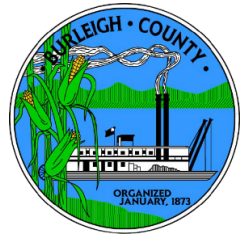




Lincoln, Fort Rice, Riverview, Florence Lake, Burnt Creek, Canfield, Lyman, & Phoenix
Unorganized Townships



Burleigh County Commission Meeting Agenda

Tom Baker Meeting Room, City/County Office Building, 221 N 5th St, Bismarck

Attend in Person | Watch live on Government Access Channels 2 or 602 | Listen to Radio Access 102.5 FM |
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)

July 20th, 2026

5:00 P.M.

Invocation and Pledge of Allegiance presented by Chaplain.

COUNTY COMMISSION

1. Meeting called to order.
2. Roll call of members.
3. Approval of Agenda.
4. Consideration of July 6, 2026, meeting minutes and bills.
5. **PUBLIC COMMENT.** *Restricted to Burleigh County residents and landowners.*
6. Consent Agenda:
 - a. Abatements.
 - b. Special event permits.
 - c. Raffle Permits.
7. PUBLIC HEARING: (Page 7)
 - a. Umary Bond.
8. Sheriff Leben: (Page 14)
 - a. OHV Enforcement update.
 - b. Quarterly update.
9. Funatix:
 - a. Red, White and Boom event update.
10. County Planning Director Flanagan: (Page 16)
 - a. Resolution to amend certain Ordinances.
 - b. Klatte subdivision and zoning changes.
 - c. Nature view Drive Variance request.
 - d. Island Park Estates Subdivision Plat.
11. County Interim Finance Director Schmidt:
 - a. Preliminary budget review.
 - b. Motion to adopt preliminary budget and call for final budget hearing September 21st, 2026.

12. Commissioner Schwab: (Page 21)

a. Missouri Valley Complex weed control report.

13. States Attorney Lawyer:

a. Emergency Management termination of Joint Powers Agreement and termination of lease agreement. Commission may enter into executive session pursuant to N.D.C.C. § 44-04-19.1(5).

14. Other Business.

15. Adjourn.

The next regularly scheduled Commission meeting will be on August 3, 2026.

Mark Splonskowski

Burleigh County Auditor

**BURLEIGH COUNTY COMMISSION
MEETING MINUTES
JULY 6TH, 2026**

5:23 PM

Chairman Bitner called the regular meeting of the Burleigh County Commission to order.

Roll call of the members: Commissioners Steve Bakken, Steve Schwab, Jerry Woodcox, and Chairman Brian Bitner present. Commissioner Wayne Munson attended via Zoom.

Motion by Comm. Bakken, 2nd by Comm. Woodcox to approve the agenda with removing item 10 (Planning & Zoning Discussion). Commissioners Bakken, Munson, Schwab, Woodcox, and Chairman Bitner voted 'AYE'. **Motion carried.**

Motion by Comm. Schwab, 2nd by Comm. Bakken to approve the June 15th, 2026 meeting minutes and the bills. Commissioners Bakken, Munson, Woodcox, and Chairman Bitner voted 'AYE'. Commissioner Schwab voted 'NAY'. **Motion carried.** A detailed list of funds expended is available for public inspection upon request at the Burleigh County Auditor & Treasurer's office.

Chairman Bitner opened the meeting to public comment.

- No public comment was heard.

Chairman Bitner closed the public comment segment.

Motion by Comm. Bakken, 2nd by Comm. Munson to approve the Dewayne Bailey, James Cope Jr, Tony & Donna Wilson, Michael & Laurel Ahneman, Leon & Mary Geithman, Charles Edin, Marian Scheck, Vernon & Mary Lablanc, Garald & Karla Maddock, Betty Hiatt, John & Cynthia Cain, Mary Jo Bergquist, Barry Holm, Mark Bogert & Rhamie Hauck, Howard & Linda Altenburg, Albert Meidinger, Jim & Rhonda Burgard, Richard & Patricia Skarperud, Patricia Smith, Debra Selland, Michael & Mary Serr, Donna McCann, Constance McQuay, Fred and Judy Domres abatements and the rest of the consent agenda in its entirety. Commissioners Bakken, Munson, Schwab, Woodcox, and Chairman Bitner voted 'AYE'. **Motion carried.**

County Planning Director Mitch Flanagan presented a request for acceptance of a plat. Motion by Comm. Bakken, 2nd by Comm. Schwab to approve the Ponderosa Riverside Village 9th Subdivision. Commissioners Bakken, Munson, Schwab, Woodcox, and Chairman Bitner voted 'AYE'. **Motion carried.**

Director Flanagan presented a request for acceptance of a plat. Motion by Comm. Bakken, 2nd by Comm. Woodcox to approve the Norb's Final Subdivision. Commissioners Bakken, Munson, Schwab, Woodcox, and Chairman Bitner voted 'AYE'. **Motion carried.**

County Human Resources Direct Pam Binder presented the 2026 Human Resources Mid-Year Report.

County State's Attorney Julie Lawyer requested a salary variance. Motion by Comm. Woodcox, 2nd by Comm. Bakken to approve a salary variance of a for the newly hired Legal Assistant I with the State's Attorney's Office. Commissioners Bakken, Munson, Schwab, Woodcox, and Chairman Bitner voted 'AYE'. ***Motion carried.***

Other Business:

- Chairman Bitner presented a annexation request from the City of Bismarck.
- Commissioner Schwab discussed the possibility of placing a sign at the County Parks to discourage illegal dumping.

Meeting Adjourned.

5:48 PM

Mark Splonskowski,
County Auditor

Brian Bitner,
Chairman

The following list of abatements and settlement of taxes is forwarded for action to the Burleigh County Commission:

[illegible]

ITEM

7

PUBLIC HEARING

**RESOLUTION APPROVING THE ISSUANCE OF BONDS
UNDER THE MUNICIPAL INDUSTRIAL DEVELOPMENT ACT**

BE IT RESOLVED by the Board of County Commissioners (the “Commission”) of Burleigh County, North Dakota (the “County”), as follows:

Section 1. Recitals and Findings

1.1. University of Mary, a North Dakota nonprofit corporation (the “Corporation”), has requested the City of Braddock, North Dakota, the City of Wilton, North Dakota and the City of Linton, North Dakota (collectively, the “Cities”) to each issue revenue bonds, in three or more series (the “Bonds”) for the benefit of the Corporation in the aggregate principal amount not to exceed \$26,000,000, under the provisions of Chapter 40-57, North Dakota Century Code (the “Act”), to (i) refund and refinance a short term bank loan used to refund the County’s outstanding Series 2016 Bonds (University of Mary Project) (the “Refunding Project”) the proceeds of which were previously used to finance certain capital projects at the University’s campus, located at 7500 University Drive, Bismarck, North Dakota (the “Campus”); (ii) finance certain costs of planning, permitting, constructing, improving, furnishing and/or equipping additional capital projects located on the Campus (the “Improvement Project”), including but not limited to (a) a new athletics complex and related master landscaping, (b) a new campus welcome center, (c) a new residence hall, (d) various functionally related and subordinate facilities, and (e) reimbursement of the University for certain costs previously incurred by the University with respect to the Improvement Project (the Refunding Project and the Improvement Project being collectively the “Project”); and (iii) pay the costs of issuing the Bonds.

1.2. The Corporation has proposed that the County and the Cities enter into an agreement under Section 40-57-03, Subsections I and 8 of the Act, which permit the Project located within the boundaries of the County to be financed by the Cities if an agreement is entered into between the County and the Cities.

1.3. At a public hearing held on the date hereof, all parties who appeared at the hearing were given an opportunity to express their views with respect to the proposal to finance the Project through the issuance of revenue bonds under the Act by the Cities, and interested persons were given the opportunity to submit written comments to the County Auditor/Treasurer before the time of the hearing.

Section 2. Approval and Authorization

2.1. The County hereby approves the issuance of the Bonds by the Cities under the Act, in three or more series and the use of the proceeds thereof to finance the Project located in the County. Such Bonds may be issued on such terms and conditions as the Cities, the Corporation and the purchaser of the Bonds may deem desirable and without further approval or consent of this Commission.

2.2. The Agreement is hereby approved in substantially the form now on file in the office of the County Administrator, and the Chair and County Administrator are authorized to execute

the same in the name of and on behalf of the County. In the event of the disability or the resignation or other absence of the Chair or County Administrator, such other officers of the County who may act in their behalf shall without further act or authorization of the County do all things and execute all instruments and documents required to be done or to be executed by such absent or disabled officials. The approval hereby given to the Agreement includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by the State's Attorney and by the County officials authorized herein to execute the Agreement prior to their execution; and such County officials are hereby authorized to approve said changes on behalf of the County.

2,3. Neither this approval nor any actions, agreements, or legal matters related hereto or executed in pursuance hereof, shall in any manner or form create an indebtedness or liability of the County, but is solely an accommodation by the County to satisfy the requirements of the Act and Section 147(f) of the Internal Revenue Code of 1986, as amended. The Bonds, if and when issued, will not constitute a charge, lien or encumbrance upon any property of the County and such obligations will not be a charge against the general credit or taxing powers of the County but will be payable from sums paid by the Corporation. The Bonds shall not be deemed to constitute a debt or liability of the County, the Cities, the State of North Dakota, or of any other political subdivision thereof or a pledge of the faith and credit of the County, the State of North Dakota, and neither the County, the State of North Dakota, nor any political subdivision thereof will be liable on the Bonds.

Dated: July 20, 2026

BURLEIGH COUNTY, NORTH DAKOTA Attest:

Brian Bitner
Chair, Board of County Commissioners

Mary H. Senger
County Administrator

The governing body of the County acted on the foregoing resolution at a properly noticed meeting held in Bismarck, North Dakota, on July 20, 2026, with the motion for adoption made by _____ and seconded by _____ and the roll call vote on the motion was as follows:

1. Brian Bitner	Aye	Nay	Absent	Abstain
2. Steve Bakken	Aye	Nay	Absent	Abstain
3. Wayne Munson	Aye	Nay	Absent	Abstain
4. Steve Schwab	Aye	Nay	Absent	Abstain
5. Jerry Woodcox	Aye	Nay	Absent	Abstain

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT, dated as of August 4, 2026, is entered into by and among Burleigh County, North Dakota (“Burleigh County”), the City of Braddock, North Dakota (“Braddock”), the City of Wilton, North Dakota (“Wilton”) and the City of Linton, North Dakota (“Linton”). Burleigh County, Braddock, Wilton and Linton are sometimes collectively referred to herein as the “Political Subdivisions”. Braddock, Wilton and Linton are sometimes collectively being referred to herein as the “Cities”.

RECITALS:

Each of the Political Subdivisions is authorized pursuant to Chapter 40-57 of the North Dakota Century Code (the “Act”) to issue revenue bonds and to loan the proceeds thereof to a contracting party to finance revenue producing facilities including the cost of retiring any existing indebtedness that the governing body determines to be necessary or desirable and in furtherance of the public health or welfare.

University of Mary, a North Dakota nonprofit corporation (the “Borrower”), has requested the Political Subdivisions to issue Burleigh County North Dakota Education Facilities Revenue Bonds, Series 2026A, City of Braddock, North Dakota Educational Facilities Revenue Bonds, Series 2026B, City of Wilton, North Dakota Educational Facilities Revenue Bonds, Series 2026C and City of Linton, North Dakota Educational Facilities Revenue Bonds, Series 2026D (collectively the “Bonds”) in an aggregate amount not exceeding \$34,000,000 for the following purposes:

- (1) to currently refund and refinance a short term bank loan issued on May 14, 2026, the proceeds of which were used to refund and refinance the then-outstanding principal balance of the Burleigh County, North Dakota Education Facilities Revenue Bonds (University of Mary Project) Series 2016 (the “Refunding Project”), the proceeds of which were previously used to finance certain capital projects at the University’s campus, located at 7500 University Drive, Bismarck, North Dakota (the “Campus”); and
- (2) to finance certain costs of planning, permitting, constructing, improving, furnishing and/or equipping additional capital projects located on the Campus (the “Improvement Project”), including but not limited to (a) a new athletics complex and related master landscaping, (b) a new campus welcome center, (c) a new residence hall, (d) various functionally related and subordinate facilities, and (e) reimbursement of the University for certain costs previously incurred by the University with respect to the Improvement Project (the Refunding Project and the Improvement Project being collectively the “Project”); and
- (3) to pay the costs of issuing the Bonds.

Section 40-57-03, subsections (1) and (8) of the Act authorize municipalities to enter into and perform agreements with other municipalities concerning the planning, construction, lease, or other acquisition and financing of a project, including an agreement whereby a municipality issues

its revenue bonds on behalf of one or more other municipalities to finance a project located within the boundaries of another municipality.

The governing bodies of the Political Subdivisions have each held public hearings regarding the issuance of Bonds to finance the Project and following the public hearings have given approval to the Project, the issuance of the Bonds under the Act and the execution and delivery of this Intergovernmental Agreement.

The Political Subdivisions have determined that an intergovernmental approach should be taken concerning the financing of the Project and that it is in the best interests of the Political Subdivisions and the Borrower to finance the Project by Bonds to be issued by Burleigh County and the Cities.

NOW, THEREFORE, THE POLITICAL SUBDIVISIONS AGREE AS FOLLOWS:

SECTION 1. AUTHORITY FOR INTERGOVERNMENTAL AGREEMENT. This Intergovernmental Agreement is authorized by Section 40-57-03, subsections (1) and (8) of the Act, which authorize a municipality to issue revenue bonds to finance projects on behalf of one or more other municipalities.

SECTION 2. PURPOSE OF THE INTERGOVERNMENTAL AGREEMENT. The purpose of this Intergovernmental Agreement is to permit the financing of the Project located in Burleigh County through Bonds to be issued by Burleigh County and the Cities.

SECTION 3. TERMS OF THE INTERGOVERNMENTAL AGREEMENT. Burleigh County hereby consents to the issuance of Bonds by the Cities to finance the Project located within the boundaries of Burleigh County. The Cities may authorize, execute and deliver the Bonds, loan agreements and any other necessary documents on such terms and conditions as it may deem desirable without further approval or consent from Burleigh County. The Bonds and all of the other documents, agreements and certifications may be entered into and executed solely by authorized officers of the Cities.

SECTION 4. NO LIABILITY. Neither this Intergovernmental Agreement nor any actions, agreements, or legal matters related hereto or in pursuance hereof, shall in any manner or form create an indebtedness or liability of the Political Subdivisions. The Bonds shall be special, limited obligations of the Political Subdivisions payable solely from proceeds, revenues and other amounts specifically pledged thereto. The Bonds and the interest thereon shall neither constitute nor give rise to a pecuniary liability, general or moral obligation or a pledge of the full faith or credit of the Political Subdivisions, the State of North Dakota or any political subdivision thereof.

SECTION 5. INDEMNIFICATION. The Borrower hereby agrees to jointly and severally indemnify and hold the Political Subdivisions harmless from any and all claims, demands, lawsuits, administrative or regulatory actions or investigations initiated toward or against the Political Subdivisions as a result of the issuance of the Bonds, including any post-compliance obligations related thereto, and has agreed or will agree to fully reimburse the Political Subdivisions for any and all costs, including attorneys' fees or other professional fees, incurred by

the Political Subdivisions in responding to such claims, demands, lawsuits, administrative or regulatory actions or investigations.

SECTION 6. TERMINATION. This Intergovernmental Agreement shall terminate upon the retirement or defeasance of the last outstanding Bond and this Intergovernmental Agreement may not be terminated in advance of such retirement or defeasance.

[Signature Page Follows]

(Intergovernmental Agreement Signature Page)

IN WITNESS WHEREOF, duly authorized officers of the Political Subdivisions have executed this Intergovernmental Agreement as of the date set forth above.

BURLEIGH COUNTY, NORTH DAKOTA

Attest:

Brian Bitner
Chairman, Board of County Commissioners

Mary H. Senger
County Administrator

BRADDOCK, NORTH DAKOTA

Attest:

Theodore Naaden
Mayor

Audrey Rambough
City Auditor

WILTON, NORTH DAKOTA

Attest:

LeeAnn Domonoske-Keller
Mayor

Patti Solberg
City Auditor

LINTON, NORTH DAKOTA

Attest:

Brian Jacob
Mayor

Sharon Jangula
City Administrator

University of Mary agrees to be bound by the provisions of Section 5 of this Intergovernmental Agreement.

UNIVERSITY OF MARY

By: _____
Matthew J. Zimmermann
Vice President of Financial Affairs

ITEM

8

BURLEIGH - MORTON COUNTY COMMISSION

DETENTION REPORT July 2026

1. June Housing Report:

- a. Average Daily Population (ADP) 403
- b. Total Bookings: 659 or 22 per day average.

2. Breakdown of Inmate Days:

a. Bismarck inmate days:

605 nights	20 per night	\$60,200 billed
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b. Mandan inmate days:

40 nights	1 per night	\$3,700 billed
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c. U.S. Marshall/Bureau of Prisons:

1,182 nights	39 per night	\$135,930 billed
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d. Others (Cities/ Counties/State/Federal):

4,969 nights	166 per night	\$523,945 billed
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e. Burleigh/ Morton Average per night:

5,943 nights	198 per night	
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3. Total billed : \$723,388 Year: \$4,023,221

4. Burleigh County alternatives to jail program (24/7Program): 290 Participants

- 52 on the drug patch.
- 98 on the ankle bracelet.
- 89 on twice a day breath tests.
- 33 people testing in other counties.
- 18 Remote Breath Testing

ITEM

10



Burleigh County Building, Planning & Zoning
PO Box 5518
Bismarck ND 58506

burleighcobuilding@nd.gov
701-221-3727

To: Burleigh County Commission.
Re: Consider Resolution to Amend Certain Ordinances
Date: 7-13-2026
From: Mitch Flanagan, Burleigh County Planning Director. *MF*

ITEM 2

Resolution to Amend Certain Ordinances

Burleigh County ND., finds it necessary to amend certain ordinances in order to protect the health, safety and general welfare of the citizens of Burleigh County. Amendments to existing ordinances are allowed for the best practices of land use. Due to changes that were made to the former ETA transfer area, an increase of the jurisdictional areas of Burleigh County require necessary changes to our current land use laws.

The modifications recommended to Burleigh County Zoning Ordinances are as follows:

1. Zoning District Article 3 Definitions
2. Zoning District Article 6 Incidental Uses
3. Zoning District Article 8 Section 4, Sec. 8, Sec. 22
4. Zoning District Article 11 Ag Agricultural
5. Zoning District Article 12 R1 Residential
6. Zoning District Article 13 R2 Residential
7. Zoning District Article 15 R5 MH
8. Zoning District Article 16 C Commercial
9. Zoning District Article 18 I Industrial

ACTION REQUESTED: Consider a motion to approve Resolution to Amend Certain Ordinances

Attachments:
Ex.1 Resolution 26-02

**BURLEIGH COUNTY COMMISSION
RESOLUTION 26-02**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS COUNTY OF BURLEIGH, NORTH DAKOTA AMENDING CERTAIN ORDINANCES.

WHEREAS, the Board of Commissioners of Burleigh County, ND finds it necessary to amend certain zoning ordinances in order to protect the health, safety and general welfare of the citizens of Burleigh County; and

WHEREAS, amendments to existing ordinances are allowed for the best practices of land use: and

WHEREAS, changes to the former ETA have been made to increase the jurisdictional areas of Burleigh County requiring necessary changes to land use laws.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners for Burleigh County, North Dakota that modifications to Burleigh County Zoning Ordinances as described :

Zoning District Article 3 Definitions
Zoning District Article 6 Incidental Uses
Zoning District Article 8 Section 4, Sec. 8, Sec. 22
Zoning District Article 11 Ag Agricultural
Zoning District Article 12 R1 Residential
Zoning District Article 13 R2 Residential
Zoning District Article 15 R5 MH
Zoning District Article 16 C Commercial
Zoning District Article 18 I Industrial

Is in all things allowed and granted.

BE IT FURTHER RESOLVED the County Auditor is hereby authorized to file this resolution for record in the office of the County Recorder. Burleigh County, North Dakota.

Adopted this _____ day of _____, 20__.

CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified, and acting County Auditor of the County of Burleigh, North Dakota, and that the foregoing is a full, true and correct copy of a resolution adopted by the Board of County Commissioners at its regular meeting of _____ 20__.

IN WITNESS WHEREOF, have hereunto set my hand and the seal of the County of Burleigh, North Dakota, this
_____ day of _____, 20__

Mark Splonskowski
County Auditor, Burleigh County, North Dakota

DRAFT



Burleigh County Building, Planning & Zoning
PO Box 5518
Bismarck ND 58506

burleighcobuilding@nd.gov
701-221-3727

To: Burleigh County Commission.

Re: Recommendations of the July 8th County Planning Commission Meeting.

Date: 7-10-2026

From: Mitch Flanagan, Burleigh County Planning Director. *MF*

ITEM 1

Klatte Subdivision & Zoning Change

Legal Description: All of Tract 10 in the Northeast 1/4 Section 11, Township 140N, Range 80W

Property Address: 14328 NE 41st St. Bismarck ND. 58503. Burnt Creek Township

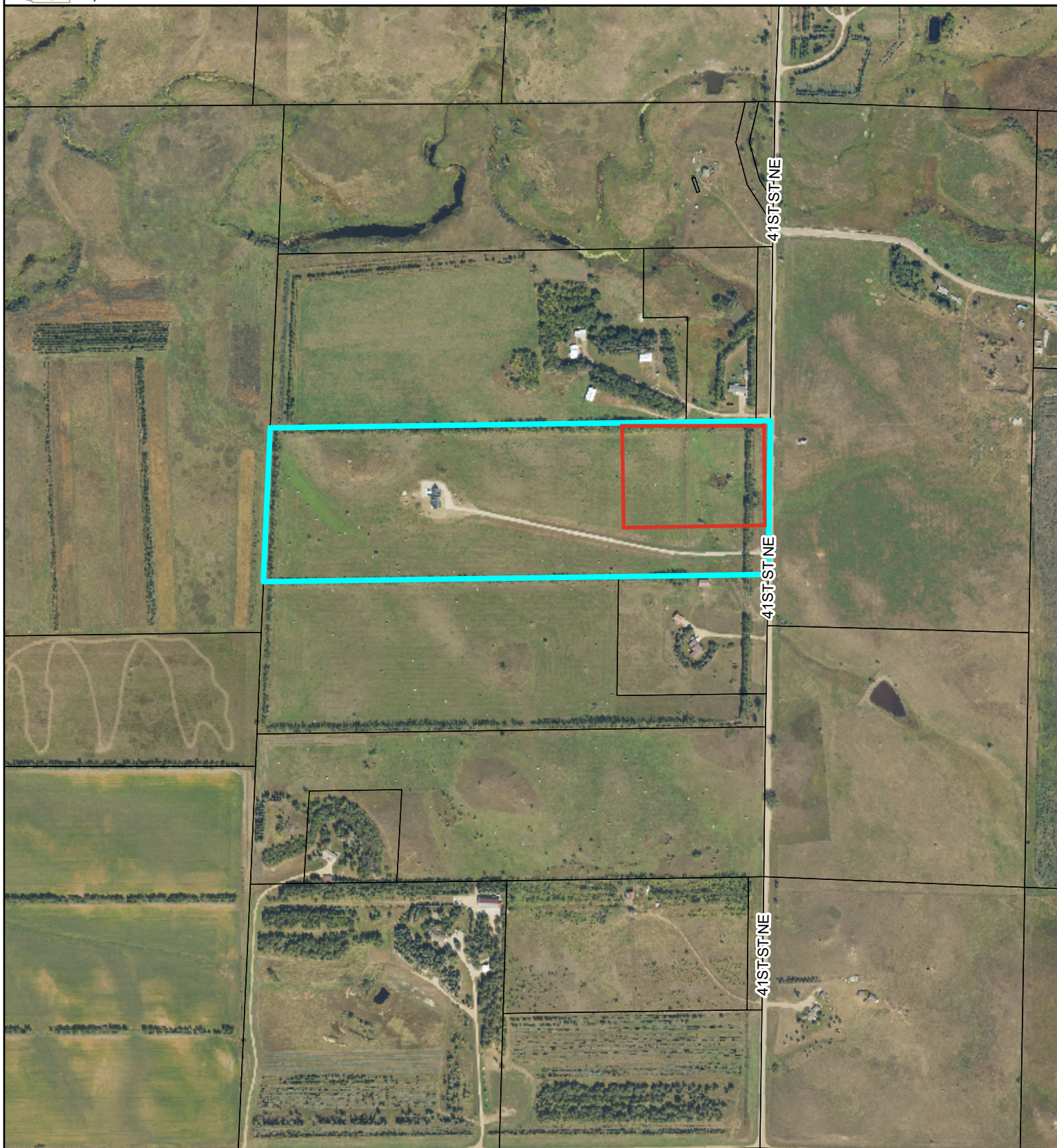
The owners Tim and Mallory Klatte would like to create a 10 acre one (1) lot subdivision. They plan to subdivide a 45 acre parcel into a two (2) lot subdivision. One lot will be 35.24 acres and retain it's a-Agricultural Zoning The second lot will be a total of 8.41 acres with a zone change to the R1 District.

At the July 8th public hearing, it was recommend by a 8-1 vote to approve the final subdivision and zone change.

ACTION REQUESTED

Based on the findings of the Planning Commission, it is recommended to approve the Zone Change and Klatte Subdivision Final Plat.

Attachments: Ex. 1. 14328 Site Location
Ex. 2. Klatte Subdivision Final Plat.



PARCEL ID: 24-140-80-00-11-230

OWNER: KLATTE, TIMOTHY PATRICK & MALLORY

ACRES: 45

SITE ADDRESS: 14328 NE 41ST ST

MAIL ADDRESS: 1805 BONN BLVD, BISMARCK, ND 58504

LEGAL: BURNT CREEK TOWNSHIP Section 11 TRACT 10 IN NE1/4 328495 683030 11-140-80

[illegible]



Burleigh County Building, Planning & Zoning
PO Box 5518
Bismarck ND 58506

burleighcobuilding@nd.gov
701-221-3727

To: Burleigh County Commission

Re: Recommendations from the 7-8-2026 meeting of Burleigh County Planning Commission.

Date: July 13, 2026

From: Mitch Flanagan, Burleigh County Planning Director. *MF*

ITEM 1

Variance Request for 501 Nature View Drive

Legal Description: Country Meadows Block 02 Lot 9 814777
Property Address: 501 Nature View Drive Menoken, ND 58558

Mr. Justun Kitzen intends to build a 36' x 48' - 1,728 sq./ft. accessory building and is requesting a 4% increase to the lot coverage. Lot information is as follows:

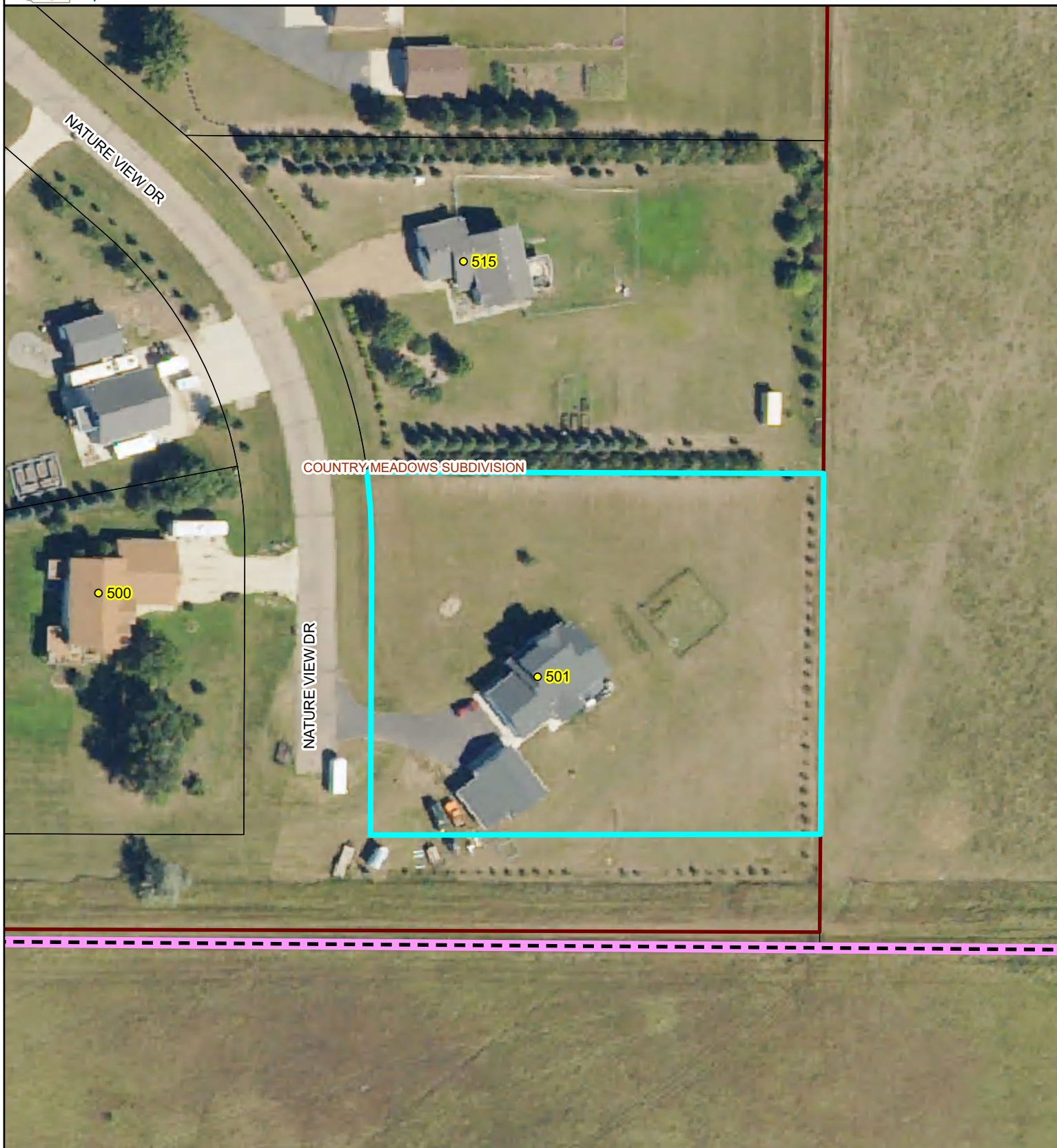
- a. 1.492 Ac. that would allow 2,599 sq./ft. in total accessory buildings.
- b. The existing onsite acc. bldg. is 1,384 sq./ft.:
2,599
- 1,384
1,215 sq./ft.
- c. The proposed structure is 1,728 leaving a variance request for 513 sq./ft., increase.
- d. At the Planning Commission there was a discrepancy on his application of the size of the new building : 32' x 48' sq./ft.

The Planning Commission recommended approval by vote 9-0

Recommended Motion: Approve the increased sq./ft. based on the variance request.

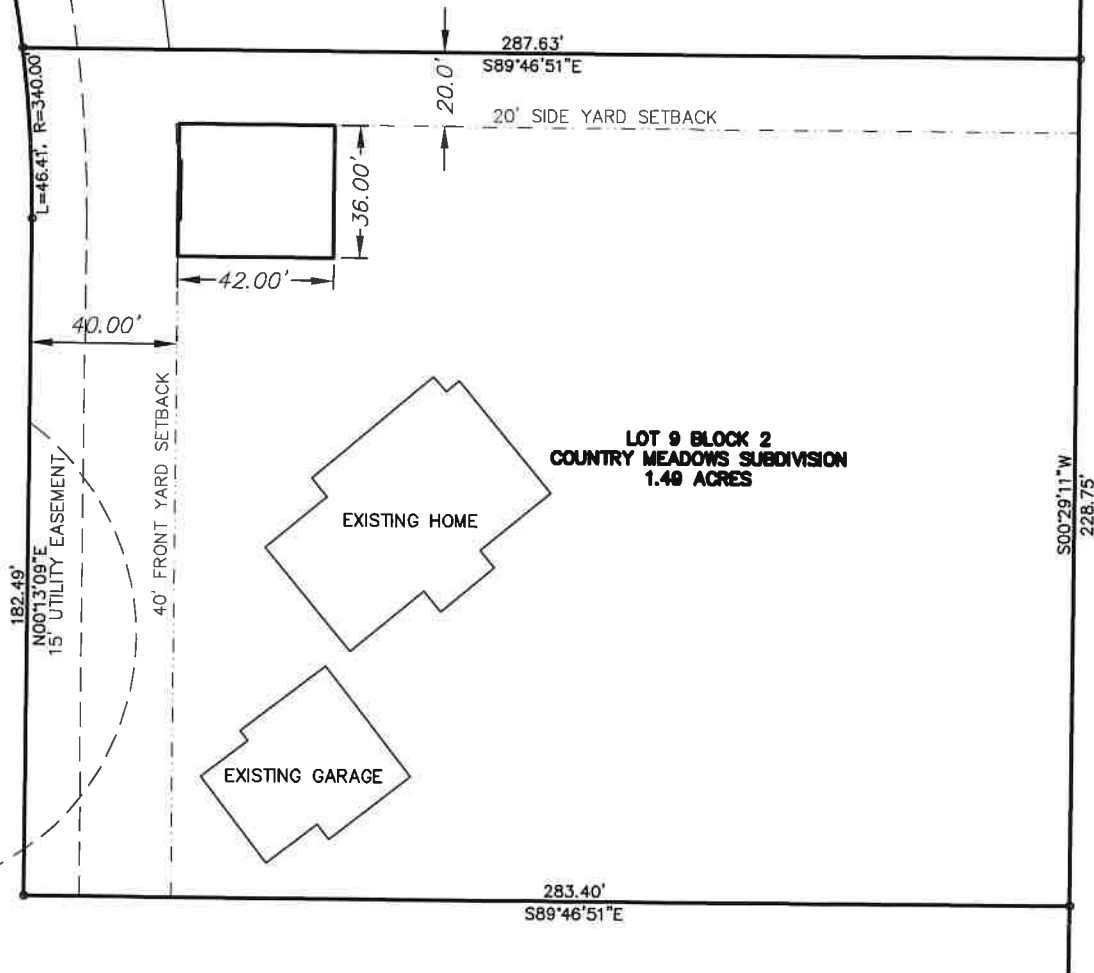
Attachments:

- Ex.1: 501 Site location.
Ex. 2 501 Site Drawing



PARCEL ID: 32-139-79-09-02-090 OWNER: KITZAN, JUSTUN ACRES: 1.492
SITE ADDRESS: 501 NATURE VIEW DR
MAIL ADDRESS: 501 NATURE VIEW DR, MENOKEN, ND 58558
LEGAL: COUNTRY MEADOWS Block 02 LOT 9 814777

NATURE VIEW DRIVE



SCALE: 1"= 50'
DATE: 06/04/2026



Burleigh County Building, Planning & Zoning
PO Box 5518
Bismarck ND 58506

burleighcobuilding@nd.gov
701-221-3727

To: Burleigh County Commission.

Re: Recommendations of the July 8th County Planning Commission Meeting.

Date: 7-14-2026

From: Mitch Flanagan, Burleigh County Planning Director. *MF*

ITEM 1

Island Park Estates 2nd Subdivision Plat

Legal Description: All of Lots 12 & 13, Block 6, Island Park Estates of the SW ¼,
Section 34, T140N – R81W

Property Address: 6169 Island Road Bismarck ND. 58503. Riverview Township

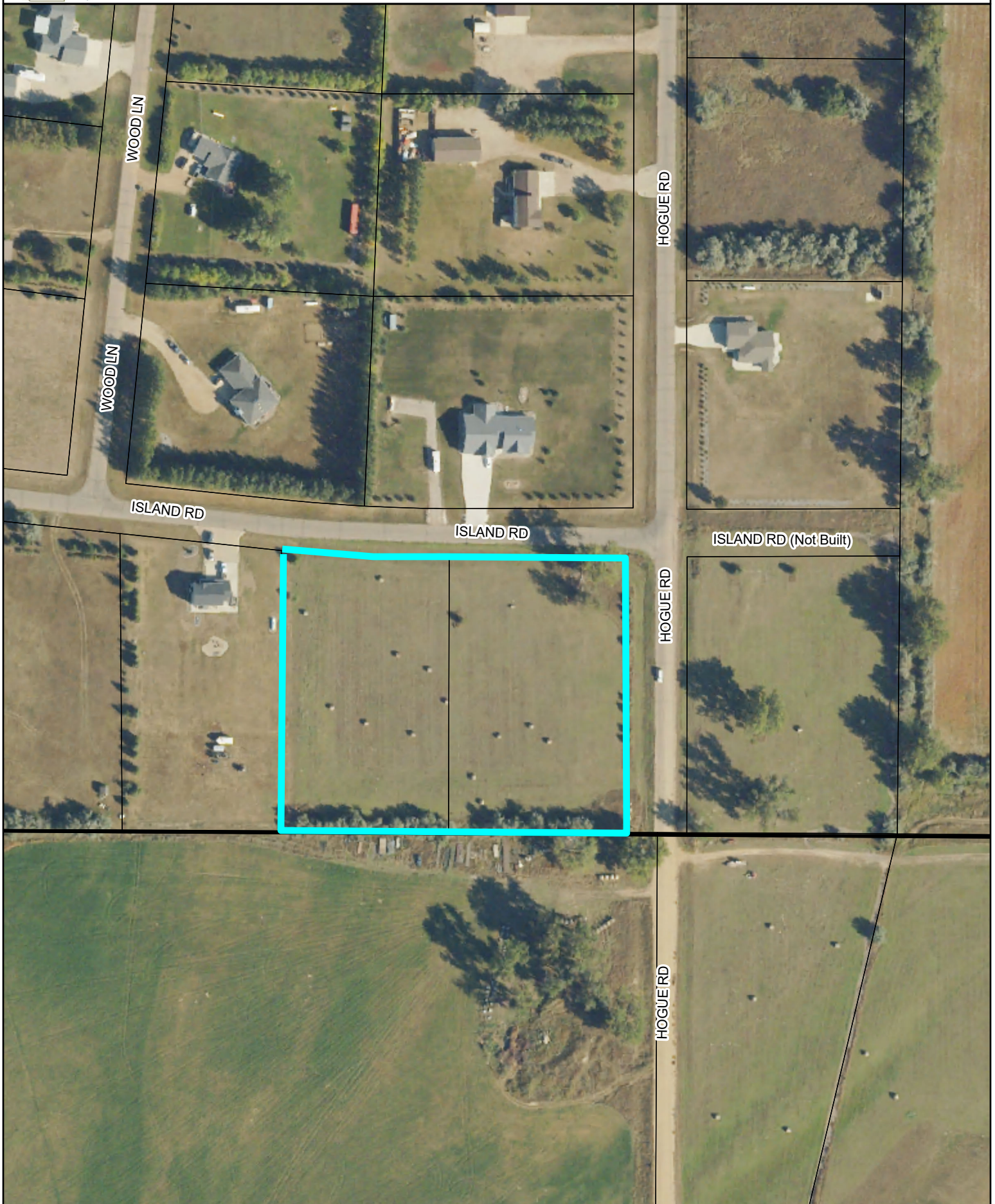
The owners intend to combine these 2 adjacent lots into a single 1 lot subdivision. This short plat contains a total of 3.94 acres and will remain in the R1 Zoning District.

At the July 8th public hearing, it was recommend by a 9-0 vote to approve the final subdivision plat.

ACTION REQUESTED

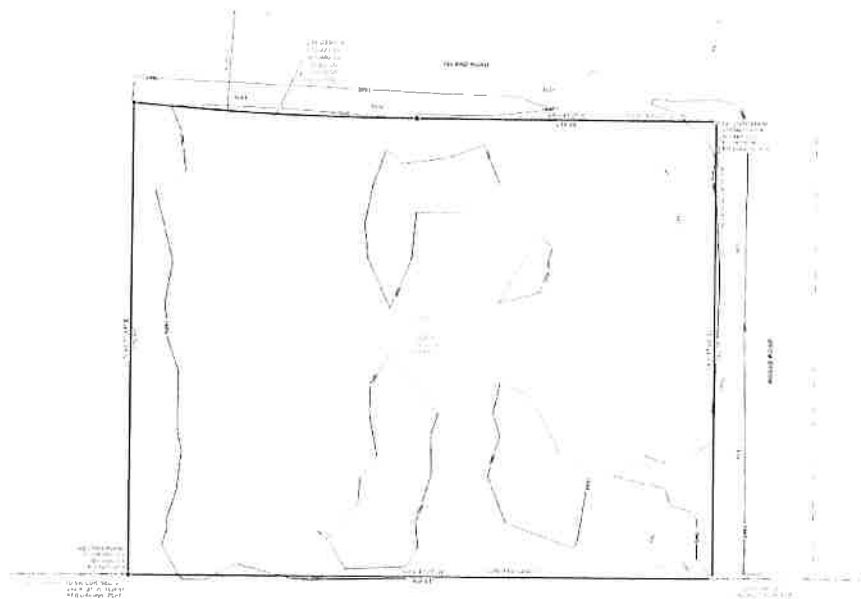
Based on the findings of the Planning Commission, it is recommended to approve the Island Park Estates 2nd Subdivision Final Plat.

Attachments: Ex. 1. 6169 Site Location
Ex. 2. Island Park Estates 2nd Subdivision.



ISLAND PARK ESTATES 2ND SUBDIVISION

ALL OF LOTS 12 & 13, BLOCK 6, ISLAND PARK ESTATES OF THE SW1/4, SECTION 34, T140N-R81W, BURLEIGH COUNTY, NORTH DAKOTA



Metes and Bounds
 The following is a description of the land described in the above plat, to-wit: The SW1/4 of Section 34, T140N, R81W, B6S, Burleigh County, North Dakota, containing 40.00 acres, more or less, as shown on the plat.

Area of Land
 The area of land described in the above plat is 40.00 acres, more or less, as shown on the plat.

Area of Land
 The area of land described in the above plat is 40.00 acres, more or less, as shown on the plat.

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Area of Land
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NOTES
 1. The area of land described in the above plat is 40.00 acres, more or less, as shown on the plat.
 2. The area of land described in the above plat is 40.00 acres, more or less, as shown on the plat.
 3. The area of land described in the above plat is 40.00 acres, more or less, as shown on the plat.



TOMAN ENGINEERING
 101 North 1st Street, Suite 100, Bismarck, ND 58501
 Phone: (701) 223-1111 Fax: (701) 223-1112

ITEM

12



030

07/15/2026 21:32



031

07/15/2026 21:32



032

07/15/2026 21:33



033

07/15/2026 21:26



034

07/15/2026 21:25



035

07/15/2026 21:21



036

07/15/2026 21:25