

RECEIVED
CASS COUNTY COMMISSION

JUL 16 2018

MEMORANDUM

Planning Department

TO: Cass County Board of Commissioners

FROM: Hali A. Durand, Cass County Planner *HAD*

DATE: July 16, 2018

SUBJECT: Consent Agenda Topic for the August 6, 2018
Commission Meeting: Maple View Subdivision

The Cass County Planning Commission reviewed the proposed subdivision located in Raymond Township, Section 30 at a Public Hearing on June 28, 2018. The intended purpose of the subdivision is to create a lot for residential development.

The Planning Commission is recommending approval of the new proposed plat. Raymond Township has indicated the plat has met their zoning requirement. Therefore, the Planning Commission recommendation is being forwarded to the Cass County Board of Commissioners for action.

SUGGESTED MOTION: To grant Final Plat approval for Maple View Subdivision, Section 30, Township 140 North, Range 50 West, of the 5th Principal Meridian, Cass County, North Dakota.

1201 Main Avenue West
West Fargo, North Dakota
58078-1301

701-298-2370
Fax: 701-298-2395

Cass County Staff Report

Title: Maple View Subdivision
Owner(s): Keith Van Hoorn
Type of Request: Minor Subdivision (1 lot)
Status: Planning Commission Public Hearing: June 28, 2018

Existing and Proposed Land Use:

The existing land is and will remain AG, Agricultural.

Proposal:

The applicant is seeking approval of a Minor Subdivision to plat one lot for residential development.

The said tract contains 5.22 acres of land, more or less. The ownership and maintenance responsibility of the subdivision will remain private. The subdivision will use private gravel roads, ditches for storm sewer conveyance, rural water, and on-site septic sewer system for waste water treatment.

Location:

One mile south of County 20 and east of County 10 north of the Maple River.

Legal Description:

Part of Section 30, Township 140 North, Range 50 West, of the 5th Principal Meridian, Cass County, North Dakota.

Agency Comments

<i>County Engineer</i>	<i>There are no comments.</i>
<i>Cass County Electric Cooperative</i>	CCEC has no facilities in the area. The area may be served by Otter Tail Power Company.
<i>Century Link</i>	There are no comments.
<i>North Dakota Department of Transportation</i>	There are no comments.
<i>County Sanitarian</i>	Maple View Subdivision meets the required acreage for septic systems, but would not be allowed to place a septic system within 100 feet of the high water mark of any water bodies bordering the lot. The owner would need to plan for this eventually and conserve a portion of the lot away from the river for septic.
<i>Township Chairman</i>	There are no comments.
<i>The City of Fargo</i>	The proposed subdivision is outside of city limits of Fargo and outside of Fargo's extraterritorial jurisdiction and there are no comments.
<i>Water Resource District</i>	There are no comments.
<i>Cass Rural Water</i>	CRWD has a water line in the area of the subdivision, the developer has made an application for water service.

Staff Analysis:

The subject property is bound by agricultural land. The property is in the extraterritorial area of the city of Mapleton. The proposed use is consistent with Township Ordinances.

According to FEMA's National Flood Hazard Layer the proposed plat is within an unmapped area and is therefore not in a special flood hazard area.

Staff Recommendation:

To accept the findings and recommendations of staff and recommend approval to the County Commission of the proposed application as the proposal meets the goals and objectives of the Cass County Comprehensive Plan, the Cass County Highway Access Plan, the Flood Damage Prevention Ordinance, the Cass County Subdivision Ordinance, and all other applicable regulations.



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MEMORANDUM

Planning Department

TO: Cass County Board of Commissioners

FROM: Hali A. Durand, Cass County Planner *HAD*

DATE: July 16, 2018

SUBJECT: Consent Agenda Topic for the August 6, 2018
Commission Meeting: WBI Energy West Diversion
Valve Subdivision

The Cass County Planning Commission reviewed the proposed subdivision located in Raymond Township, Section 14 at a Public Hearing on June 28, 2018. The intended purpose of the subdivision is to create a lot for a natural gas pipeline valve setting.

The Planning Commission is recommending approval of the new proposed plat. Raymond Township has indicated the plat has met their zoning requirement. Therefore, the Planning Commission recommendation is being forwarded to the Cass County Board of Commissioners for action.

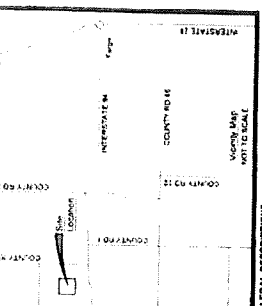
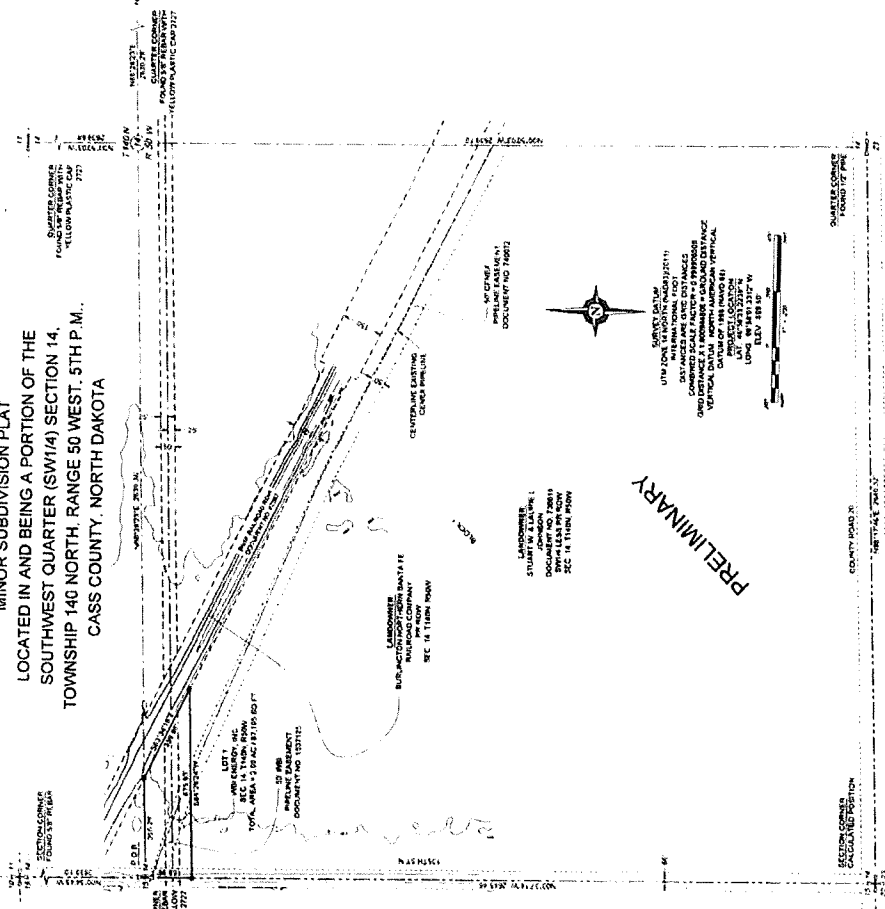
SUGGESTED MOTION: To grant Final Plat approval for WBI Energy West Diversion Valve Subdivision, Section 14, Township 140 North, Range 50 West, of the 5th Principal Meridian, Cass County, North Dakota.

1201 Main Avenue West
West Fargo, North Dakota
58078-1301

701-298-2370
Fax: 701-298-2395

WBI ENERGY WEST DIVERSION VALVE

MINOR SUBDIVISION PLAT
 LOCATED IN AND BEING A PORTION OF THE
 SOUTHWEST QUARTER (SW1/4) SECTION 14,
 TOWNSHIP 140 NORTH, RANGE 50 WEST, 5TH P.M.,
 CASS COUNTY, NORTH DAKOTA



LEGAL DESCRIPTIONS:

1. THE SW1/4 SECTION 14, TOWNSHIP 140 NORTH, RANGE 50 WEST, 5TH P.M., CASS COUNTY, NORTH DAKOTA, EXCLUDING DOCUMENT NO. 82763 FIRST PLAT ROAD ROW.

2. THE SW1/4 SECTION 14, TOWNSHIP 140 NORTH, RANGE 50 WEST, 5TH P.M., CASS COUNTY, NORTH DAKOTA, EXCLUDING DOCUMENT NO. 137251 WBI ENERGY EASEMENT.

3. THE SW1/4 SECTION 14, TOWNSHIP 140 NORTH, RANGE 50 WEST, 5TH P.M., CASS COUNTY, NORTH DAKOTA, EXCLUDING DOCUMENT NO. 137251 WBI ENERGY EASEMENT AND DOCUMENT NO. 137251 WBI ENERGY EASEMENT.

4. THE SW1/4 SECTION 14, TOWNSHIP 140 NORTH, RANGE 50 WEST, 5TH P.M., CASS COUNTY, NORTH DAKOTA, EXCLUDING DOCUMENT NO. 137251 WBI ENERGY EASEMENT AND DOCUMENT NO. 137251 WBI ENERGY EASEMENT.

5. THE SW1/4 SECTION 14, TOWNSHIP 140 NORTH, RANGE 50 WEST, 5TH P.M., CASS COUNTY, NORTH DAKOTA, EXCLUDING DOCUMENT NO. 137251 WBI ENERGY EASEMENT AND DOCUMENT NO. 137251 WBI ENERGY EASEMENT.

6. THE SW1/4 SECTION 14, TOWNSHIP 140 NORTH, RANGE 50 WEST, 5TH P.M., CASS COUNTY, NORTH DAKOTA, EXCLUDING DOCUMENT NO. 137251 WBI ENERGY EASEMENT AND DOCUMENT NO. 137251 WBI ENERGY EASEMENT.

7. THE SW1/4 SECTION 14, TOWNSHIP 140 NORTH, RANGE 50 WEST, 5TH P.M., CASS COUNTY, NORTH DAKOTA, EXCLUDING DOCUMENT NO. 137251 WBI ENERGY EASEMENT AND DOCUMENT NO. 137251 WBI ENERGY EASEMENT.

8. THE SW1/4 SECTION 14, TOWNSHIP 140 NORTH, RANGE 50 WEST, 5TH P.M., CASS COUNTY, NORTH DAKOTA, EXCLUDING DOCUMENT NO. 137251 WBI ENERGY EASEMENT AND DOCUMENT NO. 137251 WBI ENERGY EASEMENT.

9. THE SW1/4 SECTION 14, TOWNSHIP 140 NORTH, RANGE 50 WEST, 5TH P.M., CASS COUNTY, NORTH DAKOTA, EXCLUDING DOCUMENT NO. 137251 WBI ENERGY EASEMENT AND DOCUMENT NO. 137251 WBI ENERGY EASEMENT.

10. THE SW1/4 SECTION 14, TOWNSHIP 140 NORTH, RANGE 50 WEST, 5TH P.M., CASS COUNTY, NORTH DAKOTA, EXCLUDING DOCUMENT NO. 137251 WBI ENERGY EASEMENT AND DOCUMENT NO. 137251 WBI ENERGY EASEMENT.

NOTES:

1. NO TITLE OPINION WAS PROVIDED TO THE SURVEYOR. ONLY DOCUMENTS REFERENCED IN THIS SURVEY WERE REVIEWED.

2. PORTIONS OF THE EXISTING TRACTS IN THE SURVEYED AREA ARE SUBJECT TO EASEMENTS AND ENCUMBRANCES AS SHOWN ON THE SURVEY MAP.

3. THE SURVEYOR HAS REVIEWED THE SURVEY RECORDS AND HAS FOUND THEM TO BE CORRECT AND COMPLETE.

4. THE SURVEYOR HAS REVIEWED THE SURVEY RECORDS AND HAS FOUND THEM TO BE CORRECT AND COMPLETE.

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10. THE SURVEYOR HAS REVIEWED THE SURVEY RECORDS AND HAS FOUND THEM TO BE CORRECT AND COMPLETE.

ROBERT W. STAMPORE
 SURVEYOR
 STATE OF NORTH DAKOTA
 COUNTY OF CASS
 DAY OF MAY 18, 2018

NOTARY PUBLIC
 COUNTY OF CASS
 DAY OF MAY 18, 2018

WBI ENERGY WEST DIVERSION VALVE
 TOWNSHIP 140 NORTH, RANGE 50 WEST, 5TH P.M.,
 CASS COUNTY, NORTH DAKOTA

DATE: MAY 18, 2018
 COUNTY: CASS
 TWP: 140N
 R: 50W
 SEC: 14

SECTION CORNER FOUND IN PLACE AS NOTED
 QUARTER CORNER FOUND IN PLACE AS NOTED
 1" x 1" x 1" ALUMINUM CAP (L.S. 1883)
 1" x 1" x 1" ALUMINUM CAP (L.S. 1883)
 1" x 1" x 1" ALUMINUM CAP (L.S. 1883)

REVIEWED AND APPROVED:
 BY: [Signature]
 TITLE: [Title]
 DATE: [Date]

REVIEWED BY CASE COUNTY ENGINEER: [Signature]
 TITLE: [Title]
 DATE: [Date]

REVIEWED BY CASE COUNTY PLANNING COMMISSION: [Signature]
 TITLE: [Title]
 DATE: [Date]

OWNER'S CERTIFICATE OF DESIGNATION
 I, [Name], being the owner of the following described property, do hereby designate the same as a [Type of Property] and I hereby authorize the [Name] to execute and record this certificate.

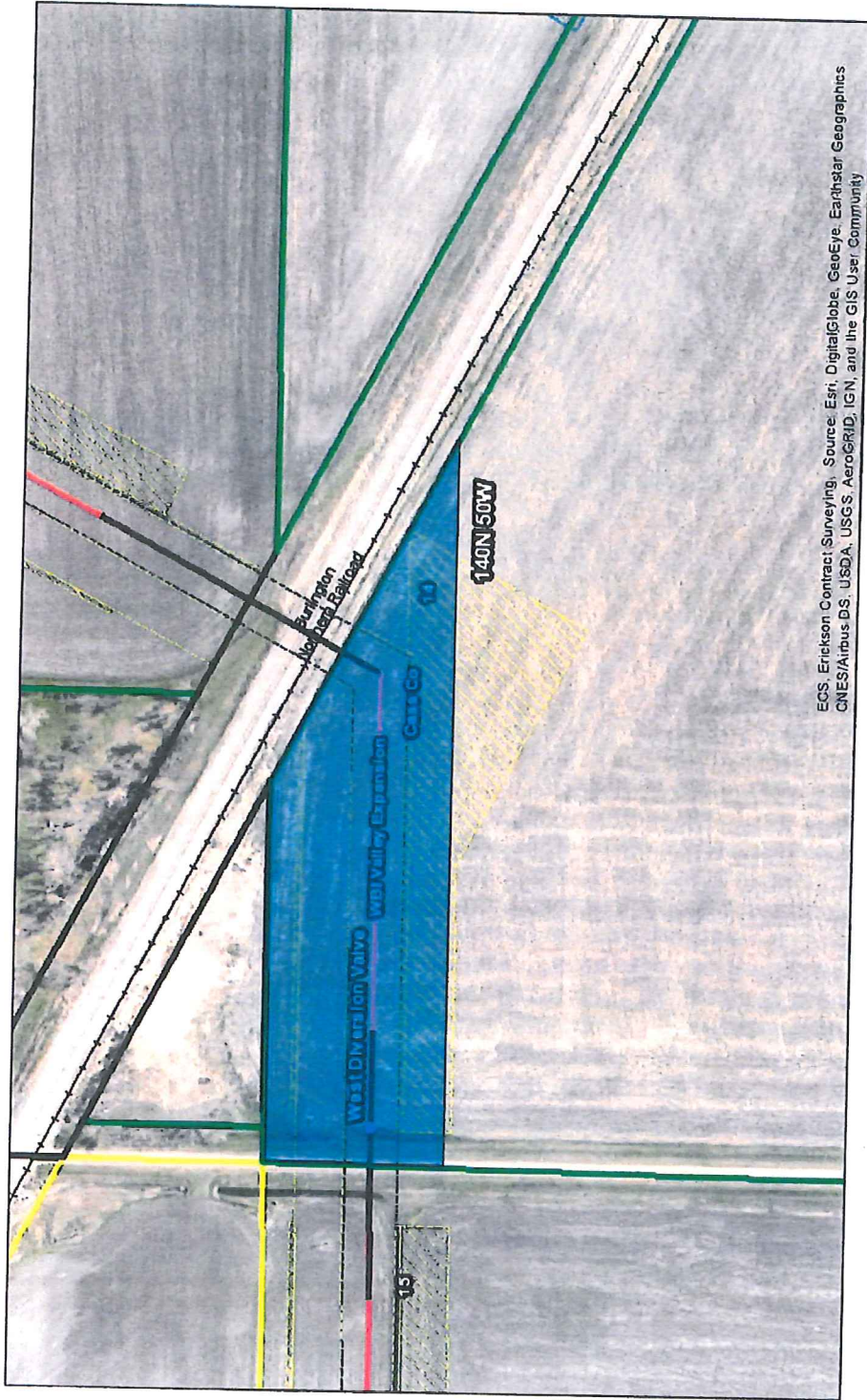
DATE: [Date]

STATE OF NORTH DAKOTA
 COUNTY OF CASS
 DAY OF MAY 18, 2018

NOTARY PUBLIC
 COUNTY OF CASS
 DAY OF MAY 18, 2018

WBI ENERGY WEST DIVERSION VALVE
 TOWNSHIP 140 NORTH, RANGE 50 WEST, 5TH P.M.,
 CASS COUNTY, NORTH DAKOTA

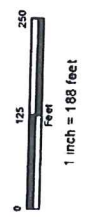
1 OF 1



ECS, Erickson Contract Surveying, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

- | | | | | | | | |
|--|------------------|--|---------------------|--|-----------------|--|---------------|
| | Comment | | Line List - PIS | | No Status | | Facility |
| | Well Schedule | | Granted | | Ownership | | Crossing |
| | Conceptual Route | | Granted Conditional | | Active SWD Well | | PI |
| | Conceptual Area | | Denied | | Active Well | | Stationing |
| | | | In Process | | Inactive Well | | Setting Valve |



May 7, 2018 **ECS**



Cass County Staff Report

Title: WBI Energy West Diversion Valve Subdivision
Owner(s): Stuart and Laurie Johnson
Type of Request: Minor Subdivision (1 lot)
Status: Planning Commission Public Hearing: June 28, 2018

Existing and Proposed Land Use:

The existing land is and will remain AG, Agricultural.

Proposal:

The applicant is seeking approval of a Minor Subdivision to plat one lot for a natural gas pipeline valve setting.

The said tract contains 2.00 acres of land, more or less. The subdivision will use public gravel roads, ditches for storm sewer conveyance, and rural water. No on-site septic sewer system for waste water treatment is needed.

Location:

One and one-half mile south of County 22 and one mile east of County 13.

Legal Description:

Located in and being a portion of the Southwest Quarter of Section 14, Township 140 North, Range 50 West of the 5th Principal Meridian, Cass County, North Dakota.

Agency Comments

<i>County Engineer</i>	There are no comments.
<i>Cass County Electric Cooperative</i>	CCEC has a service to Jerry Nitzkowski north of the proposed subdivision.
<i>Century Link</i>	There are no comments.
<i>North Dakota Department of Transportation</i>	There are no comments.
<i>County Sanitarian</i>	The WBI energy diversion valve does not appear to be anything that would require wastewater services.
<i>Township Chairman</i>	There are no comments.
<i>The City of Fargo</i>	The proposed subdivision is outside of city limits of Fargo and outside of Fargo's extraterritorial jurisdiction and there are no comments.
<i>Water Resource District</i>	There are no comments.
<i>Cass Rural Water</i>	CRWD has a water line in the area of the subdivision, the developer has made an application for service.

Staff Analysis:

The subject property is bound by agricultural land and railway to the north. The property is in the joint extraterritorial area of the city of West Fargo. The proposed use is consistent with Township Ordinances.



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CASS COUNTY COMMISSION

JUL 16 2018

MEMORANDUM

Planning Department

TO: Cass County Board of Commissioners

FROM: Hali A. Durand, Cass County Planner *HD*

DATE: July 16, 2018

SUBJECT: Consent Agenda Topic for the August 6, 2018
Commission Meeting: Bywood Acres Subdivision

The Cass County Planning Commission reviewed the proposed subdivision located in Pleasant Township, Section 34 at a Public Hearing on June 28, 2018. The intended purpose of the subdivision is to create a lot for residential sale.

The Planning Commission is recommending approval of the new proposed plat. Pleasant Township has indicated the plat has met their zoning requirement. Therefore, the Planning Commission recommendation is being forwarded to the Cass County Board of Commissioners for action.

SUGGESTED MOTION: To grant Final Plat approval for Bywood Acres Subdivision, Section 34, Township 137 North, Range 49 West, of the 5th Principal Meridian, Cass County, North Dakota.

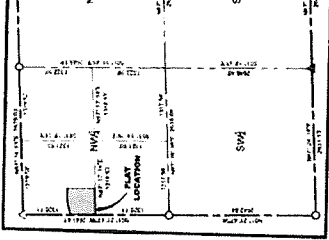
1201 Main Avenue West
West Fargo, North Dakota
58078-1301

701-298-2370
Fax: 701-298-2395

BYWOOD ACRES SUBDIVISION (A MINOR SUBDIVISION)

A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24,
TOWNSHIP 137 NORTH, RANGE 48 WEST, CASS COUNTY, NORTH DAKOTA

VICINITY MAP



DESCRIPTION OF PLAT BOUNDARY

The plat shows the Northwest Quarter of the Northwest Quarter of Section 24, Township 137 North, Range 48 West of the 1st P.M. 1887. The plat also shows the center line of the Wild River and the center line of the 100-foot wide easement for the Wild River.

The plat also shows the center line of the 100-foot wide easement for the Wild River and the center line of the 100-foot wide easement for the Wild River.

OWNER'S CERTIFICATE & DEDICATION

I, the undersigned, being of sound mind and legal age, do hereby certify that the above described land is my own and that I have no other interest therein. I have no other interest in the land described in this plat and I have no other interest in the land described in this plat. I have no other interest in the land described in this plat and I have no other interest in the land described in this plat.

Cass County, North Dakota

STATE OF NORTH DAKOTA

COUNTY OF _____

Know all men by these presents, that _____, of the County of _____, State of North Dakota, do hereby certify that the above described land is my own and that I have no other interest therein.

Witness my hand and seal of office this _____ day of _____, 20____.

Notary Public

My Commission Expires _____

CERTIFICATE OF SURVEYOR

I, the undersigned, being of sound mind and legal age, do hereby certify that the above described land is my own and that I have no other interest therein. I have no other interest in the land described in this plat and I have no other interest in the land described in this plat.

North Dakota

STATE OF NORTH DAKOTA

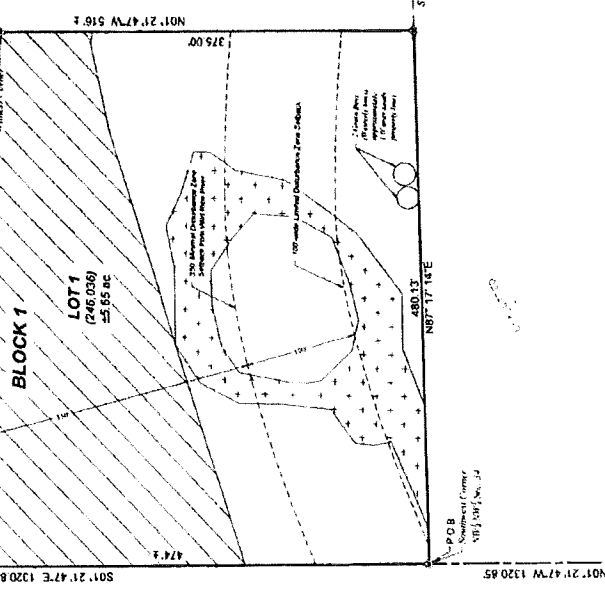
COUNTY OF _____

Know all men by these presents, that _____, of the County of _____, State of North Dakota, do hereby certify that the above described land is my own and that I have no other interest therein.

Witness my hand and seal of office this _____ day of _____, 20____.

Notary Public

My Commission Expires _____



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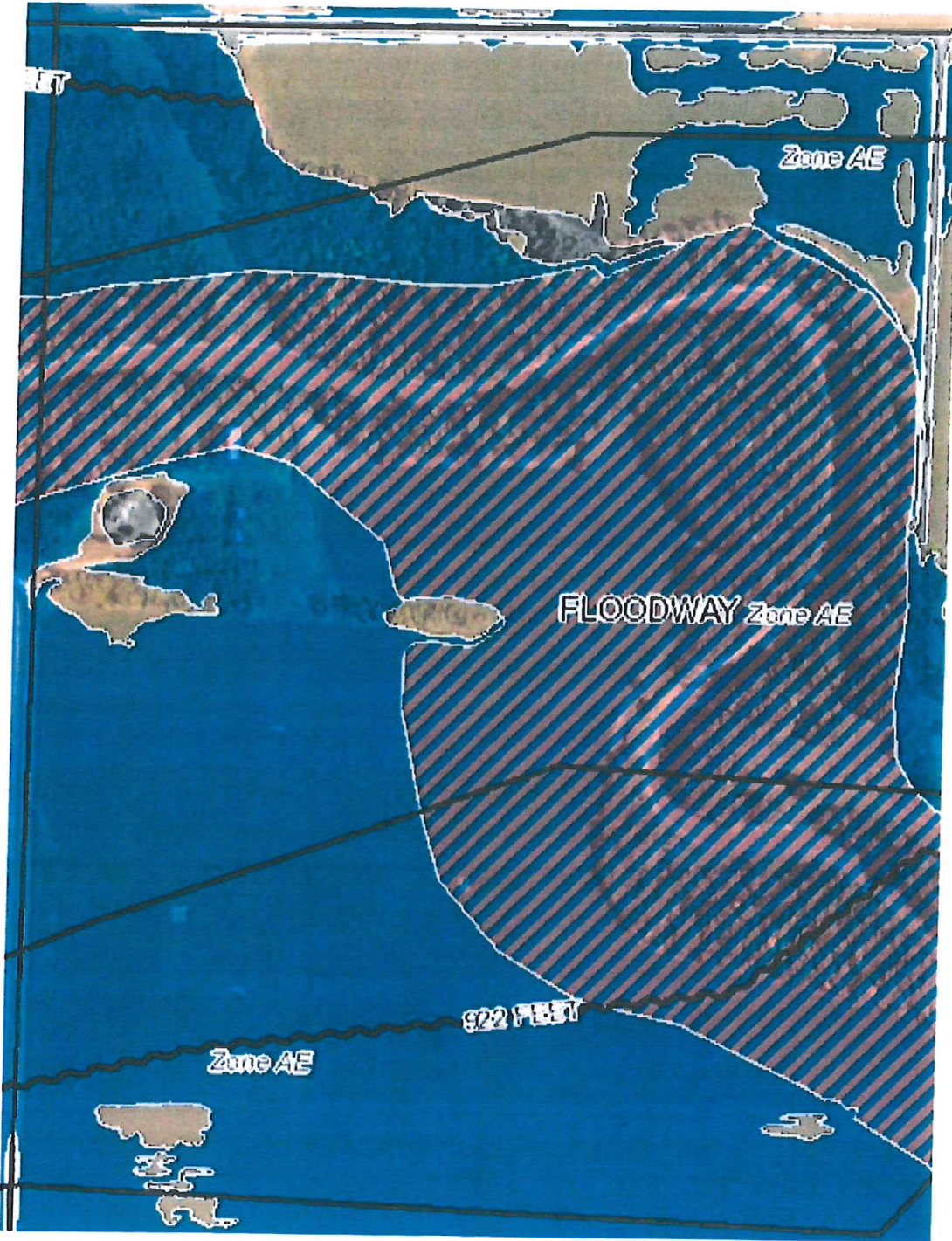
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Staff Analysis:

The subject property is bound by agricultural land and is just south of the Wild Rice River. The property is in the floodway and floodplain. See below.



Cass County Staff Report

Title: Bywood Acres Subdivision
Owner(s): Bywood Associates C/O Claudia Souba
Type of Request: Minor Subdivision (1 lot)
Status: Planning Commission Public Hearing: June 28, 2018

Existing and Proposed Land Use:

The existing land is and will remain F-1, Flood Plain District Overlay.

Proposal:

The applicant is seeking approval of a Minor Subdivision to plat one lot for residential sale.

The said tract contains 5.65 acres of land, more or less. The ownership and maintenance responsibility of the subdivision will remain private. The subdivision will use private gravel roads, ditches for storm sewer conveyance, shared wells, and on-site septic sewer system for waste water treatment.

Location:

One mile south of County 18 and one and one-half mile west of I29 adjacent to the Wild Rice River.

Legal Description:

Part of the Northwest Quarter of Section 34, Township 137 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota.

Agency Comments

<i>County Engineer</i>	There are no comments.
<i>Cass County Electric Cooperative</i>	CCEC serves the site with an overhead line coming from the north.
<i>Century Link</i>	There are no comments.
<i>North Dakota Department of Transportation</i>	There are no comments.
<i>County Sanitarian</i>	Bywood Acres Subdivision is subdividing a 40 acre plot into a 5.65 acre farmyard. This acreage meets the requirements for the minimum to place a septic system, but again would be subject to a 100 foot setback from any waterbodies. I don't know what the origin of the indicated minimal disturbance zone setbacks are.
<i>Township Chairman</i>	There are no comments.
<i>The City of Fargo</i>	The proposed subdivision is outside of city limits of Fargo and outside of Fargo's extraterritorial jurisdiction and there are no comments.
<i>Water Resource District</i>	There are no comments.
<i>Cass Rural Water</i>	CRWD has a water line in the area of the subdivision, we have had no communication from the developer as of this date.

According to FEMA's National Flood Hazard Layer the proposed plat is within an unmapped area and is therefore not in a special flood hazard area.

Staff Recommendation:

To accept the findings and recommendations of staff and recommend approval to the County Commission of the proposed application as the proposal meets the goals and objectives of the Cass County Comprehensive Plan, the Cass County Highway Access Plan, the Flood Damage Prevention Ordinance, the Cass County Subdivision Ordinance, and all other applicable regulations.

The structure itself is on higher land but no LOMA exists for the structure. 2011 imagery shows the structure dry but part of the access under water. See below.



No development is occurring on the property except for interior renovations. The proposed use is consistent with Township Ordinances.

Staff Recommendation:

To accept the findings and recommendations of staff and recommend approval to the County Commission of the proposed application as the proposal meets the goals and objectives of the Cass County Comprehensive Plan, the Cass County Highway Access Plan, the Flood Damage Prevention Ordinance, the Cass County Subdivision Ordinance, and all other applicable regulations, with the following conditions:

1. A deed restriction be recorded for land up to 40 acres;
2. Access be addressed during times of water inundation;
3. The existing vegetative buffer zone be maintained and protected along the Wild Rice River and shall be shown on the Final Plat as "Vegetative Buffer Zone" and provide a note stating, "There shall be no clearing, grading, construction or disturbance of soil and/or native vegetative except as permitted by Cass County"; and
4. A shared well agreement be signed, notarized and recorded with the Final Plat outlining the requirements of 615.2.G. of the Subdivision Ordinance.



RECEIVED
CASS COUNTY COMMISSION

JUL 27 2018

MEMORANDUM

Planning Department

TO: Cass County Board of Commissioners

FROM: Hali A. Durand, Cass County Planner

DATE: July 26, 2018

SUBJECT: Consent Agenda Topic for the August 6, 2018
Commission Meeting: Boundary Survey Subdivision

The Cass County Planning Commission reviewed the proposed subdivision located in Hunter Township, Section 7 at a Public Hearing on July 26, 2018. The intended purpose of the subdivision is to create a lot for residential use.

The Planning Commission is recommending approval of the new proposed plat. Hunter Township has indicated the plat has met their zoning requirement. Therefore, the Planning Commission recommendation is being forwarded to the Cass County Board of Commissioners for action.

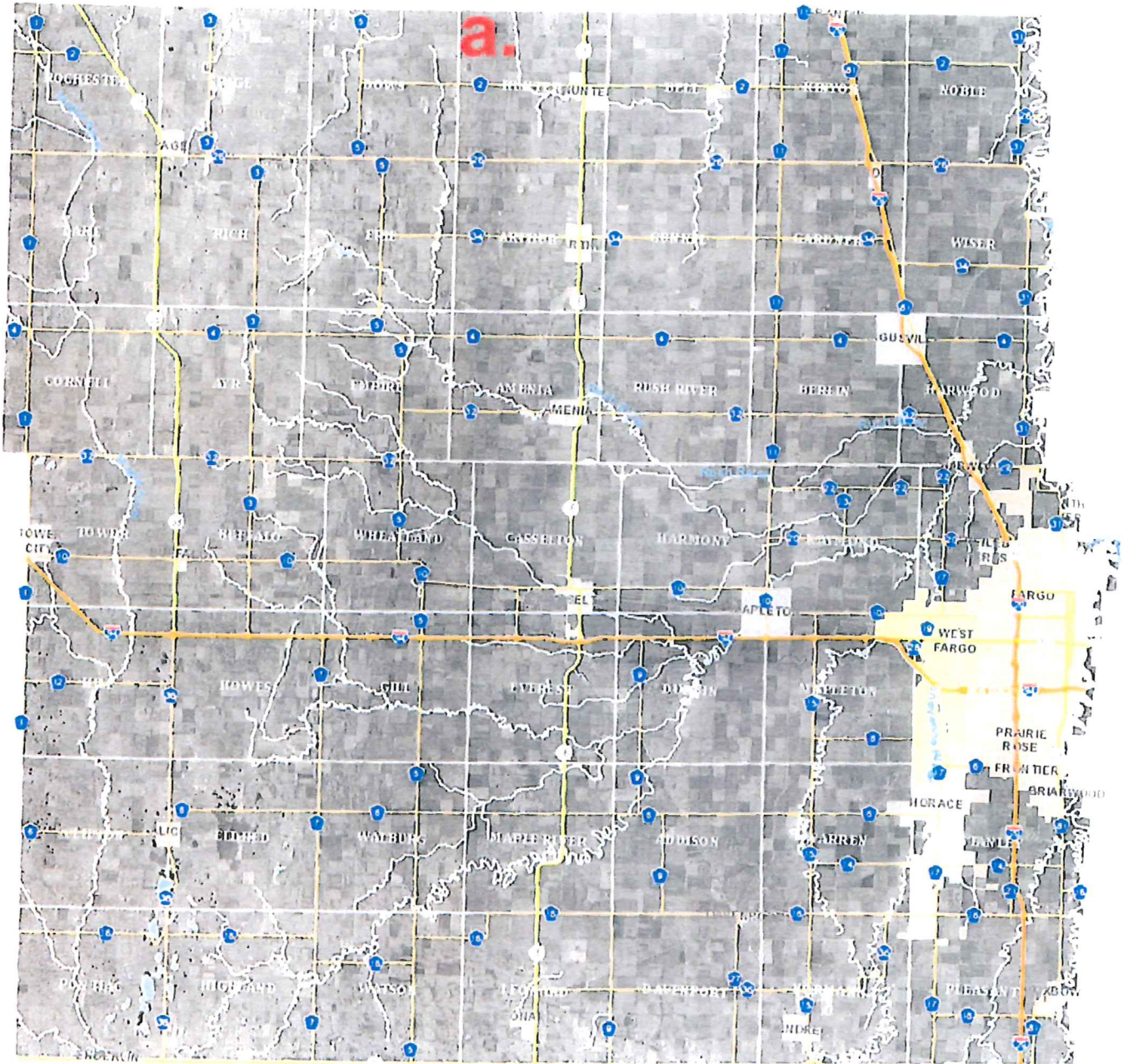
SUGGESTED MOTION: To grant Final Plat approval for the Boundary Survey Subdivision, Section 7, Township 143 North, Range 52 West, of the 5th Principal Meridian, Cass County, North Dakota.

1201 Main Avenue West
West Fargo, North Dakota
58078-1301

701-298-2370
Fax: 701-298-2395



Public Hearing Items Map
Cass County Planning Commission



a. Boundary Survey Subdivision – Minor Subdivision, Hunter Township

Cass County Staff Report

Title: Boundary Survey Subdivision
Owner(s): John Schmuser
Type of Request: Minor Subdivision (1 lot)
Status: Planning Commission Public Hearing: July 26, 2018

Existing and Proposed Land Use:

The existing land is and will remain AG-1, Agricultural.

Proposal:

The applicant is seeking approval of a Minor Subdivision to plat one lot for residential use.

The said tract contains 10.00 acres of land, more or less. The ownership and maintenance responsibility of the subdivision will remain private. The subdivision will use public gravel roads, ditches for storm sewer conveyance, rural water, and on-site septic sewer system for waste water treatment.

Location:

The property is located 2 miles north of County Road 2 and 1½ miles west of the South Branch Elm River .

Legal Description:

A tract of land situated in a portion of the Northeast Quarter of Section 7, Township 143 North, Range 52 West of the 5th Principal Meridian, Cass County, North Dakota.

Agency Comments

<i>County Engineer</i>	There are no issues.
<i>Cass County Electric Cooperative</i>	CCEC has no issues with the plat. There is service at the site and the applicant will need to contact CCEC when removing the farmstead.
<i>Century Link</i>	There are no comments.
<i>North Dakota Department of Transportation</i>	The proposed subdivision plan has been reviewed and there are no comments.
<i>County Sanitarian</i>	There are no comments.
<i>Township Chairman</i>	The application meets township standards.
<i>The City of Fargo</i>	The proposed certificate of survey for the portion of the NE¼ of S7, T143N, R52W is outside the city limits of Fargo and outside of Fargo's extraterritorial jurisdiction and there are no comments.
<i>Water Resource District</i>	The North Cass Water Resource District has no comment to submit regarding the proposed subdivision application in Section 7 of Hunter Township.
<i>Cass Rural Water</i>	The site currently has water service from the Cass Rural Water District and there are no comments.

Staff Analysis:

The subject property is bound by agricultural land.

No development is occurring on the property. The proposed use is consistent with Township Ordinances.

Staff Recommendation:

To accept the findings and recommendations of staff and recommend approval to the County Commission of the proposed application as the proposal meets the goals and objectives of the Cass County Comprehensive Plan, the Cass County Highway Access Plan, the Flood Damage Prevention Ordinance, the Cass County Subdivision Ordinance, and all other applicable regulations, with the following conditions:

1. A deed restriction be recorded for land up to 40 acres.
2. Easements be noted on the survey.

STATE OF North Dakota

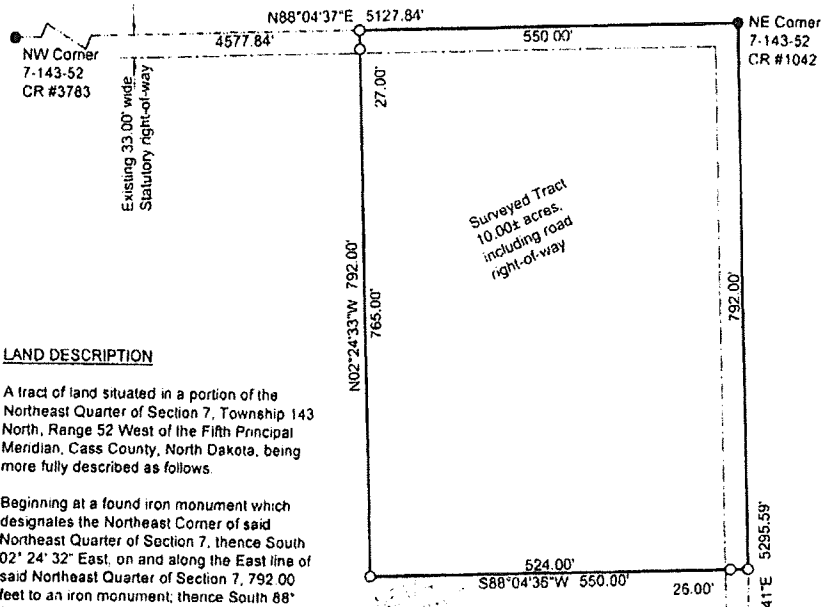
COUNTY OF Cass

On the 31 day of June, 2018, before me personally appeared Durham Snider to me known to be the person(s) named herein and who executed the foregoing Release and he acknowledged to me that he voluntarily executed the same

My Commission Expires 9-24 2021

JACOB HOLLAND
Notary Public
State of North Dakota
My Commission Expires Sept. 24, 2021

CERTIFICATE OF SURVEY



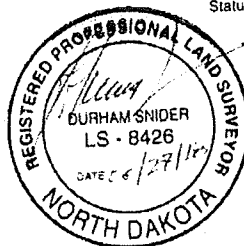
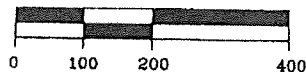
LAND DESCRIPTION

A tract of land situated in a portion of the Northeast Quarter of Section 7, Township 143 North, Range 52 West of the Fifth Principal Meridian, Cass County, North Dakota, being more fully described as follows.

Beginning at a found iron monument which designates the Northeast Corner of said Northeast Quarter of Section 7, thence South 02° 24' 32" East, on and along the East line of said Northeast Quarter of Section 7, 792.00 feet to an iron monument; thence South 88° 04' 36" West, 550.00 feet to an iron monument; thence North 02° 24' 33" West, 792.00 feet to an iron monument; said iron monument being on the North line of said Northeast Quarter of Section 7; thence North 88° 04' 37" East, on and along the North line of said Northeast Quarter of Section 7, 550.00 feet to the Point of Beginning. The above described tract contains 10.00 acres, more or less, and is subject to easements, restrictions, reservations, and rights, whether of record or not, if any.

LEGEND

- = FOUND MONUMENT
- = SET MONUMENT, 5/8"x20" REBAR, WITH BLUE PLASTIC CAP MARKED "D SNIDER LS-8426"
- = SURVEYED TRACT LINE
- - - = SECTION LINE
- - - - = STATUTORY RIGHT-OF-WAY LINE
- CR# = CERTIFICATE OF GOVERNMENT CORNER LOCATION



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA

SIGNATURE: [Signature]
PRINTED NAME DURHAM SNIDER
DATE 06/27/2018 REG NO 8426

15 SOUTH 21st STREET, SITE 101
FARGO, NORTH DAKOTA 58103
(701) 237-6642
survey@selandservices.com



Drawn by	DS
Checked by	JE
Approved by	DS

Sheet 1 of 1

Project No.	1806-04
Date	June 27, 2018

Project for	John Schmusser 2943 6th St E West Fargo, ND 58078
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