



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

PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, October 31st, 2022

6:00 PM City Hall, Heritage Room

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

September 26th, 2022 - Meeting

- **CALL TO ORDER PUBLIC HEARING**

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

1. Land Use Application – Zone Change, submitted by Stenehjem Development, for Fox Hills Village, Block 3, Lots 114 through 138. An application has been submitted to rezone from R-3 (Medium Density Residential District) to R-T (Townhome Residential District).

- **CLOSE PUBLIC HEARING**
- **CONTINUE REGULAR MEETING**

2. Division of Land Application – Subdivision Final 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.

- **PERMIT RECORDS**

September-October Permits

- **OLD BUSINESS**
- **NEW BUSINESS**
- **ADJOURNMENT**

Minutes

September 26th 2022



**PLANNING AND ZONING COMMISSION
MEETING MINUTES
Monday, September 26th, 2022**

The regularly-scheduled meeting of the Watford City Planning & Zoning Commission was held on Monday, September 26, 2022, at City Hall in the Heritage Room. In attendance: Vice Chairman Gregg Schuetze, and Commission Members Marco Pelton, Ross Sundeen, 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 Vice Chairman Schuetze.

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

Agenda was reviewed as presented. No additional business or edits to the agenda.

MOTION: Sundeen, SECOND: Pelton to Approve the Agenda.

VOICE VOTE:

AYES: all in favor

NAYS: none

1. Call to approve August 29, 2022 Meeting Minutes.

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

MOTION: Pelton, SECOND: Jellesed to Approve Minutes.

VOICE VOTE:

AYES: all in favor

NAYS: none

Call to order Public Hearing at 6:01 P.M. by Vice Chairman Schuetze.

Under consideration was the following Agenda:

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.**

Walters went over the application in detail and explained the reasoning for effort. Discussed that lots 4 and 5 will contain the temporary and permanent Wolf Pup Daycare Fox Hills facilities and the remaining large-lot parcels will be available for future development. Relayed that a publicly-dedicated roadway will be built between Lots 4 and 5 as part of the daycare project.

There were no additional questions or comments.

MOTION: Sundeen, SECOND: Huebner to recommend Approval

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.

ROLL CALL VOTE:

AYES: Pelton, Sundeen, Schuetze, Jellesed, Huebner

NAYS: none

MOTION: CARRIED

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).**

Walters discussed that this application was submitted in parallel with agenda item one. Walters went on to explain that the zone change would be to CF and only applies to Lots 4 and 5 due to the proposed daycare facilities.

There were no additional comments or questions.

MOTION: Sundeen SECOND: Pelton to recommend Approval

Approval shall be contingent upon the following conditions:

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.

ROLL CALL VOTE:

AYES: Sundeen, Schuetze, Jellesed, Huebner, Pelton

NAYS: none

MOTION: CARRIED

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.

Walters discussed that the additional conditions from last month's meeting had been added to the condition list. Minor plat language and details had been revised through further discussions with County staff and the applicant's consultants.

Walters stated that there were still conditions to work through with the applicant regarding the MEP review with the City Inspector, bonding for the emergency access roadway, etc., but that at this time, both the City and County staff are comfortable moving forward with the condo map as presented.

There were no additional comments or questions.

MOTION: Pelton SECOND: Huebner to recommend Approval with the seven (7) conditions

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.

ROLL CALL VOTE:

AYES: Sundeen, Schuetze, Jellesed, Huebner, Pelton

NAYS: none

MOTION: CARRIED

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

Walters went over the application in detail and explained that, just as with the condo map for 1306, 1324, and 1406 Main St N, that no significant changes had been made during the preceding month. The previously-suggest conditions had been added and both the City and County staff are comfortable moving forward with the condo map as presented.

No additional comments or questions.

MOTION: Jellesed SECOND: Pelton to recommend Approval with the seven (7) conditions

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.

ROLL CALL VOTE:

AYES: Schuetze, Jellesed, Huebner, Pelton, Sundeen

NAYS: none

MOTION: CARRIED

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.

Walters went over the application and history of the effort to create a mobile home park for regional US Forestry Service staff housing. This boundary line adjustment

will provide for enough land within the expanded parcel to meet the 5-acre minimum requirement for a mobile home park. An application for change of zone has been submitted in parallel with this application as well.

MOTION: Sundeen, SECOND: Jellesed to recommend Approval

Approval shall be contingent upon the following conditions:

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.

ROLL CALL VOTE:

AYES: Jellesed, Huebner, Pelton, Sundeen, Schuetze

NAYS: none

MOTION: CARRIED

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)

Walters discussed that this zone change application has been in the works for quite a while and that staff is comfortable moving forward. The newly-expanded parcel allows for the zone change to a mobile home park. Walters went on to explain that future development of the parcel is unlikely as it would be difficult to develop with the configuration. Steve Rude (PLS) attended the meeting on behalf of applicant and explained that there is no intent to expand the mobile home park beyond the existing six (6) units and that the applicant is taking these steps (BLA Map and Chg of Zone) to be able to meet the contractual requirements they have with the US Forestry Service.

There were no additional comments or questions.

MOTION: Sundeen, SECOND: Pelton to recommend Approval

There are no recommended conditions.

ROLL CALL VOTE:

AYES: Jellesed, Huebner, Pelton, Sundeen, Schuetze

NAYS: none

MOTION: CARRIED

CLOSE PUBLIC HEARING: 6:13 PM by Vice Chairman Schuetze

CONTINUATION OF 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

Initially the revision to the C-2 Commercial/Service District was to add “Hotels and Motels” to the permitted uses list. Although the majority of zoning ordinances will undergo revisions and significant clean-up over the next six-to-twelve months, it seemed appropriate to make additional changes at this time since City staff was taking the ordinance through the entire process already.

The changes are difficult to summarize but focus on language clean-up and clarification, eliminating redundancies in the permitted and conditional uses, and removing height restrictions that existed prior to the City owning the necessary firefighting equipment/vehicles.

Building Inspector, Steve Williams, asked to clarify that height restrictions are still regulated by other constraints including, but not limited to, building codes, materials used, and airport flight paths. The language will be added to the ordinance revisions.

There were no additional comments or questions.

MOTION: Huebner, SECOND: Sundeen to recommend Approval, with revisions, and recommends further review from the Ordinance Committee prior to City Council adoption.

ROLL CALL VOTE:

AYES: Jellesed, Huebner, Pelton, Sundeen, Schuetze

NAYS: none

MOTION: CARRIED

8. Amendments to the City of Watford City Municipal Code of Ordinances, Chapter XV–Zoning Ordinance, Article XVIII(B), CF Community Facilities

Initially the revision to the CF Community Facilities District was to add “Group Dwellings” and “Dormitories” to the permitted uses list. Although the majority of zoning ordinances will undergo revisions and significant clean-up over the next six-to-twelve months, it seemed appropriate to make additional changes at this time since City staff was taking the ordinance through the entire process already.

The changes are difficult to summarize but focus on language clean-up and clarification, eliminating redundancies in the permitted and conditional uses, cleaning up the intensity of use regulations section, and removing height

restrictions that existed prior to the City owning the necessary firefighting equipment/vehicles.

Building Inspector, Steve Williams, asked to clarify that height restrictions are still regulated by other constraints including, but not limited to, building codes, materials used, and airport flight paths. The language will be added to the ordinance revisions.

There were no additional comments or questions.

MOTION: Pelton, SECOND: Jellested to recommend Approval, with revisions, and recommends further review from the Ordinance Committee prior to City Council adoption.

ROLL CALL VOTE:

AYES: Huebner, Pelton, Schuetze, Jellested

NAYS: Sundeen

MOTION: CARRIED

PERMIT RECORDS:

Reviewed permit records as presented. No additional comments.

NEW BUSINESS:

Walters discussed the upcoming annexation for a single-family lot and explained that it was added to the agenda for informational purposes. He went on to say that this annexation process was initiated by the applicants and that, once complete, they will be connected to City services. It was further explained that, while annexations don't come in front of P&Z for approval, it's important to understand development trends in relation to future land use zoning and zoning district buffering/softening.

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

OLD BUSINESS:

None

ADJOURNMENT: 6:36 PM

MOTION by Pelton

The next regularly scheduled Planning and Zoning Commission Meeting will be held on
Monday, October 31, 2022, at 6:00 PM

Gregg Schuetze, Vice Chairman

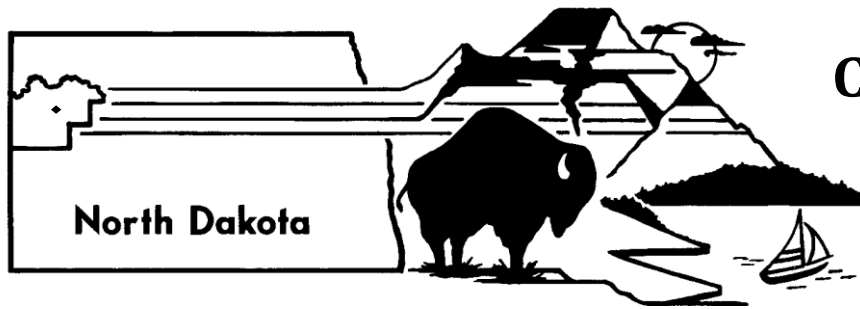
Jake Walters, Principal Planner

1.

Land Use Application

Zone Change

Stenehjem Development



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

October 18, 2022,

STAFF REPORT

Land Use Application: Zone Change Fox Hills Village Block 3

APPLICANT:

Stenehjem Development LLP

PROPERTY OWNERS:

Stenehjem Development LLP

PO BOX 607

Watford City, ND 58854

PROPERTY LOCATION:

Block 3 Fox Hills Village

REQUEST:

A Land Use Application: Change of Zone, redistricting from R-3 (Medium Density Residential District) into R-T (Townhome Residential District).

CURRENT ZONING:

R-3

CURRENT USE:

The property is currently being developed with residential townhome units.

SITE DEVELOPMENT:

Access: *The property is accessible from Kay's Court SE.*

Sewer: *The property does have access to City sanitary sewer.*

Water: *The property does have access to City water.*

SURROUNDING LAND USE:

North: Zoning – C-1 (General Commercial District) and CF (Community Facilities)
Use – Vacant land and Linear Park acreage

East: Zoning – R-4 (High Density Residential)
Use – McKenzie Village Apartments

South: Zoning – CF (Community Facilities) and RT (Townhome Residential District)
Use – Linear Park acreage

West: Zoning – CF (Community Facilities)
Use – Linear Park acreage

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 XIII(A) – R-T Townhome Residential District

SECTION 1. - INTENT:

The "R-T" Townhome Residential District is intended for the purpose of allowing townhome/medium- to high-density multi-family dwellings that are intended for ownership by the inhabitants.

DISCUSSION:

The applicant is requesting the change of zone in order to facilitate sales to individual buyers and align with the existing lotting across the overall project. The existing zoning would only allow for townhome buildings, located on larger lots, with no ownership partitioning along common walls. (i.e., one structure with multiple units owned by an entity and rented out versus two entities each owning half a townhome building.)

The requested change in zone is consistent with the overall area's development towards dwellings intended for individual ownership. This is mainly a housekeeping exercise to bring the zoning in line with the intended use/build-out.

RECOMMENDATION:

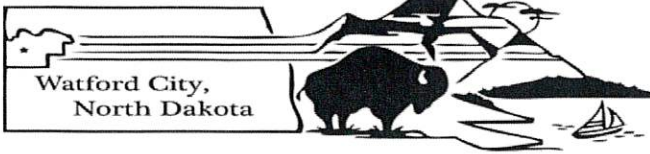
It is the recommendation of City Planning Department staff to **APPROVE** the Land Use Application.

There are no recommended conditions.

PLANNING DEPARTMENT STAFF CONTACTS:

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

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



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

CUSTOMER INVOICE

PAID
09/28/22
check pmt

STENEHJEM DEVELOPMENT
PO BOX 607
100 N MAIN ST
WATFORD CITY ND 58854

Customer # 260

INVOICE NUMBER: 5578
INVOICE DATE: September 28, 2022
DETAILS: Land Use Application - Zone Change R-3 to RT
Fox Hills Village Block 3 Lots 15 & 16 (now lots 114-138)

CHARGES

PRODUCTS AND SERVICES:

PZ01-PLANNING & ZONING REIMBURSEMENT - 09/28/2022	300.00
Zone Change R-3 to RT	
Total	300.00



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):
Stenehjem Development LLP

PHONE NUMBER:
701-578-5004

EMAIL:
dpankow@fibt.com

MAILING ADDRESS:
PO Box 607 Watford City ND 58854

APPLICANT INFORMATION

☒ Same as Owner

APPLICANT NAME:
Stenehjem Development LLP

PHONE NUMBER:
701-578-5004

EMAIL:
dpankow@fibt.com

MAILING ADDRESS:
PO Box 607 Watford City ND 58854

DEVELOPER INFORMATION

DEVELOPER NAME:
Stenehjem Development LLP

PHONE NUMBER:
701-578-5004

EMAIL:
dpankow@fibt.com

MAILING ADDRESS:
PO Box 607 Watford City ND 58854

PROPERTY INFORMATION

PROPERTY ADDRESS:
Previously Lot 15 and 16 Block 3 FHV

CURRENT ZONING:
R3

PROPOSED ZONING:
RT

PARCEL NUMBER(s):
See Attached

LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE)

DESCRIPTION

Please give a brief description of the proposed variance.

Lots 15 and 16 Block 3 FHV was split into several lots to construct twinhomes. New lot numbers are 114 through 138
Block 3 Fox Hills Village - see attached

APPLICANT SIGNATURE: (IF DIFFERENT THAN OWNER)

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

APPLICANT SIGNATURE:

DATE:

APPLICANT PRINT NAME:
Kira Stenehjem Noll- Stenehjem Development LLP

APPLICANT TITLE:
Partner

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:

Kira Steneheim Nell

DATE:

9 / 19 / 22

PROPERTY OWNER SIGNATURE:

DATE:

 / / **PROPERTY OWNER NOTARY**

On this 19th day of September, 2022 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Kira Steneheim Nell 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.

Teresa Heck

Notary Public

(NOTARIAL SEAL)

Notary Public for the state of North Dakota
Residing at Watford City
My Commission Expires

TERESA HECK
Notary Public
State of North Dakota
My Commission Expires Aug. 22, 2023

▼ 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 #

Parcel Number	Description
82-31-31140	lot 114 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31150	lot 115 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31160	lot 116 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31170	lot 117 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31180	lot 118 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31190	lot 119 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31200	lot 120 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31210	lot 121 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31220	lot 122 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31230	lot 123 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31240	lot 124 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31250	lot 125 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31260	lot 126 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31270	lot 127 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31280	lot 128 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31290	lot 129 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31300	lot 130 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31310	lot 131 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31320	lot 132 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31330	lot 133 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31340	lot 134 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31350	lot 135 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31360	lot 136 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31370	lot 137 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)
82-31-31380	lot 138 Blk 3 Fox Hills Village (was Lot 15 & 16 FHV)

REPLAT OF
LOTS 15, 16, AND 108 OF BLOCK 3 OF THE FOX HILLS VILLAGE
NOW KNOWN AS

LOTS 114 - 139 OF BLOCK 3 OF THE FOX HILLS VILLAGE

AS LOCATED IN THE NW1/4 OF SECTION 21
TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.
MCKENZIE COUNTY, NORTH DAKOTA



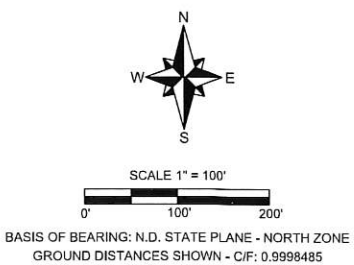
Line Table					
Name	Length	Direction	Name	Length	Direction
L1	25.18	S 35°04'06" E	L45	29.95	S 4°50'22" W
L2	13.47	S 35°04'06" E	L46	16.01	S 38°02'01" E
L3	52.85	S 80°44'16" E	L47	35.45	S 38°02'01" E
L4	12.52	S 80°44'16" E	L48	35.45	S 38°02'01" E
L5	12.50	S 36°20'54" E	L49	35.61	S 38°02'01" E
L6	46.74	S 36°20'54" E	L50	20.25	S 38°02'01" E
L7	61.87	S 62°33'03" E	L51	194.95	S 87°38'15" E
L8	40.04	S 62°33'03" E	L52	164.21	N 76°06'20" E
L9	6.30	S 62°33'03" E	L53	144.83	N 58°17'01" E
L10	65.97	S 65°10'08" E	L54	126.72	N 40°27'46" E
L11	59.54	S 65°10'08" E	L55	119.06	N 27°37'41" E
L12	24.86	S 1°09'56" E	L56	125.18	N 27°37'41" E
L13	58.81	S 3°19'33" W	L57	125.47	N 27°37'41" E
L14	12.54	S 3°19'33" W	L58	124.06	N 27°37'41" E
L15	59.52	S 1°01'53" E	L59	122.64	N 27°37'41" E
L16	13.65	S 1°01'53" E	L60	119.90	N 27°37'41" E
L17	58.35	S 2°24'57" E	L61	106.10	N 27°37'41" E
L18	36.33	S 2°24'57" E	L62	102.50	N 61°07'42" E
L19	49.27	S 25°12'35" E	L63	125.95	N 61°07'42" E
L20	67.45	S 25°12'35" E	L64	149.30	N 61°07'42" E
L21	340.16	N 61°02'57" E	L65	172.36	N 61°07'42" E
L22	8.92	N 61°02'57" E	L66	189.93	N 61°07'42" E
L23	106.16	N 61°02'57" E	L67	198.44	N 61°07'42" E
L24	380.30	N 28°52'18" W	L68	185.23	N 61°07'42" E
L25	113.00	N 87°38'15" W	L69	158.88	N 61°07'42" E
L26	17.57	N 87°38'15" W	L70	148.25	N 61°07'42" E
L27	262.85	N 87°38'15" W	L71	163.58	N 61°07'42" E
L28	194.78	S 7°20'51" W	L72	191.49	N 61°02'57" E
L29	20.03	S 5°32'44" W	L73	143.34	S 62°22'19" E
L30	44.03	S 34°34'08" E	L74	244.30	S 28°52'18" E
L31	73.29	S 34°34'08" E	L75	34.24	N 4°52'42" E
L32	6.90	S 63°59'33" E	L76	24.75	N 4°52'42" E
L33	71.12	S 63°59'33" E	L77	24.97	N 28°52'18" W
L34	50.02	S 63°59'33" E	L78	35.00	N 28°52'18" W
L35	50.02	S 63°59'33" E	L79	35.00	N 29°01'46" W
L36	50.02	S 63°59'33" E	L80	149.33	N 28°50'05" W
L37	50.02	S 63°59'33" E	L81	28.77	N 62°22'19" W
L38	50.02	S 63°59'33" E	L82	50.00	N 62°22'19" W
L39	28.97	S 63°59'33" E	L83	50.00	N 62°22'19" W
L40	5.86	S 4°50'22" W	L84	14.57	N 62°22'19" W
L41	42.08	S 4°50'22" W	L85	143.34	S 62°22'19" E
L42	42.08	S 4°50'22" W	L86	213.97	S 28°52'18" E
L43	42.08	S 4°50'22" W	L87	28.66	S 4°52'42" W
L44	42.08	S 4°50'22" W			

Curve Table						
Name	Radius	Arc Length	Chord Length	Tangent Length	Middle Ordinate	External Distance
C1	110.00	23.85	23.80	11.97	0.65	0.65
C2	110.00	63.83	62.94	32.84	4.60	4.80
C3	160.00	61.53	61.15	31.15	2.95	3.00
C4	160.00	62.43	62.04	31.62	3.04	3.09
C5	250.00	31.14	31.11	15.59	0.48	0.49
C6	250.00	73.01	72.75	36.77	2.66	2.69
C7	250.00	10.19	10.19	5.09	0.05	0.05
C8	80.00	65.35	63.55	34.62	6.58	7.17
C9	80.00	24.02	23.93	12.10	0.90	0.91
C10	140.00	36.11	36.01	18.15	1.16	1.17
C11	140.00	19.59	19.57	9.81	0.34	0.34
C12	144.00	76.80	75.89	39.34	5.09	5.28
C13	144.00	149.19	142.61	82.07	18.89	21.75
C14	580.00	454.32	441.96	240.50	45.45	49.46
C15	580.00	25.01	25.01	12.51	0.14	0.14
C16	580.00	30.01	30.01	15.01	0.20	0.20
C17	560.00	65.02	64.98	32.55	0.94	0.94
C18	1040.01	90.49	90.46	45.27	0.98	0.98
C19	80.00	55.30	54.21	28.81	4.73	5.03
C20	185.00	16.93	16.93	8.47	0.19	0.19
C21	185.00	78.07	77.49	39.63	4.10	4.20
C22	115.00	21.12	21.09	10.59	0.48	0.49
C23	115.00	117.04	112.05	64.15	14.57	16.68
C24	90.00	11.65	11.65	5.84	0.19	0.19
C25	90.00	36.43	36.18	18.47	1.84	1.88
C26	90.00	19.26	19.22	9.67	0.51	0.52
C27	75.00	111.63	101.61	69.06	19.83	26.95
C28	425.00	85.14	85.00	42.71	2.13	2.14
C29	225.00	131.56	129.69	67.72	9.55	9.97
C30	225.00	98.44	97.65	50.02	5.36	5.49
C31	57.00	54.03	52.03	29.24	6.28	7.06
C32	57.00	156.52	111.78	284.34	45.80	232.99
C33	57.00	41.73	40.81	21.85	3.78	4.04
C34	57.00	35.95	35.35	18.59	2.81	2.96
C35	57.00	7.54	7.54	3.78	0.12	0.13
C36	170.00	16.81	16.81	8.41	0.21	0.21
C37	170.00	37.75	37.68	18.95	1.05	1.05
C38	170.00	35.54	35.47	17.83	0.93	0.93
C39	170.00	10.04	10.03	5.02	0.07	0.07
C40	170.00	25.90	25.86	12.98	0.49	0.49
C41	170.00	52.21	52.01	26.31	2.00	2.02
C42	170.00	21.28	21.27	10.65	0.33	0.33
C43	370.00	35.49	35.47	17.76	0.43	0.43
C44	370.00	38.64	38.62	19.34	0.50	0.50
C45	130.00	11.95	11.95	5.98	0.14	0.14
C46	130.00	43.21	43.01	21.81	1.79	1.82
C47	130.00	40.43	40.27	20.38	1.57	1.59
C48	130.00	40.44	40.27	20.38	1.57	1.59
C49	130.00	41.52	41.34	20.94	1.65	1.68
C50	130.00	16.32	16.31	8.17	0.26	0.26
C51	100.00	149.68	138.10	92.86	26.72	36.47
C52	400.00	80.13	80.00	40.20	2.01	2.02
C53	200.00	116.94	115.28	60.19	8.49	8.86
C54	300.00	176.71	174.17	91.00	12.92	13.50

- = REBAR & CAP SET
- △ = PIN FOUND
- x = COMPUTED
- = BOUNDARY LINE
- - - = SECTION LINE
- - - = QUARTER LINE
- - - = PROPERTY LINE
- - - = ORIGINAL BLOCK LINE
- - - = EXISTING UTILITY EASEMENT
- - - = NEW EASEMENT
- - - = NEW RIGHT-OF-WAY

DEDICATED PUBLIC R.O.W. = 1.33 ACRES ±
TOTAL PLATTED AREA = 13.79 ACRES ±

NOTES:
ALL NEW ACCESS AND UTILITY EASEMENTS SHOWN ARE DESIGNATED AT A 15' WIDTH, UNLESS OTHERWISE NOTED.
ALL OF THE PUBLIC STREETS SHOWN ARE DESIGNATED AT A 55' WIDTH, UNLESS OTHERWISE NOTED.
THE PUBLIC STREETS SHOWN HEREON MAY ALSO SERVE AS A UTILITY CORRIDOR.
ALL AREAS LISTED ARE ±



2.

Division of Land Application

Subdivision Final Plat- Matrix

Subdivision

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

October 25, 2022

STAFF REPORT

Division of Land Application – Subdivision Final Plat The Matrix Subdivision

APPLICANTS/ 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:

Final Subdivision Plat for the purpose of replatting Lots 1-5 of Block 1 and Lots 1-3 of Block 2 of The Matrix Subdivision

CURRENT ZONING:

CF (Community Facilities)

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:

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 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 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. 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.

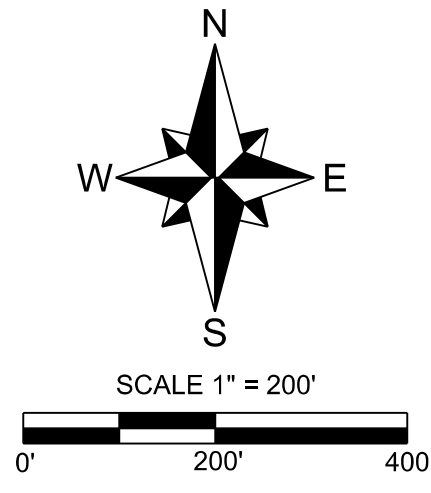
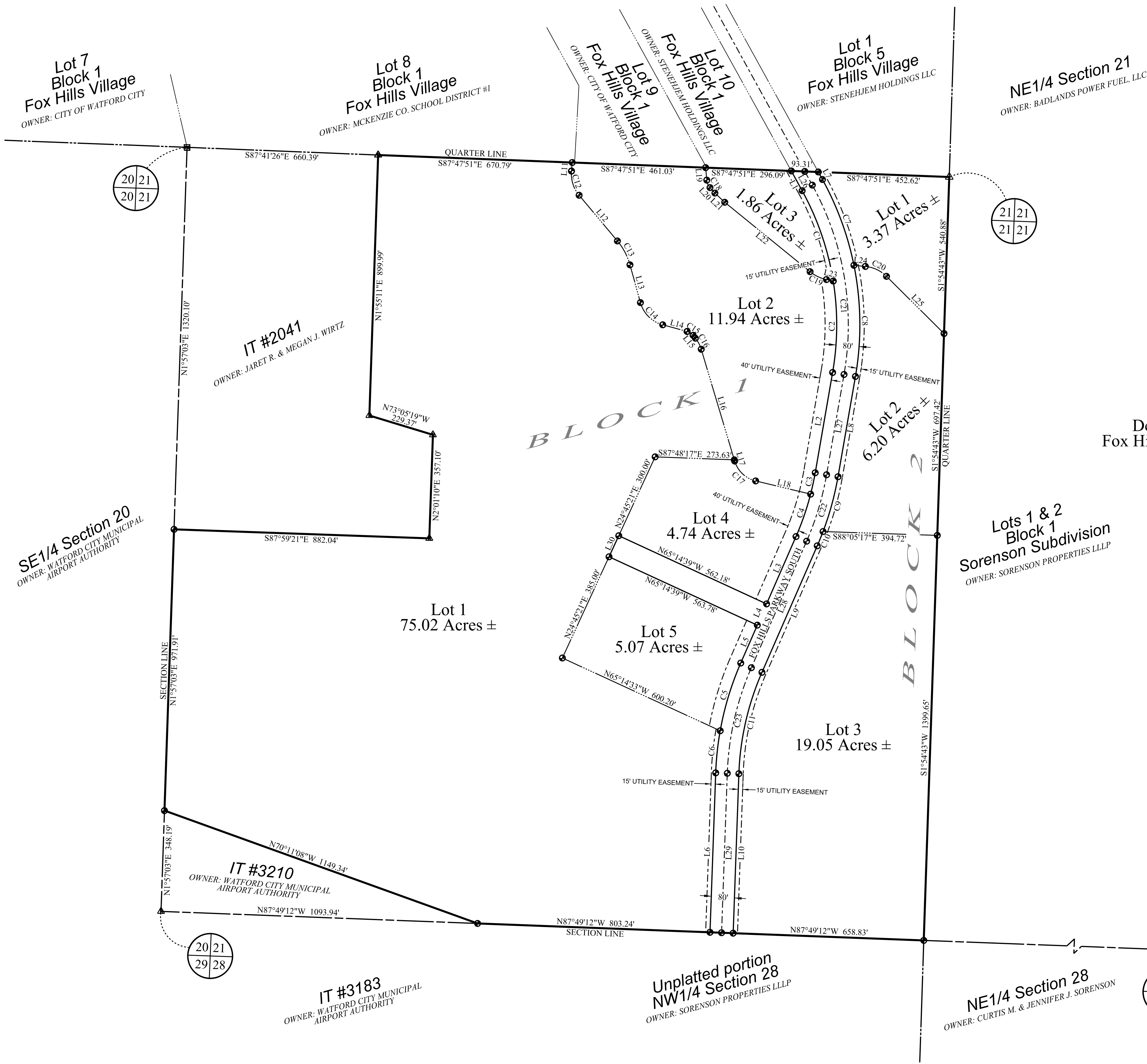
PLANNING DEPARTMENT STAFF CONTACTS:

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

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

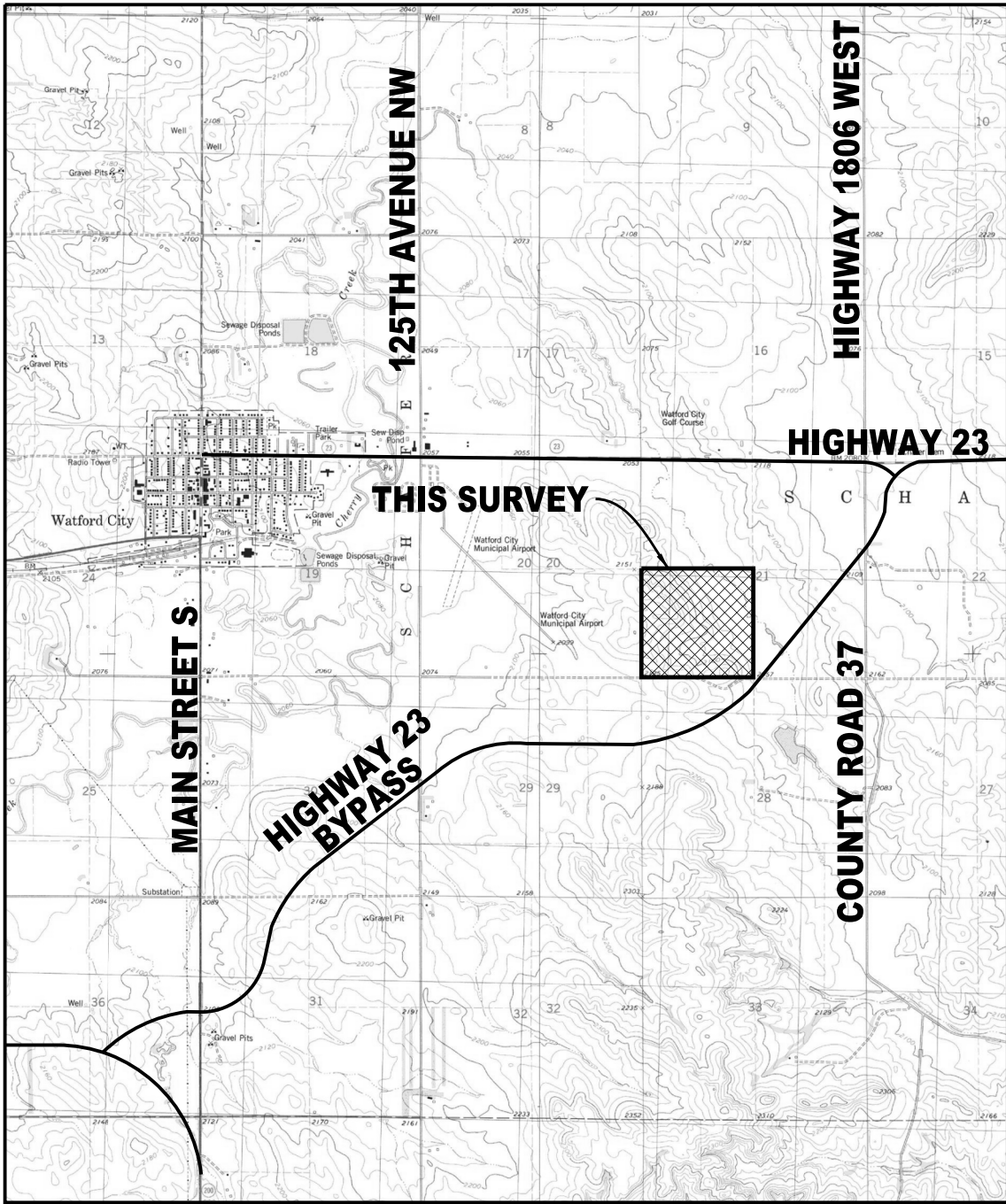
**PLAT OF
THE MATRIX SUBDIVISION**

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



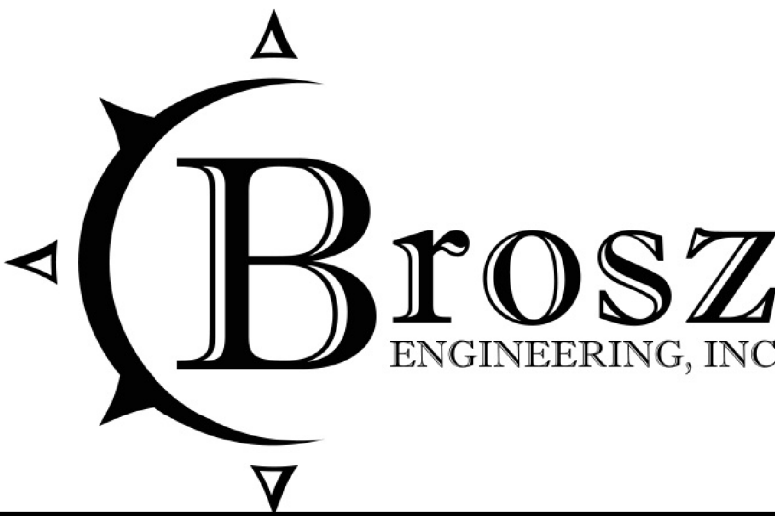
- △ = REBAR / CAP FOUND
 - ▲ = REBAR FOUND
 - = STONE FOUND
 - = REBAR / CAP SET
- BASIS OF BEARING: N.D. STATE PLANE - NORTH ZONE
GROUND DISTANCES SHOWN - C/F: 0.9998485
- = SURVEY BOUNDARY LINE
 - - - = SECTION LINE
 - · - · - = QUARTER LINE
 - = EXISTING LOT LINE
 - · — · — = NEW LOT LINE
 - - - -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

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



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

SURVEYOR'S CERTIFICATE

PROPERTY DESCRIPTION

PLANNING AND ZONING COMMISSION APPROVAL


WATFORD CITY APPROVAL

AUDITOR'S CERTIFICATE OF TAXES

CERTIFICATE OF MCKENZIE COUNTY RECORDER

IVE

MONTANA DAKOTA UTILITIES COMPANY



Brosz
ENGINEERING, INC.

PROJECT # _____



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):
City of Watford City

PHONE NUMBER:
701-444-2533

EMAIL:

MAILING ADDRESS:
PO BOX 494

APPLICANT INFORMATION

☒ Same as Owner

APPLICANT NAME:

PHONE NUMBER:

EMAIL:

MAILING ADDRESS:

DEVELOPER INFORMATION

DEVELOPER NAME:
N/A

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 Final Subdivision Plat.

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. <i>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.</i>	
APPLICANT SIGNATURE: 	DATE: <u>10 / 12 / 22</u>
APPLICANT PRINT NAME: <u>Curtis Muen</u>	APPLICANT TITLE: <u>Administrator</u>

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: <u>10 / 12 / 22</u>
PROPERTY OWNER SIGNATURE: <u>Curtis Muen</u>	DATE: <u>10 / 12 / 22</u>

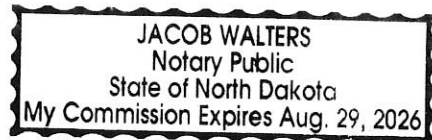
PROPERTY OWNER NOTARY

On this 12th day of October, 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 Watford City
My Commission Expires 8/29/26



Permit Records

September-October

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 #	PROJECT COMPLETION	C/O FINAL DATE	NOTES
5369	FENCE	9/26/2022	Marcus Marsh	Self	309 8th St NW	Lot 13, Blk 1	Badlands Patio Home Add	82-08-01300	6ft cedar dog ear fence	\$ -	\$ 25.00	5573			
5370	RESIDENTIAL BUILDING	9/27/2022	Your Home Improvement Co	Rachel Carlisle	116 East Highland	Lot 7, Blk 2	East Highland		replace 4 windows, 1 front entry door	\$ 9,300.00	\$ 83.60	5574			
5371	EXCAVATION	9/27/2022	BEK Consulting, LLC	Kelby Timmons	513 Main St N		North Watford	82-50-00100	re-route sewer service to be parallel to driveway, remove tree stump in front yard	\$ 7,200.00	\$ 68.90	5575			
5372	CONSTRUCT/REPAIR	9/27/2022	J&DG Concrete LLC	Timothy P and Teresa Taylor	300 7th Ave NW	Lot 5, Blk 1		82-67-00500	widen existing driveway by 50 inches along the entire 50 foot length	\$ 3,750.00	\$ 44.75	5576	9/28/2022		
5373	RESIDENTIAL BUILDING	10/3/2022	The Woodshop	Lyle Bruins	329 4th St NW	Lot 1, Blk 2	Newmans Addition to WC	82-49-01000	enclosed breezeway on west side of house from patio door to basement access door	\$ 9,000.00	\$ 81.50	5579			
5374	DEMOLITION	10/3/2022	Ryan Seigfreid	Ryan Seigfreid	400 4th Ave NW	Lot 37, Blk 0	1st Addition, North Watford	82-51-05400	remove single car garage	\$ -	\$ 25.00	5585			
5375	RESIDENTIAL BUILDING	10/3/2022	Ryan Seigfreid	Ryan Seigfreid	400 4th Ave NW	Lot 37, Blk 0	1st Addition, North Watford	82-51-05400	excavate basement, move house onto, foundation, hook up to city services, install new furnace, install new window in guess bedroom, new bath, flooring, kitchen	\$ 150,000.00	\$ 670.00	5585			
5376	RESIDENTIAL BUILDING	10/4/2022	RJ Enterprise	Nova Energy LLC	301 3rd Ave NE	Lot 1, Blk 1	4th Addition Watford	82-05-00100	removing old shingles and installing new shingles and felt	\$ 8,000.00	\$ 74.50	5587			
5377	COMMERCIAL BUILDING	10/4/2022	Wolf Run Village, Inc	Capital Exteriors	120,122,124,126,128,130 4th Ave SE		Wolf Run Village		re-roof 6 buildings - removal, inspection, I/W shield, underlayment, drip edge, gutter apron, replace pipe boots and vents, step flashing new shingles	\$ 138,952.42	Waived	Waived			
5378	RESIDENTIAL BUILDING	10/4/2022	Sam Rushing	Sam Rushing	116 4th Street NE	Lot 5, Blk 0	East Watford	82-28-01900	re-side house	\$ 30,000.00	\$ 220.00	5588	10/4/2022		
5379	RESIDENTIAL BUILDING	10/5/2022	Anthony and Shilo Chavez	J&DG Concrete LLC	713 Park Ave E	Lot 6, Blk 2	6th Addition-Wolds to WC	82-83-00900	11'x26' concret slab and 12'x26' replacement of deck and stairs	\$ 5,285.00	\$ 53.50	5589			
5380	RESIDENTIAL BUILDING	10/5/2022	COF Properties ND LLC - Jodi Bailey	Aspen Contracting	3505 10th Ave NE	Lot 53, Blk 0	Hunter's Run	82-42-05300	remove and replace shingles, underlay, and IWS	\$ 10,000.00	\$ 88.50	5590			
5381	RESIDENTIAL BUILDING	10/5/2022	COF Properties ND LLC - Jodi Bailey	Aspen Contracting	3418 10th Ave NE	Lot 36, Blk 0	Hunter's Run	82-42-03600	remove and replace shingles, underlay, and IWS	\$ 10,000.00	\$ 88.50	5590			
5382	RESIDENTIAL BUILDING	10/5/2022	COF Properties ND LLC - Jodi Bailey	Aspen Contracting	3414 10th Ave NE	Lot 35, Blk 0	Hunter's Run	82-42-03500	remove and replace shingles, underlay, and IWS	\$ 10,000.00	\$ 88.50	5590			
5383	RESIDENTIAL BUILDING	10/5/2022	COF Properties ND LLC - Jodi Bailey	Aspen Contracting	3605 10th Ave NE	Lot 47, Blk 0	Hunter's Run	82-42-04700	remove and replace shingles, underlay, and IWS	\$ 10,000.00	\$ 88.50	5590			
5384	RESIDENTIAL BUILDING	10/5/2022	COF Properties ND LLC - Jodi Bailey	Aspen Contracting	3601 10th Ave NE	Lot 48, Blk 0	Hunter's Run	82-42-04800	remove and replace shingles, underlay, and IWS	\$ 10,000.00	\$ 88.50	5590			
5385	RESIDENTIAL BUILDING	10/5/2022	COF Properties ND LLC - Jodi Bailey	Aspen Contracting	3510 10th Ave NE	Lot 39, Blk 0	Hunter's Run	82-42-03900	remove and replace shingles, underlay, and IWS	\$ 10,000.00	\$ 88.50	5590			
5386	RESIDENTIAL BUILDING	10/5/2022	COF Properties ND LLC - Jodi Bailey	Aspen Contracting	3514 10th Ave NE	Lot 40, Blk 0	Hunter's Run	82-42-04000	remove and replace shingles, underlay, and IWS	\$ 10,000.00	\$ 88.50	5590			
5387	RESIDENTIAL BUILDING	10/5/2022	COF Properties ND LLC - Jodi Bailey	Aspen Contracting	3502 10th Ave NE	Lot 37, Blk 0	Hunter's Run	82-42-03700	remove and replace shingles, underlay, and IWS	\$ 10,000.00	\$ 88.50	5590			
5388	RESIDENTIAL BUILDING	10/5/2022	COF Properties ND LLC - Jodi Bailey	Aspen Contracting	3506 10th Ave NE	Lot 38, Blk 0	Hunter's Run	82-42-03800	remove and replace shingles, underlay, and IWS	\$ 10,000.00	\$ 88.50	5590			
5389	RESIDENTIAL BUILDING	10/5/2022	COF Properties ND LLC - Jodi Bailey	Aspen Contracting	3517 10th Ave NE	Lot 50, Blk 0	Hunter's Run	82-42-05000	remove and replace shingles, underlay, and IWS	\$ 10,000.00	\$ 88.50	5590			
5390	RESIDENTIAL BUILDING	10/5/2022	COF Properties ND LLC - Jodi Bailey	Aspen Contracting	3521 10th Ave NE	Lot 49, Blk 0	Hunter's Run	82-42-04900	remove and replace shingles, underlay, and IWS	\$ 10,000.00	\$ 88.50	5590			
5391	RESIDENTIAL BUILDING	10/5/2022	COF Properties ND LLC - Jodi Bailey	Aspen Contracting	3509 10th Ave NE	Lot 52, Blk 0	Hunter's Run	82-42-05200	remove and replace shingles, underlay, and IWS	\$ 10,000.00	\$ 88.50	5590			
5392	RESIDENTIAL BUILDING	10/5/2022	COF Properties ND LLC - Jodi Bailey	Aspen Contracting	3513 10th Ave NE	Lot 51, Blk 0	Hunter's Run	82-42-05100	remove and replace shingles, underlay, and IWS	\$ 10,000.00	\$ 88.50	5590			
5393	RESIDENTIAL BUILDING	10/5/2022	COF Properties ND LLC - Jodi Bailey	Aspen Contracting	3621 10th Ave NE	Lot 43, Blk 0	Hunter's Run	82-42-04300	remove and replace shingles, underlay, and IWS	\$ 10,000.00	\$ 88.50	5590			
5394	RESIDENTIAL BUILDING	10/5/2022	COF Properties ND LLC - Jodi Bailey	Aspen Contracting	3617 10th Ave NE	Lot 44, Blk 0	Hunter's Run	82-42-04400	remove and replace shingles, underlay, and IWS	\$ 10,000.00	\$ 88.50	5590			
5395	RESIDENTIAL BUILDING	10/5/2022	COF Properties ND LLC - Jodi Bailey	Aspen Contracting	3518 10th Ave NE	Lot 41, Blk 0	Hunter's Run	82-42-04100	remove and replace shingles, underlay, and IWS	\$ 10,000.00	\$ 88.50	5590			
5396	RESIDENTIAL BUILDING	10/5/2022	COF Properties ND LLC - Jodi Bailey	Aspen Contracting	3602 10th Ave NE	Lot 42, Blk 0	Hunter's Run	82-42-04200	remove and replace shingles, underlay, and IWS	\$ 10,000.00	\$ 88.50	5590			
5397	SIGN	10/5/2022	McKenzie County Healthcare Systems	Cascade Glass and Signs	709 4th Ave NE		2nd Annexation 150-98 WC	82-15-17000	signage for the hospital	\$ -	\$ 100.00	5591			
5398	EXCAVATION	10/6/2022	City of Watford City	BEK Consulting LLC	525 Main St N			82-51-00100	Emergency curb stop repair		Waived	Waived	10/7/2022		
5399	COMMERCIAL BUILDING	10/6/2022	McKenzie County School District #1	Construction Engineers Inc	2112 Wolf Den Pkwy	Lot 6, Blk 1	Fox Hills Village	82-31-05100	all concrete building foudations		Waived	Waived			
5400	COMMERCIAL BUILDING	10/10/2022	Mountain Plains Properties	Goulet Construction	4019 Frontier Ave	Lot 15, Blk 1	The Crossings	82-23-11500	construct new building, total finishedoffice space and shop space of 10,692 sq ft.	\$ 2,340,500.00	\$ 8,208.90	5592			
5401	CONSTRUCT/REPAIR	10/10/2022	Mountain Plains Properties	Goulet Construction	4019 Frontier Ave	Lot 15, Blk 1	The Crossings	82-23-11500	install 2 access approaches into Frontier Ave but and remove existing curb, tie in access	included in com b	\$ 10.00	5592			
5402	EXCAVATION		Mountain Plains Properties	Goulet Construction	4019 Frontier Ave	Lot 15, Blk 1	The Crossings	82-23-11500	work and inspections for 6" sewer line leading south from project and tying into existing. Value	included in com b	\$ 10.00	5592			
5403	WATER/SEWER ACCESS		Mountain Plains Properties	Goulet Construction	4020 Frontier Ave	Lot 15, Blk 1	The Crossings	82-23-11501	dig up the 2" irrigation line that currently serves irrigation shed and extend it into the main		\$ 10,028.19	5592			
5404	COMMERCIAL BUILDING	10/10/2022	James T Brooks	Falcon Construction	700 4th Ave NE Bldg A		Stevens Additions	82-13-12000	55x30 driveway behind building A on north end. Tear out asphalt and concrete drive and replace		\$ 434.00	5593			

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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2021 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	17	17	\$ 4,646,437.00
Duplex	4	2	\$ 1,388,000.00
Apartment 3-4 Units	0	0	\$ -
Apartment 5+ Units	0	0	\$ -

2021 TOTAL	21	19	\$ 6,034,437.00
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2022		
Month	# of Permits Issued	Comparison
January	7	47%
February	9	82%
March	14	48%
April	33	138%
May	29	51%
June	42	117%
July	23	70%
August	37	123%
September	24	80%
October	30	167%
November		
December		

2022 YTD	248	76%
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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	\$ 2,871,987.42	105%
November		
December		

2022 YTD	\$ 8,129,409.02	44%
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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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