

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

**PLANNING AND ZONING COMMISSION
MEETING AGENDA
Monday, January 30, 2023
6:00 PM City Hall, Heritage Room**

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

December 29th, 2022 - Meeting

- **CALL TO ORDER PUBLIC HEARING**

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

1. **REMOVED FROM AGENDA** ~~Land Use Application for a Conditional Use Permit (CUP) submitted by Randy & Misty Gasper, for property located within the Watford City ETA at 2638 Bull Run Drive (PID 20-03-03500), Watford City, McKenzie County, North Dakota. An application has been submitted to consider a daycare facility in an R-1 (Single Family Dwelling District).~~
2. Land Use Application for Zone Change, submitted by The City of Watford City, for property broadly described as "all lots within Little Bison Subdivision First Addition and Little Bison Subdivision Second Addition which contain a residential townhome unit as of 1/1/23. Designated open space, undeveloped, and/or future HOA lots are excluded from this application request." A list of affected lots is available by contacting the WC Planning Department. An application has been submitted to rezone from R-2 (Two-Family Dwelling District) to R-T (Townhome Residential District). In addition, a single, CF (Community Facilities) lot, within Little Bison Subdivision First Addition, will rezone to R-2 as well. This exercise is to bring existing use into conformance with current City ordinances.

- **CLOSE PUBLIC HEARING**
- **CONTINUE REGULAR MEETING**
- **PERMIT RECORDS**
December 2022-January 2023 Permits
- **OLD BUSINESS**
- **NEW BUSINESS**
- **ADJOURNMENT**

Minutes

December 29th 2022



**PLANNING AND ZONING COMMISSION
MEETING MINUTES
Thursday, December 29, 2022**

The Watford City Planning & Zoning Commission meeting was held on Thursday, December 29, 2022, at City Hall in the Heritage Room. In attendance: Chairman Jesse Lawrence and Commission Members, Troy Knutson, Ross Sundeen, Jacob Jellesed, Warren Hovland, and Sam Huebner; Commission Member Marco Pelton attended via phone. 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: Pelton, SECOND: Huebner to Approve the Agenda as presented.

VOICE VOTE:

AYES: all in favor

NAYS: none

1. Call to approve November 28, 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 6:01 P.M. by Chairman Lawrence.

Under consideration were the following Agenda items:

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

Walters went over the application in detail and explained the request is to bring the site into a more appropriate zone for the intended use, the Bakken Area Skills Center. Previously the area had been zoned R-2, however there is minimal residential development in proximity to the site and, as the master subdivision has developed out, residential units in this particular area are not as feasible (site elevation, access for multiple residential units off Wolf Den Pkwy, etc).

Commission member Sundeen inquired as to how the project had gotten this far into development and the construction process without already requesting the change of zone. Walters explained a change of ownership in the property had to take place which delayed the application and Attorney Voll further expounded that an appraisal was also required which might have potentially taken awhile to obtain, further delaying the ownership transfer. Commission member Knutson asked if this was the only project planned for this site and Walters confirmed that the Bakken Area Skills Center is the only development within this parcel and impacted by the zone change request.

There was no further discussion.

MOTION: Sundeen, SECOND: Huebner to recommend Approval

There are no recommended conditions.

ROLL CALL VOTE:

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

NAYS: None

MOTION: CARRIED

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.

Walters discussed the application and explained how some outstanding conditions for the prior CUP approval remain incomplete due to delays with engineering and design but that County and City staff, the Landowner, as well as Knife River all have a desire to complete the remaining condition for 40' of pavement and renew the CUP. Walters added that Knife River has been proactive in communication. Commissioners discussed extending the next review period until October or November, but ultimately decided on the June/July P&Z/CC meeting timeline.

**MOTION: Sundeen with staff recommendations / conditions as presented,
SECOND: Knutson to recommend Approval with staff recommendations /
conditions as presented**

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.

ROLL CALL VOTE:

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

NAYS: None

MOTION: CARRIED

CLOSE PUBLIC HEARING: 6:44 PM by Chairman Lawrence

CONTINUATION OF REGULAR MEETING:

PERMIT RECORDS:

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

NEW BUSINESS:

Discussion was had regarding the appointment of the Vice Chairman position recently vacated by the untimely passing of Gregg Schuetze. Chairman Lawrence explained that the Vice Chairman would fill in and run the meeting in the event the Chairman is not in attendance and suggested Commission Member Pelton would be a good choice for the

position. Members Jellesed and Huebner voiced support in nominating Pelton. There were no other nominations made. It was inquired of City Attorney Voll whether a vote was required. A voice vote was taken and all were in favor of appointing Marco Pelton as Vice Chairman of the Planning and Zoning Commission.

Walters provided each members present with a hard copy of the 2023 P&Z and CC meeting schedule and will email Pelton, as well as all members, a digital copy for their future reference.

OLD BUSINESS:

None.

ADJOURNMENT: 6:46 PM **MOTION: Pelton**

The next regularly scheduled Planning and Zoning Commission Meeting will be held on
Monday, January 30, 2022, at 6:00 PM

Jesse Lawrence, Chairman

Jake Walters, Principal Planner

1.

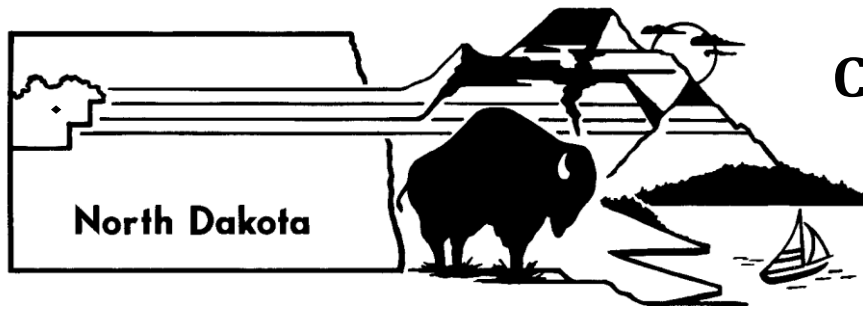
Removed from Agenda

2.

Land Use Application

Change of Zone

Little Bison Subdivision First Addition & Little Bison
Subdivision Second Addition



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

January 30, 2023

STAFF REPORT **Land Use Application: Zone Change**

APPLICANT:

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

PROPERTY LOCATION:

Little Bison Run Subdivision First Addition and Little Bison Run Subdivision Second Addition

REQUEST:

A Land Use Application: Zone Change, redistricting eighty-two (82) parcels from R-2 (Two-Family Dwelling District) and two (2) parcels from CF (Community Facilities) into R-T (Townhome Residential District).

CURRENT ZONING:

R-2 (82) or CF (2)

CURRENT USE:

Residential Townhomes Units

SITE DEVELOPMENT:

Access: *The properties are accessible from 2nd St NE.*

Sewer: *The properties have access to City sanitary sewer.*

Water: *The properties have access to City water.*

SURROUNDING LAND USE:

North: Zoning – R-1 (Single Family Dwelling District)
Use – Single Family Homes

East: Zoning – R-2 (Two Family Dwelling District)
Use – Undeveloped

South: Zoning – R-2 (Two Family Dwelling District)
Use – Undeveloped

West: Zoning – A-1 (Agricultural, ETA)
Use – Rose Meadows residential

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-1," 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.

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. The North Dakota Century Code Chapter 47-04.1, Condominium Ownership of Real Property, defines the requirements for the mapping of common-wall properties. That code is incorporated by reference.

DISCUSSION:

This application is the first of many to be brought forth by City staff, correcting for improper zoning across Watford and our ETA. Some applications stem from changes in districts over the years while others, like this one, are simply long overdue corrections or house-keeping exercises.

In brief, the City debated the need for individual ownership of condo and townhome units in 2013, eventually approving an overlay district designation in November 2013. Townhome overlay districts were applied to various projects throughout 2014 and 2015, however a specific Townhome Residential District was approved by City Council (2nd reading) in May of 2014.

Overlays continued to be misapplied to portions of Stallion Meadows, Fox Hills Golf Estates, Rolling Hills, Emerald Ridge, and Fox Hills Village. By March of 2019, the overlay language fell away in zone change applications and staff began to properly apply the R-T Zoning District.

In the case of Little Bison Run Subdivision First Addition and Little Bison Run Subdivision Second Addition, a.k.a. Bison Run, the homes were mostly permitted in 2016 and should have been re-zoned or designated as R-T instead of R-2. A simplified example of the difference is:

- a) One parcel with a duplex townhome in the middle is R-2. One owner of the parcel and structure, though they can rent out both halves to other parties.
- b) A duplex townhome with a parcel line splitting down the middle is R-T. Can have two distinct owners, each controlling their own lot and their half of the structure.

For clarity of ownership, insurance claims/coverage, lending regulations, appraisal values, or similar, it is important to have multi-family structures, that are divided by property lines, properly designated as R-T and in conformance with our applicable ordinance language.

RECOMMENDATION:

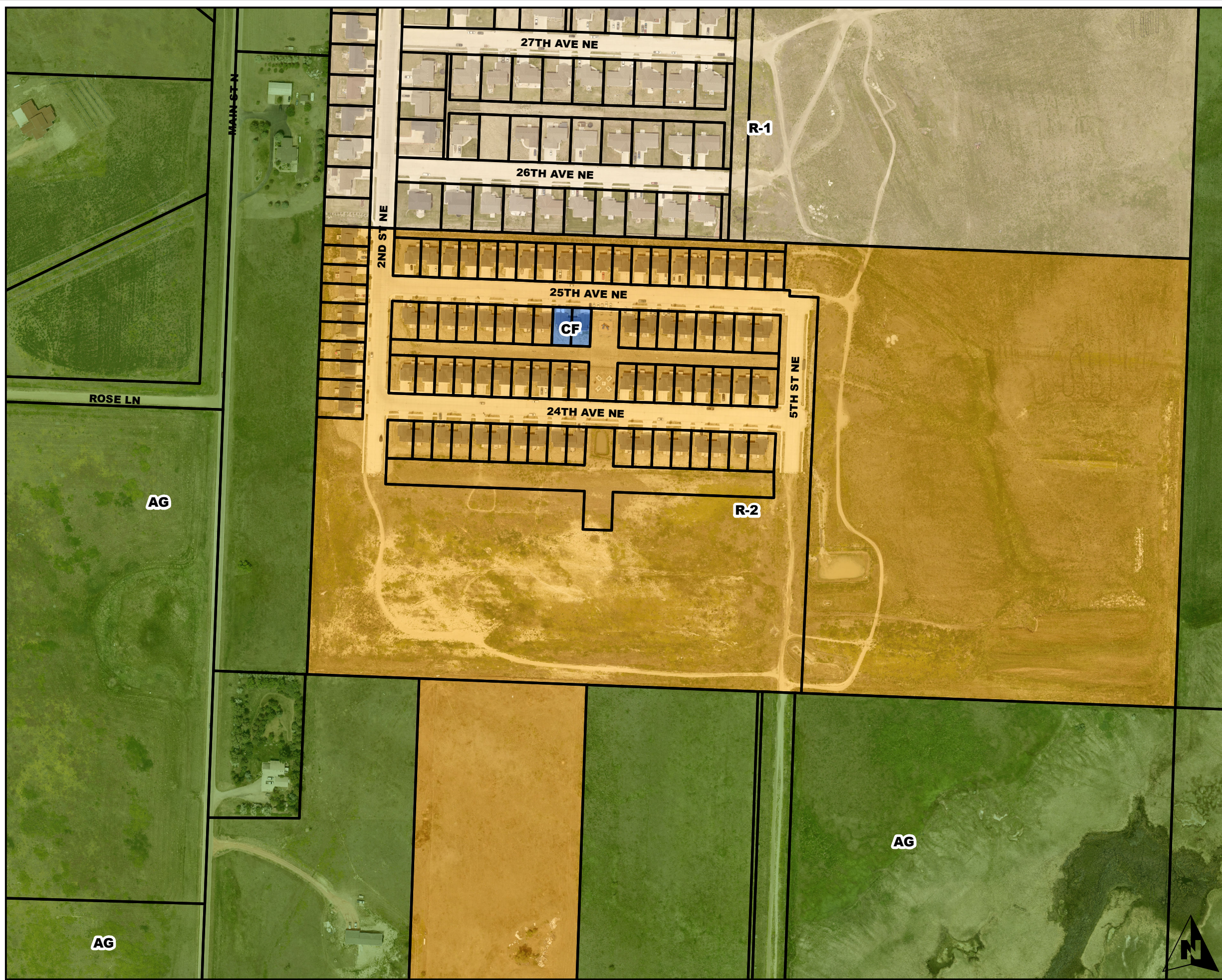
It is the recommendation of City Planning Department staff to **APPROVE** the Land Use Application.

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

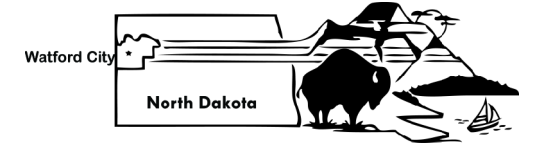
AG

CF

R-1

R-2

0 100 200 Feet



FOR INFORMATIONAL PURPOSES ONLY

Planning Department - GIS
Watford City, North Dakota

Existing Zoning Exhibit

DRAFTED

Jake Walters

DATE

1/27/2023

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.

ID	Subdivision	Parcel	Owner Info	House Address	Mailing Address 1	Mailing Address 2	Notes
1	Little Bison Subdivision First Addition	83-40-00100	ELVIS B & ABIODUN L OBIDINMA JT	2513 2ND ST NE	2513 2ND ST NE	WATFORD CITY ND 58854	
2	Little Bison Subdivision First Addition	83-40-00200	DAVID NEWTON	2509 2ND ST NE	PO BOX 1140	WATFORD CITY ND 58854	
3	Little Bison Subdivision First Addition	83-40-00300	AUSTIN IRISH & GEORGIA HOLLEMBEAK	2505 2ND ST NE	2505 2ND ST NE	WATFORD CITY ND 58854	
4	Little Bison Subdivision First Addition	83-40-00400	ANDREW & AMBER FIEDLER JT	2501 2ND ST NE	2501 2ND ST NE	WATFORD CITY ND 58854	
5	Little Bison Subdivision First Addition	83-40-00500	EMILY WILLIAMS & LOGAN QUAMME JT	202 25TH AVE NE	202 25TH AVE NE	WATFORD CITY ND 58854	
6	Little Bison Subdivision First Addition	83-40-00600	WILLIAM H SHOCKLEY	206 25TH AVE NE	206 25TH AVE NE	WATFORD CITY ND 58854	
7	Little Bison Subdivision First Addition	83-40-00700	CLAUDIA MAITE PONCE	210 25TH AVE NE	210 25TH AVE NE	WATFORD CITY ND 58854	
8	Little Bison Subdivision First Addition	83-40-00800	SHELDON LEE & LAURIE ANN NARVESON JT	214 25TH AVE NE	214 25TH AVE NE	WATFORD CITY ND 58854	
9	Little Bison Subdivision First Addition	83-40-00900	NICHOLAS KUDAWOO & JEANNETTE AKOSIWA TETEVI JT	218 25TH AVE NE	218 25TH AVE NE	WATFORD CITY ND 58854	
10	Little Bison Subdivision First Addition	83-40-01000	ALEX R & MALOREY J HANSEN JT	222 25TH AVE NE	222 25TH AVE NE	WATFORD CITY ND 58854	
11	Little Bison Subdivision First Addition	83-40-01100	TRAVIS TUBBS & BAILEY A KATT	302 25TH AVE NE	302 25TH AVE NE	WATFORD CITY ND 58854	
12	Little Bison Subdivision First Addition	83-40-01200	EMMETT O SUNDE JR	306 25TH AVE NE	306 25TH AVE NE	WATFORD CITY ND 58854	
13	Little Bison Subdivision First Addition	83-40-01300	EDGAR RICHARDSON PLEMPER JR	310 25TH AVE NE	310 25TH AVE NE	WATFORD CITY ND 58854	
14	Little Bison Subdivision First Addition	83-40-01400	COREY M & MELISSA A HOLM JT	314 25TH AVE NE	314 25TH AVE NE	WATFORD CITY ND 58854	
15	Little Bison Subdivision First Addition	83-40-01500	CHEYANNE BRADLEY	318 25TH AVE NW	318 25TH AVE NW	WATFORD CITY ND 58854	
16	Little Bison Subdivision First Addition	83-40-01600	CHEYANNE BRADLEY	318 25TH AVE NW	318 25TH AVE NW	WATFORD CITY ND 58854	
17	Little Bison Subdivision First Addition	83-40-01700	JUSTIN TYLER CAIN & MICHELLE LEE HAGEN JT	326 25TH AVE NW	326 25TH AVE NW	WATFORD CITY ND 58854	
18	Little Bison Subdivision First Addition	83-40-01800	MARIA REBECA & RAYMUNDO TURCIOS JT	330 25TH AVE NE	330 25TH AVE NE	WATFORD CITY ND 58854	
19	Little Bison Subdivision First Addition	83-40-01900	RYAN SCHMIDT	334 25TH AVE NE	334 25TH AVE NE	WATFORD CITY ND 58854	
20	Little Bison Subdivision First Addition	83-40-02000	HANNA ROSE TURK & JOSEPH LANE CRAWFORD JT	402 25TH AVE NE	402 25TH AVE NE	WATFORD CITY ND 58854	
21	Little Bison Subdivision First Addition	83-40-02100	MICHELLE SLETVOLD	406 25TH AVE NE	406 25TH AVE NE	WATFORD CITY ND 58854	
22	Little Bison Subdivision First Addition	83-40-02200	PATTY LYNN TIPPETS	410 25TH AVE NE	410 25TH AVE NE	WATFORD CITY ND 58854	
23	Little Bison Subdivision First Addition	83-40-02300	ARM INVESTMENTS LLC	414 25TH AVE NE	2224 124T AVE NW	WATFORD CITY ND 58854	
24	Little Bison Subdivision First Addition	83-40-02400	CRISTIAN FERNANDEZ NIETO & MARIA YVETTE FERNANDEZ JT	418 25TH AVE NE	418 25TH AVE NE	WATFORD CITY ND 58854	
25	Little Bison Subdivision First Addition	83-40-02600	DAISY RODRIGUEZ & FERNANDO RODRIGUEZ DURAN JT	201 25TH AVE NE	201 25TH AVE NE	WATFORD CITY ND 58854	
26	Little Bison Subdivision First Addition	83-40-02700	FRANCISCO MENDOZA LOPEZ & TERESA MENDOZA JT	205 25TH AVE NE	205 25TH AVE NE	WATFORD CITY ND 58854	
27	Little Bison Subdivision First Addition	83-40-02800	JESUS SAMUEL VAZQUEZ HERNANDEZ & JESSICA JIMENEZ SALOMON JT	209 25TH AVE NE	209 25TH AVE NE	WATFORD CITY ND 58854	
28	Little Bison Subdivision First Addition	83-40-02900	COREY & LACEY BRAZELL JT	213 25TH AVE NE	213 25TH AVE NE	WATFORD CITY ND 58854	
29	Little Bison Subdivision First Addition	83-40-03000	BRADY SCHOCK	217 25TH AVE NE	2497 MUSTANG DR S	MANDAN ND 58554	
30	Little Bison Subdivision First Addition	83-40-03100	BRADY SCHOCK	221 25TH AVE NE	2497 MUSTANG DR S	MANDAN ND 58554	
31	Little Bison Subdivision First Addition	83-40-03200	ALEJANDRO UDAVE SALAS SR & MARIA DEL ROSARIO UDAVE JT	301 25TH AVE NE	301 25TH AVE NE	WATFORD CITY ND 58854	
32	Little Bison Subdivision First Addition	83-40-03300	KENNETH & MALA BUCK COX JT	305 25TH AVE NE	305 25TH AVE NE	WATFORD CITY ND 58854	
33	Little Bison Subdivision First Addition	83-40-03400	HIPOLITO FIDEL & MELISSA BARRON JT	309 25TH AVE NE	309 25TH AVE NE	WATFORD CITY ND 58854	CF
34	Little Bison Subdivision First Addition	83-40-03500	BISON RUN LAND HOLDINGS LLC	313 25TH AVE NE	EMAIL	EMAIL	CF
35	Little Bison Subdivision First Addition	83-40-03600	UC2 INVESTMENTS LLC	321 25TH AVE NE	4 MCGINNIS WAY	LINCOLN ND 58504	
36	Little Bison Subdivision First Addition	83-40-03700	WILLIAN A MORADEL HERNANDEZ & ESTELA MENDEZ JT	325 25TH AVE NE	325 25TH AVE NE	WATFORD CITY ND 58854	
37	Little Bison Subdivision First Addition	83-40-03800	VICENTE & KENDYL HERNANDEZ JT	329 25TH AVE NE	329 25TH AVE NE	WATFORD CITY ND 58854	
38	Little Bison Subdivision First Addition	83-40-03900	JASMINE & BARRETT MCGUFFIN JT	401 25TH AVE NE	401 25TH AVE NE	WATFORD CITY ND 58854	
39	Little Bison Subdivision First Addition	83-40-04000	MICHAEL JAMES HOGEDA JR	405 25TH AVE NE	405 25TH AVE NE	WATFORD CITY ND 58854	
40	Little Bison Subdivision First Addition	83-40-04100	ELIZABETH ANN & KYLE GREGORY NELSON JT	409 25TH AVE NE	409 25TH AVE NE	WATFORD CITY ND 58854	
41	Little Bison Subdivision First Addition	83-40-04200	WALTER J & JANE E HADLEY JT	413 25TH AVE NE	417 25TH AVE NE	WATFORD CITY ND 58854	
42	Little Bison Subdivision First Addition	83-40-04300	WALTER J & JANE E HADLEY JT	417 25TH AVE NE	417 25TH AVE NE	WATFORD CITY ND 58854	

ID	Subdivision	Parcel	Owner Info	House Address	Mailing Address 1	Mailing Address 2	Notes
43	Little Bison Subdivision Second Addition	83-41-00100	MICHELLE MEYERS	2417 2ND ST SE	2417 2ND ST SE	WATFORD CITY ND 58854	
44	Little Bison Subdivision Second Addition	83-41-00200	JASON AARON & KAELIN GRIFFIN JT	2413 2ND ST NE	2413 2ND ST NE	WATFORD CITY ND 58854	
45	Little Bison Subdivision Second Addition	83-41-00300	GAVRIELLA J PEREZ	2409 2ND ST NE	2409 2ND ST NE	WATFORD CITY ND 58854	
46	Little Bison Subdivision Second Addition	83-41-00400	ANA SERRANO	2405 2ND ST NE	PO BOX 101	WATFORD CITY ND 58854	
47	Little Bison Subdivision Second Addition	83-41-00500	JUSTIN LEE THALL & LINDSAY GUPTILL THALL/JT	2401 2ND ST NE	2401 2ND ST NE	WATFORD CITY ND 58854	
48	Little Bison Subdivision Second Addition	83-41-00600	RICARDO H & FLOR MARTINEZ JT	2317 2ND ST NE	2317 2ND ST NE	WATFORD CITY ND 58854	
49	Little Bison Subdivision Second Addition	83-41-00700	WILLIS F & KELLY HARING JT	202 24TH AVE NE	202 24TH AVE NE	WATFORD CITY ND 58854	
50	Little Bison Subdivision Second Addition	83-41-00800	UC2 INVESTMENTS LLC	206 24TH AVE NE	4 MCGINNIS WAY	LINCOLN ND 58504	
51	Little Bison Subdivision Second Addition	83-41-00900	HENISOLO HOI & NAOMI IONE LUTUI JT	210 24TH AVE NE	214 24TH AVE NE	WATFORD CITY ND 58854	
52	Little Bison Subdivision Second Addition	83-41-01000	HENISOLO HOI & NAOMI IONE LUTUI JT	214 24TH AVE NE	214 24TH AVE NE	WATFORD CITY ND 58854	
53	Little Bison Subdivision Second Addition	83-41-01100	ARM INVESTMENTS LLC	218 24TH AVE NE	2224 124T AVE NW	WATFORD CITY ND 58854	
54	Little Bison Subdivision Second Addition	83-41-01200	FRANCISCO ACERO CARRILLO & ANAI MENDOZA UDAVE JT	222 24TH AVE NE	222 24TH AVE NE	WATFORD CITY ND 58854	
55	Little Bison Subdivision Second Addition	83-41-01300	SALVADOR REYES ALFONSO	302 24TH AVE NE	302 24TH AVE NE	WATFORD CITY ND 58854	
56	Little Bison Subdivision Second Addition	83-41-01400	ARM INVESTMENTS LLC	306 24TH AVE NE	2224 124T AVE NW	WATFORD CITY ND 58854	
57	Little Bison Subdivision Second Addition	83-41-01500	PEAK PROPERTY VENTURES INC	310 24TH AVE NE	12695 29F AVE NW	WATFORD CITY ND 58854	
58	Little Bison Subdivision Second Addition	83-41-01600	PEAK PROPERTY VENTURES INC	314 24TH AVE NE	12695 29F AVE NW	WATFORD CITY ND 58854	
59	Little Bison Subdivision Second Addition	83-41-01700	PEAK PROPERTY VENTURES INC	322 24TH AVE NE	12695 29F AVE NW	WATFORD CITY ND 58854	
60	Little Bison Subdivision Second Addition	83-41-01800	PEAK PROPERTY VENTURES INC	326 24TH AVE NE	12695 29F AVE NW	WATFORD CITY ND 58854	
61	Little Bison Subdivision Second Addition	83-41-01900	PEAK PROPERTY VENTURES INC	330 24TH AVE NE	12695 29F AVE NW	WATFORD CITY ND 58854	
62	Little Bison Subdivision Second Addition	83-41-02000	PEAK PROPERTY VENTURES INC	402 24TH AVE NE	12695 29F AVE NW	WATFORD CITY ND 58854	
63	Little Bison Subdivision Second Addition	83-41-02100	PEAK PROPERTY VENTURES INC	406 24TH AVE NE	12695 29F AVE NW	WATFORD CITY ND 58854	
64	Little Bison Subdivision Second Addition	83-41-02200	PEAK PROPERTY VENTURES INC	410 24TH AVE NE	12695 29F AVE NW	WATFORD CITY ND 58854	
65	Little Bison Subdivision Second Addition	83-41-02300	WALTERS REAL ESTATE LLC	414 24TH AVE NE	PO BOX 2800	WATFORD CITY ND 58854	
66	Little Bison Subdivision Second Addition	83-41-02400	WALTERS REAL ESTATE LLC	418 24TH AVE NE	PO BOX 2800	WATFORD CITY ND 58854	
67	Little Bison Subdivision Second Addition	83-41-02500	ARM INVESTMENTS LLC	201 24TH AVE NE	2224 124T AVE NW	WATFORD CITY ND 58854	
68	Little Bison Subdivision Second Addition	83-41-02600	KATHLEEN HOGOBOOM	205 24TH AVE NE	205 24TH AVE NE	WATFORD CITY ND 58854	
69	Little Bison Subdivision Second Addition	83-41-02700	PEAK PROPERTY VENTURES INC	209 24TH AVE NE	12695 29F AVE NW	WATFORD CITY ND 58854	
70	Little Bison Subdivision Second Addition	83-41-02800	PEAK PROPERTY VENTURES INC	213 24TH AVE NE	12695 29F AVE NW	WATFORD CITY ND 58854	
71	Little Bison Subdivision Second Addition	83-41-02900	JOE ELLIS JOHNSON JR & BRANDI JOHNSON JT	217 24TH AVE NE	217 24TH AVE NE	WATFORD CITY ND 58854	
72	Little Bison Subdivision Second Addition	83-41-03000	JORGE ABEL BONETA GONZALEZ & GRACE ELIZABETH BONETA JT	221 24TH AVE NE	221 24TH AVE NE	WATFORD CITY ND 58854	
73	Little Bison Subdivision Second Addition	83-41-03100	SABONA RAE & NEPHI T EDDY JT	301 24TH AVE NE	413 24TH AVE NE	WATFORD CITY ND 58854	
74	Little Bison Subdivision Second Addition	83-41-03200	SABONA RAE & NEPHI T EDDY JT	305 24TH AVE NE	413 24TH AVE NE	WATFORD CITY ND 58854	
75	Little Bison Subdivision Second Addition	83-41-03300	LAWRENCE MATTHEW NORWOOD & JESSICA NICOLE NORWOOD JT	309 24TH AVE NE	309 24TH AVE NE	WATFORD CITY ND 58854	
76	Little Bison Subdivision Second Addition	83-41-03400	BISON RUN LAND HOLDINGS LLC	313 24TH AVE NE	Email	Email	
77	Little Bison Subdivision Second Addition	83-41-03500	NEHEMIAH K & JAMI SUNDE JT	321 24TH AVE NE	321 24TH AVE NE	WATFORD CITY ND 58854	
78	Little Bison Subdivision Second Addition	83-41-03600	JOHN THIERS II & CARLEY PATTERSON JT	325 24TH AVE NE	325 24TH AVE NE	WATFORD CITY ND 58854	
79	Little Bison Subdivision Second Addition	83-41-03700	DAKOTA CRUDE TRANSPORT INC	329 24TH AVE NE	PO BOX 1460	WATFORD CITY ND 58854	
80	Little Bison Subdivision Second Addition	83-41-03800	DAKOTA CRUDE TRANSPORT INC	401 24TH AVE NE	PO BOX 1460	WATFORD CITY ND 58854	
81	Little Bison Subdivision Second Addition	83-41-03900	LUCCHESI OKIE ADEE & JULIA R CORDOVA JT	405 24TH AVE NE	405 24TH AVE NE	WATFORD CITY ND 58854	
82	Little Bison Subdivision Second Addition	83-41-04000	TIMOTHY C SIMONS	409 24TH AVE NE	409 24TH AVE NE	WATFORD CITY ND 58854	
83	Little Bison Subdivision Second Addition	83-41-04100	SABONA RAE & NEPHI T EDDY JT	413 24TH AVE NE	413 24TH AVE NE	WATFORD CITY ND 58854	
84	Little Bison Subdivision Second Addition	83-41-04200	SABONA RAE & NEPHI T EDDY JT	417 24TH AVE NE	413 24TH AVE NE	WATFORD CITY ND 58854	

Permit Records

December 2022-January 2023

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
5434	MOVING PERMIT	12/28/2022	Watford City Enterprises LLC	Steve Dube	129 Roosevelt Street	Lot 3, Blk 1	WC Courtyard Addition		Moving mobile home	-	\$ 150.00	5656	

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
5435	GENERAL	1/4/2023	Comfort Inn & Suites	Wagner Roofing and Siding	600 3rd Ave SW	-	unplatted Watford City	82-73-15200	insurance repairs	\$ 64,700.00	\$ 20.00	5659	1/4/2023		
5436	EXCAVATION	1/4/2023	BEX Consulting, LLC	City of Watford	505 Main St N	Lot 1, Blk 0	North Watford	82-50-00400		\$ 5,000.00	Waived	Waived			for tracking purposes only - fee waived
5437	COMMERCIAL BUILDING	1/4/2023	Josh Andersen/Elise Cabinets & Building Supply	Kill Deer Mountain Construction	1504 4th Ave NE	-	2nd Annex	82-15-07000	adding 7 windows to around main front entrance with covered entrance area. Raising ceiling from 10' to 14'	\$ 40,000.00	\$ 378.00	5660			
5438	RESIDENTIAL BUILDING	1/6/2023	Larry Lundeen	Groundworks of MN dba Innovative Basement Authority	325 3rd St NE	Lot 3, Blk 2	2nd Addition to WC	82-03-02500	sump system, basement gutter, placing steel braces on the walls to help permanently stabilize from movement	\$ 26,882.95	\$ 204.41	5662			contractor license fee added to invoice
5199	RENEWAL	1/10/2023	LT Development Group	Self	1237 9th St SW	Lot 20, Blk 2	Tara Estates	82-64-02200	Renewal - Building Permit #5199	-	\$ 20.00	5663			invoiced to KLT Enterprises
5202	RENEWAL	1/10/2023	LT Development Group	Self	1233 9th St SW	Lot 19, Blk 2	Tara Estates	82-64-02190	Renewal - Building Permit #5202	-	\$ 20.00	5663			invoiced to KLT Enterprises
5439	SIGN	1/13/2023	Baker Properties, LLC	Icon HD	225 Main St N	Lot 6, Blk 6	Original Townsite of Watford	82-01-09100	installation of exterior sign	-	\$ 100.00	5667			
5440	EXCAVATION	1/17/2023	Paramount Builders	BEX Consulting LLC	135 Keys Court	Lot 123, Blk 3	Fox Hills Village	82-31-31230	repair damaged curb stop box	\$ 5,000.00	\$ 53.50	5668	1/6/2023		
5441	COMMERCIAL BUILDING	1/17/2023	Borlor States Electric	Rice Companies	2426 Schilke Dr	Lot 15, Blk 0	GTI Industrial Park	20-17-05300	construct 80'x100' post frame building for cold storage	\$ 350,000.00	\$ 1,848.00	5669			
5442	SIGN	1/18/2023	Pine Tree Commercial Realty	Cascade Glass & Signs	113 6th St SE Ste 600		South Park 1st Addition Replat of Lot 2, Block 1	82-74-00500	wall cabinet illuminated sign centered over door	-	\$ 100.00	5670			
5443	DEMOLITION	1/24/2023	City of Watford City	Steve Dube Construction	100 2nd Ave SW	Lot 4, Blk 1	Sav Addition to Watford City	82-57-00400	Long X Loft Renovations	-	Waived	Waived			for tracking purposes only - fee waived
5444	COMMERCIAL BUILDING	1/24/2023	City of Watford City	Steve Dube Construction	100 2nd Ave SW	Lot 4, Blk 1	Sav Addition to Watford City	82-57-00400	Long X Loft Renovations	-	Waived	Waived			for tracking purposes only - fee waived
5445	COMMERCIAL BUILDING	1/24/2023	McKenzie County Public School District #1	Construction Engineers Inc	2112 Wolf Den Pkwy	Lot 6, Blk 1	Fox Hills Village	82-31-05100	construction of (Bakken Area Skills Center (Career and Technical Education Center). Will be constructed to meet needs of students and adults within the region.	-	Waived	Waived			for tracking purposes only - fee waived
5446	SIGN	1/24/2023	Marsh McLennan	Indigo Signs	229 Main St N	Lot 5, Blk 6	Original Townsite of Watford	82-01-09000	install 1 non-illuminated 24'x44' wide panel & install vinyl graphics to front door	-	\$ 100.00	5675			
5447	SIGN	1/25/2023	Watford City Properties LLC	Cascade Glass & Signs	105 9th Ave SE Ste 2	Lot 2, Blk 3	South Park Addition	82-72-01200	90'x48" lit sign on exterior of building & also changing out exterior sign panels	-	\$ 100.00	5676			

2022	
Month	# of Permits Issued
January	7
February	9
March	14
April	33
May	29
June	42
July	23
August	37
September	24
October	30
November	13
December	6
2022 TOTAL	267

2022	
Month	Value
January	\$ 379,000.00
February	\$ 42,500.00
March	\$ 505,002.10
April	\$ 1,912,410.00
May	\$ 199,639.62
June	\$ 746,840.00
July	\$ 607,158.74
August	\$ 604,697.89
September	\$ 260,173.25
October	\$ 2,871,987.42
November	\$ 927,538.60
December	\$ 1,038,802.55
2022 TOTAL	\$ 10,095,750.17

2022 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	6	6	\$ 2,292,630.00
Duplex	4	2	\$ 608,000.00
Apartment 3-4 Units	0	0	-
Apartment 5+ Units	0	0	-
2022 TOTAL	10	8	\$ 2,900,630.00

2023		
Month	# of Permits Issued	Comparison
January	16	229%
February		
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		
2023 YTD	16	6%

2023			
Month	Value	Comparison	
January	\$ 491,582.95	130%	
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			
2023 YTD	\$ 491,582.95	5%	

2023 Residential Permits				
Type	# of Units	# of Buildings	Value	Comparison
Single Family Home	0	0	0	0%
Duplex	0	0	0	0%
Apartment 3-4 Units	0	0	0	0%
Apartment 5+ Units	0	0	0	0%
2023 TOTAL YTD	0	0	\$ -	0%

Old Business

New Business