



## ENGINEERING & COMMUNITY DEVELOPMENT

May 15, 2023

KLJ Engineering  
Attn: James Kiederowski  
677 27<sup>th</sup> Avenue East  
Dickinson ND 58601

[james.kiedrowski@kljeng.com](mailto:james.kiedrowski@kljeng.com)

**RE:** Dickinson South Cemetery Second Subdivision Plat

Dear Mr. Kiederowski,

This letter addresses the proposed Dickinson South Cemetery Second Subdivision plat to be located in the S  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 16, Township 139N, Range 96W in the City of Dickinson's Extra-Territorial Zone (ETZ). The 155.87-acre property is currently zoned Agricultural(AG), and the property is currently undeveloped. The pre-application meeting for the proposed subdivision plat took place on Tuesday May 2, 2023. You met in person with City staff on that day. This letter assumes no other significant changes from what is included in the background information and request to the City of Dickinson. If significant changes from what is included in this letter occur, the City of Dickinson recommendations and requirements will likely change.

**Project Description/Background information:**

The subject property is located immediately to the east of the Dickinson South Cemetery Subdivision. The proposed subdivision plat, if approved, would create over 2,000 grave sites. The configuration of the proposed plat would be similar to the adjacent Dickinson South Cemetery Subdivision. Cemetery drives, including one that would provide access to 20<sup>th</sup> Avenue SW, are depicted on the proposed plat. The drives are not considered as City of Dickinson right-of-way being the entire platted parcel will remain as City of Dickinson ownership.

**Documents provided to the City of Dickinson at the time of the pre-application meeting:**

- The proposed preliminary plat;
- A copy of the Dickinson South Cemetery Subdivision approved in 2000;
- A cemetery master plan.



**Requests from the applicant:**

The project due diligence questions are addressed below. Please let us know if you have additional questions.

**Listed below are the comments related to your submittal request:**

- Floodplain
  - N/A
- Engineering
  - Stormwater, drive pavement, grading, and any other engineering related aspects for this plat will be handled with future project such as the South Dickinson property master plan for the City of Dickinson owned parcel being the majority of the NW1/4 of Section 16, and with a future drive pavement and grading plan project.
- Planning and Zoning
  - The property is zoned Agricultural (AG) and the property is located in the City's Extra Territorial Zone (ETZ). Cemeteries are permitted in the AG zoning district.
  - After reviewing Chapter 34 of the Municipal Code, staff determined that as the proposed subdivision would go through the major subdivision process.
  - The major subdivision process submittal of a preliminary plat and a public hearing before the Planning and Zoning Commission.
  - If the Planning and Zoning Commission approves the preliminary plat the applicant shall submit a final plat. A public hearing on the final plat will be held before the Planning and Zoning Commission.
  - If the Planning and Zoning Commission recommends approval the final plat will go to City Commission for final approval.
- Assessor
  - N/A
- Fire Marshal
  - N/A
- Public Works
  - N/A
- Building Official
  - N/A

Sincerely,



Joshua M. Skluzacek  
Engineering and Community Development