



**CITY OF WATFORD CITY**  
P.O. BOX 494 WATFORD CITY, NORTH DAKOTA 58854

**PLANNING AND ZONING COMMISSION**  
**MEETING AGENDA**  
**Tuesday, May 31st, 2022**  
6:00 PM City Hall, Heritage Room

- **CALL TO ORDER PUBLIC HEARING**

The Public Hearing will be held to hear comment on the following:

1. Amendments to the City of Watford City Municipal Code of Ordinances, Chapter XV–Zoning Ordinance, Article IX(A), A-2 Agricultural District.
2. The addition of a new Ordinance to City of Watford City Municipal Code of Ordinances, Chapter XV–Zoning Ordinance, Article XXXIV, Modifying Requirements.

- **CLOSE PUBLIC HEARING**

- **CALL TO ORDER REGULAR MEETING**

- **MINUTES**

April 25<sup>th</sup>, 2022 - Meeting

- **PERMIT RECORDS**

April-May Permits

- **OLD BUSINESS**

1. Annual Review of Conditional Use Permit for the consideration of allowing Asphalt Batch Plant within Heavy Industrial zoned property.
2. Annual Review of Conditional Use Permit for the consideration of allowing Concrete Batch Plant within Heavy Industrial zoned property.

- **NEW BUSINESS**

- **ADJOURNMENT**

1.

# Ordinance Amendment

## *A-2 Agricultural District (ETA)*

Chapter XV-Zoning Ordinance

Article IX (A)

\*The first document is the proposed language alone.  
The second document compares the current A-2  
language to the proposed language.

## **ARTICLE IX(A) - A-2 AGRICULTURAL DISTRICT**

### **SECTION 1. - INTENT:**

The purpose of this district is to allow for continued use of land for agricultural activities adjacent to City lands, while discouraging uses that would be detrimental to supporting or facilitating agricultural practices. This district designation may be used to provide an interim zoning classification for lands, pending determination of an appropriate, permanent zoning designation. This district is only to be used for areas outside of the corporate limits of the City and within the City's extraterritorial zoning jurisdiction.

(Ord. No. 234, 5-4-2011)

### **SECTION 2. - PERMITTED USES:**

1. Single-Family Dwellings.
2. Farm Residences.
3. General Farm Operations.
4. Parks and Gardens.
5. Fair Grounds and associated activities.
6. Places of Worship.
7. Existing livestock facilities established prior to May 2011.
8. Commercial livestock arenas.
9. Commercial livestock auction facilities.

(Ord. No. 234, 5-4-2011; Ord. No. 445, 11-21-2017)

### **SECTION 3. - CONDITIONAL USES:**

1. Airports.
2. Cemeteries.
3. Funeral Homes.
4. Municipal Lagoons.
5. Schools.
6. Seismographic Exploration, subject to the Regulations in Article XXII, Section 8.
7. Temporary Workforce Housing.

8. Transmission Facilities.

9. Bulk Freshwater Storage Sales.

a) This use shall not generate any increase in traffic and will be subject to all other provisions of a Conditional Use as detailed within this ordinance.

10. Agricultural-related Commercial.

a) Agricultural-related, commercial activity ancillary to operations. Such agricultural-related activities may include:

- i. Feed, grain, or agricultural supply sales.
- ii. Nurseries or greenhouses.
- iii. Permanent buildings offering goods produced on the subject parcel.

b) Gross floor area devoted to non-agricultural related sales shall not exceed 25% of the total commercial structures on the subject parcel.

c) The cumulative gross floor area used for retail shall not exceed 10,000 square feet.

d) Unless otherwise expressly stated, Conditional Use Permits for agricultural-related commercial uses shall come under Watford City Planning and Zoning/City Council review within ninety (90) days of: sale or transfer of subject property or portion thereof, change in lessee or lessor, or upon annexation into the City of Watford City. The landowner of record is responsible for notifying City Planning of any change in ownership, lease, or in conjunction with an annexation application.

(Ord. No. 234, 5-4-2011; Ord. No. 445, 11-21-2017; Ord. No. 500, 10-1-2018)

#### **SECTION 4. - INTENSITY OF USE REGULATIONS:**

Every lot of land shall have an area of not less than seven thousand two hundred (7,200) square feet and an average width of not less than sixty (60) feet, except that if a single lot of record as of the effective date of this ordinance, as defined in the definitions of this ordinance, has less area or width than herein required and its boundary lines, along their entire length, touched lands under other ownership on the effective date of this ordinance and have not since been changed, such lot shall be permitted. In addition, no lot shall have buildings, including accessory structures, dwellings, private garages, the square footage (footprint) of which exceeds forty (40) percent of the total square footage of the lot, however, upon application, the Planning Commission may approve new construction that covers up to fifty (50) percent of the total square footage of the lot.

(Ord. No. 234, 5-4-2011)

#### **SECTION 5. - HEIGHT REGULATIONS:**

1. When a building or structure is within one hundred fifty (150) feet of any residential district, said building or structure shall not exceed thirty-five (35) feet in height.

2. When a building or structure is more than one hundred fifty (150) feet from any residential district, said building or structure shall not exceed seventy-five (75) feet in height.

(Ord. No. 234, 5-4-2011)

#### **SECTION 6. - YARD REGULATIONS:**

##### **1. Front Yard:**

- a) There shall be a front yard having a depth of not less than twenty-five (25) feet.
- b) Where lots have a double frontage, the required front yard shall be provided on both streets.
- c) Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each side of a corner lot; the secondary front/side shall be reduced to twenty (20) feet. In all cases, the site must be reviewed by City staff to ensure proper sight triangulation. However, that the buildable width of a single lot of record as of the effective date of this ordinance, as defined in the definitions of this ordinance, shall not be reduced to less than thirty-five (35) feet, except where necessary to provide a yard along the side street with a depth of not less than five (5) feet. No accessory building shall project beyond the front yard line on either street.

##### **2. Side Yard:**

- a) Except as hereinafter provided in the following paragraph and in the additional height, area and use regulations of this ordinance, there shall be a side yard having a width of not less than six (6) feet on each side of the principal building.
- b) Wherever a lot of record as of the effective date of this ordinance has a width of fifty (50) feet or less, the side yard on each side of a building may be reduced to a width of not less than ten (10) percent of the width of the lot, but in no instance shall it be less than three (3) feet.

##### **3. Rear Yard:**

- a) Except as hereinafter provided in the additional height, area and use regulations of this ordinance, there shall be a rear yard having a depth of not less than twenty-two (22) feet.

(Ord. No. 234, 5-4-2011; Ord. No. 568, 5-3-2021)

#### **SECTION 7. - PARKING REGULATIONS:**

Based upon intensity of use and City standards applied.

(Ord. No. 234, 5-4-2011)

#### **SECTION 8. - SIGN REGULATIONS:**

As permitted in ARTICLE XXI, SIGN REGULATIONS.

(Ord. No. 234, 5-4-2011)

#### **SECTION 9. - MAINTENANCE AND IMPROVEMENTS:**

Building permits in this district shall not be required for new construction, repair or replacement of sidewalks, driveways, fences, pole buildings, grain bins, and other non-permanent, traditionally agricultural buildings. All structures must comply with current building codes and require notification to the City Planning department and Building Official prior to construction or installation.

Property located outside of the corporate limits of the city and in the A-2 Agricultural Zoning District is not subject to the requirements of Chapter IV, Article III (Garbage, Refuse, Rubbish); Chapter IV, Article IV (Dangerous Buildings); Chapter IV, Article VII (Fires in Public Places); Chapter IV, Article X (Noxious Weeds); Chapter IV, Article XI (Sanitary Nuisances); Chapter IV, Article XII (Smoke - Gases); Chapter IV, Article XIV (Personal Property); Chapter IV, Article XV (Trees); and Chapter IV, Article XVI (Lot Maintenance).

(Ord. No. 234, 5-4-2011)

## ARTICLE IX(A) - A-2 AGRICULTURAL DISTRICT

### SECTION 1. - INTENT:

~~The purpose of this district is to allow for continued use of land for agricultural activities adjacent to City lands, while discouraging uses that would be detrimental to supporting or facilitating agricultural practices. This district designation may be used to provide an interim zoning classification for lands, pending determination of an appropriate, permanent zoning designation. This district is established to protect the City of Watford City from uses which would have an adverse effect on the city and to preserve land until it is developed. This district is only to be used for areas outside of the corporate limits of the City, and within the City's extraterritorial zoning jurisdiction. This district shall have limited requirements for maintenance and improvements.~~

(Ord. No. 234, 5-4-2011)

### SECTION 2. - PERMITTED USES:

1. Single-Family Dwellings.
2. Farm Residences.
3. General Farm Operations.
4. Parks and Gardens.
5. Fair Grounds and associated activities.

~~6. Engineered Post Framed Buildings.~~

~~6~~7. Places of Worship.

7. Existing livestock facilities established prior to May 2011.

8. Commercial livestock arenas.

9. Commercial livestock auction facilities.

(Ord. No. 234, 5-4-2011; Ord. No. 445, 11-21-2017)

### SECTION 3. - CONDITIONAL USES:

1. Airports.
2. Cemeteryiesy.
3. Funeral Homes.
4. Municipal Lagoons.
5. Schools.

6. Seismographic Exploration, subject to the Regulations in Article XXII, Section 8.

7. Temporary Workforce Housing.

8. Transmission Facilities.

9. Bulk Freshwater Storage Sales.

a) This use shall not generate any increase in traffic and will be subject to all other provisions of a Conditional Use as detailed within this ordinance.

10. Agricultural-related Commercial.

a) Agricultural-related, commercial activity ancillary to operations. Such agricultural-related activities may include:

i. Feed, grain, or agricultural supply sales.

ii. Nurseries or greenhouses.

iii. Permanent buildings offering goods produced on the subject parcel.

b) Gross floor area devoted to non-agricultural related sales shall not exceed 25% of the total commercial structures on the subject parcel.

c) The cumulative gross floor area used for retail shall not exceed 10,000 square feet.

d) Unless otherwise expressly stated, Conditional Use Permits for agricultural-related commercial uses shall come under Watford City Planning and Zoning/City Council review within ninety (90) days of: sale or transfer of subject property or portion thereof, change in lessee or lessor, or upon annexation into the City of Watford City. The landowner of record is responsible for notifying City Planning of any change in ownership, lease, or in conjunction with an annexation application.

(Ord. No. 234, 5-4-2011; Ord. No. 445, 11-21-2017; Ord. No. 500, 10-1-2018)

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#### SECTION 4. - INTENSITY OF USE REGULATIONS:

Every lot of land shall have an area of not less than seven thousand two hundred (7,200) square feet and an average width of not less than sixty (60) feet, except that if a single lot of record as of the effective date of this ordinance, as defined in the definitions of this ordinance, has less area or width than herein required and its boundary lines, along their entire length, touched lands under other ownership on the effective date of this ordinance and have not since been changed, such lot shall be permitted. In addition, no lot shall have buildings, including accessory structures, dwellings, private garages, the square footage (footprint) of which exceeds forty (40) percent of the total square footage of the lot, however, upon application, the Planning Commission may approve new construction that covers up to fifty (50) percent of the total square footage of the lot.

(Ord. No. 234, 5-4-2011)

#### SECTION 5. - HEIGHT REGULATIONS:

1. When a building or structure is within one hundred fifty (150) feet of any residential district, said building or structure shall not exceed thirty-five (35) feet in height.
2. When a building or structure is more than one hundred fifty (150) feet from any residential district, said building or structure shall not exceed seventy-five (75) feet in height.

(Ord. No. 234, 5-4-2011)

#### SECTION 6. - YARD REGULATIONS:

##### 1. Front Yard:

- a) There shall be a front yard having a depth of not less than ~~thirty-two~~ thirty-five (35) feet.
- b) Where lots have a double frontage, the required front yard shall be provided on both streets.
- c) Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each side of a corner lot; the secondary front/side shall be reduced to twenty (20) feet. In all cases, the site must be reviewed by City staff to ensure proper sight triangulation. However, that the buildable width of a single lot of record as of the effective date of this ordinance, as defined in the definitions of this ordinance, shall not be reduced to less than thirty-five (35) feet, except where necessary to provide a yard along the side street with a depth of not less than five (5) feet. No accessory building shall project beyond the front yard line on either street. ~~Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot; Provided, however, that the buildable width of a single lot of record as of the effective date of this ordinance shall not be reduced to less than thirty-five (35) feet, except where necessary to provide a yard along the side street with a depth of not less than five (5) feet. No accessory building shall project beyond the front yard line on either street.~~

##### 2. Side Yard:

a) Except as hereinafter provided in the following paragraph and in the additional height, area and use regulations of this ordinance, there shall be a side yard having a width of not less than six (6) feet on each side of the principal building.

b) Wherever a lot of record as of the effective date of this ordinance has a width of fifty (50) feet or less, the side yard on each side of a building may be reduced to a width of not less than ten (10) percent of the width of the lot, but in no instance shall it be less than three (3) feet.

### 3. Rear Yard:

a) Except as hereinafter provided in the additional height, area and use regulations of this ordinance, there shall be a rear yard having a depth of not less than ~~thirty-two~~ thirty-two (3022) feet.

(Ord. No. 234, 5-4-2011; Ord. No. 568, 5-3-2021)

### **SECTION 7. - PARKING REGULATIONS:**

As required in ARTICLE XX, PARKING AND LOADING REGULATIONS. Based upon intensity of use and City standards applied.

(Ord. No. 234, 5-4-2011)

### **SECTION 8. - SIGN REGULATIONS:**

As permitted in ARTICLE XXI, SIGN REGULATIONS.

(Ord. No. 234, 5-4-2011)

### **SECTION 9. - MAINTENANCE AND IMPROVEMENTS:**

Building permits in this district shall not be required for new construction, repair or replacement of sidewalks, driveways, fences, pole buildings, grain bins, and other non-permanent, traditionally agricultural buildings. All structures must comply with current building codes and require notification to the City Planning department and Building Official prior to construction or installation.

Property located outside of the corporate limits of the city and in the A-2 Agricultural Zoning District is not subject to the requirements of Chapter IV, Article III (Garbage, Refuse, Rubbish); Chapter IV, Article IV (Dangerous Buildings); Chapter IV, Article VII (Fires in Public Places); Chapter IV, Article X (Noxious Weeds); Chapter IV, Article XI (Sanitary Nuisances); Chapter IV, Article XII (Smoke - Gases); Chapter IV, Article XIV (Personal Property); Chapter IV, Article XV (Trees); and Chapter IV, Article XVI (Lot Maintenance).

(Ord. No. 234, 5-4-2011)

2.

# Proposed Ordinance

## *Modifying Requirements*

Chapter XV-Zoning Ordinance

Article XXXIV

## **ORDINANCE NO.**

### **AN ORDINANCE ADDING ARTICLE XXXIV OF CHAPTER XV OF THE CITY OF WATFORD CITY ORDINANCES RELATING TO MODIFYING REQUIREMENTS.**

The requirements for an individual use or project may be modified when it is demonstrated that specific and unique circumstances to the individual use or project render those requirements as unnecessary to meet the basic intent and principles of identified ordinances or of the adopted standards. Requirement modifications may be requested during the project approval process or may be requested subsequent to project approval.

Modifications to requirements shall be granted where all the following criteria are met:

1. The proposed use or project, with modifications to requirements, shall advance the goals and objectives of, and remains consistent with, the purposes and policies of the City;
2. The proposed use or project, with modifications to requirements, shall not cause an adverse impact to the surrounding properties or the public health, welfare, and safety of the City; and
3. Adequate public services and infrastructure are available to serve the proposed use or project, with modifications to requirements.

Modifications to requirements shall not be granted:

1. If the location, size, design, or operating characteristics of the proposed use or project, with modifications to requirements, are inconsistent with the purposes of the zoning district where it is located;
2. If inconsistent with the restrictions under Article XXVII – Variances; or
3. For amending this Chapter.

The penalties for violations of this Chapter may include, but are not limited to:

1. Revocation of modifications to requirements; or
2. Revocation of permits associated with modifications to requirements.

If the applicant can show specific and unique circumstances that the applicant believes renders specific requirements unnecessary to meet the basic intent and principles of these ordinances or of the adopted standards, the applicant may make an appeal to the City Administrator to modify particular requirements.

The building official, the public works department, the engineering department, and the planning department shall make their determinations of the modifications to requirements based on the current ordinances and adopted standards.

If the City Administrator agrees that some or all of the applicant's points appealed are legitimate, the City Administrator may bring those legitimately appealed aspects to the City Council with a recommendation to modify those specific requirements.

If a simple majority of the members of the City Council vote to modify those specific requirements, such requirements will be modified as recommended by the City Administrator.

Under no circumstances will the cost to the applicant be considered as a specific or unique circumstance that is appealable.

Any appeal made to the City Administrator will be responded to with written findings of fact as to the decision made to either recommend or deny the modifications for each appealed requirement.

Granted modifications may be limited by a specific period.

This ordinance shall be effective upon final passage and publication. It shall automatically terminate on January 1, 2024.

\_\_\_\_\_ moved the adoption of the foregoing Ordinance. The motion was seconded by \_\_\_\_\_. On roll call vote of the Council members, the following Council members voted "AYE": \_\_\_\_\_, and the following Council members voted "NAY": \_\_\_\_\_ Absent and not voting: \_\_\_\_\_.

WHEREUPON, the motion was passed and the Ordinance declared adopted this day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor Philip K. Riely  
City of Watford City

ATTEST:

\_\_\_\_\_  
Peni Peterson, City Auditor

First Reading:  
Second Reading:  
Published:

3.

# Old Business

## *Annual Review of CUP for Asphalt and Concrete Batch Plants*

(Information Combined)

Parcel # 82-73-07750

The property was zoned HI – Heavy Industrial District in August of 2012 along with the original CUP for the concrete batch plant. The asphalt batch plant CUP was issued some time later and by 2015 both were up for annual reviews each Fall. A concrete crushing CUP was granted and allowed to lapse as well on the site.

Conditions have been added and removed over the years. In 2019, the following condition was listed:

***When County Road 35 (14th St SW) is constructed, Knife River will be required to improve their approach onto the property as well as provide a 24' paved drive aisle to the batch plant site as an effort to help minimize material track-out from truck traffic onto the new road.***

In 2020, the following condition was listed:

***If construction of County Rd 35 and 14th St. happens prior to Knife River's next Annual Review then at that time, Knife River will be required to improve their access on site for at least the first 40 ft. onto the property as an effort to help minimize material track-out from truck traffic onto the new road. If County Road 35 is not constructed prior to Knife River's next annual review, the access paving will be a contingency of approval for the review year of 2020.***

In 2021, the following condition was listed:

***The 2 points of access off of County Rd 35 must be improved to Industrial Standards meeting a minimum of 40' paved onto the property for each access in order to minimize track out onto the newly paved road. This is a contingency required to be constructed prior to the annual review in 2021.***

Site photos are included in the P&Z package. The first image shows the apron paved during the 14<sup>th</sup> St SW project. The next two photos show the existing material on-site and the final image shows the south ingress/egress point. No on-site pavement was observed at the south access location.



















# Minutes

*April 25<sup>th</sup> 2022*



**PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
Monday, April 25th, 2022**

The regularly scheduled April meeting of the Watford City Planning & Zoning Commission was held on Monday April 25th, 2022, at City Hall in the Heritage Room. In attendance: Vice Chairman Gregg Schuetze, and Commission Members Warren Hovland, Troy Knutson, Jesse Lawrence, Marco Pelton, and Ross Sundeen. Also in attendance: Principal Planner Jake Walters, Assistant City Planner LaRissa Bertram, City Engineer Grace Demars, City Building Inspector Steven Williams, and City Attorney Wyatt Voll.

With the above-mentioned present, the public hearing was called to order at 6:00 P.M. by Vice Chairman Gregg Schuetze.

Under consideration was the following agenda:

1. The Public Hearing will be held to hear comment on Use Application for Variance submitted by LT Development for property located at PID: 82-64-02200, Lot 20 of Block 2 of Tara Estates. Requesting a 5 ft decrease in the 20ft side yard setback.

*Assistant City Planner LaRissa Bertram went over the staff report discussion points. Steve Williams reported on the current conditions of the foundation walls. Marco Pelton asked for clarification on the site location. Williams elaborated on location and explained that there was no concern regarding site triangles and that the area is low traffic count/speed.*

**MOTION: R. Sundeen, SECOND: J. Lawrence to recommend Approval to City Council, City of Watford City to allow a five-foot variance in side yard setback for PID 82-64-02200, Lot 20 of Block 2, Tara Estates. Revised setback to be set at fifteen feet.**

There are no conditions attached to this approval recommendation.

**ROLL CALL VOTE:**

**AYES: Warren, Knutson, Lawrence, Pelton, Schuetze, Sundeen**

**NAYS: none**

**MOTION: CARRIED**

2. The Public Hearing will be held to hear comment on Land Use Application for Zone Change Application submitted by Dakota Gold Properties for property located at PID: 82-60-00800. Public Hearing will be held for the consideration to change the current Zoning from AG- Agricultural District to R3 - Medium Density Residential.

*Assistant City Planner LaRissa Bertram restated the staff report and how the previous zone edits/reversions resulted in the current situation. The same condition applies as previous.*

**MOTION: J. Lawrence, SECOND: R. Sundeen to recommend Approval to City Council, City of Watford City for the change of zone from AG (Agricultural District) to R-3 (Medium Density Residential District).**

Approval shall be contingent upon the following condition:

1. If no action is taken indicating R-3 (Medium Density Residential) within one (1) year of approval, the change of zone shall be nullified, and the land will revert to its original AG – Agricultural District zoning.

**ROLL CALL VOTE:**

**AYES: Warren, Knutson, Lawrence, Pelton, Schuetze, Sundeen**

**NAYS: none**

**MOTION: CARRIED**

3. The Public Hearing will be held to hear comment on the Division of Land Application for Map of Reversion submitted by WC16 LLC or property located at 1218, 1306, 1324, 1406, Main St. North for public Hearing will be held for the consideration to clean up property lines for future development.

*Assistant City Planner LaRissa Bertram went through the staff report. City Engineer Grace Demars explained the city will obtain a utility easement for 11<sup>th</sup> Ave NE as a result of this exercise, however that the street would remain private unless it was brought up to City standards. Contingencies were discussed further.*

**MOTION: R. Sundeen, SECOND: M. Pelton to recommend Approval to City Council, City of Watford City for the Madison Heights Subdivision Map of Reversion.**

Approval shall be contingent upon the following conditions:

1. Prior to any future development of this property, generalized building pans and permit applications must be submitted to The City of Watford City for further review and approval.
2. The access easement for 11<sup>th</sup> Ave NE must be recorded prior to the plat being recorded.

**ROLL CALL VOTE:**

**AYES: Warren, Knutson, Lawrence, Pelton, Schuetze, Sundeen**

**NAYS: none**

**MOTION: CARRIED**

**CLOSE PUBLIC HEARING:** 06:10 PM by Vice Chairman Gregg Schuetze.

**CALL TO ORDER REGULAR MEETING:** 06:10 PM by Vice Chairman Gregg Schuetze.

**MINUTES:** March 28<sup>th</sup>, 2022

*Minutes were reviewed as presented. No additional comments.*

**MOTION:** J. Lawrence, **SECOND:** T. Knutson to Approve the meeting minutes as presented.

**VOICE VOTE:**

**AYES:** all in favor

**NAYS:** none

**PERMIT RECORDS:**

*Reviewed permit records as presented. No additional comments.*

**NEW BUSINESS:**

- Eva Bertagnolli – Resignation from Planning and Zoning Commission
- Jake Walters- Resignation from Planning and Zoning Commission
  - City attorney Wyatt Voll briefly went over process of getting new City P&Z board members
- Nomination of new P&Z Chairman
  - Vice Chairman Gregg Schuetze nominated Jesse Lawrence as Chairman
  - All in favor; none opposed
- Acknowledged years of service from departing Assistant Planner LaRissa Bertram

**OLD BUSINESS:**

None

**ADJOURNMENT:** 6:16 PM

**MOTION by J. Lawrence**

The next regularly scheduled Planning and Zoning Commission Meeting will be held on

Tuesday, May 31<sup>st</sup>, 2022 at 06:00 pm

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Gregg Schuetze, Vice Chairman

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Jake Walters, Principal Planner

# Permit Records

*April-May*



2022 Permit Records  
City of Watford City

PERMIT #	PERMIT TYPE	ISSUE DATE	PROPERTY OWNER	CONTRACTOR	ADDRESS	LOT/BLOCK	SUBDIVISION	PARCEL #	DESCRIPTION OF WORK	VALUE	PERMIT FEE	INVOICE #
5225	SIGN	4/25/2022	John Veno	Knockout Design	3617 6th Ave NE		Hunter's Run	82-42-15300	x2: LED channel letters (74" x 126") and Lit building face cabinet (86" x 86")	\$ -	\$ 100.00	5330
5226	RESIDENTIAL BUILDING	4/25/2022	David Veeder	TBD	608 6th St NE	Lot 1 Block 2	Veeder Estates	82-75-02600	2078 Sq Ft Single Family Home with Unfinished bonus room above garage	\$ 350,000.00	\$ 1,820.00	5333
5227	WATER/SEWER ACCESS	4/25/2022	David Veeder	Titanium	608 6th St NE	Lot 1 Block 2	Veeder Estates	82-75-02600	1" water line 3/4" meter with sewer access	\$ -	\$ 3,132.53	5333
5228	CONSTRUCT/REPAIR	4/25/2022	David Veeder	Gordy's Machine Core	608 6th ST NE	Lot 1 Block 2	Veeder Estates	82-75-02600	Construction of Driveway and Sidewalk within City ROW	\$ 10,000.00	\$ 88.50	5333
5229	RESIDENTIAL BUILDING	4/25/2022	David Veeder	TBD	TBD 7th Ave NE	Lot 6 Block 1	Veeder Estates	82-75-00600	1464 sf ft SF home with attached 2-car garage	\$ 290,000.00	\$ 1,625.00	5334
5230	WATER/SEWER ACCESS	4/25/2022	David Veeder	Titanium	TBD 7th Ave NE	Lot 6 Block 1	Veeder Estates	82-75-00600	1" water line 3/4" meter with sewer access	\$ -	\$ 3,132.53	5334
5231	CONSTRUCT/REPAIR	4/25/2022	David Veeder	Gordy's Machine Core	TBD 7th Ave NE	Lot 6 Block 1	Veeder Estates	82-75-00600	Construction of Driveway and Sidewalk within City ROW	\$ 10,000.00	\$ 88.50	5334
5232	RESIDENTIAL BUILDING	4/25/2022	David Veeder	TBD	TBD 7th Ave NE	Lot 7 Block 1	Veeder Estates	82-75-00700	1674 sf single-family home	\$ 350,000.00	\$ 1,820.00	5335
5233	WATER/SEWER ACCESS	4/25/2022	David Veeder	Titanium	TBD 7th Ave NE	Lot 7 Block 1	Veeder Estates	82-75-00700	1" water line 3/4" meter with sewer access	\$ -	\$ 3,132.53	5335
5234	CONSTRUCT/REPAIR	4/25/2022	David Veeder	Gordy's Machine Core	TBD 7th Ave NE	Lot 7 Block 1	Veeder Estates	82-75-00700	Construction of Driveway and Sidewalk within City ROW	\$ 10,000.00	\$ 88.50	5335
5235	RESIDENTIAL BUILDING	4/25/2022	David Veeder	TBD	TBD 7th Ave NE	Lot 8 Block 1	Veeder Estates	82-75-00800	1588 sf single-family home	\$ 345,000.00	\$ 1,803.75	5336
5236	WATER/SEWER ACCESS	4/25/2022	David Veeder	Titanium	TBD 7th Ave NE	Lot 8 Block 1	Veeder Estates	82-75-00800	1" water line 3/4" meter with sewer access	\$ -	\$ 3,132.53	5336
5237	CONSTRUCT/REPAIR	4/25/2022	David Veeder	Gordy's Machine Core	TBD 7th Ave NE	Lot 8 Block 1	Veeder Estates	82-75-00800	Construction of Driveway and Sidewalk within City ROW	\$ 10,000.00	\$ 88.50	5336
5238	RESIDENTIAL BUILDING	4/28/2022	Charles Zinne	RTP Operations	109 5th St SE	Lot 16 Block 1	1st Add. To East WC	82-29-02380	Poured concrete wall, 60' x 3' x6"	\$ 1,750.00	\$ 31.25	5347
5239	CONSTRUCT/REPAIR	4/28/2022	Charles Zinne	RTP Operations	109 5th St SE	Lot 16 Block 1	1st Add. To East WC	82-29-02380	Pour concrete apron 20' wide, 6' deep, 6" thick	\$ 1,500.00	\$ 27.50	5347
5240	FENCE	5/2/2022	Joshua Rolfsrud	Self	417 3rd St NW			82-51-02800	6' wooden FENCE, 400' in length, 10' gate (fencing backyard)	\$ -	\$ 25.00	5346
5241	CONSTRUCT/REPAIR	5/3/2022	City of Watford City	B Crack Sealing LLC	City streets per exhibit				Crack seal for city streets per exhibit	\$ 50,000.00	\$ 448.00	5348
5242	RESIDENTIAL BUILDING	5/4/2022	Matthew Foreman	Aspen Contracting	317 27th Ave NE				Reroof	\$ 18,222.00	\$ 146.04	5351
5243	CONSTRUCT/REPAIR	5/4/2022	City of Watford City	Knife River	Multi Sites				R&R of asphalt pavement, R&R of base as needed	\$ 63,938.88	\$ 521.18	5352
5244	MOVING PERMIT	5/4/2022	Todd Hall	B & B Mobile	1003 5th Ave SE				Moving mobile home	\$ -	\$ 150.00	5353
5245	RESIDENTIAL BUILDING	5/4/2022	Nian Chiu Chou	Chapple Carpentry and Construction	1208 17th Ave SW				Remove and replace asphalt shingles. Repair siding.	\$ 8,749.64	\$ 111.64	5355
5246	RESIDENTIAL BUILDING	5/4/2022	Roland Dahl	Leingang Home Center	400 5th St NE				348 sf deck, brown treated	\$ 25,600.00	\$ 198.00	5358
5247	GENERAL	5/5/2022	Tyler Cox	Stone Construction	12201 Buffalo Hills Dr		Buffalo Hills	20-03-00100	insurance claim: roof/soffet/siding repalcement/patchwork	\$ 17,564.00	\$ 20.00	5359
5248	SIGN	5/5/2022	WC105 Main LLC	GFS Enterprise Corporation	105 Main Street North				Painted 10' x 12' sign	\$ -	\$ 100.00	5360
5249	COMMERCIAL BUILDING	5/5/2022	WC105 Main LLC	GFS Enterprise Corporation	105 Main Street North				Renovations and updates to existing commercial space	\$ 500.00	\$ 17.50	5360
5250	FENCE	5/6/2022	Gamaliel Guzman	Self	305 8th St NW				6' tall wood fence, stained, 1"x6"slats, 4"x4" posts, 8' on center	\$ -	\$ 25.00	5362
5251	RESIDENTIAL BUILDING	5/6/2022	Gamaliel Guzman	Self	305 8th St NW				Stairs from existing back patio deck and sidewalk to front yard	\$ 2,000.00	\$ 32.50	5362
5252	FENCE	5/10/2022	Emmanuel Sakala	Archer May's LLC	3601 9th Ave NE		Hunter's Run		6' white, vinyl fence	\$ -	\$ 25.00	5364
5253	RESIDENTIAL BUILDING	5/12/2022	Steve Williams	Self	309 4th Ave NE	Lot 15/Block 1		82-03-01900	Pour concrete slab in existing garage (780 sf +/-)	\$ 4,400.00	\$ 49.30	5365
5254	RENEWAL	5/13/2022	Jose Adame	Self	504 30th Ave NE	Block 1	Adame	20-36-00100	Fence renewal	\$ -	\$ 20.00	5369
5255	FENCE	5/16/2022	Taryn Candy	Self	1918 Winterhawk Trail	Lot 48, Block 1	Stepping Stone	83-25-14800	6' white, vinyl fence	\$ -	\$ 25.00	5372
5256	FENCE	5/17/2022	Virgil D. Rodgers	Self	1413 E Pheasant Ridge	Lot 37	Pheasant Ridge	82-55-03700	6' fence, wood posts, metal fencing	\$ -	\$ 25.00	5373
5257	RESIDENTIAL BUILDING	5/17/2022	R. Hank Rogers	Self	413 Main St N				Install Two Egress Windows, basement	\$ 7,500.00	\$ 71.00	5375
5258	RESIDENTIAL BUILDING	5/18/2022	Virgil D. Rodgers	Self	1413 E Pheasant Ridge	Lot 37	Pheasant Ridge	82-55-03700	Pre-fab, 10'x14' metal shed	\$ 1,100.00	\$ 21.50	5376
5259	FENCE	5/18/2022	Larry Andersen	Self	113 2nd St SW	Lot 2, Block 2	Sax Addition to WC	82-57-02400	4' x 4' white, vinyl fence	\$ -	\$ 25.00	5377
5260	FENCE	5/18/2022	Debora Riggins		12236 Buffalo Hills	Lot 20	Buffalo Hills	20-03-02000	6ft wooden fence, 1 man-gate, 1 12-ft vehicle gate	\$ -	\$ 25.00	5378
5261	SIGN	5/20/2022	Arnett & Burgess Pipeliners - Rockies	Cascade Glass and Signs	605 11th Ave SW	Lot 1, Block 1	Old West Sub 1st Add	82-97-00150	3' x 14' polymetal sign, replacing old signage	\$ -	\$ 100.00	5380
5262	EXCAVATION	5/25/2022	City of Watford City	BEK Consulting LLC	302 11th St SE				Orig work done in March 2022 - Repair curb stop box	\$ 2,500.00	\$ 79.00	5382
5158	RENEWAL	5/25/2022	Stenehsjem Development LLP	Paramount Builders Inc	(lot 121) FHV	Lot 121 Block 3	FHV		Renewal - Kay's Court SE duplex unit	\$ -	\$ 20.00	5384
5161	RENEWAL	5/25/2022	Stenehsjem Development LLP	Paramount Builders Inc	(lot 122) FHV	Lot 122 Block 3	FHV		Renewal - Kay's Court SE duplex unit	\$ -	\$ 20.00	5384
5164	RENEWAL	5/25/2022	Stenehsjem Development LLP	Paramount Builders Inc	(lot 123) FHV	Lot 123 Block 3	FHV		Renewal - Kay's Court SE duplex unit	\$ -	\$ 20.00	5384
5167	RENEWAL	5/25/2022	Stenehsjem Development LLP	Paramount Builders Inc	(lot 124) FHV	Lot 124 Block 3	FHV		Renewal - Kay's Court SE duplex unit	\$ -	\$ 20.00	5384
5263	SIGN	5/26/2022	Anytime Fitness	Bismarck Sign Company	102 4th Ave SE				Commerical signage, flat to building, LED back-lit	\$ -	\$ 100.00	5387
5264	COMMERCIAL BUILDING	5/26/2022	Bruce Pedersen	Bruce Pedersen	770 3rd Ave SW				Accessory building for client grieving	\$ 4,000.00	\$ 65.10	5388

# Permit Comparisons

City of Watford City

2021	
Month	# of Permits Issued
January	15
February	11
March	29
April	24
May	57
June	36
July	33
August	30
September	30
October	18
November	33
December	10

<b>2021 TOTAL</b>	<b>326</b>
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2021	
Month	Value
January	\$ 136,000.00
February	\$ 597,913.00
March	\$ 891,172.00
April	\$ 305,025.00
May	\$ 887,753.96
June	\$ 2,622,500.00
July	\$ 153,946.40
August	\$ 355,163.00
September	\$ 6,250,916.00
October	\$ 2,743,900.00
November	\$ 3,110,612.00
December	\$ 314,000.00

<b>2021 TOTAL</b>	<b>\$ 18,368,901.36</b>
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2021 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	17	17	\$ 4,646,437.00
Duplex	4	2	\$ 1,388,000.00
Apartment 3-4 Units	0	0	\$ -
Apartment 5+ Units	0	0	\$ -

<b>2021 TOTAL</b>	<b>21</b>	<b>19</b>	<b>\$ 6,034,437.00</b>
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2022		
Month	# of Permits Issued	Comparison
January	7	47%
February	9	82%
March	14	48%
April	33	138%
May	\$ 24.00	42%
June		
July		
August		
September		
October		
November		
December		

<b>2022 YTD</b>	<b>87</b>	<b>27%</b>
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2022		
Month	Value	Comparison
January	\$ 379,000.00	279%
February	\$ 42,500.00	7%
March	\$ 500,002.10	56%
April	\$ 1,912,410.00	627%
May	\$ 199,739.62	22%
June		
July		
August		
September		
October		
November		
December		

<b>2022 YTD</b>	<b>\$ 3,033,651.72</b>	<b>17%</b>
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2022 Residential Permits				
Type	# of Units	# of Buildings	Value	Comparison
Single Family Home	6	6	\$ 1,639,000.00	35%
Duplex	2	1	\$ 304,000.00	22%
Apartment 3-4 Units	0	0	\$ -	0%
Apartment 5+ Units	0	0	\$ -	0%

<b>2022 TOTAL YTD</b>	<b>8</b>	<b>7</b>	<b>\$ 1,943,000.00</b>	<b>32%</b>
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