

August 4, 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 this application for a zoning map amendment (rezoning) for the property located at 11475 34th Street SW Dickinson, ND 58601, legally described as Southwest 1/4 of Section 24, Township 140 North, Range 97 West of the 5th Principal Meridian, Stark County, ND.

The applicant is requesting that the subject property be rezoned from agricultural to rural residential. The intent of this request is to allow for estate planning with a lot subdivided from the existing farm that has already been fenced off.

This request is consistent with the goals and recommendations of the City of Dickinson Comprehensive Plan. The proposed zoning aligns with the Future Land Use Map designation for this area and supports planned growth patterns, efficient land use, and appropriate transitions between adjacent properties. No change with any of these things.

The site is well-positioned to accommodate the proposed zoning, with access provided via 34th Street SW, which are classified as a collector roadway per the City's Transportation Plan. Utilities are currently in use and sufficient to support the proposed use. A septic system is completely on the proposed site, a well and electric transformer provides electricity from Roughrider Electric.

Surrounding land are all agricultural, and the proposed rezoning is compatible with the existing and planned character of the area. It also allows for the current city code that applies to ETZ area.

As part of the application coordination process, Stark County was contacted through the County Road Superintendent, Rural Fire Chief, and Weed Control Officer regarding the proposed rezoning. Written responses were received from the Road Superintendent and Rural Fire Chief and are included as attachments to this application. No response was received from the Weed Control Officer as of the date of this submittal; therefore, a copy of the time-stamped email documenting the coordination request is also attached.

This letter is submitted with the online form and all required attachments.

We respectfully request review of this application and consideration for approval by the Planning & Zoning Commission and City Commission. Please feel free to contact me directly if additional information or clarification is needed.

Sincerely,



Brandy Presnell, PE
Owner/Principal Engineer
Outer Edge Engineering PLLC
208-308-5074
bpresnell@outeredgeeng.com
www.outeredgeeng.com

Attachments



Outer Edge Engineering PLLC <outeredgeengineeringpllc@gmail.com>

Gunwall Subdivision

Todd Miller <tmiller@starkcountynd.gov>

Wed, Aug 5, 2026 at 1:21 PM

To: Outer Edge Engineering PLLC <outeredgeengineeringpllc@gmail.com>

Hi Brandy,

I have no conflicts far as the county road department is concerned since you are not breaking any ground at this time.

Thank you for the phone call today to answer my questions.

Thanks again and enjoy the rest of your day.



Todd A. Miller, Road Superintendent

STARK COUNTY ROAD DEPARTMENT

52 30th Ave West

P.O. Drawer 130

Dickinson, ND 58601

Shop (701) 456-7662

Cell (701) 290-2353

Website: <https://www.starkcountynd.gov>

Email: tmiller@starkcountynd.gov

From: Outer Edge Engineering PLLC <outeredgeengineeringpllc@gmail.com>

Sent: Monday, August 3, 2026 4:29 PM

To: Todd Miller <tmiller@starkcountynd.gov>

Cc: Steve Josephson <SJosephson@starkcountynd.gov>; bpresnell@outeredgeeng.com

Subject: Re: Gunwall Subdivision

Forgive me, Todd.

[Quoted text hidden]



Outer Edge Engineering PLLC <outeredgeengineeringpllc@gmail.com>

Gunwall Major Subdivison Plat

Jeff Thompson <dickinsonrural30@gmail.com>
To: Brandy Presnell <bpresnell@outeredgeeng.com>

Wed, Aug 5, 2026 at 1:02 PM

Thank you for the email and phone conversation. As stated we have no concerns with this site. Thanks again

Jeff Thompson
Dickinson Rural Fire
Sent from my iPhone

On Aug 3, 2026, at 12:28 PM, Brandy Presnell <bpresnell@outeredgeeng.com> wrote:

[Quoted text hidden]



Outer Edge Engineering PLLC <outeredgeengineeringpllc@gmail.com>

Gunwall Major Subdivision Plat

1 message

Brandy Presnell <bpresnell@outeredgeeng.com>

Mon, Aug 3, 2026 at 12:24 PM

To: "tjepson@starkcountynd.gov" <tjepson@starkcountynd.gov>

Greetings:

I left you a voicemail about this major plat subdivision and rezone in the ETZ for the City.

It is located in the SW1/4 of S 24 T140N R97W; the north side of 34th Street SW.

There will be 50' (additional 17' to county easement) right of way dedication.

Please let me know if I can provide anything else and feel free to call with questions.

Thanks.

**Brandy Presnell, P.E., MBA**

Founder & Principal Engineer

Licensed in Multiple States

Phone: (208) 308-5074

bpresnell@outeredgeeng.comwww.outeredgeeng.com

Small Firm. Serious Capability.