

CASS COUNTY PLANNING COMMISSION AGENDA

Thursday, September 24, 2020 at 7:00 a.m.

Vector Conference Room, 1201 Main Avenue West, West Fargo, 58078

A. Call to Order

B. Roll Call

C. Determination of a Quorum

D. Approve Meeting Minutes of August 27, 2020

E. Public Hearing Items

1. Hearing on an application requesting a Minor Subdivision Plat of **Slot10 Subdivision** (Located in Reed Township, in the NE ¼ of Section 18, Township 140 North, Range 49 West of the 5th Principal Meridian, Cass County North Dakota).

F. New Business

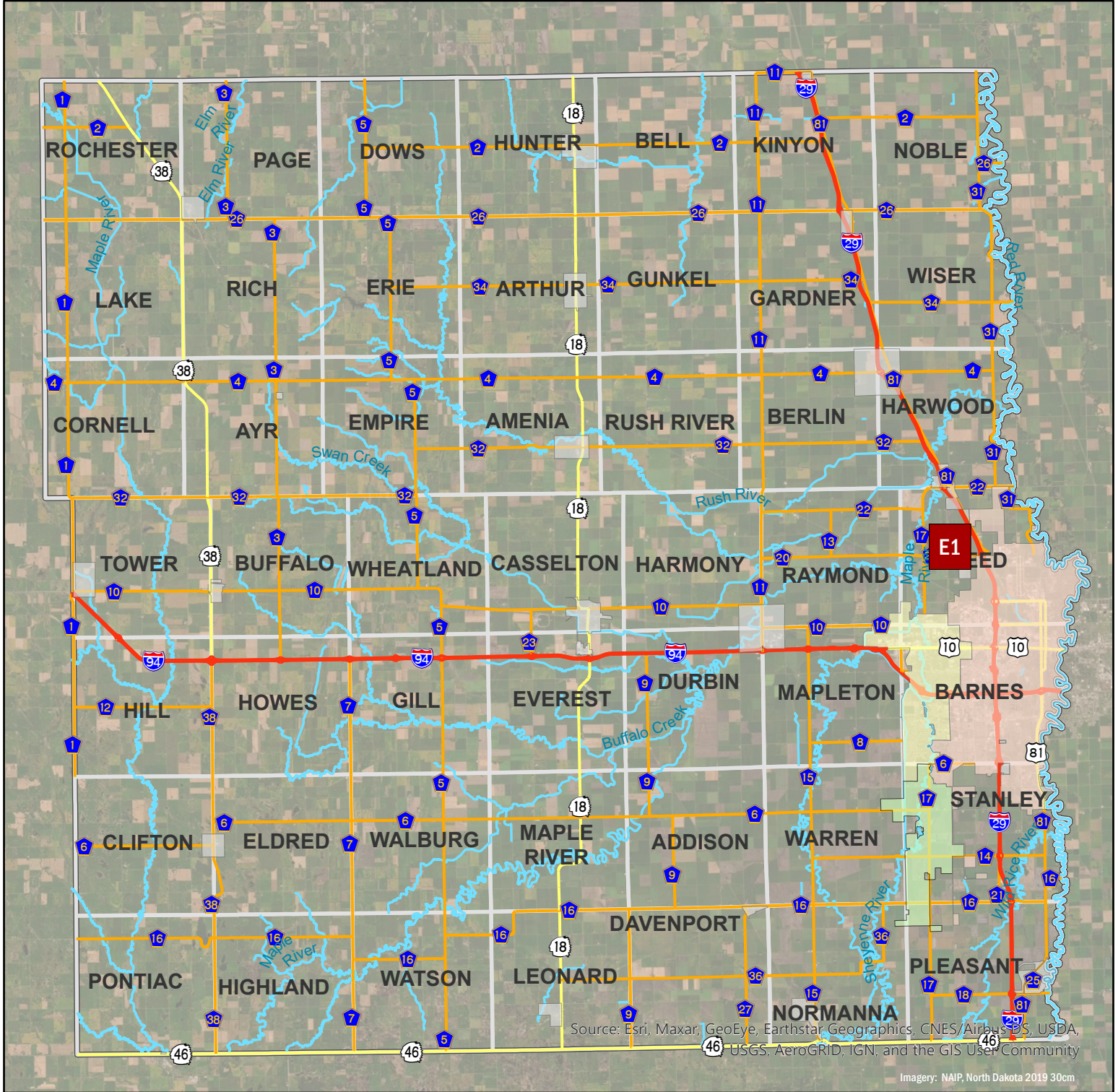
G. Old Business

H. Adjournment

Agenda Items Map

Cass County Planning Commission

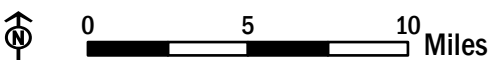
September 24, 2020



Agenda Items No.

E1. - Slot10 Subdivision

Maps and data are to be used for reference purposes only and Cass County, ND, is not responsible for any inaccuracies herein contained. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.





Cass County Planning Commission Staff Report

Entitlements Requested:	Minor Subdivision (1 Lot) of a part of the NE ¼ of Section 18, Township 140 North, Range 49 West		
Title:	Slot10 Subdivision	Date:	09-02-2020
Location:	Auditor’s Lots 3-6 and part of Lot 7, NE ¼ of Section 18, Township 140 North, Range 49 West (Reed Township)	Staff Contact:	Grace Puppe
Parcel Number:	60-0000-01190-030; 60-0000-01190-040; 60-0000-01190-050; 60-0000-01190-060; 60-0000-01190-080	Water District:	Maple River Water District
Owner(s)/Applicant:	Dylan Slotten	Engineer/Surveyor:	Lowry Engineering
Status:	Planning Commission Hearing: September 24, 2020		

Existing Land Use	Proposed Land Use
Agriculture	Residential
Proposal	

The applicant is seeking approval of a minor subdivision entitled **Slot10 Subdivision** to combine auditor’s lots 3-7 to plat a one (1) Lot subdivision of approximately 9 acres. According to the applicant, the lots would be combined back into one 9-acre parcel to build one residential house on.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use an existing 48th Ave N road access, ditches for storm sewer conveyance, public water, and on-site septic systems for wastewater treatment. The property currently does not have a connection to water and electricity.

Agency Comments	
County Engineer	No comments were received prior to publishing the staff report.
Water Resource District	No comments were received prior to publishing the staff report.
Cass County Electric Cooperative	No comments were received prior to publishing the staff report.
Century Link	No comments were received prior to publishing the staff report.
Sprint	No comments were received prior to publishing the staff report.
AT&T	No comments were received prior to publishing the staff report.

Xcel Energy	No comments were received prior to publishing the staff report.
Otter Tail Power Company	No comments were received prior to publishing the staff report.
Magellan Pipeline Company	No comments were received prior to publishing the staff report.
NuStar Energy	No comments were received prior to publishing the staff report.
Cass Rural Water	No comments were received prior to publishing the staff report.
North Dakota Department of Transportation	No comments were received prior to publishing the staff report.
County Sanitarian	No comments were received prior to publishing the staff report.
Township Chairman	No comments were received prior to publishing the staff report.
The City of Fargo	No comments were received prior to publishing the staff report.
The City of West Fargo	No comments were received prior to publishing the staff report.
Public Comment	No comments were received prior to publishing the staff report.

Staff Analysis

Land Use and Surrounding Uses

The subject property is bound by agricultural production land on the west and south, with residential property to the north. County Road 17 borders the east of the property.

Floodzone

According to the FEMA Flood Map Service Center, this property is currently unmapped and not Special Hazard Flood Area has been identified. In addition, no wetlands or other notable features are present on the proposed subdivision Lot.

Staff Recommendation

1. To accept the findings and recommendations of staff and recommend approval to the County Commission of the subdivision 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.

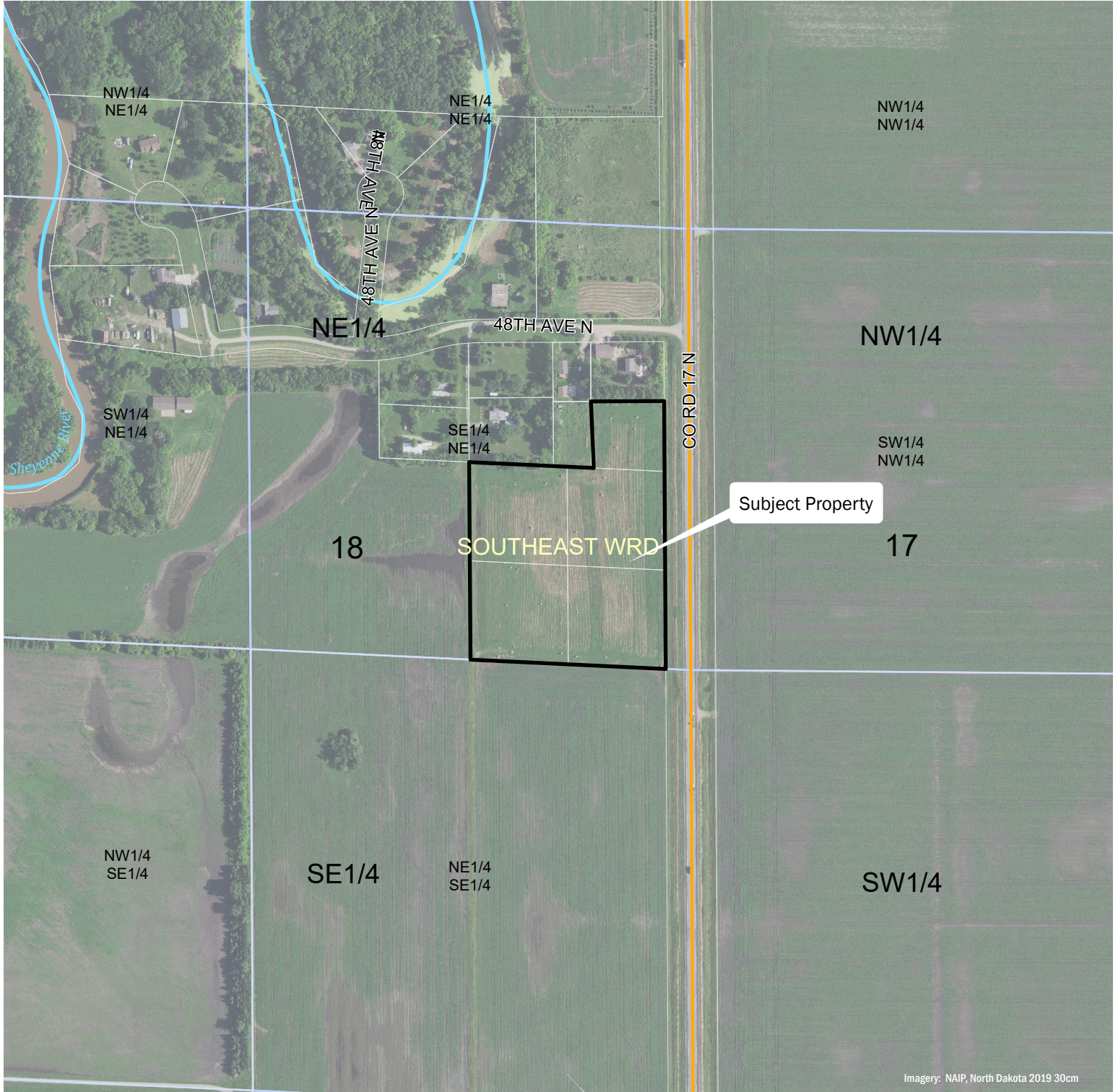
Attachments

1. Location Map
2. Plat Document

Minor Subdivision

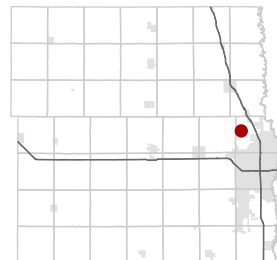
Slot10 Subdivision

Reed Twp. Section 18 - Township 140 North - Range 49 West



Imagery: NAIP, North Dakota 2019 30cm

Cass County Planning Commission
September 24, 2020

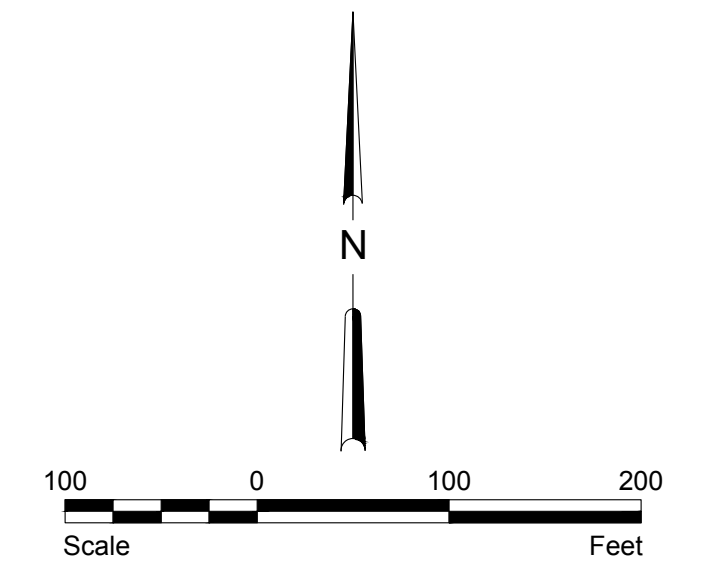
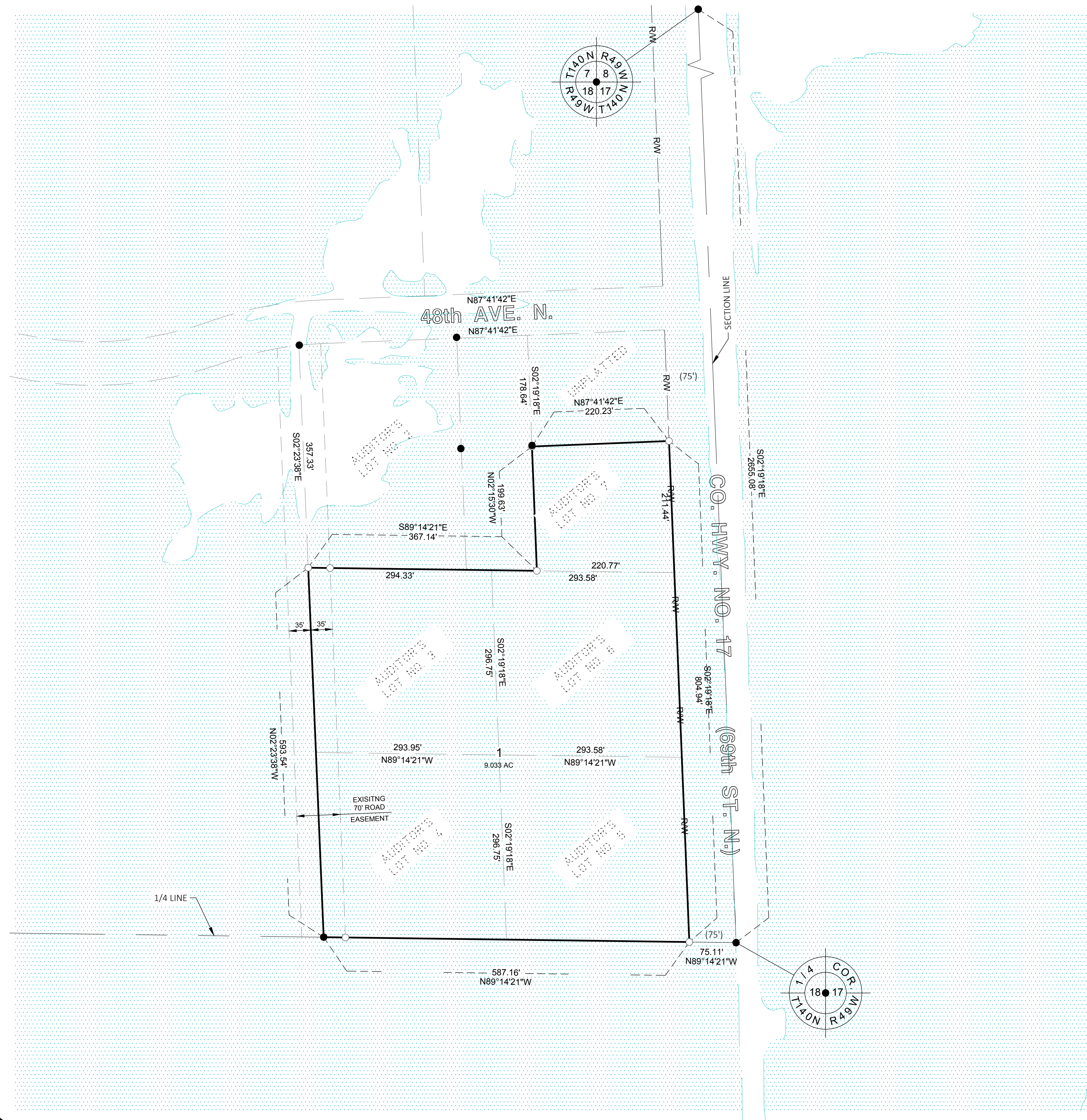


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SLOT10 FIRST SUBDIVISION

BEING A PLAT OF AUDITOR'S LOT NOS. 3, 4, 5, 6, AND PART OF 7,
OF THE NE 1/4 OF SECTION 18, T. 140 N., R. 49 W., 5th P.M.
CASS COUNTY, NORTH DAKOTA

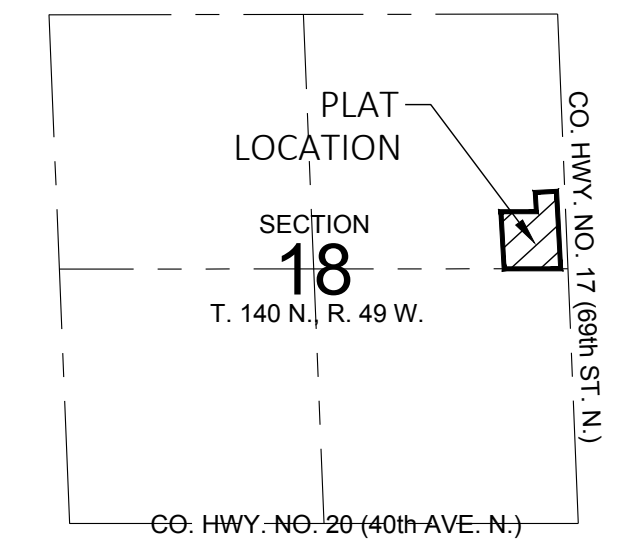


LEGEND

- IRON MONUMENT FOUND
- 1/2" I.D. PIPE SET
- PLAT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- AREA WITHIN FEMA ZONE AE
SPECIAL FLOOD HAZARD AREA
(100-YEAR FLOODPLAIN)

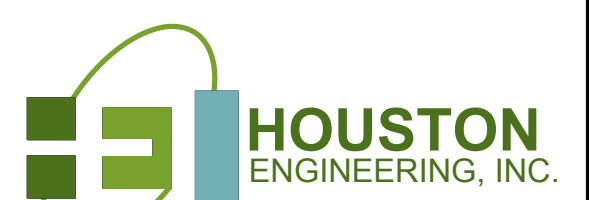
NOTES:

1. THIS PROPERTY IS SITUATED IN ZONE AE (100-YEAR FLOODPLAIN) AS DEPICTED ON FEMA FIRM PANEL 38017C0559G, DATED JANUARY 16, 2015. BASE FLOOD ELEVATION = 897.5' (NAVD 1988).



VICINITY MAP
SCALE: 1" = 2000 FT.

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SLOT10 FIRST SUBDIVISION

BEING A PLAT OF AUDITOR'S LOT NOS. 3, 4, 5, 6, AND PART OF 7,
OF THE NE 1/4 OF SECTION 18, T. 140 N., R. 49 W., 5th P.M.
CASS COUNTY, NORTH DAKOTA

Owners' Certificate and Dedication:

Know All Persons by these Presents: That Slot10 LLP, a North Dakota limited liability partnership, is the Owner and Proprietor of Auditor's Lots Three, Four, Five, and Six of the Northeast Quarter of Section 18, Township 140 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, together with that part of Auditor's Lot Seven of the Northeast Quarter of said Section 18, described as follows.

BEGINNING at the southeast corner of said Auditor's Lot Seven; thence North 89°14'21" West (assumed bearing), along the south line of said Auditor's Lot Seven, for a distance of 220.77 feet to the southeast corner of a tract of land described in Document No. 1480161, on file and of record at the Cass County Recorder's office; thence North 02°15'30" West, along the east line of a tract of land described in said Document No. 1480161, for a distance of 199.63 feet to the northeast corner of a tract of land described in said Document No. 1480161, said point also being a corner point on the north line of said Auditor's Lot Seven; thence North 87°41'42" East, along the north line of said Auditor's Lot Seven, for a distance of 220.23 feet to the northeast corner of said Auditor's Lot Seven; thence South 02°19'18" East, along the east line of said Auditor's Lot Seven, for a distance of 211.44 feet to the POINT OF BEGINNING.

Said tract contains 9.033 acres, more or less.

And that said parties have caused the same to be surveyed and platted as SLOT10 FIRST SUBDIVISION.

In witness whereof we have set our hands and seals:

Owner:

Slot10 LLP

Dylan Slotten, Partner

State of North Dakota)
) ss
County of Cass)

On this ____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared Dylan Slotten, Partner of Slot10 LLP, a North Dakota limited liability partnership, known to be the person described in and who executed the foregoing instrument on behalf of said limited liability partnership.

Notary Public: _____

Surveyor's Certificate:

I, Curtis A. Skarphol, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify on this ____ day of _____, 20____, that the plat hereon is a true and correct representation of the survey thereof, that all distances are correctly shown on said plat in feet and decimals of a foot, and that the monuments for the guidance of future surveys have been placed in the ground as shown.

Curtis A. Skarphol
North Dakota PLS No. 4723

State of North Dakota)
) ss
County of Cass)

On this ____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared Curtis A. Skarphol, known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

Notary Public: _____

Cass County Engineer:

Reviewed by the Cass County Engineer this ____ day of _____, 20____.

Jason Benson, Cass County Engineer

Cass County Planning Commission:

Reviewed by the Cass County Planning Commission this ____ day of _____, 20____.

Ken Lougheed, Chair

Attest: _____
Secretary

Reed Township:

Reviewed by Reed Township, Cass County, North Dakota, this ____ day of _____, 20____.

Mark McAllister, Chair

Attest: _____
Melissa Quern, Clerk

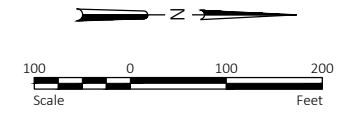
Cass County Board of Commissioners' Approval:

Approved by Cass County, North Dakota, this ____ day of _____, 20____.

Chad Peterson, Chair

Attest: _____
Michael Montplaisir, Cass County Auditor

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- NOTES:**
1. SITE IS LOCATED WITHIN ZONE AE AS DEPICTED ON EFFECTIVE FIRM PANEL 38017C0558G, DATED JANUARY 16, 2015.
 2. BASE FLOOD ELEVATION = 897.5 (SHEYENNE RIVER CROSS SECTION W)
 3. MINIMUM ELEVATIONS SHALL BE AS FOLLOWS:
 - 3.1. LOWEST FLOOR/OPENING = 900.0
 - 3.2. FILL AROUND BUILDING = 899.5
 - 3.3. FILL 25' AWAY FROM BUILDING = 897.5

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ALL ELEVATIONS ARE BASED ON THE U.S.C.S. VERTICAL DATUM OF 1988. (UNLESS NOTED OTHERWISE)

No.	Revision	Date	By

PRELIMINARY
Not for Construction



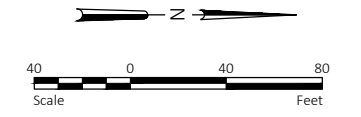
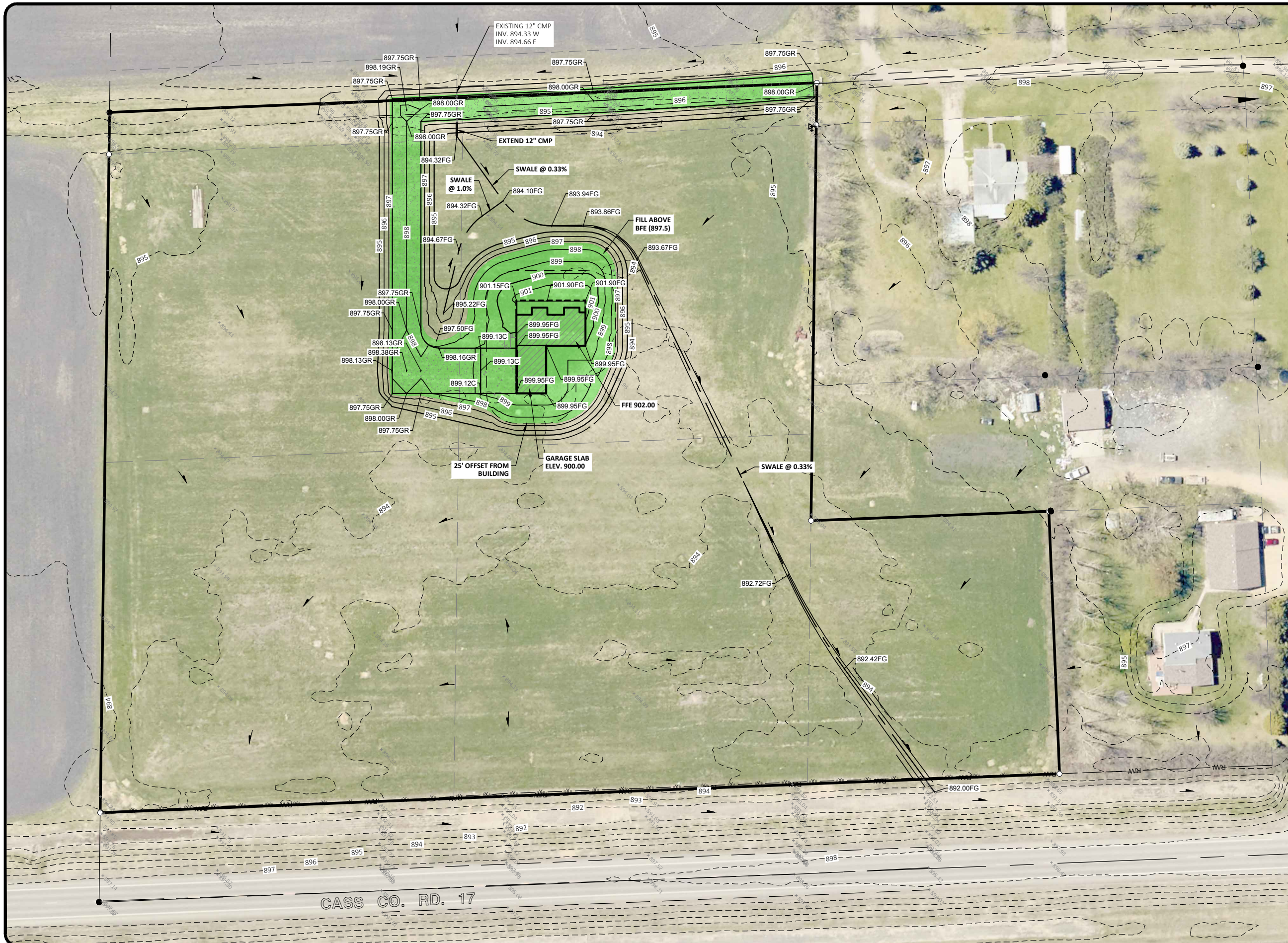
Drawn by: BKW
Checked by: BKW
Date: 9-15-20
Scale: AS SHOWN

SLOT 10 FIRST SUBDIVISION
CASS COUNTY, NORTH DAKOTA

OVERALL DRAINAGE EXHIBIT
PROJECT NO. 10765-0001

SHEET
1

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No.	Revision	Date	By

PRELIMINARY
Not for Construction



Drawn by BKW	Date 9-15-20
Checked by BKW	Scale AS SHOWN

SLOT 10 FIRST SUBDIVISION
CASS COUNTY, NORTH DAKOTA

SITE PLAN
PROJECT NO. 10765-0001

SHEET
2