



City of Watford City

213 2nd St. NE / PO Box 494

Watford City, ND 58854

Ph. 701-444-2533

Fax 701-444-3004

Celebrating 100 Years - 2014

cityofwatfordcity.com

PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, July 25th, 2022

6:00 PM City Hall, Heritage Room

- **CALL TO ORDER PUBLIC HEARING**

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

1. Land Use Application - Conditional Use Permit, submitted by the Watford City Livestock Association, for property located at 605 3rd Ave SW, Watford City, ND (PID 11-00-09000). An application has been submitted for the consideration of Agricultural-related Commercial use in an A-2 zoning district.
2. Division of Land Application – Minor Plat (Simple Lot Split), submitted by Iron Fox, LLC, for property located at 904 24th Ave SW, in the ETA of Watford City, ND (PID 11-00-12100). An application has been submitted to divide the land into three parcels.
3. Land Use Application – Zone Change, submitted by Roseholm LLC and Coulee Man LLC, for property located at 12488 30th St NW, in the ETA of Watford City, ND (PID 20-00-02700). An application has been submitted to rezone the ETA portion of the parcel from A-2 to RR 2.5.

- **CLOSE PUBLIC HEARING**

- **CALL TO ORDER REGULAR MEETING**

- **MINUTES**

June 27th, 2022 – Meeting

- **PERMIT RECORDS**

June-July Permits

- **NEW BUSINESS**

- **OLD BUSINESS**

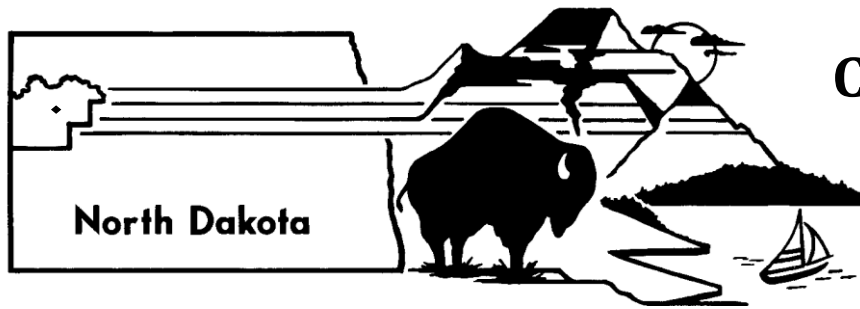
- **ADJOURNMENT**

1.

Land Use Application

Conditional Use Permit

Agricultural-related Commercial Use in an A-2 Zoning District
Watford City Livestock Association



City of Watford City

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July 25th, 2022

STAFF REPORT

Land Use Application: Conditional Use Permit Watford City Livestock Association

APPLICANT:

Watford City Livestock Association
CJ Thorne (Representative)

PROPERTY OWNERS:

Watford City Livestock Association
PO Box 1158
Watford City, ND 58854

PROPERTY LOCATION:

605 3rd Ave SW, Watford City, ND (PID 11-00-09000)

REQUEST:

Land Use Application for a Conditional Use Permit (CUP), Agricultural-related Commercial use in an A-2 zoning district.

CURRENT ZONING:

A-2, Agricultural District (ETA)

CURRENT USE:

Existing livestock facility

SITE DEVELOPMENT:

Access: *The property is accessible from 3rd Ave SW*

Sewer: *The property does not have access to City sanitary sewer.*

Water: *The property is serviced by City water.*

SURROUNDING LAND USE:

North: Zoning – C-1, hotel

East: Zoning – A-2 and C-1

South: Zoning – A-2, vacant

West: Zoning – C-1, Vet Clinic

REFERENCES:

ARTICLE XXV - CONDITIONAL USES

SECTION 1. - REQUIREMENTS FOR CONDITIONAL USES:

A conditional Use Permit may be granted following compliance with the procedure set forth in this section if the conditional use is one set forth in the District Regulations, provided that no application for a conditional use shall be granted unless all of the following conditions are found to be present:

- 1.The conditional use will not be detrimental to or endanger the public health, safety or general welfare;
- 2.The existing permitted uses in the neighborhood will not in any manner be substantially impaired or diminished by the establishment of the conditional use;
- 3.The conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district;
- 4.Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided;
- 5.Adequate measures have or will be taken to provide access and exit so designed as to minimize traffic congestion in the public streets; and

6. The conditional use shall conform to all special provisions of the district in which it is located. The Conditional Use Permit may be issued for a specified period of time, with automatic cancellation at the end of that time unless it is renewed, or conditions may be applied to the issuance of the Permit and periodic review may be required to determine if the conditional use has any detrimental affects on neighboring uses or districts. The Permit shall be granted for a particular use and not for a particular person or firm.

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.

SECTION 3. - CONDITIONAL USES:

...

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.

SECTION 9. - MAINTENANCE AND IMPROVEMENTS:

Building permits in this district shall not be required for repair or replacement of sidewalks, driveways, fences, pole buildings, grain bins, and other non-permanent, traditionally agricultural buildings. Building permits will be required for commercial or

residential structures. All structures must comply with current building codes and require notification to the City Planning department and Building Official prior to construction or installation.

DISCUSSION:

Under the adopted list of A-2 conditionally-permitted uses, the Watford City Livestock Association is asking for Agricultural-related Commercial for Parcel #11-00-09000. Such a use is defined as “Agricultural-related, commercial activity ancillary to operations” which is confirmed for this property.

Only a portion of the existing, approximately 3000 sf building will be used for ag-related retail. The portion specifically associated with the commercial use is just under 800 sf, with the scale house section taking up the majority of the overall building footprint. Non-ag retail space is negligible at this time, but will be required to stay under 25% of the 800 sf, or 200 sf, in order to remain in compliance with the requested CUP.

City staff has met with the project applicant, as well as internally, numerous times and is comfortable with the standards which will be applied to both the project site and the building itself to comply with the Permit. Such improvements may include, but are not limited to: paved aprons off of 3rd Ave SW once the public road itself has been improved, paved parking and ADA signage in front of the commercial space, on-site gravel drive aisles, code compliance for the building itself related to accessibility and life/safety items, and addressing site drainage.

RECOMMENDATION:

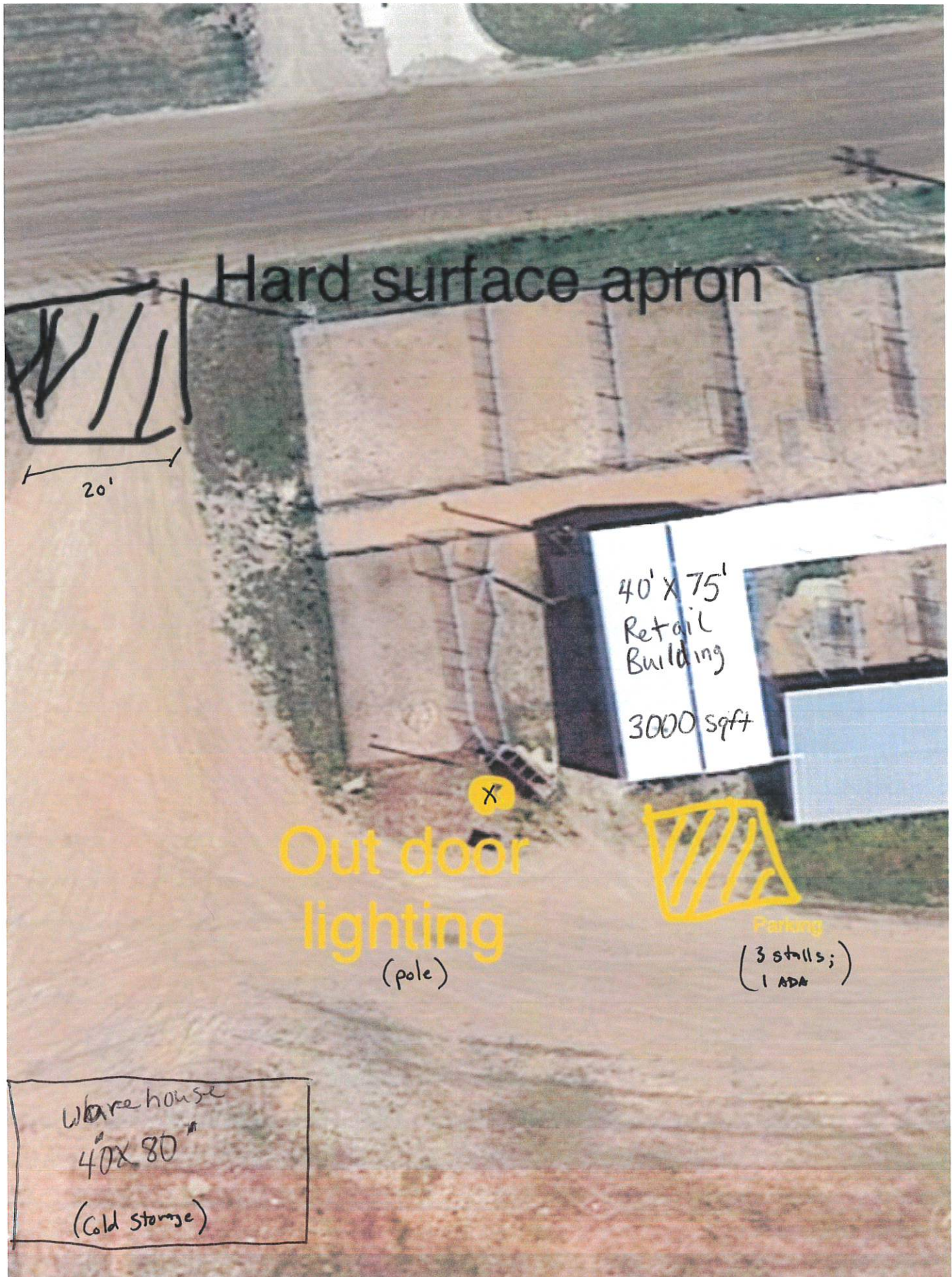
It is the recommendation of City Planning Department staff to **Approve** the Land Use Application for a Conditional Use Permit for 605 3rd Ave SW, Watford City, ND (PID 11-00-09000).

Approval shall be contingent upon the following conditions:

1. The commercial building will be brought up to appropriate standards as determined by the City Building Inspector.
2. The site conditions will be brought up to standards as determined by the City Planning, Engineering, Building, and Public Works Departments.
3. The standards will be itemized, accepted by applicable City staff, and agreed to by the applicant prior to permit issuance.

PLANNING DEPARTMENT STAFF CONTACT:

Jake Walters
jwalters@nd.gov
(701) 444-8402



Hard surface apron

30'

20'

40' X 75'
Retail
Building
3000 sqft

X
Out door
lighting
(pole)

Parking
(3 stalls;
1 ADA)

Warehouse
40' X 80'
(Cold Storage)

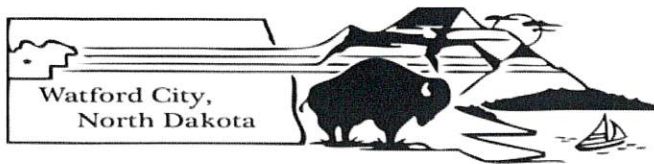


THIRD AVE SW
East Entrance

West Entrance

Commercial Space
+/- 800 sf

Warehouse



City of Watford City
PO Box 494
213 2nd St NE
Watford City, ND 58854

1

CUSTOMER INVOICE

WATFORD CITY LIVESTOCK ASSOCIATION
PO BOX 1158
WATFORD CITY ND 58854

Customer # 1320

INVOICE NUMBER: 5441
INVOICE DATE: July 07, 2022
DETAILS: 502 3rd Ave SW
22-06-29 Livestock Association CUP

CHARGES

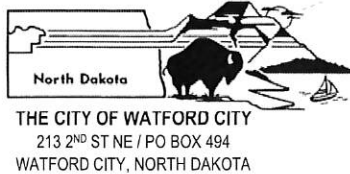
PRODUCTS AND SERVICES:

PZ01-PLANNING & ZONING REIMBURSEMENT - 07/07/2022	525.00
CUP for Agricultural-related Commercial	
Total	525.00

PAID
7-12-22

ch # 2328
BC

Rec. 6/29/22

22-06-29 Livestock
PROJECT # Association CUP

LAND USE APPLICATION

CONDITIONAL USE PERMIT

REQUIREMENTS

APPLICATION FEE: \$525.00

All applications must be legible, printed in ink or typed, and suitable for reproduction. Applications may be submitted electronically, however, the original application with original signatures must also be submitted. A Conditional Use Permit Application may be submitted in order to consider a particular use of property not permitted as a use by right within the property's current zoning district. A Conditional Use Permit may be granted for the property and not to a particular person or firm. Along with this application, please submit the following: N.D. Professionally Engineered/ Surveyed Site Development Plan of the property in both .PDF format and 11"x17" size paper for review, and a brief justification letter explaining the request for Conditional Use Permit. For specific details, please refer to the City of Watford City Municipal Code of Ordinances: **CHAPTER XV ARTICLE XXV: CONDITIONAL USES, SECTION 1-6.**

PROPERTY OWNER INFORMATION

OWNER NAME(S): Watford City Livestock Association	PHONE NUMBER: 701-770-8147	EMAIL: Calliandcj@hotmail.com
MAILING ADDRESS: Box 1158 Watford City ND 58854		

APPLICANT INFORMATION

☐ Same as Owner

APPLICANT NAME: Watford City Livestock ASS.	PHONE NUMBER: 701-770-8147	EMAIL: Calliandcj@hotmail.com
MAILING ADDRESS: 11754 43rd NW Watford City ND 58854		

DEVELOPER INFORMATION

DEVELOPER NAME:	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

PROPERTY INFORMATION

PROPERTY ADDRESS: 502 3rd Ave SW Watford City ND 58854	ZONING DISTRICT: Ag 2
PARCEL NUMBER(S):	LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) Sec 24 150 N R99 West
CURRENT USE OF PROPERTY: Livestock facilities	PROPOSED USE OF PROPERTY: Agriculture supplies sales

DESCRIPTION

Please give a brief description of the proposed Conditional Use.

Agriculture supplies sold, feed, Animal Health, seed, livestock equipment
(+/- 800 sf ag-related commercial)

APPLICANT SIGNATURE: (IF DIFFERENT THAN OWNER)

As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans submitted are in all respects true and correct to the best of my knowledge and belief.

APPLICANT SIGNATURE: CJ Thorne	DATE: 6/24/22
APPLICANT PRINT NAME: CJ Thorne	APPLICANT TITLE: President

PROPERTY OWNER(S) AFFIDAVIT

I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.

PROPERTY OWNER SIGNATURE:

CJ Thorne WCLA President

DATE:

6 / 29 / 22

PROPERTY OWNER SIGNATURE:

DATE:

____ / ____ / ____

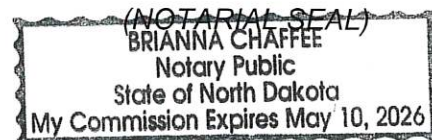
PROPERTY OWNER NOTARY

On this 29th day of June, 2022 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, CJ Thorne

known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

Brianna Chaffee
Notary Public

Notary Public for the state of ND
Residing at McKenzie
My Commission Expires _____

**▼ OFFICE USE ONLY ▼**

- ☐ .PDF & LEDGER SIZE REVIEW COPY OF SITE PLAN
- ☐ VICINITY MAP
- ☐ LEGAL DESCRIPTION
- ☐ JUSTIFICATION LETTER
- ☐ ORIGINAL SURVEYOR STAMP & SIGNATURE ON PLAN

LEGAL NOTICE DATES:

7 / 13 / 22

____ / ____ / ____

☒ MAILED ADJACENT PROPERTY OWNER NOTICES

MEETING DATES:

PLANNING COMMISSION: 7 / 25 / 22CITY COUNCIL: 8 / 1 / 22

INVOICE:

INVOICE NUMBER: 5441DATE CREATED: 7 / 7 / 22 BY: JwPAYMENT: **\$525.00**

DATE RECEIVED: ____ / ____ / ____ AMOUNT: \$ ____

☐ CARD ☐ CASH ☐ CHECK # _____

Rec. 6/30/22

1



CITY OF WATFORD CITY APPLICATION REVIEW

PROJECT INFORMATION

PROPERTY ADDRESS/LOCATION:

502 3rd Ave SW

PROJECT NAME:

22-06-29 Livestock Association CUP

PAYMENT

INVOICE NUMBER:

5441

INVOICE DATE:

7 / 7 / 22

INVOICED

BY: JW

PAYMENT:

\$ 525

PAYMENT DATE:

___ / ___ / ___

- ☐ CARD
☐ CASH
☐ CHECK

PERMIT

PERMIT NUMBER(S):

N/A

ISSUE DATE:

___ / ___ / ___

EXPIRATION DATE:

___ / ___ / ___

PERMIT(S) ISSUED BY:

PLANNING DEPARTMENT

REVIEWED BY:

JAKE WALTERS

DATE:

7 / 11 / 22

NOTES:

See attached

BUILDING DEPARTMENT

APPLICATION TYPE:

- ☒ COMMERCIAL BUILDING
☐ DEMOLITION
☐ FENCE
☐ GENERAL

- ☐ MOVING
☐ RESIDENTIAL BUILDING
☐ SEPTIC
☐ SIGN
☐ SITE PLAN

☒ APPROVED ☐ DENIED ☐ NOT REQUIRED

BY:

[Signature]

DATE: 7 / 11 / 22

NOTES:

Retail space will need 2 means of egress - both doors to be 36" minimum in width and both require panic hardware

- Egress doors must exit to the outside - both need exit signs located over door - with the possibility of additional signage and emergency lights throughout building

- main entrance to space must be ADA compliant - threshold, ramp signage, etc.

ENGINEERING DEPARTMENT

APPLICATION TYPE:

- ☐ CONSTRUCT/REPAIR
- ☐ EROSION CONTROL
- ☐ EXCAVATION
- ☐ FLOODPLAIN

- ☐ SITE PLAN
- ☐ STORMWATER PLAN
- ☐ UTILITY OCCUPANCY

☐ APPROVED ☐ DENIED ☐ NOT REQUIRED

BY: _____

DATE: ____/____/____

NOTES:

N/A

PUBLIC WORKS DEPARTMENT

APPLICATION TYPE:

- ☐ CONSTRUCT/REPAIR
- ☐ EXCAVATION
- ☐ SITE PLAN
- ☐ UTILITY OCCUPANCY

- ☐ WATER & SEWER ACCESS
- ☒ GUP

☒ APPROVED ☐ DENIED ☐ NOT REQUIRED

BY: *[Signature]*

DATE: *7 / 13 / 2022*

NOTES:

*Reminder - construct repair permit is required for work
in the right of way.
Match approach width when street is paved.*

Application Review – Planning

WC Livestock Association

Notes

1. Actual retail space is approximately 24' x 33' or 792 sf (within the 3000 sf building.) Approx. 2200 sf is the scale house.
2. This results in 3.2 parking spaces based on the retail 1:250 sf ratio in the parking standards.

Suggested Improvements/Conditions - Planning

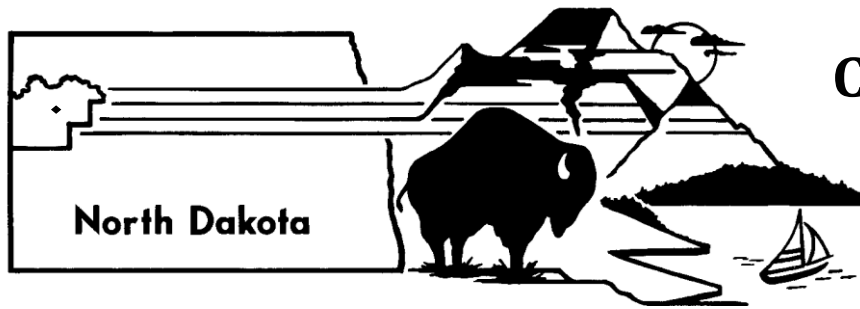
1. Gravel at west entrance, as appropriate from Engineering, until 3rd Ave SW is paved.
2. Two lanes of graveled roadway from west entrance to parking area adjacent to commercial space.
3. Once 3rd Ave SW is paved, improve both primary (west) and secondary (east) entrances with pavement for Engineering-recommended distances. Additional, two lanes of graveled roadway through the east entrance triggered by the paving of 3rd Ave SW.
4. Protect gas meter at front of building with either painted bollard(s) or parking stop(s).
5. Hard surface under primary parking spots/ADA spot, delineated with paint and signed appropriately.
6. Additional gravel under overflow parking along stables, signed appropriately.
7. Additional gravel under trash bin area.
8. Additional parking lot lighting mounted on building front and stable front on photovoltaic timer or similar.
9. As necessary, site drainage will need to be addressed to protect installed gravel and pavement surfaces.
10. Building Department – Does the building need an emergency push bar door? Additional life and safety items such as signage or secondary egress points? Is ramp/threshold appropriate?

2.

Division of Land Application

Minor Plat (Simple Lot Split)

Iron Fox, LLC



City of Watford City

213 2nd St. NE / PO Box 494

Watford City, ND 58854

Ph. 701-444-2533

Fax 701-444-3004

Celebrating 100 Years - 2014

cityofwatfordcity.com

July 25th, 2022

STAFF REPORT

Division of Land Application: Minor Plat (Simple Lot Split)

Iron Fox, LLC

APPLICANT:

Iron Fox, LLC
Wyatt Hermanson (Owner)

PROPERTY OWNERS:

Iron Fox, LLC
2825 3rd St NW
Sidney, MT 59270

PROPERTY LOCATION:

904 24th Ave SW
PID 11-00-12100

REQUEST:

Division of Land Application: Minor Plat (Simple Lot Split) to split the single, 65.04-acre parcel into three parcels.

CURRENT ZONING:

A-2, Agricultural District (ETA)

CURRENT USE:

Single-family home, adjacent to vacant land.

SITE DEVELOPMENT:

Access: *The property is accessible from 24th Ave SW*

Sewer: *The property does not have access to City sanitary sewer.*

Water: *The property does not have access to City water.*

SURROUNDING LAND USE:

North: Zoning – A-2, vacant

East: Zoning – A-2, predominantly vacant with limited housing

South: Zoning – A-2, predominantly vacant with limited housing

West: Zoning – A-2, predominantly vacant with limited housing

REFERENCES:

ARTICLE XXX - SUBDIVISION REGULATIONS

SECTION 4. – DEFINITIONS

...

13. MINOR PLAT: A less intensive subdivision process reserved for the purpose of platting a simple lot split, boundary line adjustment, or map of reversion in which shall only be allowable when street improvements, water or sewer line improvements, or other public improvements are not required.

SECTION 13. - MINOR PLATS

A minor plat for the purpose of a simple lot split, boundary line adjustment, or map of reversion shall be allowed when street improvements, water or sewer line improvements or other public improvements are not required. A Simple Lot Split shall create no more than four (4) lots. ...

DISCUSSION:

Iron Fox, LLC is primarily requesting the Simple Lot Split in order to facilitate the sale of the existing single-family home. Any future development of the remainder lots would more than likely require a full subdivision map process.

Additional right of way is being dedicated, under separate document to McKenzie County, to facilitate any future road widening along that section of 24th Ave SW and

proper access to the newly-created lot in the NE corner is shown as a private ingress/egress easement on this Minor Plat map.

RECOMMENDATION:

It is the recommendation of City Planning Department staff to **Approve** the Division of Land Application.

Approval shall be contingent upon the following condition:

1. Recordation of the separate document dedicating right of way on the north side of 24th Ave SW to McKenzie County, prior to the Minor Plat recording.

PLANNING DEPARTMENT STAFF CONTACT:

Jake Walters
jwalters@nd.gov
(701) 444-8402



11-00-12000

11-00-10550

SCARLETT
SUBDIVISION
11-14-00000

11-14-01400

11-00-12300

11-00-12100

11-26-00200

J & O 2ND
ADDITION

1206

904

802
11-26-00300

24TH AVE SW

24TH AVE SW

1215

1211

11-00-14840

11-00-14830

11-00-14860

11-00-14825

11-00-14760

813

815 815 815 815 815

[illegible]

Sheet Number

REQUESTED BY: SAGE OILFIELD SERVICES

IRON FOX MINOR SUBDIVISION

LOT 1

A tract of land, being in the Southwest Quarter (SW1/4) of Section 25, Township 150 North, Range 99 West, 5th P.M., City of Watford City, McKenzie County, North Dakota and being more particularly described as follows:

Beginning at the quarter corner common to Sections 25 and 36, Township 150 North, Range 99 West, 5th P.M., marked by a rebar with a yellow plastic cap (LS-5900); thence along the section line common to said Sections 25 and 36 N87°46'49"W, a distance of 397.00 feet; thence N02°06'55"E, a distance of 590.62 feet; thence S87°46'49"E, a distance of 397.06 feet to a point on the north-south midsection line of said Section 25; thence along said north-south midsection line S02°07'15"W, a distance of 590.62 feet to the Point of Beginning.

Containing 5.38 acres, more or less, being subject to all easements and rights-of-way as shown, existing or of record, and all according to the attached Minor Subdivision.

LOT 2

A tract of land, being in the Southwest Quarter (SW1/4) of Section 25, Township 150 North, Range 99 West, 5th P.M., City of Watford City, McKenzie County, North Dakota and being more particularly described as follows:

Commencing at the quarter corner common to Sections 25 and 36, Township 150 North, Range 99 West, 5th P.M., marked by a rebar with a yellow plastic cap (LS-5900); thence along the north-south midsection line of said Section 25 N02°07'15"E, a distance of 590.62 feet to the Point of Beginning; thence N87°46'49"W, a distance of 397.06 feet; thence N02°06'55"E, a distance of 728.80 feet; thence S87°47'11"E, a distance of 397.12 feet to the Center South 1/16th corner of said Section 25, marked by a 5/8" rebar; thence along the north-south midsection line of said Section 25 S02°07'15"W, a distance of 728.84 feet to the Point of Beginning.

Containing 6.64 acres, more or less, being subject to all easements and rights-of-way as shown, existing or of record, and all according to the attached Minor Subdivision.

LOT 3

A tract of land, being in the Southwest Quarter (SW1/4) of Section 25, Township 150 North, Range 99 West, 5th P.M., City of Watford City, McKenzie County, North Dakota and being more particularly described as follows:

Commencing at the section corner common to Sections 25, 26, 35 and 36, Township 150 North, Range 99 West, 5th P.M., marked by a 5/8" rebar with 2" aluminum cap (LS-1085); thence along the section line common to said Sections 25 and 36 S87°46'49"E, a distance of 495.10 feet to the Point of Beginning; thence N02°08'19"E, a distance of

1319.24 feet; thence S87°47'11"E, a distance of 1750.22 feet; thence S02°06'55"W, a distance of 1319.42 feet to a point on the section line common to said Sections 25 and 36; thence along said section line N87°46'49"W, a distance of 1750.75 feet to the Point of Beginning.

Containing 53.02 acres, more or less, being subject to all easements and rights-of-way as shown, existing or of record, and all according to the attached Minor Subdivision.

Rec. 6/20, Pre-submittal mtg 6/27

PROJECT # 22-06-20
Iron Fox

THE CITY OF WATFORD CITY
213 2ND ST NE / PO BOX 494
WATFORD CITY, NORTH DAKOTA

DIVISION OF LAND APPLICATION

MINOR PLAT

REQUIREMENTS

APPLICATION FEE:
\$675.00

All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Minor Plat Map* shall be allowed for the following circumstances to adjust lot lines which may be contiguous, adjacent, interior lots of previously platted parcels; to revert property back to acreage or to a configuration which may combine parcels as they may have been previously mapped; to create no more than four (4) lots; and street improvements, utility or other public improvements, public easements, or right of ways, whether public or private are not required or created. This parcel map will also not require the creation of new or enlarged parks, playgrounds, or open spaces. All lot design standards and zoning requirements are required to be met. Parcels must conform to the minimum lot area and width and not involve lots which have more than one zoning classification. A *Minor Plat Map* is not intended to be used as one in a series as to circumvent the Subdivision process. Along with this application, please submit the following: N.D. Professionally Engineered/Surveyed map of parcels in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request/reasoning for the *Minor Plat* and a current copy of a title report/title commitment for the property. Once approved by City Council, the *Minor Plat* shall be considered approved for a period of 12 months during which time, a 24" x 36" size mylar plat will need to be submitted to the City for signatures and recordation. For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances: CHAPTER XV ARTICLE XXX: SUBDIVISION REGULATIONS.*

<input checked="" type="checkbox"/> Simple Lot Split	<input type="checkbox"/> Reversionary Parcel Map	<input type="checkbox"/> Boundary Line Adjustment
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PROPERTY OWNER INFORMATION

OWNER NAME(S): Iron Fox, LLC(Wyatt Hermanson)	PHONE NUMBER: (406)489-1420	EMAIL: sage.oil.services@gmail.com
MAILING ADDRESS: 2825 3RD ST NW, Sidney, MT 59270		

APPLICANT INFORMATION

☐ Same as Owner

APPLICANT NAME: Lee Hurst	PHONE NUMBER: (406)48-5263	EMAIL: lee.hurst@ecs-gps.com
MAILING ADDRESS: 333 10th Ave SE Sidney, MT 59270		

DEVELOPER INFORMATION

DEVELOPER NAME: <i>Property Owner</i>	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

PROPERTY INFORMATION

PROPERTY ADDRESS: 904 24th Ave SW		CURRENT ZONING: Agricultural 2
LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) S1/2SW1/4 EXCEPT IT #788 SEC.25 T150N-R99W		
EXISTING ACREAGE/SQ.FT.: 65.04 Acres/2,833,327 SQ FT	NEW ACREAGE/SQ.FT.: 15.38 2:6.64 ac, 3:53.02 ac	PROPOSED # OF LOTS/BLOCKS: 3 Lots
CURRENT USE OF PROPERTY: Agricultural 2	PROPOSED USE OF PROPERTY: Agricultural 2	

DESCRIPTION

Please give a brief description of the proposed Minor Plat.

Lot 1 is a ^{5.38} acre tract that encompasses an existing farmstead; Lot 2 is an additional 6.64 acres being created if a buyer of lot 1 wants more land; Lot 3 is the remainder of the original tract (53.02 acres)

SUBMITTAL REQUIREMENTS	APPLICANT CHECKLIST	CITY STAFF REVIEW
Completed and signed Minor Plat Application.		✓
Payment for Minor Plat Application fee.		✓
Justification Letter.		✓
Title Report/Title Commitment.		✓
Legal Description.		✓
Minor Plat. (Draft)		✓

APPLICANT SIGNATURE:

As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans and maps submitted are in all respects true and correct to the best of my knowledge and belief.

APPLICANT SIGNATURE:

Lee S. Hurst

DATE:

6 / 20 / 2022

APPLICANT PRINT NAME:

Lee S. Hurst

APPLICANT TITLE:

Project Surveyor

PROPERTY OWNER(S) AFFIDAVIT

I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.

PROPERTY OWNER SIGNATURE:

Wyatt Hermanson

DATE:

6 / 20 / 22

PROPERTY OWNER SIGNATURE:

DATE:

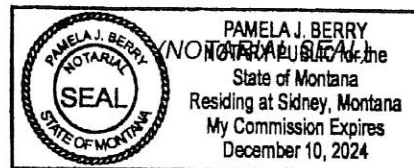
____ / ____ / ____

PROPERTY OWNER NOTARY

On this 20th day of June, 2022 before me, the undersigned, a notary public for the state of Montana, personally appeared, Wyatt Hermanson known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

Pamela J. Berry
Notary Public

Notary Public for the state of MT
Residing at Richland
My Commission Expires 12-10-24



June 20, 2022

**LETTER OF INTENT
IRON FOX MINOR SUBDIVISION**

Owner:

Iron Fox, LLC
Wyatt Hermanson
2825 3rd Street NW
Sidney, MT 59270
(406) 489-1420

Applicant:

Erickson Contract Surveying, Inc.
333 10th Ave. SE
Sidney, MT 59+270
(406) 482-6606
Attn: Lee Hurst

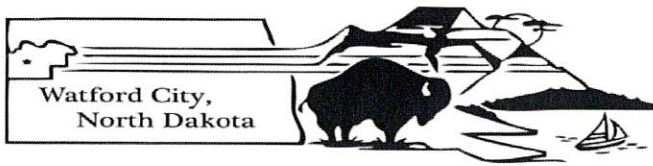
Site Location and Zoning:

The proposed subdivision to be known as “Iron Fox Minor Subdivision” is located within south half of the southwest quarter of Section 25, Township 150 North, Range 99 West of the 5th Principal Meridian in McKenzie County, North Dakota. The property has McKenzie County Parcel Number 11-00-12100 and is currently developed with one residence having the address of 904 24th Ave. SW. The site is situated on the north side of 24th Ave. SW, one half mile west of Main Street South and contains 65.05± acres.

Request and Justification:

The request is for approval of the minor subdivision plat named Iron Fox Minor Subdivision, containing 65.05± acres. This proposed minor subdivision will create three (3) rural residential single-family lots with a 66’ ingress/egress easement to access Lot 2. The site already contains one existing single-family residence with a well and onsite waste water treatment.

The owner is planning to create Lot 1, containing 5.00 acres±, around the existing single family residence with existing approach access off of 24th Avenue SW. Lot 2 will be located directly north of Lot 1 and will contain 7.03 acres±. This lot is being created for future expansion of Lot 1. It will use the same existing approach access off of 24th Avenue SW and will have a 66’ ingress/egress easement along the west boundary line of Lot 1. Lot 3 will remain ag land.



City of Watford City
PO Box 494
213 2nd St NE
Watford City, ND 58854

PAID
7/5/22

CUSTOMER INVOICE

IRON FOX, LLC
2825 3RD ST NW
SIDNEY MT 59270

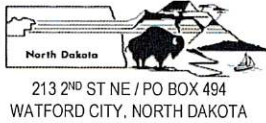
Customer # 1480

INVOICE NUMBER: 5428
INVOICE DATE: June 27, 2022
DETAILS: 904 24th Ave SW
22-06-20 Iron Fox - Minor Subdivision

CHARGES

PRODUCTS AND SERVICES:

PZ01-PLANNING & ZONING REIMBURSEMENT - 06/27/2022	675.00
Minor Plat	
Total	675.00



CITY OF WATFORD CITY
APPLICATION REVIEW

PROJECT INFORMATION

PROPERTY ADDRESS/LOCATION:

904 24th Ave SW

PROJECT NAME: 22-06-20

Iron Fox Minor Subdivision

PAYMENT

INVOICE NUMBER:

INVOICE DATE:

INVOICED

BY:

PAYMENT:

\$

PAYMENT DATE:

- ☐ CARD
☐ CASH
☐ CHECK

PERMIT

PERMIT NUMBER(S):

ISSUE DATE:

EXPIRATION DATE:

PERMIT(S) ISSUED BY:

PLANNING DEPARTMENT

REVIEWED BY:

JW

DATE:

6 / 27 / 22

NOTES:

Pre-submittal mtg 6/27; No CoZ, plat language ☒ clean up needed, City ☒ ROW, lot 3 utilities ☒

Requested aerial ☒ overlay exhibit from engineer

Exhibits sent back 7/11/22; waiting on responses to process.

finalized 7/21/22

BUILDING DEPARTMENT

APPLICATION TYPE:

- ☐ COMMERCIAL BUILDING
☐ DEMOLITION
☐ FENCE
☐ GENERAL

- ☐ MOVING
☐ RESIDENTIAL BUILDING
☐ SEPTIC
☐ SIGN
☐ SITE PLAN

☐ APPROVED ☐ DENIED ☐ NOT REQUIRED

BY:

DATE: ____ / ____ / ____

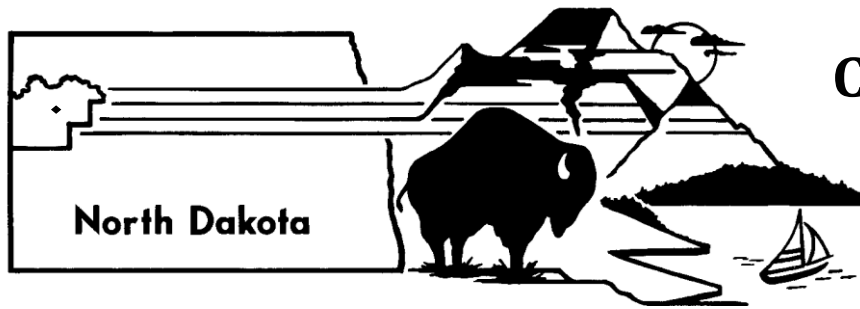
NOTES:

3.

Land Use Application

Zone Change

Roseholm LLC and Coulee Man LLC



City of Watford City

213 2nd St. NE / PO Box 494

Watford City, ND 58854

Ph. 701-444-2533

Fax 701-444-3004

Celebrating 100 Years - 2014

cityofwatfordcity.com

July 25th, 2022

STAFF REPORT

Land Use Application: Zone Change Roseholm LLC and Coulee Man LLC

APPLICANT:

Roseholm LLC and Coulee Man LLC
Terry Gariety (Representative)

PROPERTY OWNERS:

Roseholm LLC and Coulee Man LLC
1528 N Blandena St.
Portland, OR 97217

PROPERTY LOCATION:

12488 30th St. NW
A portion of PID 20-00-02700

REQUEST:

A Land Use Application: Change of Zone, redistricting from A-2 (Agricultural District - ETA) into RR 2.5 (Rural Residential District).

CURRENT ZONING:

A-2, Agricultural District - ETA

CURRENT USE:

Vacant land

SITE DEVELOPMENT:

Access: *The property is accessible from Hwy 36*

Sewer: *The property does not have access to City sanitary sewer.*

Water: *The property does not have access to City water.*

SURROUNDING LAND USE:

North: Zoning – A-2, predominantly vacant with limited housing

East: Zoning – A-2, vacant

South: Zoning – A-2, vacant

West: Zoning – A-2, predominantly vacant with limited housing

REFERENCES:

Chapter XV Zoning Ordinance, Article XXVI, Section 1
SECTION 1. - AMENDMENTS:

1.The City Council may from time to time amend, supplement or change the district boundaries or regulations contained in this zoning ordinance. A proposal for an amendment or a change in zoning may be initiated by the City Council, by the Planning Commission, or upon application of the owner of the property affected. All such proposed changes shall be submitted to the Planning Commission for recommendation and report. The Planning Commission shall prepare final written findings which shall be submitted to the City Council within 90 days after the time of referral of the proposed amendment to the Planning Commission.

ARTICLE IX(C) - RR 2.5 RURAL RESIDENTIAL 2.5 DISTRICT

SECTION 1. - INTENT:

The "RR 2.5" Rural Residential 2.5 District is established for the purpose of providing and preserving large lot areas of low density single-family residential living where keeping of livestock is prohibited, keeping of Ag animals is allowed for personal use, no commercial livestock is allowed.

SECTION 4. - INTENSITY OF USE REGULATIONS:

Every lot of land shall have an area of not less than two and one-half (2.5) square acres and an average width of not less than two hundred (200) feet.

DISCUSSION:

The applicant has submitted a concept-only, preliminary plat map and is developing a plan to create a Rural Residential subdivision in this area. Rural water is being extended past the site later this year.

Only the portion, described by metes and bounds and consisting of 34.17 acres +/-, within the city ETA is under consideration for the Change of Zone. McKenzie County will handle their percentage of the parcel at a later date should the applicant proceed.

The requested change in zone is consistent with the overall area's development towards large-lot rural housing.

RECOMMENDATION:

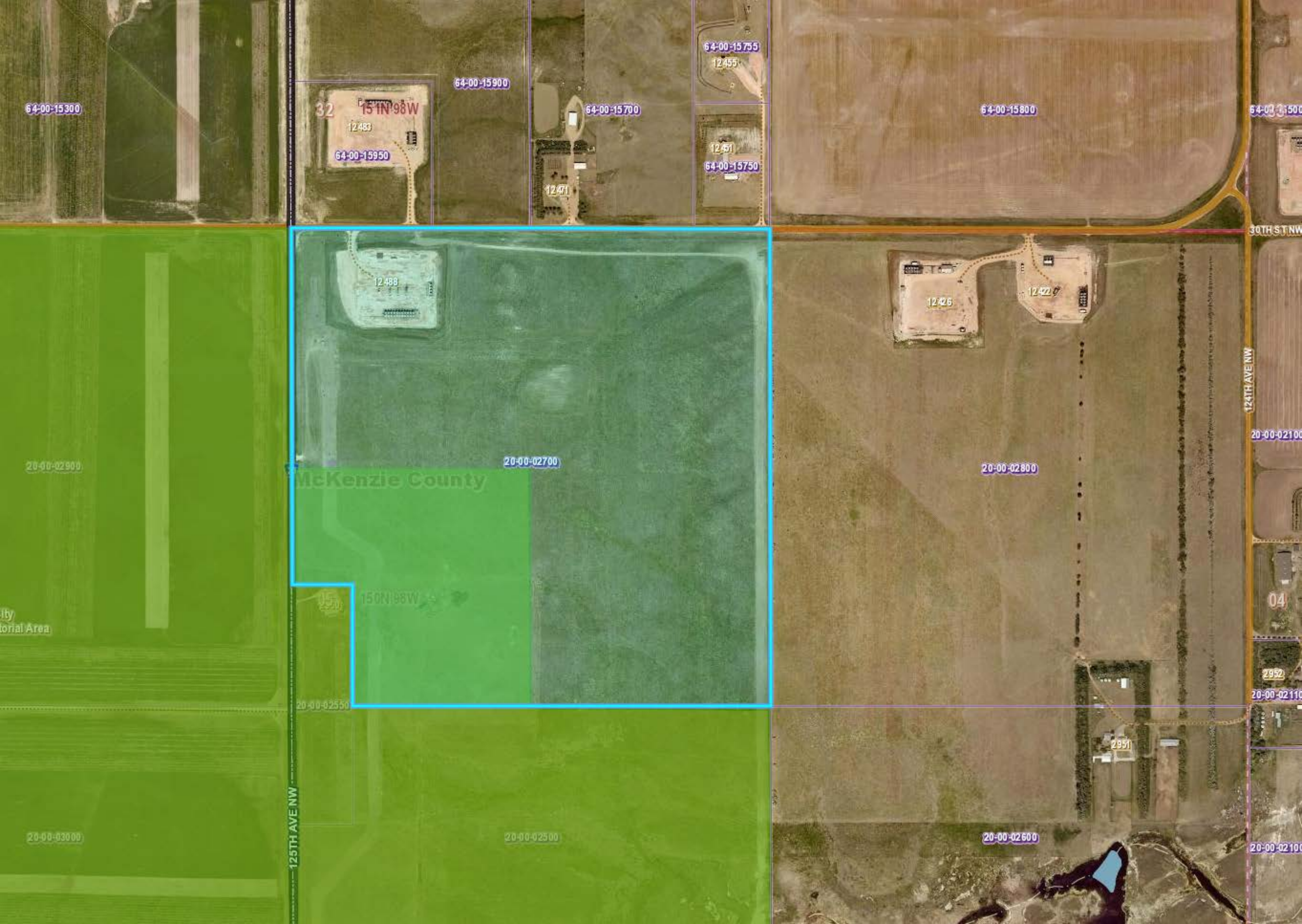
It is the recommendation of City Planning Department staff to **Approve** the Land Use Application.

Approval shall be contingent upon the following condition:

1. Upon final approval of the change of zone, the applicant has one (1) year to gain approval of a preliminary plat map for the metes and bounds described ETA portion of the parcel. If there is no Preliminary Subdivision Plat approval by that date, the property will revert to the previous district of A-2.

PLANNING DEPARTMENT STAFF CONTACT:

Jake Walters
jwalters@nd.gov
(701) 444-8402



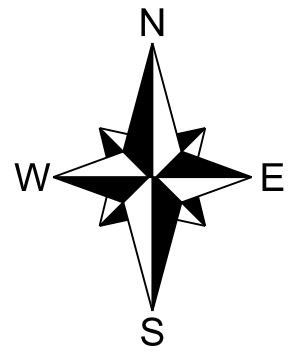
A tract of land located in the NW1/4 of Section 5, T150N, R98W of the 5th P.M. in McKenzie County, North Dakota, more particularly described as:

The SW1/4 of the NW1/4, less any portion lying within IT #2529.

The above described tract contains 34.17 acres \pm .

**PRELIMINARY REPLAT OF
SW1/4 OF THE NW1/4, LESS ANY PORTION LYING WITHIN IT #2529
NOW KNOWN AS
LOTS 1-7**

AS LOCATED IN THE NW1/4 OF SECTION 5 - TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.
MCKENZIE COUNTY, NORTH DAKOTA



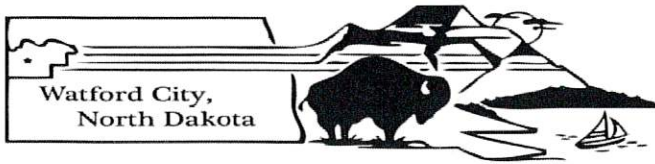
SCALE 1" = 200'
0' 200' 400'

- ⊙ = MAG NAIL FOUND
- △ = PIN FOUND
- ⊞ = STONE FOUND
- ⌵ = R.O.W. MARKER
- x = COMPUTED

BASIS OF BEARING: N.D. STATE PLANE - NORTH ZONE
GROUND DISTANCES SHOWN - C/F: 0.9998485

- = BOUNDARY LINE
- = SECTION LINE
- = QUARTER LINE
- = SIXTEENTH LINE
- = PROPERTY LINE
- = ORIGINAL BLOCK LINE
- = EXISTING UTILITY EASEMENT
- = NEW UTILITY EASEMENT
- = EXISTING RIGHT-OF-WAY
- = NEW RIGHT-OF-WAY
- = PROPERTY LINE (OUTSIDE WC E.T.A.)

- Notes:
- ETA Boundary Line denoted by bold black line
 - Lots, Lines, Dimensions "grayed-out" are located outside of City ETA. Shown for information purposes only.



City of Watford City
PO Box 494
213 2nd St NE
Watford City, ND 58854

PAID 3

CUSTOMER INVOICE

COULEE MAN LLC
1528 N. BLANDENA ST
PORTLAND OR 97217

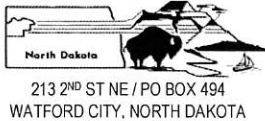
Customer # 1107

INVOICE NUMBER: 5439
INVOICE DATE: July 07, 2022
DETAILS: 12488 30th St NW
22-07-06 Oakland Hills Change of Zone
Land Use Application - Zone Change

CHARGES

PRODUCTS AND SERVICES:

PZ01-PLANNING & ZONING REIMBURSEMENT - 07/07/2022	300.00
LUA Zone Change	
Total	300.00



CITY OF WATFORD CITY
APPLICATION REVIEW

PROJECT INFORMATION

PROPERTY ADDRESS/LOCATION:

12488 30th St NW (PID 20-00-02700)

PROJECT NAME:

22-07-06 Oakland Hills Chg. of Zone

PAYMENT

INVOICE NUMBER:

5439

INVOICE DATE:

7 / 7 / 22

INVOICED

BY: JW

PAYMENT:

\$ 300.00

PAYMENT DATE:

____ / ____ / ____

- ☐ CARD
☐ CASH
☐ CHECK

PERMIT

PERMIT NUMBER(S):

N/A

ISSUE DATE:

____ / ____ / ____

EXPIRATION DATE:

____ / ____ / ____

PERMIT(S) ISSUED BY:

PLANNING DEPARTMENT

REVIEWED BY:

JW

DATE:

7 / 7 / 22

NOTES:

Per discussion 7/7 with client rep, CoZ will be conditioned with prel. & final plat before finalization. RR 2.5 applies to all ETA property w/i the larger parcel.

BUILDING DEPARTMENT

APPLICATION TYPE:

- ☐ COMMERCIAL BUILDING
☐ DEMOLITION
☐ FENCE
☐ GENERAL

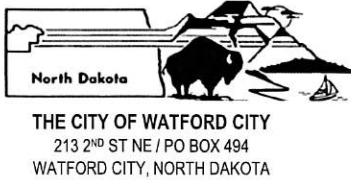
- ☐ MOVING
☐ RESIDENTIAL BUILDING
☐ SEPTIC
☐ SIGN
☐ SITE PLAN

☐ APPROVED ☐ DENIED ☐ NOT REQUIRED

BY:

DATE: ____ / ____ / ____

NOTES:



LAND USE APPLICATION ZONE CHANGE

REQUIREMENTS

APPLICATION FEE:
\$300.00

All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Zone Change Application* may be submitted in order to consider a changing the zoning district of property. Zoning Districts are set as specific areas within the City and/or ETA in order to govern the use of the property as well as such regulations pertaining to the height, area, size, and intensity of buildings, land, and open spaces. Along with this application, please submit the following: N.D. Professional survey of the property in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for *Zone Change* and a current copy of a title report/title commitment for the property. For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances: CHAPTER XV, ARTICLE XXVI: AMENDMENTS.*

PROPERTY OWNER INFORMATION

OWNER NAME(S):
Roseholm LLC and Coulee Man LLC

PHONE NUMBER:
503-890-5257

EMAIL:
tgariety@gmail.com

MAILING ADDRESS:
1528 N Blandena St, Portland, OR 97217

APPLICANT INFORMATION

☒ Same as Owner

APPLICANT NAME:

PHONE NUMBER:

EMAIL:

MAILING ADDRESS:

DEVELOPER INFORMATION

DEVELOPER NAME:
Terry Gariety (also Owner)

PHONE NUMBER:
503-890-5257

EMAIL:
tgariety@gmail.com

MAILING ADDRESS:
1528 N Blandena St, Portland, OR 97217

PROPERTY INFORMATION

PROPERTY ADDRESS:
12488 30th St. NW

CURRENT ZONING:
Agricultural (A-2)

PROPOSED ZONING:
Rural Residential 2.5

PARCEL NUMBER(s):
lies in 20-00-02700

LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE)
Legal description attached.

DESCRIPTION

Please give a brief description of the proposed variance.

Applicant is requesting a zone change to Rural-Residential for a future single family housing subdivision. Domestic water will be supplied either by well or rural water and sanitary sewer will be provided by individual septic systems. 34.17 ac +/-

APPLICANT SIGNATURE: (IF DIFFERENT THAN OWNER)

As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans submitted are in all respects true and correct to the best of my knowledge and belief.

APPLICANT SIGNATURE:

DATE:

APPLICANT PRINT NAME:

APPLICANT TITLE:

Terence L. Gariety

Owner

PROPERTY OWNER(S) AFFIDAVIT

I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.

PROPERTY OWNER SIGNATURE:



DATE:

7 / 11 / 22

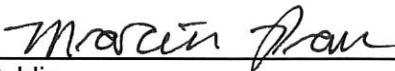
PROPERTY OWNER SIGNATURE:

DATE:

 / /
PROPERTY OWNER NOTARY

On this 11th day of July, 2022 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Terence L. Gariety

known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.



Notary Public

(NOTARIAL SEAL)

Notary Public for the state of North Dakota
Residing at Watford City
My Commission Expires 1-2-2025

MARIAH PAVEK
Notary Public
State of North Dakota
My Commission Expires Jan. 2, 2025

▼ OFFICE USE ONLY ▼

- ☐ .PDF & LEDGER SIZE REVIEW COPY OF SITE PLAN
☐ VICINITY MAP
☒ LEGAL DESCRIPTION
☐ JUSTIFICATION LETTER
☐

LEGAL NOTICE DATES:
7 / 13 / 22
☒ MAILED ADJACENT PROPERTY OWNER NOTICES
MEETING DATES:
 PLANNING COMMISSION: 7 / 25 / 22

 CITY COUNCIL: 8 / 1 / 22
INVOICE:
 INVOICE NUMBER: 5439

 DATE CREATED: 7 / 7 / 22 BY: SW
PAYMENT: \$300.00
 DATE RECEIVED: / / AMOUNT: \$
☐ CARD ☐ CASH ☐ CHECK #

Minutes

June 27th 2022



**PLANNING AND ZONING COMMISSION
MEETING MINUTES
Monday, June 27th, 2022**

The scheduled June meeting of the Watford City Planning & Zoning Commission was held on Monday, June 27th 2022, at City Hall in the Heritage Room. In attendance: Vice Chairman Gregg Schuetze, and Commission Members Warren Hovland, Troy Knutson, Marco Pelton, and Ross Sundeen. Also in attendance: Principal Planner Jake Walters, City Building Inspector Steven Williams, City Engineer Grace Demars, 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.

There were no public hearing agenda items for consideration this month.

CLOSE PUBLIC HEARING: 6:00 PM by Vice Chairman Schuetze.

CALL TO ORDER REGULAR MEETING: 6:00 PM by Vice Chairman Schuetze.

MINUTES: May 31st, 2022

Minutes were reviewed as presented. No additional comments.

MOTION: Knutson, **SECOND:** Pelton 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:

1. *Despite the lack of agenda items this month, the Commission was informed that the July meeting agenda may be extensive. Options discussed for a second meeting if too many applications are submitted by the July 6th deadline. A second meeting will depend on Commissioner availability and required notification periods.*

OLD BUSINESS:

1. *Discussed needing additional Commission members and that we might advertise if no viable candidates come forth in the next week or two.*
2. *Updated Commission on latest US Forestry Service CUP progress. Spoke to landowner 6/22/22 and expect applications at August P&Z meeting. Staff remains optimistic, but no progress or approvals would result in trailer services being disconnected on September 7th.*
3. *Updated Commission on A-2 and Modified Requirement Ordinances. First CC reading was June 6th and second reading will be July 5th. Suggested P&Z changes were incorporated into both ordinances.*

ADJOURNMENT: 6:09 PM**MOTION by Pelton**

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

Monday, July 25th, 2022 at 06:00 pm

Gregg Schuetze, Vice Chairman

Jake Walters, Principal Planner

Permit Records

June-July

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 #
5294	FENCE	6/24/2022	Carlos Antillon	Self	1504 Eagleview Ct.	Lot 19, Block 1	Stepping Stone	83-25-11900	5 ft white, vinyl fence	\$ -	\$ 25.00	5426
5295	RESIDENTIAL BUILDING	6/27/2022	Gary Ramage	Self	501 Long Dr	Lot 6, Block 1	Rolling Hills 2nd Add	82-56-00600	20' x 12' pre-built shed on gravel pad.	\$ 12,000.00	\$ 102.50	5429
5296	FENCE	6/28/2022	Robin Arndt	Self	200 6th Ave NW			82-52-00700	4' black fence	\$ -	\$ 25.00	5433
4989	RENEWAL	7/1/2022	Randy and Misty Gasper	Self	1910 Winterhawk Trl	Lot 50, Block 4	Stepping Stone	83-25-15000	Renewal for fence permit (x2)	\$ -	\$ 40.00	5434
4990	RENEWAL	7/1/2022	Randy and Misty Gasper	Self	1910 Winterhawk Trl	Lot 50, Block 4	Stepping Stone	83-25-15000	Renewal for Residential Building Permit (x2), basement	\$ -	\$ 40.00	5434
5297	FENCE	7/1/2022	Cody Johnson	Self	401 8th St NW			82-08-01600	6' cedar fence	\$ -	\$ 25.00	5437
5298	RESIDENTIAL BUILDING	7/1/2022	Cody Johnson	Self	401 8th St NW			82-08-01600	Stairs from existing back patio deck	\$ 2,000.00	\$ 35.00	5437
5299	RESIDENTIAL BUILDING	7/6/2022	Andrew Bargelski	Self	233 Leslie Lane SE	Lot 99, Block 3	Fox Hills	82-31-30990	Deck at rear of home	\$ 3,500.00	\$ 43.00	5438
5105	RENEWAL	3/13/2022	Conoco Phillips	Cahoon Enterprises, LLc	105 Prospect St NE	Lot 4, Block 2	The Crossings	82-23-02300	Construct a 40x80 metal building for storage faciilty	\$ -	\$ 20.00	5442
5300	RESIDENTIAL BUILDING	7/11/2022	Brandon Hovland	Self	320/324 5th St NE	Lot 21	Seibolds Addition to WC	82-69-00300	Roof repairs	\$ 2,000.00	\$ 35.00	5444
5301	RESIDENTIAL BUILDING	7/12/2022	Kirby Voegle	2020 Industries, LLC	1501 8th St SW			11-00-11800	2988 sf Single Family Home	\$ 507,630.00	\$ 2,328.48	5445
5302	RESIDENTIAL BUILDING	7/13/2022	Marcel Paukune	Self	201 3rd St NW	Lot 6, Blk B	1st Addition	82-02-01200	20'x14' deck	\$ 2,500.00	\$ 36.00	5446
5303	FENCE	7/13/2022	Andy Elliot	Self	1408 West Pheasant Ridge Dr	Lot 16	Pheasant Ridge	82-55-01600	6 ft wooden fence	\$ -	\$ 25.00	5447
5304	RESIDENTIAL BUILDING	7/15/2022	Mike Tschetter	Uppa Creek Construction	517 2nd St NW	Lot 1		82-62-00100	Insurance claim - Siding repairs	\$ -	\$ 20.00	5448
5305	SIGN	7/15/2022	Legacy Tools and Rental	Bismarck Sign Company	25115 Main St S		ETA	11-00-14725	12' x 24' non-illuminated wall sign on existing building	\$ -	\$ 100.00	5451
5306	RESIDENTIAL BUILDING	7/18/2022	Julie Sosinski	Self	2645 Terrace View Dr	Lot 59	Buffalo Hills	20-03-5900	Remove existing shingle roof and install metal	\$ 8,628.74	\$ 78.90	5454
5307	RESIDENTIAL BUILDING	7/19/2022	Tara Lorenz	Tony's Construction and More	421 Main St N	Lot 6		82-50-02400	Re-roofing existing home	\$ 10,500.00	\$ 92.00	5455
5308	RESIDENTIAL BUILDING	7/20/2022	David Matzke	Johnston Contracting*	12202 McKenzie View Dr	72	Buffalo Hills	20-03-07200	Re-roofing. Contractor has no state license, homeowner paying retroactively.	\$ 5,500.00	\$ 57.00	5456
5309	CONSTRUCT/REPAIR	7/20/2022	LT Development Group	Gordy's Machine Core	1217 9th St SW	Lot 15, Blk 2	Tara Estates	82-64-02150	Sidewalk and drive approach for townhome unit (1/2)	\$ 5,000.00	\$ 74.90	
5310	CONSTRUCT/REPAIR	7/20/2022	LT Development Group	Gordy's Machine Core	1221 9th St SW	Lot 16, Blk 2	Tara Estates	82-64-02160	Sidewalk and drive approach for townhome unit (1/2)	\$ 5,000.00	\$ 74.90	
5311	RESIDENTIAL BUILDING	7/21/2022	Kiefer Ward	Williston Roofing Company	413 2nd St NW	Lot 8	North Watford	82-50-02750	Re-roof existing home	\$ 11,000.00	\$ 95.50	5457
5312	RESIDENTIAL BUILDING	7/21/2022	Leejay Price	Williston Roofing Company	133 2nd St SW	Lot 7, Blk 2	Sax Addition to WC	82-57-02900	Re-roof existing home	\$ 7,900.00	\$ 73.80	5457
5313	RESIDENTIAL BUILDING	7/21/2022	Justin Johnsrud	Williston Roofing Company	417 2nd Ave NE	Lot 14	1st Add. To East WC	82-29-01500	Re-roof existing home	\$ 24,000.00	\$ 186.50	5458

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

2021 TOTAL	326
-------------------	------------

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

2021 TOTAL	\$ 18,368,901.36
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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	\$ -

2021 TOTAL	21	19	\$ 6,034,437.00
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2022		
Month	# of Permits Issued	Comparison
January	7	47%
February	9	82%
March	14	48%
April	33	138%
May	29	51%
June	42	117%
July	23	70%
August		
September		
October		
November		
December		

2022 YTD	157	48%
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2022		
Month	Value	Comparison
January	\$ 379,000.00	279%
February	\$ 42,500.00	7%
March	\$ 505,002.10	57%
April	\$ 1,912,410.00	627%
May	\$ 199,639.62	22%
June	\$ 746,840.00	28%
July	\$ 607,158.74	394%
August		
September		
October		
November		
December		

2022 YTD	\$ 4,392,550.46	24%
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2022 Residential Permits				
Type	# of Units	# of Buildings	Value	Comparison
Single Family Home	6	6	\$ 2,292,630.00	49%
Duplex	4	2	\$ 608,000.00	44%
Apartment 3-4 Units	0	0	\$ -	0%
Apartment 5+ Units	0	0	\$ -	0%

2022 TOTAL YTD	10	8	\$ 2,900,630.00	48%
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