

## Audit Meeting

Date / Time, Location of Scheduled:	06,10,2025 7:05 p.m. Burleigh County Highway Department		
Date / Time of Call to Order:	7:05 p.m.	Date / Time of Adjournment:	8:15 p.m.

1. Call to Order at 7:05 p.m. by Bruce Schirado. Members present – Bruce Schirado, Paul Gjellstad, Curt Kadramas, Heidi Schirado, Tim Fast and Debbie Staloch.

- Guests – Gerald Miller, Diane Kadramas, Cordell Staloch, David Fischer, Tim Staloch, Corissa Fischer and Dan Schriock.

2. Attendance (Roll Call): Quorum consists of two elected supervisors (Board of Supervisors - BoS), and the township clerk or the appointed clerk of the meeting.

Position	Name	Date Elected / Appointed (initial)	Current Term Period
Supervisor Chairperson: (3-yr Term)	Bruce Schirado	2025	2025-2026
Supervisor: (3-yr Term)	Paul Gjellstad	2025	2025-2028
Supervisor: (3-yr Term)	Curt Kadramas	2021	2021-2027
Deputy Clerk: (2-yr Term)	Deb Staloch	2022	2022-2026
Treasurer: (3-yr Term)	Heidi Schirado	2022	2022-2026
Assessor: (3-yr Term)	Allan & Kimberly Vietmeier	N/A	Contracted *
Overseer of Highways:	Tim Fast	2025	Appoint:
Weed Board Rep:			Appoint:
Bis/Man Zoning Board Rep:			Appoint:

- Approval of the Minutes from the previous Meeting  
Motion by Paul and Second by Curt to approve the minutes from 4-25-2025 and 4-29-2025 meeting. Motion passed.
- Clerk Report  
We have Microsoft Home & Student. Discussion on upgrading this account with Best Buy to Premium which would assist with recording, transcribing and dictation. Also mentioned that Gibbs Township should look into zoom or uploading the meetings on our website with u-tube video so that the Gibbs township residents could view and be more involved with the Township.
- Audit of the Books  
Curt Kadramas made a motion to approve the Audit of the books, Paul Gjellstad 2<sup>nd</sup>. Motion passed.

- Treasurer's Report –
- Bills
  - \$950.38 to Curt for the purchase of a computer
  - \$6,000.00 to Alan Vietmeier for the first installment of the 2026 Assessing contract
    1. Motion to pay for the first installment to Alan Vietmeier by Paul and 2<sup>nd</sup> by Curt. Motion passed.
  
- Checking account - \$129,000
- CD's balance - \$374,000
- Savings accounts- \$50,000
- Savings account - \$48,000
  
- Area Reports by Tim Fast
  - On May 17<sup>th</sup> a Culvert on N 52<sup>nd</sup> Street and 71<sup>st</sup> Avenue NE started to create a sinkhole due to all of the rain. On May 19<sup>th</sup> the County did a temporary fix. Also, an 18-inch culvert separation. (see attachment)
  
- Old Business – Lambeau Lane (see attachments)
  - Presentation of information by Cordell Staloch
    1. Page - "The driveway access point or the legal right of access is currently only available at the North point of Lambeau Lane."
    2. Page – Letter from the City of Bismarck explaining the history and the intention of the access point for lot 6725 Lambeau Lane -Lot 1. "The second paragraph stating there is dedicated Right-of-Way within JRJ Addition and Ryan's First Subdivision for Lambeau Lane. Although the right-of-way is only 40 feet wide through parts, this was determined to be sufficient for the purposes of providing a single access point to the lot." Full letter is in attachments.
    3. Page – Letter used by Gibbs Township to inform residents of the right of way obstruction– reference ND Century Code.
    4. Page – From the North Dakota Township Officers' Handbook. "A City may by ordinance, extend the application of a city's zoning regulations to any quarter section of unincorporated territory if a majority of the quarter section is located within the following distance, and we all know that rule is for miles, for Cities with a population of greater than twenty-five thousand." Full letter is in attachments.

5. Page – Access driveway permit from Burleigh County Highway Department for 6725 Lambeau Lane.
6. Page – Water study for Ryan's First Subdivision. Water study states an 18" culvert will be adequate to handle the drainage for that ditch. Due to the small amount of additional drainage from Watershed C affecting the culvert, an 18" will be adequate. Full letter is in attachments. No approach permit is on file with the Burleigh County highway Department for Ryan's First Subdivision lot 2.
7. Page – Watershed A, B and C for Ryan's First Subdivision. "Watershed A runs into watershed C, all conveys into this ditch here, which will be the culvert that would be affected by my driveway."
8. Page – Burleigh County Parcel Viewer drainage map.
9. Page – two maps overlaid, just a reference to show the watershed lines.
10. Page-Storm water management plan for Aster Ridge was granted a waiver due to the fact that they didn't feel that the amount of space that would be developed or built upon would negatively affect anybody else.
11. Page –Picture of Ryan Rykowski's culvert at 6813 Lambeau Lane. It rained for 6 days and we had over 6 inches of rain.
12. Page-Mandatory Stormwater Management Scoping sheet for Aster Ridge.
13. Page – Shows drainage direction and point of discharge.
14. Page – Burleigh County Driveway Construction Standards.
15. Page – Email to Burleigh County for a driveway deviation request. "We have reviewed your request to reduce the standard 20ft driveway width (to 14ft wide) at 6725 Lambeau Lane. We believe that this request will still meet our needs for access at this location and therefore grant your request".
16. Page – Driveway plan for 6725 Lambeau Lane, Bismarck ND. Green symbolizing the private drive. Red is the 14-foot driveway. Blue portion is only necessary if the easement is not granted from Paul Gjellstad.

- End of Presentation

- Additional comments
  1. Tim Staloch - From the North Dakota Township Officers' Handbook. Chapter 40-47 #3. For a decision of the City made after May 1, 2009; to be final, the City shall give written notice of the decision of the governing body of the political subdivision that would otherwise have jurisdiction. The governing body may request negotiation as to any decision made by the City under the City's jurisdiction within thirty days of notice. If negotiation is not requested, the decision of the City is final. (See attachment.)
  2. Per phone call from the Stenerson family. The Stenerson family encourages everyone to get along. They are not denying anyone access on their property/road. Everyone can access the road that is on their property.
- New Business
  - Discussion on ETA. Right now, the ETA line is negotiated boundary between the County and the City.
  - Dan Schriock stated that a stricter weight restriction in our rural residential developments is being discussed with other townships.
- Next Meetings at the Burleigh County Highway Department
  - September 15, 2025 is the Budget Hearing at 7:00 p.m.
- Adjournment
  - Meeting was adjourned at 8:15 p.m.
    1. Motion to adjourn by Paul Gjellstad, Second by Curt Kadramas.

Email from Gibbs Township Road Overseer

On Jun 8, 2025, at 10:24 PM, Gibbs Township wrote:

All,

On May 17 a culvert on 52nd st on the northside of 71st ave NE started to create a sinkhole due to all of the rain. On May 19 the county did a temporary fix. On June 3 Chad Dunbar with Burleigh County returned to dig it up and repair it. There were two culverts, an 18 inch and a 22 inch. The 18 is Gibbs townships and the 22 is Burleigh counties. As it turned out the 18 inch (Gibbs township) had separated. Chad pushed it back together and sealed it, installed Geo grid fabric, back filled the excavation. The county will due an asphalt patch at some time this summer.

Regards,

Tim Fast

North Dakota Century Code published after the 66th Legislative Assembly 2019 Legislation

12.1-08-01. Physical obstruction of government function.

1. A person is guilty of a class A misdemeanor if he intentionally obstructs, impairs, impedes, hinders, prevents, or perverts the administration of law or other governmental function.
2. This section does not apply to the conduct of a person obstructing arrest of himself, but such conduct is subject to section 12.1-08-02. This section does apply to the conduct of a person obstructing arrest of another. Inapplicability under this subsection is a defense.
3. It is a defense to a prosecution under this section that the administration of law or other government function was not lawful, but it is no defense that the defendant mistakenly believed that the administration of law or other government function was not lawful. For the purposes of this subsection, the conduct of a public servant acting in good faith and under color of law in the execution of a warrant or other process for arrest or search and seizure shall be deemed lawful.

24-05-23. Encroachment upon county roads, ditches, approaches - Liability for damages. A landowner who encroaches upon a county road or its ditches or approaches must be given notice by the board of commissioners for that county that the encroachment has been discovered. If the landowner fails to remedy the encroachment within twenty days after receiving the notice, that landowner is liable to the county for damages resulting from the encroachment. The board of commissioners for that county shall issue to the landowner written notice of the amount of damages determined to be a result of the encroachment. If the landowner fails to pay the county for the damages, the expense of the repair must be charged to the land of the landowner. The expenses charged become a part of the taxes to be levied against the land for the ensuing year and must be collected in the same manner as other real estate taxes are collected and placed to the credit of the county that incurred the expense of the repair.

24-05-24. County and township road rights of way - Removal of obstructions. The governing body having authority over the right of way of a county or township road may develop and implement rules governing the disposal of any stored hay or other obstruction placed on the right of way.

24-06-29. Removal of permanent obstructions - Removal of obstructions and traffic safety hazards - Cost.

1. If a person places or causes to be placed a permanent obstruction within the vertical plane of thirty-three feet [10.06 meters] of any section line or within the right of way of any highway, the board of county commissioners or board of township supervisors, as appropriate, when a public highway is opened, shall notify the owners of adjacent property to remove the permanent obstruction. Written notice by registered mail to the record owner of the adjacent property mailed to the owner's last-known address and to any other persons in possession of the property constitutes valid notice. If the owners fail to remove the permanent obstruction within thirty days after the notice is mailed, the board of county commissioners or the board of township supervisors, as appropriate, shall remove the permanent obstruction. The cost of removal must be entered the same as taxes against the adjacent property and paid in the same manner as taxes.
2. If a person places or causes to be placed an obstruction or traffic safety hazard within the vertical plane of thirty-three feet [10.06 meters] of any section line or within the right of way of

any highway road surface, the board of county commissioners or board of township supervisors, as appropriate, shall issue a written order to the person who caused the obstruction or traffic safety hazard to be placed there to remove the obstruction or traffic safety hazard. If the person notified fails to remove the obstruction or traffic safety hazard as soon as practical after the notice is received, the board of county commissioners or board of township supervisors, as appropriate, shall remove the obstruction or traffic safety hazard. The person responsible for placement of the obstruction or traffic safety hazard is responsible and may be billed for any costs incurred by the county or township for removal of the obstruction or traffic safety hazard.

3. Subsection 2 does not apply to railroad facilities.

24-12-05. Penalties. Any person who violates any provision of this title for which another penalty is not specifically prescribed is guilty of a class B misdemeanor.

**CHAPTER 40-47  
CITY ZONING**

**40-47-01. Cities may zone - Application of regulations.**

For the purpose of promoting health, safety, morals, or the general welfare of the community, the governing body of any city may, subject to the provisions of chapter 54-21.3, regulate and restrict the height, number of stories, and the size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes. The regulations may provide that a board of adjustment may determine and vary the application of the regulations in harmony with the regulations' general purpose and intent and in accordance with general or specific rules contained in the regulations. The governing body of a city may establish institutional controls that address environmental concerns with the department of environmental quality as provided in section 23.1-10-16.

**40-47-01.1. Extraterritorial zoning - Mediation - Determination by administrative law judge - Definition.**

1. a. A city may, by ordinance, extend the application of a city's zoning regulations to any quarter quarter section of unincorporated territory if a majority of the quarter quarter section is located within the following distance of the corporate limits of the city:
  - (1) One mile [1.61 kilometers] if the city has a population of fewer than five thousand. A city that has exercised its authority under this subdivision has joint zoning and subdivision regulation jurisdiction from one-half mile [.80 kilometer] to one mile [1.61 kilometers] with the other political subdivision.
  - (2) Two miles [3.22 kilometers] if the city has a population of five thousand or more, but fewer than twenty-five thousand. A city that has exercised its authority under this subdivision has joint zoning and subdivision regulation jurisdiction from one mile [1.61 kilometers] to two miles [3.22 kilometers] with the other political subdivision.
  - (3) Four miles [6.44 kilometers] if the city has a population of twenty-five thousand or more. A city that has exercised its authority under this subdivision has joint zoning and subdivision regulation jurisdiction from two miles [3.22 kilometers] to four miles [6.44 kilometers] with the other political subdivision.
- b. Any section or portion of a section of unincorporated territory within the area of joint zoning and subdivision regulation jurisdiction in which a plat or site plan has been presented before May 1, 2009, remains subject to the zoning designations and the regulations in place on May 1, 2009, unless changed as allowed under this section.
- c. The extraterritorial zoning jurisdiction and authority to receive applications and issue permits under this section may be changed by written agreement between the city and the other political subdivision.
2. Joint jurisdiction is jurisdiction in which the other political subdivision has jurisdiction to receive applications and issue permits and impose administrative fees for applications and permits. In addition, under this jurisdiction the other political subdivision may adopt, modify, and enforce any zoning designation or regulation and approve any subdivision plat or



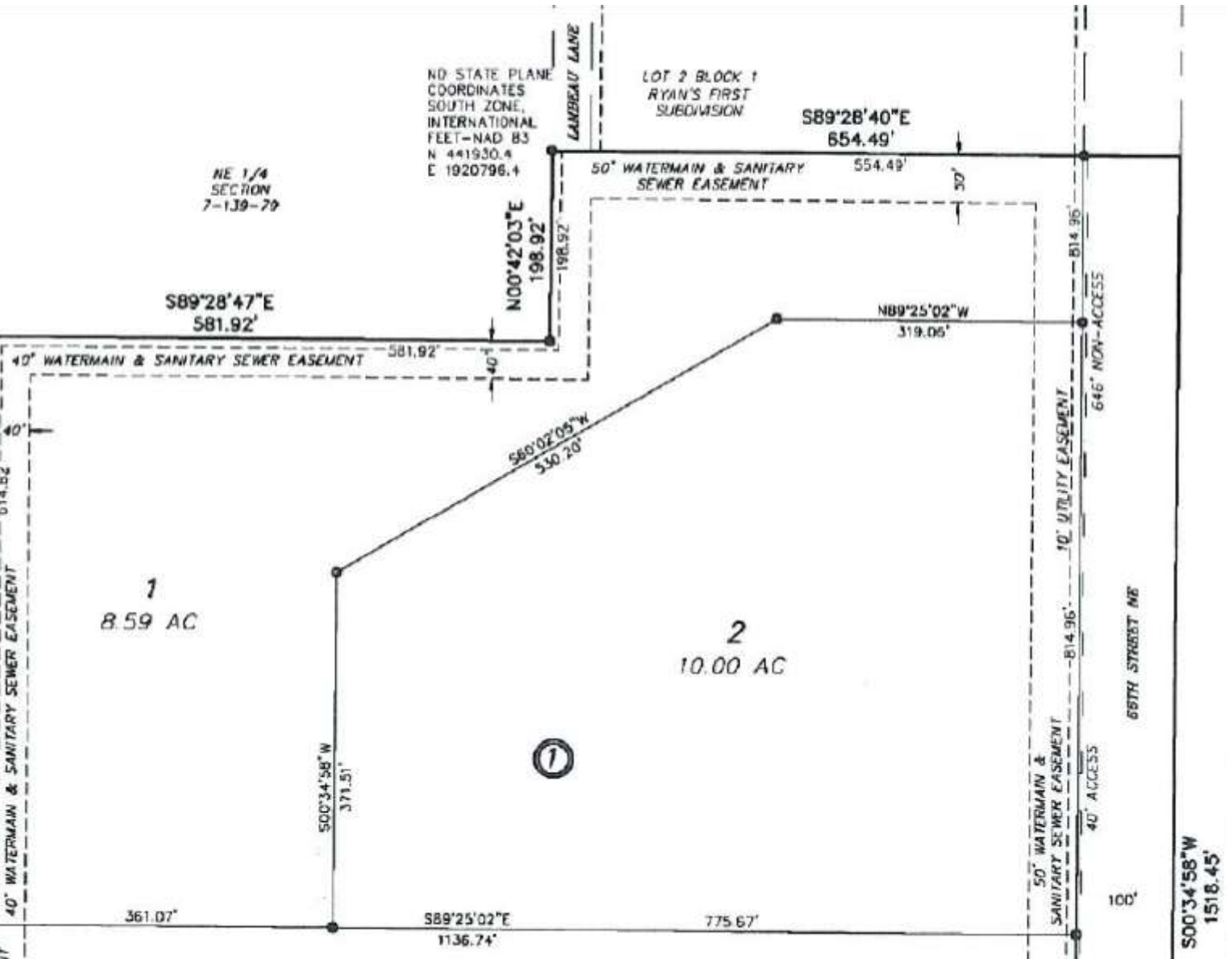
regulation. For a decision to be final, the other political subdivision shall give written notice to the city. The city may request negotiation as to any decision made by the other political subdivision under the other political subdivision's jurisdiction within thirty days of notice. If negotiation is not requested, the decision of the other political subdivision is final. If the governing body of the other political subdivision and the city do not come to an agreement as to the disputed zone or subdivision regulation within thirty days of request for negotiation, the dispute must be submitted to a committee for mediation. The committee must be comprised of one member appointed by the governor and two members of the governing body of the other political subdivision and two members of the governing body of the city. The governor's appointee shall arrange and preside over the meeting and act as mediator at the meeting. A meeting may be continued until the dispute has been resolved or until the mediator determines that continued mediation is no longer worthwhile. If the mediation committee is unable to resolve the dispute to the satisfaction of the governing bodies, the dispute must be resolved by the board of county commissioners.

3. Notwithstanding subsection 2, in any section or portion of a section of unincorporated territory in which there would otherwise be joint jurisdiction and in which a plat or site plan has been presented before May 1, 2009, the city has jurisdiction to receive applications and issue permits and impose administrative fees for applications and permits relating to zoning and subdivision regulation. In addition, under this jurisdiction the city may adopt, modify, and enforce any zoning designation or regulation and approve any subdivision plat or regulation. For a decision of the city made after May 1, 2009, to be final, the city shall give written notice of the decision of the governing body of the political subdivision that would otherwise have jurisdiction. The governing body may request negotiation as to any decision made by the city under the city's jurisdiction within thirty days of notice. If negotiation is not requested, the decision of the city is final. If the city and governing body of the political subdivision that would otherwise have jurisdiction do not come to an agreement as to the disputed zoning or subdivision regulation within thirty days of the request for negotiation, the dispute must be submitted to a committee for mediation. The committee must be comprised of one member appointed by the governor and two members of the governing body of the other political subdivision and two members of the governing body of the city. The governor's appointee shall arrange and preside over the meeting and act as mediator at the meeting. A meeting may be continued until the dispute has been resolved or until the mediator determines that continued mediation is no longer worthwhile. If the mediation committee is unable to resolve the dispute to the satisfaction of the governing bodies, the dispute must be resolved by the board of county commissioners.
4. If a quarter quarter section line divides a platted lot and the majority of that platted lot lies within the quarter quarter section, a city may apply its extraterritorial zoning authority to the remainder of that platted lot. If the majority of the platted lot lies outside the quarter quarter section, the city may not apply its extraterritorial zoning authority to any of that platted lot.
5. A city exercising its extraterritorial zoning authority shall hold a zoning transition meeting if the territory to be extraterritorially zoned is currently zoned. The city's zoning or planning commission shall provide at least fourteen days' notice of the meeting to the zoning board or boards of all political subdivisions losing their partial zoning authority. The purpose of the zoning transition meeting is to review existing zoning rules, regulations, and restrictions currently in place in the territory to be extraterritorially zoned and to plan for an orderly

transition. The zoning transition meeting must take place before the city's adoption of an ordinance exercising extraterritorial zoning.

6. If two or more cities have boundaries at a distance where there is an overlap of extraterritorial zoning authority under this section, the governing bodies of the cities may enter into an agreement regarding the extraterritorial zoning authority of each city. The agreement must be for a specific term and is binding upon the cities unless the governing bodies of the cities agree to amend or rescind the agreement or unless determined otherwise by an administrative law judge in accordance with this chapter. If a dispute arises concerning the extraterritorial zoning authority of a city and the governing bodies of the cities involved fail to resolve the dispute, the dispute must be submitted to a committee for mediation. The committee must be comprised of one member appointed by the governor, one member of the governing body of each city, and one member of the planning commission of each city who resides outside the corporate city limits. The governor's appointee shall arrange and preside over the meeting and act as mediator at the meeting. A meeting may be continued until the dispute has been resolved or until the mediator determines that continued mediation is no longer worthwhile.
7. If the mediation committee is unable to resolve the dispute to the satisfaction of the governing bodies of all the cities involved, the governing body of any of the cities may petition the office of administrative hearings to appoint an administrative law judge to determine the extraterritorial zoning authority of the cities in the disputed area. A hearing may not be held until after at least two weeks' written notice has been given to the governing bodies of the cities involved in the dispute. At the hearing, the governor's appointee who mediated the meetings under subsection 6 shall provide information to the administrative law judge on the dispute between the cities involved and any proposed resolutions or recommendations made by a majority of the

# 6725 Lambeau Lane - Lot 1 Plat Map - 2022





June 3, 2025

Dear Mr. Staloch:

You have requested some background information on access to Lot 1, Block 1, Aster Ridge Subdivision.

The City of Bismarck Commission approved the plat of Aster Ridge Subdivision, under extraterritorial authority, on November 22, 2022 and it was recorded with Burleigh County on March 9, 2023. As part of the subdivision review process, City staff work with the Burleigh County Highway Department to affirm that all lots have legal access.

The access to Lot 1, Block 1, Aster Ridge Subdivision is intended to be from Lambeau Lane from the north. Although lot is adjacent to 66<sup>th</sup> Street NE, a non-access-line was placed along that section line road to limit access and preserve roadway safety. There is dedicated right-of-way within JRJ Addition and Ryan's First Subdivision for Lambeau Lane. Although the right-of-way is only 40 feet wide through parts, this was determined to be sufficient for the purposes of providing a single access point to the lot.

This was communicated in the staff report for Aster Ridge Subdivision dated October 22, 2022:

"66<sup>th</sup> Street NE is an arterial roadway and access to this type of roadway is limited. As such, the County Engineer has indicated that access between Lot 3 and Lot 4 will be shared. Lot 1 will be accessed from the north, via Lambeau Lane, and Lot 2 will be accessed from the existing access point."

Assuring legal access is the City's role during the platting process. Burleigh County Highway Department and Gibbs Township should be consulted with any questions related to the construction of this roadway.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dan Nairn", is written over a light blue horizontal line.

Daniel Nairn, AICP  
Planning Manager  
City of Bismarck

Cc: Marcus Hall, Burleigh County Engineer

Gibbs Township Supervisors  
6650 66TH ST NE, BISMARCK, ND 58503-6770  
Richard Sanders, Chairperson

Dear Gibbs Township Resident,

It has come to our attention that an obstruction is in the right of way adjacent to your property. Whether you placed it or allowed it to be placed or if it is an overgrowth of plants it must be removed.

We ask you to consider these actions; in leaving obstruction(s) in the right-of way and if by chance an emergency situation happened (fire, law enforcement, heath) and the emergency responders could not get through you could be held liable.

We normally wait until Mid-October before sending these letters out to those currently not in compliance with the Century Code as we know our Spring, Summer and Fall seasons are short and we all attempt to accomplish as much as we can before freeze up.

We also know and understand that with late fall and winter we can accumulated more snow than we want. With the snow comes wind with the wind comes drifts and we don't want to see the obstructions in Right of Ways make any undue additional drifts so we can keep our township safe.

We reference the following portions of the North Dakota Century Code which are included with this letter:

- 12.1-08-01. Physical obstruction of government function.
- 24-05-23. Encroachment upon county roads, ditches, approaches - Liability for damages.
- 24-05-24. County and township road rights of way - Removal of obstructions.
- 24-06-29. Removal of permanent obstructions - Removal of obstructions and traffic safety hazards - Cost.
- 24-12-05. Penalties.

We thank you in advance for your cooperation on this issue!

Richard Sanders, Chairman  
Gibbs Township Supervisor

Gabe Brown  
Gibbs Township Supervisor

Gerald Miller  
Gibbs Township Supervisor



# Source: North Dakota Township Officers' Handbook

## CHAPTER 40-47 CITY ZONING

**40-47-01. Cities may zone - Application of regulations.** For the purpose of promoting health, safety, morals, or the general welfare of the community, the governing body of any city may, subject to the provisions of chapter 54-21.3, regulate and restrict the height, number of stories, and the size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes. The regulations may provide that a board of adjustment may determine and vary the application of the regulations in harmony with the regulation's general purpose and intent and in accordance with general or specific rules contained in the regulations. The governing body of a city may establish institutional controls that address environmental concerns with the department of environmental quality as provided in section 23.1-10-16.

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- b. Any section or portion of a section of unincorporated territory within the area of joint zoning and subdivision regulation jurisdiction in which a plat or site plan has been presented before May 1, 2009, remains subject to the zoning designations and the regulations in place on May 1, 2009, unless changed as allowed under this section.
- c. The extraterritorial zoning jurisdiction and authority to receive applications and issue permits under this section may be changed by written agreement between the city and the other political subdivision.
2. Joint jurisdiction is jurisdiction in which the other political subdivision has jurisdiction to receive applications and issue permits and impose administrative fees for applications and permits. In addition, under this jurisdiction the other political subdivision may adopt, modify, and enforce any zoning designation or regulation and approve any subdivision plat or regulation. For a decision to be final, the other political subdivision shall give written notice to the city. The city may request negotiation as to any decision made by the other political subdivision under the other political subdivision's jurisdiction within thirty days of notice. If negotiation is not requested, the decision of the other political subdivision is final. If the governing body of the other political subdivision and the city do not come to an agreement as to the disputed zone or subdivision regulation within thirty days of request for negotiation, the dispute must be submitted to a committee for mediation. The committee must be comprised of one member appointed by the governor and two members of the governing body of the other political



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\$0.00  
Page: 1 of 3  
9/1/2023 8:49 AM  
Burleigh County



(Above space reserved for Burleigh County Recorder use)

## BURLEIGH COUNTY HIGHWAY DEPARTMENT

### Application for access driveway permit

(Updated 6/23/2017)

Permit #: 23050 Date Requested: 8-30-2023 2<sup>nd</sup> access permit: yes/no

(approved on: \_\_\_\_\_)

Name of Applicant: Deborah Staloch

(Please print)

Home/Cell Phone #: 701-426-8247 Work Phone #: \_\_\_\_\_

Subdivision Name: Aster Ridge

Lot: 1 Block 1

or

Township Name: \_\_\_\_\_

Sec.: \_\_\_\_\_ Twp: \_\_\_\_\_ Range: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Burleigh County, ND, Parcel ID: 32-139-79-49-01-010

Address of the access: 6725 Lambeau LN

Burleigh County Highway Department has reviewed your proposed location and requires the following culvert to be installed:

Length: 20' Diameter: 15"

\*Increase culvert barrel length to correspond with any road top width increase over the 20' minimum.

In addition to the following construction standards the following conditions must be met:

\_\_\_\_\_

8/30/23

Date

D. Brumby

Approved by



May 21, 2003

Mr. Jon Mill  
Burleigh County Engineer  
2000 N 52<sup>nd</sup> St.  
Bismarck, ND 58501

Rec'd  
29 May 03

**Re: Ryan's First Subdivision**

Dear Mr. Mill:

The following letter is to address your concerns in your letter dated May 15, 2003. The referenced subdivision is a part of three small watersheds as shown on the attached map. The future approach necessary to access Lot 1 will be impacted by Watershed A, which is 1.5 acres in size. An 18" culvert will be adequate to handle the drainage for that ditch.

Watershed B impacts the existing approach on the east side of Lot 2 off of 66<sup>th</sup> Street, which is 5.5 acres in size. There is currently an 18" corrugated metal pipe under 66<sup>th</sup> Street approximately 100 feet north of the approach. This culvert conveys the drainage from Watershed B to the east side of 66<sup>th</sup> Street. Future development on Lots 1 or 2 will not change the drainage pattern of Watershed B, therefore, the existing 18" culvert should remain in place to continue to convey the drainage.

If in the future, access to Lot 2 is moved to the west side of the Lot; a culvert will be required under the approach. This culvert will be impacted by the drainage from Watershed A and a small portion of Watershed C. The culvert will be approximately 400 feet downstream of the proposed culvert under the approach to Lot 1. Due to the small amount of additional drainage from Watershed C affecting the culvert, an 18" culvert will be adequate for this approach also. It should be noted, that if access were moved to the west side of Lot 2, the east access would need to be abandoned.

If you have any questions or concerns, feel free to contact me at 355-8446.

Sincerely,

**Kadrmas, Lee & Jackson, Inc.**



Brian Eiseman, PE  
Project Engineer

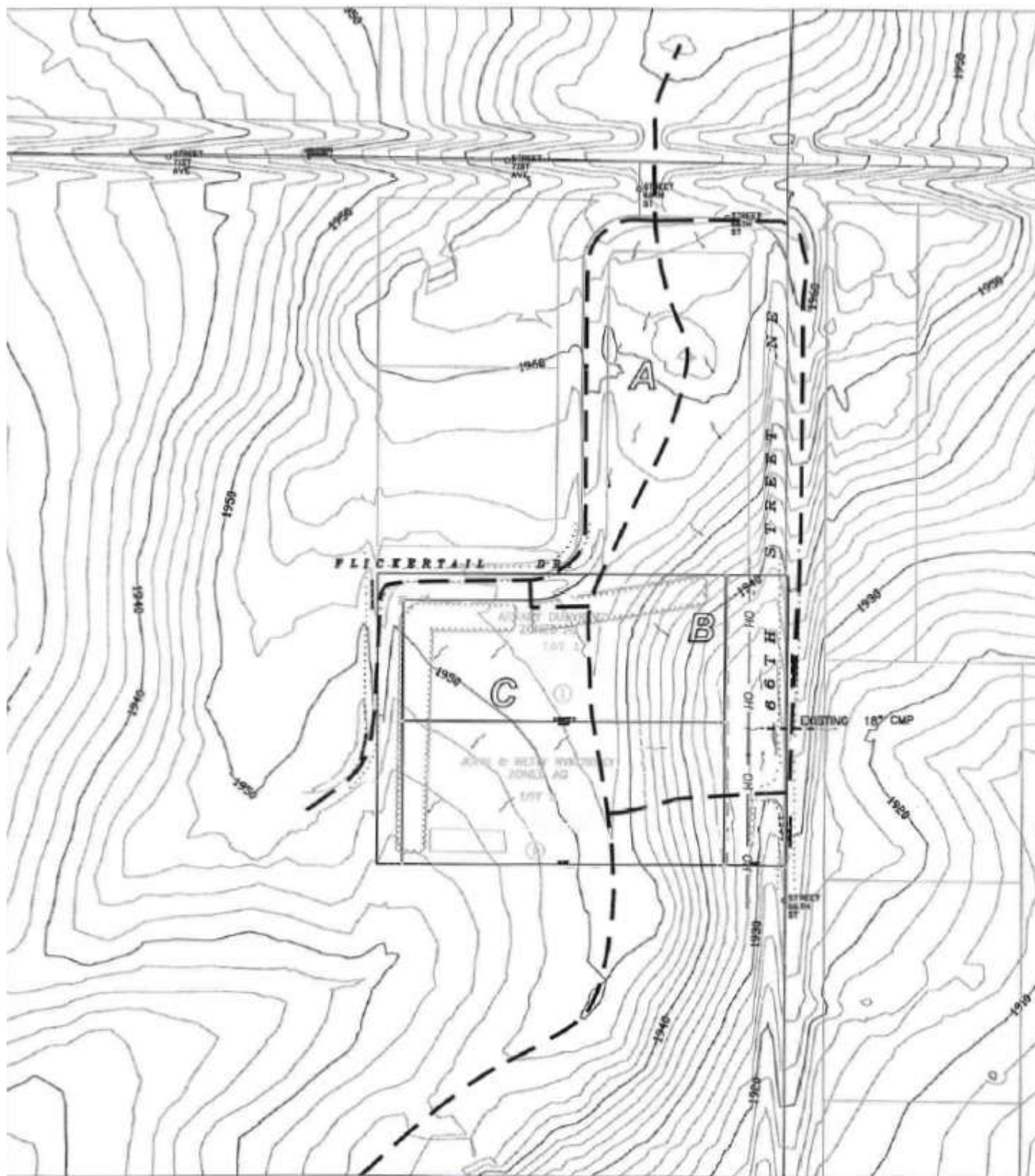
cc: Arkady Dudyrev  
John & Betty Rykowski  
Kim Lee, County Planning Department

File: 1603032

• K LJ Solutions company  
**Kadrmas**  
**Lee &**  
**Jackson**  
Engineers, Surveyors  
and Planners



Source: Ryans 1st Subdivision SWMP Map

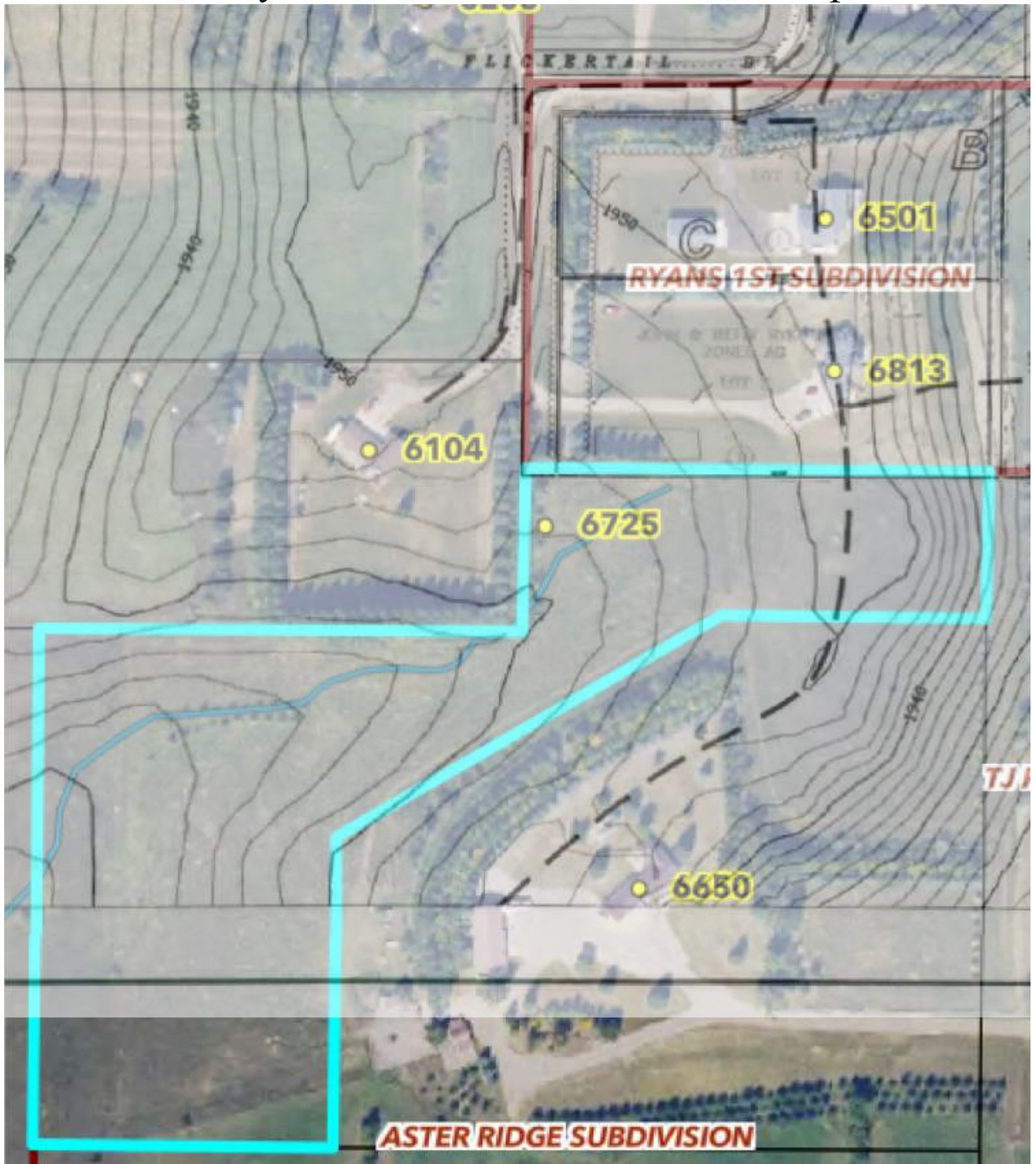


Source: Burleigh County Parcel Viewer Drainage  
Map





# Burleigh County Parcel Viewer Drainage Map & Ryans 1st Subdivision SWMP Map



# 6725 Lambeau Lane SWMP Request

Hello Landon,

Could you please forward the Storm Water Management Plan for Aster Ridge Subdivision?  
Do you have the SWMP on record or where would I get this information?

Thank you  
Debbie Staloch

---

Landon Niemiller [REDACTED] Thu, May 29, 2025 at 1:26 PM  
To: Debbie Staloch [REDACTED]  
Cc: Corissa Fischer <[REDACTED]>, Cordell Staloch [REDACTED], tim staloch [REDACTED]

Hi Debbie,

Your subdivision was granted a waiver for the SWMP.

Thanks

Landon

[Quoted text hidden]

—  
**Landon Niemiller, AICP**  
Land Development Planner  
email: [REDACTED]



**SWENSON, HAGEN & COMPANY P.C.**  
CONSULTING ENGINEERS  
3002 Airway Avenue  
Bismarck, North Dakota 58504  
Phone (701) 223-2600

Thursday May 15th 2025 - after 4 days of Rain









Mandatory Scoping Sheet  
SM-04

Engineering Department  
City of Bismarck  
221 N. 5<sup>th</sup> Street  
P.O. Box 5503  
Bismarck, ND 58506  
701-355-1505

For Office Use Only:

Date Received:

TRAKiT #:

## **MANDATORY STORMWATER MANAGEMENT SCOPING SHEET**

(Complete all applicable items)

### **Section 1 - To Be Completed by Applicant**

(Return to the City of Bismarck Engineering Department)

#### **Project Information:**

Site Address: 6650 NE 66th Street

Description of Work: Subdivide existing 40 acre parcel into 4 10 acre parcels.

Lot & Block Number: Part NE 1/4 Section 7      Subdivision      Township 139 North, Range 80 W

Project Classification:

☐ Residential Lot      ☐ Site Plan Application      ☒ Plat Application

☐ City Contracted      ☐ Development or Redevelopment Not Requiring Land Use Approval

Project Size:

Land Disturbance: unknown      Impervious Surface Created: ± 3 acres

Part of a larger common plan of development or sale that will disturb greater than or equal to one (1) acre?

☐ Yes      ☒ No

#### **Contact Information:**

Applicant: Tim Staloch      Phone: 701-223-2600      Fax: 701-223-2606

Contact Name: Tyrel Rebel      Email: trebel@swensonhagen.com

Mailing Address: 909 Basin Avenue, Bismarck      State ND      Zip Code 58504

#### **Project Description** (Attach a Location Map showing the project in reference to the City Public Storm Sewer System)

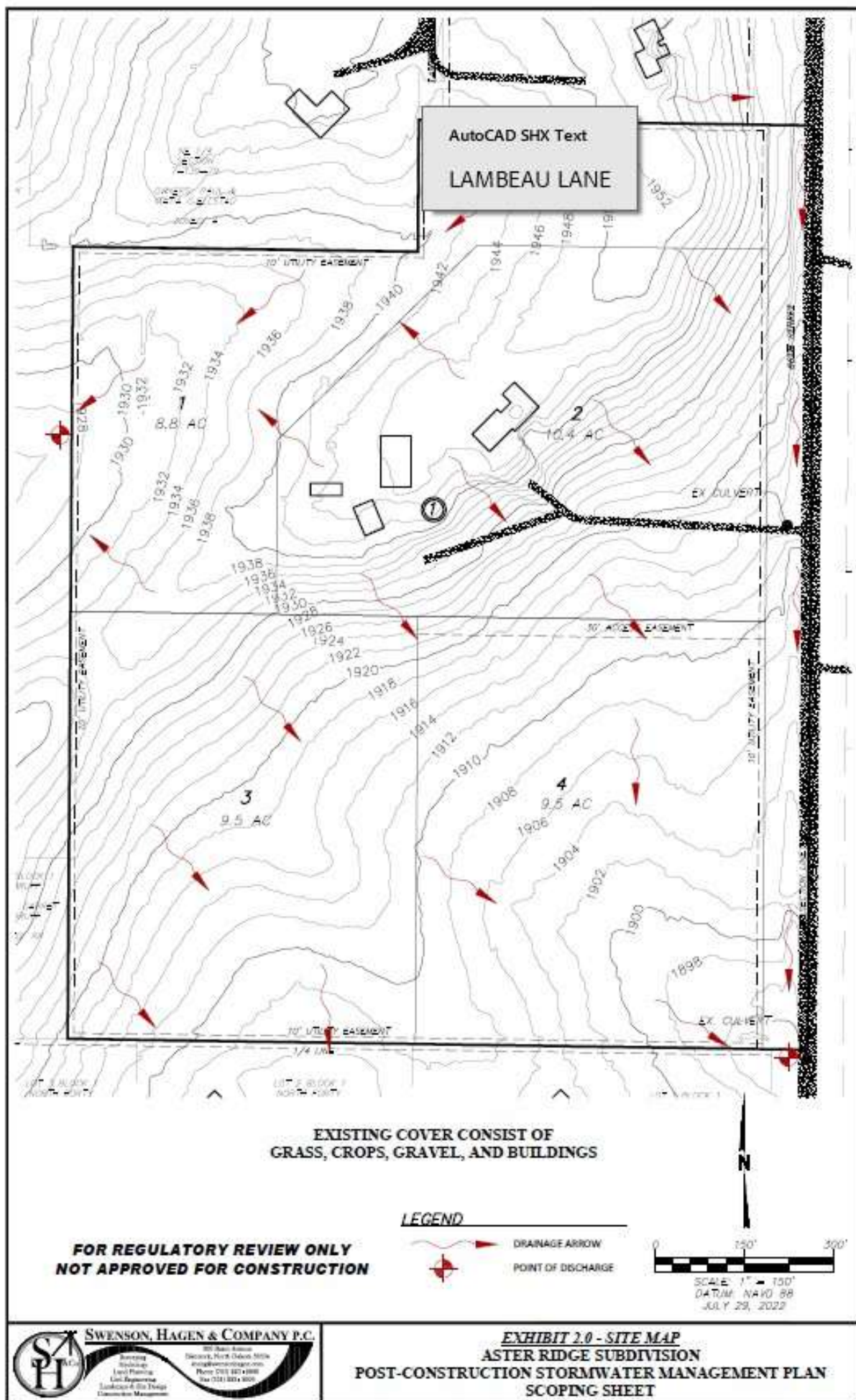
The project is located along the west side of 66th Street NE and between 71st Avenue NE and Rock Road. The project consists of splitting an existing 40 acre parcel into four 10 acre rural residential lots. At this time there are no plans to build on any of the lots. It is anticipated when the lots are developed it is anticipated a maximum of 1.0 acres of impervious area will be created on each lot.

#### **Stormwater Management System** (Describe the Point(s) of Discharge to the Public Storm Sewer System and attach a Drainage Map noting at a minimum the project site, contours indicating the overall drainage of the region, and Point(s) of Discharge)

The majority of the project area drains southeasterly towards 66th Street. The approach to the existing home has a culvert to convey runoff southerly. An existing culvert is located at the southeast corner of the project site which conveys runoff easterly beneath 66th Street. An area north and west of the existing home drains westerly from the project site.

#### **Proposed Post-Construction Stormwater BMPs** (Provide a description of the proposed BMPs to mitigate impacts to water quantity and quality impacts. Include additional sheets if necessary.)

It is anticipated no post-construction stormwater BMPs will be required for the development of this property. With the large residential lots, the anticipated increase in impervious area will be minor and not create adverse impacts downstream.

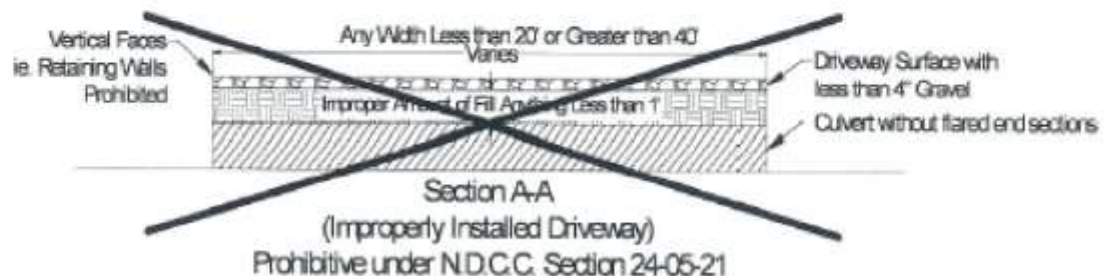
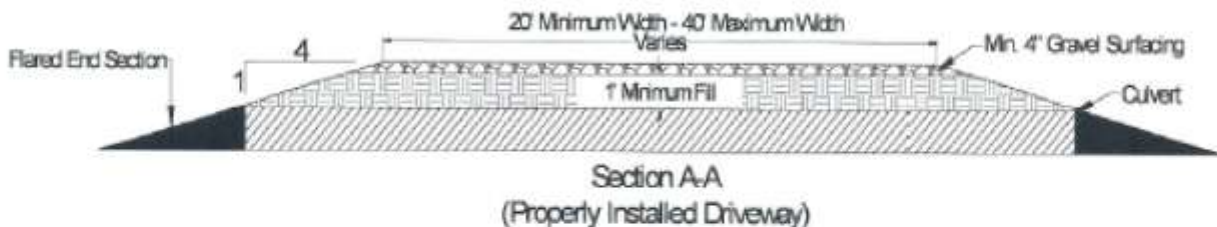
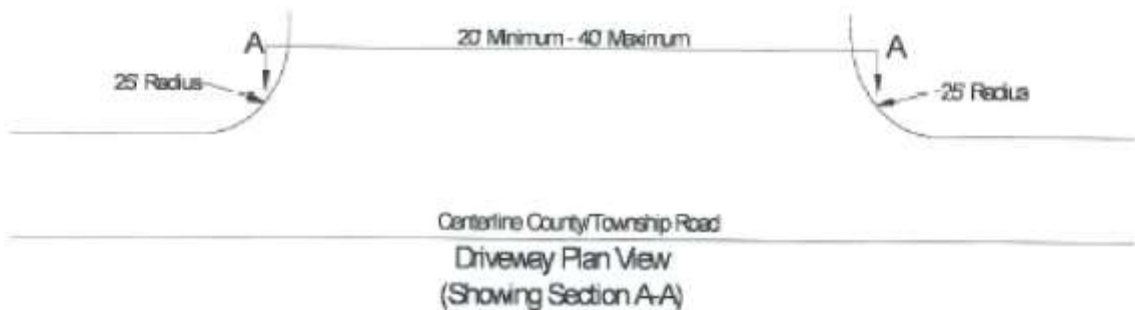


# Burleigh County Driveway Construction Standards



## Construction Standards:

- 1) All approaches must be constructed to County Standards and North Dakota Century Code 24-05-21. Failure to do so may result in fines or the removal of the approach.
- 2) 20' Minimum Top width and 40' Maximum width
- 3) 4:1 in-slope Slope Rate (6" and smaller decorative stones are allowed on in-slopes as long as a 4:1 slope is maintained)
- 4) 25' Turning Radius, Both Corners
- 5) 4" Gravel Surfacing (3" Gravel with 4" Hot Bituminous Pavement or 3" Gravel with 4" Portland Concrete Cement are also acceptable surface treatments)
- 6) Flared End Sections are required on all culvert installations
- 7) No decorative vertical end treatments allowed, including but not limited to retaining walls
- 8) Place pipe to match existing ditch grade



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Page: 2 of 3  
9/7/2023 8:49 AM  
Burleigh County



PERMIT  
BURLEIGH COUNTY HIGHWAY DEPARTMENT

# Burleigh County Driveway Deviation Request

## 6725 Lambeau Lane

2 messages

Debbie Staloch [REDACTED]  
To: "mahall@nd.gov" <mahall@nd.gov>  
Cc: Cordell Staloch [REDACTED] >

Mon, Jun 2, 2025 at 10:55 PM

Hello Mr. Marcus Hall

I am writing to formally request a deviation from the standard 20-foot driveway width for my property in [Burleigh County - 6725 Lambeau Lane, Bismarck ND 58503](#). Due to the 40ft easement constraints, I am only able to accommodate a 14-foot wide driveway with a 4/12 slope.

I respectfully ask for your consideration of this request and am happy to provide any additional documentation or site plans needed for review.

Thank you for your time and attention.

Sincerely,

Cordell & Brandi Staloch

Tim & Debbie Staloch Aster Ridge Subdivision

Hall, Marcus J. <mahall@nd.gov>  
To: Debbie Staloch <[REDACTED]>  
Cc: Cordell Staloch <[REDACTED]>, "Schriock, Daniel L." <[REDACTED]>, "Einrem, Casey J." <[REDACTED]>

Tue, Jun 3, 2025 at 10:53 AM

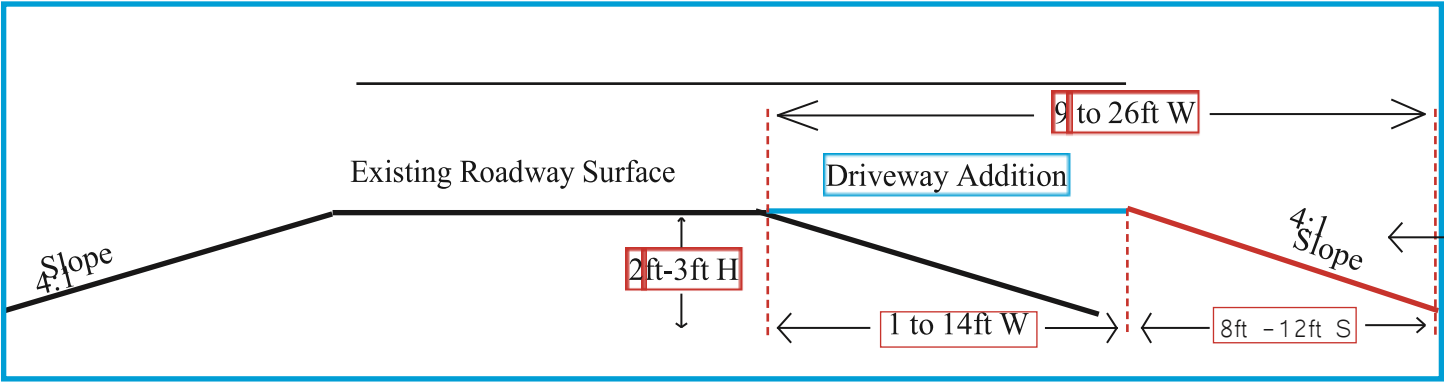
We have reviewed your request to reduce the standard 20ft driveway width (to 14ft wide) at 6725 Lambeau Lane. We believe that this request will still meet our needs for access at this location and therefore grant your request.

Let me know if you have any additional questions.

Marcus J. Hall P.E.  
Burleigh County Engineer  
701-204-7748

# Driveway Plan

6725 Lambeau Lane, Bismarck ND



Connection Point to Lambeau Lane

# Driveway Plan View

