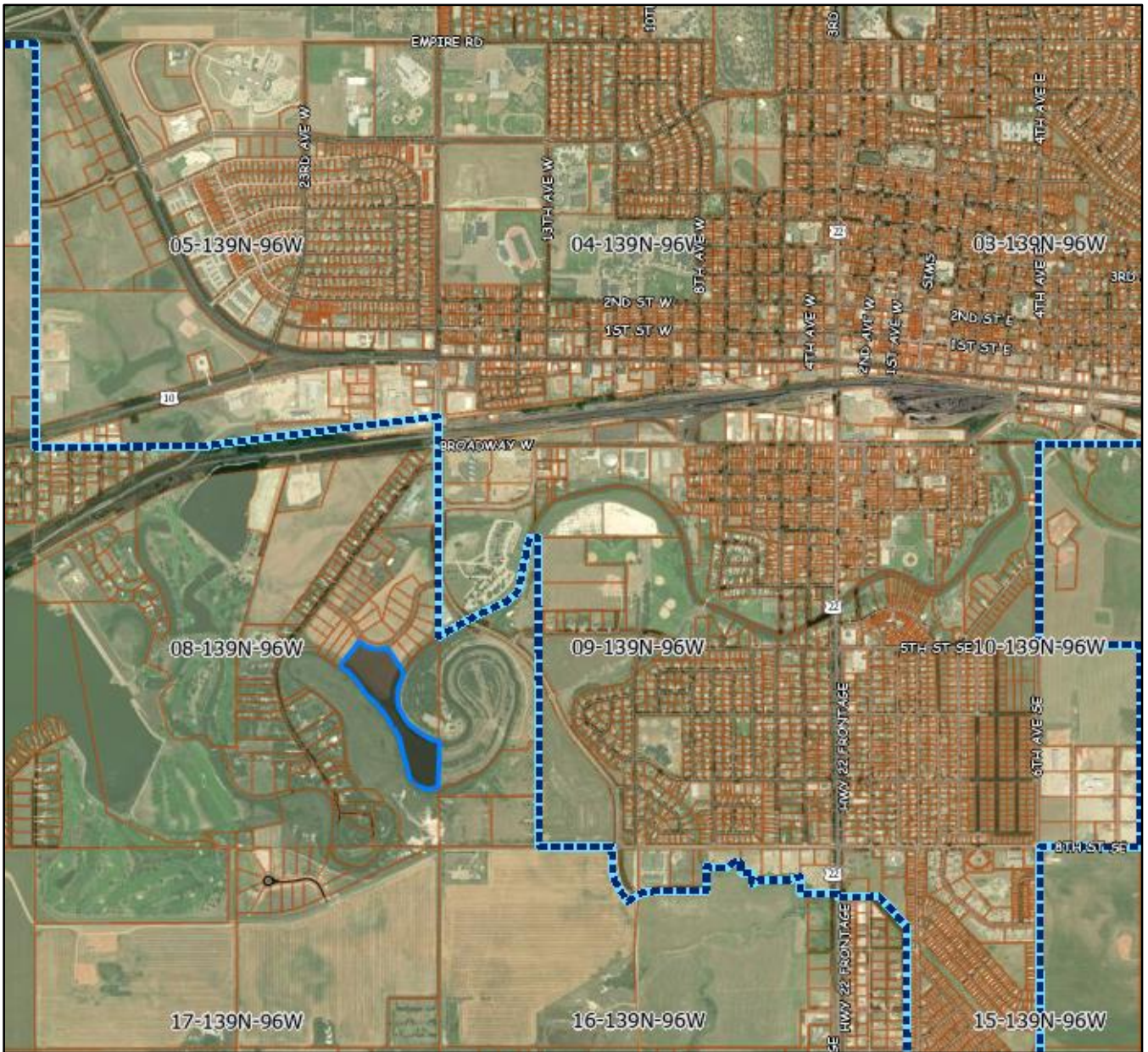
Public Hearing	March 13, 2024	Planning and Zoning Commission
Final Consideration	March 19, 2024	City Commission

The applicant is seeking to plat the property with two separate lots. The proposed subdivision would result in splitting the subject 17.35 acres into an 8.65-acre northern lot (proposed Lot 2) and an 8.70-acre southern lot (proposed Lot 1). This request was originally submitted in July of 2023 but had been tabled by the applicant, citing floodplain management considerations.

The subject parcel is bounded by Heart River to the west, south, and east. To the north, runs a proposed private road, Deep Run Drive. The parcel is legally described as A Tract of Land Located in Parcel B of the NE ¼ and a Portion of the SE ¼ of Section 8, Township 139N, Range 96W, of the 5th Principal Meridian, Stark County, North Dakota, located within the City of Dickinson’s Extra-Territorial Zone.

Public Comments: None.

Recommendation: Approval, subject to conditions listed below.



ZONING	AG
FUTURE LAND USE MAP DESIGNATION	RESIDENTIAL
GROSS SITE ACREAGE	+/- 17.35 ACRES
LOTS PROPOSED	1

CURRENT ADJACENT LAND USE/ZONING		
Direction	Zoning	Land Use
North	R-1	Undeveloped
East	R-1	Undeveloped
South	R-1	Undeveloped
West	R-1	Undeveloped

STAFF REVIEW AND RECOMMENDATIONS

Compatibility with Local Uses: The uses on the parcel will be compatible with the adjacent current zoning designations.

Compliance with Zoning and Subdivision Regulations: Each proposed lot satisfies zoning requirements regarding minimum square footage per Section 39.04.005 of the municipal code.

According to Section 34.030 of the City’s Subdivision of Land chapter, a minor subdivision, platted pursuant to NDCC §40-50.1, shall meet all of the following criteria:

- Does not require the dedication of public rights-of-way or the construction of new public streets or public infrastructure;
- Does not land-lock or otherwise impair convenient ingress and egress to or from the rear or side of the subject tract or any adjacent property;
- Does not violate any local, state or federally-adopted law, ordinance, regulation, plan or policy.
- Consists of four lots or less.

The proposed plat does not show convenient access to a public roadway. It appears from the provided plat map that the proposed lots would access Palm Beach Road by way of Deer Run Drive. Deer Run Drive is a private road that was platted as part of the Stable Estates Subdivision. The applicant has not indicated there is a recorded access agreement allowing the two lots in the proposed subdivision access to Palm Beach Road by means of Deer Run Drive. Neither proposed subdivision lot shall receive a certificate of occupancy until the proposed Deep Run Drive is constructed and provides access to the public road network, connecting with Palm Beach Road.

Public Input: As of the date of this report, City staff has not received any public comments.

Staff Recommendation: The City Development Team staff recommends approval.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend Approval of **FLP-008-2023 Heart River Bottoms Subdivision Minor Plat** subject to the condition listed above as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare "*

(AND) the following additional requirements (IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):

1. _____;
2. _____.

*****Denial*****

*"I move the Dickinson Planning and Zoning Commission recommend Denial of **FLP-008-2023 Heart River Bottoms Subdivision Minor Plat** petition as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*

From: Jotform
To: [Sylvia Miller](#); [Sylvia Miller](#); [Steven Josephson](#); [Dustin D. Dassinger](#); [Loretta Marshik](#); [Leonard W. Schwindt](#); [Joshua Skluzacek](#); [Nicole Snyder](#); [Nicole Snyder](#)
Subject: Re: Unified Development Application
Date: Wednesday, January 31, 2024 2:37:03 PM
Attachments: [5825462020012544504_signature_23.png](#)
[241269_Closure_Report_2024-01-26.pdf](#)
[241269_PLAT-FINAL_2024-01-31.pdf](#)
[241269_PLAT-PRELIM_2024-01-31.pdf](#)
[241269_Transmittal-PRELIM PLAT_2024-01-31.pdf](#)
[Pre-Application Letter 202311SFA.pdf](#)
[220614_Corrective Deed.pdf](#)
[220614_Warranty Deed.pdf](#)
[241269_Owner_Signature.pdf](#)
[5825462020012544504_signature_23.png](#)



Unified Development Application

Have you met with Planning Staff regarding your application? Yes

Please upload the letter or counseling form you received following your pre-application meeting: [Pre-Application Letter 202311SFA.pdf](#)

Type of Development

Is this a Replat Yes

Subdivision Being Re-platted

Name

Company

Applicant Email

Applicant Phone #

Applicant Representative (if applicable)

Applicant Representative Company

Applicant Representative

Email

Applicant Representative Phone # (701) 483-2444

Owner Name I-94 Development LLC

Owner Address 48 20th St SW, Dickinson, ND, 58601

Owner Email cdkirsch@ndsupernet.com

Owner Phone # (701) 290-1019

Is the owner present to Sign

Owner Signature Upload [241269_Owner Signature.pdf](#)

Will this application require any other action to complete the development?

Metes and Bounds Description (ONLY REQUIRED FOR UNPLATTED SUBDIVISION LOTS)

A PARCEL OF LAND BEING LOT1B AS RECORDED BY STARK COUNTY DOCUMENT NUMBER 3178771, BLOCK TWO (2) OF SOUTHFORK ACRES SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION SIXTEEN (16), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT ONE B (1B) BEING A FOUND REBAR AND CAP; THENCE N 89°55'24" E ALONG THE NORTH LINE OF SAID LOT ONE B (1B), A DISTANCE OF 1276.22 FEET TO A FOUND REBAR AND CAP LS-5466 AT THE NORTHWEST CORNER OF SAID LOT ONE B (1B); THENCE S 00°14'12" E ALONG THE EAST LINE OF SAID LOT ONE B (1B), A DISTANCE OF 1466.59 FEET TO A FOUND REBAR AND CAP LS-5466 ON THE NORTH RIGHT-OF-WAY OF DVORAK DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES TO FOUND REBAR AND CAPS LS-5466: S 87°50'18" W, 648.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 270.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°38'30" AN ARC LENGTH OF 248.07 FEET; THENCE S 35°11'48" W, 180.27 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 390.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°36'14" AN ARC LENGTH OF 262.77 FEET; THENCE S 03°24'26" E, 591.56 FEET TO SAID REBAR AND CAP LS-5466 ON INTERSECTION OF SAID DVORAK DRIVE RIGHT-OF-WAY AND THE NORTH RIGHT-OF-WAY OF 20TH STREET SOUTHWEST; THENCE S 89°53'37" W ALONG SAID RIGHT-

OF-WAY, A DISTANCE OF 280.35 FEET TO A FOUND REBAR AND CAP LS-5466; THENCE N 00°02'16" W LEAVING SAID RIGHT-OF-WAY ALONG THE WEST LINE OF SAID LOT ONE (1), A DISTANCE OF 1470.24 FEET TO A FOUND REBAR; THENCE N 00°09'42" W CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 1119.58 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 51.11 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

	1/4 Section	Township	Range
Description	SE1/4 Section 16	T139N	R96W

Property Address / General Project Location: Property is generally located north of 20th Street SW and 1/4-mile west of ND Highway 22.

Total Square Footage or Acreage of Subject Property: 51.11 acres

Rezone Calc Multiplier: 0

Minor Platting Multiplier: 0

Prelim Platting Multiplier: 1

Major Platting Multiplier: 0

Name of Preliminary Plat: Southfork Acres 2nd Subdivision

Preliminary Number Lots: 1 to 10 Lots

Preliminary Number of Block(s): 1
0 existing, 9 possible after plat

Application Calc: 500

Required Documentation Upload: [241269_Closure Report_2024-01-26.pdf](#)
[241269_PLAT-FINAL_2024-01-31.pdf](#)
[241269_PLAT-PRELIM_2024-01-31.pdf](#)
[241269_Transmittal-PRELIM PLAT_2024-01-31.pdf](#)

Deed for Property: [220614_Corrective Deed.pdf](#)
[220614_Warranty Deed.pdf](#)

Application Fees: Applicable Fees 500.00 USD

Total:
Transaction ID:

\$500.00
p14xejwf

==Payer Info==

First Name Andrew
Last Name Schrank
E-Mail cdkirsch@ndsupernet.com

Applicant Signature



Date

01-31-2024

You can [edit this submission](#) and [view all your submissions](#) easily.

Major Plat PLP-003-2024 Southfork Acres Subdivision





Transmittal Letter

To: Matthew Galibert – City Planner
City of Dickinson
38 1st Street West
Dickinson, ND 58601

From: Andrew Schrank, PE
Highlands Engineering
319 24th Street East
Dickinson, ND 58601
701.483.2444
schrank@highlandseng.com

Date: January 31, 2024

Re: Major Preliminary Plat Application – Southfork Acres 2nd Subdivision

Message: Enclosed you will find the following Major Preliminary Plat application documents for the above referenced project being submitted for consideration at the next Planning and Zoning Meeting:

- Pre-submittal Meeting Letter
- Written Statement (included, below)
- Legal Description (included, below) of the Property
- Warranty Deed for the Property
- Current Preliminary Plat Drawing with Aerial Image Showing Current Site and Surrounding Land Uses and Buildings
- Current Final Plat Drawing Showing Proposed Site Boundaries
- Subdivision Plat Closure Report

Legal Description of Property

A PARCEL OF LAND BEING LOT1B AS RECORDED BY STARK COUNTY DOCUMENT NUMBER 3178771, BLOCK TWO (2) OF SOUTHFORK ACRES SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION SIXTEEN (16), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID PARCEL CONTAINS 51.11 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

Written Statement

This proposed plat of Southfork Acres 2nd Subdivision is the replat of Lot 1B of Southfork Acres Subdivision. This replat will create nine (9) Agricultural lots within this lot that are 5-acres minimum in area. This will allow for residential and agricultural uses within these lots consistent with the current Agricultural zoning of this area. The applicant plans to advertise these lots for sale.

This property is located within the City’s ETZ and is on the south edge of the City’s Urban Service Area as defined by the City’s current comprehensive plan. Based on the pre-application letter received for this plat, we understand that Staff does not support lots of this size within the Urban Service Area of the City of Dickinson. However, creating additional density in this area is burdensome and unfeasible for several reasons, largely related to the infrastructure availability and surrounding land uses.

At the time the City of Dickinson prepared the current Comprehensive Plan, a developer was planning to create a residential development within this property. This plan ultimately fell through and was never carried out. It is expected that the plans to develop this area at the time the comprehensive plan was prepared were the main reason that this property was included in the City’s Urban Service area. Figure 6-14 of the City’s Comprehensive Plan indicates that this property was included in Planning Period 2 to be developed from 2017-2018. Since those previous development plans have not been carried out, we have not been made aware of a desire or plan from the City to extend infrastructure to this area. According to the City’s Comprehensive plan, the southern portion of this site is located within a new water pressure zone, *Zone 2 South*, that does not currently exist and that would need to be created. Approximately ½-mile of sanitary sewer would need to be constructed through neighboring property north of this site to provide sewer service to this property. Based on the comprehensive plan, it appears that several other infrastructure improvements would be required to gain sufficient sewer capacity to serve this area that have not occurred to date. We would expect that with the current pace of new development compared to the pace of development at the time the Comprehensive Plan was prepared, and due to the cost of adding a new pressure zone and the necessary sanitary sewer infrastructure to serve this site, this area could be considered for removal from the Urban Service Area in the current update of the comprehensive plan. If this area is not removed, it seems that there are no immediate plans to provide infrastructure to this property since many of the comprehensive plan improvements required have not and are not being executed. According to the pre-application letter, it was indicated that “A property owner within the Urban Service Area can expect provision of urban services within a given time frame”, but this time frame indicated in the comprehensive plan has come and gone with no progress or plan to serve this property. The higher density development desired by City Staff is not feasible with

the current infrastructure available. The developer of this property currently has an indication from SW Water Authority that they can serve eight (8) lots with water in this property. Therefore, the owner has chosen to plat a number of lots reasonably consistent with the water that is available to this site. Furthermore, at least 1-acre in area is required by the NDDEQ for a private septic system to be constructed within a site.

The additional density requested by Staff is also concerning when considering adjacent land uses. Numerous residential lots exist in *Decker 3rd Subdivision* along this property's westerly border. When platting *Southfork Acres Subdivision*, some of these landowners expressed concern with development next to their residences, and they did not want to see high-density development in the area. The 5-acre lots proposed as part of this subdivision plat provide an adequate compromise to the density of this subdivision that we feel is appropriate for this area to help limit impacts to current adjacent homeowners while creating a feasible development.

Access to the proposed lots will come from *Dvorak Drive*, which is an existing rural roadway that connects from 20th Street SW on the south to the westerly ND Highway 22 frontage road east of this site. This roadway surface is $\pm 70\%$ paved in concrete, and the remaining portion of the road has a gravel/millings surface as shown by the preliminary plat drawing. Four (4) of the lots on the north side of this site will gain access from private access roads in the locations shown by the access easements on the proposed plat that connect to *Dvorak Drive*. These access roads will provide access while helping to minimize project costs to make this a feasible development. These access roads were extended to the north property line of this subdivision even though it is anticipated that these roads will not extend this full length. This will prevent structures from being built in this area, which will provide a location for possible future right-of-way connections to the property to the north should infrastructure become available sometime in the future that would allow for additional density within this site. This will help create a feasible development today based on the limited infrastructure that is available while allowing for possibilities to gain density desired by Staff in the future.

Utility and water easements have also been provided as necessary to serve each of the proposed lots. A SW Water line would be constructed along *Dvorak Drive* if this subdivision is approved, and service lines to the north four lots that do not have frontage to this right-of-way would be located within the easements provided on the plat.

Stormwater for this site will not be altered from its current drainage patterns since no site grading is proposed by the developer as part of this subdivision. Any grading would be performed by future lot owners as they determine necessary for their own development plans. If this area develops as single-family residences as allowed by the Agricultural zoning, the minimal increase in site runoff that may be seen from adding buildings and access roads would be largely offset by the increased thickness of grass

that is typical with residential development when compared to the current agricultural land on-site. This thicker grass will help slow this runoff generated from pavement and roofs and will allow for greater infiltration/evaporation.

According to the pre-application letter from City Staff, it was noted that adjacent owner(s) expressed concerns with runoff from this site since the construction of *Dvorak Drive*. Although it is not clear what these concerns are in this letter, the runoff from this site to the west would be reduced since the construction of Dvorak Drive. The area east of Dvorak Drive within Block 1 of Southfork Acres Subdivision that used to drain westerly to Decker 3rd Subdivision is now collected within the east ditch of Dvorak Drive and routed southerly to the 20th Street SW right-of-way, or northerly to the culvert within Dvorak Drive that is located ±450-feet for the east property line of this site. This culvert drains through the natural topography of Lot 1B to the existing floodplain located at the northwest corner of this lot. This flow path is shown by the flow arrows on the preliminary plat drawing. The remaining area draining to the west has remained untouched and the drainage has not been altered.

The applicant does not own or intend to purchase any additional surrounding land at this time. Neighboring property owners have not been informed of this plan to date. This application has been prepared in accordance with local, state, and federal regulations.

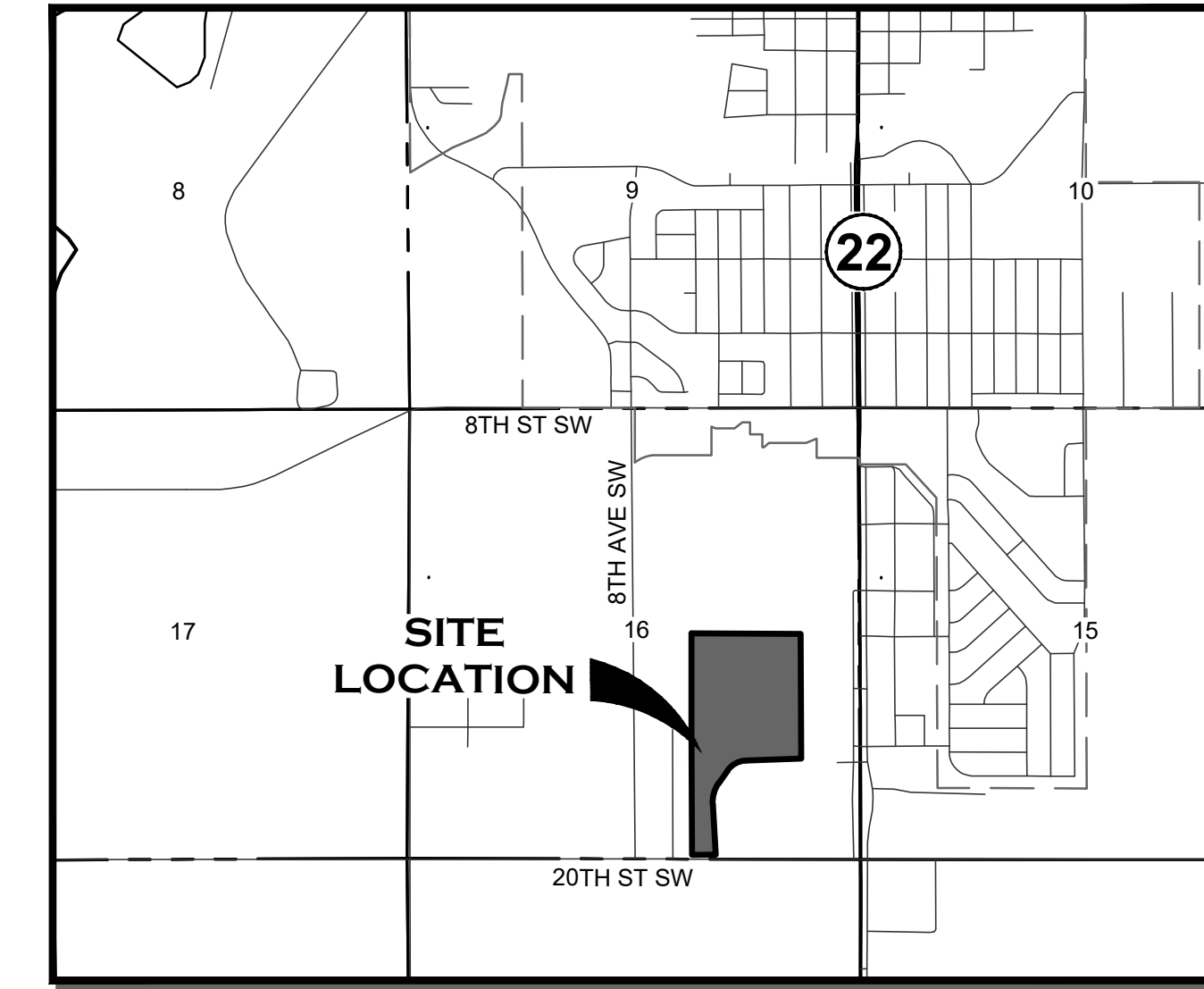
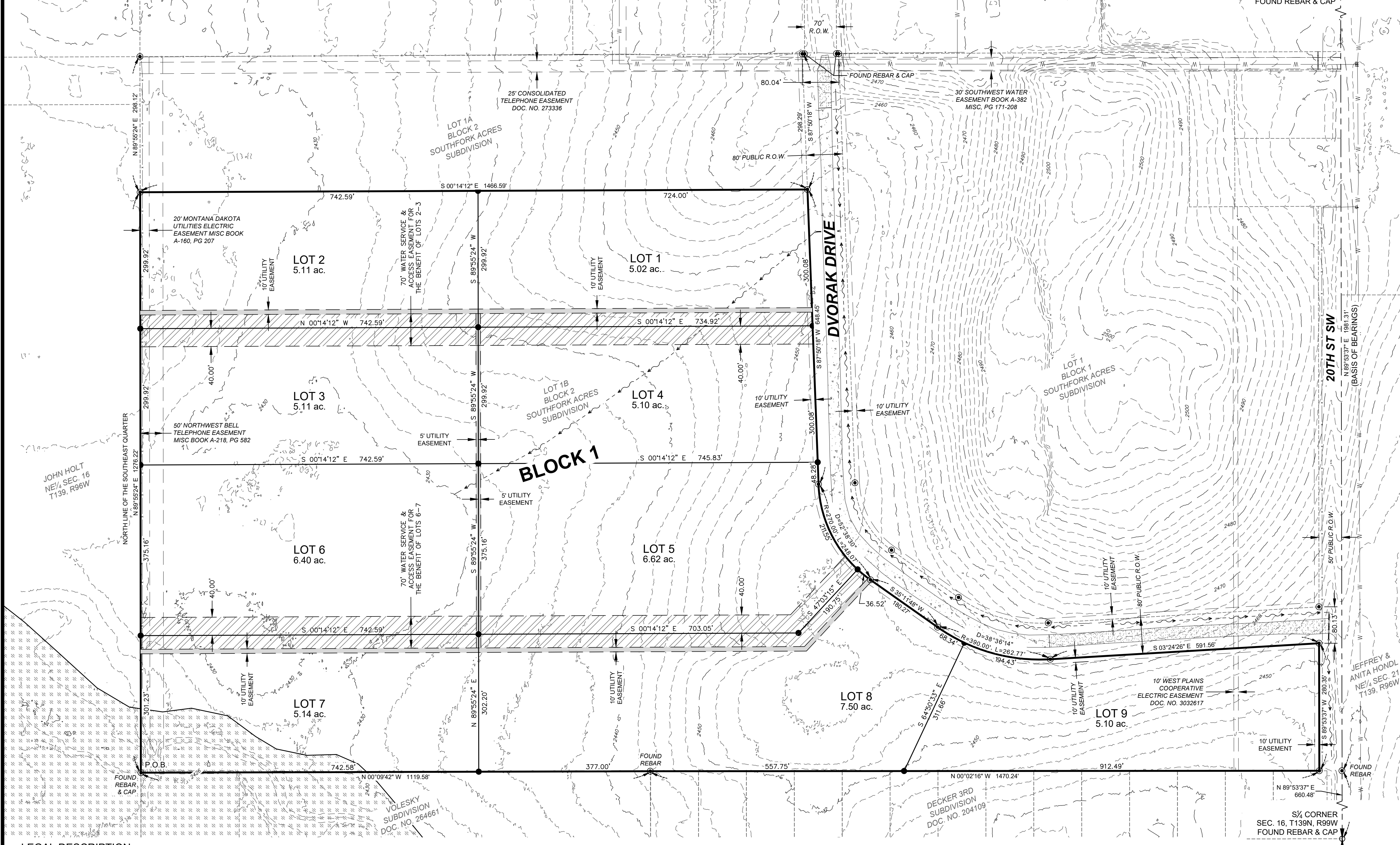
Your consideration of this request is greatly appreciated. Feel free to contact me for any additional information or questions regarding this submittal. Thank You!



Andrew Schrank, PE, CFM
Highlands Engineering

SOUTHFORK ACRES 2ND SUBDIVISION

LOT 1B, BLOCK 2, SOUTHFORK ACRES SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER (SE¹/₄) SECTION SIXTEEN (16), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W), OF THE 5TH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA



VICINITY MAP
(1" = 2000')

LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOTS
- EXISTING LOTS
- FOUND REBAR & CAP LS-5466 UNLESS OTHERWISE NOTES
- SET #5, 18-INCH REBAR & CAP STAMPED "HIGHLANDS LS-5466"
- UN-MONUMENTED REFERENCE POINT
- SECTION LINE
- QUARTER OR SIXTEENTH LINE
- SECTION CORNER
- QUARTER CORNER
- RIGHT OF WAY LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED ACCESS EASEMENT
- EXISTING EASEMENTS
- 5' MAJOR CONTOURS
- 1' MINOR CONTOURS
- DRAINAGE PATH
- EXISTING CULVERT
- 100-YEAR FLOODPLAIN - ZONE A
- CONCRETE PAVEMENT
- GRAVEL/MILLINGS

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOT 1B AS RECORDED BY STARK COUNTY DOCUMENT NUMBER 3178771, BLOCK TWO (2) OF SOUTHFORK ACRES SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER (SE¹/₄) OF SECTION SIXTEEN (16), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT ONE B (1B) BEING A FOUND REBAR AND CAP; THENCE N 89°55'24" E ALONG THE NORTH LINE OF SAID LOT ONE B (1B), A DISTANCE OF 1276.22 FEET TO A FOUND REBAR AND CAP LS-5466 AT THE NORTHWEST CORNER OF SAID LOT ONE B (1B); THENCE S 00°14'12" E ALONG THE EAST LINE OF SAID LOT ONE B (1B), A DISTANCE OF 1466.59 FEET TO A FOUND REBAR AND CAP LS-5466 ON THE NORTH RIGHT-OF-WAY OF DVORAK DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES TO FOUND REBAR AND CAPS LS-5466: S 87°50'18" W, 648.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 270.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°38'30" AN ARC LENGTH OF 248.07 FEET; THENCE S 35°11'48" W, 180.27 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 390.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°36'14" AN ARC LENGTH OF 262.77 FEET; THENCE S 03°24'29" E, 591.56 FEET TO SAID REBAR AND CAP LS-5466 ON INTERSECTION OF SAID DVORAK DRIVE RIGHT-OF-WAY AND THE NORTH RIGHT-OF-WAY OF 20TH STREET SOUTHWEST; THENCE S 89°53'37" W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 280.35 FEET TO A FOUND REBAR AND CAP LS-5466; THENCE N 00°02'16" W LEAVING SAID RIGHT-OF-WAY ALONG THE WEST LINE OF SAID LOT ONE (1), A DISTANCE OF 1470.24 FEET TO A FOUND REBAR; THENCE N 00°09'42" W CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 1119.58 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 51.11 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

PLAT NOTES

- 1) A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD AREA AS SHOWN BY ZONE "A" OF FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 38089C0431E, PANEL 431 OF 850, WITH AN EFFECTIVE DATE OF NOVEMBER 4, 2010.

SURVEY NOTES

- 1) DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM.
- 2) VERTICAL DATUM: NAVD 88
- 3) DATE OF LATEST FIELD WORK: OCTOBER 28, 2022

HIGHLANDS ENGINEERING
 319 24TH STREET EAST, DICKINSON, ND 58601
 OFFICE: 701.483.2444 | WWW.HIGHLANDSENG.COM

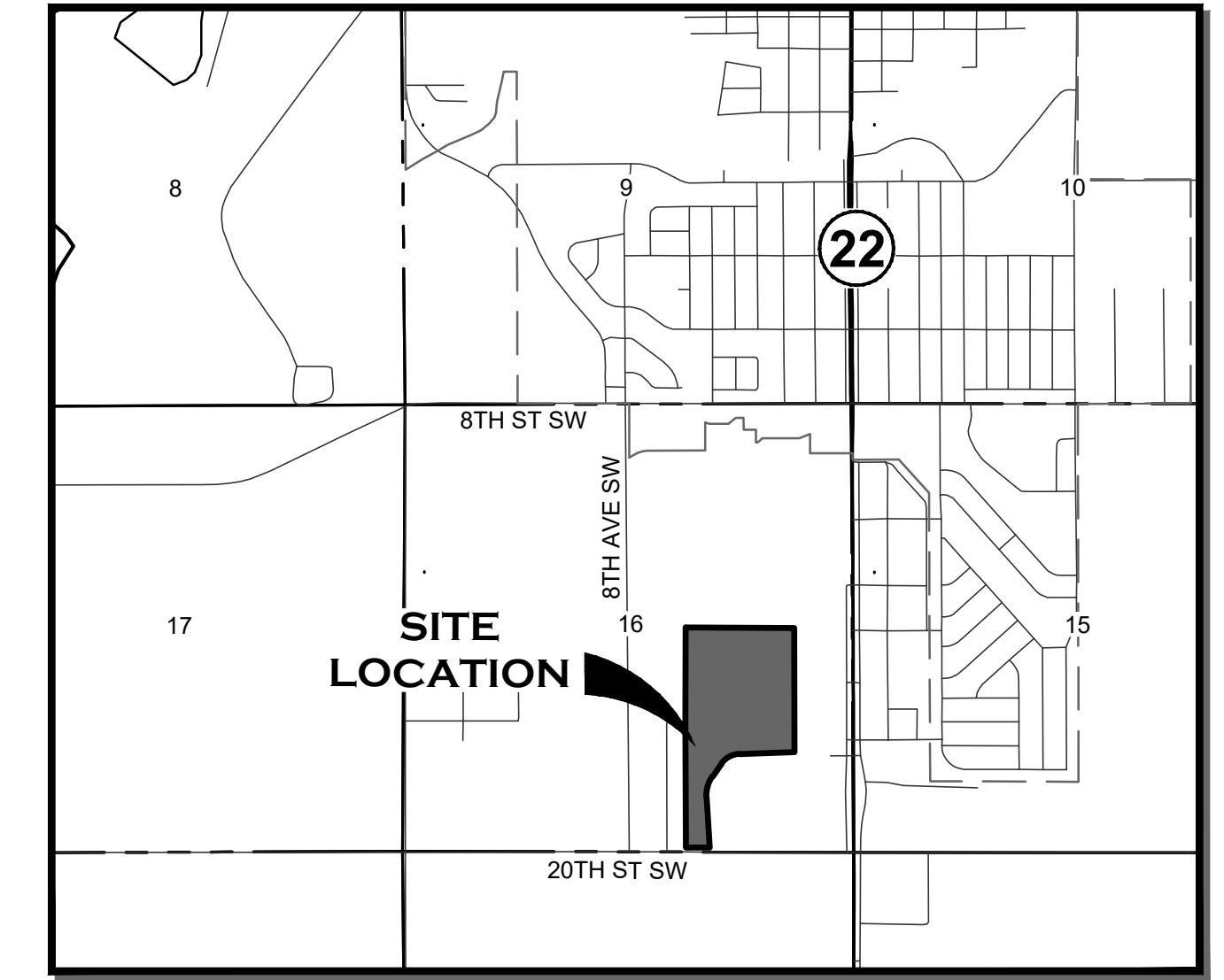
PROJECT NUMBER: 241269	SCALE: 1"=120'
DRAWN BY: AJA	DATE: 01/31/24



SOUTHFORK ACRES 2ND SUBDIVISION

LOT 1B, BLOCK 2, SOUTHFORK ACRES SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER (SE¹/₄) SECTION SIXTEEN (16), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W), OF THE 5TH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA

P.O.C.
SE CORNER
SEC. 16, T139N, R96W
FOUND REBAR & CAP



VICINITY MAP
(1" = 2000')

LEGEND

	PROPERTY BOUNDARY
	PROPOSED LOTS
	EXISTING LOTS
	FOUND REBAR & CAP LS-5466 UNLESS OTHERWISE NOTED
	SET #5, 18-INCH REBAR & CAP STAMPED "HIGHLANDS LS-5466"
	UN-MONUMENTED REFERENCE POINT
	SECTION LINE
	QUARTER OR SIXTEENTH LINE
	SECTION CORNER
	QUARTER CORNER
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	PROPOSED PUBLIC UTILITY EASEMENT
	PROPOSED ACCESS EASEMENT
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	5' MAJOR CONTOURS
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- 2) VERTICAL DATUM: NAVD 88
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CITY OF DICKINSON COMMISSION APPROVAL

PRINTED NAME: _____ TITLE: _____
 SIGNATURE: _____ DATE: _____

CITY ENGINEER APPROVAL

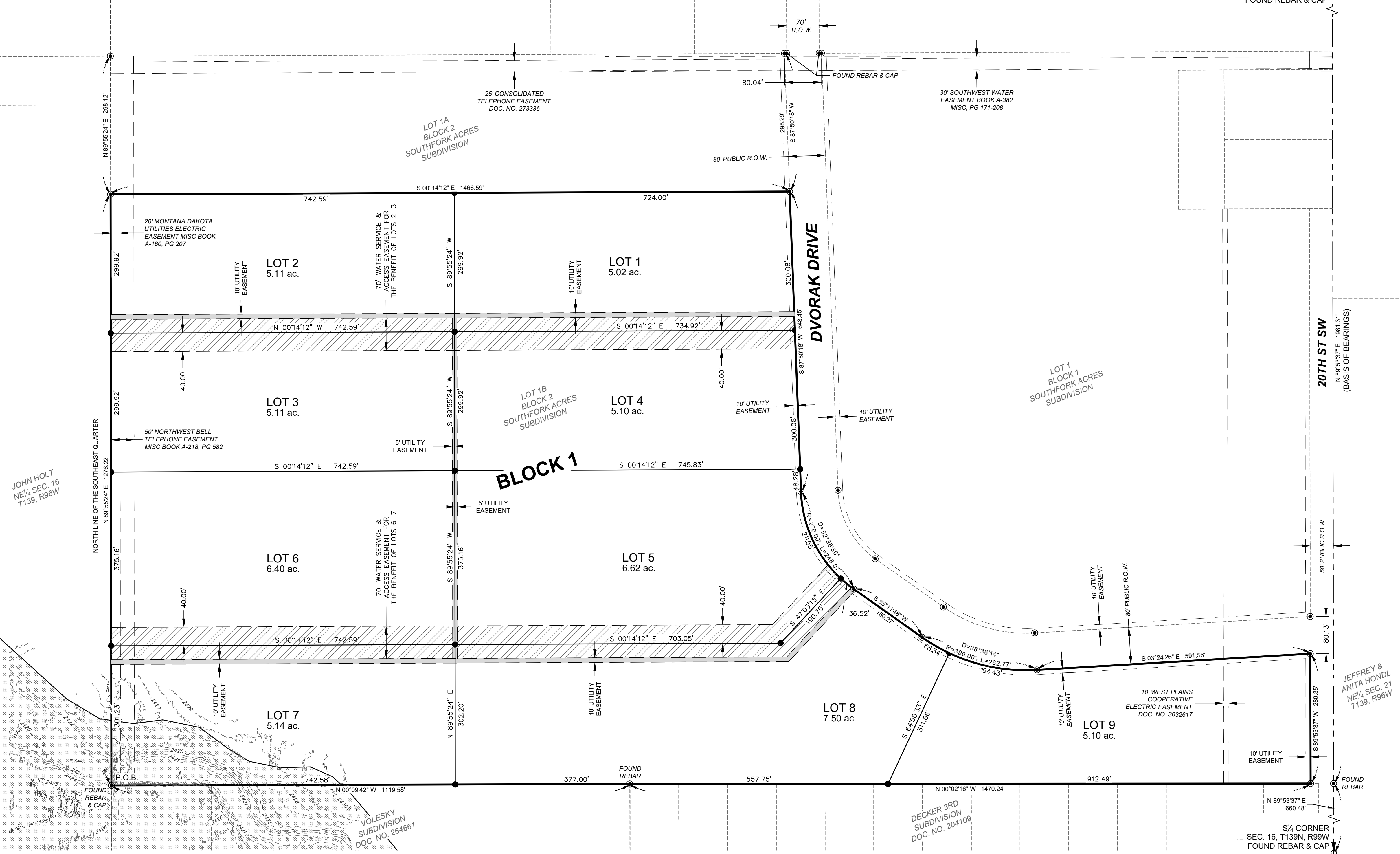
PRINTED NAME: _____ TITLE: _____
 SIGNATURE: _____ DATE: _____

CITY PLANNING AND ZONING COMMISSION APPROVAL

PRINTED NAME: _____ TITLE: _____
 SIGNATURE: _____ DATE: _____

STARK COUNTY COMMISSION APPROVAL

PRINTED NAME: _____ TITLE: _____
 SIGNATURE: _____ DATE: _____



LEGAL DESCRIPTION

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SAID PARCEL CONTAINS 51.11 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

SURVEYOR'S CERTIFICATE

I, KC HOMISTON, REGISTERED PROFESSIONAL LAND SURVEYOR, LS-5466, FOR HIGHLANDS ENGINEERING AND SURVEYING, PLLC, RESIDING AT 319 24TH STREET EAST, DICKINSON, N.D., DO HEREBY CERTIFY THAT THE SOUTHFORK ACRES SUBDIVISION PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THE SURVEY, THAT ALL DISTANCES ARE CORRECT, MONUMENTS ARE PLACED IN THE GROUND AS SHOWN, THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT AND WAS MADE BY ME, OR UNDER MY DIRECTION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

KC HOMISTON, LS-5466

STATE OF _____)
 COUNTY OF _____) SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KC HOMISTON, TO ME KNOWN TO BE THE SAME PERSONS DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____
 RESIDING AT COUNTY OF _____, STATE OF _____

PROPRIETOR'S CERTIFICATE

WE, I-94 DEVELOPMENT, LLC, RESIDING AT 48 20TH ST SW, DICKINSON, ND 58601, OWNERS AND PROPRIETORS OF PROPERTY LYING IN THE SOUTHEAST QUARTER (SE¹/₄) OF SECTION SIXTEEN (16), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, ON THIS PLAT SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THE ACCOMPANYING PLAT, AND DO HEREBY DEDICATE ALL UTILITY EASEMENTS AND PUBLIC RIGHT OF WAY AS SHOWN TO PUBLIC USE FOREVER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

BY: _____
 CARL KIRSCHENHEITER, AUTHORIZED REPRESENTATIVE OF I-94 DEVELOPMENT, LLC

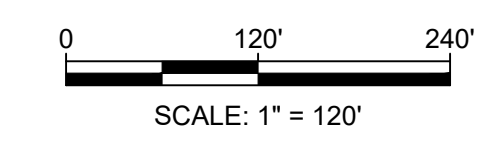
STATE OF _____)
 COUNTY OF _____) SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CARL KIRSCHENHEITER, TO ME KNOWN TO BE THE SAME PERSONS DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____
 RESIDING AT COUNTY OF _____, STATE OF _____

HIGHLANDS ENGINEERING
 319 24TH STREET EAST, DICKINSON, ND 58601
 OFFICE: 701.483.2444 | WWW.HIGHLANDSENG.COM

PROJECT NUMBER: 241269 SCALE: 1"=120'
 DRAWN BY: AJA DATE: 01/31/24





Southfork Acres 2nd
 Subdivision Major Plat
 staff report

To: City of Dickinson Planning & Zoning Commission
From: City of Dickinson Community Development Services
Date: March 5, 2024
Re: **PLP-003-2024 Southfork Acres 2nd Subdivision Preliminary Plat**

APPLICANT’S REPRESENTATIVE

Andrew Schrank, PE
 Highlands Engineering
 319 24th Street East
 Dickinson, ND, 58601
 schrank@highlandseng.com
 701 483 2444

OWNER/APPLICANT

Carl Kirschenheiter

Public Hearing	March 13, 2024	Planning and Zoning Commission
Public Reading	April 10, 2024	Planning and Zoning Commission
Final Consideration	April 16, 2024	City Commission

The request from the applicant is to consider a Preliminary Plat being a re-plat of Lot 1A Block 2 of Southfork Acres Subdivision, a parcel of land located in the SE ¼ of section 16, Township 139 north, Range 96W, of the 5th principal meridian. The subject property is located in the City of Dickinson’s Extra Territorial Zone ,and it is located just outside of Urban Service Area according tot the map in Chapter 6 Infrastructure of the City of Dickinson Comprehensive Plan. Said property contains +/- 51.11 acres.

The preliminary subdivision plat proposes to re-plat Lot 1B of the Southfork Acres Subdivision and to create nine Agriculture (AG) zoned lots ranging in area from 5.02 acres to 7.50 acres. Additionally, the applicant seeks to establish multiple easements to allow for the propagation of utilities, water services, and access with a north-south orientation.

Per Chapter 34 Subdivision of Land of the City of Dickinson Municipal Code, as the proposed plat requires the dedication of public rights-of-way; and as the proposed plat consists of more than four lots, the proposed plat is subject to the major subdivision process.

Public Comments: As of the time of this report, staff has not received any comments from the public.

Community Development Services staff recommends approval of PLP-003-2024.

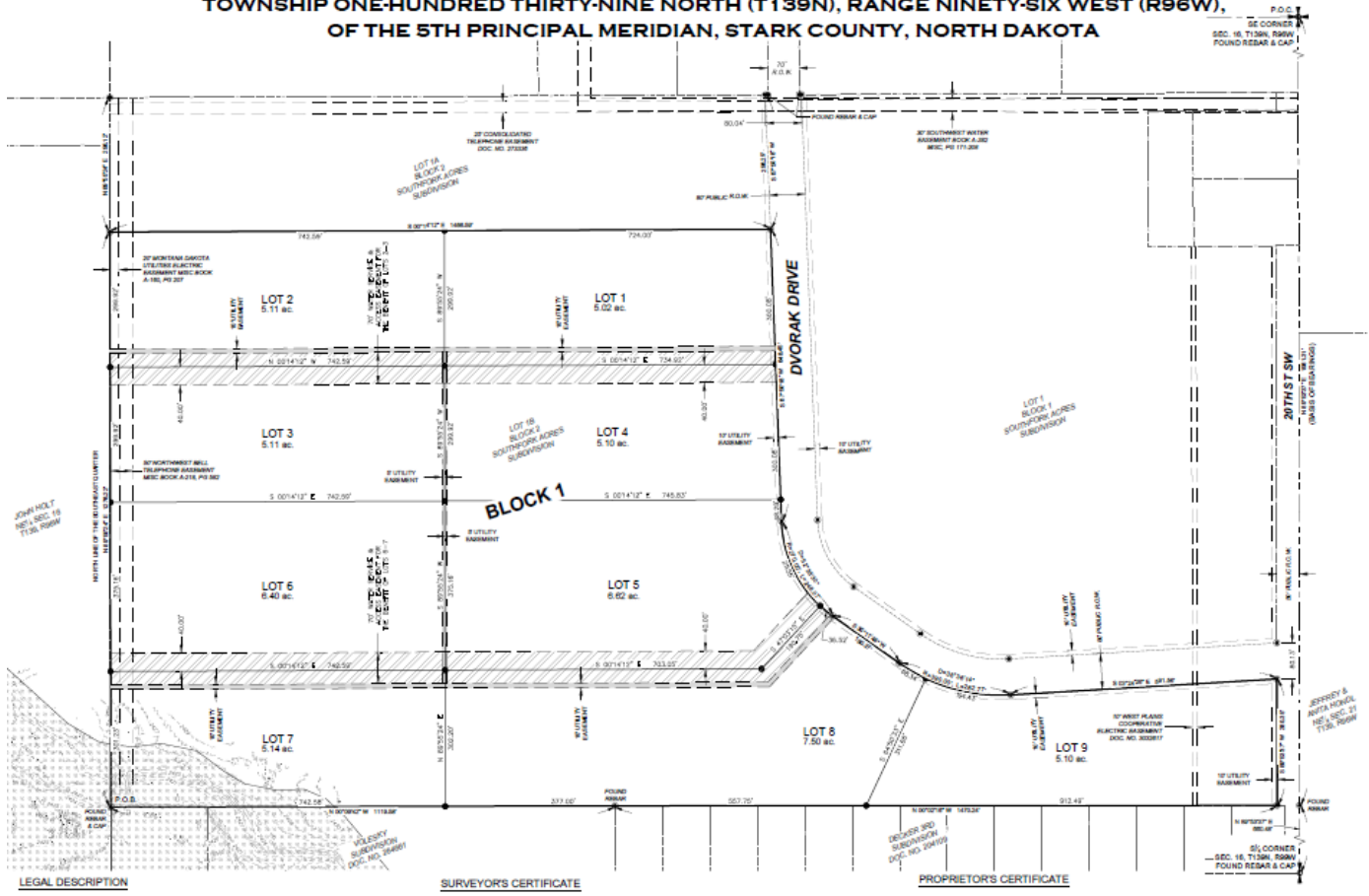
LOCATION

The property is generally located south of City of Dickinson incorporate limits, approximately 350ft west of Highway 22.



SOUTHFORK ACRES 2ND SUBDIVISION

LOT 1B, BLOCK 2, SOUTHFORK ACRES SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER (SE¹/₄) SECTION SIXTEEN (16), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W), OF THE 5TH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA



LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATE

PROPRIETOR'S CERTIFICATE

CURRENT ZONING	Agricultural (AG)
FUTURE LAND USE MAP DESIGNATION	RESIDENTIAL
GROSS SITE ACREAGE	51.11 acres
LOTS PROPOSED	Nine

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	R-2, GC	Undeveloped residential. Two general commercial
East	AG	Undeveloped
South	AG	Single-family residential structure
West	R-1	Single-family residential, floodplain undevelopable portions.

Analysis: City engineering staff reviewed the plat and has no comments. Planning staff reviewed the plat and expressed concerns to the applicant’s representative regarding the size of the intended lots. Each lot would accommodate one single-family detached house and therefore the average acreage per residence would exceed 5 acres. Staff recommended rezoning the property to residential, which would reconcile with the City of Dickinson’s Comprehensive Plan’s Future Land Use Map. Staff also communicated to the applicant that approval of this plat may generate a pseudo-permission structure to preclude future east-west right-of-way opportunities. This may lead to dysgenic development patterns effects such as limiting opportunities for residential infill development, efficient expansion of roadways, and efficient provision of utilities services. Furthermore, approving agricultural-sized lots for residential purposes, as a general trend, may increase the travel time per automobile trip. Staff suggested coordinating with the applicant to adopt a ghost plat (sometimes referred to as a shadow plat) which may enable future subdivision to be requested, should the City of Dickinson expand into the proposed subdivision. Though it was initially the applicant’s suggestion in order to solicit staff support of the overall concept, they retracted their stated interest and seek to approve this major plat as exhibited in the attachments.

Compliance with Zoning and Subdivision Regulations:

Approval of this plat would result in legal conformity with both Chapter 34 Subdivision and Chapter 39 Zoning.

It appears that surrounding properties had been master planned circa 1985 with the intention of providing future roadways pursuant to the purpose statements of the Ch.34 Subdivision of the municipal code:

Consistency with the Comprehensive Plan

While the Comprehensive Plan does not explicitly prohibit the platting of an agricultural-zoned subdivision in the RESIDENTIAL Future Land Use Map (FLUM) designation, the proposed plat runs against the intent of the RESIDENTIAL FLUM designation as described in Policy 1.1.2 of the Comprehensive Plan Land Use chapter:

Policy 1.1.2. – Residential: The residential designation is intended for a wide variety of residential uses at varying densities. Recreational and compatible civic uses are allowable. Limited commercial and office uses may be allowed at neighborhood center locations.

This as an issue, along with the platting of large lot subdivisions in the ETZ, which should be addressed in the upcoming Comprehensive Plan update.

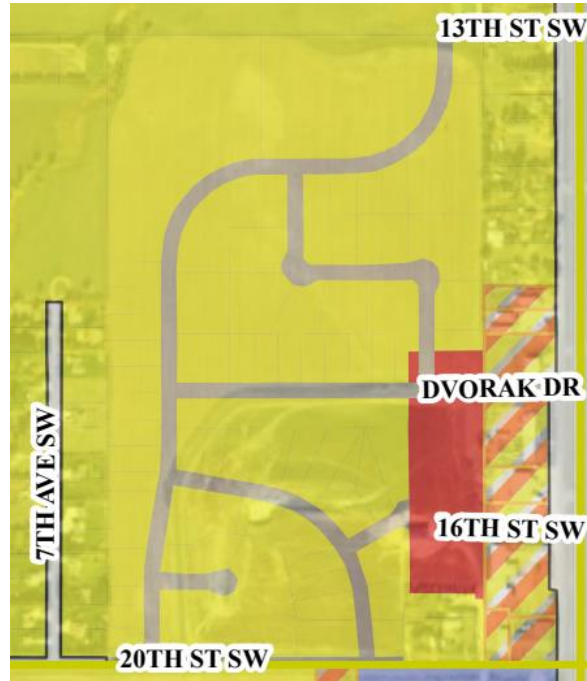
Public Input: As of the date of this report, City staff has not received any public comments.

APPENDICES

Appendix A – Future Land Use Map

Future Land Use

- Public/Civic
- Residential
- West Dickinson Residential
- Commercial
- Industrial
- West Dickinson Industrial
- Mixed Use
- Interchange
- Parks/Recreation
- Agricultural
- ROW



Appendix B – Zoning Map

Zoning Classification

- Planned Unit Development - PUD
- Community Commercial - CC
- Downtown Commercial - DC
- General Commercial - GC
- Limited Commercial - LC
- General Industrial - GI
- Limited Industrial - LI
- Low Density Residential - R1
- Medium Density Residential - R2
- High Density Residential - R3
- Rural Residential - RR
- Mobile Home - MH
- Public - P
- Agricultural - AG



MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **PLP-003-2024 Dickinson South Cemetery Second Subdivision** as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare "*

(AND) the following additional requirements (IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):

1. _____;
2. _____.

*****Denial*****

*"I move the Dickinson Planning and Zoning Commission recommend Denial of **PLP-003-2024 Dickinson South Cemetery Second Subdivision** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*



Unified Development Application

Have you met with Planning Staff regarding your application? **Yes**

Please upload the letter or counseling form you received following your pre-application meeting: [Pre-Application Response.pdf](#)

Type of Development **Future Land Use Map Amendment**

Name **Russell and Mackenzie Woodworth**

Company **n/a**

Applicant Email **Russwoodworth@hotmail.com**

Applicant Phone # **(701) 713-0713**

Applicant Representative (if applicable) **Andrew Schrank**

Applicant Representative Company **Highlands Engineering**

Applicant Representative Email **schrank@highlandseng.com**

Applicant Representative Phone # **(701) 483-2444**

Owner Name **Russell and Mackenzie Woodworth**

Owner Address 2212 3rd Street W, Dickinson, ND, 58601

Owner Email Russwoodworth@hotmail.com

Owner Phone # (701) 713-0713

Is the owner present to Sign

Owner Signature Upload [241265_Owner Signature_2024-01-22.pdf](#)

Will this application require any other action to complete the development?

Metes and Bounds Description

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION ELEVEN (11), TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH.P.M.), STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION ELEVEN (11), SAID POINT BEING A REBAR AND CAP LS-2884; THENCE S 00°04'18" W ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW1/4), A DISTANCE OF 558.76 FEET; THENCE N 89°39'28" E, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A REBAR; THENCE CONTINUING N 89°39'28" E, A DISTANCE OF 646.24 FEET TO A REBAR; THENCE S 28°22'03" E, A DISTANCE OF 384.74 FEET TO A REBAR; THENCE N 89°38'49" E, A DISTANCE OF 439.88 FEET TO A REBAR; THENCE N 28°56'24" W, A DISTANCE OF 111.04 FEET TO A REBAR; THENCE N 89°37'47" E, A DISTANCE OF 60.00 FEET TO A REBAR, A POINT WHICH LIES ON THE APPROXIMATE CENTERLINE OF THE HEART RIVER; THENCE S 31°47'04" E ALONG SAID CENTERLINE, A DISTANCE OF 196.80 FEET; THENCE S 20°35'56" E ALONG SAID CENTERLINE, A DISTANCE OF 387.42 FEET; THENCE S 11°25'32" E ALONG SAID CENTERLINE, A DISTANCE OF 111.01 FEET; THENCE S 20°56'41" W ALONG SAID CENTERLINE, A DISTANCE OF 83.98 FEET; THENCE S 42°44'22" W ALONG SAID CENTERLINE, A DISTANCE OF 122.50 FEET; THENCE S 54°11'50" W ALONG SAID CENTERLINE, A DISTANCE OF 129.93 FEET; THENCE S 62°06'30" W ALONG SAID CENTERLINE, A DISTANCE OF 141.10 FEET; THENCE S 63°03'58" W ALONG SAID CENTERLINE, A DISTANCE OF 103.76 FEET; THENCE S 84°05'20" W ALONG SAID CENTERLINE, A DISTANCE OF 276.28 FEET; THENCE S 89°39'57" W ALONG SAID CENTERLINE, A DISTANCE OF 37.39 FEET, A POINT AT WHICH SAID CENTERLINE INTERSECTS WITH THE EAST RIGHT-OF-WAY LINE OF EAST BROADWAY STREET; THENCE N 14°59'18" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 40.32 FEET, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 132.93 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTHERLY ALONG

SAID CURVE THROUGH A CENTRAL ANGLE OF 70°54'15" AND AN ARC DISTANCE OF 164.50 FEET (CHORD DIRECTION N 20°27'49" W, CHORD DISTANCE 154.20 FEET) TO A REBAR; THENCE N 54°25'00" ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 836.90 FEET TO A REBAR, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 157.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°29'18" AND AN ARC DISTANCE OF 149.31 FEET (CHORD DIRECTION N 27°10'21" W, CHORD DISTANCE 143.74 FEET) TO A REBAR; THENCE N 00°04'18" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 460.98 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 27.83 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

	1/4 Section	Township	Range
Description	SW1/4 Section 11	T139N	R96W

Legal - Lot/Block/Addition

	Lot	Block	Addition
Description	n/a	n/a	n/a

Property Address / General Project Location

Property is generally located between 10th Ave SE and the Heart River approximately 1/4-mile north of 8th Street SE.

Total Square Footage or Acreage of Subject Property

27.83 acres

Proposed Month for Consideration

March

Existing Future Land Use Map Category

Industrial

Proposed Future Land Use Map Category

Agricultural

Existing Zoning

GI - General Industrial

Existing Use

Agriculture

Overlay District Description

n/a

Transmittal Letter

(Explanation of Request & [241265_Transmittal-FLUM_2024-01-18.pdf](#) Proposed Operations)

Map of Proposed
Amendment to Future
Land Use Map - Drawn to
Scale

[241265_Aerial Map_2024-01-18.pdf](#)
[241265_FLUM Map_2024-01-18.pdf](#)
[241265_Flood Hazard Map_2024-01-17.pdf](#)

Rezone Calc Multiplier 0

Minor Platting Multiplier 0

Prelim Platting Multiplier 0

Major Platting Multiplier 0

Application Calc 750

Deed for Property [3180690_Deed.pdf](#)

Application Fees Applicable Fees 750.00 USD

Total: \$750.00

Transaction ID: 8e7vmknf

==Payer Info==

First Name Andrew
Last Name Schrank
E-Mail Russwoodworth@hotmail.com

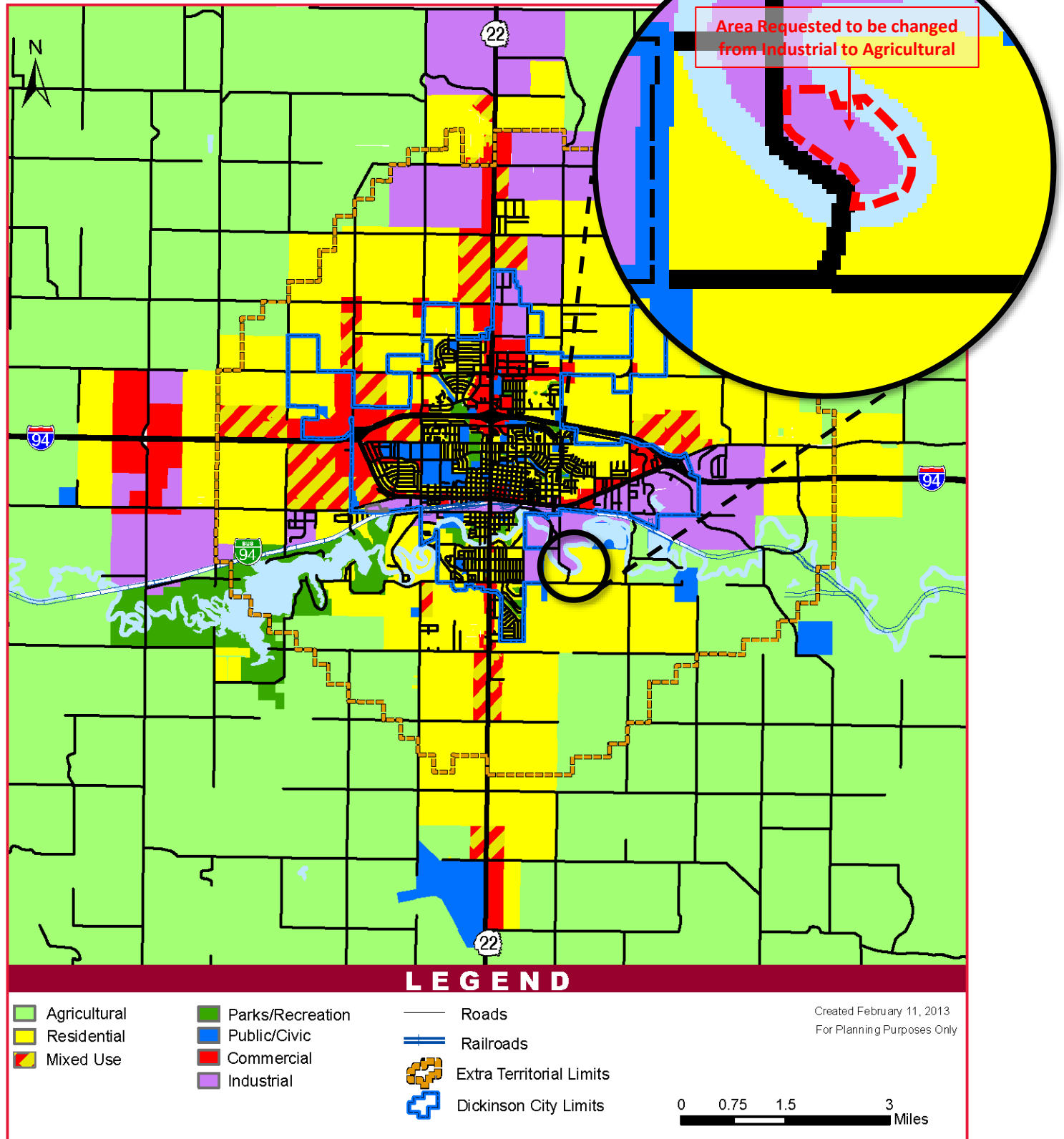
Applicant Signature



Date 01-25-2024

You can [edit this submission](#) and [view all your submissions](#) easily.

Figure 2: City of Dickinson Future Land Use Map



SOURCE: KLJ





Transmittal Letter

To: Matthew Galibert – City Planner
City of Dickinson
38 1st Street West
Dickinson, ND 58601

From: Andrew Schrank, PE
Highlands Engineering
319 24th Street East
Dickinson, ND 58601
701.483.2444
schrank@highlandseng.com

Date: January 26, 2024

Re: FLUM Application – Russell and Mackenzie Woodworth

Message: Enclosed you will find the following FLUM application documents for the above referenced project being submitted for consideration at the March Planning and Zoning Meeting:

- Pre-submittal Meeting Letter
- Narrative (included, below) of the Project Description
- Written Statement (included, below) per Policy 1.3.3. of the Comprehensive Plan
- Legal Descriptions (included, below) for the Proposed FLUM Designations
- Warranty Deed for the Property
- Map of Proposed FLUM Changes
- Flood Hazard Areas from City's GIS Information
- Aerial Image of Property

FLUM Requested Change

The applicant is requesting a change from Industrial to Agricultural for the area described by this application.

office 701 483 2444
fax 701 483 2610

email info@highlandseng.com
web www.highlandseng.com

Highlands Engineering & Surveying, PLLC
319 24th Street East | Dickinson, ND 58601

Legal Description of Proposed FLUM Changes

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW_{1/4}) OF SECTION ELEVEN (11), TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH.P.M.), STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID PARCEL CONTAINS 27.83 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

Project Description

This property was recently purchased by the Applicants and current Owners, Russell and Mackenzie Woodworth, with the intention of building their primary residence within this site and creating a “hobby farm”. The current Future Land Use Map (FLUM) depicts this property as *Industrial* and the current zoning is *General Industrial (GI)* which does not allow for this proposed residential or agricultural use. Therefore, this FLUM Amendment and subsequent zone change to *Agricultural* are being requested.

In reviewing the land uses surrounding this site that are present to date, they are predominantly agricultural and residential, which would make this proposed change a better fit for the current surrounding land uses than the current Industrial zoning. Agricultural land and residences are present around all sides of this site, including a residence to the east that was recently constructed about 10 years ago.

The Heart River creates the eastern boundary of this property, making this an attractive piece of property for residential development due to the natural beauty of this area. However, the special flood hazard area (SFHA) created by this river makes a large portion of this property challenging and costly to develop as much of this site would need to be elevated above the floodplain for construction of structures. This makes this property challenging to develop as industrial development, but ideal for a single low-density residence and agricultural uses as proposed.

Access to this property is provided by a rural, gravel roadway along the west side of this site, 10th Avenue SE. This area is also located outside of the City’s Corporate Limits in the City’s ETZ, and it is outside of the City’s Urban Service Area. The lack of urban infrastructure (i.e. paved urban roadways, water, sanitary sewer, storm sewer) available to this site makes this area even more difficult and costly to develop with Industrial uses. Therefore, the low-density use with limited infrastructure demand that is proposed is the most feasible use of this property for the foreseeable future.

The FLUM amendment and zone change will not create “pocket zoning” as the FLUM map depicts residential zoning south and east of this site, and the zoning map depicts Rural Residential and Agricultural zoning south and east of this site. Therefore, this proposal fits with the surrounding zoning designations.

Written Statement per Policy 1.3.3. of the City’s Comprehensive Plan

Impact to the Future Land Use Map (FLUM)

This application would revise the FLUM from Industrial to Agricultural within the area described.

Consistency with the Comprehensive Plan policies and all other City plans

This application is consistent with the current Comprehensive Plan policies. Approving this FLUM amendment will allow for the subsequent zone change and proposed residence and farm to be constructed within this site to be consistent with the City’s ordinances if these applications are approved as proposed.

Availability of city infrastructure to serve the property in which the Future Land Use Map amendment is requested

This property is located outside of the City’s Urban Service Area boundary, so it would not be served by City infrastructure for the foreseeable future.

Location of the property in relation to planned thoroughfares and the availability and cost to the City to provide infrastructure

This property is located outside of the City’s Urban Service Area boundary, so it would not be served by City infrastructure for the foreseeable future.

Compatibility of the requested future land use designation in relation to abutting or adjacent future land use designations

The FLUM amendment would create an Agricultural designation within an area that is surrounded by residential designations to the south, east, and west, with an industrial designation to the north. Although this proposal may not be the same as the surrounding land use designations, it is consistent with the current uses of the surrounding property which are largely agricultural and residential. It also fits with the existing zoning that has been established to the south, east, and west. Due to the lack of available infrastructure and the special flood hazard area, higher density or more intensive development of this property is likely not feasible. Therefore, we feel that this FLUM designation is appropriate for this property based on the site constraints.

Extent to which the future land use designation establishes or reinforces an urban sprawl pattern of development as opposed to an orderly, compact form of development

This residence would be located just outside the City’s corporate limits in an area that has seen similar residential development in the last several years. Therefore, this proposal fits with the surroundings in the area. Furthermore, due to infrastructure availability and the special flood hazard area within this site, high-density, urban development is likely not feasible within this property for the foreseeable future.

Whether the first two phases of the Capital Improvement Program include programmed improvements in the area where the Future Land Use Map amendment is proposed

This property is located outside of the City's Urban Service Area boundary, so no improvements were proposed by these phases of the Comprehensive Plan.

Short-term and long-term fiscal impacts to the City of approving the Future Land Use Map amendment

This property is located outside of the City's Urban Service Area boundary, so it would not be served by City infrastructure for the foreseeable future. This property is also located outside of the City's Corporate Limits. Therefore, this change will have no fiscal impact to the City.

Your consideration of this request is greatly appreciated. Feel free to contact me for any additional information or questions regarding this submittal. Thank You!

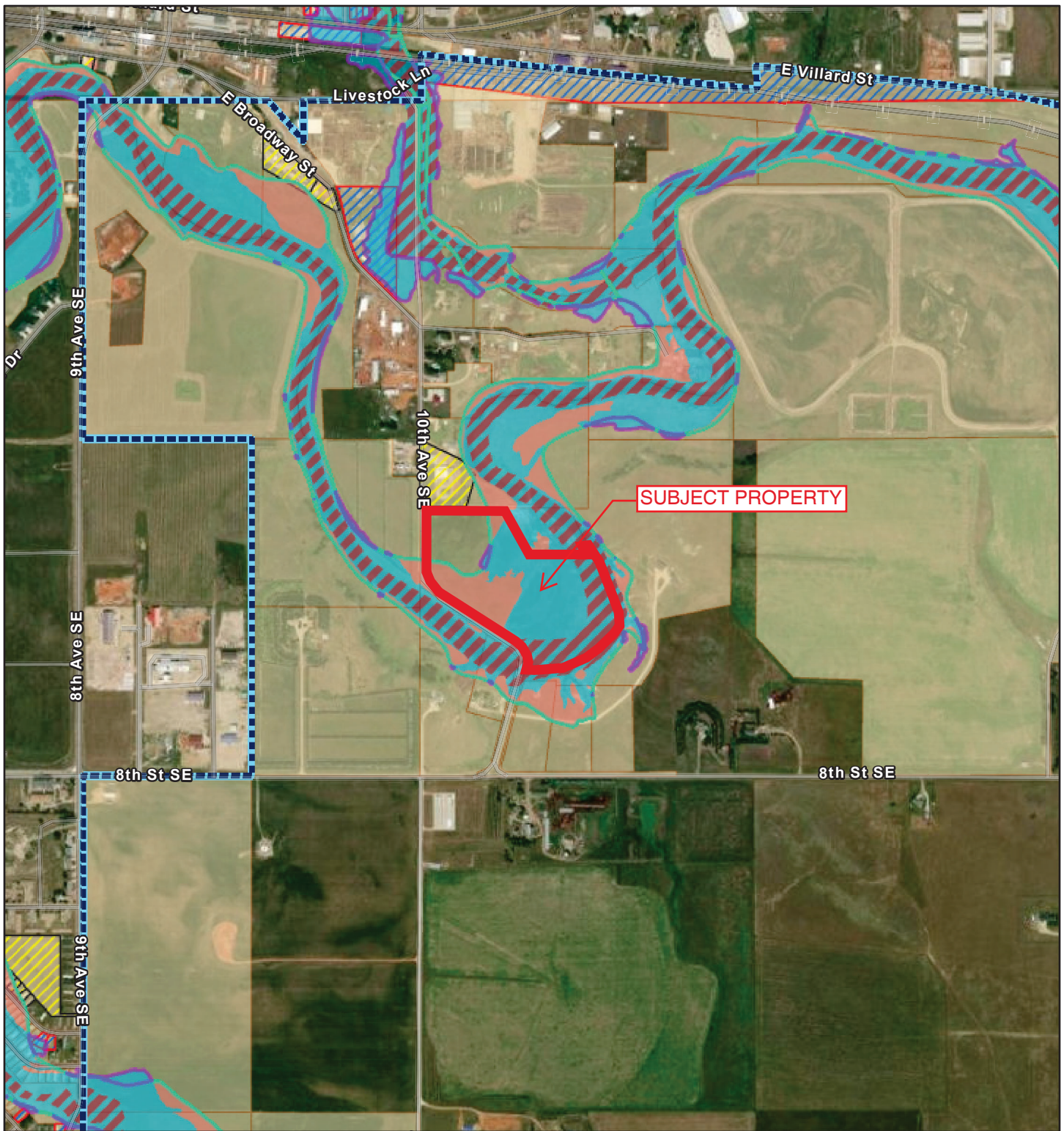


Andrew Schrank, PE, CFM
Highlands Engineering

FLM-002-2024 Future Land Use Map Amendment Industrial to Agricultural



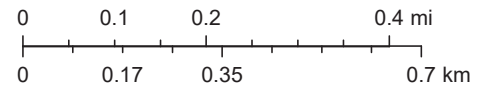
FEMA Flood Hazard Changes Map



1/17/2024

1:19,398

- | | | |
|--------------------------------|--|-------------------------------------|
| Municipal Boundary | FLOODWAY (AE) | Intersected by SFHA Zones (A or AE) |
| Extra Territorial Boundary | Preliminary SFHA Boundary | World Imagery |
| North Dakota County Boundaries | Non-Intersecting After Changes (141) | Low Resolution 15m Imagery |
| SFHA Area Changes | Newly Intersecting After Changes (154) | High Resolution 60cm Imagery |
| Decrease | Intersected by SFHA Zones (A or AE) | High Resolution 30cm Imagery |
| Increase | Non-Intersecting After Changes (22) | Citations |
| Current SFHA Boundary | Newly Intersecting After Changes (89) | 4.8m Resolution Metadata |



State of North Dakota, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Dickinson Engineering Department, Maxar



State 9th FLUM Amendment Staff Report

To: City of Dickinson Board of Commissioners
 From: City of Dickinson Community Development Services
 Date: March 4, 2024
 Re: FLM-002-2024 Future Land Use Map Amendment

OWNER/APPLICANT

Russel and Mackenzie Woodworth
 2213 3rd Street W
 Dickinson, ND, 58601
 russwoodworth@hotmail.com
 701 713 0713

APPLICANT'S REPRESENTATIVE

Andrew Schrank
 Highlands Engineering
 319 24th Street East
 Schrank@highlandseng.com
 701 483 2444

Public Hearing	March 13, 2024	Planning and Zoning Commission
Public Hearing	March 19, 2024	City Commission
Final Consideration	April 2, 2024	City Commission

To consider a future land use map amendment for an unplatted parcel of land located in the southwest quarter (SW1/4) of section eleven (11), township one hundred thirty-nine north (T139N), range ninety-six west (R96W) of the fifth principal Meridian (5th.P.M.), Stark County, North Dakota. Said parcel is located within the City of Dickinson's ETZ and is generally located between 10th Ave SE and the Heart River, approximately ¼-mile north of 8th Street SE.

A companion zoning map request is also scheduled for public hearing at the March 13, 2024 Planning and Zoning Commission meeting (REZ-002-2024).

Staff Recommendation: Approval

Public Comments: No comments. One individual contacted City staff to ask for clarification of the current zoning district, as the subject property is zoned Industrial but, by appearance, might be used for agricultural purposes. Clarification of the current zoning map and Future Land Use Map were provided to the inquiring resident.



CURRENT ZONING	GI
FUTURE LAND USE MAP DESIGNATION	Industrial
GROSS SITE ACREAGE	+/- 27.83 acres
LOTS PROPOSED	N/A

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	GI / AG	Riparian area / general industrial use
East	AG	Agriculture / single-family residence
South	RR / AG	Riparian area / single-family residential
West	GI	Undeveloped

COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility with Comprehensive Plan

Policy 1.3.4 of the Chapter 4 Land Use of the City of Dickinson Comprehensive Plan states the following:

The City shall review FLUM amendments applications and shall take into consideration and record as findings of fact in an ordinance that approves a requested Future Land Use Map Amendment the following factors:

- Impact to the FLUM.
- Consistency with comprehensive plan policies and all other city plans.
- Availability of city infrastructure to serve the property in which the FLUM amendment is requested.
- Location of the property in relation to planned thoroughfares and the availability and cost to the City to provide infrastructure.
- Compatibility of the requested future land use designation in relation to abutting or adjacent future land use designations.
- Extent to which the requested future land use designation establishes or reinforces an urban sprawl pattern of development as opposed to an orderly, compact form of development.
- Whether the first two phases of the Capital Improvement Program include programmed improvements in the area where the FLUM amendment is proposed.
- Short-term and long-term fiscal impacts to the City of approving the FLUM amendment.

Staff has reviewed the applicant's responses to Policy 1.3.4, and staff concurs with those responses. Therefore, staff finds the request to follow the City of Dickinson Comprehensive Plan. As the property is located within the City's ETZ and outside of the Urban Service Area, and due to the physical constraints which would limit the intensity and density of future development, the proposed FLUM amendment will not impact the City's costs to provide and maintain essential infrastructure.

Public Input: As of the date of this report, City staff has not received any public comments.

Staff Recommendation: The City Development Team staff recommends approval of FLM-002-2024.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLM-002-2024** as being compliant with the City of Dickinson Comprehensive Plan and also being in the interest of the public health, safety and welfare "*

(AND) the following additional requirements (IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):

1. _____;
2. _____.

*****Denial*****

*"I move the Dickinson Planning and Zoning Commission recommend Denial of **FLM-002-2024** as NOT being compliant with the City of Dickinson Comprehensive Plan and as being contrary to interest of the public health, safety and welfare."*



Unified Development Application

Have you met with Planning Staff regarding your application? **Yes**

Please upload the letter or counseling form you received following your pre-application meeting: [Pre-Application Response.pdf](#)

Type of Development **Rezoning - Zoning Map Amendment**

Name **Russell and Mackenzie Woodworth**

Company **n/a**

Applicant Email **Russwoodworth@hotmail.com**

Applicant Phone # **(701) 713-0713**

Applicant Representative (if applicable) **Andrew Schrank**

Applicant Representative Company **Highlands Engineering**

Applicant Representative Email **schrank@highlandseng.com**

Applicant Representative Phone # **(701) 483-2444**

Owner Name **Russell and Mackenzie Woodworth**

Owner Address **2212 3rd Street W, Dickinson, ND, 58601**

Owner Email **Russwoodworth@hotmail.com**

Owner Phone # **(701) 713-0713**

Is the owner present to Sign

Owner Signature Upload [241265_Owner Signature_2024-01-22.pdf](#)

Will this application require any other action to complete the development?

Metes and Bounds Description

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION ELEVEN (11), TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH.P.M.), STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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	1/4 Section	Township	Range
Description	SW1/4 Section 11	T139N	R96W

Legal - Lot/Block/Addition

	Lot	Block	Addition
Description	n/a	n/a	n/a

Property Address / General Project Location

Property is generally located between 10th Ave SE and the Heart River approximately 1/4-mile north of 8th Street SE.

Total Square Footage or Acreage of Subject Property

27.83 acres

Transmittal Letter (Explanation of Request & Proposed Operations)

[241265_Transmittal-REZONE_2024-01-18.pdf](#)

Existing Zoning

GI - General Industrial

Proposed Zoning

AG - Agriculture

Rezone Calc Multiplier

1

Overlay District Description

n/a

Map of Area to be Rezoned

[241265_Aerial Map_2024-01-18.pdf](#)
[241265_Flood Hazard Map_2024-01-17.pdf](#)
[241265_Zoning Map_2024-01-18.pdf](#)

Minor Platting Multiplier

0

Prelim Platting Multiplier

0

Major Platting Multiplier

0

Application Calc

250

Deed for Property [3180690_Deed.pdf](#)

Application Fees **Applicable Fees** 250.00 USD

Total: \$250.00

Transaction ID: 1g2vzxxv

==Payer Info==

First Name Andrew
Last Name Schrank
E-Mail Russwoodworth@hotmail.com

Applicant Signature

Date 01-25-2024

You can [edit this submission](#) and [view all your submissions](#) easily.

Attachments: Because the total size is more than **5MB** the uploads are not attached.



Transmittal Letter

To: Matthew Galibert – City Planner
City of Dickinson
38 1st Street West
Dickinson, ND 58601

From: Andrew Schrank, PE
Highlands Engineering
319 24th Street East
Dickinson, ND 58601
701.483.2444
schrank@highlandseng.com

Date: January 26, 2024

Re: Rezone Application – Russell and Mackenzie Woodworth

Message: Enclosed you will find the following Rezone application documents for the above referenced project being submitted for consideration at the March Planning and Zoning Meeting:

- Pre-submittal Meeting Letter
- Narrative (included, below) of the Project Description
- Legal Descriptions (included, below) for the Proposed FLUM Designations
- Warranty Deed for the Property
- Map of Proposed Zone Change
- Flood Hazard Areas from City's GIS Information
- Aerial Image of Property

Rezoning Request

The applicant is requesting a change from General Industrial (GI) to Agricultural (AG) for the area described by this application.

office 701 483 2444
fax 701 483 2610

email info@highlandseng.com
web www.highlandseng.com

Highlands Engineering & Surveying, PLLC
319 24th Street East | Dickinson, ND 58601

Project Description

This property was recently purchased by the Applicants and current Owners, Russell and Mackenzie Woodworth, with the intention of building their primary residence within this site and creating a “hobby farm”. The current Future Land Use Map (FLUM) depicts this property as *Industrial* and the current zoning is *General Industrial (GI)* which does not allow for this proposed residential or agricultural use. Therefore, this FLUM Amendment and subsequent zone change to *Agricultural* are being requested.

In reviewing the land uses surrounding this site that are present to date, they are predominantly agricultural and residential, which would make this proposed change a better fit for the current surrounding land uses than the current Industrial zoning. Agricultural land and residences are present around all sides of this site, including a residence to the east that was recently constructed about 10 years ago.

The Heart River creates the eastern boundary of this property, making this an attractive piece of property for residential development due to the natural beauty of this area. However, the special flood hazard area (SFHA) created by this river makes a large portion of this property challenging and costly to develop as much of this site would need to be elevated above the floodplain for construction of structures. This makes this property challenging to develop as industrial development, but ideal for a single low-density residence and agricultural uses as proposed.

Access to this property is provided by a rural, gravel roadway along the west side of this site, 10th Avenue SE. This area is also located outside of the City’s Corporate Limits in the City’s ETZ, and it is outside of the City’s Urban Service Area. The lack of urban infrastructure (i.e. paved urban roadways, water, sanitary sewer, storm sewer) available to this site makes this area even more difficult and costly to develop with Industrial uses. Therefore, the low-density use with limited infrastructure demand that is proposed is the most feasible use of this property for the foreseeable future.

The FLUM amendment and zone change will not create “pocket zoning” as the FLUM map depicts residential zoning south and east of this site, and the zoning map depicts Rural Residential and Agricultural zoning south and east of this site. Therefore, this proposal fits with the surrounding zoning designations.

Your consideration of this request is greatly appreciated. Feel free to contact me for any additional information or questions regarding this submittal. Thank You!



Andrew Schrank, PE, CFM
Highlands Engineering

office 701 483 2444
fax 701 483 2610

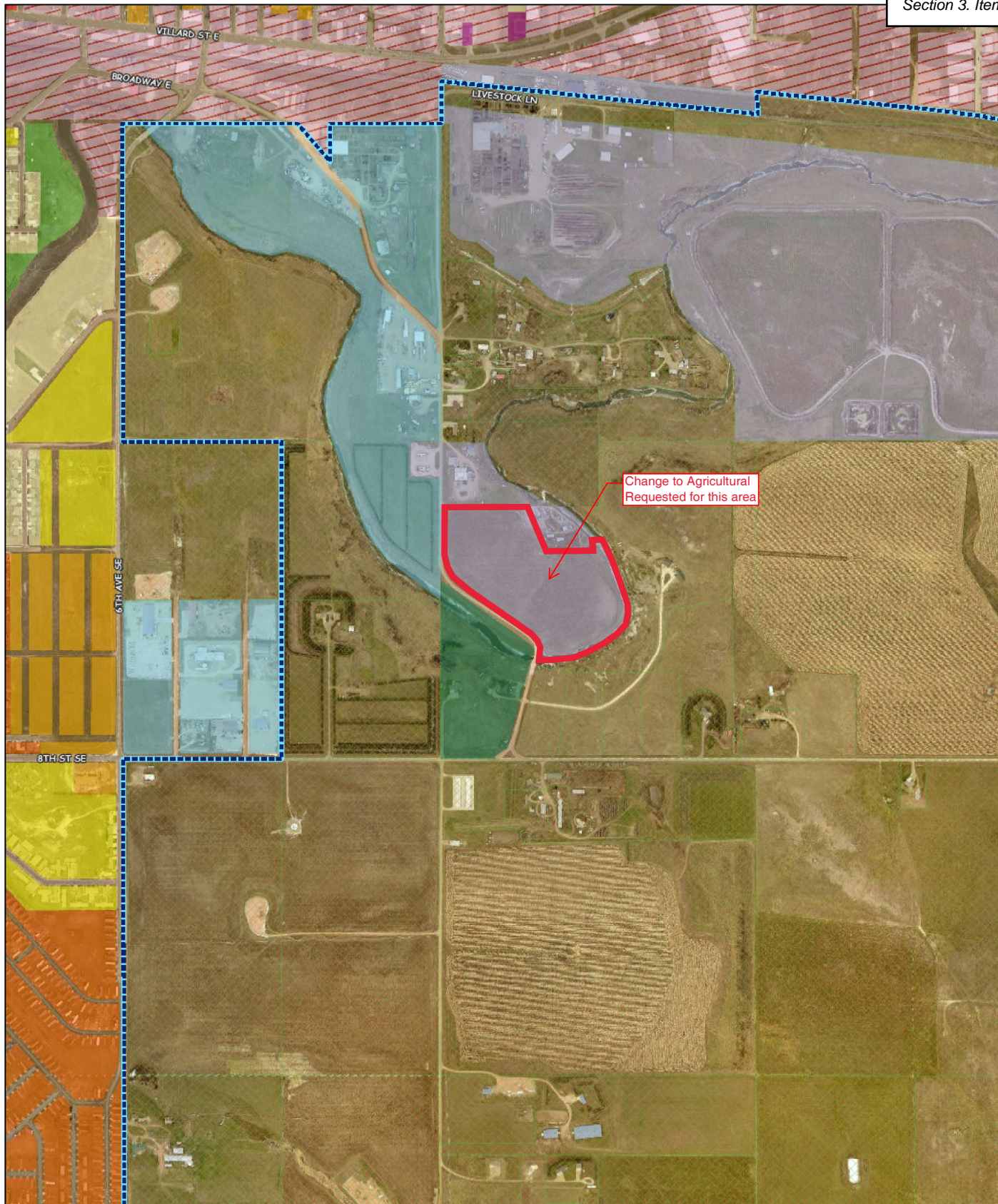
email info@highlandseng.com
web www.highlandseng.com

Highlands Engineering & Surveying, PLLC
319 24th Street East | Dickinson, ND 58601



Dickinson Zoning Information Map

Section 3. Item E.



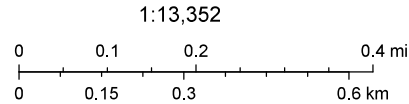
1/17/2024

- Public Street Names 25K
- Municipal Boundary
- Extra Territorial Boundary
- Dickinson Zoning
- Community Commercial - CC
- Downtown Commercial - DC
- General Commercial - GC

- General Industrial - GI
- Limited Industrial - LI
- Low Density Residential - R1
- Medium Density Residential - R2
- High Density Residential - R3
- Mobile Home - MH

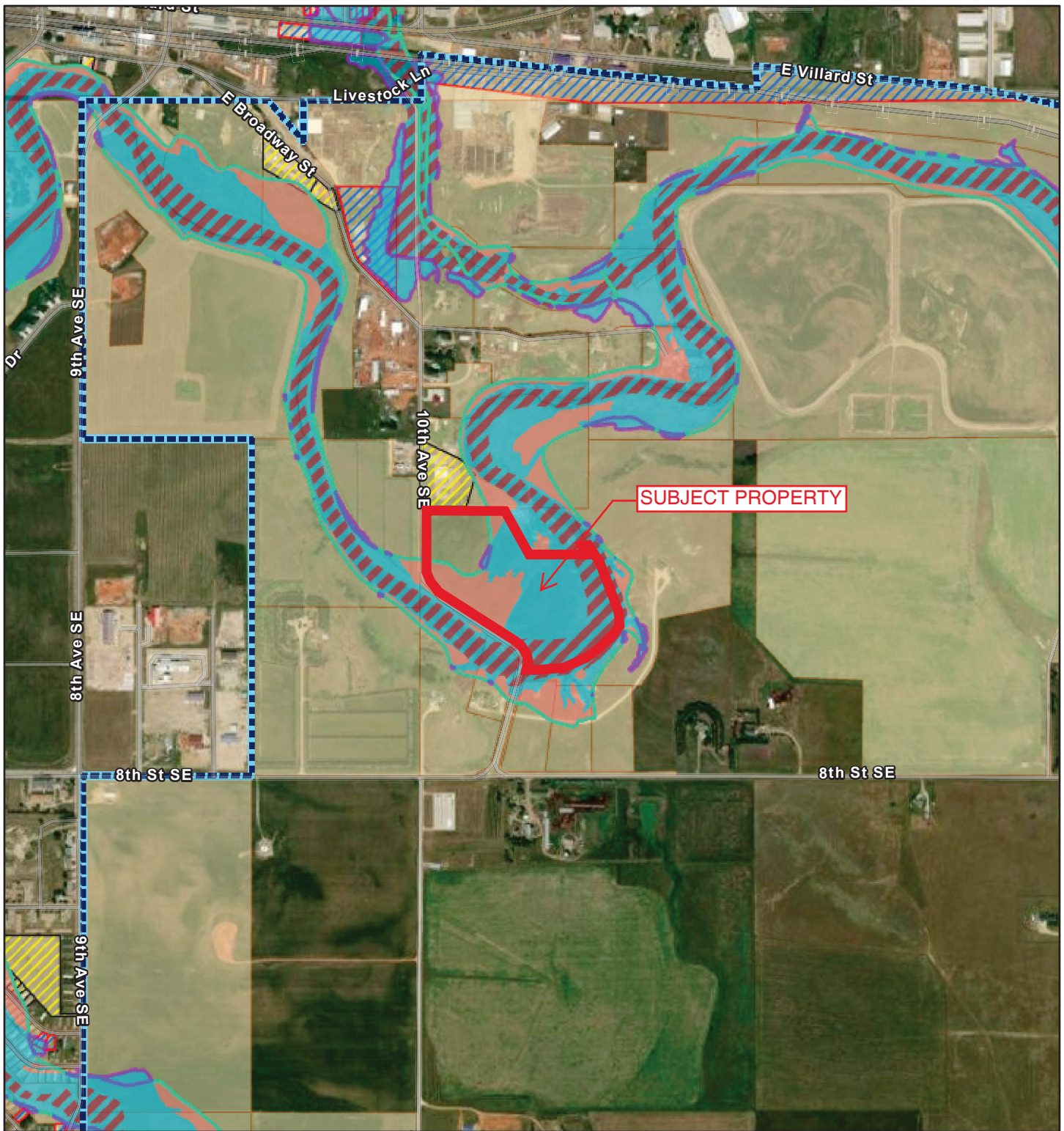
- Public - P
- Agricultural - AG
- ETZ Zoning
- General Industrial - GI
- Limited Industrial - LI
- Rural Residential - RR
- Agricultural - AG

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2,4m Resolution Metadata



Dickinson Engineering Department, Engineering & Planning, Maxar

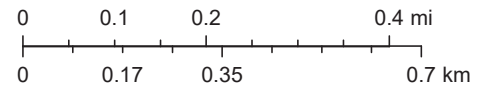
FEMA Flood Hazard Changes Map



1/17/2024

1:19,398

- Municipal Boundary
- Extra Territorial Boundary
- North Dakota County Boundaries
- SFHA Area Changes
- Decrease
- Increase
- Current SFHA Boundary
- FLOODWAY (AE)
- Preliminary SFHA Boundary
- Non-Intersecting After Changes (141)
- Newly Intersecting After Changes (154)
- Intersected by SFHA Zones (A or AE)
- Non-Intersecting After Changes (22)
- Newly Intersecting After Changes (89)
- Intersected by SFHA Zones (A or AE)



- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 4.8m Resolution Metadata

State of North Dakota, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Dickinson Engineering Department, Maxar

REZ-002-2024 Rezone Petition General Industrial (GI) to Agricultural (AG)





State 9th FLUM Amendment Staff Report

To: City of Dickinson Board of Commissioners
 From: City of Dickinson Community Development Services
 Date: February 26, 2024
 Re: REZ-002-2024 Future Land Use Map Amendment

OWNER/APPLICANT

Russel and Mackenzie Woodworth
 2213 3rd Street W
 Dickinson, ND, 58601
 russwoodworth@hotmail.com
 701 713 0713

APPLICANT’S REPRESENTATIVE

Andrew Schrank
 Highlands Engineering
 319 24th Street East
 Schrank@highlandseng.com
 701 483 2444

Public Hearing	March 13, 2024	Planning and Zoning Commission
Public Hearing	March 19, 2024	City Commission
Final Consideration	April 2, 2024	City Commission

To consider a zoning map amendment from General Industrial (GI) to Agricultural (AG) for an unplatted parcel of land located in the southwest quarter (SW1/4) of section eleven (11), township one hundred thirty-nine north (T139N), range ninety-six west (R96W) of the fifth principal Meridian (5th.P.M.), Stark County, North Dakota. Said parcel is located within the City of Dickinson’s ETZ and is generally located between 10th Ave SE and the Heart River, approximately ¼-mile north of 8th Street SE.

A public hearing for a proposed future land use map amendment is also scheduled for public hearing at the March 13, 2024 Planning and Zoning Commission meeting (FLUM-002-2024). Approval of the proposed zoning map amendment is contingent upon of the proposed future land use map amendment.

Staff recommendation: Approval

Public Comments: No comments. One individual contacted City staff to ask for clarification of the current zoning district, as the subject property is zoned Industrial but, by appearance, might be used for agricultural purposes. Clarification of the current zoning map and Future Land Use Map were provided to the inquirer.



CURRENT ZONING	GI
FUTURE LAND USE MAP DESIGNATION	Industrial
GROSS SITE ACREAGE	+/- 27.83 acres
LOTS PROPOSED	N/A

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	GI	Riparian area / general industrial use
East	GI/AG	Agriculture / single-family residence

South	RR / AG	Riparian area / single-family residential
West	LI	Undeveloped

COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility with Local Uses and Compliance with The Zoning Ordinance

The adjacent properties to the south and east are zoned AG and RR. Rezoning the subject property to AG would not introduce uses into the general vicinity that would be incompatible with the general development pattern.

Approval of this request would result in legal conformity with Chapter 39 Zoning, which requires a minimum lot size of five acres for AG zoning. The proposed rezoning also meets the purpose of the AG zoning district as listed in Article 39.04 of the City's Zoning Ordinance:

The AG District provides for and preserves the agricultural and rural use of land, while accommodating very low density residential development generally associated with agricultural uses. This district is designed to maintain complete agricultural uses within the Dickinson extra-territorial jurisdiction.

Public Input: As of the date of this report, City staff has not received any public comments.

Staff Recommendation: The City Development Team staff recommends approval of FLM-002-2024.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **REZ-002-2024** as being consistent with the City of Dickinson Comprehensive Plan and as being compliant with the City of Dickinson Zoning Ordinance and also being in the interest of the public health, safety and welfare "*

(AND) the following additional requirements (IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):

1. _____;
2. _____.

*****Denial*****

*"I move the Dickinson Planning and Zoning Commission recommend Denial of **REZ-002-2024** as NOT being consistent with the City of Dickinson Comprehensive Plan and as not being compliant with the City of Dickinson Zoning Ordinance and as being contrary to interest of the public health, safety and welfare."*



Unified Development Application

Have you met with Planning Staff regarding your application? **Yes**

Please upload the letter or counseling form you received following your pre-application meeting: [Dickinson South Cemetery Plat Pre-application Meeting Letter.pdf](#)

Type of Development **Major Subdivision Final Plat**

Is this a Replat **No**

Date of Final Plat Approval at Planning & Zoning Commission **02-21-2024**

Name **Aaron Praus**

Company **City of Dickinson**

Applicant Email **aaron.praus@dickinsongov.com**

Applicant Phone # **(701) 456-7840**

Applicant Representative (if applicable) **James Kiedrowski**

Applicant Representative Company: KLJ

Applicant Representative Email: james.kiedrowski@kljeng.com

Applicant Representative Phone #: (701) 690-0503

Owner Name: City of Dick

Owner Address: 38 1ST ST W, Dickinson, ND, 58601

Owner Email: aaron.praus@dickinsongov.com

Owner Phone #: (701) 456-7840

Is the owner present to Sign:

Owner Signature Upload: [CitySign.pdf](#)

Will this application require any other action to complete the development?

Metes and Bounds Description (ONLY REQUIRED FOR UNPLATTED SUBDIVISION LOTS)

BEGINNING AT THE NORTHEAST CORNER OF DICKINSON SOUTH CEMETERY SUBDIVISION AS DESCRIBED IN DOCUMENT NUMBER 3007169, ON FILE AND RECORDED IN THE OFFICE OF THE RECORDER, STARK COUNTY, NORTH DAKOTA; THENCE ON AN AZIMUTH OF 091°38'43", A DISTANCE OF 500.00 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE WEST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ON AN AZIMUTH OF 181°29'55", A DISTANCE OF 660.99 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE WESTERLY ALONG SAID SOUTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ON AN AZIMUTH OF 271°36'01" A DISTANCE OF 500.00 FEET TO THE SOUTH EAST CORNER OF SAID DICKINSON SOUTH CEMETERY SUBDIVISION; THENCE NORTHERLY AND PARALLEL TO THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER ON A AZIMUTH OF 001°29'55" A DISTANCE OF 661.38 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 7.60 ACRES.

	1/4 Section	Township	Range
Description	NW 1/4, Sec 16	139 N	96 W

Property Address / General Project Location	SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (S1/2SW1/4NW1/4) OF SECTION 16, TOWNSHIP 139 NORTH, RANGE 96 WEST	
Total Square Footage or Acreage of Subject Property	7.60 Acres	
Rezone Calc Multiplier	0	
Minor Platting Multiplier	0	
Prelim Platting Multiplier	0	
Major Platting Multiplier	1	
Name of Final Plat	Dickinson South Cemetery Second Subdivision	
Final Platted Lots	More than 40 Lots	
Final Platted Block(s)	24	
Name of Preliminary Plat	Dickinson South Cemetery Second Subdivision	
Preliminary Number Lots	More than 40 Lots	
Preliminary Number of Block(s)	24	
	0	
Application Calc	350	
Required Documentation Upload	2204-00962_Subdivision-Plat.pdf AutoCad&shapefile.zip	
Deed for Property	Deed.txt	
Application Fees	Applicable Fees	350.00 USD
	Total:	\$350.00
	Transaction ID:	263esnch
	Payer Information	
	First Name:	Andrew
	Last Name:	Krebs
	E-Mail	aaron.praus@dickinsongov.com
Applicant Signature		



Date

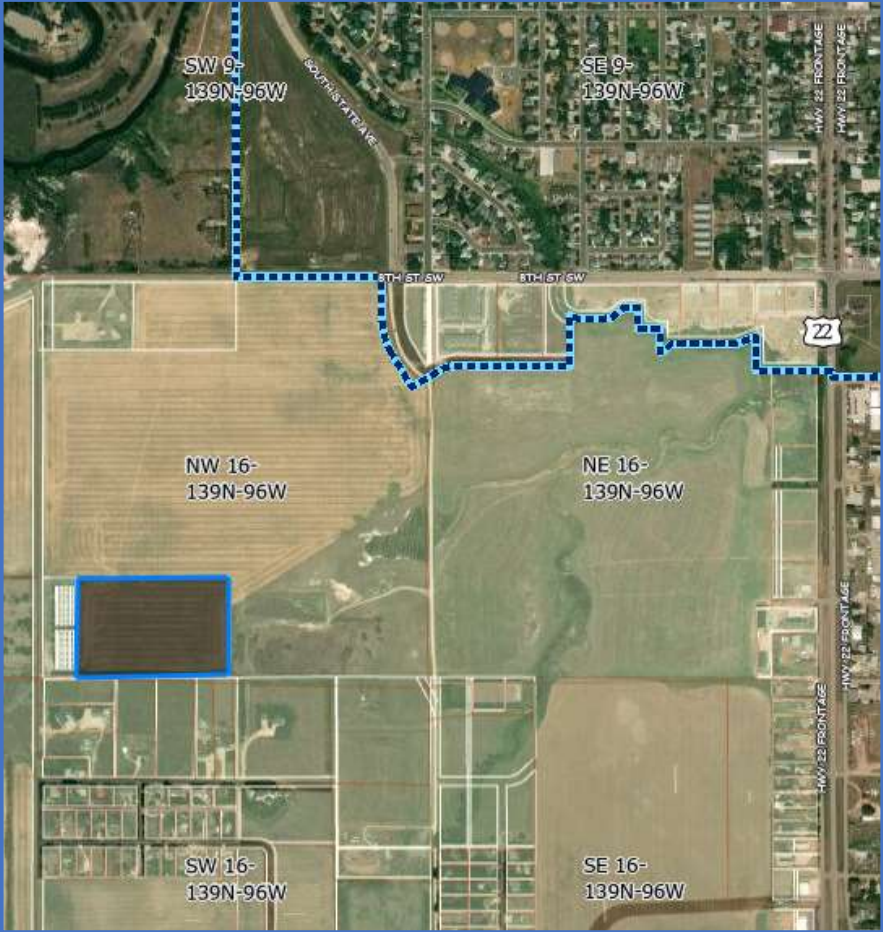
02-29-2024

You can [edit this submission](#) and [view all your submissions](#) easily.

FLP-002-2024

Major Plat

Dickinson South Cemetery Second Subdivision



DICKINSON SOUTH CEMETERY SECOND SUBDIVISION

A PARCEL OF UNPLATTED LAND LOCATED IN THE SOUTH HALF OF THE
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (S1/2SW1/4NW1/4) OF
SECTION 16, TOWNSHIP 139 NORTH, RANGE 96 WEST, OF THE FIFTH
PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA

OWNER:
CITY OF DICKINSON
38 1ST STREET WEST
DICKINSON, ND 58601

ENGINEER:
KLJ
677 27TH AVE EAST
DICKINSON, ND 58601

SURVEYOR'S CERTIFICATE

I, JAMES A. COOPER, PROFESSIONAL LAND SURVEYOR, N.D. NO. 5501, OF DICKINSON, STARK COUNTY, NORTH DAKOTA, DO HEREBY CERTIFY THAT THE SURVEY OF A PORTION OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (S1/2SW1/4NW1/4) OF SECTION SIXTEEN (16), TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH (T. 139N.), RANGE NINETY-SIX WEST (R. 96W.) OF THE FIFTH (5TH) P.M., STARK COUNTY, NORTH DAKOTA, ON THIS PLAT SHOWN, WAS MADE UNDER MY DIRECTION FROM NOTES MADE IN THE FIELD AND THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE BOUNDARY OF SAID TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DICKINSON SOUTH CEMETERY SUBDIVISION AS DESCRIBED IN DOCUMENT NUMBER 3007169, ON FILE AND RECORDED IN THE OFFICE OF THE RECORDER, STARK COUNTY, NORTH DAKOTA; THENCE ON AN AZIMUTH OF 091°38'43", A DISTANCE OF 500.00 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE WEST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ON AN AZIMUTH OF 181°29'55", A DISTANCE OF 660.99 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE WESTERLY ALONG SAID SOUTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ON AN AZIMUTH OF 271°36'01" A DISTANCE OF 500.00 FEET TO THE SOUTH EAST CORNER OF SAID DICKINSON SOUTH CEMETERY SUBDIVISION; THENCE NORTHERLY AND PARALLEL TO THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER ON A AZIMUTH OF 001°29'55" A DISTANCE OF 661.38 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 7.60 ACRES.

JAMES A. COOPER
PROFESSIONAL LAND SURVEYOR
NORTH DAKOTA NO. 5501

PROPRIETOR'S CERTIFICATE

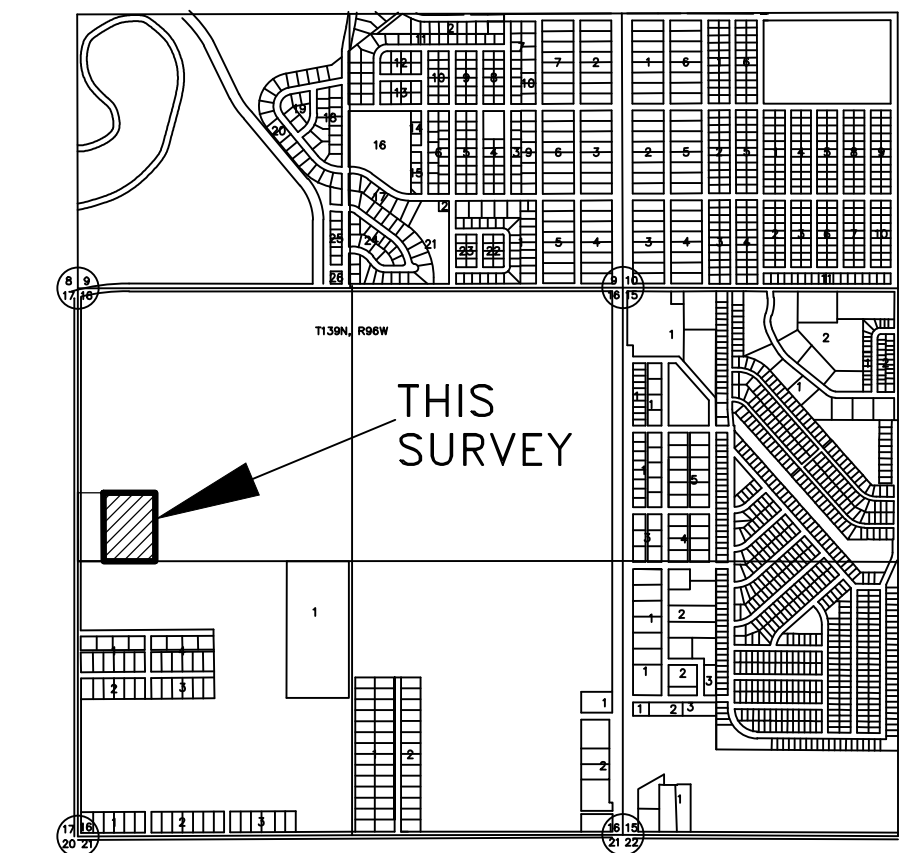
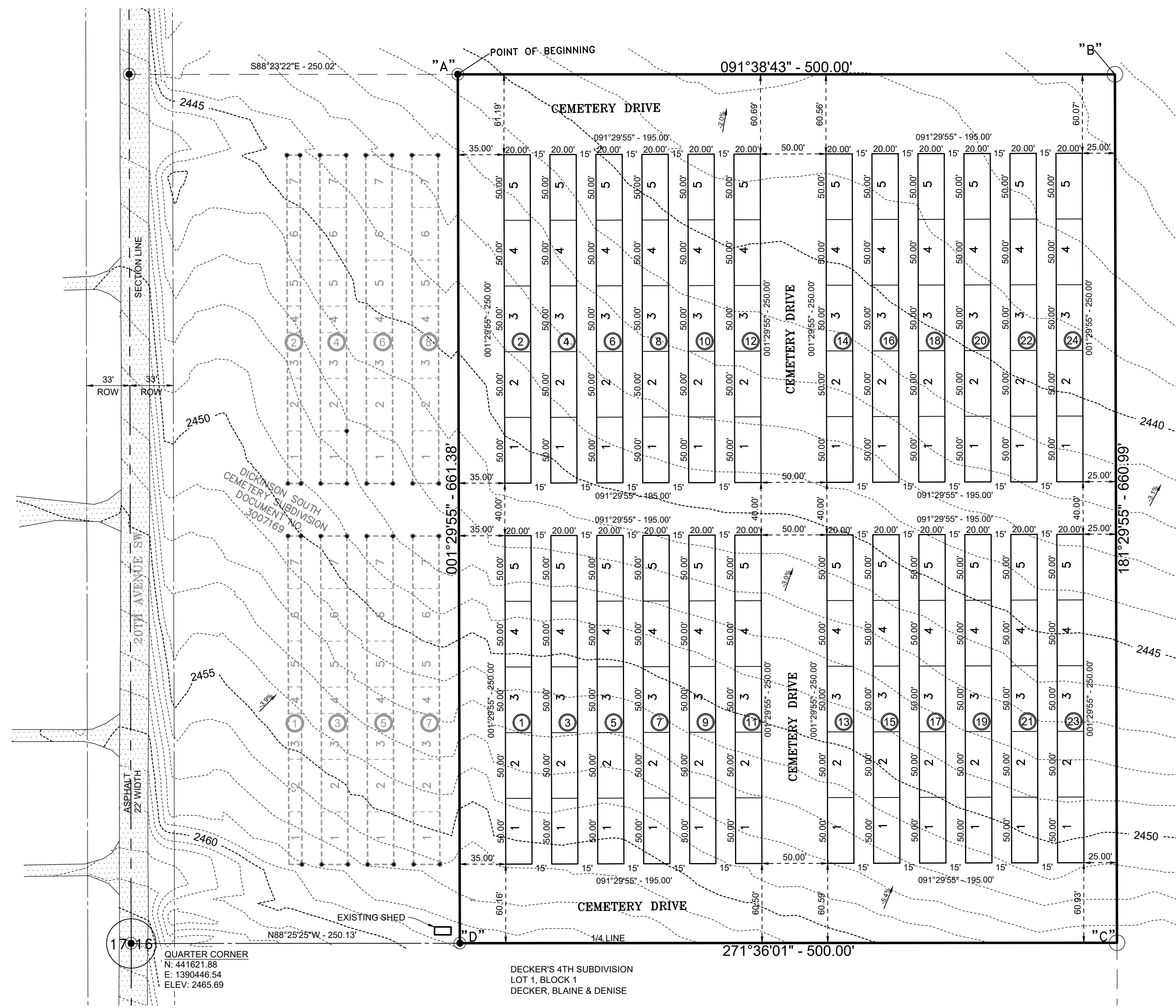
THE CITY OF DICKINSON, A MUNICIPALITY, OWNER AND PROPRIETOR OF DICKINSON SOUTH CEMETERY SUBDIVISION TO STARK COUNTY, NORTH DAKOTA, LYING IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (S1/2SW1/4NW1/4) OF SECTION 16, TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH (T. 139N.), RANGE NINETY-SIX WEST (R. 96W.), OF THE 5TH P.M., STARK COUNTY, NORTH DAKOTA, ON THIS PLAT SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DOES HEREBY DECLARE THAT IS HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED BY JAMES COOPER, A NORTH DAKOTA LICENSED LAND SURVEYOR, AS SHOWN ON THE ACCOMPANYING PLAT. IN WITNESS, WHEREOF, WE HAVE HEREUNTO SUBSCRIBE OUR NAMES:

IN WITNESS, WHEREOF, WE HEREUNTO SUBSCRIBE OUR NAMES:

BY: SCOTT DECKER
OWNER OF DICKINSON ENERGY PARK, LLC

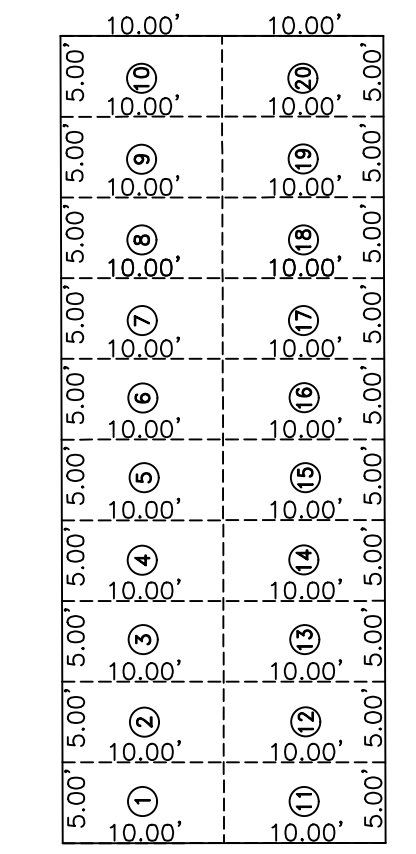
STATE OF NORTH DAKOTA)
COUNTY OF) SS

ON THIS _____ DAY OF _____, 2023, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, _____, TO ME KNOWN TO BE THE SAME PERSONS DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.



VICINITY MAP
NOT TO SCALE

POINT	NORTHING	EASTING
A	442276.01	1390713.90
B	442261.66	1391213.70
C	441600.90	1391196.41
D	441614.86	1390696.61



TYPICAL LOT AND GRAVESITE LAYOUT, BLOCKS 1-24
NOT TO SCALE

PLAT AREA INFORMATION:

NUMBER OF LOTS	120
LOT ACREAGE	2.75 ACRES
R.O.W. ACREAGE	4.85 ACRES
TOTAL ACREAGE	7.60 ACRES

CURRENT ZONING: AG

LEGEND

- SET IRON REBAR AND CAP (LS5999) ○
- FOUND IRON REBAR AND BRASS CAP ●
- FOUND IRON REBAR & LS CAP ⊙
- SECTION LINE - - - - -
- QUARTER-SECTION LINE - - - - -
- RIGHT OF WAY LINE - - - - -
- EXISTING LOT LINE - - - - -
- PROPOSED LOT LINE - - - - -
- PROPOSED SUBDIVISION BOUNDARY - - - - -

NOTES:

- 1.) THIS SURVEY IS BASED ON NORTH DAKOTA STATE PLANE SYSTEM, NAD 83 (2011), SOUTH ZONE, INTERNATIONAL FOOT. AZIMUTHS SHOWN ARE GRID AZIMUTHS.
- 2.) ELEVATIONS ARE BASED ON NAVD 88 (GEOID 12A)
- 3.) ALL DISTANCES SHOWN ARE GROUND AND MEASURED UNLESS OTHERWISE NOTED.
- 4.) SURVEY WORK WAS PERFORMED DURING SEPTEMBER 2022.
- 5.) WATER IS PROVIDED BY SWWA.
- 6.) ALL ROADWAYS, DRIVES, ALLEYS, OR WALKWAYS ARE UNDEDICATED AND SOLELY FOR CEMETERY PURPOSES.

CITY OF DICKINSON COMMISSION APPROVAL

STARK COUNTY COMMISSION APPROVAL

SCOTT DECKER, PRESIDENT _____ DATE

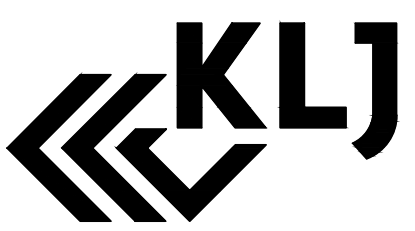
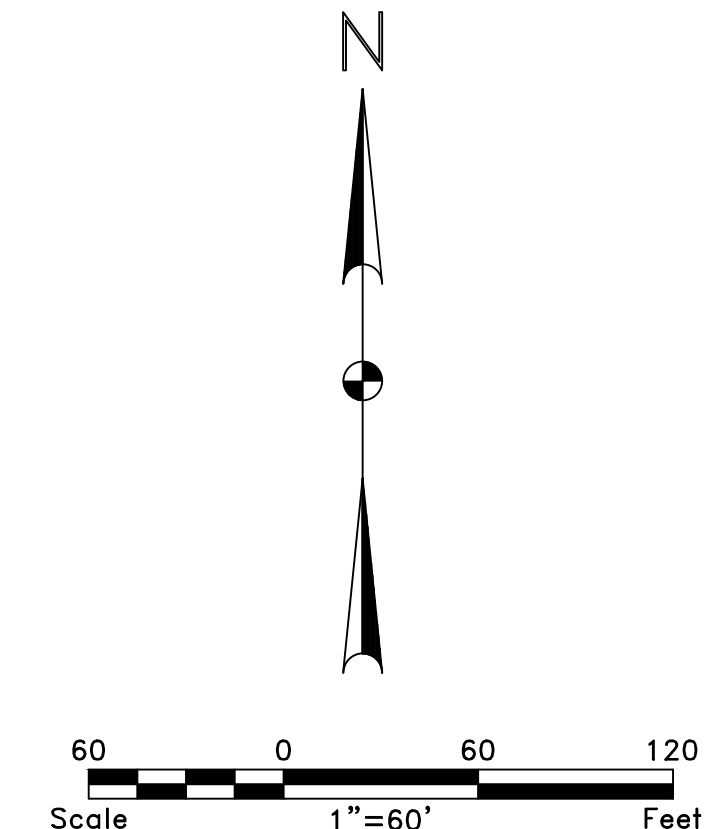
DEAN FRANCHUK, CHAIRMAN _____ DATE

CITY ENGINEER APPROVAL

CITY ENGINEER _____ DATE

PLANNING AND ZONING COMMISSION APPROVAL

MATTHEW GALIBERT _____ DATE
CITY PLANNER





State 9th Addition major plat staff report

To: City of Dickinson Planning & Zoning Commission
From: City of Dickinson Community Development Services
Date: February 29, 2024
Re: **FLP-002-2024 South Cemetery Second Subdivision Major Plat**

OWNER/APPLICANT

City of Dickinson
 38 1st Street W
 Dickinson, ND, 58601
 701 456 7744

APPLICANT’S REPRESENTATIVE

Aaron Praus
 City of Dickinson
 3411 Public Works Blvd,
 Dickinson, ND, 58601
 Aaron.praus@dickinsongov.com
 701 456 7840

Public Hearing	February 21, 2024	Planning and Zoning Commission
Public Reading	March 13, 2024	Planning and Zoning Commission
Final Consideration	March 19, 2024	City Commission

The City of Dickinson seeks to plat the second phase of the Dickinson South Cemetery Second Subdivision which is located adjacent to the east of the Dickinson South Cemetery which was platted in 2000 and included 8 blocks, 7 lots per block, and 8 plots per lot. The Dickinson South Cemetery Second Subdivision will add 24 blocks, 5 lots per block, and 20 plots per lot. The plot sizes and layout for the drive isles matches what was platted for the Dickinson South Cemetery. The application is defined as a major plat subdivision because it consists of more than four lots as per Article 34-Subdivision of Land of the City of Dickinson municipal code; 34.030 Definitions. The drive isles for the Dickinson South Cemetery were constructed during the 2023 construction season, and the City of Dickinson recently began selling plots for the cemetery.

This is a request for approval of a final plat of the Dickinson South Cemetery Second Subdivision. On February 21, 2024, the City of Dickinson Planning and Zoning Commission recommended approval of the preliminary plat (PLP-002-2024).

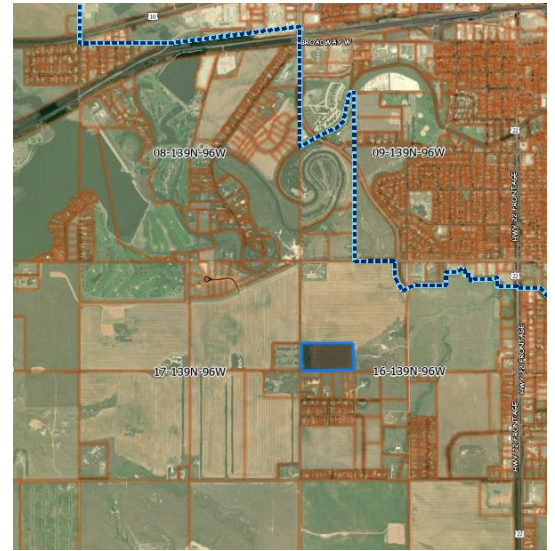
Current Plat Legal Description:

To consider a Final Plat for Dickinson South Cemetery Second Subdivision in the S1/2SW1/2NW1/4 of Section 16, T139N, R96W, Stark County, North Dakota.

LOCATION

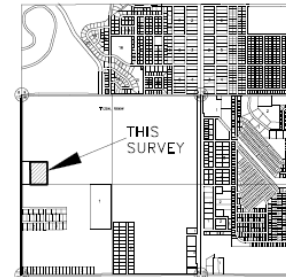
The property proposed for this rezone is legally described as a parcel of unplatted land located in the south half of the southwest quarter of the northwest quarter (S1/2SW1/2NW1/4) of Section 16, Township 139N, Range 96W, of the fifth Principal Meridian, Stark County, North Dakota.

The property is generally located 1,800 feet southwest of the City of Dickinson city limits, 4,000 feet west of Highway 22, and 2,000 feet south of 8th Street SW.



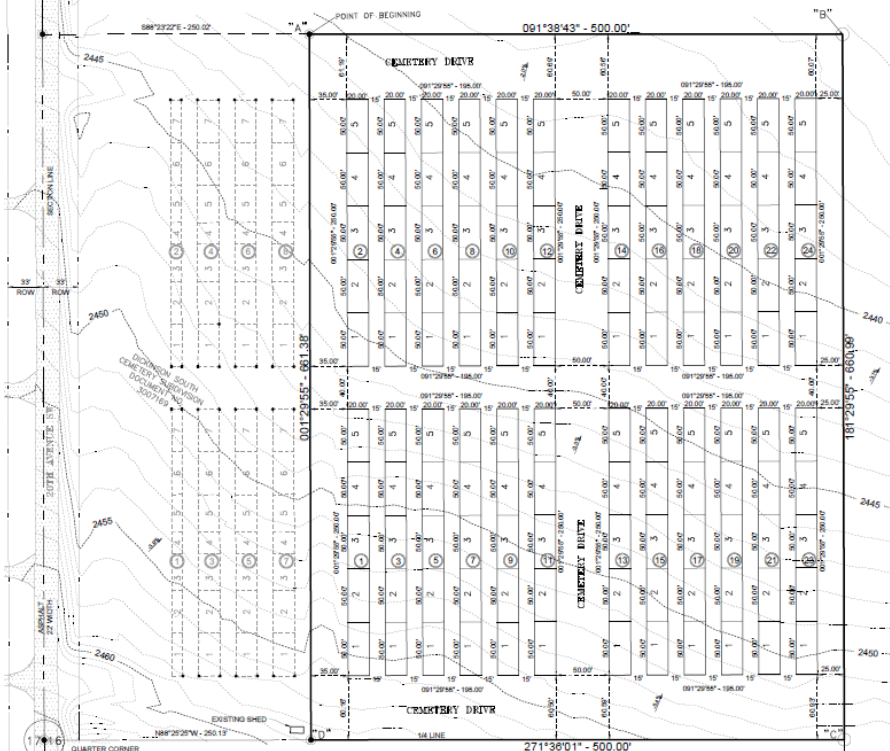
OWNER:
CITY OF DICKINSON
38 1ST STREET WEST
DICKINSON, ND 58001

ENGINEER:
KLJ
677 27TH AVE EAST
DICKINSON, ND 58001



VICINITY MAP
NOT TO SCALE

POINT	NORTHING	EASTING
A	442276.01	1390713.90
B	442261.66	1391213.70
C	441600.90	1391196.41
D	441614.86	1390696.61



TYPICAL LOT AND GRAVESITE LAYOUT, BLOCKS 1-24
NOT TO SCALE

CURRENT ZONING	Agricultural AG
FUTURE LAND USE MAP DESIGNATION	Mixed Use
GROSS SITE ACREAGE	+/- 7.60 acres
LOTS PROPOSED	120

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	AG	Agriculture
East	AG	Inert waste landfill
South	RR	Developed rural residential
West	AG	Cemetery surrounded by ag

Compliance with Zoning and Subdivision Regulations:

Approval of this plat would result in legal conformity with both Chapter 34 Subdivision and Chapter 39 Zoning.

Staff Recommendation: City of Dickinson Community Development Services staff recommends approval of this request.

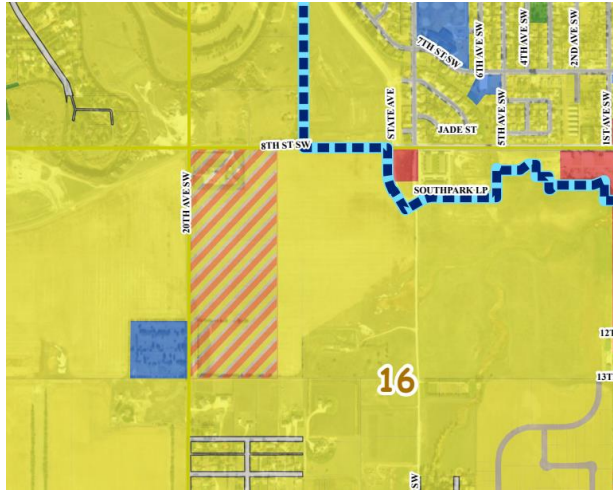
Public Input: As of the date of this report, City staff has not received any public comments.

APPENDICES

Appendix A – Future Land Use Map

Future Land Use

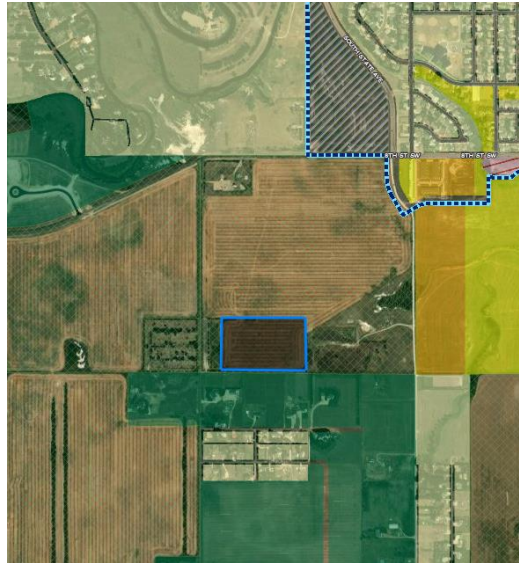
- Public/Civic
- Residential
- West Dickinson Residential
- Commercial
- Industrial
- West Dickinson Industrial
- Mixed Use
- Interchange
- Parks/Recreation
- Agricultural
- ROW



Appendix B – Zoning Map

Zoning Classification

- Planned Unit Development - PUD
- Community Commercial - CC
- Downtown Commercial - DC
- General Commercial - GC
- Limited Commercial - LC
- General Industrial - GI
- Limited Industrial - LI
- Low Density Residential - R1
- Medium Density Residential - R2
- High Density Residential - R3
- Rural Residential - RR
- Mobile Home - MH
- Public - P
- Agricultural - AG



MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-002-2024 Dickinson South Cemetery Second Subdivision** as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare "*

(AND) the following additional requirements (IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):

1. _____;
2. _____.

*****Denial*****

*"I move the Dickinson Planning and Zoning Commission recommend Denial of **FLP-002-2024 Dickinson South Cemetery Second Subdivision** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*