



Burleigh County Planning and Zoning Commission Meeting Agenda

Tom Baker Meeting Room, City/County Building, 221 5th Street N,
Bismarck, ND



5:15pm

Attend in Person || Watch Live on Government Access Channels 2 or 602 || Stream on [Freetv.org](https://www.freetv.org) or
[Dakota Media Access Facebook Live](https://www.facebook.com/DakotaMediaAccess) || Replay Later from [Freetv.org](https://www.freetv.org)

AGENDA

December 10, 2025

1. Roll Call

- Approval of the November 12, 2025 Minutes

2. Public Comments: *(Restricted to Burleigh County residents and landowners)*

3. Consent Agenda: *(The following item(s) are request(s) for a public hearing)*

There are no items on the Consent Agenda

4. Public Hearing Agenda:

4-1 Huez Subdivision

- Requests a "Do Pass" for a one (1) lot Subdivision
Staff recommends: Approval

4-2 Kuntz Subdivision

- Requests a "Do Pass" recommendation for a two (2) lot subdivision
Staff recommends: Approval

4-3 Spring Coulee Subdivision – Short Plat

- Requests a "Do Pass" recommendation to replat a two (2) lot subdivision in to a one (1) lot subdivision
Staff recommends: Approval

5. Other Business:

5-1 Amendment

- Amend Article 21 – FP _ Floodplain District Regulations

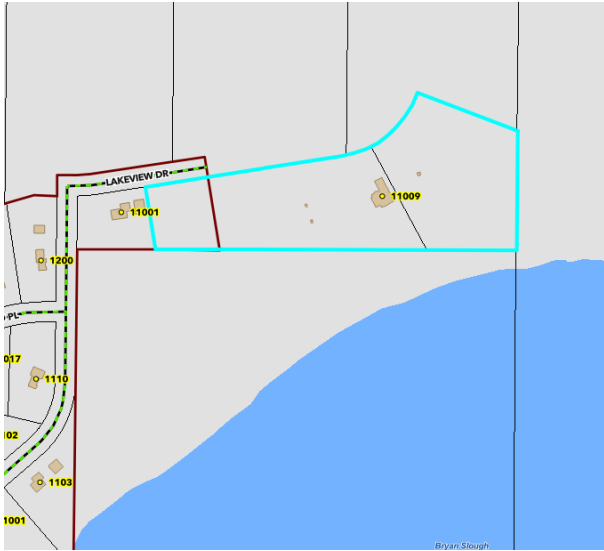
5-2 2026 Planning and Zoning Commission Meeting Calendar

6. Adjourn

– Next Meeting –January 14, 2026

Agenda Item 4-1

Huez Subdivision

Project Summary	
Status:	Public Hearing - Continuation
Petitioner/Developer	Coridon & Amber Huez
Engineer	Mark Isaacs, Independent Land Surveyors and Engineers
Location:	Lot 2, Block 3 in Country View Estates and Auditor's Lots "N" & "O" all in Section 3, Township 138N Range 79W, Burleigh County, ND Residence: 11009 Lakeview Drive <div>4-1-1 Location Map</div>
	
Project Size:	1-Lot containing 13 Acres more or less
Zoning Change:	A-Agricultural Apple Creek Township has Zoning Jurisdiction.
Petitioners Request:	Approve final plat. Give a "Do Pass" recommendation to the Board of Burleigh County Commissioners (BCC)
Posted:	Bis. Tribune: 11/29 – 12/6/2025 Surrounding Properties: 11/26/2025 Burleigh Co. Website: 11/28/2025

As set forth under Chapter 11, Section 33 of the North Dakota Century Code and Article 33 of the Burleigh County Ordinances, the Planning Commission shall approve or disapprove the subdivision of all lands within its jurisdiction and recommend the same to the Board of Burleigh County Commissioners



PLANNING AND ZONING COMMISSION

December 12, 2025

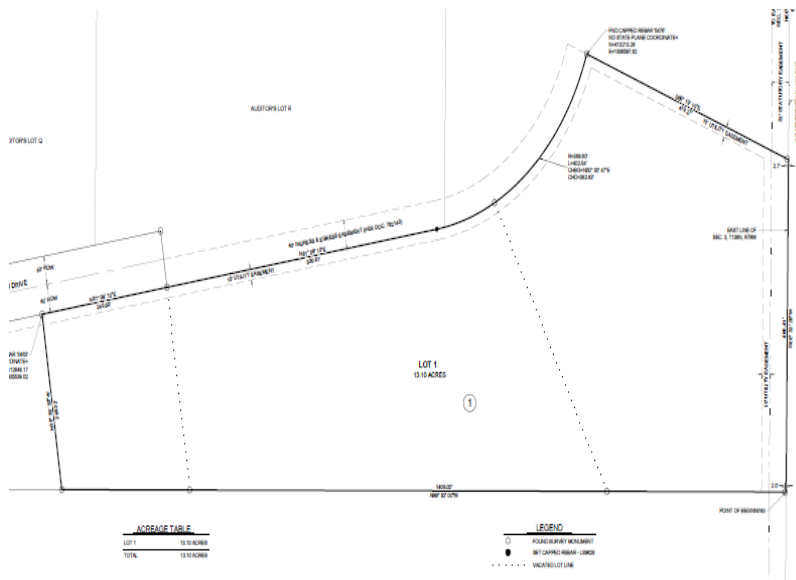
History/Description

The petitioner approached Burleigh County regarding building a horse arena for personal use on his property which contained three (3) lots. The owners intend to build a large horse arena, in order to do that they need to combine their 3 lots as a single parcel..

A pre-application meeting was held in August and the preliminary plat was approved to continue. A representative of Apple Creek Township was present at the meeting. They have approved the zoning and recommended approval of the subdivision plat.

A SWMP Waiver has been requested. Since the lots are on a public road, a paving was not required. The Planning and Zoning Commission approved the preliminary plat and called for a public hearing at their September 10, 2025 meeting.

On their November 12, 2025 meeting the Planning and Zoning Commission continued the public hearing for additional information regarding the master plan for Country View Subdivision and a legal opinion on whether a lot can be removed from a subdivision and platted in another subdivision.



4-1-2 Final Plat



PLANNING AND ZONING COMMISSION

December 12, 2025



Attachment 4-1-3 Site Map

Staff Findings – Final Plat

1. This subdivision fulfills the requirements of Article 33 of the Burleigh County Zoning Ordinance.
2. This final plat has been submitted to all reviewing entities. All concerns and corrections will be addressed.
3. Zoning is A-Agricultural.

December 10, 2025



PLANNING AND ZONING COMMISSION

December 12, 2025

4. This subdivision meets the requirements of the Burleigh County Comprehensive Plan Article 3 Residential Neighborhoods – Objectives 1 and 2.
5. A Stormwater Management Waiver has been applied for.
6. A paving waiver is not required.

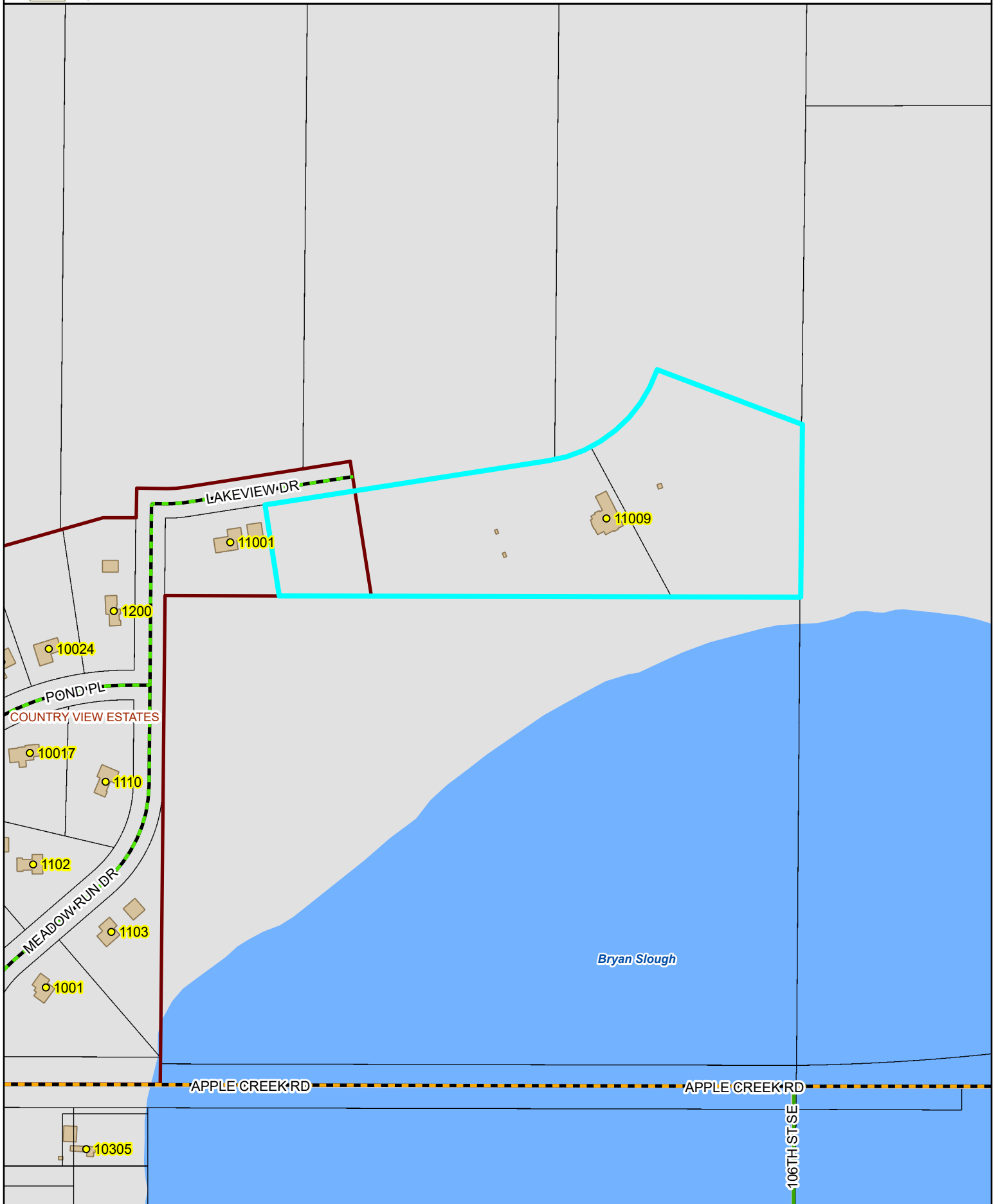
Planning Staff Recommendation

The petition for a final plat meets all administrative requirements of the Burleigh County Zoning Ordinance – Article 33. Staff recommends approval of the final plat and giving a "Do Pass" recommendation to the BCC.

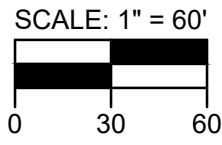
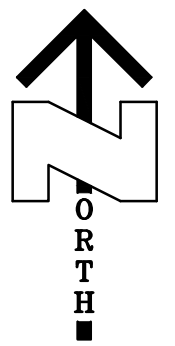
Planning Commission Action

The Burleigh County Planning and Zoning Commission can:

1. Approve the final plat and call and give a "Do Pass" recommendation to the BCC.
2. Approve the final plat with conditions and give a "Do Pass" recommendation to the BCC. after all condition have been completed.
3. Deny the final plat with reason.
4. Table the final plat for more information.



HUEZ SUBDIVISION
LOT 2, BLOCK 3 IN COUNTRY VIEW ESTATES AND AUDITORS LOTS "N" & "O"
ALL IN SECTION 3, T138N, R79W
BURLEIGH COUNTY, NORTH DAKOTA



DATE: SEPTEMBER 15TH, 2025

VERTICAL DATUM - NAVD 1988.

BASED ON NORTH DAKOTA SOUTH
ZONE-NAD83 (2011), INTERNATIONAL FEET.
MEASUREMENTS HAVE BEEN ESTABLISHED
BY RTK FROM THE "BSMK" CORS STATION
AND ARE REPORTED IN GRID.

AUDITOR'S LOT Q

AUDITOR'S LOT R

AUDITOR'S LOT S

FND CAPPED REBAR '5476'
ND STATE PLANE COORDINATE=
N=413213.28
E=1936597.62

R=368.60'
L=402.54'
CHBG=N50° 00' 47"E
CHD=382.83'

40' INGRESS & EGRESS EASEMENT (PER DOC. 762143)
N81° 09' 13"E
530.81'

15' UTILITY EASEMENT

LAKEVIEW DRIVE

40' ROW

40' ROW

N81° 09' 13"E

245.55'

FND CAPPED REBAR '3463'
ND STATE PLANE COORDINATE=
N=412848.17
E=1935539.02

LOT 1, BLOCK 3
COUNTRY VIEW ESTATES

N81° 09' 13"E

249.02'

LOT 1
13.10 ACRES

1

1408.02'

N89° 52' 00"W

POINT OF BEGINNING

1319.87'

N00° 33' 29"E

TO SE CORNER
SEC. 3-T138N, R79W

N00° 33' 29"E

15' UTILITY EASEMENT

466.41'

S00° 33' 29"W

TO EAST 1/4 CORNER
SEC. 3-T138N, R79W

N00° 33' 29"E

859.77'

33' STATUTORY EASEMENT

33' STATUTORY EASEMENT

ACREAGE TABLE

LOT 1	13.10 ACRES
TOTAL	13.10 ACRES

LEGEND

- FOUND SURVEY MONUMENT
- SET CAPPED REBAR - LS9628
- VACATED LOT LINE

SURVEYOR'S CERTIFICATE

I, MARK R. ISAACS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE APPROVED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON JULY 12, 2025. THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL MONUMENTS SHOWN HEREON ARE CORRECT, THAT ALL REQUIRED MONUMENTS HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

MARK R. ISAACS, RLS 9628

LAND DESCRIPTION

LOT 2, BLOCK 3 IN COUNTRY VIEW ESTATES AND AUDITORS LOTS "N" AND "O" ALL IN SECTION 3, TOWNSHIP 138 NORTH, RANGE 79 WEST OF THE 5TH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE NORTH 00° 33' 29" EAST ON THE EAST LINE OF SAID SECTION 3 A DISTANCE OF 1319.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT "O" AND THE POINT OF BEGINNING; THENCE NORTH 89° 52' 00" WEST ON THE SOUTH LINE OF SAID AUDITORS LOTS AND SAID LOT 2, BLOCK 3 A DISTANCE OF 1408.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 3; THENCE NORTH 08° 50' 50" WEST ON THE WEST LINE OF SAID LOT 2, BLOCK 3 A DISTANCE OF 249.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 3; THENCE NORTH 81° 09' 13" EAST ON THE NORTH LINE OF SAID LOT 2, BLOCK 3 A DISTANCE OF 245.55 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 3; THENCE CONTINUING NORTH 81° 09' 13" EAST ON THE NORTH LINE OF SAID LOT "N" A DISTANCE OF 530.81 FEET TO THE PC OF A CURVE TO THE LEFT; THENCE NORTHEASTERLY ON SAID CURVE AND THE NORTH LINE OF SAID LOT "O" FOR AN ARC DISTANCE OF 402.54 FEET AND HAVING A RADIUS OF 368.60 FEET, SAID CURVE HAS A CHORD BEARING NORTH 50° 00' 47" EAST A DISTANCE OF 382.83 FEET TO THE NORTH CORNER OF SAID LOT "O"; THENCE SOUTH 69° 19' 10" EAST ON THE NORTHEAST LINE OF SAID LOT "O" A DISTANCE OF 419.27 FEET TO THE NORTHEAST CORNER OF SAID LOT "O" AND THE EAST LINE OF SAID SECTION 3; THENCE SOUTH 00° 33' 29" WEST ON THE EAST LINE OF SAID SECTION 3 DISTANCE OF 466.41 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 13.10 ACRES MORE OR LESS; AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

OWNER'S CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED, BEING SOLE OWNERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DO DEDICATE ALL THE RIGHT OF WAY IDENTIFIED HEREIN TO BURLEIGH COUNTY. WE ALSO DEDICATE EASEMENTS TO RUN WITH THE LAND FOR GAS, ELECTRIC, TELEPHONE, WATER, OR OTHER PUBLIC UTILITIES OR SERVICES ON OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY EASEMENT".

THEY ALSO DEDICATE ACCESS EASEMENTS TO ALL LAND OWNING PARTIES, TO RUN WITH THE LAND FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING THE ACCESS UNDER OR UPON THE REAL PROPERTY OF THOSE CERTAIN STRIPS OF LAND SO DESIGNATED.

CORIDON M. HUEZ
LOT 1, BLOCK 1

AMBER C. HUEZ
LOT 1, BLOCK 1

STATE OF _____)
COUNTY OF _____) SS

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC _____

APPROVAL OF COUNTY PLANNING AND ZONING COMMISSION

THE COUNTY PLANNING AND ZONING COMMISSION OF BURLEIGH COUNTY, NORTH DAKOTA, HEREBY APPROVES HUEZ SUBDIVISION AS SHOWN ON THIS PLAT. THIS PLAT WAS DONE IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, THE COMPREHENSIVE PLAN AND THE ORDINANCES OF THE COUNTY OF BURLEIGH AND REGULATIONS ADOPTED BY SAID PLANNING AND ZONING COMMISSION.

THE FOREGOING ACTION OF THE COUNTY PLANNING AND ZONING COMMISSION OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED ON THE ____ DAY OF _____, 20__.

DENNIS AGNEW - CHAIRMAN

ATTEST: MITCH FLANAGAN - SECRETARY

APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BURLEIGH, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON, HAS APPROVED THE GROUNDS AS SHOWN ON THE PLAT AS AN AMENDMENT TO THE MASTER PLAN OF BURLEIGH COUNTY, NORTH DAKOTA, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THIS PLAT.

THE PLAT WAS DONE IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, THE COMPREHENSIVE PLAN AND ORDINANCES OF THE COUNTY OF BURLEIGH.

THE FOREGOING ACTION OF THE BOARD OF COUNTY COMMISSION OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED ON THE ____ DAY OF _____, 20__.

BRIAN BITNER - CHAIRMAN

ATTEST: MARK SPLONSKOWSKI,
COUNTY AUDITOR/TREASURER

APPROVAL OF THE COUNTY ENGINEER

I, MARCUS J. HALL, COUNTY ENGINEER FOR THE COUNTY OF BURLEIGH, NORTH DAKOTA, HEREBY APPROVES THIS PLAT OF "HUEZ SUBDIVISION" AS SHOWN ON THE PLAT, DATED THIS ____ DAY OF _____, 20__.

MARCUS J. HALL, PE
COUNTY ENGINEER

BENCHMARK - NORTHWEST CORNER OF LOT 1, BLOCK 1, A CAPPED REBAR FOUND FLUSH WITH THE GROUND. ELEVATION = 1699.92

PROFESSIONAL LAND SURVEYOR
MARK R. ISAACS, LS-9628

OWNERS:

CORIDON M. & AMBER C. HUEZ
11009 LAKEVIEW DRIVE
BISMARCK, ND 58504

NOTES:

- BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENTS.
- SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN OR NOT SHOWN.

HUEZ SUBDIVISION
LOT 2, BLOCK 3 IN COUNTRY VIEW
ESTATES AND AUD. LOTS "N" & "O"
SECTION 3, T138N, R79W
BURLEIGH, NORTH DAKOTA

SHEET: 1 OF 1
SCALE: 1"= 60'
DRAWN BY: MRS
DWG DATE: 9/15/25
JOB NUMBER: 25144
DWG REVISION DATES
4215 Old Red Trail NW
Mandan, ND 58554
Phone: 701-563-5184
Cell: 701-995-2078
mark@lsurveynd.com

Independent
Land
Surveying &
Engineering



This page intentionally left blank



History/Description

Burleigh County Planning and Building Staff were approached by Albert and Linda Kuntz regarding building an accessory dwelling unit (ADU) on their 40-acre parcel. There are two (2) main buildings on the property: a 1638-sf manufactured home (1989), and an 11,340-sf accessory building, built in 2008. The maximum allowed sq./ft. of the ADU is limited to 1,500 sf.

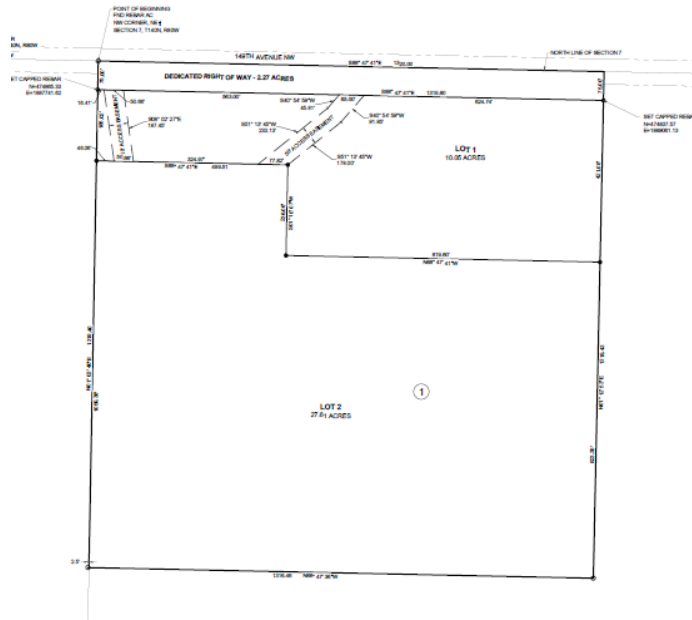
The petitioners live in the city of Bismarck. The proposed ADU would allow them to move back to the property, so they will be closer to their son. The petitioner's son resides in the manufactured home.

Due to the sq./ft. of the proposed building -2,580 sq./ft., the petitioners were advised to pull the Special Use request and subdivide the parcel into two (2) lots. This would allow the petitioners to build the size house they wanted and not be limited by the constraints of an ADU permit. The petitioners submitted a preliminary plat for a new subdivision. The preliminary plat was approved on November 10, 2025 and a public hearing was called.

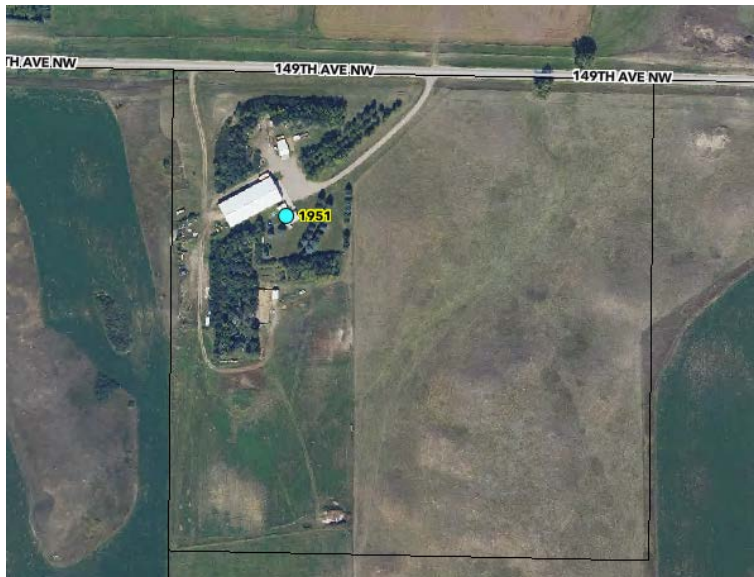


PLANNING AND ZONING COMMISSION

December 10, 2025



4-2-2 Final Plat



4-2-3 Site Map

December 10, 2025



Staff Findings:

1. The application has fulfilled all the requirements of Article 33 Subdivision Regulations.
2. The application has fulfilled the requirements of Article 11 – A-Agricultural Zoning.
3. The petitioner applied for a SWMP Waiver. It has been approved.
4. The subdivision has been reviewed by all reviewing entities. Minor corrections have been made and submitted.
5. This subdivision meets the requirements of the Burleigh County Comprehensive Plan Article 3 Residential Neighborhoods – Objectives 1 and 2.

Planning Staff Recommendation

The request for a final plat approval fulfills the administrative requirements of the Burleigh County Zoning Ordinances – Article 33 & Article 11.

Planning Commission Action

The Burleigh County Planning and Zoning Commission can:

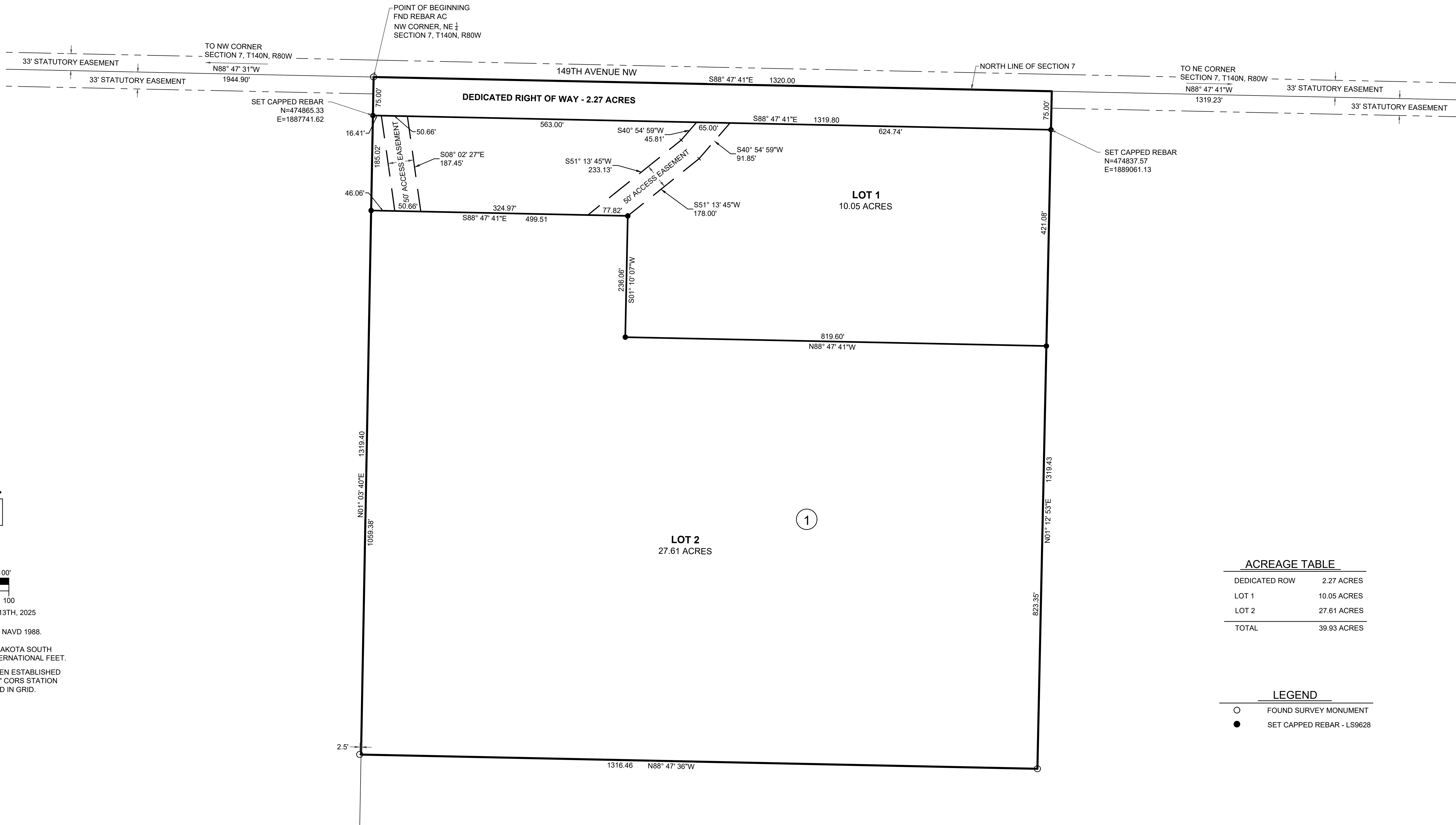
1. Approve the final plat and give a “Do Pass” recommendation to the Board of Burleigh County Commissioners.
2. Approve the final plat with conditions and give a “Do Pass” recommendation to the Board of Burleigh County Commissioners.
3. Deny the final plat with reason.
4. Table the final plat for more information.

149TH AVE NW

149TH AVE NW

1951

KUNTZ SUBDIVISION
AUDITOR'S LOT "A" IN THE NORTHEAST QUARTER OF SECTION 7
ALL IN SECTION 7, T140N, R80W
BURLEIGH COUNTY, NORTH DAKOTA



LAND DESCRIPTION

LOT "A" IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 140 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 88° 47' 41" EAST ON THE NORTH LINE OF SAID SECTION 7 A DISTANCE OF 1320.00 FEET TO THE NORTHEAST CORNER OF SAID LOT "A"; THENCE SOUTH 01°12' 53" WEST ON THE EAST LINE OF SAID LOT "A" A DISTANCE OF 1319.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT "A"; THENCE NORTH 88° 47' 36" WEST ON THE SOUTH LINE OF SAID LOT "A" A DISTANCE OF 1316.46 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 01° 03' 40" EAST ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 A DISTANCE OF 1319.40 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING 39.93 ACRES MORE OR LESS; AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

OWNER'S CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED, BEING SOLE OWNERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DO DEDICATE ALL THE RIGHT OF WAY IDENTIFIED HEREIN TO BURLEIGH COUNTY. WE ALSO DEDICATE EASEMENTS TO RUN WITH THE LAND FOR GAS, ELECTRIC, TELEPHONE, WATER, OR OTHER PUBLIC UTILITIES OR SERVICES ON OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY EASEMENT".

THEY ALSO DEDICATE ACCESS EASEMENTS TO ALL LAND OWNING PARTIES, TO RUN WITH THE LAND FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING THE ACCESS UNDER OR UPON THE REAL PROPERTY OF THOSE CERTAIN STRIPS OF LAND SO DESIGNATED.

ALBERT KUNTZ
LOTS 1 & 2, BLOCK 1

LINDA KUNTZ
LOTS 1 & 2, BLOCK 1

STATE OF _____)
COUNTY OF _____) SS

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC _____

APPROVAL OF COUNTY PLANNING AND ZONING COMMISSION

THE COUNTY PLANNING AND ZONING COMMISSION OF BURLEIGH COUNTY, NORTH DAKOTA, HEREBY APPROVES KUNTZ SUBDIVISION AS SHOWN ON THIS PLAT, THIS PLAT WAS DONE IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, THE COMPREHENSIVE PLAN AND THE ORDINANCES OF THE COUNTY OF BURLEIGH AND REGULATIONS ADOPTED BY SAID PLANNING AND ZONING COMMISSION.

THE FOREGOING ACTION OF THE COUNTY PLANNING AND ZONING COMMISSION OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED ON THE ____ DAY OF _____, 20__.

DENNIS AGNEW - CHAIRMAN

ATTEST: MITCH FLANAGAN - SECRETARY

APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BURLEIGH, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON, HAS APPROVED THE GROUNDS AS SHOWN ON THE PLAT AS AN AMENDMENT TO THE MASTER PLAN OF BURLEIGH COUNTY, NORTH DAKOTA, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THIS PLAT.

THE PLAT WAS DONE IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, THE COMPREHENSIVE PLAN AND ORDINANCES OF THE COUNTY OF BURLEIGH.

THE FOREGOING ACTION OF THE BOARD OF COUNTY COMMISSION OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED ON THE ____ DAY OF _____, 20__.

BRIAN BITNER - CHAIRMAN

ATTEST: MARK SPLONSKOWSKI,
COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

I, MARK R. ISAACS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE APPROVED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON NOVEMBER 24, 2025. THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL MONUMENTS SHOWN HEREON ARE CORRECT, THAT ALL REQUIRED MONUMENTS HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

MARK R. ISAACS, RLS 9628

APPROVAL OF THE COUNTY ENGINEER

I, MARCUS J. HALL, COUNTY ENGINEER FOR THE COUNTY OF BURLEIGH, NORTH DAKOTA, HEREBY APPROVES THIS PLAT OF "KUNTZ SUBDIVISION" AS SHOWN ON THE PLAT, DATED THIS ____ DAY OF _____, 20__.

MARCUS J. HALL, PE
COUNTY ENGINEER

BENCHMARK - NORTHWEST CORNER OF LOT 1, BLOCK 1, A CAPPED REBAR SET FLUSH WITH THE GROUND.
ELEVATION = XXXX.XX

PROFESSIONAL LAND SURVEYOR
MARK R. ISAACS, LS-9628

OWNERS:

ALBERT KUNTZ & LINDA KUNTZ
1951 149TH AVE NW
BISMARCK, ND 58503

NOTES:

- BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENTS.
- SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN OR NOT SHOWN.

KUNTZ SUBDIVISION AUDITOR'S LOT "A" SECTION 7, T140N, R80W BURLEIGH, NORTH DAKOTA		I Independent Land Surveying & Engineering 4215 Old Red Trail NW Mandan, ND 58554 Phone: 701-663-5164 Cell: 701-595-2079 mark@isurveynd.com
SHEET: 1 OF 1 SCALE: 1" = 100' DRAWN BY: LCM DWG DATE: 11/13/25	JOB NUMBER: 25190 DWG REVISION DATES 11/24/25 - DWG NAME: 25190_Final_Plat.dwg	



This page intentionally left blank



Agenda Item 4-3 Spring Coulee Subdivision Replat

Application for a Subdivision Replat

Project Summary

Public Hearing Agenda:	Approval of Final Plat and give a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
Status:	Final Plat
Petitioner/Developer:	Larry Labere
Engineer:	Swenson, Hagen and Company
Location:	<p>15612 41st Street NW</p> <p>Lot 1, Block 1, Spring Coulee Subdivision</p> <div data-bbox="203 1092 803 1690">A map showing the location of the Spring Coulee Subdivision. The subdivision is highlighted in orange and is situated within a larger green area. The map includes several lot numbers: 15901, 15612, 15602, 15408, and 15200. The text "SPRING COULEE SUBDIVISION" is visible within the orange area.</div> <div data-bbox="954 1344 1312 1411">Exhibit 4-3-1 Location Map</div>

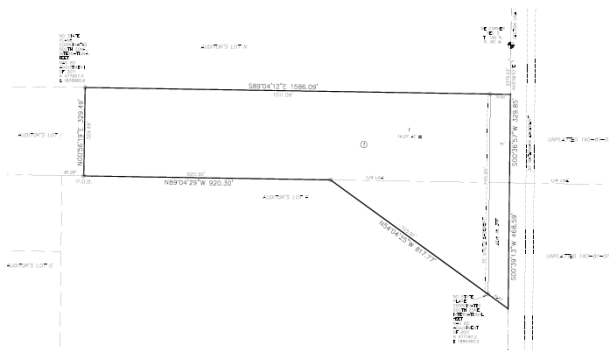


Parcel Size:	15 acres R1-Rural Single Family Residential
Notification:	Bismarck Tribune 11/29 & 12/6/2025 Burleigh Co Website: 11/29/2025 Surrounding Properties: 11/26/2025

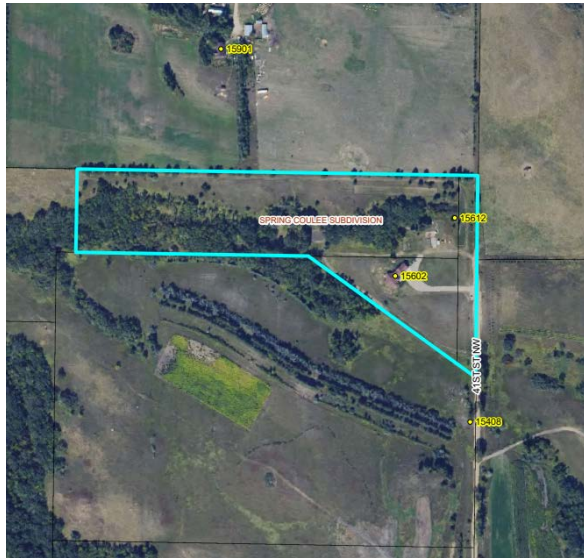
History/Description

The petitioner applied for a building permit to construct a 2,688 sq./ft. accessory building to be used for storage, including a work space. The lot described as Lot 2, Block 1 Spring Coulee Subdivision is where he intends to build the accessory building. This lot does not contain a principle residential structure, though he owns the adjoining lot describe as Lot 1, Block 1 Spring Coulee Subdivision, he was advised to combine the 2 lots into a one (1) lot subdivision.

The Spring Coulee Subdivision was platted and recorded on October 2017 *doc. 863781*.
The zoning change was recorded. *doc. 912911*



4-3-2 Replat Final



4-3-3 Site Map

Staff Findings:

1. The application has fulfilled all the requirements of Article 33 Subdivision Regulations.
2. The application has fulfilled the requirements of Article 12 – R1-Rural Single-Family Residential Zoning.
3. SWMP is not required.
4. A paving waiver is not required.
5. The subdivision has been reviewed by all reviewing entities. Minor corrections are being made and will be submitted.
6. This subdivision meets the requirements of the Burleigh County Comprehensive Plan Article 3 Residential Neighborhoods – Objectives 1 and 2.



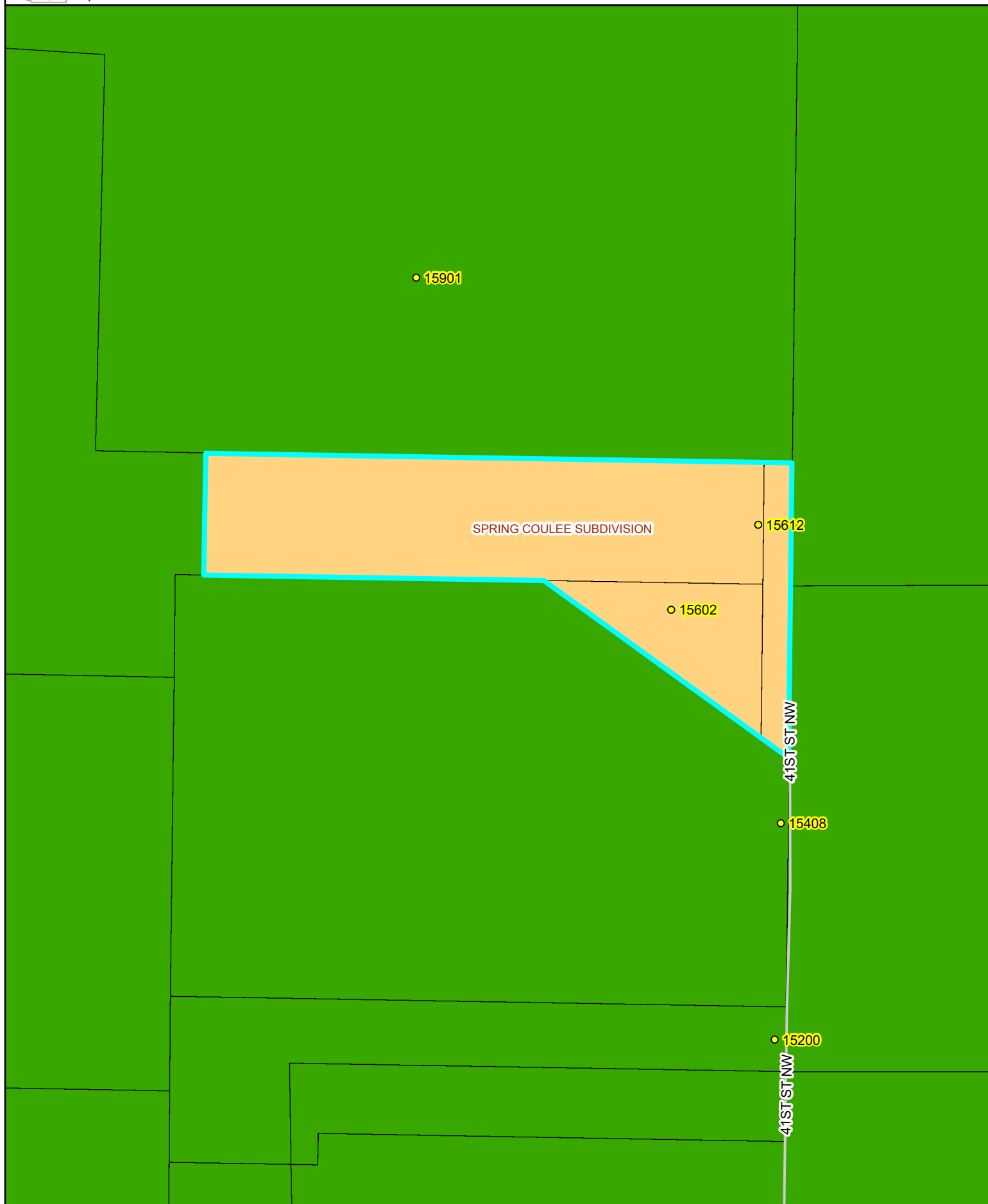
Planning Staff Recommendation

The request for a final plat approval fulfills the administrative requirements of the Burleigh County Zoning Ordinances – Article 33 & Article 12.

Planning Commission Action

The Burleigh County Planning and Zoning Commission can:

1. Approve the replat and give a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
2. Approve the replat with conditions and give a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
3. Deny the replat with reason.
4. Table the replat for more information.



SPRING COULEE SECOND SUBDIVISION

LOTS 1 & 2 BLOCK 1 SPRING COULEE SUBDIVISION
PART OF THE NE 1/4 AND PART OF AUDITOR'S LOT F OF THE SE
1/4 OF SECTION 2, TOWNSHIP 140 NORTH, RANGE 81 WEST
BURLEIGH COUNTY, NORTH DAKOTA

DESCRIPTION

LOTS 1 & 2 BLOCK 1 SPRING COULEE SUBDIVISION, PART OF THE NE 1/4 AND PART OF AUDITOR'S LOT F OF THE SE 1/4 OF SECTION 2, TOWNSHIP 140 NORTH, RANGE 81 WEST, BURLEIGH COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID AUDITOR'S LOT F; THENCE SOUTH 89 DEGREES 04 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF SAID SE 1/4, A DISTANCE OF 81.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 56 MINUTES 19 SECONDS EAST, ALONG THE BOUNDARY OF AUDITOR'S LOT I, A DISTANCE OF 329.49 FEET TO THE BOUNDARY OF AUDITOR'S LOT N; THENCE SOUTH 89 DEGREES 04 MINUTES 12 SECONDS EAST, ALONG SAID BOUNDARY, A DISTANCE OF 1586.09 FEET TO THE EAST LINE OF SAID SECTION 2; THENCE SOUTH 00 DEGREES 36 MINUTES 57 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 329.85 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 13 SECONDS WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 468.59 FEET; THENCE NORTH 54 DEGREES 04 MINUTES 25 SECONDS WEST, A DISTANCE OF 817.77 FEET TO THE NORTH LINE OF AUDITOR'S LOT F; THENCE NORTH 89 DEGREES 04 MINUTES 29 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 920.30 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 15.47 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, TERRY BALTZER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE SHOWN PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON _____ 2025, THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL MONUMENTS SHOWN HEREON ARE CORRECT, THAT ALL REQUIRED MONUMENTS HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

SWENSON, HAGEN & CO. P.C.
909 BASIN AVENUE
BISMARCK, NORTH DAKOTA
58504

TERRY BALTZER
PROFESSIONAL LAND SURVEYOR
N.D. REGISTRATION NO. 3595

APPROVAL OF COUNTY PLANNING AND ZONING COMMISSION

THE COUNTY PLANNING AND ZONING COMMISSION HEREBY APPROVES SPRING COULEE SECOND SUBDIVISION, AS SHOWN ON THE PLAT. THIS PLAT WAS DONE IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, THE COMPREHENSIVE PLAN AND ORDINANCES OF THE COUNTY OF BURLEIGH AND REGULATIONS ADOPTED BY SAID PLANNING AND ZONING COMMISSION.

THE FOREGOING ACTION OF THE COUNTY PLANNING AND ZONING COMMISSION OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED ON THE ____ DAY OF _____, 2025

DENNIS AGNEW - CHAIRMAN

MITCH FLANAGAN - SECRETARY

APPROVAL OF BOARD OF COUNTY COMMISSION

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BURLEIGH, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THE PLAT, HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON, HAS APPROVED THE GROUNDS AS SHOWN ON THE PLAT AS AN AMENDMENT TO THE MASTER PLAN OF BURLEIGH COUNTY, NORTH DAKOTA, AND DOES HEREBY VACATE ANY PREVIOUS PLATING WITHIN THE BOUNDARY OF THE PLAT.

THIS PLAT WAS DONE IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, THE COMPREHENSIVE PLAN AND ORDINANCES OF THE COUNTY OF BURLEIGH.

THE FOREGOING ACTION OF THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED ON THE ____ DAY OF _____, 2025.

BRIAN BITNER-- CHAIRMAN

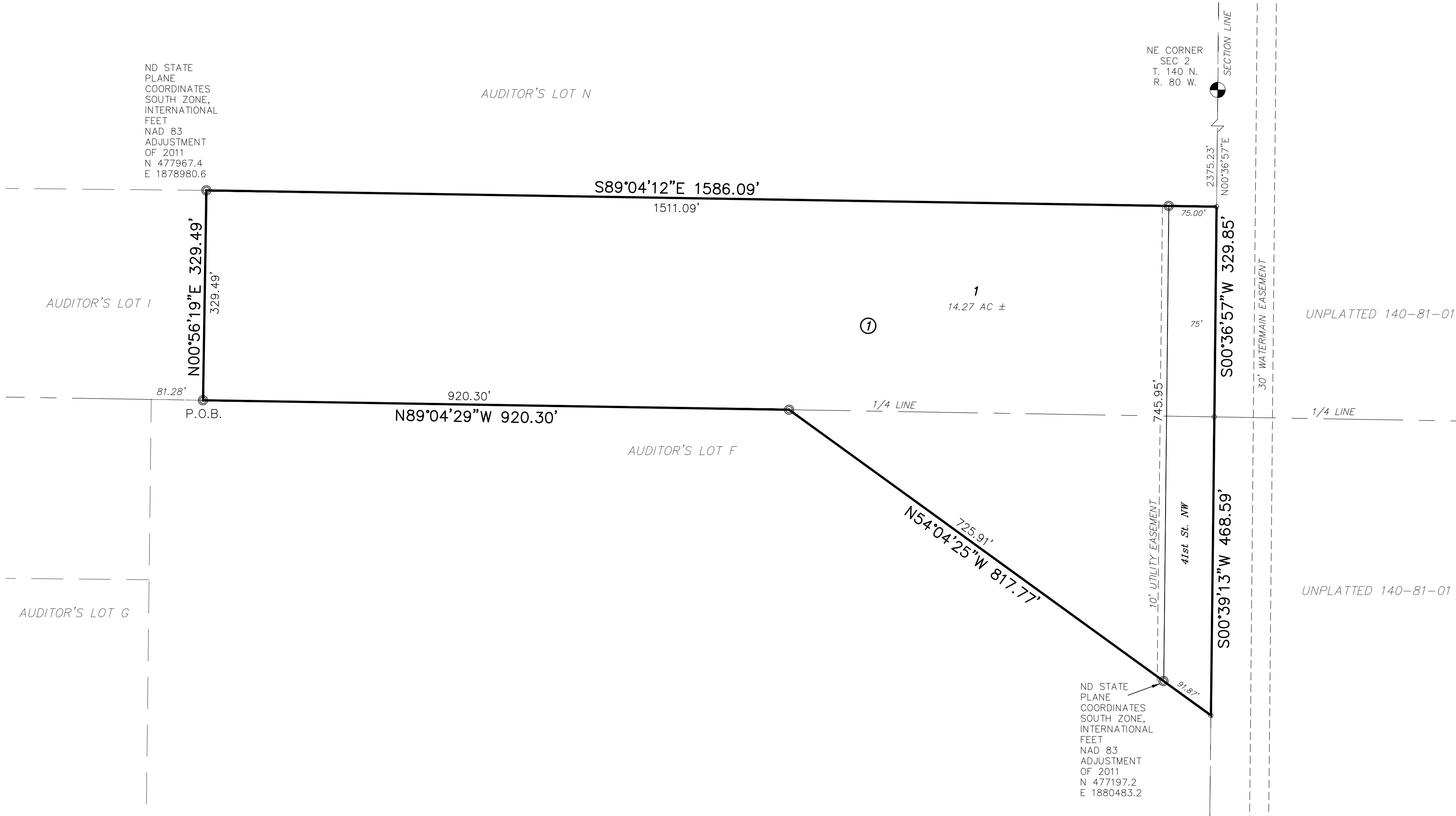
ATTEST: MARK SPLOSKOWSKI
BURLEIGH COUNTY AUDITOR

APPROVAL OF COUNTY ENGINEER

I, MARCUS J. HALL, COUNTY ENGINEER OF THE COUNTY OF BURLEIGH, NORTH DAKOTA, HEREBY APPROVE THIS PLAT OF SPRING COULEE SECOND SUBDIVISION, BURLEIGH COUNTY, NORTH DAKOTA AS SHOWN ON THIS PLAT.

DATED THIS _____ DAY OF _____, 2025.

MARCUS J. HALL, P.E.
COUNTY ENGINEER



OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LARRY LABERE, BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON HAVE CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "SPRING COULEE SECOND SUBDIVISION", BURLEIGH COUNTY, NORTH DAKOTA, AND DO SO RE-DEDICATE RIGHT-OF-WAY AS SHOWN HEREON INCLUDING ALL SEWER, CULVERTS, AND OTHER PUBLIC UTILITY LINES WHETHER SHOWN HEREON OR NOT TO THE PUBLIC USE FOREVER.

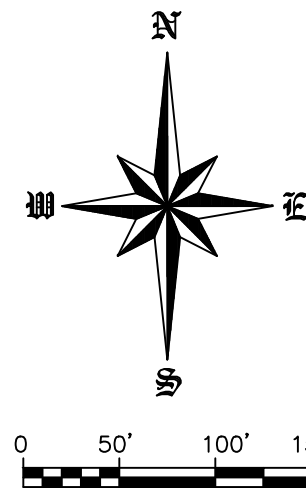
THEY ALSO RE-DEDICATE EASEMENTS TO BURLEIGH COUNTY TO RUN WITH THE LAND, FOR GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITIES OR SERVICES ON OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS UTILITY EASEMENTS.

STATE OF _____)
COUNTY OF _____)

LARRY LABERE
15602 NW 41ST ST
BISMARCK, ND 58503

ON THIS _____ DAY OF _____, 2025, BEFORE ME PERSONALLY APPEARED LARRY LABERE, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____



SCALE: 1"=100'

NOVEMBER 18, 2025

© MONUMENT IN PLACE

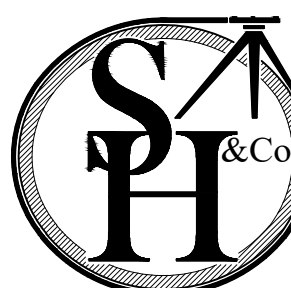
NOTES

BASIS OF BEARING:
NORTH DAKOTA STATE PLANE, SOUTH ZONE

COORDINATE DATUM:
NORTH DAKOTA STATE PLANE COORDINATE SYSTEM

NAD 83 SOUTH ZONE
ADJUSTMENT OF 1986
UNITS ARE INTERNATIONAL FEET

BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.



SWENSON, HAGEN & COMPANY P.C.

909 Basin Avenue
Bismarck, North Dakota 58504
sheng@swensonhagen.com
Phone (701) 223 - 2600
Fax (701) 223 - 2606

Surveying
Hydrology
Land Planning
Civil Engineering
Landscape & Site Design
Construction Management



PARCEL ID: 23-140-81-79-01-020 OWNER: LABERE, LARRY ACRES: 2.83
SITE ADDRESS: 15602 NW 41ST ST
MAIL ADDRESS: 15602 41ST STREET NW, BISMARCK, ND 58503-0000
LEGAL: SPRING COULEE BLOCK 1 LOT 2

This page intentionally left blank

ORDINANCE 26-001 ZO

AN ORDINANCE TO AMEND AND RE-ENACT ARTICLE 21 OF THE 1972 AMENDED ZONING ORDINANCE OF BURLEIGH COUNTY, NORTH DAKOTA RELATING TO STATUTORY AUTHORIZATION OF FLOODPLAIN DISTRICT REGULATIONS

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA.

Section 1. Amendment Article 21 of the Zoning Ordinance is hereby amended and re-enacted as follows:

The Legislature of the State of North Dakota has in North Dakota Century Code, Chapters 40-05, 11-11 and 58-06, delegated responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry

In any FP-Floodplain District the following regulations shall apply:

Section 2 Repeal. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 3. Severability If any section provision or part of this ordinance shall be adjudged invalid or unconstitutional such as adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. Effective Date This ordinance shall take effect after final passage, adoption and publication as provided by law

Passed and adopted this _____ day of _____, 2026

Brian Bitner

Chairperson

Final passage and adoption:

I, Mark Splonskowski, do hereby certify that I am the duly elected auditor of the County of Burleigh, State of North Dakota, and that the foregoing is a full, true and correct copy of an ordinance adopted by the Board of Burleigh County Commissioners at its regular meeting of

IN WITNESS WHEREOF: I have hereto set my hand and seal of Burleigh County this _____ day of _____, 2026

Mark Splonskowski, Burleigh County Auditor

PLANNING AND ZONING COMMISSION
2026 CALENDAR

MEETING DATE	APPLICATIONS DUE ON	BURLEIGH COUNTY COMMISSION MEETINGS (TBD)
January 14, 2026	December 18, 2025	
February 11, 2026	January 22, 2026	
March 11, 2026	February 19, 2026	
April 8, 2026	March 19, 2026	
May 13, 2026	April 22, 2026	
June 10, 2026	May 21, 2026	
July 8, 2026	June 18, 2026	
August 12, 2026	July 23, 2025	
September 9, 2026	August 20, 2026	
October 14, 2026	September 24, 2026	
November TBD	October 22, 2025	
December 9, 2026	November 19, 2025	
January 13, 2027	December 17, 2026	