



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

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

- **CALL TO ORDER REGULAR MEETING**
- **APPROVE AGENDA**
- **APPROVE MINUTES**
April 24, 2023 - Meeting
- **PERMIT RECORDS**
April 2023- May 2023 Permits
- **OLD BUSINESS**
- **NEW BUSINESS**
- **ADJOURNMENT**

Minutes

April 24th 2023



**PLANNING AND ZONING COMMISSION
MEETING MINUTES
Monday, April 24th, 2023**

The Watford City Planning & Zoning Commission meeting was held on Monday, April 24th, 2023, at City Hall in the Heritage Room. In attendance: Chairman Jesse Lawrence, Vice Chairman Marco Pelton, and Commission Members Troy Knutson, Ross Sundeen, Sam Huebner, Jacob Jellesed, and Lance Renville. Commission Member Warren Hovland attended via phone. Also in attendance: City Planner Jake Walters, City Building Inspector Steve Williams, and City Attorney Wyatt Voll. Planning Administrative Assistant Kayla Grace attended via phone.

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. There were no comments or changes.

MOTION: Knutson SECOND: Huebner
VOICE VOTE:
AYES: all in favor
NAYS: none

1. Call to approve March 27th, 2023, Meeting Minutes.

Minutes were reviewed as presented. There were no comments or changes.

MOTION: Renville SECOND: Knutson
VOICE VOTE:
AYES: all in favor
NAYS: none

Chairman Lawrence noted there were no public hearing items on the Agenda.

PERMIT RECORDS:

Reviewed permit records as presented. Building Inspector Steve Williams stated there was nothing significant to report. There were no additional comments or discussion.

NEW BUSINESS:

City Planner Jake Walters reminded attendees that the next meeting will be held on Tuesday, May 30th, 2023 due to the Memorial Day holiday.

OLD BUSINESS:

There was no old business.

ADJOURNMENT: 6:03 P.M. **MOTION:** Pelton

The next regularly scheduled Planning and Zoning Commission Meeting will be held on Tuesday, May 30th, 2023, at 6:00 PM

Jesse Lawrence, Chairman

Jake Walters, City Planner

Permit Records

April-May

5485	RESIDENTIAL BUILDING	4/24/2023	Eduardo Acosta	Skilled Builders LLC	305 2nd St NW	Lot 5, Blk 3	Original Townsite of Watford	82-01-06600	Flooring, Cabs, Painting	\$ 50,000.00	\$ 320.00	5746			WC Contractor's Lic Renewal as well
5486	RESIDENTIAL BUILDING	4/25/2023	Alfredo Alonso	Skilled Builders LLC	517 3rd St NE	Lot 3, Blk 4	Aarhus Addition	82-10-04200	Kitchen Remodel	\$ 10,000.00	\$ 88.50	5749			
5487	EXCAVATION	4/25/2023	McKenzie County School District #1	Cordova Construction	2112 Wolves Den Pkwy	Lot 6, Blk 1	Fox Hills Village	82-31-05100	Detention pond outfall pipe	\$ -	Waived	Waived			
5488	CONSTRUCT/REPAIR	4/27/2023	City of Watford City	Color Dynamics LLC	612 4th Ave NW			11-00-04900	Water tower work	\$ -	Waived	Waived			
5228	RENEWAL	On Hold	David Veeder		606 6th St NE	Lot 1 Block 2	Veeder Estates	82-75-02600	Construction of Driveway and Sidewalk within City ROW	\$ -	\$ 40.00				On hold
5237	RENEWAL	4/28/2023	David Veeder	Gordy's Machine Core	300 7th Ave NE	Lot 8 Block 1	Veeder Estates	82-75-00800	Construction of Driveway and Sidewalk within City ROW	\$ -	\$ 40.00	5753			Two renewals, expires 10/26/23
5489	CONSTRUCT/REPAIR	4/28/2023	City of Watford City	Winn Construction Inc	Various Locations, WC				Street, curb, gutter repairs	\$ -	Waived	Waived			
5490	RESIDENTIAL BUILDING	4/28/2023	Samantha Kienholz	J&D Concrete Inc	617 Sunset Dr	Lot 27, Blk 1	SCHELL & JARLAND ADDITION TO WATFORD	82-61-03200	Concrete pad in rear yard	\$ 1,781.00	\$ 31.72	5754			
5491	RESIDENTIAL BUILDING	5/1/2023	Samantha Doneen	Rock's Egress and Concrete	121 6th St SE	Lot 6, Blk 1	4th Addition	82-61-00600	Interior drain, 2 sump pumps, egress window	\$ 17,000.00	\$ 137.50	5757			
5492	RESIDENTIAL BUILDING	5/1/2023	Tyler Mandler	Self	521 3rd St NE	Lot 2, Blk 4	Aarhus Addition	82-10-04100	Re-roofing	\$ 6,000.00	\$ 60.50	5758			
5493	RESIDENTIAL BUILDING	5/1/2023	Shane Horniston	The Woodshop	216 7th St NE	Lot 2, Blk 5	1st Add to Wold	82-78-02600	Bathroom remodel	\$ 2,000.00	\$ 32.50	5759			
5494	FENCE	5/2/2023	Michael Kelly	Self	309 3rd St NE	Lot 9, Blk 1	Original Townsite of Watford	82-01-01400	4' chainlink fence in rear yard	\$ -	\$ 25.00	5760			
5495	FENCE	5/2/2023	Glory of the Lord	Self	108 4th Ave NE	Lot 3, Blk 2	Aarhus Addition	82-10-01700	4' vinyl-coated, chainlink fence. Runs on west PL, starts 10' north of sidewalk and runs to alley.	\$ -	\$ 25.00	5761			
5496	COMMERCIAL BUILDING		WC Eagles Club	701 Clean, LLC	1904 Main St S			20-00-21000	Demo, remodel to create multi-purpose rm	\$ 14,000.00	\$ 142.60	5765			Additional \$25 for demo
5497	COMMERCIAL BUILDING	5/5/2023	McKenzie County Soil Conservation District	Goodon Industries, LTD	624 Hwy 1806		IT 1098	20-00-10200	6480 sf cold storage out building	\$ 173,800.00	\$ 1,046.29	5766			
5498	SIGN	5/5/2023	RFA Enterprises LLC	Cascade Glass & Signs	601 Main St S		IT 725	82-73-16050	Extreme Hobbies LLC Sign (RC Cars)	\$ -	\$ 100.00	5767			
5499	DEMOLITION	5/5/2023	RFA Enterprises LLC	Self	601 Main St S		IT 725	82-73-16050	Wall removal	\$ -	\$ 25.00	5767			
5500	GENERAL	5/5/2023	Brent Neether	Williston Roofing Company	321 26th Ave W	Lot 9, Blk 6	Dakota Ridge Sub Div 1st Add	82-32-08900	Insurance claim	\$ -	\$ 20.00	5768			
5501	GENERAL	5/5/2023	Nick Doneen	Little Mac's Plumbing	121 6th St SE	Lot 6, Blk 1	4th Addition	82-61-00600	Remove cast iron pipe in basement, replace	\$ 1,500.00	\$ 77.50	5769			Plus Contractor's License
5502	GENERAL	5/10/2023	R3 Investments	Fogle Consulting LLC	129 9th St SE	Lot 18	1st Addition	82-29-03500	Re-roofing, truss work - fire damage on two garage units	\$ -	\$ 20.00	5774			Insurance claim
5503	SIGN	5/11/2023	Katie Walters (Realtor for property)	Cascade Glass & Signs	232 Main St N	Lot 4, Blk 7	Original Townsite of Watford	82-01-11600	35.5x96 polymetal sign on top center of brick	\$ -	\$ 100.00	5776			
5504	SIGN	5/15/2023	Select Energy	DRS Enterprises LLC	3711 4th Ave NE		unplatted Watford City	82-73-14650	replace sign faces in nylon	\$ -	\$ 100.00	5777			
5505	RESIDENTIAL BUILDING	5/16/2023	Nick & Stacy Segneri	Self	2705 2nd St NE	Lot 10, Blk 1	Dakota Ridge	82-26-01200	add walk in closet with treated lumber joist on concrete piers	\$ 15,000.00	\$ 123.50	5778			
5506	MOVING	5/16/2023	Watford City Enterprises LLC	Steven Dube Construction	109 Kennedy St	Lot 1, Blk 4	Watford City Courtyard Add	82-76-17400	move trailer into mobile home park	\$ -	\$ 150.00	5779			
5507	MOVING	5/16/2023	Watford City Enterprises LLC	Steven Dube Construction	101 Roosevelt St	Lot 1, Blk 3	Watford City Courtyard Add	82-76-17300	move trailer into mobile home park	\$ -	\$ 150.00	5779			
5508	MOVING	5/16/2023	Watford City Enterprises LLC	Steven Dube Construction	100 Kennedy St	Lot 1, Blk 3	Watford City Courtyard Add	82-76-17400	move trailer into mobile home park	\$ -	\$ 150.00	5779			
5509	MOVING	5/16/2023	Watford City Enterprises LLC	Steven Dube Construction	121 Kennedy St	Lot 1, Blk 4	Watford City Courtyard Add	82-76-17400	move trailer into mobile home park	\$ -	\$ 150.00	5779			
5510	MOVING	5/16/2023	Watford City Enterprises LLC	Steven Dube Construction	117 Kennedy St	Lot 1, Blk 4	Watford City Courtyard Add	82-76-17400	move trailer into mobile home park	\$ -	\$ 150.00	5779			
5511	MOVING	5/16/2023	Watford City Enterprises LLC	Steven Dube Construction	113 Kennedy St	Lot 1, Blk 4	Watford City Courtyard Add	82-76-17400	move trailer into mobile home park	\$ -	\$ 150.00	5779			
5512	FENCE	5/16/2023	Jacob Mell	Self	317 8th St NW	Lot 15, Blk 1	Watford Badlands Patio Home Add	82-08-01500	6' cedar plank fence on back of property	\$ -	\$ 25.00	5780			
5513	CONSTRUCT/REPAIR	5/18/2023	City of Watford City	B Crack Sealing LLC	Various Locations, WC				crack sealing on approved city streets	\$ 9,578.00	Waived	Waived			
5514	CONSTRUCT/REPAIR	5/18/2023	City of Watford City	Knife River	Various Locations, WC				Pavement patches	\$ 65,000.00	Waived	Waived			
5515	RESIDENTIAL BUILDING	5/18/2023	Cris and Dana Brickner	Self	2206 5th Ave NE	Lot 18, Blk 2	Fox Hills Golf Estates	83-26-21800	Construct 352 sf deck	\$ 20,000.00	\$ 158.50	5789			
5516	CONSTRUCT/REPAIR	5/18/2023	City of Watford City	Winn Construction Inc	3104 4th Ave NE				Sidewalk and patching	\$ -	Waived	Waived			
5517	FENCE	5/19/2023	Nathan Stoker	Self	109 7th Ave NW	Lot 3, Blk 1	3rd Addition North Watford	82-53-00300	6ft wooden fence, rear and side yards	\$ -	\$ 25.00	5790			
5518	RESIDENTIAL BUILDING	5/19/2023	Ryan Hammargen	Self	120 3rd St SW	Lot 13, Blk 2	Sax Addition to Watford City	82-57-03500	240 sf replacement desk, composite	\$ 10,000.00	\$ 88.50	5791			

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	8	89%
March	18	129%
April	14	42%
May	34	117%
June		
July		
August		
September		
October		
November		
December		
2023 YTD	90	34%

2023		
Month	Value	Comparison
January	\$ 491,582.95	130%
February	\$ 11,338,344.00	26678%
March	\$ 14,254,248.00	2823%
April	\$ 249,348.22	13%
May	\$ 385,659.00	20%
June		
July		
August		
September		
October		
November		
December		
2023 YTD	\$ 26,719,182.17	265%

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