

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

PLANNING AND ZONING COMMISSION MEETING AGENDA

Thursday, December 29, 2022
6:00 PM City Hall, Heritage Room

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

November 28th, 2022 - Meeting

- **CALL TO ORDER PUBLIC HEARING**

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

1. Land Use Application for Zone Change, submitted by McKenzie County Public School District #1, for property at 2112 Wolf Den Parkway. An application has been submitted to rezone from R-2 (Two-Family Dwelling District) to CF (Community Facilities) to bring this zoning into conformance with other school district properties.

2. Land Use Application for a Conditional Use Permit - Annual Review submitted by Knife River - North Central for property owned by Warren Hovland, located at PID 82-73-07750, annexed portion of E ½ SE ¼ Section 23, Township 150 North, Range 99 West, 401 14th St SW, Watford City, McKenzie County, North Dakota.

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

November-December Permits

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

1. Discussion for appointment of Vice Chairman position

- **ADJOURNMENT**

Minutes

November 28th 2022



**PLANNING AND ZONING COMMISSION
MEETING MINUTES
Monday, November 28th, 2022**

The regularly-scheduled meeting of the Watford City Planning & Zoning Commission was held on Monday, November 28, 2022, at City Hall in the Heritage Room. In attendance: Chairman Jesse Lawrence and Commission Members Marco Pelton, Troy Knutson, 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 Chairman Lawrence.

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

Agenda was reviewed as presented.

MOTION: Sundeen, SECOND: Sundeen to Approve the Agenda as presented.

VOICE VOTE:

AYES: all in favor

NAYS: none

1. Call to approve October 31, 2022 Meeting Minutes.

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

MOTION: Pelton, SECOND: Knutson to Approve Minutes.

VOICE VOTE:

AYES: all in favor

NAYS: none

Call to order Public Hearing at 6:02 P.M. by Chairman Lawrence.

Under consideration was the following Agenda items:

1. Land Use Application for Zone Change, submitted by Westlake Properties Minnesota A LLC, for Lots 74, 75, and 77 of the Pheasant Ridge Subdivision; also known as 221 and 303 Pheasant Ridge Ave and 1116 S Pheasant Ridge St. An application has been submitted to rezone from R-3/R-T (Townhome Residential District) to R-1 (Single-Family Dwelling District).

Walters went over the application in detail and explained that this requested was a result of ownership and project-type change in recent years. Previously the area had been looked at for a denser townhome project, with shared driveways. The current developer is looking to build three (3) single-family homes and R-1 is the appropriate zoning for use.

There were no additional comments or questions.

MOTION: Pelton, SECOND: Jellesed to recommend Approval

There are no recommended conditions.

ROLL CALL VOTE:

AYES: Knutson, Sundeen, Lawrence, Pelton, Jellesed, Huebner

NAYS: none

MOTION: CARRIED

2. Land Use Application for Variance, submitted by Tom Brooks, for property located at PID: 82-71-02100 Lot 1 of Block 2 of Stevens Addition to Watford City Subdivision, also known as 418 6th St NE. Requesting an 8.86-foot decrease in the 25ft front yard setback.

Walters went over the application and staff report in detail, reiterating the position that, regardless of granted variance, the structure and related improvements must meet building and safety requirements.

Pelton asked for clarification on location; further described as the “old Jost building”. The project’s consultant was in attendance and was able to clarify that this request is part of a larger, tear-down and re-built project, but that the extension under discussion is to the existing building on the north and that would remain in place; just extended and renovated.

Walters reminded the members that a granted variance is not for a particular structure or portion of a greater project, but an allowed encroachment along the entire property line/setback.

Sundeen presented the scenario or concern of an existing residential owner to the north stepping out front and looking south along the building frontage. Suddenly, instead of “open road” you’d see “the side of a commercial building”. Walters stated that the current zoning is C-1 and had been since residential units to the north had been occupied. Buyers were aware of the adjacent uses. In addition, while it may be true that more of a future building would be visible, roughly 10 of that 18-foot extension is allowable without a variance. An addition of 8-feet (approximately for discussion purposes) is the “added” visible element. Walters stated that, as part of the overall project/site development, fencing and/or vegetative landscaping will be

discussed which should further shield the R-1 from the C-1 areas.

Walters clarified that there are no recommended conditions but that members could certainly consider adding if deemed prudent.

There was no further discussion.

MOTION: Pelton, SECOND: Jellesed to recommend Approval

There are no recommended conditions.

ROLL CALL VOTE:

AYES: Knutson, Huebner, Jellesed, Pelton, Lawrence

NAYS: Sundeen

MOTION: CARRIED

CLOSE PUBLIC HEARING: 6:14 PM by Chairman Lawrence

CONTINUATION OF REGULAR MEETING:

PERMIT RECORDS:

Reviewed permit records as presented. No additional comments or discussion.

NEW BUSINESS:

None

OLD BUSINESS:

Members were reminded that the December P&Z meeting is set for Thursday, December 29th, 2022 at 6pm. Pelton plans to call in for this meeting.

ADJOURNMENT: 6:16 PM **MOTION: Pelton**

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

Thursday, December 29th, 2022, at 6:00 PM

Jesse Lawrence, Chairman

Jake Walters, Principal Planner

1.

Land Use Application

Zone Change

2112 Wolf Den Parkway

McKenzie County Public School District #1



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

December 29, 2022

STAFF REPORT

Land Use Application: Zone Change

APPLICANT/ PROPERTY OWNERS:

McKenzie County School District #1

PO Box 589

Watford City, ND 58854

PROPERTY LOCATION:

2112 Wolf Den Parkway

Watford City, ND 58854

REQUEST:

A Land Use Application: Zone Change, redistricting from R-2 (Two-Family Dwelling District) into CF (Community Facilities).

CURRENT ZONING:

R-2

CURRENT USE:

Currently under construction. Future site of Bakken Area Skills Center.

SITE DEVELOPMENT:

Access: *The property is accessible from Wolf Den Parkway.*

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

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

SURROUNDING LAND USE:

North: Zoning – R-4 (High Density Residential)

Use – Brookledge at Fox Hills Apartments

East: Zoning – CF (Community Facilities)
Use – Rough Rider Center & Watford City High School

South: Zoning – A-1 (Agricultural)
Use – Watford City Municipal Airport

West: Zoning – A-1 (Agricultural)
Use – Watford City Municipal Airport

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 XI – R-2 Two-Family Dwelling District

SECTION 1. - INTENT:

The "R-2" Two-Family Dwelling District is intended for the purpose of allowing a slightly higher density than in District "R-I," yet retaining the residential qualities. This district allows duplex uses, single-family homes, certain community facilities and certain special uses.

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 building uses and accessory uses, associated private building 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.

DISCUSSION:

The applicant is requesting the change of zoning district in order to develop the site as a training and educational facility; the Bakken Area Skills Center or BASC. Although the lot was previously zoned for residential use, the feasibility of such a development was questionable due to many factors including, but not limited to, lot configuration, overall acreage in comparison to project development costs for residential units, and proper access to adjacent roadways. Redesignating the site as commercial or community facilities was likely going to be the final zoning once development reached this area of Fox Hills.

As such, the applicant is requesting this change of zoning district to bring the property into better harmony and conformity with the surrounding properties. Although other districts such as C-1 or C-2 (Commercial) would be viable due to their minimal property line setbacks, Community Facilities is best applied for a public educational facility of this nature.

RECOMMENDATION:

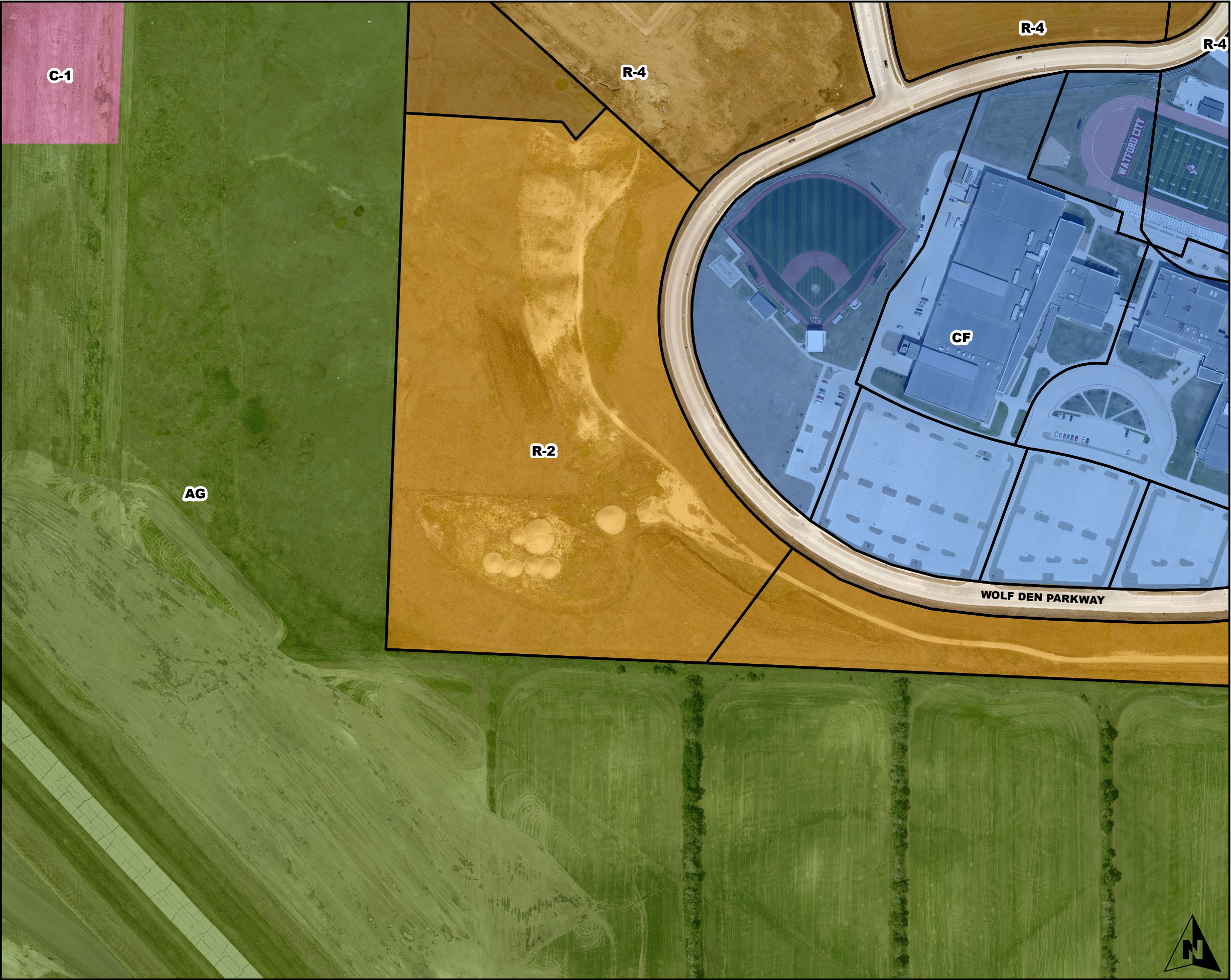
It is the recommendation of City Planning Department staff to **APPROVE** the Land Use Application.

There are no recommended conditions for this approval.

PLANNING DEPARTMENT STAFF CONTACTS:

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

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



Legend

 Parcel

Existing Zoning

 AG

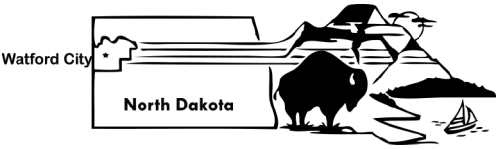
 C-1

 CF

 R-2

 R-4

100 0 100
Feet



FOR INFORMATIONAL
PURPOSES ONLY

Planning Department - GIS
Watford City, North Dakota

**Existing Zoning
Exhibit**

DRAFTED
Jake Walters

DATE
12/27/2022

Note: Any reliance upon this map is at user's own risk. Watford City does not warrant the map or its features are either spatially or temporally accurate or fit for a particular use.



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): McKenzie County Public School District #1	PHONE NUMBER: (701) 444-3626	EMAIL: sholen@watford-city.k12.nd.us
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MAILING ADDRESS:
P.O. Box 589, Watford City, ND 58854

APPLICANT INFORMATION

☐ Same as Owner

APPLICANT NAME: Steven Holen, Superintendent of Schools	PHONE NUMBER: (701) 444-3626	EMAIL: sholen@watford-city.k12.nd.us
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MAILING ADDRESS:
P.O. Box 589, Watford City, ND 58854

DEVELOPER INFORMATION

DEVELOPER NAME: NA	PHONE NUMBER: NA	EMAIL: NA
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MAILING ADDRESS:
NA

PROPERTY INFORMATION

PROPERTY ADDRESS: 2112 WOLF DEN PKWY	CURRENT ZONING: R-2	PROPOSED ZONING: CF
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PARCEL NUMBER(s): 82-31-05100	LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) N/A - Fox Hills Village Subdivision
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DESCRIPTION Please give a brief description of the proposed variance.

The school district received this property for the purpose of construction related to the Bakken Area Skills Center as an education and community facility. This will coincide with the zoning designations of other school district properties.

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: 11 / 4 / 2022
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APPLICANT PRINT NAME: Steven Holen	APPLICANT TITLE: Superintendent of Schools
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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:

Heather Wisness

DATE:

11 / 14 / 22

PROPERTY OWNER SIGNATURE:

DATE:

____ / ____ / ____

PROPERTY OWNER NOTARY

On this 14th day of November, 2022 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Heather Wisness

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.

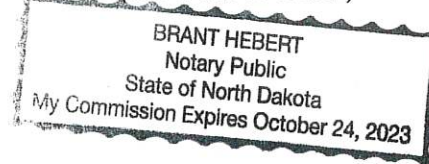
Brant Hebert

Notary Public

Notary Public for the state of NDResiding at Watford City

My Commission Expires _____

(NOTARIAL SEAL)

**▼ 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 # _____

2.

Land Use Application
Conditional Use Permit – Annual Review

401 14th St SW- Knife River- North Central
Warren Hovland



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

December 29, 2022

STAFF REPORT

Land Use Application: Conditional Use Permit - Annual Review

APPLICANT:

Knife River – North Central

Attn: Luci Snowden

3303 Rock Island Place

Bismarck, ND 58504

PROPERTY OWNER:

Warren Hovland

One Way Service, Inc.

909 12th St SE

Watford City, ND 58854

PROPERTY LOCATION:

Parcel # 82-73-07750, Annexed portion of E ½ SE ¼ Section 23, Township 150 North, Range 99 West, 401 14th St SW, Watford City, McKenzie County, North Dakota.

REQUEST:

Annual review of Conditional Use Permit for allowance of asphalt and concrete batch plants within heavy industrial zone.

CURRENT ZONING:

HI (Heavy Industrial).

CURRENT USE:

Conditional Use Permit for the operation of asphalt and concrete batch plants.

SITE DEVELOPMENT:

Access: *The property is accessible from 14th St SW.*

Sewer: *The property has access to city sewer within 300 feet, but is not connected.*

Water: *The property has access to city water, but is not connected at this time.*

SURROUNDING LAND USE:

North: Zoning – C-1 (General Commercial District)
Use – Greys Welding; Fastenal, etc.

East: Zoning – A-2 (Agricultural District, ETA)
Use – Vacant land and Reservation Telephone Cooperative facility

South: Zoning – C-1 & A-2 (General Commercial District & Agricultural District, ETA)
Use – Reservation Telephone Cooperative Offices, church, and vacant land.

West: Zoning – A-2 (Agricultural District, ETA)
Use – Vacant land

REFERENCES:

Chapter XV Zoning Ordinance, Article XIX(A) - Heavy Industrial District

SECTION 1. INTENT AND PURPOSE OF DISTRICT:

The HI Heavy Industrial District is intended to provide for more intense industrial uses engaged in basic processing or manufacturing of products from raw materials and with tolerable levels of noise, dust, odor, vibration, or smoke and to preclude encroachment of land uses such as residential uses that could conflict with the industrial and manufacturing environment. The HI Heavy Industrial Zone is appropriate in locations, which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities.

...

SECTION 3. - CONDITIONAL USES:

...

2. Asphalt or concrete batch plants

DISCUSSION:

In May 2022, P&Z held a discussion about the upcoming June 15th deadline for conditions to be met on the private entrances along 14th St SW. At that time, the landowner, their consultants, as well as County and City staff, had not held formal meetings or site visits concerning the issue. Attempts were made to meet with the landowner and their consultants that summer, with only limited phone discussions taking place.

In September 2022, all parties met on location. Improvements to 14th St SW installed a culvert running east to west at the southeastern corner of the property. Outside the scope of the County road project, an additional culvert, running south to north, was installed to get the water under the newly-created southern entrance road. Unfortunately, water is backing up at this location and the land owner has created earthen berms running east to west along the private drive to protect the rest of his site.

Brosz Engineering was tasked with collecting survey data at the location and to determine the steps necessary to correct the problem and allow the secondary access to be improved to the level required by the City Council's approval of the CUP. No official recommendations have been received at this time, but the culvert installed by the landowner has been determined to be inadequate in size, too high in elevation, and outside the right of way for 14th St SW. The survey work took longer than anticipated and, coupled with the early onset of winter temperatures and snowfall, no corrective work took place in 2022.

While City staff recognizes the batch plant facilities address a vital construction need for our region and community, protecting the infrastructure investment along 14th St SW is important as well. The required improvements are warranted and staff has been patient in their implementation. It is imperative that all parties: agencies, applicant, landowner, and private consultants, reach consensus on the remedies necessary to complete the project. The allowed time period should be sufficient for redesign, contract negotiations, and scheduled construction.

If recommended for approval by P&Z and approved for extension by City Council, City staff will inform the associated parties at the earliest opportunity and work towards compliance of the conditions. Ultimately this is a landowner (developer) and applicant responsibility to plan, track, and execute before the deadline(s) imposed.

RECOMMENDATION:

It is the recommendation of City Planning Department staff to **APPROVE** the Conditional Use Permit.

Approval shall be contingent upon the following items:

1. Requirements for Conditional Uses, under Article XXV – Conditional Uses, Section 1, will be applicable and enforced.

2. All City Ordinances and regulations must be strictly followed especially, but not limited to, the following: fugitive dust, material track-out, and noise disturbances. The specific fines set within the Ordinances may be imposed for any violations, which could lead to early review of this Conditional Use Permit, with a possible recommendation for denial.
3. The two access points off of 14th St SW / County Rd 35 must be improved, meeting a minimum of 40' of pavement into the property to minimize track-out onto the public right of way.
4. The conditional use permit renewal shall be approved for approximately six (6) months. The permit will be up for review again during the June P&Z/July CC meeting cycle, at which time renewal or nonrenewal may be determined and is subject to additional requirements.

PLANNING DEPARTMENT STAFF CONTACTS:

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

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



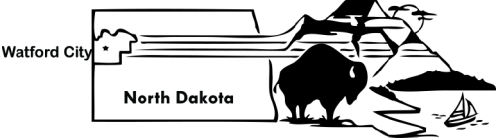
Legend

Parcel

Existing Zoning

- AG
- C-1
- HI
- ID
- M-H

100 0 100 Feet



FOR INFORMATIONAL
PURPOSES ONLY

Planning Department - GIS
Watford City, North Dakota

Discussion Exhibit

DRAFTED
Jake Walters

DATE
12/28/2022

Note: Any reliance upon this map is at user's own risk. Watford City does not warrant the map or its features are either spatially or temporally accurate or fit for a particular use.



C

D

A

14TH ST SW

B

E

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

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

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

In 2020, the following condition was listed:

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

In 2021, the following condition was listed:

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

2022 Updates:

In May 2022, P&Z held a discussion about the upcoming June 15th deadline for conditions to be met on the private entrances along 14th St SW. At that time, the landowner, their consultants, as well as County and City staff, had not held formal meetings or site visits concerning the issue. Attempts were made to meet with the landowner and their consultants that summer, with only limited phone discussions taking place.

In September 2022, all parties met on location. Improvements to 14th St SW installed a culvert running east to west at the southeastern corner of the property. Outside the scope of the County road project, an additional culvert, running south to north, was installed to get the water under the newly-created southern entrance road. Unfortunately, water is backing up at this location and the land owner has created earthen berms running east to west along the private drive to protect the rest of his site.

Brosz Engineering was tasked with collecting survey data at the location and to determine the steps necessary to correct the problem and allow the secondary access to be improved to the level required by the City Council's approval of the CUP. No official recommendations have been received at this time, but the culvert installed by the landowner has been determined to be inadequate in size, too high in elevation, and outside the right of way for 14th St SW. The survey work took longer than anticipated and, coupled with the early onset of winter temperatures and snowfall, no corrective work took place in 2022.

Knife River has confirmed their need for local asphalt and concrete batch plants moving forward.









Permit Records

November-December

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
5423	GENERAL	11/23/2022	Brett Chilcott	Johnston Contracting	2710 2nd St NE		Bison Run	82-26-02300	reshingle home and garage, repair and paint sheetrock ceiling in master bathroom	\$ 14,943.67	\$ 20.00	5635	insurance claim repairs
5424	SIGN	11/23/2022	Pine Tree Commercial Realty	Mann Signs Inc	109 6th Ave SE suite 500				one set of LED lit mounted channel letters above store front.	N/A	\$ 100.00	5636	
5425	RESIDENTIAL BUILDING	12/1/2022	Trustin Holcomb	Self	2008 Winter Hawk Trail	Lot 45, Blk 1	Stepping Stone	83-25-14500	frame, run electric,insulate,drywall,etc of basement family room, laundry room, and den.	\$ 6,000.00	\$ 60.50	5638	
5426	EXCAVATION	12/1/2022	Josh Andersen/JJT Enterprise	Titanium Plumbing	1504 Hwy 23		2nd Annex	82-15-07000	install 1" water main	\$ 500.00	\$ 17.50	5639	
5427	WATER/SEWER ACCESS	12/1/2022	Josh Andersen/JJT Enterprise	Titanium Plumbing	1504 Hwy 23		2nd Annex	82-15-07000	new water (commercial) install; 3/2" meter		\$ 925.94	5639	
5428	RENEWAL	12/2/022	Stenehjem Development LLP	Kill Deer Mountain Construction	507 Long Drive	Lot 16, Block 5	Rolling Hills Sub	82-19-06800	Renewal - Building Permit #5144	-	\$ 20.00	5640	
5429	RENEWAL	12/2/022	Stenehjem Development LLP	Kill Deer Mountain Construction	300 Leslie Lane SE	Lot 64, Block 3	Fox Hills Village	82-31-30640	Renewal - Building Permit #5147	-	\$ 20.00	5640	
5430	RENEWAL	12/2/022	Stenehjem Development LLP	Kill Deer Mountain Construction	230 Leslie Lane SE	Lot 69, Block 3	Fox Hills Village	82-31-30690	Renewal - Building Permit #5150	-	\$ 20.00	5640	
5431	RESIDENTIAL BUILDING	12/8/2022	Cody Kummer	Northland Sheds	513 2nd Ave SE	Lot 4, Block 2	4th Addition-Wolds to WC	82-81-02300	new shed in backyard	\$ 14,758.88	\$ 121.82	5648	
5432	COMMERCIAL BUILDING	12/9/2022	City of Watford City; Attn:Jake Walters	FCI Constructors Inc	2900 Cottontail Dr, Trailer A-D	Lot 5, Block 1	The Matrix Subdivision	82-73-15500	set (4) identical modular buidlings, each building is made of 3 units and will be temporary use for	\$ 1,000,000.00	Waived	Waived	
5433	COMMERCIAL BUILDING	12/9/2022	Pro Auto Body	Uppa Creek Construction	405 6th St NE	Lot 3, Blk 2	Stevens Addtions	82-71-02300	Roof over existing main entry (south)	\$ 2,600.00	\$ 51.38	5649	

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	13	39%
December	6	60%

2022 YTD	267	82%
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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	\$ 927,538.60	30%
December	\$ 1,038,802.55	331%

2022 YTD	\$ 10,095,750.17	55%
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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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Old Business

None

New Business

*1. Discussion for appointment of Vice
Chairman position*