

From: [Dickinson ND](#)
To: [Sylvia Miller](#)
Subject: Application for a Special Use Permit (SUP-002-2025)
Date: Saturday, May 10, 2025 8:58:04 AM

Name: Scott Biggs
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Message: May 10, 2025 Natalie Birchak, City Planner Planning and Zoning Commission 38 1st St W Dickinson, ND 58601 Office: 701-456-7812 Email: natalie.birchak.org@dickinsongov.com Re: Application for a Special Use Permit (SUP-002-2025) Dear Natalie & The Planning and Zoning Commission, One has to acknowledge this is indeed a noble idea and likely a much needed project to consider for the Dickinson community. Nevertheless, for numerous reasons and risks, common sense reveals this is simply not the proper neighborhood location, within the city of Dickinson, for this type of a facility. The following is only a partial list, to point out just a few of the concerns for all to ponder:

- 21st Street West is a main transportation artery within the city of Dickinson. At times experiencing a great deal of traffic; including but not limited to Ambulance, Law Enforcement, Fire Department, and Emergency Management vehicles. With existing landscape and/or layout of the streets, and a normal days traffic flow can now be difficult at times to get on and off 21st Street West from various side streets. At certain times of the day, there is currently a lack of easy access to the proposed property being considered in this matter; previously known as Evergreen Assisted Living Facility. Making it somewhat dangerous and difficult to travel in any weather conditions including a nasty North Dakota Winter. Semi-trucks trying to maneuver to get close to the facility for unloading needed supplies into the building has always been a challenge for the best of truck drivers due to limited space and access. This type of facility will need food and supplies too, most likely delivered by trucks. Please understand this property and building is located directly off of a frontage road at a dead end. This frontage road is not conducive to nor was it ever designed for heavy traffic flow or Semi-trucks. This type of facility will indeed increase traffic attempting to get both on and off 21st Street West in this area. Again, traffic cannot flow out of the frontage road on the East end as it dead ends.
- The proposed property being considered in this matter; experienced in the past extremely limited parking for family and friends visiting facility residents. The existing amount of parking will certainly not be adequate for the amount of activity planned and/or for what is currently being proposed regarding this facility. Frontage road parking is not conducive for high volume activity. Not to block the cluster mailbox unit along the South side of the frontage road is also of importance and will become a greater issue with an increase in frontage road parking.
- There is no existing properly fenced in yard or outdoor recreation area for residents of this type of a facility. The existing property is not large enough to create such areas.
- Knowing the proposed plan is to house residents with a variety of unfortunate disabilities, including mental issues, drug and alcohol addiction, and homelessness. Decision makers must honestly ask them self: Would I desire this type of facility located next to my personal home? Decision makers must also honestly ask them self: Would I want my unsupervised minor aged children or any other unsupervised minor aged children, potentially interacting with residents of this facility? Children in the neighborhood and surrounding area can and will be exposed; they will unfortunately become the most vulnerable potential victim to tragedy. This is a busy intersection with numerous pedestrians walking by this property from all directions. With the approval of this application many will become innocently exposed to unforeseen harm.
- Approval of this Application for a Special Use Permit (SUP-002-2025) really means; one would be jeopardizing the safety, security,

wellbeing for all individuals and/or families, living adjacent to the proposed property being considered in this matter. If approved, no human can mitigate all of the potential risks within the neighborhood for this type of a project. I choose to believe and trust for all concerned, common sense should and will rule. Thank you for seriously contemplating the above mentioned items during the decision making process. Sincerely, -Scott- Scott L. Biggs
Neighborhood Property Owner ----- Confidentiality Notice: All information contained in this transmission is confidential, proprietary or privileged and may be subject to protection under the law. The message is intended for the sole use of the individual and/or entity to whom it is addressed. If the reader of this message is not the intended recipient, you are hereby notified that any reading, disclosing, dissemination, distribution, copying, printing, reviewing, forwarding or other use of this message including files or its attachments is strictly prohibited. If you received this transmission in error, please notify the sender immediately by email and delete/destroy the material including files or its attachments and all copies and backups thereof. Unauthorized interception of this e-mail is a violation of federal criminal law. Thank you. -----