
TO: St. Francis City Council
FROM: Beth Richmond, Planner
SUBJECT: Gravel Driveway Interim Use Permit (IUP)
DATE: July 7, 2025
APPLICANT: Cedar Creek Energy Corporation (TJ Wilson and Jason Breiland)
LOCATION: PINs 28-34-25-11-0001 and 28-34-25-12-0001
COMP PLAN: Low Intensity Industrial
ZONING: I-2 Isolated Industrial

OVERVIEW:

The City has received an application for an interim use permit (IUP) to allow a gravel drive and parking area serving the future solar farm at 24174 Nacre St NW. The subject site is located outside of the City's urban service area on the northern boundary between the City and Stanford Township. The site is surrounded by agricultural land to the east, large lot residential to the north, and industrial land to the west and south. The site has access off of Nacre St NW.



PLANNING COMMISSION REVIEW:

The Planning Commission reviewed the IUP application and held a public hearing at their June 18, 2025 meeting. No members of the public spoke on the application. The Planning Commission confirmed that the driveway would be used infrequently as a service drive once construction was complete. Following discussion, Commissioners unanimously recommended approval of the IUP request.

ACTION TO BE CONSIDERED:

Based on the Planning Commission's recommendation for approval of the IUP, a draft Resolution and Interim Use Permit have been drafted for Council review.

Suggested Motion:

Move to approve Resolution 2025-31 approving the Interim Use Permit for a gravel driveway and parking area in the Rural Service Area with conditions and findings as presented by Staff.

ATTACHMENTS:

- Draft Resolution 2025-31
- Draft IUP
- Planning Commission Memo for June 18, 2025 Meeting
- Applicant Submittals