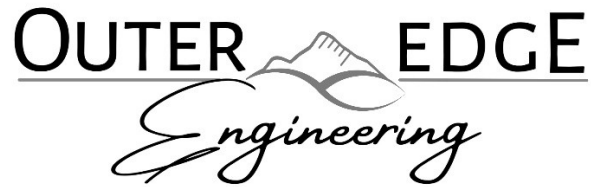


April 3, 2026

Natalie Birchak
City Planner
Planning & Zoning Department
City of Dickinson
99 2nd Street East
Dickinson, ND 58601



RE: Rezoning Application – 11475 34th Street SW Dickinson, ND 58601; SW 4 24-140-97

Dear Ms. Birchak,

On behalf of L & D Surveying and the Gunwall Family, Outer Edge Engineering, PLLC is pleased to submit the enclosed Major Preliminary Subdivision Plat Application for the property located at 11475 34th Street SW, Dickinson, ND 58601, legally described as the Southwest Quarter (SW¼) of Section 24, Township 140 North, Range 97 West of the 5th Principal Meridian, Stark County, North Dakota.

The purpose of this application is to subdivide a portion of the existing family farm to facilitate estate planning through the transfer of property between family members. The proposed subdivision creates a single lot that has previously been separated by fencing and will continue to utilize the existing access and utilities. No new roadway access or approaches are proposed as part of this subdivision. The existing approach from 34th Street SW will remain unchanged, and no earthwork, grading, or site improvements are proposed in conjunction with this application.

The property is located within the City's Extraterritorial Zoning (ETZ) jurisdiction, and the proposed subdivision has been prepared in accordance with the applicable subdivision regulations and development standards. The proposed lot is served by an existing septic system, private well, electrical service provided by Roughrider Electric, and existing access from 34th Street SW. No additional public infrastructure or utility extensions are required.

The surrounding properties are predominantly agricultural in nature, and the proposed subdivision is compatible with the existing character of the area. Because the request is solely intended to facilitate a family property transfer, the proposed subdivision will not alter the current land use or intensity of development on the property.

This letter is submitted in support of the online application and accompanying materials for review by City staff, the Planning & Zoning Commission, and the City Commission.

We respectfully request your review and approval of the enclosed Major Preliminary Subdivision Plat application. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Brandy Presnell, PE
Owner/Principal Engineer
Outer Edge Engineering PLLC
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