



Oil Well Requirements Zoning Text Amendment Staff Report

To: City of Dickinson Planning and Zoning Commissioners
 From: City of Dickinson Community Development Services
 Date: September 3, 2025
 Re: ZTA-005-2025 Section 16 & Section 62 – Oil Well Requirements

OWNER/APPLICANT

Name: City of Dickinson Community
 Development
 Address: 38 1st Street West
 City: Dickinson North Dakota 58601

Public Hearing	September 10, 2025	Planning and Zoning Commission
Public Hearing	September 16, 2025	City Commission
Final Consideration	October 7, 2025	City Commission

Community Development staff is requesting approval of a zoning text amendment to Section 16-166 - Conditional use permit, site plan, and Section 16-167 – Inspections, in Chapter 16-Environment, as well as Table 62-162-2. Permitted Uses by Zoning Districts in Section 62-162 – Development Regulations in Chapter 62-Zoning of the Dickinson Municipal Code, to remove the requirement of a conditional use permit and special use permit for oil wells and resource extraction. The intention of this amendment is to align the Dickinson Municipal Code with the North Dakota Century Code requirements for permitting oil well drilling.

Staff recommendation: Staff recommends approval of this text amendment.

STAFF ANALYSIS

BACKGROUND

The North Dakota Century Code states in Section 38-08-04: Jurisdiction of commission, that the North Dakota Industrial Commission (NDIC) has final authority over oil drilling activity. The NDIC requires that any organization proposing a new oil well must inform the municipality about the proposal prior to approval.

COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility with the Comprehensive Plan

Chapter

PUBLIC INPUT AND STAFF RECOMMENDATION

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 ZTA-005-2025.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **ZTA-005-2025: The Oil Well Requirements Zoning Text Amendment** as being consistent with the City of Dickinson Comprehensive Plan, as being compliant with the City of Dickinson Zoning Ordinance, and as 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 **ZTA-005-2025: The Oil Well Requirements Zoning Text Amendment** as NOT being consistent with the City of Dickinson Comprehensive Plan, as not being compliant with the City of Dickinson Zoning Ordinance, and as being contrary to the interest of the public health, safety and welfare."*