



## Prairie Creek Third Addition Final Minor Subdivision Staff Report

**To:** City of Dickinson Planning and Zoning Commission  
**From:** City of Dickinson Community Development  
**Date:** September 3, 2025  
**Re:** **FLP-008-2025 Prairie Creek Third Addition Final Minor Subdivision**

### APPLICANT

Boyd Lybeck  
 Dickinson Nevada LLC  
 PO Box 1896  
 Chelan, WA, 98816-1896  
 jakesbd@comcast.net  
 (206) 387-6534

### APPLICANT'S REPRESENTATIVE

Jeremy Wood  
 Northern Plains Engineering  
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 Dickinson ND 58601  
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 (701) 453-1858

<b>Public Hearing</b>	September 10, 2025	Planning and Zoning Commission
<b>Final Consideration</b>	September 16, 2025	City Commission

### EXECUTIVE SUMMARY

The applicant is requesting a final minor subdivision plat for the Prairie Creek Third Addition Subdivision Plat. The proposed subdivision is a replat of Lot 1A of Block 2 of the Prairie Creek Subdivision, located in the NW1/4 of Section 33, Township 140 North, Range 96 West, within the City of Dickinson. This property is approximately 5.37 acres. According to the applicant, the purpose of this subdivision is to divide the property into three smaller lots in order to facilitate the sale and redevelopment of the property.

Staff Recommendation: Staff recommends approval of this plat.

## LOCATION

The property is located within the NW1/4 of Section 33, Township 140 North, Range 96 West, City of Dickinson, of the 5th Principal Meridian, Stark County, North Dakota.

<b>CURRENT ZONING</b>	<b>CC</b>
<b>FUTURE LAND USE MAP DESIGNATION</b>	<b>RESIDENTIAL</b>
<b>GROSS SITE ACREAGE</b>	<b>+/-5.34</b>
<b>LOTS PROPOSED</b>	<b>3</b>

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	CC	Undeveloped
East	R-1; R-2	Undeveloped; Single-Family Residential
South	CC; R-3	Religious meeting place; Undeveloped
West	R-3	Multi-Family Residential

## STAFF ANALYSIS

### BACKGROUND

The property was previously split through the administrative lot modification process, meaning the existing property is ineligible to utilize the lot modification process again, as per Section 52-1: Definitions, in the City of Dickinson Municipal Code.

### CURRENT ORDINANCE REVIEW

The minimum lot size for a lot within the CC zoning district is 12,000 square feet, as outlined in Table 62-162-3b: Summary of Site Development Regulations of the Municipal Code. All three proposed lots exceed this minimum.

The applicant has been informed that the proposed lots shall not install individual approaches onto State Avenue North. Any future developments in the subdivision will either have to install driveway approaches onto the adjacent Prairie Creek Road or 17<sup>th</sup> Avenue West, or a shared access point conforming to the development standards in the Transportation Master Plan and public access easement will need to be established.

## **PUBLIC INPUT AND STAFF RECOMMENDATION**

**Public Input:** Staff has not received any public input as of the date of this report.

**Staff Recommendation:** City of Dickinson Community Development Staff recommends **approval** of FLP-008-2025.

**MOTIONS:**

**\*\*\*Approval\*\*\***

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-008-2025: Prairie Creek Third Addition Final Minor 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-008-2025: Prairie Creek Third Addition Final Minor 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."*