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To: Natalie Birchak – City Planner
City of Dickinson
38 1st Street West
Dickinson, ND

Date: April 9th, 2025

Subject: FLUM Application – Jolliffe Acres Subdivision

Attached to the application form, please find the following documents for the Jolliffe Acres Subdivision FLUM amendment, submitted for consideration.

- Pre-submittal Meeting Letter
- Project Scope (see below)
- Legal Description
- Warranty Deed(s)
- Preliminary Plat Drawing
- Preliminary Plat Drawing – With image, showing current land usage.
- City Zoning Map (ETZ Zone)
- FEMA Floodplain Map

FLUM Request:

The applicant requests amending the Future Land Use Map (FLUM) designation for the subject property from Residential to Agriculture to align with its intended agricultural use. The property's significant drainage features and rural context support this change, as detailed in the Project Description. We acknowledge city staff's recommendation against this amendment; however, the applicant believes it better reflects the property's long-term character and viability.

Project Description:

The applicant, Erik Jolliffe, holds a purchase agreement with the Duane Sickler Estate for this property, originally part of Greenvale 3rd Subdivision. To align with the proposed zoning change from Rural Residential to Agriculture, better suited to the parcel's rural character and drainage constraints, the applicant requests a Future Land Use Map (FLUM) amendment to Agriculture. Development plans are limited to constructing a residence on proposed Lot 2 near the vacated Right-of-Way, with the remaining ground intended for agricultural use.

The surrounding area reflects a mix of zoning, with Agricultural to the west and northwest. Although the FLUM designates this parcel for future residential use, recent development in the immediate area has favored commercial, industrial, and agricultural uses over residential expansion.

The parcel itself features significant drainage from the east and west, runoff from adjacent development to the south, and a FEMA SFHA Zone 'A' on the north. Amending the FLUM to Agriculture, alongside the proposed zoning change, reduces development pressure and better suits the land's natural state compared to a denser residential designation. The recently submitted Preliminary Major Subdivision Replat, now under separate consideration, reconfigures the property into lots of five acres or greater to support this agricultural use.

The parcel's sole access is proposed via 31P St SW from the north, with no improvements beyond an existing Southwest Water meter. Located within the City's ETZ but outside the Corporate Limits, Urban Service Boundary, Urban Area Boundary, and Water Service Boundary.

Land Use Policy 1.3.3 Responses:

Impact to the Future Land Use Map (FLUM):

This application amends the FLUM designation for the subject property from Residential to Agriculture, as outlined in the attached legal description. This change aligns with the parcel's intended agricultural use and rural context, as detailed in the Project Description.

Consistency with the Comprehensive Plan policies and all other City plans

This Agricultural FLUM amendment aligns with existing Agricultural zoning to the west and north, reinforcing the parcel's rural character alongside the proposed zoning change from Rural Residential to Agriculture. The 2035 Roadmap's FLUM designates the property and areas to the west, east, and north as Residential, with Mixed Use to the south, despite current Limited Industrial use there and Rural Residential to the east. The ETZ Zone's expansion since adoption reflects updated planning context, and no conflicts with other City plans are noted.

Availability of City Infrastructure to serve the property in which the Future Land Use Map amendment is requested

The parcel lies outside the Urban Service Boundary and Water Service Boundary, beyond the reach of City infrastructure. An existing Southwest Water meter serves the property, sufficient for the proposed agricultural use and single residence, requiring no additional City services.

Location of the property in relation to planned thoroughfares and the availability and cost to the City to provide infrastructure

The 2035 Roadmap Transportation Plan (Figure 5-3) suggests a proposed collector route near the property, though its exact path remains unclear. If aligned with the Right-of-Way through Greenvale 3rd Subdivision, this route is proposed for vacation in the separate Major Subdivision Replat. Surrounding waterways likely render alternative connections cost-prohibitive for the City, while existing access via 31P St SW supports the parcel's agricultural use without additional infrastructure.

Compatibility of the requested future land use designation in relation to abutting or adjacent future land use designations

The requested Agricultural FLUM designation aligns with existing Agricultural zoning to the west and north, despite the current FLUM's Residential designations there, east, and north, and Mixed Use to the south. This change reinforces a rural buffer between the Mixed Use area to the south and Residential expansion, complementing the property's proposed zoning and use patterns.

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

The Agricultural FLUM designation neither promotes nor reinforces urban sprawl, given the property's significant drainage constraints, rural context, and location outside city service boundaries. By preserving a rural use adjacent to Agricultural zoning west and north, where Residential development faces drainage and runoff challenges, it limits low-density expansion, supporting an orderly transition from the Mixed Use area to the south.

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

The property lies outside the City's Urban Service Area and Water Service Boundary, beyond the scope of the Capital Improvement Program's first two phases. No improvements are planned here, and the proposed Agricultural use requires no City infrastructure upgrades.

Short-term and long-term fiscal impacts to the City of approving the Future Land Use Map amendment

Located outside the City's Urban Service Area and Corporate Limits, the property requires no City services for its proposed Agricultural use. This amendment carries no short-term or long-term fiscal impact.

Thank you for your time in reviewing this request, we welcome any questions or feedback you may have.

Thanks,
Nick Jensen
Western Edge Surveying, PLLC