



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

PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, September 26th, 2022
6:00 PM City Hall, Heritage Room

- **CALL TO ORDER REGULAR MEETING**
- **APPROVE AGENDA**
- **APPROVE MINUTES**

August 29th, 2022 - Meeting

- **CALL TO ORDER PUBLIC HEARING**

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

1. Division of Land Application – Subdivision Preliminary Plat, submitted by The City Watford City, for property located in the SW ¼ of Section 21, T150N, R 98W. An application for the Matrix Subdivision has been submitted to subdivide the property into two (2) Blocks and a total of eight (8) Lots.
2. Land Use Application – Zone Change, submitted by The City Watford City, for a portion of property located in the SW ¼ of Section 21, T150N, R98W. An application has been submitted to rezone Lot 4 and Lot 5 from A-1 (Agricultural District) to CF (Community Facilities District).
3. Division of Land Application – Subdivision Final Plat, submitted by WC16 LLC, for property located at 1306,1324, and 1406 Main Street N. An application has been submitted to subdivide the property into condominium units.
4. Division of Land Application – Subdivision Final Plat, submitted by Watford City MH Apartments Phase 2, LLC, for property located at 1218 Main Street N. An application has been submitted to subdivide the property into condominium units.
5. Division of Land Application – Minor Plat – Boundary Line Adjustment, submitted by Jon Girard, for properties located at 1809 and 1905 Main St S. An application has been submitted to adjust a boundary line to the west and southwest, increasing parcel 82-73-16120 to 5.1 acres.
6. Land Use Application – Zone Change, submitted by Jon Girard, for properties located at 1809 and 1905 Main St S. An application has been submitted to rezone portions of PID 82-73-16120 and PID 11-00-10670 from C-1 (General Commercial District) and R-2 (Two-family Dwelling District) to M-H (Mobile Home Park District).

- **CLOSE PUBLIC HEARING**

- **CONTINUE REGULAR MEETING**

7. Amendments to the City of Watford City Municipal Code of Ordinances, Chapter XV–Zoning Ordinance, Article XVIII(A), C-2 Commercial/Service District.
8. Amendments to the City of Watford City Municipal Code of Ordinances, Chapter XV–Zoning Ordinance, Article XVIII(B), CF Community Facilities.

- **PERMIT RECORDS**

August-September Permits

- **OLD BUSINESS**

- **NEW BUSINESS**

9. Annexation Application, submitted by Aaron & Angela Pelton, for PID 20-25-05500 on Long Drive, in Watford City.

- **ADJOURNMENT**

Minutes

August 29th, 2022



**PLANNING AND ZONING COMMISSION
MEETING MINUTES
Monday, August 29th, 2022**

The scheduled July meeting of the Watford City Planning & Zoning Commission was held on Monday, August 29, 2022, at City Hall in the Heritage Room. In attendance: Chairman Jesse Lawrence, Vice Chairman Gregg Schuetze, and Commission Members Marco Pelton, Warren Hovland, Jacob Jellesed, and Sam Huebner. Also in attendance: Principal Planner Jake Walters, Planning Administrative Assistant Kayla Grace, City Building Inspector Steve Williams, and City Attorney Wyatt Voll.

With the above-mentioned present, the regular meeting hearing was called to order at 6:00 P.M. by Chairman Jesse Lawrence.

1. Call for new or old business.
2. Call to approve agenda.

Agenda was reviewed as presented. No additional business or edits.

MOTION: Gregg Schuetze, SECOND: Marco Pelton to Approve the Agenda.

VOICE VOTE:

AYES: all in favor

NAYS: none

1. Call to approve July 25, 2022 Meeting Minutes.

Minutes were reviewed as presented. No additional comments or changes.

MOTION: Marco Pelton, SECOND: Gregg Schuetze to Approve Minutes.

VOICE VOTE:

AYES: all in favor

NAYS: none

Call to order Public Hearing at 6:01 P.M. by Chairman Jesse Lawrence.

Under consideration was the following Agenda:

1. **Land Use Application – Zone Change, submitted by WC16 LLC, for property located at 1218, 1306, 1324, and 1406 Main Street N. An application has been submitted to rezone the property from R-4 (High Density Residential District) to R-C (Condominium Residential District) to allow for condominium platting.**

Walters went over the application in detail and explained the limits of the requested Change of Zone. Discussed that the applicant has also submitted a preliminary plat map to establish 142 condominium units and 142 associated garages and that the condominium plan is to be phased in over time. As written, if no final plat approval within one (1) year, the zoning will revert back to R-4. The requested change in zone is consistent with the overall area's development.

Pelton asked how the garages would be handled. Walters explained that each condominium unit will include an assigned/associated garage.

MOTION: Gregg Schuetze, SECOND: Jacob Jellesed to recommend Approval, with suggested conditions, to City Council to rezone the property from R-4 to R-C.

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 final plat map. If there is no Final Subdivision Plat approval by that date, the property will revert to the previous district of R-4.

ROLL CALL VOTE:

AYES: Marco Pelton, Warren Hovland, Gregg Schuetze, Jesse Lawrence, Jacob Jellesed, Sam Huebner

NAYS: none

MOTION: CARRIED

2. **Division of Land Application – Subdivision Preliminary Plat, submitted by WC16 LLC, for property located at 1306,1324, and 1406 Main Street N. An application has been submitted to subdividing Lot 5 of the Madison Heights Subdivision into Condominiums.**

Walters discussed that the platting would create a total of 107 condominium units as well as 108 assigned and associated garage units and that this would be a phased sale offered to existing tenants and on the open market. Explained that the current owner would manage until the required condo board was in place.

Walters went over the four (4) conditions included in the Staff Report as well as two (2) additional conditions to be added after recent discussions with Dave Ulrich, City Fire Chief.

Additional condition #1: The current entryway to the complex presents a fire safety concern as firetrucks cannot enter the property when vehicles are parked in the striped spots at the NE corner of Building 1 (1406 Main St N). The implementation of either bollards or a rolled curb in the problem area were discussed as optional remedies. A condition will be added to address the concern.

Additional condition #2: With the proposed secondary fire lane to the south, there are gate valves for future buildings sticking up in the vacant field. These will need to be geolocated and lowered to at, or below, grade to protect during snow removal.

MOTION: Marco Pelton SECOND: Gregg Schuetze to recommend Approval, with the suggested and two (2) additional conditions, to City Council to allow the property to be subdivided into condominium parcels.

Approval shall be contingent upon the following conditions:

1. Additional fire access shall be designed and either fully-bonded for or installed prior to condo unit sales finalizing. If bonded for, fire access must be completed no later than June 15th, 2023;
2. Establishment of an approved condominium association;
3. Per the City of Watford City Municipal Code of Ordinances: Chapter XV, Article XXX: Approval of the Preliminary Subdivision Plat shall be effective for a period of twelve (12) months. Barring an approved extension, a Final Subdivision Plat must be submitted for approval by City Council within the time limit;
4. Prior to condo unit sales finalizing, the City building inspector will require a resubmittal of building MEP plans and fire suppression systems. This document review may result in additional field inspections or recertifications for the various systems to ensure proper life and safety standards are met during the conversion from apartments to saleable condo units. Depending on the findings, and at their discretion, the City inspector may issue a new certificate of occupancy for each building;
5. Sufficient parking spots at the NE corner of Building 1 (1406 Main St N) must be removed or altered to allow adequate travel way for emergency service vehicles. Applicant's consulting engineer will work with City staff to remedy the situation and assure proper access for emergency services; and
6. Existing gate valves, or other raised site elements that might impede snow removal or emergency vehicle travel, must be addressed in the vacant land to the south of Building 4 (1218 Main St N), in Lots 6 and 7. At minimum, gate valves in said area must be geolocated and lowered to at, or below, grade.

ROLL CALL VOTE:

AYES: Gregg Schuetze, Jesse Lawrence, Jacob Jellesed, Sam Huebner, Marco Pelton, Warren Hovland

NAYS: none

MOTION: CARRIED

3. **Division of Land Application – Subdivision Preliminary Plat, submitted by WC16 LLC, for property located at 1218 Main Street N. An application has been submitted to subdividing Lot 6 of the Madison Heights Subdivision into Condominiums.**

Walters discussed that the replatting would create a total of 35 condominium units as well as 35 assigned and associated garage units and that this would be a phased sale offered to existing tenants and the general public. Explained that the current owner would manage until the required condo board was in place.

Walters again addressed the four (4) conditions included in the Staff Report as well as two (2) additional conditions to be added after recent discussions with Dave Ulrich, City Fire Chief.

Additional condition #1: The current entryway to the complex presents a fire safety concern as firetrucks cannot enter the property when vehicles are parked in the striped spots at the NE corner of Building 1 (1406 Main St N). The implementation of either bollards or a rolled curb in the problem area were discussed as optional remedies. A condition will be added to address the concern.

Additional condition #2: With the proposed secondary fire lane to the south, there are gate valves for future buildings sticking up in the vacant field. These will need to be geolocated and lowered to at, or below, grade to protect during snow removal.

MOTION: Marco Pelton SECOND: Sam Huebner to recommend Approval, with the suggested and two (2) additional conditions, to City Council to allow the property to be subdivided into condominium parcels.

Approval shall be contingent upon the following conditions:

1. Additional fire access shall be designed and either fully-bonded for or installed prior to condo unit sales finalizing. If bonded for, fire access must be completed no later than June 15th, 2023;
2. Establishment of an approved condominium association;
3. Per the City of Watford City Municipal Code of Ordinances: Chapter XV, Article XXX: Approval of the Preliminary Subdivision Plat shall be effective for a period of twelve (12) months. Barring an approved extension, a Final Subdivision Plat must be submitted for approval by City Council within the time limit;
4. Prior to condo unit sales finalizing, the City building inspector will require a resubmittal of building MEP plans and fire suppression systems. This document review may result in additional field inspections or recertifications for the various systems to ensure proper life and safety standards are met during the conversion from apartments to saleable condo units. Depending on the findings, and at their discretion, the City inspector may issue a new certificate of occupancy for each building;

5. Sufficient parking spots at the NE corner of Building 1 (1406 Main St N) must be removed or altered to allow adequate travel way for emergency service vehicles. Applicant's consulting engineer will work with City staff to remedy the situation and assure proper access for emergency services; and
6. Existing gate valves, or other raised site elements that might impede snow removal or emergency vehicle travel, must be addressed in the vacant land to the south of Building 4 (1218 Main St N), in Lots 6 and 7. At minimum, gate valves in said area must be geolocated and lowered to at, or below, grade.

ROLL CALL VOTE:

AYES: Gregg Schuetze, Jesse Lawrence, Warren Hovland, Jacob Jellesed, Sam Huebner, Marco Pelton

NAYS: none

MOTION: CARRIED

4. **Division of Land Application – Minor Plat: Simple Lot Split, submitted by Watford Express Laundry Center LLC, for property located at 1101 2nd Avenue SE (PID 82-20-08600). An application has been submitted to separate the south 74 feet of the parcel to allow for sale.**

Walters went over the application in detail and explained that a potential buyer for the land is the Legion. While nothing is finalized, the future land use may be overflow parking and that this lot split is the first step for the owner to offer the property for sale.

Marco Pelton inquired about the lot size and if it was large enough to be a legal lot. Steve Williams shared that it does meet the legal requirements and would be a legal lot.

MOTION: Marco Pelton SECOND: Gregg Schuetze to recommend Approval, with the suggested condition.

Approval shall be contingent upon the following condition:

1. Prior to any future development of this property, generalized building plans and permit applications must be submitted to City staff for further review and approval.

ROLL CALL VOTE:

AYES: Gregg Schuetze, Warren Hovland, Jesse Lawrence, Jacob Jellesed, Sam Huebner, Marco Pelton

NAYS: none

MOTION: CARRIED

- 5. Land Use Application – Minor Plat: Simple Lot Split, submitted by Shawn and Kari Staal, for property located at 929 24th St SW (PID 11-00-07500). An application has been submitted to separate 6.21 acres to create Lot 1.**

Walters went over the application and explained that the property is located in the ETA. The applicant wishes to break out 6.21 acres, from the overall 151.67 acres, with no further subdivision proposed or anticipated. There is an existing, residential home within the proposed Lot 1. Walters shared that the map creates a Lot 1, Block 1 and provides for a 30-foot, private ingress/egress easement which protects the new parcel's access to the east. There was discussion with both the County and City staff regarding requiring additional right of way along 24th St SW and 11th Ave SW, but it was determined to be unnecessary at this time, and will remain the statutory 33-feet as shown.

MOTION: Gregg Schuetze, SECOND: Warren Hovland to recommend Approval to City Council to allow the lot split.

There are no suggested conditions for approval.

ROLL CALL VOTE:

AYES: Marco Pelton, Warren Hovland, Gregg Schuetze, Jesse Lawrence, Jacob Jellesed, Sam Huebner

NAYS: none

MOTION: CARRIED

- 6. Land Use Application - Conditional Use Permit Review, submitted by Kathleen Tretter, for property located at 2601 2nd Street NE (PID 82-26-01700) for consideration of SewFine Embroidery, an in-home embroidery business.**

Walters went through the application renewal and the back-history of the conditional use, explaining that the permit was originally approved back in 2014. Since that time, the home-based business has remained in compliance with the requirements set forth and that, to date, the City has not received any complaints regarding the in home business. Further, since the review is free to the applicant, but costs the City money and time, staff is recommending approval with no set, periodic review. A new condition of approval is proposed to address potential issues or concerns that might arise in the future.

City Attorney Wyatt Voll suggested changes on the newly-added condition including language calling for review if the business was inactive for twelve (12) consecutive months.

MOTION: Gregg Schuetze, SECOND: Jacob Jellesed to recommend Approval, with suggested conditions, inclusive of the verbiage change to condition 7c and the addition of condition 7(e) to City Council to allow the renewal of the conditional use permit.

Approval shall be contingent upon the following conditions:

1. The conditional use will not be detrimental to or endanger the public health, safety or general welfare of community;
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;
6. The conditional use shall conform to all special provisions of the district in which it is located; and
7. The Conditional Use Permit shall be approved, with no fixed review period(s), unless any of the following were to occur:
 - a. staff receives a substantive complaint about the business from a surrounding property owner;
 - b. there is a significant change in intensity of the business traffic generated;
 - c. change in occupancy of the home or business occurs;
 - d. staff determines review is required due to changes in ordinance(s) or applicable standards; or
 - e. if the business is inactive for twelve (12) consecutive months.

ROLL CALL VOTE:

AYES: Marco Pelton, Warren Hovland, Gregg Schuetze, Jesse Lawrence, Jacob Jellesed, Sam Huebner

NAYS: none

MOTION: CARRIED

CLOSE PUBLIC HEARING: 6:28 PM by Chairman Lawrence.

CONTINUATION OF REGULAR MEETING:

7. **Division of Land Application – Subdivision Final Plat, submitted by Terry and Diane Gariety, for property located along 7th Ave NW, Watford City (PID 82-73-00150). An application has been submitted finalize six (6) lots and a new subdivision.**

MOTION: Marco Pelton, SECOND: Sam Huebner to recommend Approval

Approval shall be contingent upon the following conditions:

1. The Subdivision Plat must follow all regulations as set forth within the City of Watford City Municipal Code of Ordinances pertaining to Subdivision Regulations and the Approval of Plats: Chapter XV, Article XXX, Sections 5 & 6.
2. All bonding for infrastructure must be received before the Final Subdivision Plat is recorded.

3. The presented Development Agreement (DA) must be recorded along with the Final Subdivision Plat.
4. The presented Subdivision Improvement, Maintenance, and Warranty Agreement (SIA) must be recorded along with the Final Subdivision Plat.
5. The approval of a subdivision plat shall expire twelve (12) months from the date of approval. During those twelve (12) months after approval, the final plat shall be recorded at the McKenzie County Recorder's Office. An extension of a final plat may be granted once for a total period of not more than twelve (12) additional months. A request for extension must be made in writing not more than thirty (30) days after the expiration of the original approval. An extension of approval may be only granted if the final plat requires no modification, including owners and lienholders' signature (to be proven by an up-to-date title option or title insurance policy), and remains consistent with the purpose and intent of the originally approved final plat. If the approval of a final plat expires and an extension to the approval is not, or cannot be granted, a new application for the final plat must be filed and approved.
6. Record a separate drainage easement document in parallel with the Final Plat.

ROLL CALL VOTE:

AYES: Marco Pelton, Warren Hovland, Gregg Schuetze, Jesse Lawrence, Jacob Jellesed, Sam Huebner

NAYS: none

MOTION: CARRIED

PERMIT RECORDS:

Reviewed permit records as presented. Overall permit issuance is up front last year, but new residential home permits have slowed. No additional comments.

NEW BUSINESS:

Walters discussed the upcoming vacation and associated replatting and zoning for the public work of art at the NW corner of Main St S and 4th Ave SW. Still working with NDDOT on specifics.

1. Petition to Vacate – Right of Way, submitted by the City of Watford City, for property located NW of Main Street S & 2nd Avenue SW, Watford City. An application has been submitted to vacate a portion of the 1st Ave S right of way.
2. Division of Land Application – Subdivision Preliminary Plat, submitted by the City of Watford City, for property located within and adjacent to 117 Main Street S, Watford City. An application has been submitted to replat Lots 4-6 and vacated right of way into a single lot.
3. Land Use Application – Zone Change, submitted by the City of Watford City, for property

located at 117 Main Street S, Watford City. An application has been submitted to rezone the property newly-replatted, combined lot to C-B.

OLD BUSINESS:

None

ADJOURNMENT: 6:41 PM

MOTION by Gregg Schuetze

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

Monday, September 26, 2022, at 6:00 PM

Jesse Lawrence, Chairman

Jake Walters, Principal Planner

1.

Division of Land Application

Subdivision Preliminary Plat

City of Watford City



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

September 26, 2022

STAFF REPORT

Division of Land Application – Subdivision Preliminary Plat The Matrix Subdivision

APPLICANT:

The City of Watford City

PROPERTY OWNERS:

The City of Watford City
PO Box 494
Watford City, ND 58854

PROPERTY LOCATION:

SW ¼ of Section 21, T150N, R 98W, 5th P.M., Watford City, ND 58854

REQUEST:

Application to create Lots 1-5 of Block 1 and Lots 1-3 of Block 2 of The Matrix Subdivision.

CURRENT ZONING:

A-1, Agricultural District

CURRENT USE:

Improved land along Fox Hills Parkway South.

SITE DEVELOPMENT:

Access: The property is accessible from Fox Hills Parkway South.

Sewer: The property has access to City sanitary sewer.

Water: The property has access to City water.

SURROUNDING LAND USE:

North: Zoning – CF, Community Facilities
Use – Fox Hills Elementary School

East: Zoning – A-1, Agricultural District
Use – Vacant Land

South: Zoning – A-1, Agricultural District
Use – Vacant Land

West: Zoning – A-1, Agricultural District and A-2, ETA Agricultural District
Use – Vacant Land and Single-family Dwelling

REFERENCES:

Chapter XV, Article XXX - SUBDIVISION REGULATIONS

Preliminary Plat Requirements and Preliminary Plat Approvals

DISCUSSION:

The requested platting of The Matrix Subdivision would create a total of eight (8) lots and a new road section. Lot 2, Block 1 is a continuation of the linear park system, with existing trails/sidewalks. Lot 2, Block 2 is encumbered by the area waterway. Lots 4 and 5 will comprise the Wolf Pup Daycare Fox Hills facilities and the remainder large-lot parcels will be available for future development. A publicly-dedicated roadway, Cottontail Road, will be built between Lots 4 and 5 during the daycare project.

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. Per the City of Watford City Municipal Code of Ordinances: Chapter XV, Article XXX: Approval of the Preliminary Subdivision Plat shall be effective for a period of twelve (12) months. Barring an approved extension, a Final Subdivision Plat must be submitted for approval by City Council within the time limit.

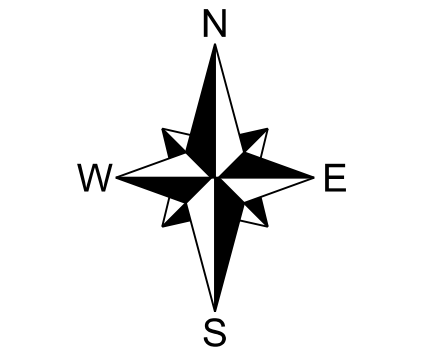
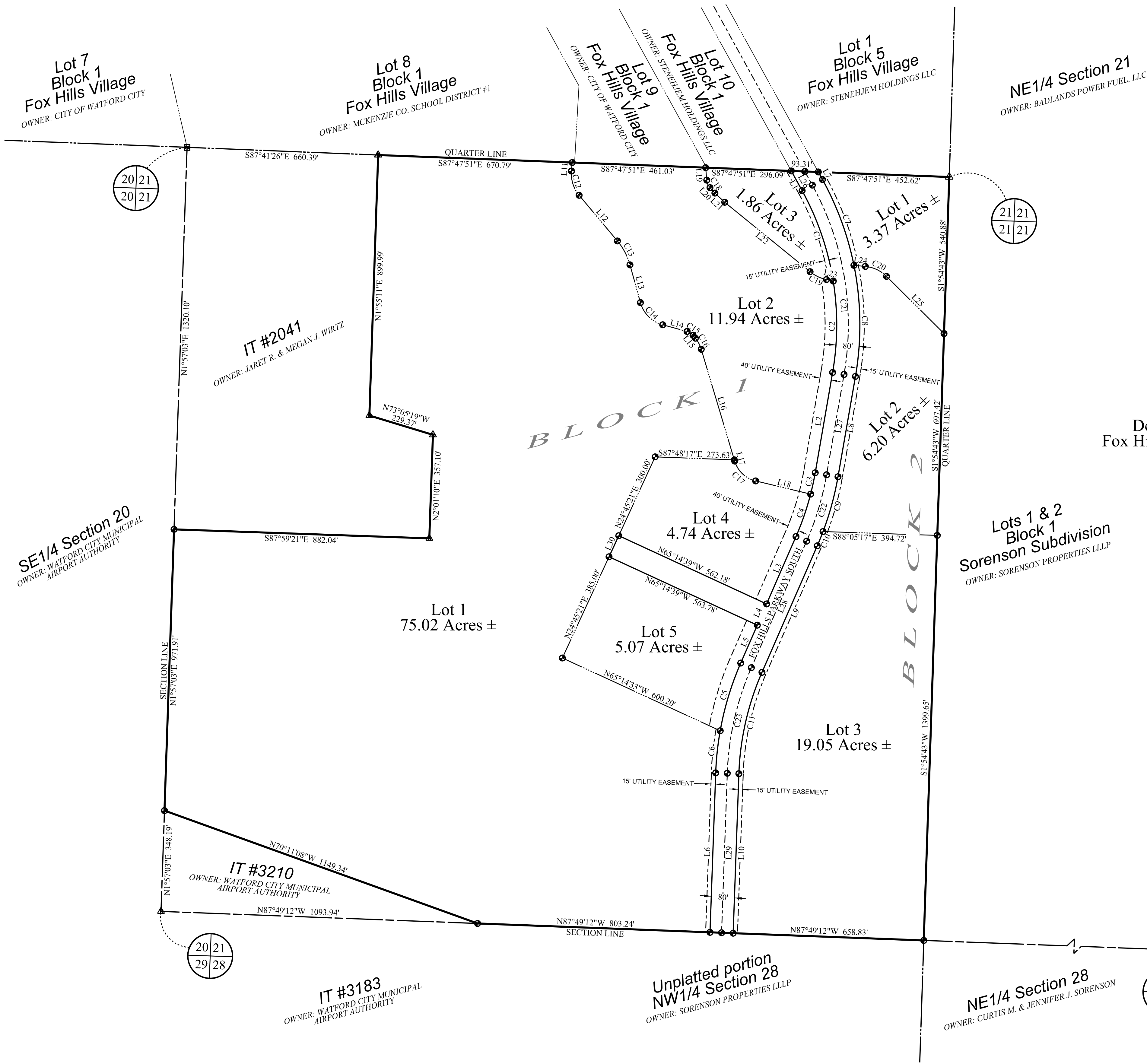
PLANNING DEPARTMENT STAFF CONTACTS:

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

Kayla Grace
kagrace@nd.gov
(701) 444-8406

**PLAT OF
THE MATRIX SUBDIVISION**

AS LOCATED IN THE SW1/4 OF SECTION 21 - TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

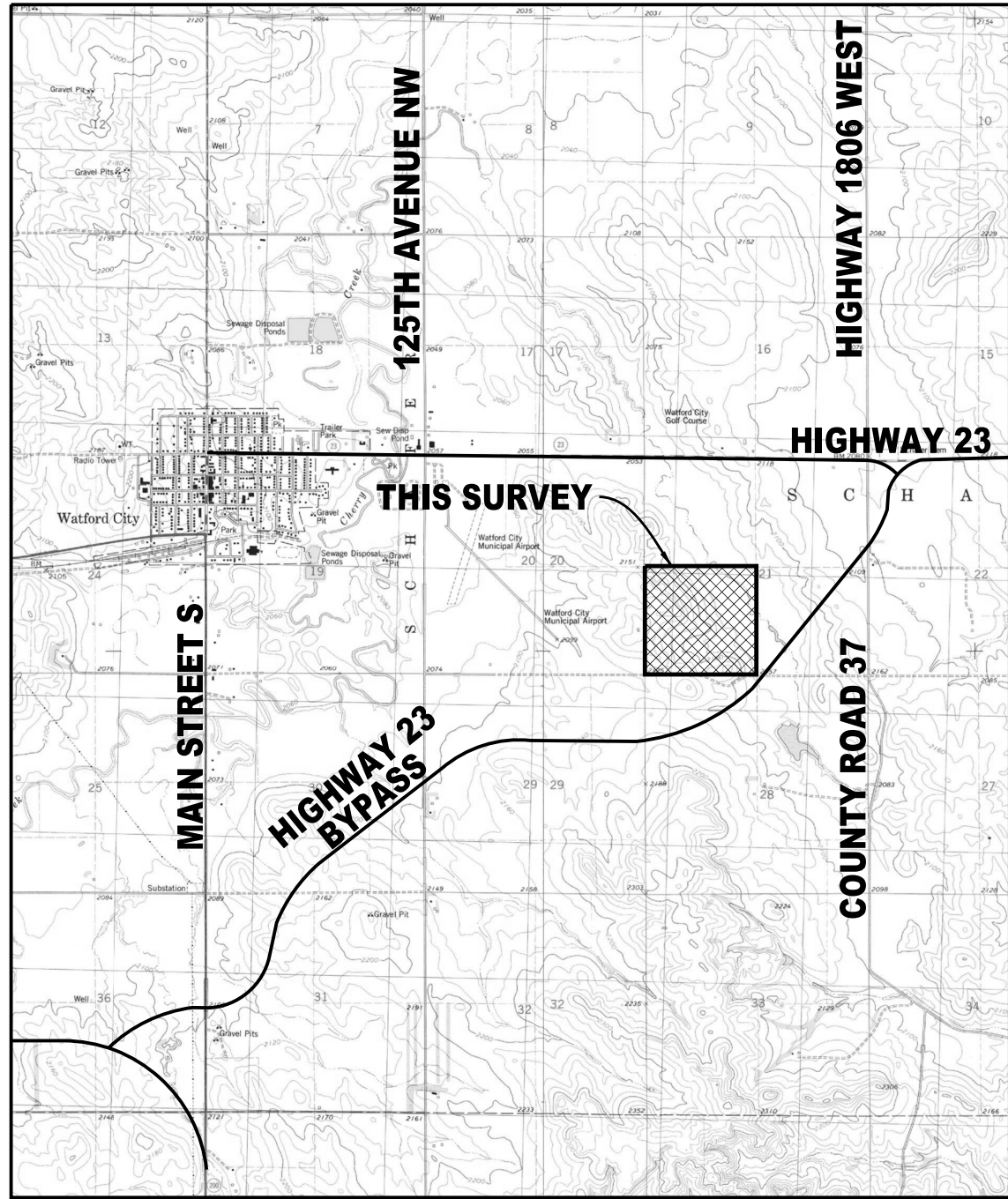


- △ = REBAR / CAP FOUND
- ▲ = REBAR FOUND
- = STONE FOUND
- = REBAR / CAP SET

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

- = SURVEY BOUNDARY LINE
- - - = SECTION LINE
- - - = QUARTER LINE
- - - = EXISTING LOT LINE
- - - = NEW LOT LINE
- - - = NEW EASEMENT LINE
- - - = NEW RIGHT-OF-WAY LINE

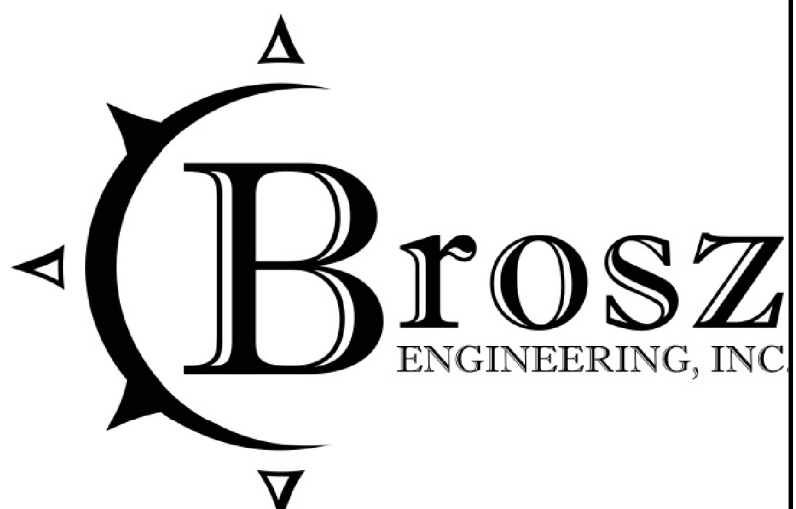
Dedicated Public Right-of-Way
Fox Hills Parkway South = 6.04 Acres ±



VICINITY MAP
NOT TO SCALE

Line Table		
Name	Length	Direction
L1	77.89	S 28°46'25" E
L2	351.54	S 9°50'59" W
L3	253.87	S 23°36'45" W
L4	80.02	S 23°36'45" W
L5	143.00	S 23°36'45" W
L6	550.90	S 2°03'18" W
L7	29.79	S 28°46'25" E
L8	351.54	S 9°50'59" W
L9	476.89	S 23°36'45" W
L10	551.08	S 2°03'18" W
L11	29.69	S 4°53'13" W
L12	205.72	S 39°57'17" E
L13	135.29	S 15°29'47" E
L14	87.22	S 74°44'50" E
L15	12.94	S 39°11'33" E
L16	398.87	S 16°38'34" E
L17	4.22	S 16°38'34" E
L18	195.33	S 76°27'32" E
L19	43.27	S 5°13'57" E
L20	25.31	S 41°45'17" E
L21	46.43	S 46°52'46" E
L22	379.97	S 50°52'32" E
L23	23.90	S 77°46'16" E
L24	39.81	S 84°25'48" E
L25	280.10	S 45°10'29" E
L26	53.84	S 28°46'25" E
L27	351.54	S 9°50'59" W
L28	476.89	S 23°36'45" W
L29	550.99	S 2°03'18" W
L30	80.00	N 24°45'21" E

Curve Table							
Name	Radius	Arc Length	Chord Length	Tangent Length	Middle Ordinate	External Distance	Chord Direction
C1	960.00	331.54	329.90	167.44	14.28	14.49	S 18°58'48" E
C2	960.00	317.27	315.83	160.10	13.08	13.26	S 0°22'54" W
C3	960.00	75.54	75.52	37.79	0.74	0.74	S 12°06'14" W
C4	960.00	154.97	154.81	77.66	3.13	3.14	S 18°58'59" W
C5	1040.00	244.93	244.36	123.03	7.20	7.25	S 16°51'40" W
C6	1040.00	146.29	146.17	73.27	2.57	2.58	S 6°05'05" W
C7	1040.00	316.73	315.51	159.60	12.03	12.18	S 20°08'42" E
C8	1040.00	386.08	383.87	195.29	17.86	18.18	S 0°47'07" E
C9	1040.00	196.53	196.24	98.56	4.64	4.66	S 15°15'48" W
C10	1040.00	53.20	53.19	26.61	0.34	0.34	S 22°08'33" W
C11	960.00	361.12	358.99	182.72	16.93	17.23	S 12°49'53" W
C12	115.00	90.00	87.72	47.45	8.69	9.40	S 17°32'02" E
C13	220.00	93.91	93.20	47.68	4.99	5.11	S 27°43'32" E
C14	110.00	113.75	108.75	62.55	14.38	16.54	S 45°07'18" E
C15	40.00	24.82	24.43	12.83	1.91	2.01	S 56°58'11" E
C16	110.00	43.29	43.01	21.93	2.12	2.16	S 27°55'03" E
C17	100.00	104.40	99.72	57.52	13.32	15.36	S 46°33'03" E
C18	45.00	28.68	28.20	14.85	2.27	2.39	S 23°29'37" E
C19	135.00	63.37	62.79	32.28	3.70	3.81	S 64°19'24" E
C20	120.00	82.22	80.62	42.80	6.97	7.40	S 84°48'09" E
C21	1000.00	675.82	663.03	351.38	56.55	59.94	S 9°30'40" E
C22	1000.00	240.12	239.55	120.64	7.20	7.25	S 16°43'44" W
C23	1000.00	376.17	373.95	190.33	17.64	17.95	S 12°49'53" W



OWNER'S CERTIFICATE

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

SURVEYOR'S CERTIFICATE

PROPERTY DESCRIPTION

PLANNING AND ZONING COMMISSION APPROVAL

WATFORD CITY APPROVAL


AUDITOR'S CERTIFICATE OF TAXES

CERTIFICATE OF MCKENZIE COUNTY RECORDER

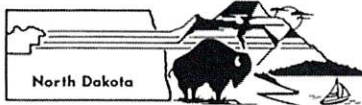
RESERVATION TELEPHONE COOPERATIVE

MONTANA DAKOTA UTILITIES COMPANY

MCKENZIE ELECTRIC COOPERATIVE, INC.



Brosz
ENGINEERING, INC.



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

DIVISION OF LAND APPLICATION SUBDIVISION PRELIMINARY PLAT

(waived) KG

REQUIREMENTS

APPLICATION FEE:
\$1,125.00 + \$15.00/LOT

All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Subdivision Preliminary Plat Application* may be submitted in order to plat parcels within the Corporate City limits and the designated Extra Territorial Area (ETA). All *Subdivision Preliminary Plats* shall be subject to conform to the regulations as set within the City of Watford City Municipal Code of Ordinances and Chapter 40-48 of the North Dakota Century Code. Along with this original application, please submit the following: N.D. Professionally Engineered/ Surveyed map of subdivision parcels in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for *Subdivision Preliminary Plat*, and a current copy of a title report/title commitment for the property. Once approved by City Council, the Preliminary Subdivision Plat shall be considered approved for a period of 12 months after which a Final Subdivision Plat application must be submitted for further review and approval prior to recordation. Subdivision may be subject to additional Development Agreements (DA) and Subdivision Improvement, Warranty and Maintenance Agreements (SIA) prior to 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.*

PROPERTY OWNER INFORMATION

OWNER NAME(S): City of Watford City PHONE NUMBER: EMAIL:

MAILING ADDRESS:
PO Box 494

APPLICANT INFORMATION

☒ Same as Owner

APPLICANT NAME: PHONE NUMBER: EMAIL:

MAILING ADDRESS:

DEVELOPER INFORMATION

DEVELOPER NAME: PHONE NUMBER: EMAIL:

MAILING ADDRESS:

PROPERTY INFORMATION

PROPERTY ADDRESS: The Matrix Subdivision CURRENT ZONING:

LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE)


Section 21, Township 150N, Range 98W


EXISTING ACREAGE/SQ.FT.: NEW ACREAGE/SQ.FT.: PROPOSED # OF LOTS/BLOCKS:

CURRENT USE OF PROPERTY: PROPOSED USE OF PROPERTY:

DESCRIPTION Please give a brief description of the proposed preliminary subdivision plat.

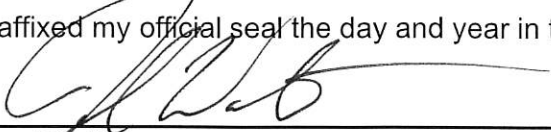
PRELIMINARY PLAT SUBMITTAL REQUIREMENTS	APPLICANT CHECKLIST	CITY STAFF REVIEW
PRELIMINARY PLAT APPLICATION SUBMITTALS		
Completed and signed Subdivision Preliminary Plat Application.		
Payment for Subdivision Preliminary Plat Application.		
Pre-submittal meeting with City Departments.		
Justification Letter.		
Title Report/Title Commitment.		
Legal Description.		
Preliminary Plat.		
Existing Conditions Data.		
Proposed Development Design Features.		
Open Space Requirements		
Preliminary Grading Plan.		
Preliminary Street Plans.		
Preliminary Utility Plans.		
Preliminary Storm Water Management Plan.		

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.	
As the applicant, I certify that I have reviewed the City's template Development Agreement and Subdivision Improvement, Maintenance, and Warranty Agreement and agree that the documents shall be finalized by the time the Final Plat is reviewed by the City Council.	
APPLICANT SIGNATURE: 	DATE: 9 / 9 / 22
APPLICANT PRINT NAME: Curtis Mac...	APPLICANT TITLE: CEO

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: 9 / 9 / 22
PROPERTY OWNER SIGNATURE:	DATE: ____ / ____ / ____

PROPERTY OWNER NOTARY

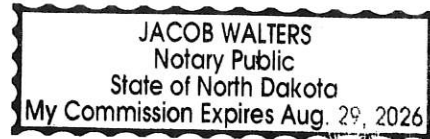
On this 9th day of September, 2022 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Curtis Moen known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.



Notary Public

(NOTARIAL SEAL)

Notary Public for the state of North Dakota
Residing at West Ford Hwy
My Commission Expires _____



2.

Land Use Application

Zone Change

City of Watford City



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

September 26, 2022

STAFF REPORT

Land Use Application: Zone Change The Matrix Subdivision Lots 4 & 5

APPLICANT:

The City of Watford City

PROPERTY OWNERS:

The City of Watford City
PO Box 494
Watford City, ND 58854

PROPERTY LOCATION:

SW ¼ of Section 21, T150N, R 98W, 5th P.M., Watford City, ND 58854

REQUEST:

Land Use Application: Change of Zone, redistricting from A-1 (Agricultural District) into CF (Community Facilities).

CURRENT ZONING:

A-1 (Agricultural District)

CURRENT USE:

Improved land along Fox Hills Parkway South.

SITE DEVELOPMENT:

Access: The property is accessible from Fox Hills Parkway South.

Sewer: The property has access to City sanitary sewer.

Water: The property has access to City water.

SURROUNDING LAND USE:

North: Zoning – CF, Community Facilities
Use – Fox Hills Elementary School

East: Zoning – A-1, Agricultural District
Use – Vacant Land

South: Zoning – A-1, Agricultural District
Use – Vacant Land

West: Zoning – A-1, Agricultural District and A-2, ETA Agricultural District
Use – Vacant Land and Single-family Dwelling

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 XVIII(B) - CF COMMUNITY FACILITIES

SECTION 1. - INTENT AND PURPOSE OF DISTRICT:

...

The CF Community Facilities Zone is established in order to provide for the location and development of site suitable for necessary public buildings, structures, uses and accessory uses, and related private buildings, structures, uses, and accessory uses, open space and community recreational facilities.

SECTION 2. - PERMITTED USES:

...

12. Daycare Center, Preschool, Primary and Secondary Schools.

DISCUSSION:

In coordination with this Change of Zone application, The City of Watford City has submitted a preliminary plat map to create eight (8) lots, only two of which are subject to this zone change request. The change in zone is consistent with the overall area's development.

RECOMMENDATION:

It is the recommendation of City Planning Department staff to **APPROVE** the Zone Change 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 final plat map. If there is no Final Subdivision Plat approval by that date, the property will revert to the previous district of A-1.

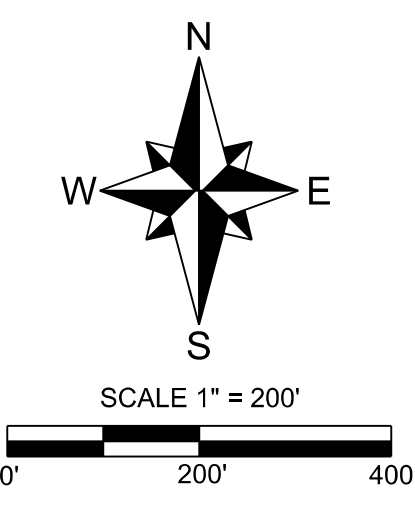
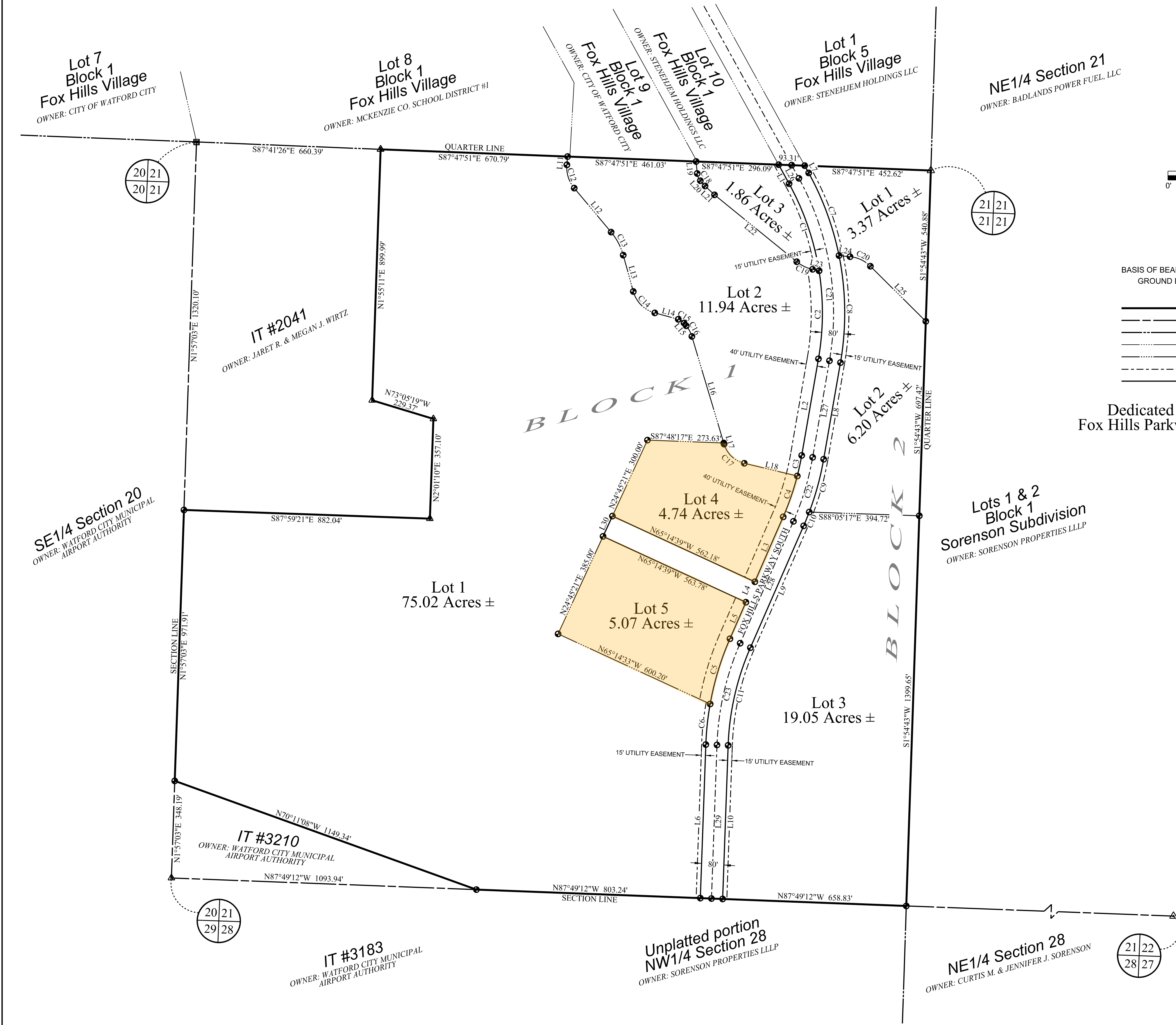
PLANNING DEPARTMENT STAFF CONTACTS:

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

Kayla Grace
kagrace@nd.gov
(701) 444-8406

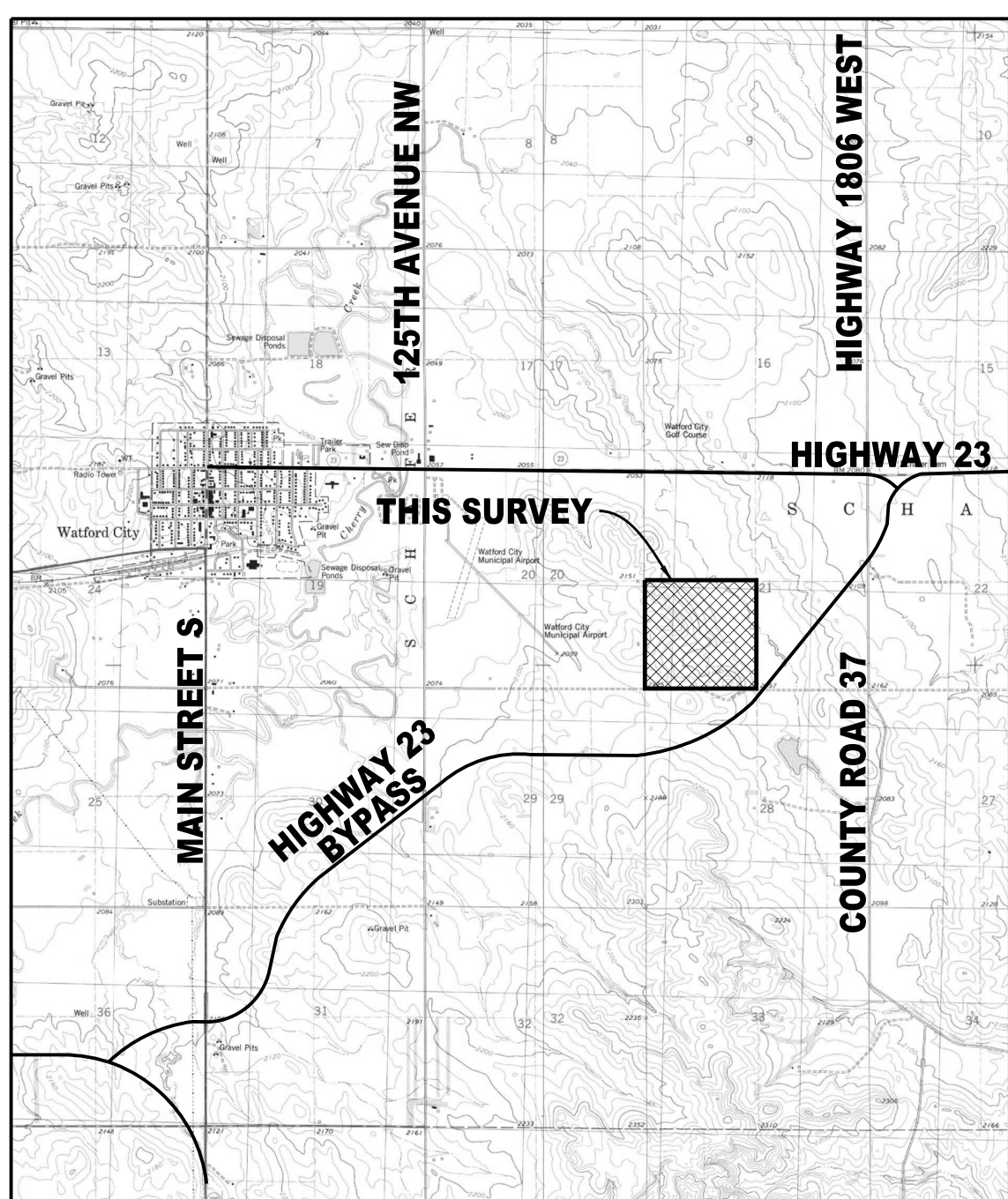
Change of Zone Exhibit

PLAT OF
THE MATRIX SUBDIVISION
AS LOCATED IN THE SW1/4 OF SECTION 21 - TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



- △ = REBAR / CAP FOUND
 - ▲ = REBAR FOUND
 - = STONE FOUND
 - = REBAR / CAP SET
- BASIS OF BEARING: N.D. STATE PLANE - NORTH ZONE
GROUND DISTANCES SHOWN - C/F: 0.9998485
- = SURVEY BOUNDARY LINE
 - - - = SECTION LINE
 - - - = QUARTER LINE
 - - - = EXISTING LOT LINE
 - - - = NEW LOT LINE
 - - - = NEW EASEMENT LINE
 - - - = NEW RIGHT-OF-WAY LINE

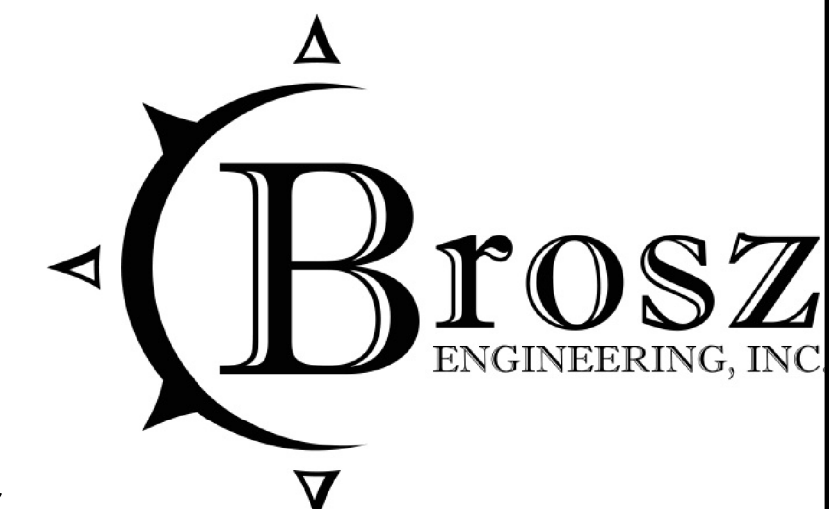
Dedicated Public Right-of-Way
Fox Hills Parkway South = 6.04 Acres ±

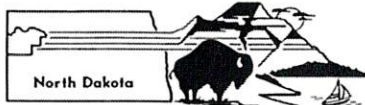


VICINITY MAP
NOT TO SCALE

Line Table		
Name	Length	Direction
L1	77.89	S 28°46'25" E
L2	351.54	S 9°50'59" W
L3	253.87	S 23°36'45" W
L4	80.02	S 23°36'45" W
L5	143.00	S 23°36'45" W
L6	550.90	S 2°03'18" W
L7	29.79	S 28°46'25" E
L8	351.54	S 9°50'59" W
L9	476.89	S 23°36'45" W
L10	551.08	S 2°03'18" W
L11	29.69	S 4°53'13" W
L12	205.72	S 39°57'17" E
L13	135.29	S 15°29'47" E
L14	87.22	S 74°44'50" E
L15	12.94	S 39°11'33" E
L16	398.87	S 16°38'34" E
L17	4.22	S 16°38'34" E
L18	195.33	S 76°27'32" E
L19	43.27	S 5°13'57" E
L20	25.31	S 41°45'17" E
L21	46.43	S 46°52'46" E
L22	379.97	S 50°52'32" E
L23	23.90	S 77°46'16" E
L24	39.81	S 84°25'48" E
L25	280.10	S 45°10'29" E
L26	53.84	S 28°46'25" E
L27	351.54	S 9°50'59" W
L28	476.89	S 23°36'45" W
L29	550.99	S 2°03'18" W
L30	80.00	N 24°45'21" E

Curve Table							
Name	Radius	Arc Length	Chord Length	Tangent Length	Middle Ordinate	External Distance	Chord Direction
C1	960.00	331.54	329.90	167.44	14.28	14.49	S 18°58'48" E
C2	960.00	317.27	315.83	160.10	13.08	13.26	S 0°22'54" W
C3	960.00	75.54	75.52	37.79	0.74	0.74	S 12°06'14" W
C4	960.00	154.97	154.81	77.66	3.13	3.14	S 18°58'59" W
C5	1040.00	244.93	244.36	123.03	7.20	7.25	S 16°51'40" W
C6	1040.00	146.29	146.17	73.27	2.57	2.58	S 6°05'05" W
C7	1040.00	316.73	315.51	159.60	12.03	12.18	S 20°08'42" E
C8	1040.00	386.08	383.87	195.29	17.86	18.18	S 0°47'07" E
C9	1040.00	196.53	196.24	98.56	4.64	4.66	S 15°15'48" W
C10	1040.00	53.20	53.19	26.61	0.34	0.34	S 22°08'33" W
C11	960.00	361.12	358.99	182.72	16.93	17.23	S 12°49'53" W
C12	115.00	90.00	87.72	47.45	8.69	9.40	S 17°32'02" E
C13	220.00	93.91	93.20	47.68	4.99	5.11	S 27°43'32" E
C14	110.00	113.75	108.75	62.55	14.38	16.54	S 45°07'18" E
C15	40.00	24.82	24.43	12.83	1.91	2.01	S 56°58'11" E
C16	110.00	43.29	43.01	21.93	2.12	2.16	S 27°55'03" E
C17	100.00	104.40	99.72	57.52	13.32	15.36	S 46°33'03" E
C18	45.00	28.68	28.20	14.85	2.27	2.39	S 23°29'37" E
C19	135.00	63.37	62.79	32.28	3.70	3.81	S 64°19'24" E
C20	120.00	82.22	80.62	42.80	6.97	7.40	S 84°48'09" E
C21	1000.00	675.82	663.03	351.38	56.55	59.94	S 9°30'40" E
C22	1000.00	240.12	239.55	120.64	7.20	7.25	S 16°43'44" W
C23	1000.00	376.17	373.95	190.33	17.64	17.95	S 12°49'53" W





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

LAND USE APPLICATION

ZONE CHANGE

(waived) KG

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): City of Watford City PHONE NUMBER: EMAIL:

MAILING ADDRESS:

Po Box 494

APPLICANT INFORMATION

☒ Same as Owner

APPLICANT NAME: PHONE NUMBER: EMAIL:

MAILING ADDRESS:

DEVELOPER INFORMATION

DEVELOPER NAME: PHONE NUMBER: EMAIL:

MAILING ADDRESS:

PROPERTY INFORMATION

PROPERTY ADDRESS: The Matrix Subdivision lot 4 & lot 5 CURRENT ZONING: AG PROPOSED ZONING: CF

PARCEL NUMBER(s): LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE)
Section 21, Township 150N, Range 98W

DESCRIPTION

Please give a brief description of the proposed variance.

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: [Signature]

DATE:

9 / 9 / 22

APPLICANT PRINT NAME:

Curtis Olsen

APPLICANT TITLE:

CEO

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:

9 / 9 / 22

PROPERTY OWNER SIGNATURE:

DATE:

 / / **PROPERTY OWNER NOTARY**

On this 9th day of September, 2022 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Curtis Moen 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.

(NOTARIAL SEAL)

Notary Public

Notary Public for the state of North Dakota
Residing at Watford City
My Commission Expires 8/29/26

JACOB WALTERS
Notary Public
State of North Dakota
My Commission Expires Aug. 29, 2026

▼ OFFICE USE ONLY ▼

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

LEGAL NOTICE DATES: / / / / ☐ MAILED ADJACENT PROPERTY OWNER NOTICES**MEETING DATES:**PLANNING COMMISSION: / / CITY COUNCIL: / / **INVOICE:**INVOICE NUMBER: DATE CREATED: / / BY: **PAYMENT: \$300.00**DATE RECEIVED: / / AMOUNT: \$ ☐ CARD ☐ CASH ☐ CHECK #

3.

Division of Land Application

Subdivision Final Plat

WC16 LLC – 1306,1324, and 1406 Main Street N



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

September 26, 2022

STAFF REPORT

Division of Land Application – Subdivision Final Plat Madison Heights Lot 5

APPLICANTS/ PROPERTY OWNERS:

WC16 LLC

95-04 Delancey Street

New York, NY 10002

PROPERTY LOCATION:

1306, 1324, and 1406 Main Street North
Madison Heights apartment complex

REQUEST:

Final Subdivision Plat for the purpose of replatting Lot 5 of the Madison Heights Subdivision into condominiums.

CURRENT ZONING:

R-C, Condominium Residential District

CURRENT USE:

The property contains three apartment buildings and two garage buildings on the open rental market.

SITE DEVELOPMENT:

Access: The property is accessible from Main Street North.

Sewer: The property has access to City sanitary sewer.

Water: The property has access to City water.

SURROUNDING LAND USE:

North: Zoning – AG, Agricultural District
 Use - Single Family Home

East: Zoning – R-1, Single Family Dwelling District and R-3/R-T, Townhomes
 Use – Pheasant Ridge Subdivision

South: Zoning – R-4, High Density Residential District
 Use – Undeveloped, owned by applicant

West: Zoning – R-4, High Density Residential District
 Use – Undeveloped, Homestead Subdivision

REFERENCES:

City of Watford City Municipal Code of Ordinances: CHAPTER XV- ZONING ORDINANCE, ARTICLE XXX- SUBDIVISION REGULATIONS, SECTION 5- APPROVAL OF PLATS AND SECTION 6- PROCEDURE FOR APPROVAL OF PLATS:

Plat approval as required herein and in conformity with statutory authority within the Planning Commission's territorial jurisdiction, shall be by the Planning Commission, with confirmation approval by the City Council. In all cases where land is offered for dedication for streets, utilities, or other public purposes, the governing body affected shall act to accept or reject the offer of dedication and the deed for the fee to such lands. The approval of other jurisdictional Planning Commissions shall be required on all *plats* of land situated within the unincorporated jurisdiction of the City of Watford City, North Dakota.

...

The Planning Commission shall embrace a motion, which shall include all conditions it required for approval, or conditions upon which approval will be granted, and shall set forth the reasons for the approval given. If the Planning Commission recommends disapproval of the final plat, such action, together with the reasons, therefore, will be entered in the official records of the Planning Commission and a copy of such record will be sent to the subdivider and the City Council. A copy of the motion shall be sent forthwith to the subdivider and a copy thereof to the City Council together with the plat if it is approved, conditionally or otherwise.

DISCUSSION:

The requested replatting Lot 5 of the Madison Heights Subdivision would create a combined total of 107 condominium units as well as 107 assigned and associated garage units. This will be a phased sale, offered to existing tenants and the general public. As with all condo projects, and in keeping with State law, particular elements will remain community property and a condo association will be formed to help administer.

RECOMMENDATION:

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

Approval shall be contingent upon the following conditions:

1. The Subdivision Plat must follow all regulations as set forth within the City of Watford City Municipal Code of Ordinances pertaining to Subdivision Regulations and the Approval of Plats: Chapter XV, Article XXX, Sections 5 & 6;
2. Additional fire access shall be designed and either fully-bonded for or installed prior to condo unit sales finalizing. If bonded for, fire access must be completed no later than June 15th, 2023;
3. Sufficient parking spots at the NE corner of Building 1 (1406 Main St N) must be removed or altered to allow adequate travel way for emergency service vehicles. Applicant's consulting engineer will work with City staff to remedy the situation and assure proper access for emergency services;
4. Existing gate valves, or other raised site elements that might impede snow removal or emergency vehicle travel, must be addressed in the vacant land to the south of Building 4 (1218 Main St N), in Lots 6 and 7. At minimum, gate valves in said area must be geolocated and lowered to at, or below, grade;
5. Establishment of an approved condominium association;
6. Prior to condo unit sales finalizing, the City building inspector will require a resubmittal of building MEP plans and fire suppression systems. This document review may result in additional field inspections or recertifications for the various systems to ensure proper life and safety standards are met during the conversion from apartments to saleable condo units. Depending on the findings, and at their discretion, the City inspector may issue a new certificate of occupancy for each building; and
7. The approval of a subdivision plat shall expire twelve (12) months from the date of approval. During those twelve (12) months after approval, the final plat shall be recorded at the McKenzie County Recorder's Office. An extension of a final plat may be granted once for a total period of not more than twelve (12) additional months. A request for extension must be made in writing not more than thirty (30) days after the expiration of the original approval. An extension of approval may be only granted if the final plat requires no modification, including owners and lienholders' signature (to be proven by an up-to-date title option or title insurance policy), and remains consistent with the purpose and intent of the originally approved final plat. If the approval of a final plat expires and an extension to the

approval is not, or cannot be granted, a new application for the final plat must be filed and approved.

PLANNING DEPARTMENT STAFF CONTACTS:

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

Kayla Grace
kagrace@nd.gov
(701) 444-8406

MADISON HEIGHTS LOT FIVE CONDO PLAT

LOCATED IN THE NW1/4 OF SECTION 18, T150W, R98W, 5TH P.M.
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

NARRATIVE

The purpose of this survey is to convert three existing apartment buildings and two garage buildings into a condominium project. The survey was performed at the request of our client and the landowner: WC16, LLC.

The following documents of record were reviewed and considered as a part of this survey. There may be other documents, either private or of record, that would affect this survey. Any new evidence contradictory to this survey should be presented to TD&H Engineering for review and consideration.

Madison Heights Subdivision, recorded September 11th, 2015, as Document No.484906.

Cross easement and agreement, recorded June 24th, 2022, as Document No.538830.

A Replat of Madison Heights Subdivision, recorded _____, 2022, as Document No._____.

LEGAL DESCRIPTION

A tract of land being Lot 5 of A Replat of Madison Heights Subdivision recorded as Document No._____ located in the NW1/4 of Section 18, Township 150 North, Range 98 West, 5th P.M., City of Watford City, McKenzie County.

OWNER(S) CERTIFICATE

I (We), the undersigned, being sole owner(s) and mortgage holder(s) of the land platted herein, do hereby consent to the execution of this plat and agree to not vacate any portion of this plat without the consent of the City of Watford City. I (We) hereby dedicate easements to run with the land for water, sewer, gas, electric, telephone, or other public utility lines or services under, on, or over the land dedicated hereon as "utility easements", whether shown or existing.

Dated this _____ day of _____ 2022.

WC16 LLC

Printed Name _____

Title _____

State of North Dakota)

County of McKenzie)

On this _____ day of _____, 2022, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, _____, 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 above written.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

WATFORD CITY APPROVAL

The City of Watford City, North Dakota, has approved the attached plat as shown herein, and lying within the jurisdiction of the City of Watford City, has approved the streets, alleys, and other public ways and grounds of the attached plat, shown here as an amendment to the comprehensive street and highway plan and other appropriate portion of the comprehensive plan of the City of Watford City, North Dakota. All streets, alleys and other public ways and grounds of the attached plat are dedicated, but not accepted at this time with the offer to remain open.

Philip K. Riely, Mayor
State of North Dakota)
County of McKenzie)

On this _____ day of _____, 2022, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, Philip K. Riely, Mayor, and Peni Peterson, City Auditor, 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 above written.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF MCKENZIE COUNTY RECORDER

I hereby certify that the above instrument was filed in the Office of the McKenzie County Recorder in the State of North Dakota at _____ O'clock A.M. / P.M. on the _____ day of _____, 2022, and was recorded as document number _____.

Katie Paulson, McKenzie County Recorder

PLANNING AND ZONING COMMISSION APPROVAL

This plat in the City of Watford City is hereby approved in accordance with the laws of the State of North Dakota, ordinances of the City of Watford City, North Dakota, and regulations of the Planning and Zoning Commission of the City of Watford City, North Dakota.

Jesse Lawrence, Chairman
State of North Dakota)
County of McKenzie)

On this _____ day of _____, 2022, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, Jesse Lawrence, Chairman, 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 above written.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

AUDITOR'S CERTIFICATE OF TAXES

Taxes, delinquent taxes, delinquent special assessment or installment of special assessments or tax estimates for the property described on the attached instrument are unpaid in the amount of \$_____ plus penalty and interest. Certified on this _____ day of _____, 2022.

Erica Johnsrud, McKenzie County Auditor

SURVEYOR'S CERTIFICATE

I, Matthew A. Beard, Registered Land Surveyor, do hereby certify that the survey plat shown hereon was completed by me or under my direct supervision and that this plat is the correct representation of the survey shown hereon, and that the monuments are placed as shown, and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota.

Surveyors Signature
Registered Land Surveyor #LS-29538
Survey date & stamp :

State of North Dakota)

County of McKenzie)

On this _____ day of _____, 2022, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, Matthew A. Beard, 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 above written.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

BUILDING 1406 MAIN ST. N			
UNIT TABLE			
UNIT #	GROSS AREA (SQFT)	HEIGHT (FT)	GARAGE AREA (SQFT)
1-102	1,003	8.0	226
1-104	773	8.0	226
1-106	1,003	8.0	226
1-201	989	8.0	226
1-202	1,003	8.0	226
1-203	1,167	8.0	226
1-204	895	8.0	226
1-205	989	8.0	226
1-206	1,003	8.0	226
1-301	990	8.0	226
1-302	1,003	8.0	226
1-303	684	8.0	226
1-304	896	8.0	226
1-305	684	8.0	226
1-306	1,003	8.0	226
1-307	990	8.0	226
1-401	990	8.0	226
1-402	1,003	8.0	226
1-403	684	8.0	226
1-404	896	8.0	226
1-405	684	8.0	226
1-406	1,003	8.0	226
1-407	990	8.0	226
COMMON PK. LV.	1,132	-	-
COMMON 2ND LV.	1,267	-	-
COMMON 3RD LV.	1,059	-	-
COMMON 4TH LV.	1,059	-	-

BUILDING 1324 MAIN ST. N							
UNIT TABLE							
UNIT #	GROSS AREA (SQFT)	HEIGHT (FT)	GARAGE AREA (SQFT)	UNIT #	GROSS AREA (SQFT)	HEIGHT (FT)	GARAGE AREA (SQFT)
2-102	1,004	8.0	226	2-301	990	8.0	226
2-104	650	8.0	226	2-302	1,003	8.0	226
2-106	684	8.0	226	2-303	1,159	8.0	226
2-108	1,160	8.0	226	2-304	777	8.0	226
2-110	684	8.0	226	2-305	903	8.0	226
2-112	1,003	8.0	226	2-306	684	8.0	226
2-201	990	8.0	226	2-307	684	8.0	226
2-202	1,003	8.0	460	2-308	1,159	8.0	226
2-203	903	8.0	226	2-309	1,159	8.0	226
2-204	777	8.0	226	2-310	684	8.0	226
2-205	903	8.0	226	2-311	990	8.0	226
2-206	684	8.0	226	2-312	1,003	8.0	226
2-207	684	11.5	226	2-401	990	8.0	226
2-208	1,115	11.5	226	2-402	1,003	8.0	226
2-209	904	11.5	226	2-403	1,159	8.0	226
2-210	684	11.5	226	2-404	777	8.0	226
2-211	989	11.5	226	2-405	903	8.0	226
2-212	1,003	11.5	226	2-406	684	8.0	226
COMMON PK. LV.	1,830	-	-	2-407	684	8.0	226
COMMON 2ND. LV.	2,251	-	-	2-408	1,159	8.0	226
COMMON 3RD LV.	1,760	-	-	2-409	1,159	8.0	226
COMMON 4TH LV.	1,760	-	-	2-410	684	8.0	226
				2-411	990	8.0	226
				2-412	1,003	8.0	226

BUILDING 1306 MAIN ST. N							
UNIT TABLE							
UNIT #	GROSS AREA (SQFT)	HEIGHT (FT)	GARAGE AREA (SQFT)	UNIT #	GROSS AREA (SQFT)	HEIGHT (FT)	GARAGE AREA (SQFT)
3-102	1,004	8.0	226	3-301	990	8.0	226
3-104	650	8.0	226	3-302	1,003	8.0	226
3-106	684	8.0	226	3-303	1,159	8.0	226
3-108	1,160	8.0	226	3-304	777	8.0	226
3-110	684	8.0	226	3-305	903	8.0	226
3-112	1,003	8.0	226	3-306	684	8.0	226
3-201	990	8.0	226	3-307	684	8.0	226
3-202	1,003	8.0	460	3-308	1,159	8.0	226
3-203	903	8.0	226	3-309	1,159	8.0	226
3-204	777	8.0	226	3-310	684	8.0	226
3-205	903	8.0	226	3-311	990	8.0	226
3-206	684	8.0	226	3-312	1,003	8.0	226
3-207	684	8.0	226	3-401	990	8.0	226
3-208	1,159	8.0	226	3-402	1,003	8.0	226
3-209	904	8.0	226	3-403	1,159	8.0	226
3-210	684	8.0	226	3-404	777	8.0	226
3-211	989	8.0	226	3-405	903	8.0	226
3-212	1,003	8.0	226	3-406	684	8.0	226
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COMMON 3RD LV.	1,760	-	-	3-409	1,159	8.0	226
COMMON 4TH LV.	1,760	-	-	3-410	684	8.0	226
				3-411	990	8.0	226
				3-412	1,003	8.0	226

THE PURPOSE OF THIS SURVEY IS TO CONVERT THREE EXISTING APARTMENT BUILDINGS AND TWO GARAGE BUILDINGS INTO A CONDOMINIUM PROJECT. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT AND THE LANDOWNER: WC16, LLC.



BASIS OF BEARING: GRID NORTH, NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3301



MADISON HEIGHTS LOT FIVE CONDO PLAT

LOCATED IN THE NW1/4 OF
SECTION 18, T150W, R98W, 5TH P.M.
CITY OF WATFORD CITY,
MCKENZIE COUNTY, NORTH DAKOTA



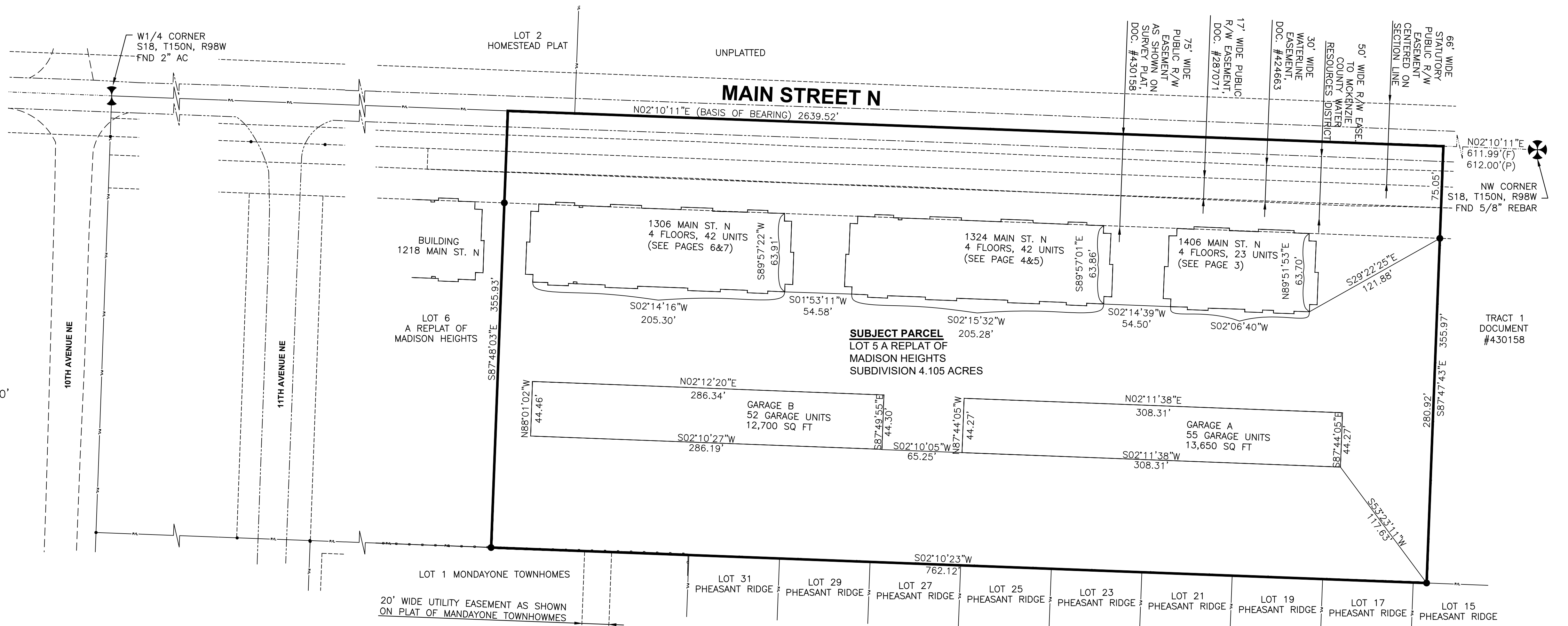
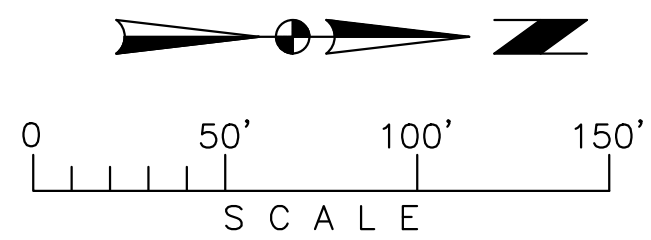
-  REPLAT LOT BOUNDARY
 EXISTING LOT LINE
 EXISTING EASEMENT LINE
 EDGE OF ASPHALT (MAIN ST. N)
 EDGE OF GRAVEL
 SECTION LINE
 BUILDING OUTLINE

EXISTING PROPERTY PIN

FOUND SECTION CORNER
-AS NOTED

FOUND QUARTER CORNE
-AS NOTED

OVERALL PLAN
SCALE 1:50

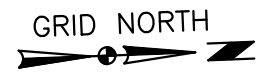


NOTE: ALL GARAGE HEIGHTS ARE 9.0FT TO BOTTOM CHORD OF TRUSS

ALL DIMENSIONS FOR SINGLE CAR GARAGE TYP.

[illegible]

GARAGE A
SCALE 1:10



GARAGE B
SCALE 1:10



44.0'	21.5'	0.8'	9.0'	21.5'	286.0'																								44.0'
		G. UNIT	G. UNIT		G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT		
		3-203	3-310		3-406	3-201	3-204	3-305	2-404	3-311	2-310	3-211	3-104	3-402	3-309	2-205	2-204	3-212	2-104	3-202	3-112	2-206	2-209	2-207	3-408	2-309	2-108	2-402	
		226 SQFT	226 SQFT		226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	
		10.5'																											
		G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT		
		2-303	3-407	3-301	3-404	3-403	2-201	3-401	3-409	3-206	3-304	3-410	3-308	3-303	3-412	3-302	3-102	3-312	3-307	3-205	3-106	3-207	2-210	3-210	3-405	3-208	3-306		
		226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT		
		286.0'																											

SHEET 2 OF 7



DRAWN BY: CLT	DATE: 09-13-2022	QUALITY CHECK: DRK
SURVEYED BY: MAB	JOB NO. W21-006	FIELDBOOK N/A

GREAT FALLS-BOZEMAN-KALISPELL-HELENA	MONTANA
SPOKANE	WASHINGTON
LEWISTON-TWIN FALLS	IDAHO
WATFORD CITY	NORTH DAKOTA
MEDIA	PENNSYLVANIA

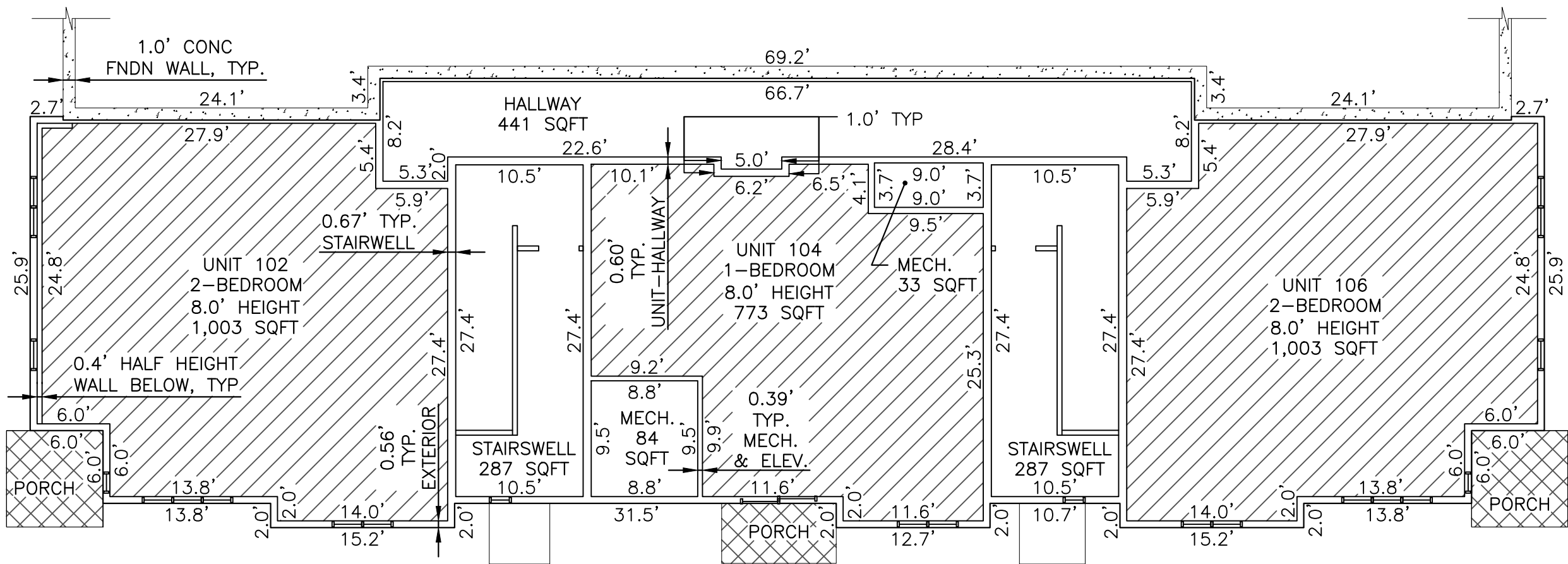
MADISON HEIGHTS LOT FIVE CONDO PLAT

LOCATED IN THE NW1/4 OF SECTION 18, T150W, R98W, 5TH P.M.
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

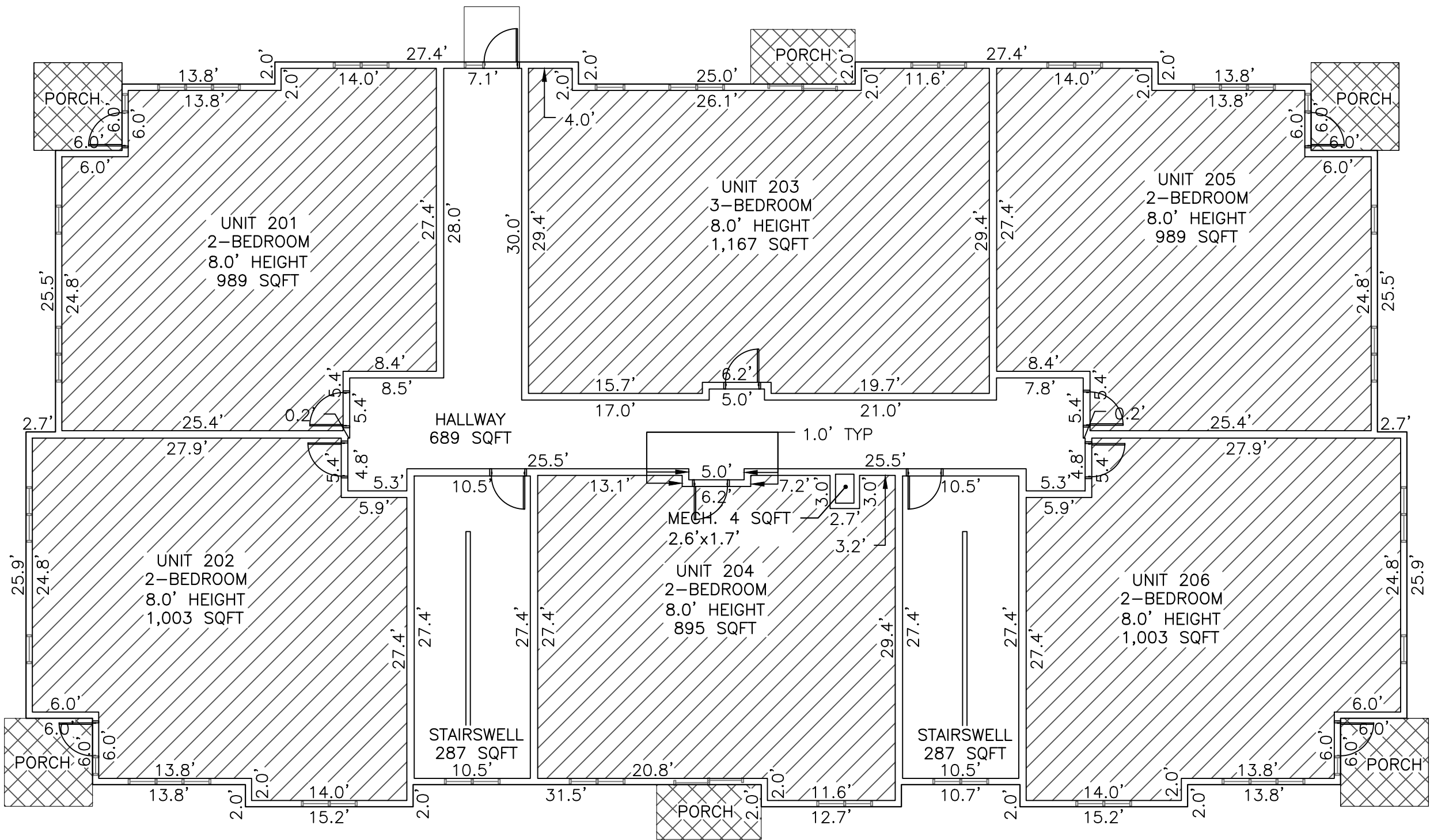
LEGEND

- PRIVATE OWNERSHIP AREA
- LIMITED COMMON AREA
- COMMON AREA

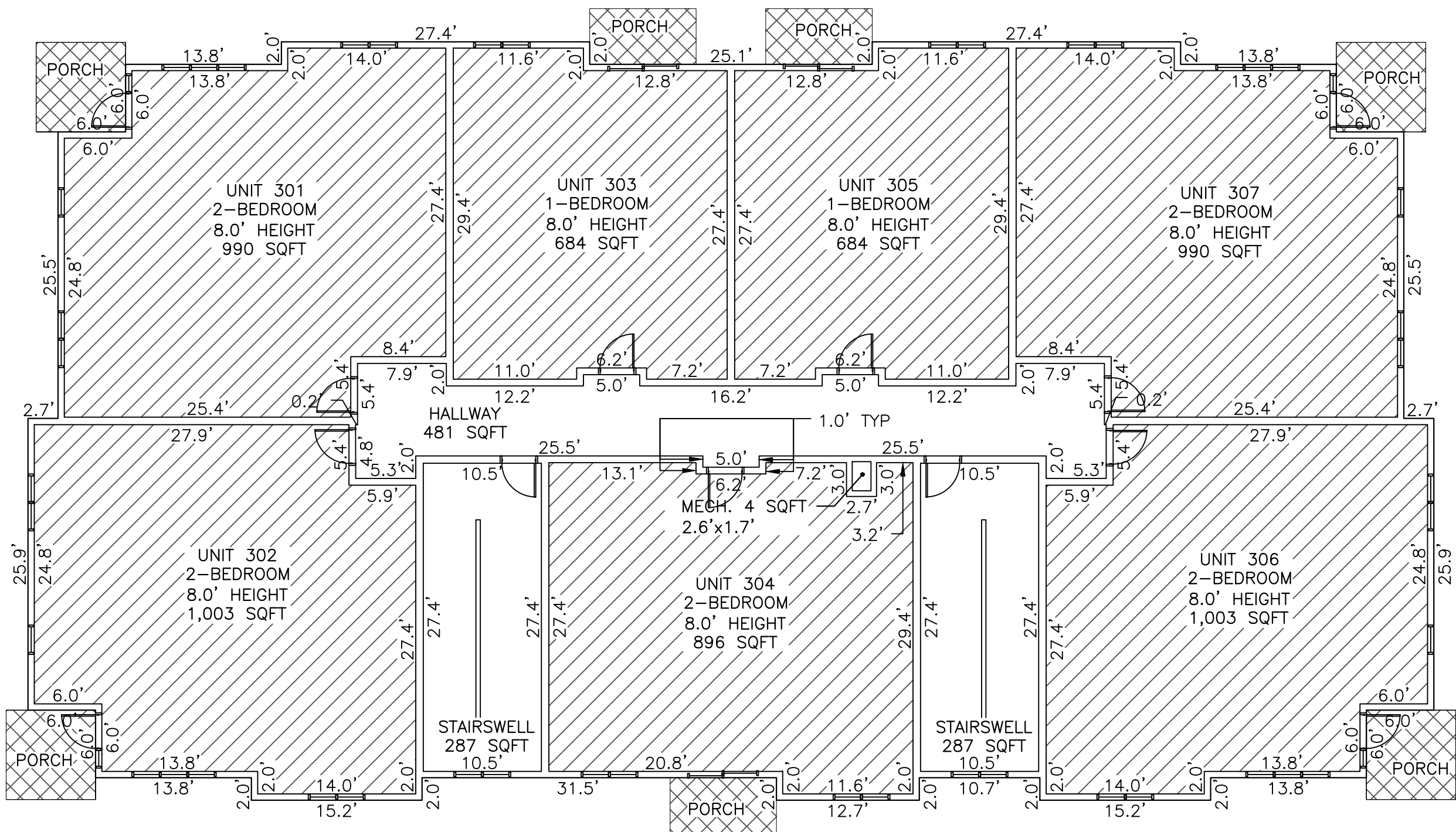
NOTES
-INTERIOR EASEMENTS ARE FROM PAINT TO PAINT
-ALL BEARINGS OF INTERIOR WALLS ARE PARALLEL TO
BEARINGS OF EXTERIOR WALLS



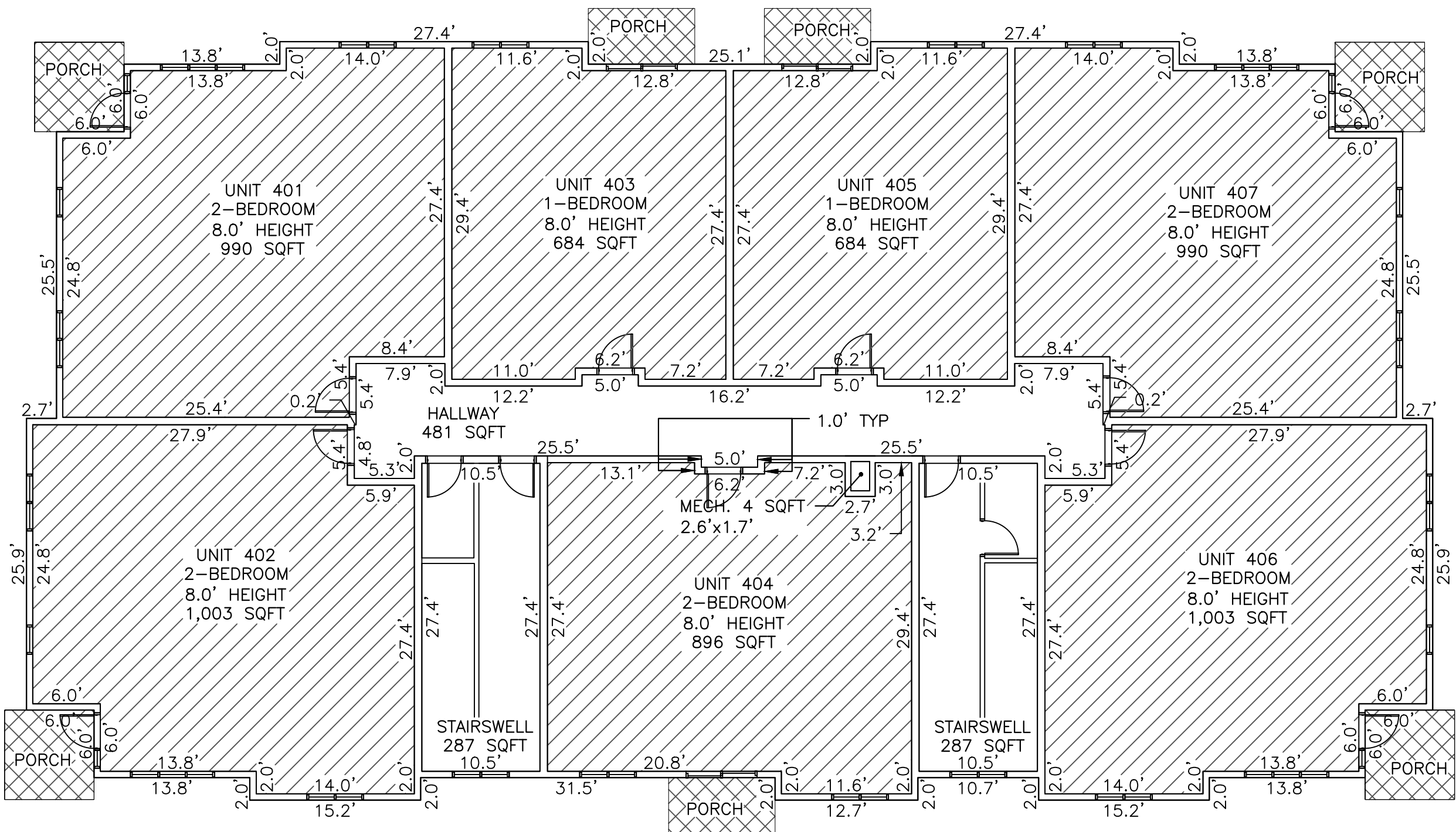
PARKING LEVEL FLOOR PLAN
BUILDING 1406 MAIN ST. N
SCALE 1:10



SECOND LEVEL FLOOR PLAN
BUILDING 1406 MAIN ST. N
SCALE 1:10



THIRD LEVEL FLOOR PLAN
BUILDING 1406 MAIN ST. N
SCALE 1:10



FOURTH LEVEL FLOOR PLAN
BUILDING 1406 MAIN ST. N
SCALE 1:10



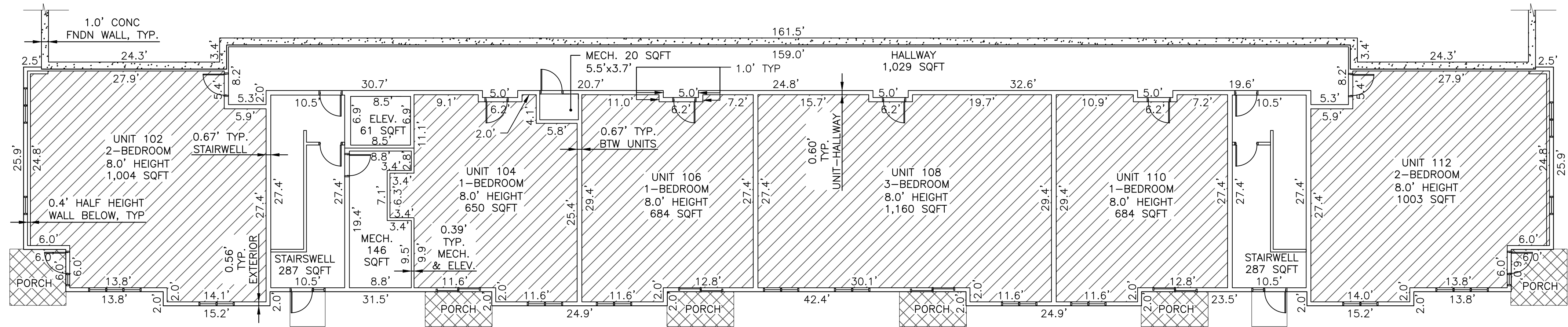
SHEET 3 OF 7



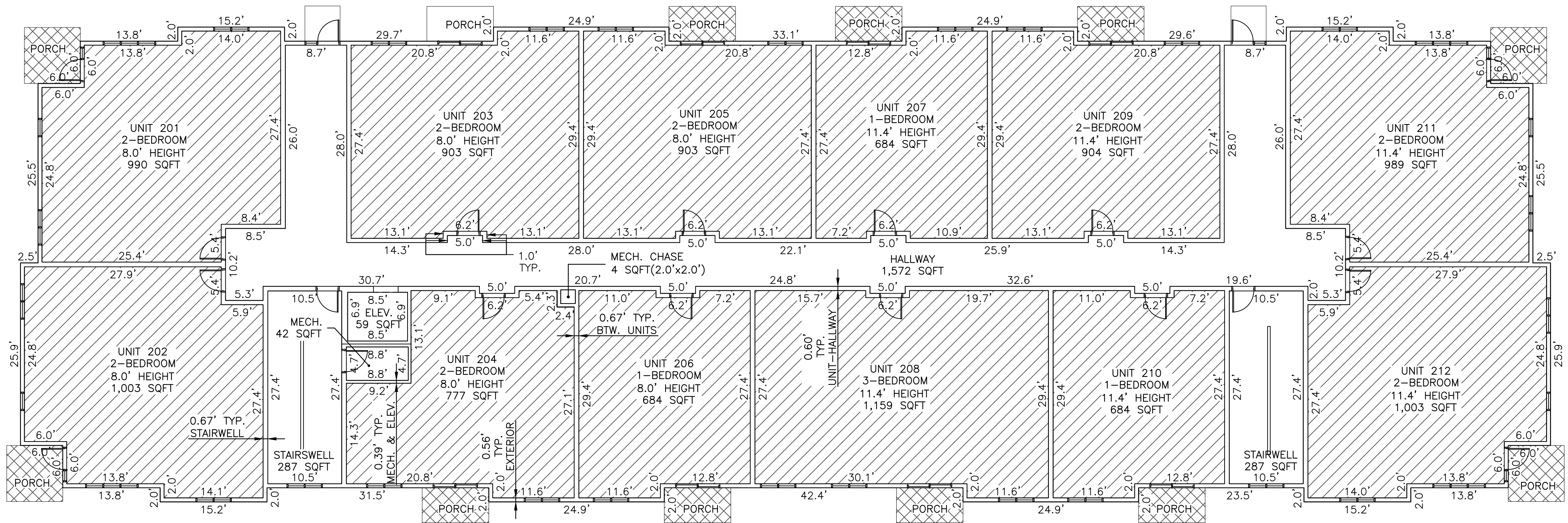
DRAWN BY: CLT	DATE: 09-13-2022	QUALITY CHECK: DRK
SURVEYED BY: MAB	JOB NO. W21-006	FIELDBOOK N/A
GREAT FALLS-BOZEMAN-KALISPELL-HELENA		
SPOKANE		
LEWISTON-TWIN FALLS		
WATFORD CITY		
MEDIA		
MONTANA		
WASHINGTON		
IDAHO		
NORTH DAKOTA		
PENNSYLVANIA		

MADISON HEIGHTS LOT FIVE CONDO PLAT

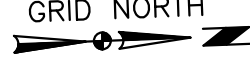
LOCATED IN THE NW1/4 OF SECTION 18, T150W, R98W, 5TH P.M.
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



PARKING LEVEL FLOOR PLAN
BUILDING 1324 MAIN ST. N
SCALE 1:10



SECOND LEVEL FLOOR PLAN
BUILDING 1324 MAIN ST. N
SCALE 1:10



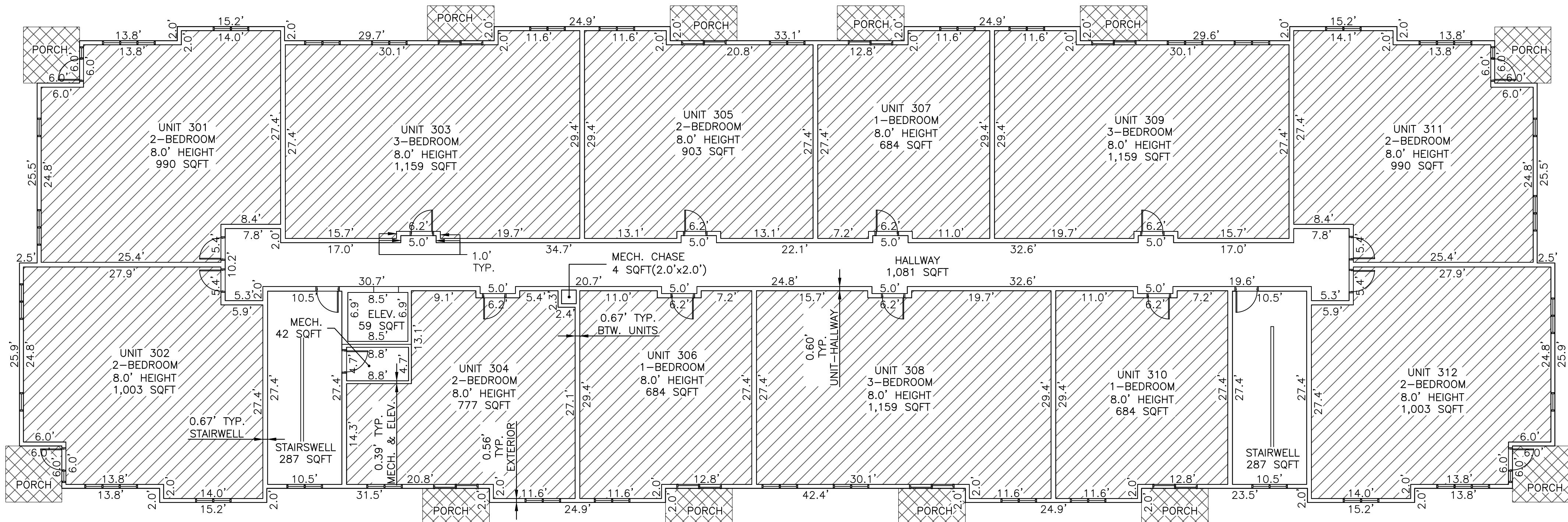
LEGEND

- PRIVATE OWNERSHIP AREA
- LIMITED COMMON AREA
- COMMON AREA

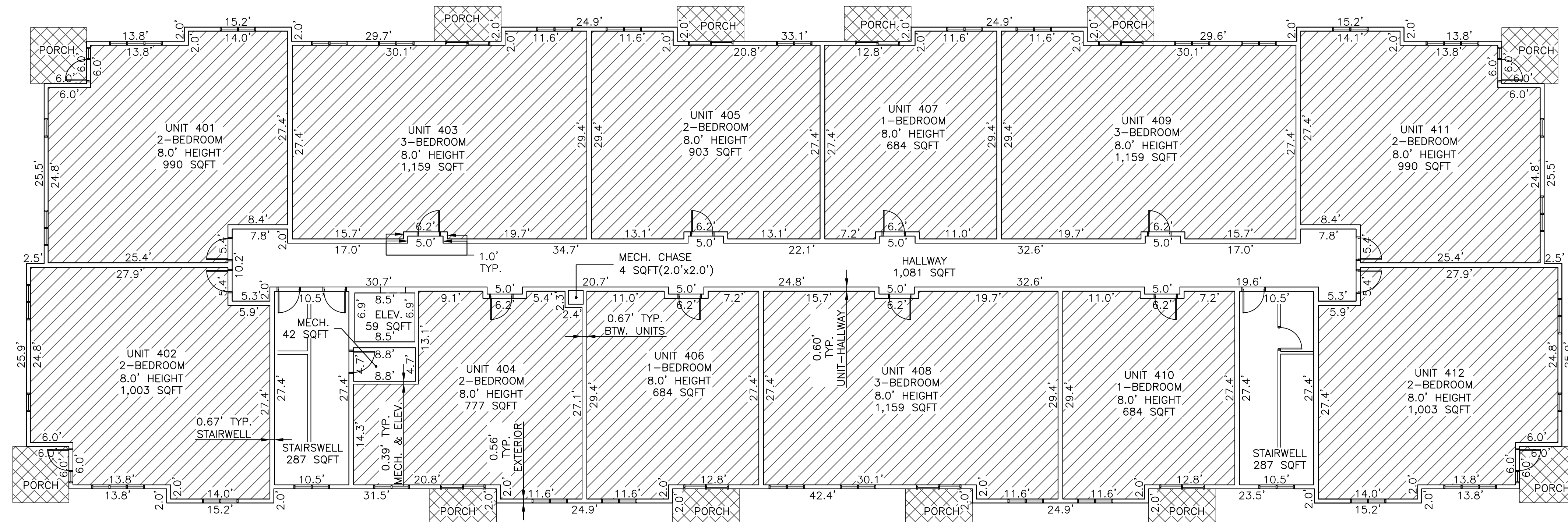
NOTES
-INTERIOR EASEMENTS ARE FROM PAINT TO PAINT
-ALL BEARINGS OF INTERIOR WALLS ARE PARALLEL TO BEARINGS OF EXTERIOR WALLS

MADISON HEIGHTS LOT FIVE CONDO PLAT

LOCATED IN THE NW1/4 OF SECTION 18, T150W, R98W, 5TH P.M.
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



THIRD LEVEL FLOOR PLAN
BUILDING 1324 MAIN ST. N
SCALE 1:10



FOURTH LEVEL FLOOR PLAN
BUILDING 1324 MAIN ST. N
SCALE 1:10



LEGEND

- PRIVATE OWNERSHIP AREA
- LIMITED COMMON AREA
- COMMON AREA

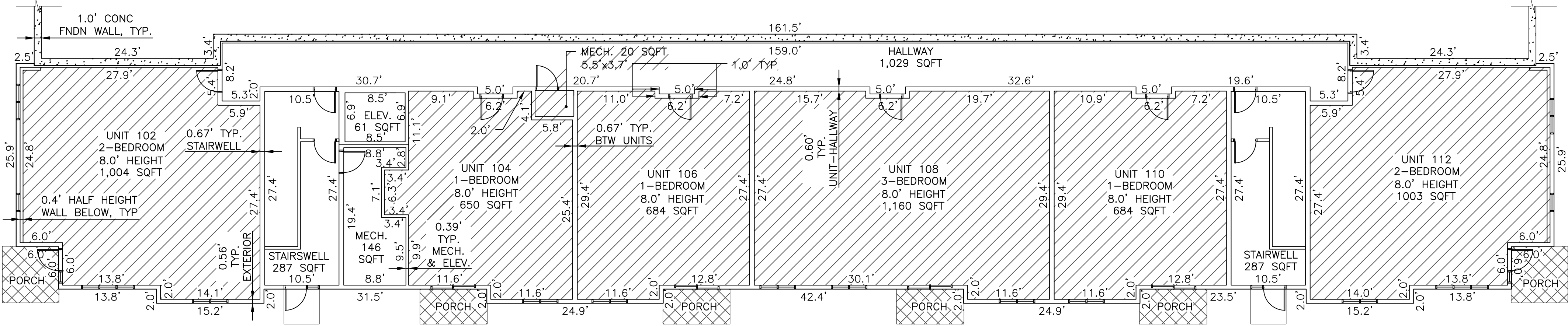
NOTES
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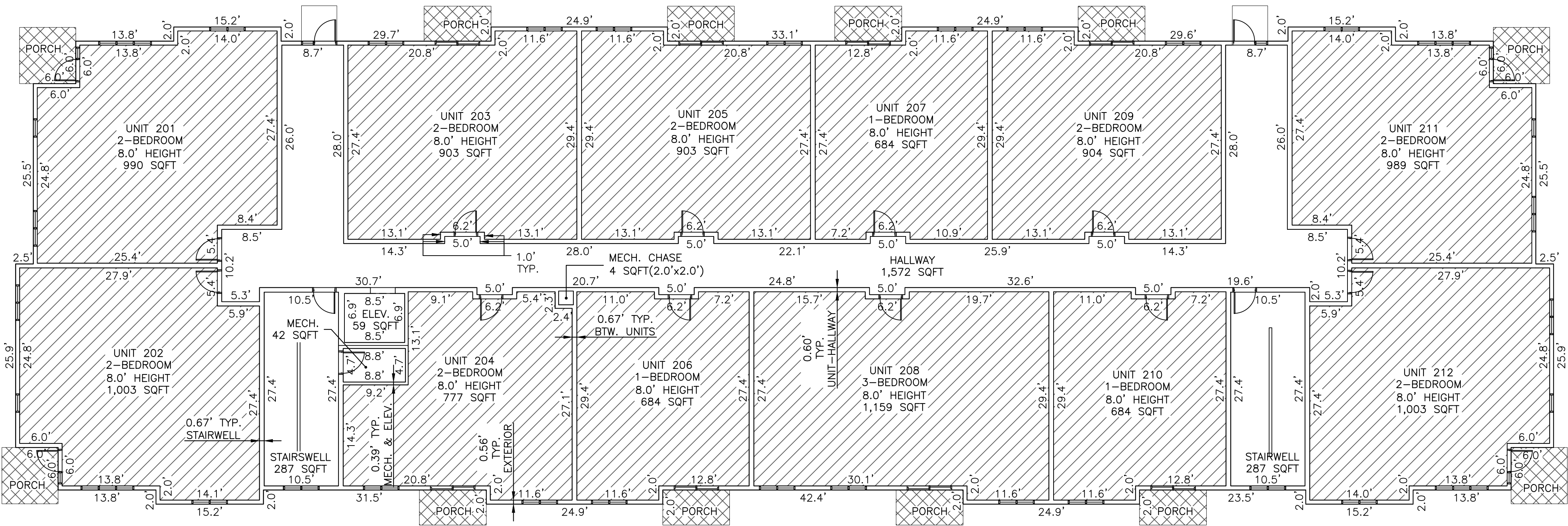
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SURVEYED BY: MAB	JOB NO. W21-006	FIELDBOOK N/A
GREAT FALLS-BOZEMAN-KALISPELL-HELENA		
SPOKANE		
LEWISTON-TWIN FALLS		
WATFORD CITY		
MEDIA		
MONTANA		
WASHINGTON		
IDAHO		
NORTH DAKOTA		
PENNSYLVANIA		

MADISON HEIGHTS LOT FIVE CONDO PLAT

LOCATED IN THE NW1/4 OF SECTION 18, T150W, R98W, 5TH P.M.
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



PARKING LEVEL FLOOR PLAN
BUILDING 1306 MAIN ST. N
SCALE 1:10



SECOND LEVEL FLOOR PLAN
BUILDING 1306 MAIN ST. N
SCALE 1:10



LEGEND

- PRIVATE OWNERSHIP AREA
- LIMITED COMMON AREA
- COMMON AREA

NOTES
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BEARINGS OF EXTERIOR WALLS

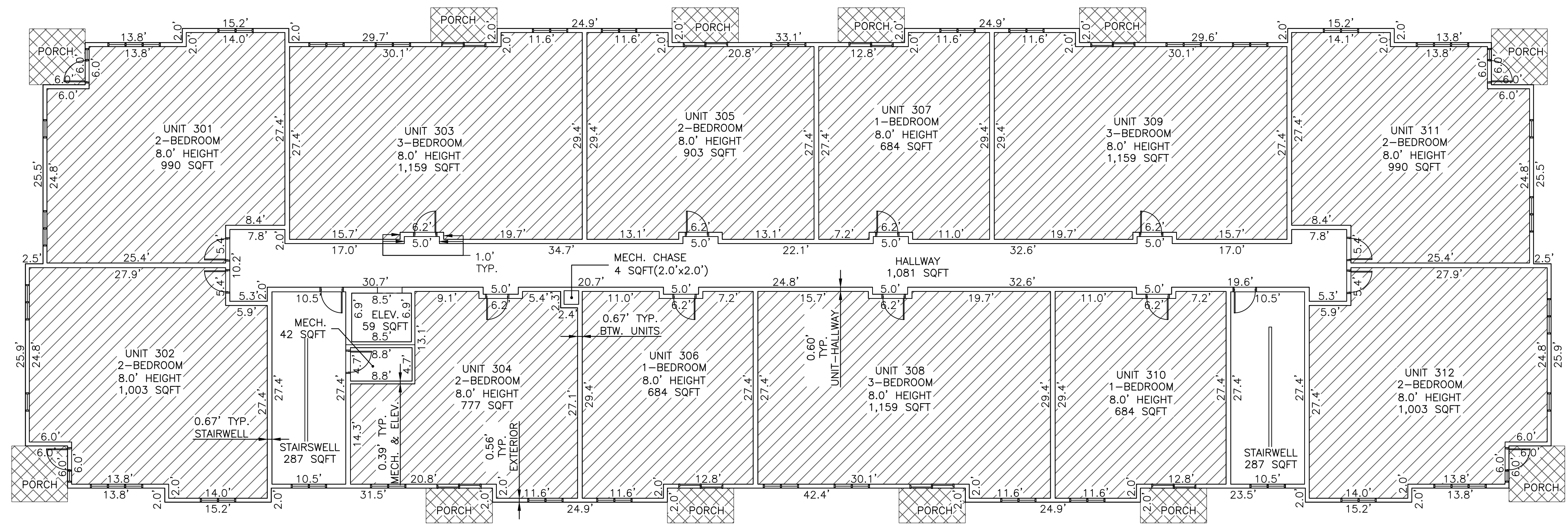
SHEET 6 OF 7



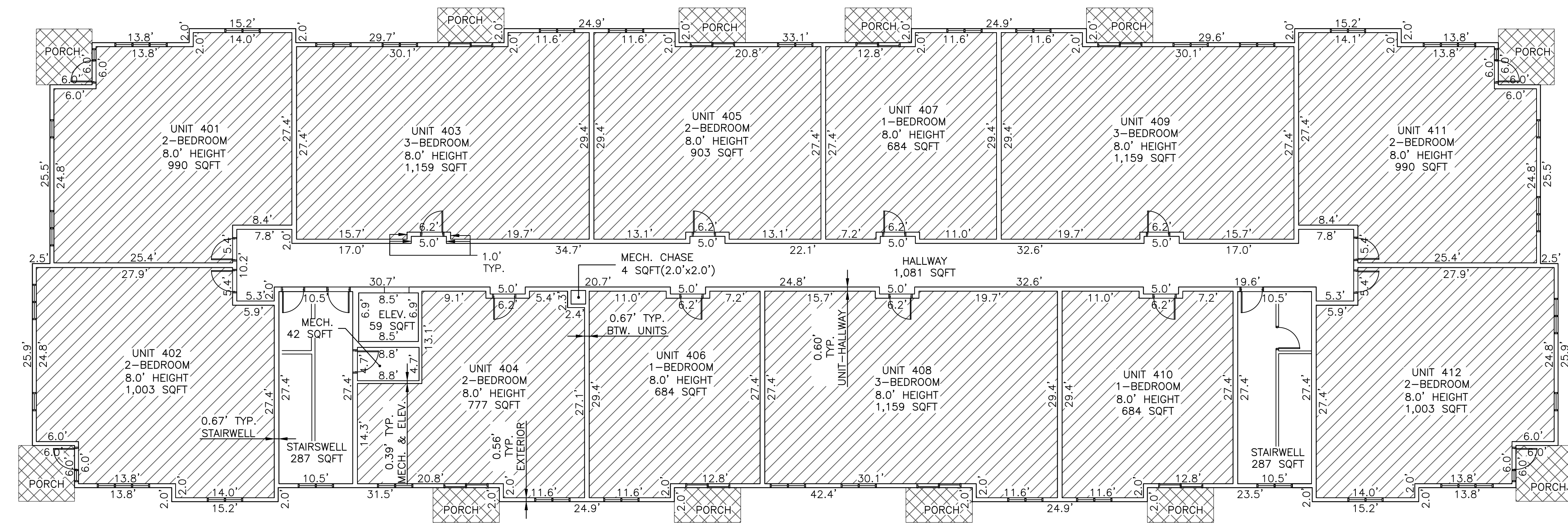
DRAWN BY: CLT	DATE: 09-13-2022	QUALITY CHECK: DRK
SURVEYED BY: MAB	JOB NO. W21-006	FIELDBOOK N/A
GREAT FALLS-BOZEMAN-KALISPELL-HELENA		MONTANA
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WATFORD CITY		NORTH DAKOTA
MEDA		PENNSYLVANIA

MADISON HEIGHTS LOT FIVE CONDO PLAT

LOCATED IN THE NW1/4 OF SECTION 18, T150W, R98W, 5TH P.M.
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



THIRD LEVEL FLOOR PLAN
BUILDING 1306 MAIN ST. N
SCALE 1:10



FOURTH LEVEL FLOOR PLAN
BUILDING 1306 MAIN ST. N
SCALE 1:10



LEGEND

- PRIVATE OWNERSHIP AREA
- LIMITED COMMON AREA
- COMMON AREA

NOTES
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DRAWN BY: CLT	DATE: 09-13-2022	QUALITY CHECK: DRK
SURVEYED BY: MAB	JOB NO. W21-006	FIELDBOOK N/A
GREAT FALLS-BOZEMAN-KALISPELL-HELENA		
SPOKANE		
LEWISTON-TWIN FALLS		
WATFORD CITY		
MEDA		
MONTANA		
WASHINGTON		
IDAHO		
NORTH DAKOTA		
PENNSYLVANIA		



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

DIVISION OF LAND APPLICATION SUBDIVISION FINAL PLAT

REQUIREMENTS

APPLICATION FEE:
\$450.00 + \$15.00 PER LOT

All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Subdivision Final Plat Application* may be submitted in order to plat parcels within the Corporate City limits and the designated Extra Territorial Area (ETA) which have already been approved by City Council through a Preliminary Subdivision Plat. All *Subdivision Final Plats* shall be subject to conform to the regulations as set within the City of Watford City Municipal Code of Ordinances and Chapter 40-48 of the North Dakota Century Code. Along with this original application, please submit the following: N.D. Professionally Engineered/ Surveyed map of subdivision parcels in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for *Subdivision Final Plat*, and a current copy of a title report/title commitment for the property. Once approved by City Council, the *Final Subdivision Plat* shall be considered approved for a period of 12 months during such time, the *Final Subdivision Plat* must be submitted to the City on a mylar plat in the size 24" x 36". Subdivisions may be subject to additional Development Agreements (DA) and Subdivision Improvement, Warranty and Maintenance Agreements (SIA) prior to 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.*

PROPERTY OWNER INFORMATION

OWNER NAME(S): WC16 LLC	PHONE NUMBER: 917-282-7997	EMAIL: steven@coltown.com
----------------------------	-------------------------------	------------------------------

MAILING ADDRESS:
95-04 Delancey Street, New York, NY 10002

APPLICANT INFORMATION

☒ Same as Owner

APPLICANT NAME:	PHONE NUMBER:	EMAIL:
-----------------	---------------	--------

MAILING ADDRESS:

DEVELOPER INFORMATION

DEVELOPER NAME: -same as property owner / applicant	PHONE NUMBER:	EMAIL:
--	---------------	--------

MAILING ADDRESS:

PROPERTY INFORMATION

PROPERTY ADDRESS: 1306, 1324, and 1406 Main Street North	CURRENT ZONING: R4
---	-----------------------

LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE)
Lot 5, A Replat of Madison Heights Subdivision


EXISTING ACREAGE/SQ.FT.: 6.228 Acres	NEW ACREAGE/SQ.FT.: 6.228 Acres	PROPOSED # OF LOTS/BLOCKS: N/A
---	------------------------------------	-----------------------------------


CURRENT USE OF PROPERTY: Apartment Rentals	PROPOSED USE OF PROPERTY: Condominiums
---	---

DESCRIPTION Please give a brief description of the proposed Final Subdivision Plat.

Application is requesting replatting Lot 5 of A Replat of Madison Heights Subdivision into Condominiums consisting of three condominium buildings and two garage buildings with a combined total of 107 Condominium Units along with 107 assigned and associated Garage Units.


FINAL PLAT SUBMITTAL REQUIREMENTS	APPLICANT CHECKLIST	CITY STAFF REVIEW
Completed and signed Subdivision Final Plat Application.		
Payment for Subdivision Final Plat Application fee.		
Justification Letter.		
Title Report/Title Commitment.		
Legal Description.		
Final Plat.		
Open Space Requirements.		
Phasing and construction schedule.		
Final Grading Plan.		
Final Street Plans.		
Final Utility Plans.		
Final Storm Water Management Plan Report.		
Traffic Impact Analysis (TIA), if needed.		
Erosion Control Review & Checklist, Storm Water Review & Checklist, and Floodplain App.		
Additional State, Federal, and County permits.		
Developer signed DA and SIA.		
Final Construction Plans and Specifications.		

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.	
As the applicant, I certify that the Development Agreement and Subdivision Improvement, Maintenance, and Warranty Agreement have been reviewed, signed, and finalized with the City.	
APPLICANT SIGNATURE: 	DATE: 9 / 14 / 22
APPLICANT PRINT NAME: Steven Neuman	APPLICANT TITLE: Officer

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: 9 / 14 / 22
PROPERTY OWNER SIGNATURE:	DATE: _ / _ / _

PROPERTY OWNER NOTARY

On this 14 day of September, 2022 before me, the undersigned, a notary public for the state of New York, personally appeared, Steven Neuman 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

Notary Public for the state of _____

Residing at _____

My Commission Expires _____

(NOTARIAL SEAL)

JASON Y. GOODSTEIN
Notary Public, State of New York
No. 02GO6029786
Qualified in Nassau County 25
Commission Expires August 30, 2029

JASON Y. GOODSTEIN
Notary Public, State of New York
No. 02GO6029786
Qualified in Nassau County 25
Commission Expires August 30, 2029

4.

Division of Land Application
Subdivision Final Plat

Watford City MH Apartments Phase 2, LLC – 1218 Main Street N



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

September 26, 2022

STAFF REPORT

Division of Land Application – Subdivision Final Plat Madison Heights Lot 6

APPLICANTS/ PROPERTY OWNERS:

Watford City MH Apartments Phase 2, LLC
95-04 Delancey Street
New York, NY 10002

PROPERTY LOCATION:

1218 Main Street North
Madison Heights apartment complex

REQUEST:

Final Subdivision Plat for the purpose of replatting Lot 6 of the Madison Heights Subdivision into condominiums.

CURRENT ZONING:

R-C, Condominium Residential District

CURRENT USE:

The property contains of one apartment building and one garage building on the open rental market.

SITE DEVELOPMENT:

Access: The property is accessible from Main Street North.

Sewer: The property has access to City sanitary sewer.

Water: The property has access to City water.

SURROUNDING LAND USE:

North: Zoning – AG, Agricultural District
 Use - Single Family Home

East: Zoning – R-1, Single Family Dwelling District and R-3/R-T, Townhomes
 Use – Pheasant Ridge Subdivision

South: Zoning – R-4, High Density Residential District
 Use – Undeveloped, owned by applicant

West: Zoning – R-4, High Density Residential District
 Use – Undeveloped, Homestead Subdivision

REFERENCES:

City of Watford City Municipal Code of Ordinances: CHAPTER XV- ZONING ORDINANCE, ARTICLE XXX- SUBDIVISION REGULATIONS, SECTION 5- APPROVAL OF PLATS AND SECTION 6- PROCEDURE FOR APPROVAL OF PLATS:

Plat approval as required herein and in conformity with statutory authority within the Planning Commission's territorial jurisdiction, shall be by the Planning Commission, with confirmation approval by the City Council. In all cases where land is offered for dedication for streets, utilities, or other public purposes, the governing body affected shall act to accept or reject the offer of dedication and the deed for the fee to such lands. The approval of other jurisdictional Planning Commissions shall be required on all *plats* of land situated within the unincorporated jurisdiction of the City of Watford City, North Dakota.

...

The Planning Commission shall embrace a motion, which shall include all conditions it required for approval, or conditions upon which approval will be granted, and shall set forth the reasons for the approval given. If the Planning Commission recommends disapproval of the final plat, such action, together with the reasons, therefore, will be entered in the official records of the Planning Commission and a copy of such record will be sent to the subdivider and the City Council. A copy of the motion shall be sent forthwith to the subdivider and a copy thereof to the City Council together with the plat if it is approved, conditionally or otherwise.

DISCUSSION:

The requested replatting for Lot 6 of the Madison Heights Subdivision would create 35 condominium units as well as 35 assigned and associated garage units. This will be a phased sale, offered to existing tenants and the general public. As with all condo projects, and in keeping with State law, particular elements will remain community property and a condo association will be formed to help administer.

RECOMMENDATION:

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

Approval shall be contingent upon the following conditions:

1. The Subdivision Plat must follow all regulations as set forth within the City of Watford City Municipal Code of Ordinances pertaining to Subdivision Regulations and the Approval of Plats: Chapter XV, Article XXX, Sections 5 & 6;
2. Additional fire access shall be designed and either fully-bonded for or installed prior to condo unit sales finalizing. If bonded for, fire access must be completed no later than June 15th, 2023;
3. Sufficient parking spots at the NE corner of Building 1 (1406 Main St N) must be removed or altered to allow adequate travel way for emergency service vehicles. Applicant's consulting engineer will work with City staff to remedy the situation and assure proper access for emergency services;
4. Existing gate valves, or other raised site elements that might impede snow removal or emergency vehicle travel, must be addressed in the vacant land to the south of Building 4 (1218 Main St N), in Lots 6 and 7. At minimum, gate valves in said area must be geolocated and lowered to at, or below, grade;
5. Establishment of an approved condominium association;
6. Prior to condo unit sales finalizing, the City building inspector will require a resubmittal of building MEP plans and fire suppression systems. This document review may result in additional field inspections or recertifications for the various systems to ensure proper life and safety standards are met during the conversion from apartments to saleable condo units. Depending on the findings, and at their discretion, the City inspector may issue a new certificate of occupancy for each building; and
7. The approval of a subdivision plat shall expire twelve (12) months from the date of approval. During those twelve (12) months after approval, the final plat shall be recorded at the McKenzie County Recorder's Office. An extension of a final plat may be granted once for a total period of not more than twelve (12) additional months. A request for extension must be made in writing not more than thirty (30) days after the expiration of the original approval. An extension of approval may be only granted if the final plat requires no modification, including owners and lienholders' signature (to be proven by an up-to-date title option or title insurance policy), and remains consistent with the purpose and intent of the originally approved final plat. If the approval of a final plat expires and an extension to the

approval is not, or cannot be granted, a new application for the final plat must be filed and approved.

PLANNING DEPARTMENT STAFF CONTACTS:

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

Kayla Grace
kagrace@nd.gov
(701) 444-8406

MADISON HEIGHTS LOT SIX CONDO PLAT

LOCATED IN THE NW1/4 OF SECTION 18, T150W, R98W, 5TH P.M.
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

NARRATIVE

The purpose of this survey is to convert an existing 35 unit apartment building and 35 garage units into a condominium project. The survey was performed at the request of our client and the landowner: Watford City MH Apartments Phase 2, LLC.

The following documents of record were reviewed and considered as a part of this survey. There may be other documents, either private or of record, that would affect this survey. Any new evidence contradictory to this survey should be presented to TD&H Engineering for review and consideration.

Madison Heights Subdivision, recorded September 11th, 2015, as Document No.484906.

Cross easement and agreement, recorded June 24th, 2022, as Document No.538830.

A Replat of Madison Heights Subdivision, recorded _____, 2022, as Document No._____.

LEGAL DESCRIPTION

A tract of land being Lot 6 of A Replat of Madison Heights Subdivision recorded as Document No._____ located in the NW1/4 of Section 18, Township 150 North, Range 98 West, 5th P.M., City of Watford City, McKenzie County.

OWNER(S) CERTIFICATE

I (We), the undersigned, being sole owner(s) and mortgage holder(s) of the land platted herein, do hereby consent to the execution of this plat and agree to not vacate any portion of this plat without the consent of the City of Watford City. I (We) hereby dedicate easements to run with the land for water, sewer, gas, electric, telephone, or other public utility lines or services under, on, or over the land dedicated hereon as "utility easements", whether shown or existing.

Dated this _____ day of _____ 2022.

Watford City MH Apartments Phase 2 LLC

Printed Name _____

Title _____

State of New York)

ss
County of _____)

On this _____ day of _____, 2022, before me, the undersigned, a Notary Public for the State of New York, personally appeared, _____, 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 above written.

Notary Public for the State of New York
Residing at _____
My commission expires _____

(notarial seal)

WATFORD CITY APPROVAL

The City of Watford City, North Dakota, has approved the attached plat as shown herein, and lying within the jurisdiction of the City of Watford City, has approved the streets, alleys, and other public ways and grounds of the attached plat, shown here as an amendment to the comprehensive street and highway plan and other appropriate portion of the comprehensive plan of the City of Watford City, North Dakota. All streets, alleys and other public ways and grounds of the attached plat are dedicated, but not accepted at this time with the offer to remain open.

Philip K. Riely, Mayor

Peni Peterson, City Auditor

State of North Dakota)

ss
County of McKenzie)

On this _____ day of _____, 2022, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, Philip K. Riely, Mayor, and Peni Peterson, City Auditor, 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 above written.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

(notarial seal)

CERTIFICATE OF MCKENZIE COUNTY RECORDER

I hereby certify that the above instrument was filed in the Office of the McKenzie County Recorder in the State of North Dakota at _____ O'clock A.M. / P.M. on the _____ day of _____, 2022, and was recorded as document number _____.

Katie Paulson, McKenzie County Recorder

PLANNING AND ZONING COMMISSION APPROVAL

This plat in the City of Watford City is hereby approved in accordance with the laws of the State of North Dakota, ordinances of the City of Watford City, North Dakota, and regulations of the Planning and Zoning Commission of the City of Watford City, North Dakota.

Jesse Lawrence, Chairman

State of North Dakota)

ss
County of McKenzie)

On this _____ day of _____, 2022, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, Jesse Lawrence, Chairman, 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 above written.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

(notarial seal)

AUDITOR'S CERTIFICATE OF TAXES

Taxes, delinquent taxes, delinquent special assessment or installment of special assessments or tax estimates for the property described on the attached instrument are unpaid in the amount of \$ _____ plus penalty and interest. Certified on this _____ day of _____, 2022.

Erica Johnsrud, McKenzie County Auditor

SURVEYOR'S CERTIFICATE

I, Matthew A. Beard, Registered Land Surveyor, do hereby certify that the survey plat shown hereon was completed by me or under my direct supervision and that this plat is the correct representation of the survey shown hereon, and that the monuments are placed as shown, and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota.

Matthew A. Beard
Registered Land Surveyor #LS-29538

State of North Dakota)

ss
County of McKenzie)

On this _____ day of _____, 2022, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, Matthew A Beard, 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 above written.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

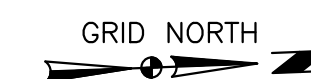
(notarial seal)



LOCATED IN THE NW1/4 OF SECTION 18, T150W, R98W, 5TH P.M.
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

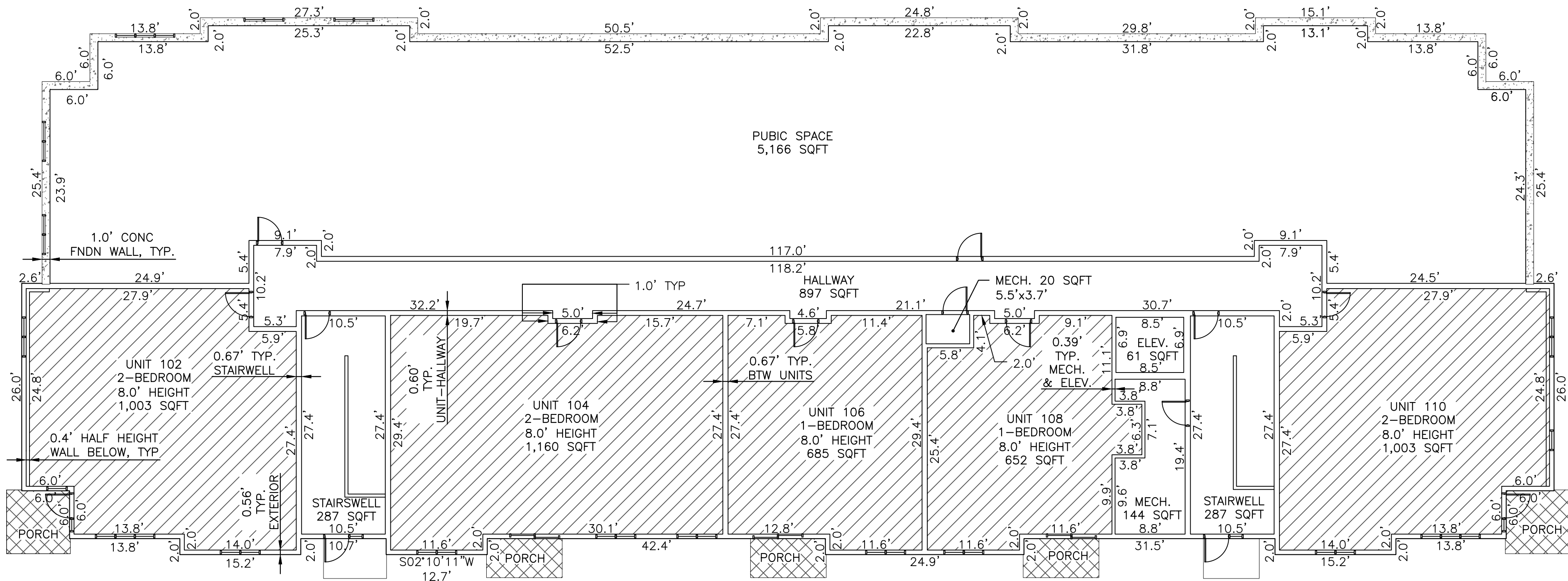


NOTE: ALL GARAGES HEIGHTS ARE 9.0FT TO BOTTOM CORD OF TRUSS



MADISON HEIGHTS LOT SIX CONDO PLAT

LOCATED IN THE NW1/4 OF SECTION 18, T150W, R98W, 5TH P.M.
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



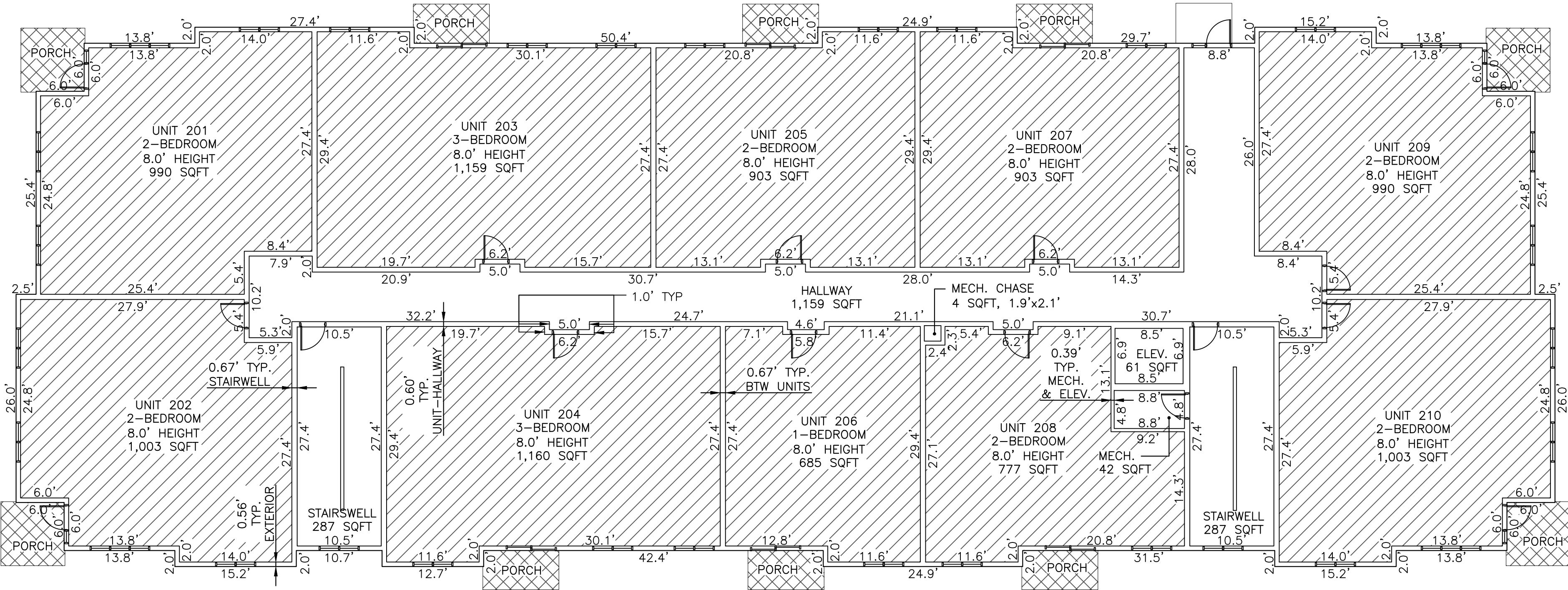
PARKING LEVEL FLOOR PLAN
BUILDING 1218 MAIN ST. N
SCALE 1:10



LEGEND

- PRIVATE OWNERSHIP AREA
- LIMITED COMMON AREA
- COMMON AREA

NOTES
-INTERIOR EASEMENTS ARE FROM PAINT TO PAINT
-ALL BEARINGS OF INTERIOR WALLS ARE PARALLEL TO BEARINGS OF EXTERIOR WALLS



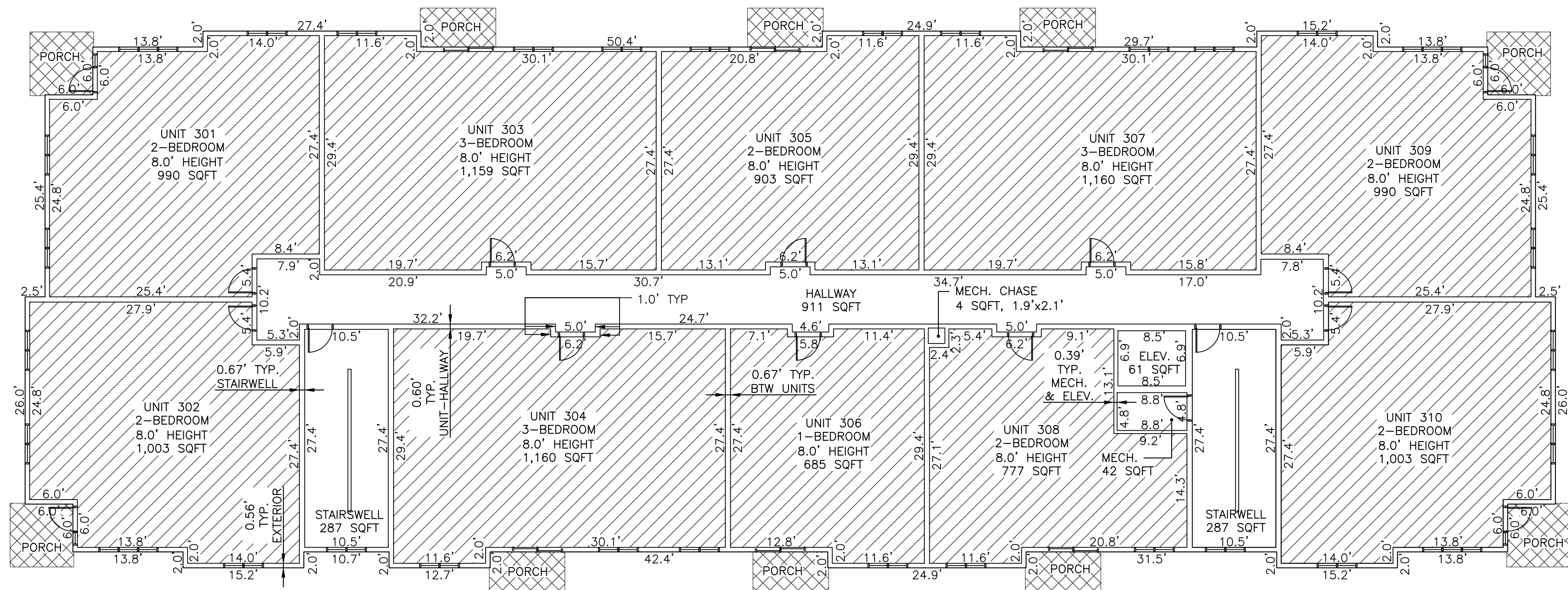
SECOND LEVEL FLOOR PLAN
BUILDING 1218 MAIN ST. N
SCALE 1:10



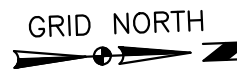
DRAWN BY: CLT	DATE: 09-13-2022	QUALITY CHECK: DRK
SURVEYED BY: MAB	JOB NO. W21-006	FIELDBOOK N/A
GREAT FALLS-BOZEMAN-KALISPELL-HELENA		MONTANA
SPOKANE		WASHINGTON
LEWISTON-TWIN FALLS		IDaho
WATFORD CITY		NORTH DAKOTA
MEDA		PENNSYLVANIA

MADISON HEIGHTS LOT SIX CONDO PLAT

LOCATED IN THE NW1/4 OF SECTION 18, T150W, R98W, 5TH P.M.
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



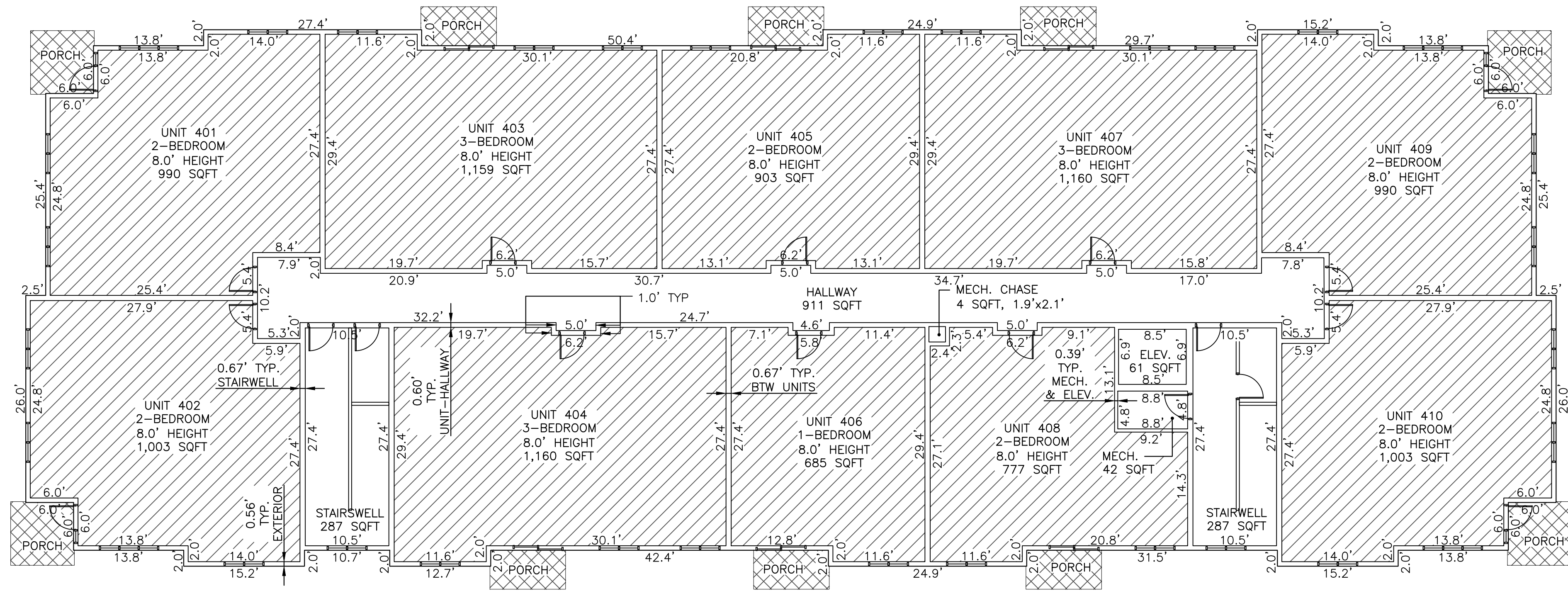
THIRD LEVEL FLOOR PLAN
BUILDING 1218 MAIN ST. N
SCALE 1:10



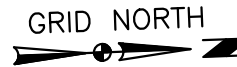
LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA

NOTES
-INTERIOR EASEMENTS ARE FROM PAINT TO PAINT
-ALL BEARINGS OF INTERIOR WALLS ARE PARALLEL TO
BEARINGS OF EXTERIOR WALLS



FOURTH LEVEL FLOOR PLAN
BUILDING 1218 MAIN ST. N
SCALE 1:10





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

DIVISION OF LAND APPLICATION SUBDIVISION FINAL PLAT

REQUIREMENTS

APPLICATION FEE:
\$450.00 + \$15.00 PER LOT

All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Subdivision Final Plat Application* may be submitted in order to plat parcels within the Corporate City limits and the designated Extra Territorial Area (ETA) which have already been approved by City Council through a Preliminary Subdivision Plat. All *Subdivision Final Plats* shall be subject to conform to the regulations as set within the City of Watford City Municipal Code of Ordinances and Chapter 40-48 of the North Dakota Century Code. Along with this original application, please submit the following: N.D. Professionally Engineered/ Surveyed map of subdivision parcels in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for *Subdivision Final Plat*, and a current copy of a title report/title commitment for the property. Once approved by City Council, the *Final Subdivision Plat* shall be considered approved for a period of 12 months during such time, the *Final Subdivision Plat* must be submitted to the City on a mylar plat in the size 24" x 36". Subdivisions may be subject to additional Development Agreements (DA) and Subdivision Improvement, Warranty and Maintenance Agreements (SIA) prior to 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.*

PROPERTY OWNER INFORMATION

OWNER NAME(S): Watford City MH Apartments Phase II LLC	PHONE NUMBER: 917-282-7997	EMAIL: steven@coltown.com
MAILING ADDRESS: 95-04 Delancey Street, New York, NY 10002		

APPLICANT INFORMATION

☒ Same as Owner

APPLICANT NAME:	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

DEVELOPER INFORMATION

DEVELOPER NAME: -same as property owner / applicant	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

PROPERTY INFORMATION

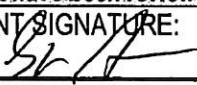
PROPERTY ADDRESS: 1218 Main Street North	CURRENT ZONING: R4	
LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) Lot 6, A Replat of Madison Heights Subdivision		
EXISTING ACREAGE/SQ.FT.: 4.105 Acres	NEW ACREAGE/SQ.FT.: 4.105 Acres	PROPOSED # OF LOTS/BLOCKS: N/A
CURRENT USE OF PROPERTY: Apartment Rentals	PROPOSED USE OF PROPERTY: Condominiums	


DESCRIPTION

Please give a brief description of the proposed Final Subdivision Plat.

Application is requesting replatting Lot 6 of A Replat of Madison Heights Subdivision into one condominium building and one garage building with a combined total of 35 Condominium Units along with 35 assigned and associated Garage Units.

FINAL PLAT SUBMITTAL REQUIREMENTS	APPLICANT CHECKLIST	CITY STAFF REVIEW
Completed and signed Subdivision Final Plat Application.		
Payment for Subdivision Final Plat Application fee.		
Justification Letter.		
Title Report/Title Commitment.		
Legal Description.		
Final Plat.		
Open Space Requirements.		
Phasing and construction schedule.		
Final Grading Plan.		
Final Street Plans.		
Final Utility Plans.		
Final Storm Water Management Plan Report.		
Traffic Impact Analysis (TIA), if needed.		
Erosion Control Review & Checklist, Storm Water Review & Checklist, and Floodplain App.		
Additional State, Federal, and County permits.		
Developer signed DA and SIA.		
Final Construction Plans and Specifications.		

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.	
As the applicant, I certify that the Development Agreement and Subdivision Improvement, Maintenance, and Warranty Agreement have been reviewed, signed, and finalized with the City.	
APPLICANT SIGNATURE: 	DATE: 9 / 14 / 22
APPLICANT PRINT NAME: Steven Neuman	APPLICANT TITLE: Officer

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: 9 / 14 / 22
PROPERTY OWNER SIGNATURE:	DATE: _ / _ / _

PROPERTY OWNER NOTARY

On this _____ day of _____, _____ before me, the undersigned, a notary public for the state of _____, personally appeared, _____ 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 _____

Residing at _____

My Commission Expires _____

JASON Y. GOODSTEIN
Notary Public, State of New York
No. 02GO6029786
Qualified in Nassau County
Commission Expires August 30, 2008 ²⁵

5.

Division of Land Application *Minor Plat (Boundary Line Adjustment)*

Jon Girard



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

September 26, 2022

STAFF REPORT

Division of Land Application – Minor Plat: Boundary Line Adjustment US Forestry Service

APPLICANTS/ PROPERTY OWNERS:

Jonathan M. Girard

16911 Avenida de Santa Ynez

Pacific Palisades, CA 90272

PROPERTY LOCATION:

1905 and 1809 Main Street South

REQUEST:

To adjust the existing boundary line between two adjoining parcels. No new parcels will be created and no existing parcels will be eliminated.

CURRENT ZONING:

C-1(General Commercial District) and R-2 (Two-family Dwelling District); a zone change is being processed in parallel with this application.

CURRENT USE:

U.S. Forest Service Ranger Station employee housing, and undeveloped pasture land.

SITE DEVELOPMENT:

Access: The property is accessible from Main Street South.

Sewer: The property has access to City sanitary sewer.

Water: The property has access to City water.

SURROUNDING LAND USE:

North: Zoning – R-2, Two-Family Dwelling District
 Use - Single Family Home

East: Zoning – R-3, Medium Density Residential and C-1, General Commercial
 Use – US Forestry Department

South: Zoning – R-2, Two-Family Dwelling District
 Use - Single Family Home

West: Zoning – R-2, Two-Family Dwelling District
 Use – Undeveloped, pastureland

REFERENCES:

City of Watford City Municipal Code of Ordinances: CHAPTER XV- ZONING ORDINANCE,
ARTICLE XXX- SUBDIVISION REGULATIONS, SECTION 4 - DEFINITIONS AND SECTION 13 – MINOR
PLATS

BOUNDARY LINE ADJUSTMENT: a division of land made for the purpose of alteration by adjusting boundary lines, between platted or unplatted lots or both, which does not create any additional lot, tract, parcel, site, or division, nor create any lot, tract, parcel, site, or division which contains insufficient area and dimensions to meet minimum requirements for width and area for a lot.

...

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 Boundary Line Adjustment shall not create any lot.

DISCUSSION:

This minor plat application, and the associated Change of Zone application, are the culmination of a year-long effort between city staff, the involved landowners, and in close coordination with the US Forestry Service. This Boundary Line Adjustment will provide enough land for the newly-expanded parcel to support a City-approved Mobile Home Park.

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. Prior to any future development of this property, generalized building plans and permit applications must be submitted to The City for further review and approval.

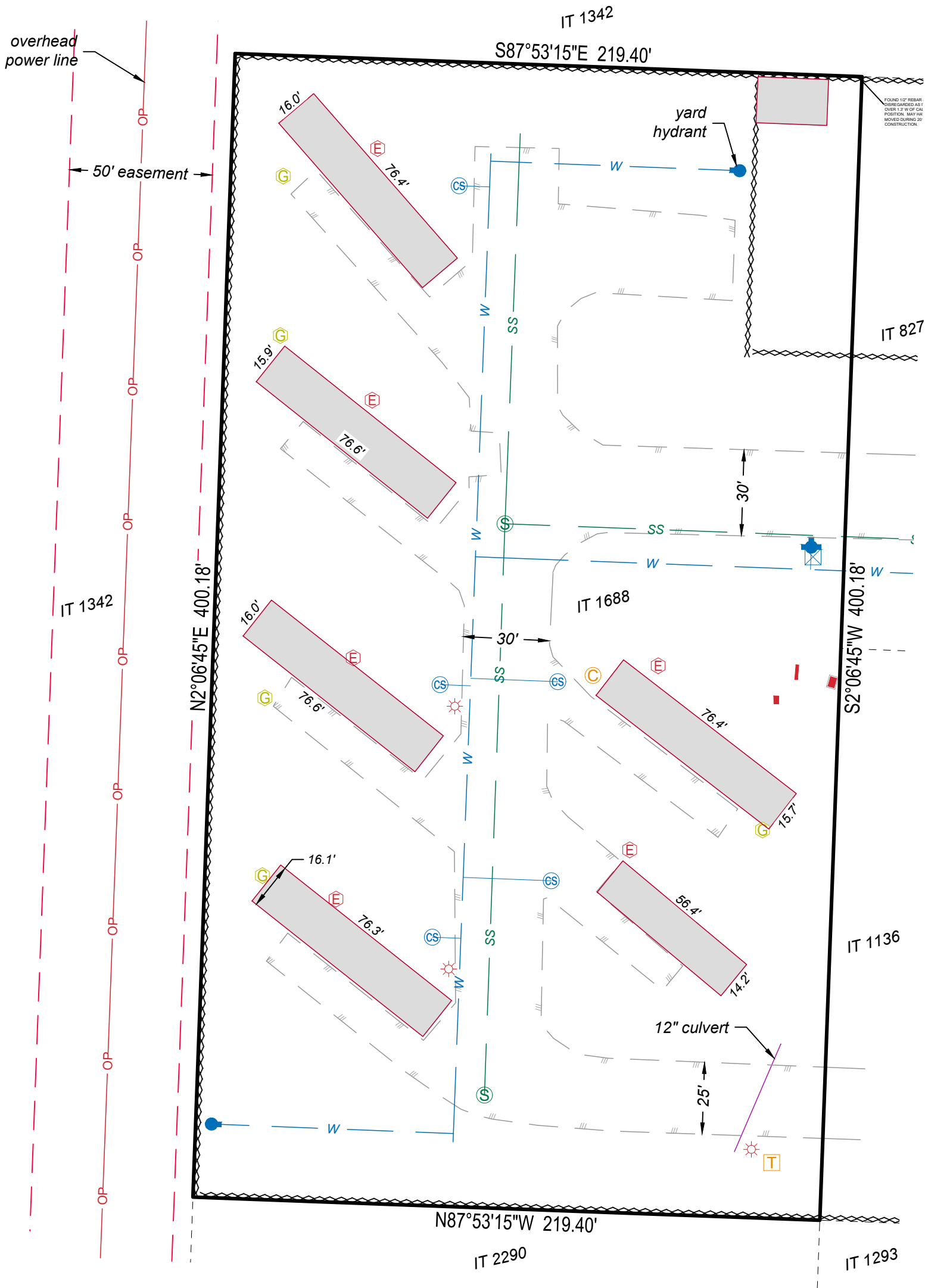
PLANNING DEPARTMENT STAFF CONTACTS:

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

Kayla Grace
kagrace@nd.gov
(701) 444-8406

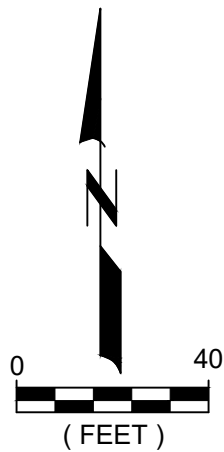
EXHIBIT OF SURVEY

IT 1688 IN THE SE1/4 SECTION 25, T150N, R99W, 5th PM, CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



LEGEND - TOPOGRAPHIC

- MANHOLE - COMMUNICATION
- MANHOLE - SANITARY SEWER
- SANITARY SEWER CLEANOUT
- WATER METER OR CURB STOP
- FIRE HYDRANT
- YARD HYDRANT
- WATER VALVE
- PEDESTAL - TELEPHONE
- METER - ELECTRIC
- METER - GAS
- METER - WATER
- LIGHT POLE
- OVERHEAD POWER POLE
- FENCE - CHAIN LINK
- ASPHALT EDGE
- OVERHEAD POWER
- SANITARY SEWER
- WATER MAIN



Justification Attachment

Applicant's Request

The applicant requests approval of is two applications:

- **Minor Plat - Boundary Line Adjustment** – to increase the parcel size from 2.0 acres to 5.1 acres by purchasing 3.1 acres of the adjacent vacant land. The purpose of this plat is to realign a common boundary between two adjoining parcels. No new parcels will be created or eliminated.
- **Zoning Change from C-1 to M-H** – to permit that the existing mobile homes for USFS personnel given the termination of the CUP for the mobile homes.

Background in Support of Request

The McKenzie Forest Service Ranger Station compound at 1905 South Main Street is a 5-acre assemblage of 3 parcels which includes an office building, multi-family dwelling and 6 mobile homes for USFS personnel. The mobile homes are located on Parcel #82-73-16120 (IT 1688) which is 2.0 acres and zoned C-1.

The use of this Parcel for the mobile homes was pursuant to a Site Development Plan and Permit application approved by the City Council in 2015 which included a Conditional Use Permit (CUP) for the mobile homes. At the annual review of the CUP last year, it was denied because the City Staff and the Planning & Zoning Commission would like to see the employee living units become a permanent use on the property (not for any non-compliance with City Ordinances or conditions of the CUP). The staff report to the Planning & Zoning Commission stated: “The mobile home units are completely enclosed within a secured fenced area separate from the front office building. The site has fully paved drive aisles and paved designated parking areas. The property appears to be well-kept and in full compliance with City Ordinance as well as the original Conditional Use Permit approval.” The City Staff and Commission agreed to work with the Forest Service and the Owner to bring the property into compliance with a goal of the mobile homes becoming a permanently allowed use so that the CUP is no longer needed.

Over the last year, the undersigned has worked with the City Staff and the Commission to achieve this goal. There have been numerous discussions and several options have been seriously considered. Ultimately, the option that the City Staff and the Commission has been promoting is being taken. This option is for the owner to acquire a 3.1 acres portion of the field immediately to the West of Parcel #82-73-16120, adjust the parcel lines to create a new larger parcel of 5.1 acres and rezone the new parcel to M-H (Mobile Homes). This option works because the M-H Zoning District requires a parcel size of no less than 5 acres, even though we have no intension to add any more mobile homes.

In July, the owner put the additional 3.1 acres under contract to purchase.

In August, the City Council granted an extension of the expiring CUP from September 6th to December 5th in order to provide the applicant with three additional months to complete the process.

During August, the applicant has worked with its land surveyor and the City Staff to put together the two applications.

Justification of Request

- Ranger Stations like this one customarily provide on-site housing for their personnel which is an integral part of their operations.
- Approval of the applications will not negatively impact the surrounding neighborhood or other properties
- Approval of the applications will not negatively impact the environment in regard to traffic congestion, drainage, and noise, etc.
- The site will be limited to six mobile homes, and they will be removed at the termination of the Forest Service tenancy.
- Ranger Stations like this one customarily provide on-site housing for their personnel and families which is an integral part of their operations.
- The Forest Ranger Station compound is very much a “Community Facility” which provides a valuable public service to the community.
- The McKenzie Ranger District compound is arguably a beneficial and essential component of the governmental services for the community including fire suppression, public safety, emergency response, wildlife management, public land management, tourism, and recreation.
- If needed, the USFS is permitted under federal law to use the residential dwellings to temporarily house Fire Fighters, Sheriffs, Police, Teachers and other government employees.
- As noted in the minutes from the June 28th, 2021 Planning and Zoning Commission Meeting: “The mobile home units are completely enclosed within a secured fenced area separate from the front office building. The site has fully paved drive aisles and paved designated parking areas. The property appears to be well-kept and in full compliance with City Ordinance as well as the original Conditional Use Permit approval.”
- The merits and benefits to the community of having the Ranger Station justify approval of the applications so that it can continue to operate as-is through the end of its tenancy.

From: pgolberg@restel.com
To: [Walters, Jacob](#)
Subject: US Forest Service/Girard
Date: Thursday, September 8, 2022 12:16:04 PM

******* CAUTION:** This email originated from an outside source. Do not click links or open attachments unless you know they are safe. *********

Good afternoon Jake,

This is Pat & Sally Golberg. We were forwarded the emails between you, Katie & Jon on the progress of the 3.1 acres for the forest service this morning. Katie asked that we send you an email acknowledging our consent for the application process. Therefore you have our consent.

Thank you Pat & Sally Golberg



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.*

☐ Simple Lot Split

☐ Reversionary Parcel Map

☒ Boundary Line Adjustment

PROPERTY OWNER INFORMATION

OWNER NAME(S):
Joseph M. Girard, Trustee

PHONE NUMBER:
603-659-1190

EMAIL:
joegirard@thewhalehouse.com

MAILING ADDRESS:
PO Box 308, Newmarket, NH 03857

APPLICANT INFORMATION

☐ Same as Owner

APPLICANT NAME:
Jonathan M. Girard

PHONE NUMBER:
310-890-1999

EMAIL:
jon.girard@live.com

MAILING ADDRESS:
16911 Avenida de Santa Ynez, Pacific Palisades, CA 90272

DEVELOPER INFORMATION

DEVELOPER NAME:

PHONE NUMBER:

EMAIL:

MAILING ADDRESS:

PROPERTY INFORMATION

PROPERTY ADDRESS:
1905 and 1809 S. Main St., Watford City, ND 58854

CURRENT ZONING:
C1 and R2

LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE)
IT 1688 and IT 1342 in the SE1/4 Section 25, T150N, R99W, 5th PM, Watford City

EXISTING ACREAGE/SQ.FT.:
2.01 acres

NEW ACREAGE/SQ.FT.:
5.10 acres

PROPOSED # OF LOTS/BLOCKS:
2 Tracts

CURRENT USE OF PROPERTY:
USFS employee mobile home housing and pasture

PROPOSED USE OF PROPERTY:
USFS employee mobile home housing

DESCRIPTION

Please give a brief description of the proposed Minor Plat.

To realign a common boundary between two adjoining parcels.

No new parcels are will be created or eliminated.

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.		

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: Jonathan M. Girard DATE: 8 / 26 / 2022

APPLICANT PRINT NAME: Jonathan M. Girard APPLICANT TITLE: Property Manager

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: Joseph M. Girard, Trustee DATE: 8 / 31 / 22

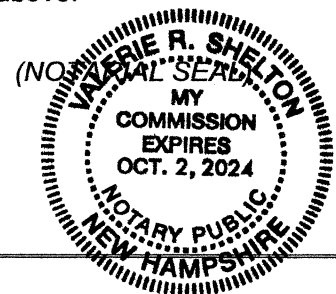
PROPERTY OWNER SIGNATURE: _____ DATE: ____/____/____

PROPERTY OWNER NOTARY

On this 31 day of Aug, 2022 before me, the undersigned, a notary public for the state of NEW HAMPSHIRE, personally appeared, JOSEPH M. GIRARD 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.

[Signature]
Notary Public

Notary Public for the state of N.H.
Residing at 124 CUSHING RD, NEW HAMPSHIRE
My Commission Expires 10/2/24



6.

Land Use Application

Zone Change

Jon Girard



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

September 26, 2022

STAFF REPORT

Land Use Application: Zone Change US Forestry Service

APPLICANTS/ PROPERTY OWNERS:

Jonathan M. Girard

16911 Avenida de Santa Ynez

Pacific Palisades, CA 90272

PROPERTY LOCATION:

1905 and 1809 Main Street South

REQUEST:

Rezone portions of PID 82-73-16120 and PID 11-00-10670 to M-H (Mobile Home Park District).

CURRENT ZONING:

C-1(General Commercial District) and R-2 (Two-Family Dwelling District); a boundary line adjustment application is being processed in parallel to this application.

CURRENT USE:

U.S. Forest Service Ranger Station employee housing, and undeveloped pasture land.

SITE DEVELOPMENT:

Access: The property is accessible from Main Street South.

Sewer: The property has access to City sanitary sewer.

Water: The property has access to City water.

SURROUNDING LAND USE:

North: Zoning – R-2, Two-Family Dwelling District
 Use - Single Family Home

East: Zoning – R-3, Medium Density Residential and C-1, General Commercial
 Use – US Forestry Department

South: Zoning – R-2, Two-Family Dwelling District
 Use - Single Family Home

West: Zoning – R-2, Two-Family Dwelling District
 Use – Undeveloped, pastureland

REFERENCES:

Chapter XV Zoning Ordinance, Article XXVI, Section 1

SECTION 1. - AMENDMENTS:

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.

Chapter XV Zoning Ordinance, Article XV, Section 1

SECTION 1. – INTENT AND PURPOSE OF THE DISTRICT

It is the intent of the "M-H" Mobile Home Park District to permit low density mobile home uses in a park-like atmosphere. The mobile home park district is intended for those areas where the owner proposes to develop and rent or lease individual sites.

DISCUSSION:

This Change of Zone application, and the associated minor plat application, are the culmination of a year-long effort between City staff, the involved landowners, and in close coordination with the US Forestry Service. The requested change in zone is consistent with the overall area's development and the needs of the community.

Per the applicant and City staff negotiations, only six (6) existing trailers are approved for this site at this time. Any future expansion of development, increase in dwelling unit count, or exchange of dwelling units would need full city approvals to show compliance with fire/safety regulations, building setbacks, public access, or similar. The M-H Mobile Home Park District carries specific rules and regulations to maintain compliance. In granting this zone change request, it is explicitly understood by the applicant that they, and future

owner-operators, are held to the standards outlined in Article XV, Sections 1 through 18 of the zoning district. Future revisions to the zoning district language may be applied at the discretion of City planning staff, the City Building Inspector, and/or Code Enforcement personnel.

RECOMMENDATION:

It is the recommendation of City Planning Department staff to **APPROVE** the Change of Zone.

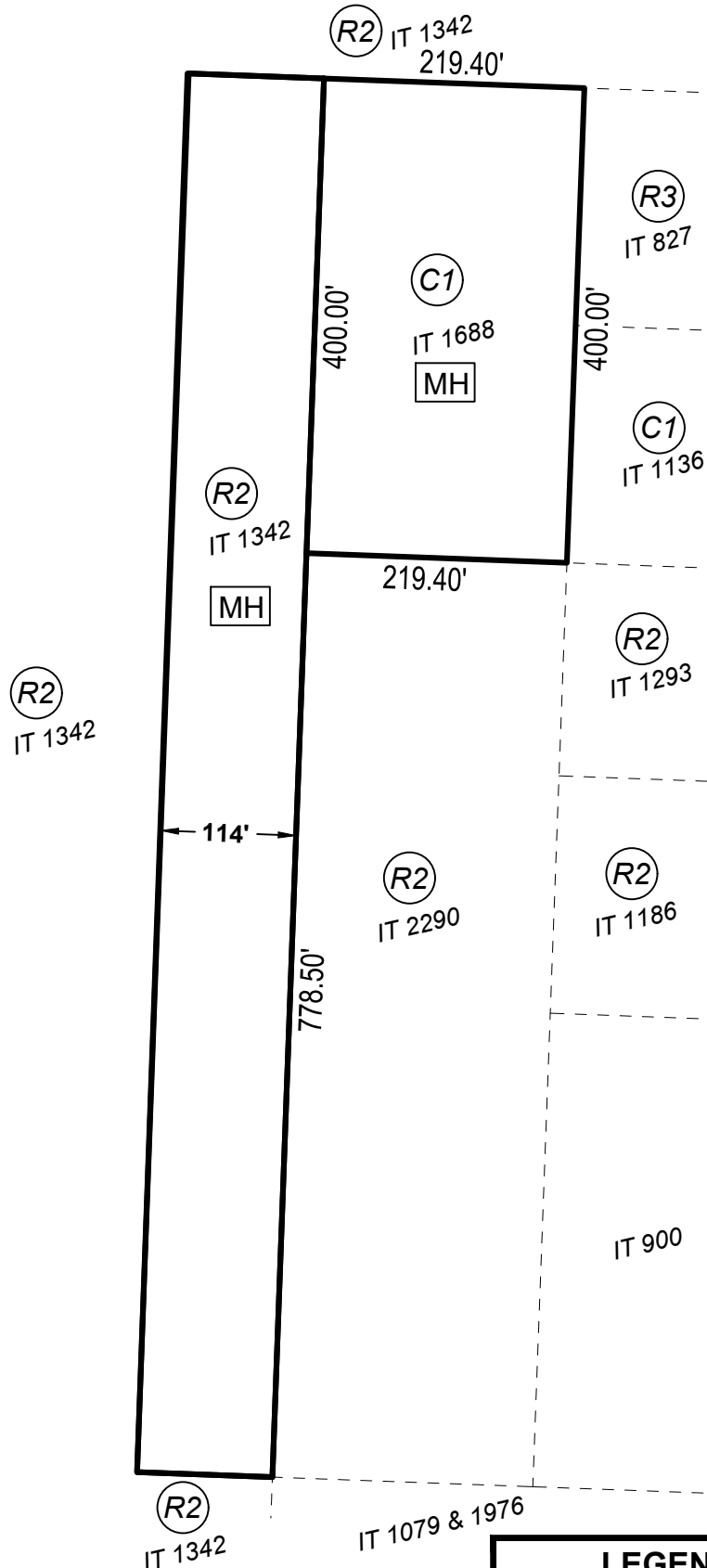
PLANNING DEPARTMENT STAFF CONTACTS:

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

Kayla Grace
kagrace@nd.gov
(701) 444-8406

ZONE MAP AMENDMENT

IN THE SE1/4 SECTION 25, T150N, R99W, 5th PM, CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



DESCRIPTION

Irregular Tract 1688 and the east 114 feet of Irregular Tract 1342 adjoining the west lines of Irregular Tracts 1688 and 2290 in the SE1/4 Section 25, T150N, R99W, 5th PM, Watford City, McKenzie County, North Dakota.

CERTIFICATE OF SURVEYOR

I, Steve Rude, a Professional Land Surveyor in the State of North Dakota, hereby certify that this map was prepared by me based on information obtained from public records and proprietary survey data.



LEGEND

- [MH]** PROPOSED ZONING
- (C1)** EXISTING ZONING



DAKOTA LAND CONSULTING, PLLC

665 Palm Beach Road Dickinson, ND 58601
dakotalandconsulting@gmail.com
701-225-6564



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

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):

Joseph M. Girard, Trustee

PHONE NUMBER:

603-659-1190

EMAIL:

joegirard@thewhalehouse.com

MAILING ADDRESS:

PO Box 308, Newmarket, NH 03857

APPLICANT INFORMATION

☐ Same as Owner

APPLICANT NAME:

Jonathan M. Girard

PHONE NUMBER:

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DEVELOPER INFORMATION

DEVELOPER NAME:

PHONE NUMBER:

EMAIL:

MAILING ADDRESS:

PROPERTY INFORMATION

PROPERTY ADDRESS:

1905 and 1809 S. Main St., Watford City, ND 58854

CURRENT ZONING:

C1 and R2

PROPOSED ZONING:

MH

PARCEL NUMBER(s):

82-73-16120 and 11-00-10670

LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE)

IT 1688 and IT 1342

DESCRIPTION

Please give a brief description of the proposed variance.

To make the existing 6 mobile homes used by the US Forest Service Ranger Station for its employees a permanent use as the existing CUP for temporary workforce housing will expire in December 2022.

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:

8 / 26 / 2022

APPLICANT PRINT NAME:

Jonathan M. Girard

APPLICANT TITLE:

Property Manager

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:

Joseph M. Grand

DATE:

8 / 31 / 22

PROPERTY OWNER SIGNATURE:

DATE:

 / / **PROPERTY OWNER NOTARY**

On this 31 day of August, 2022 before me, the undersigned, a notary public for the state of New Hampshire, personally appeared, Joseph M. Grand 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.

Valerie R. Shelton
Notary Public

Notary Public for the state of N.H.
Residing at 124 Cushing Rd, Newmarket
My Commission Expires 10/2/24

**▼ OFFICE USE ONLY ▼**

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

LEGAL NOTICE DATES: / / / / ☐ MAILED ADJACENT PROPERTY OWNER NOTICES**MEETING DATES:**PLANNING COMMISSION: / / CITY COUNCIL: / / **INVOICE:**INVOICE NUMBER: DATE CREATED: / / BY: **PAYMENT: \$300.00**DATE RECEIVED: / / AMOUNT: \$ ☐ CARD ☐ CASH ☐ CHECK #

7.

Amendments to the City of
Watford City Municipal Code
of Ordinances

*Chapter XV-Zoning Ordinance, Article
XVIII(A), C-2 Commercial/Service
District*

ARTICLE XVIII(A) C-2 COMMERCIAL/SERVICE DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT:

1. The C-2 Commercial/Service District is intended for the ~~purpose of~~ grouping of retail merchandising, service businesses, and appurtenant activities into a concentrated area serving the general shopping and service needs of the ~~trade area zoning district~~. It is ~~also~~ important to keep people living within ~~the~~ and in close proximity to ~~this~~ district as well as encouraging persons to visit ~~the~~ this area. Though residential users are permitted to cohabitate in the ~~d~~ District, principal permitted uses include department stores, apparel stores, general retail sales, and similar uses appropriate for comparison-shopping. The area also encourages service-oriented businesses. The ~~d~~ District is not intended for heavy commercial uses, ~~or those uses, those~~ that consume large areas for storage or display of merchandise (indoors or out of doors), or those businesses that may not be considered compatible with ~~the adjacent, traditional-existing~~ residential uses.
2. The ~~grouping district~~ is intended to ~~strengthen support the business level of the C~~ central ~~B~~ business ~~D~~ district ~~areas~~, accommodate existing uses, and provide for a transition from commercial to residential zoning.

SECTION 2. PERMITTED USES:

1. Adding Machine and Other Small Business Machine Repair, Sales and Service.
2. Amusement Places.
3. Antique Shops and Stores, providing all merchandise is displayed and sold inside a building.
4. Apparel and Accessory Stores.
5. Apartments and similar multi-family structures.
6. Appliance Stores.
7. Art and Art Supply Stores.
8. Artist Studios.
9. Auditoriums and Similar Places of Public Assembly.
10. Automobile Accessory and Supply Stores (Outdoor storage prohibited).
11. Bakery and Pastry Shops ~~(Retail Only, on-site cooking facilities permitted)~~.
12. Banks and Other Saving and Lending Institutions.
13. Barber shops, Beauty Shops and Chiropody, Massage or Similar Personal Services.
14. Bicycle Shops.
15. Books and Stationery Shops.
16. Bowling Alleys and Recreational Buildings.
17. Business and Technical Schools, including Schools for Photography, Dancing and Music.
- ~~18. Condominiums or other multi-family units.~~
- ~~19.~~ Cigar and Tobacco Shops.

~~20. —Clothing Stores.~~
~~1924.~~ —Clothing and Costume Rentals.
~~22. —Commercial Recreational Uses.~~
~~20.~~ ~~3.~~ Custom Dressmaking, Millinery, Tailoring and Similar Trades.
~~214.~~ In-Home Daycare: Self-Declared or Family License.
~~225.~~ Delicatessens and Catering Establishments.
~~236.~~ Department Stores.
~~247.~~ Drug Stores, ~~Pharmacies~~, and Prescription Shops.
~~258.~~ Dry Goods and Notion Shops (including ~~Coin and~~ Fabric Shops).
~~269.~~ Electric Appliance Sales and Repair Shops.
~~2379.~~ Fire Stations and Police Stations.
~~3428.~~ Fix-It Shops (Radio, Televisions, and Small Household Appliances).
~~3229.~~ Florists and Gift Shops.
~~3330.~~ Furniture and Home Furnishing Shops.
~~3431.~~ Government Buildings.
~~3532.~~ Grocery, Fruit, and Vegetable Stores (Retail Only).
~~3633.~~ Hardware Stores.
~~347.~~ Heating and Air Conditioning Shops, providing all merchandise is displayed, stored, and sold inside a building.
providing all merchandise is located in a building.
~~358.~~ Hobby, Stamp, and Coin Shops.
~~39. —Household Appliance Stores.~~
~~3640.~~ Interior Decorator's Shops.
~~3744.~~ Jewelry and Metal Craft Stores and Shops.
~~3842.~~ Leather Goods and Luggage Stores.
~~3943.~~ Libraries and Museums (Public).
~~404.~~ Lock and Key Shops.
~~415.~~ Mail Order Catalog Stores.
~~426.~~ Medical, Dental, Chiropractic, and Health Offices and Clinics.
~~437.~~ Meeting Halls and Auditoriums.
~~448.~~ Messenger and Telegraph Service Stations.
~~4549.~~ Music ~~Instrument~~ Sales, Studios, and ~~and~~ Repair Shops.
~~50. —Music Stores and Studios.~~
~~4654.~~ Newspaper Offices.
~~4752.~~ Newsstands.

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- ~~4853.~~ Offices and Office Buildings.
- ~~4954.~~ Office Supply and Office Equipment Sales and Service Stores.
- ~~5055.~~ Optician and Optometrist Shops.
- ~~5156.~~ Paint and Glass Stores.
- ~~5257.~~ Parks and Open Spaces.
538. Pet Shops (All indoors, no outdoor kennels).
- ~~59. — Pharmacies.~~
- ~~5460.~~ Photographic Equipment Sales and Supply Stores.
- ~~5561.~~ Photographic Studios.
- ~~5662.~~ Picture Framing Shops.
- ~~5763.~~ Places of Worship.
- ~~5864.~~ Printing Shops and Printing Supply Stores.
- ~~5965.~~ Public Buildings.
- ~~6066.~~ Restaurants and Tea Rooms.
- ~~6167.~~ Single-Family Detached Homes, Duplexes, Townhomes, and Multifamily Dwellings.
- ~~628.~~ Sewing Machine Shops and Stores.
- ~~639.~~ Shoe Stores.
- ~~6470.~~ Shoe Repair and Shoeshine Shops.
- ~~6571.~~ Sporting and Athletic Goods Shops.
- ~~6672.~~ Stores and Shops for the conduct of Retail Businesses similar to the uses listed in this section.
- ~~6773.~~ Tailor Shops.
- ~~6874.~~ Television and Radio Sales and Service Establishments.
- ~~6975.~~ Theaters.
- ~~7076.~~ Toy Stores.
717. Travel Bureaus.
728. Utility Company Offices.
739. Variety Stores.
- ~~7480. Engineered Post Frame Buildings, Hotels and Motels.~~
- (Ord. No. 447, 11-21-2017; Ord. No. 518, 1-7-2019; Ord. No. 523, 1-7-2019)

SECTION 3. CONDITIONAL USES:

- ~~1. — Engineered Post Framed Buildings.~~
- ~~12.~~ Bed and Breakfast Inns:
- ~~(a) — Signage must be followed pursuant to Article XXI of this Ordinance.~~

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- (a) The facility shall have the appropriate off-street parking such that there will be at least two (2) off-street parking places for each single-family dwelling plus one (1) parking space for each guest unit.

23. Daycare facilities: Group or Center License.

(Ord. No. 447, 11-21-2017; Ord. No. 518, 1-7-2019; Ord. No. 523, 1-7-2019)

SECTION 4. INTENSITY OF USE REGULATIONS:

1. No requirements except those to meet fire and safety regulations, parking, and landscape requirements.

SECTION 5. HEIGHT REGULATIONS:

1. ~~No building shall exceed thirty-five (35) feet in height except as otherwise provided in the additional height, area and use regulations of this ordinance, or as approved by a variance. Structures and accessory buildings must conform to fire and safety regulations related to height. Coordination with City fire, building and planning staff is required.~~

(Ord. No. 387, 12-1-2014)

SECTION 6. YARD REGULATIONS:

In all cases under Section 6. Yard Regulations, the project must be reviewed and approved by City staff to ensure proper sight triangulation.

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1. Front Yard:

- a) Twenty-foot front yard is required for any building in District C-2.
b) Where lots have double frontage, the required front yard shall be provided on both streets.

2. Side Yard:

- a) No side yard is required for any building in District C-2 except as follows:
- i) ~~For c~~Corner lots, the required side yard shall be the same as the required front yard;
 - ii) Where such side yard is adjacent to a dwelling, ~~in which case~~ there shall be required five (5) feet of side yard on the side of the lot which abuts the residence. In instances where buildings are taller than thirty-five (35) feet, there shall be an additional setback requirement at a ratio of three additional feet of setback for each ten feet of height, ~~above thirty-five (35) feet, rounded up. (e.g., a 36-foot building will have a required setback of 8-feet);~~
 - iii) Where a side yard is required for fire and/or building code regulations; or
 - iv) A single-family home shall have the same side yard regulations as set out in Section 6 of Article X, R-1 Single Family Dwelling District as stated in this ordinance.

3. Rear Yard:

- a) Five-foot rear yard is required for any building in District C-2 with the exception that, where such rear yard is adjacent to a residential use, there shall be required fifteen (15) feet of rear yard. In instances where buildings are taller than thirty-five (35) feet, there shall be an additional setback requirement at a ratio of three additional feet of setback for each ten feet of height, ~~above thirty-five (35) feet, rounded up. (e.g., a 36-foot building will have a required setback of eight (8) feet).~~ A single-family

home shall have the same year yard regulations as set out in Section 6 of Article X, R-1 Single-~~f~~-Family Dwelling District as stated in this ordinance.

4. Alleys:

- a) Buildings and parking areas shall be at minimum set back five (5) feet from alleys.
- b) A single-~~f~~-family home shall have the same yard regulations as set out in Section 6 of Article X, R-1 Single-~~f~~-Family Dwelling District as stated in this ordinance.

5. Landscaping:

- a) Landscaping and/or ~~a~~ sight-obscuring fence shall be provided on all yards adjacent to residential uses. Additional requirements may be imposed based on project or site specifics. Landscaping and fences shall be a minimum of six (6) feet tall.

(Ord. No. 387, 12-1-2014)

SECTION 7. PARKING AND TRAFFIC REGULATIONS:

- 1. When any building or structure intended for uses other than residential is hereinafter erected or structurally altered to the extent of increasing the floor area by fifty percent (50%) or more, accessory off-street parking spaces shall be provided. There shall be one space for every 9.5 feet of building frontage. For corner lots, the side with the greatest frontage shall be considered the front.
- 2. As required in ARTICLE XX, PARKING AND LOADING REGULATIONS, Sections 2-6.

SECTION 8. SIGN REGULATIONS:

- 1. As permitted in ARTICLE XXI, SIGN REGULATIONS
- 2. Exceptions:
 - a) Flashing and reader-board type signs are not permitted in the C-2 District.

Article XVIII(A) C-2 enacted 5/5/08 as Ordinance No. 196

ARTICLE XVIII(A) C-2 COMMERCIAL/SERVICE DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT:

1. The C-2 Commercial/Service District is intended for the grouping of retail merchandising, service businesses, and appurtenant activities into a concentrated area serving the general shopping and service needs of the zoning district. It is important to keep people living within, and in close proximity to, this district as well as encouraging persons to visit the area. Though residential users are permitted to cohabitate in the district, principal permitted uses include department stores, apparel stores, general retail sales, and similar uses appropriate for comparison-shopping. The area also encourages service-oriented businesses. The district is not intended for heavy commercial uses, those uses that consume large areas for storage or display of merchandise (indoors or out of doors), or those businesses that may not be considered compatible with the adjacent, existing, residential uses.
2. The district is intended to support Central Business District areas, accommodate existing uses, and provide for a transition from commercial to residential zoning.

SECTION 2. PERMITTED USES:

1. Adding Machine and Other Small Business Machine Repair, Sales and Service.
2. Amusement Places.
3. Antique Shops and Stores, providing all merchandise is displayed and sold inside a building.
4. Apparel and Accessory Stores.
5. Apartments and similar multi-family structures.
6. Appliance Stores.
7. Art and Art Supply Stores.
8. Artist Studios.
9. Auditoriums and Similar Places of Public Assembly.
10. Automobile Accessory and Supply Stores (Outdoor storage prohibited).
11. Bakery and Pastry Shops.
12. Banks and Other Saving and Lending Institutions.
13. Barber shops, Beauty Shops and Chiropody, Massage or Similar Personal Services.
14. Bicycle Shops.
15. Books and Stationery Shops.
16. Bowling Alleys and Recreational Buildings.
17. Business and Technical Schools, including Schools for Photography, Dancing and Music.
18. Cigar and Tobacco Shops.
19. Clothing and Costume Rentals.

-
20. Custom Dressmaking, Millinery, Tailoring and Similar Trades.
 21. In-Home Daycare: Self-Declared or Family License.
 22. Delicatessens and Catering Establishments.
 23. Department Stores.
 24. Drug Stores, Pharmacies, and Prescription Shops.
 25. Dry Goods and Notion Shops (including Fabric Shops).
 26. Electric Appliance Sales and Repair Shops.
 27. Fire Stations and Police Stations.
 28. Fix-It Shops (Radio, Televisions, and Small Household Appliances).
 29. Florists and Gift Shops.
 30. Furniture and Home Furnishing Shops.
 31. Government Buildings.
 32. Grocery, Fruit, and Vegetable Stores (Retail Only).
 33. Hardware Stores.
 34. Heating and Air Conditioning Shops, providing all merchandise is displayed, stored, and sold inside a building.
 35. Hobby, Stamp, and Coin Shops.
 36. Interior Decorator's Shops.
 37. Jewelry and Metal Craft Stores and Shops.
 38. Leather Goods and Luggage Stores.
 39. Libraries and Museums (Public).
 40. Lock and Key Shops.
 41. Mail Order Catalog Stores.
 42. Medical, Dental, Chiropractic, and Health Offices and Clinics.
 43. Meeting Halls and Auditoriums.
 44. Messenger and Telegraph Service Stations.
 45. Music Sales, Studios, and Repair Shops.
 46. Newspaper Offices.
 47. Newsstands.
 48. Offices and Office Buildings.
 49. Office Supply and Office Equipment Sales and Service Stores.
 50. Optician and Optometrist Shops.
 51. Paint and Glass Stores.
 52. Parks and Open Spaces.
 53. Pet Shops (All indoors, no outdoor kennels).

-
54. Photographic Equipment Sales and Supply Stores.
 55. Photographic Studios.
 56. Picture Framing Shops.
 57. Places of Worship.
 58. Printing Shops and Printing Supply Stores.
 59. Public Buildings.
 60. Restaurants and Tea Rooms.
 61. Single-Family Detached Homes, Duplexes, Townhomes, and Multifamily Dwellings.
 62. Sewing Machine Shops and Stores.
 63. Shoe Stores.
 64. Shoe Repair and Shoeshine Shops.
 65. Sporting and Athletic Goods Shops.
 66. Stores and Shops for the conduct of Retail Businesses similar to the uses listed in this section.
 67. Tailor Shops.
 68. Television and Radio Sales and Service Establishments.
 69. Theaters.
 70. Toy Stores.
 71. Travel Bureaus.
 72. Utility Company Offices.
 73. Variety Stores.
 74. Hotels and Motels.

(Ord. No. 447, 11-21-2017; Ord. No. 518, 1-7-2019; Ord. No. 523, 1-7-2019)

SECTION 3. CONDITIONAL USES:

1. Bed and Breakfast Inns:
 - (a) The facility shall have the appropriate off-street parking such that there will be at least two (2) off-street parking places for each single-family dwelling plus one (1) parking space for each guest unit.
2. Daycare facilities: Group or Center License.

(Ord. No. 447, 11-21-2017; Ord. No. 518, 1-7-2019; Ord. No. 523, 1-7-2019)

SECTION 4. INTENSITY OF USE REGULATIONS:

1. No requirements except those to meet fire and safety regulations, parking, and landscape requirements.

SECTION 5. HEIGHT REGULATIONS:

1. Structures and accessory buildings must conform to fire and safety regulations related to height. Coordination with City fire, building and planning staff is required.

(Ord. No. 387, 12-1-2014)

SECTION 6. YARD REGULATIONS:

In all cases under Section 6. Yard Regulations, the project must be reviewed and approved by City staff to ensure proper sight triangulation.

1. Front Yard:

- a) Twenty-foot front yard is required for any building in District C-2.
- b) Where lots have double frontage, the required front yard shall be provided on both streets.

2. Side Yard:

- a) No side yard is required for any building in District C-2 except as follows:
 - i) For corner lots, the required side yard shall be the same as the required front yard;
 - ii) Where such side yard is adjacent to a dwelling, there shall be required five (5) feet of side yard on the side of the lot which abuts the residence. In instances where buildings are taller than thirty-five (35) feet, there shall be an additional setback requirement at a ratio of three additional feet of setback for each ten feet of height above thirty-five (35) feet, rounded up. (e.g., a 36-foot building will have a required setback of 8-feet);
 - iii) Where a side yard is required for fire and/or building code regulations; or
 - iv) A single-family home shall have the same side yard regulations as set out in Section 6 of Article X, R-1 Single Family Dwelling District as stated in this ordinance.

3. Rear Yard:

- a) Five-foot rear yard is required for any building in District C-2 with the exception that, where such rear yard is adjacent to a residential use, there shall be required fifteen (15) feet of rear yard. In instances where buildings are taller than thirty-five (35) feet, there shall be an additional setback requirement at a ratio of three additional feet of setback for each ten feet of height above thirty-five (35) feet, rounded up. (e.g., a 36-foot building will have a required setback of eight (8) feet). A single-family home shall have the same rear yard regulations as set out in Section 6 of Article X, R-1 Single-family Dwelling District as stated in this ordinance.

4. Alleys:

- a) Buildings and parking areas shall be, at minimum, set back five (5) feet from alleys.
- b) A single-family home shall have the same yard regulations as set out in Section 6 of Article X, R-1 Single-family Dwelling District as stated in this ordinance.

5. Landscaping:

- a) Landscaping and/or sight-obscuring fencing shall be provided on all yards adjacent to residential uses. Additional requirements may be imposed based on project or site specifics.

(Ord. No. 387, 12-1-2014)

SECTION 7. PARKING AND TRAFFIC REGULATIONS:

1. When any building or structure, intended for uses other than residential, is hereinafter erected or structurally altered to the extent of increasing the floor area by fifty percent (50%) or more, accessory off-street parking spaces shall be provided. There shall be one space for every 9.5 feet of building frontage. For corner lots, the side with the greatest frontage shall be considered the front.
2. As required in ARTICLE XX, PARKING AND LOADING REGULATIONS, Sections 2-6.

SECTION 8. SIGN REGULATIONS:

1. As permitted in ARTICLE XXI, SIGN REGULATIONS
2. Exceptions:
 - a) Flashing and reader-board type signs are not permitted in the C-2 District.

Article XVIII(A) C-2 enacted 5/5/08 as Ordinance No. 196

8.

Amendments to the City of
Watford City Municipal Code
of Ordinances

*Chapter XV-Zoning Ordinance, Article
XVIII(B), CF Community Facilities*

ARTICLE XVIII(B) CF COMMUNITY FACILITIES

SECTION 1. INTENT AND PURPOSE OF DISTRICT:

~~The CF Community Facilities Zone provides for the location and development of sites suitable for public buildings, uses, and accessory uses, associated private buildings, uses, and accessory uses, open spaces and community recreational facilities. The following regulations shall apply to the CF Community Facilities Zone. No new building or structures shall be erected, or parcel developed, in a CF Community Facilities Zone unless full public City services are available provided for and in conformance with the provisions identified herein. The CF Community Facilities Zone is established in order to provide for the location and development of site suitable for necessary public buildings, structures, uses and accessory uses, and related private buildings, structures, uses, and accessory uses, open space and community recreational facilities. The development standards shall be applied by City staff based on project and site specifics specified in the conditional use permit process and within a development agreement.~~

(Ord. No. 248, 10-12-2011)

SECTION 2. PERMITTED USES:

1. Animal Shelters.
2. Farmer's Markets.
3. ~~Public~~ Golf Courses.
4. Government Offices.
5. Healthcare ~~Facility~~ Facilities: Hospital, Urgent/Emergency Care, Long-Term Care, Rehabilitation Clinic.
6. ~~Jail Correctional Facilities~~ (city, county, or state facility).
7. Juvenile Detention Facility ~~ies~~ (city, county, or state facility).
8. Libraries.
9. Museums.
10. Parks and Open ~~S~~spaces.
11. Recreational Facilities: Indoor and/or Outdoor, ~~(i.e. ball fields, sports complexes).~~
12. Daycare Centers, Preschools, Primary and Secondary Schools.
13. Places of Worship.
14. Cemetery ~~ies~~.
15. Colleges or ~~University~~ Universities.
16. Concert Halls and Convention Centers.
17. Exposition Halls.
18. Fairgrounds.
19. Public Utility Facilities ~~and Structures and Structures.~~

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20. Municipal Water Supply and Treatment Facilities.
 21. Municipal Waste-water Treatment Facilities.
 22. Emergency Services Facilities: ~~Ambulance, Fire Department, Police Department.~~
 23. Public Utility/Infrastructure Maintenance Facilities and Operation Yards.

24. Group Dwellings.

25. Dormitories.

26. Communication Buildings.

27. Electric Sub-Stations.

28. ~~Accessory~~ District-associated Uses and Structures.

(Ord. No. 248, 10-12-2011; Ord. No. 283, 10-1-2012; Ord. No. 449, 11-21-2017; Ord. No. 530, 5-6-2019; Ord. No. 537, 10-7-2019)

SECTION 3. CONDITIONAL USES:

~~1. Accessory Uses and Structures.~~

~~2. Cemetery.~~

~~3. College or University.~~

~~4. Communication Building.~~ Antennas and Towers.

~~5. Concert Hall and Convention Center.~~

~~6. Electric Sub Stations.~~

~~7. Emergency Care Facility.~~

~~8. Exposition Halls.~~

~~9. Fairground.~~

~~10. Temporary Gravel Pits, (Temporary during construction activities, per approved schedule).~~

~~11. Heliports.~~

~~12. Public or Private Utility Facilities and Structures.~~

~~13. Temporary Government Facilities.~~

~~14. Private~~ Water Supply and Treatment Facilities.

(Ord. No. 248, 10-12-2011; Ord. No. 449, 11-21-2017; Ord. No. 530, 5-6-2019; Ord. No. 537, 10-7-2019)

SECTION 4. INTENSITY OF USE REGULATIONS:

1. No requirements except those to meet fire and safety regulations, parking, and landscape requirements, except in standalone commercial uses.
2. Standalone commercial uses in this district shall be subject to fire regulations and building coverage shall be subject to yard regulations under the C-1 General Commercial District, Article XVII, Sections 2 through 8. Commercial enterprises, whether public, private, or hybrid, located within a permitted CF structure will be held to the general regulations applied to the primary use.

(Ord. No. 248, 10-12-2011)

SECTION 5. HEIGHT REGULATIONS:

1. ~~Structures and accessory buildings must conform to fire and safety regulations related to height. Coordination with City fire, building and planning staff is required.~~
1. ~~When a building or structure is within one hundred fifty (150) feet of a residential district zone, said building or structure shall not exceed thirty five (35) feet in height.~~
2. ~~When a building is more than one hundred fifty (150) feet from a residential district zone, said building or structure shall not exceed fifty (50) feet in height if not in conflict with airport approach zones.~~

(Ord. No. 248, 10-12-2011)

SECTION 6. YARD REGULATIONS:

1. Front Yard: There shall be no front yard requirements other than to accommodate fire and safety regulations, loading, and parking requirements.
2. Side Yard: No side yard shall be required, except where such side yard is adjacent to a dwelling-residential district zone, in which case there shall be required five (5) feet of side yard on the side of the lot which abuts the residential district zone, ~~or except where a~~ when a side yard is required ~~for per~~ fire regulations.
3. Rear Yard: There are no rear yard requirements other than fire and safety regulations, loading, and parking requirements; except ~~in any case~~ where such rear yard is adjacent to a dwelling district zone, an area zoned for dwelling purposes there shall be a minimum required fifteen (15) feet of rear yard setback.

(Ord. No. 248, 10-12-2011; Ord. No. 573-, 5-3-2021)

SECTION 7. PARKING AND LOADING:

As permitted in ARTICLE XX, PARKING AND LOADING REGULATIONS.

(Ord. No. 248, 10-12-2011)

SECTION 8. SIGN REGULATIONS:

As permitted in ARTICLE XXI, SIGN REGULATIONS.

(Ord. No. 248, 10-12-2011)

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ARTICLE XVIII(B) CF COMMUNITY FACILITIES

SECTION 1. INTENT AND PURPOSE OF DISTRICT:

The CF Community Facilities Zone provides for the location and development of sites suitable for public buildings, uses, and accessory uses, associated private buildings, uses, and accessory uses, open spaces and community recreational facilities. No new structures shall be erected, or parcel developed, in a CF Community Facilities Zone unless full City services are provided for and in conformance with the provisions identified herein. Development standards shall be applied by City staff based on project and site specifics.

(Ord. No. 248, 10-12-2011)

SECTION 2. PERMITTED USES:

1. Animal Shelters.
2. Farmer's Markets.
3. Public Golf Courses.
4. Government Offices.
5. Healthcare Facilities: Hospital, Urgent/Emergency Care, Long-Term Care, Rehabilitation Clinic.
6. Correctional Facilities (city, county, or state).
7. Juvenile Detention Facilities (city, county, or state).
8. Libraries.
9. Museums.
10. Parks and Open Spaces.
11. Recreational Facilities: Indoor and/or Outdoor.
12. Daycare Centers, Preschools, Primary and Secondary Schools.
13. Places of Worship.
14. Cemeteries.
15. Colleges or Universities.
16. Concert Halls and Convention Centers.
17. Exposition Halls.
18. Fairgrounds.
19. Public Utility Facilities and Structures.
20. Municipal Water Supply and Treatment Facilities.
21. Municipal Waste-water Treatment Facilities.
22. Emergency Services Facilities.

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23. Public Utility/Infrastructure Maintenance Facilities and Operation Yards.
 24. Group Dwellings.
 25. Dormitories.
 26. Communication Buildings.
 27. Electric Sub-Stations.
 28. District-associated Uses and Structures.

(Ord. No. 248, 10-12-2011; Ord. No. 283, 10-1-2012; Ord. No. 449, 11-21-2017; Ord. No. 530, 5-6-2019; Ord. No. 537, 10-7-2019)

SECTION 3. CONDITIONAL USES:

1. Antennas and Towers.
2. Temporary Gravel Pits (During construction activities, per approved schedule).
3. Heliports.
4. Private Utility Facilities and Structures.
5. Private Water Supply and Treatment Facilities.

(Ord. No. 248, 10-12-2011; Ord. No. 449, 11-21-2017; Ord. No. 530, 5-6-2019; Ord. No. 537, 10-7-2019)

SECTION 4. INTENSITY OF USE REGULATIONS:

1. No requirements except those to meet fire and safety regulations, parking, and landscape requirements, except in standalone commercial uses.
2. Standalone commercial uses in this district shall be subject to regulations under the C-1 General Commercial District, Article XVII, Sections 2 through 8. Commercial enterprises, whether public, private, or hybrid, located within a permitted CF structure will be held to the general regulations applied to the primary use.

(Ord. No. 248, 10-12-2011)

SECTION 5. HEIGHT REGULATIONS:

1. Structures and accessory buildings must conform to fire and safety regulations related to height. Coordination with City fire, building and planning staff is required.

(Ord. No. 248, 10-12-2011)

SECTION 6. YARD REGULATIONS:

1. Front Yard: There shall be no front yard requirements other than to accommodate fire and safety regulations, loading, and parking requirements.
2. Side Yard: No side yard shall be required, except where such side yard is adjacent to a residential district zone, in which case there shall be required five (5) feet of side yard on the side of the lot which abuts the residential district zone, or when a side yard is required per fire regulations.

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3. Rear Yard: There are no rear yard requirements other than fire and safety regulations, loading, and parking requirements; except where such rear yard is adjacent to a dwelling district zone, there shall be a minimum required fifteen (15) feet of rear yard setback.

(Ord. No. 248, 10-12-2011; Ord. No. 573, 5-3-2021)

SECTION 7. PARKING AND LOADING:

As permitted in ARTICLE XX, PARKING AND LOADING REGULATIONS.

(Ord. No. 248, 10-12-2011)

SECTION 8. SIGN REGULATIONS:

As permitted in ARTICLE XXI, SIGN REGULATIONS.

(Ord. No. 248, 10-12-2011)

Permit Records

August-September

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 #
5348	EXCAVATION	8/29/2022	City of Watford City	BEK Consulting LLC	Multiple Sites	N/A	N/A	N/A	Replace valves and locate tickets for multiple locations	\$ 25,000.00	Waived	Waived
5349	GENERAL	8/30/2022	Luke Josund	Williston Roofing Company	1910 12th St NW	N/A	N/A	N/A	tear off shingles, inspect decking, dry in roof, and reshingle	\$ 16,000.00	\$ 20.00	5501
5350	RESIDENTIAL BUILDING	8/31/2022	Erica Rubalcava	Self	1001 5th Ave SE	Lot 15, Blk 4	Cherry Creek 2nd Add.	82-20-41500	building a 10x16 porch	\$ 3,500.00	\$ 43.00	5503
5351	GENERAL	8/31/2022	Jerin Albrecht	Aspen Contracting	3613 10th Ave NE	Lot 45	Hunter's Run	82-42-04500	re-roof - remove and replace shingles, underlay, IWS	\$ 11,175.00	\$ 20.00	5504
5352	RESIDENTIAL BUILDING	8/31/2022	Jodi Bailey	Aspen Contracting	3609 10th Ave NE	Lot 46	Hunter's Run	82-42-04600	re-roof - remove and replace shingles, underlay, IWS	\$ 10,000.00	\$ 88.50	5504
5353	RESIDENTIAL BUILDING	9/6/2022	Kelly & Peni Peterson	Killdeer Mountain Contracting LLC	112 6th St NE	Lot 1, Blk 3	Wold's Addition	82-77-01600	re-side house	\$ 17,998.25	\$ 144.49	5505
5354	RESIDENTIAL BUILDING	9/8/2022	Rose Wangeng	Garden State Contractors	205 Park Ave E	N/A	unplatted Watford City	82-73-13000	re-side house	\$ 14,000.00	\$ 116.50	5555
5355	COMMERCIAL BUILDING	9/8/2022	James & Kelly Brooks	701 Clean Inc	701 4th Ave NE	N/A	1st annexation Watford City	82-13-12000	remove walls, add doorways, add walls, reroute some electrical, remove tin and install sheetrock walls, install window, install heat ducting for venting, eliminate 1 bathroom	\$ 78,000.00	\$ 595.00	5556
5356	FENCE	9/9/2022	Lilian & Jesse Nelson	Self	2901 2nd Ave NE	Lot 2, Blk 1	Dakota Ridge	82-26-00300	black chain link fence no taller than 6ft	\$ -	\$ 25.00	5557
5357	SIGN	9/9/2022	Bakken Village LLC/Jacey Wilson	Self	104 Prospect St Ste 107	Lot 9 block 1	The Crossings	82-23-03200	4x8 vinyl banner sign with wood backboard on metal rods	\$ -	\$ 100.00	5558
5358	SIGN	9/12/2022	Circle K/Holiday	out to bid	Hwy 23 By-Pass & Frontier Ave	N/A	The Crossings	82-23-00300	signage for the new Holiday gas station and car wash	\$ -	\$ 100.00	5561
5359	MOVING PERMIT	9/12/2022	Rhonda Bourne	Self	128 East Highland	Lot 14, Blk 2	East Highland	20-10-03600	move 14x70 trailer on pillars and anchors	\$ -	\$ 150.00	5562
5115	RENEWAL	9/13/2022	Circle K/Holiday	TBD	Hwy 23 By-Pass & Frontier Ave	N/A	The Crossings	82-23-00300	Renewal - Building Permit	\$ -	\$ 20.00	5563
5116	RENEWAL	9/13/2022	Circle K/Holiday	TBD	Hwy 23 By-Pass & Frontier Ave	N/A	The Crossings	82-23-00300	Renewal - W/S Access Permit	\$ -	\$ 20.00	5563
5208	RENEWAL	9/14/2022	Nathan Dahl	Nathan Dahl	704 16th St NE	Lot 6, Blk 2		20-00-11860	Garage non attached	\$ -	\$ 20.00	5564
5360	RESIDENTIAL BUILDING	9/14/2022	Bradley Darling	Self	401 2nd Ave SW	Lot 2, Blk 6	Sax Addition to WC	82-57-07000	16x40 deck	\$ 17,000.00	\$ 137.50	5565
5361	WATER/SEWER ACCESS	9/20/2022	City of Watford City	FCI Constructors Inc	TBD	TBD		82-73-15500	8" water, 6" sewer for future daycare center	\$ -	\$ 1,901.06	5569
5362	WATER/SEWER ACCESS	9/20/2022	City of Watford City	FCI Constructors Inc	TBD	TBD		82-73-15500	temp modular building 1 of 4 1" water line tied to temporary 2" line connected to 8" stub for future development, 6" sewer	\$ -	\$ 439.42	5569
5363	WATER/SEWER ACCESS	9/20/2022	City of Watford City	FCI Constructors Inc	TBD	TBD		82-73-15500	temp modular building 2 of 4 1" water line tied to temporary 2" line connected to 8" stub for future development, 6" sewer	\$ -	\$ 439.42	5569
5364	WATER/SEWER ACCESS	9/20/2022	City of Watford City	FCI Constructors Inc	TBD	TBD		82-73-15500	temp modular building 3 of 4 1" water line tied to temporary 2" line connected to 8" stub for future development, 6" sewer	\$ -	\$ 439.42	5569
5365	WATER/SEWER ACCESS	9/20/2022	City of Watford City	FCI Constructors Inc	TBD	TBD		82-73-15500	temp modular building 4 of 4 1" water line tied to temporary 2" line connected to 8" stub for future development, 6" sewer	\$ -	\$ 439.42	5569
5366	RESIDENTIAL BUILDING	9/16/2022	Chad Fladland	Hanson's Concrete	304 2nd Ave NW				Replacing concrete patio and walkway sections	\$ 2,500.00		5567
5367	RESIDENTIAL BUILDING	9/20/2022	Ricky Marquardt	Uppa Creek Construction	1108 11th St NW	N/A	ETA	11-00-10470	remove existing siding and windows, replace with LP siding and new windows	\$ 32,000.00	\$ 230.00	5570
5368	RESIDENTIAL BUILDING	9/22/2022	JoAnna Beckett	Aspen Contracting	305 27th Ave NE	Lot 47, Blk 7	Dakota Ridge Subdivision	82-32-06470	Reroof with asfalt shingles and replace siding	\$ 33,000.00	\$ 235.00	5571

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
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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

2021 TOTAL	\$ 18,368,901.36
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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	37	123%
September	24	80%
October		
November		
December		

2022 YTD	218	67%
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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	\$ 604,697.89	170%
September	\$ 260,173.25	4%
October		
November		
December		

2022 YTD	\$ 5,257,421.60	29%
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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 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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New Business

1. Annexation Application submitted by Aaron & Angie Pelton

