

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

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

- **CALL TO ORDER REGULAR MEETING**
- **APPROVE AGENDA**
- **APPROVE MINUTES**
September 25, 2023 - Meeting
- **CALL TO ORDER PUBLIC HEARING**

The Public Hearing will be held for comments on the following:

1. Land Use Application for Zone Change, submitted by Select Water Solutions for property at 3711 4th Ave NE, PID 82-73-14650. The application has been submitted to rezone from C-1 (General Commercial District) to ID (Industrial District) to bring the property into alignment with its current use.
2. Land Use Application for Zone Change, submitted by Wolf Run Village, Inc. for property located at 120, 122, 124, 126, 128, and 130 4th Ave SE. The application has been submitted to rezone from R-4 (High Density Residential District) to R-C (Condominium Residential District) to allow for future ownership of individual units.
3. Division of Land Application for Minor Plat - Reversionary Parcel Map, submitted by The City of Watford City for property located at 100 2nd Ave SW. The application has been submitted to replat lots 4-6 and vacated right of way into a single lot to be known as Lot 19 of the Sax's Addition.
4. Division of Land Application for Preliminary Subdivision Map, submitted by Bypass Properties, LLC for property known as Lot 1 & 2 of Block 6, Stenehjem Commons Subdivision. The application has been submitted to subdivide two, large-lot parcels into 36 single-family home lots.
5. Division of Land Application for Minor Plat - Reversionary Parcel Map, submitted by LT Development Group, LLC for property within the Tara Estates subdivision. The application has been submitted for consideration of lot line removals, creating larger lots more suitable for individual, single-family homes.

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

- **PERMIT RECORDS**
September 2023 - October 2023 Permits
- **OLD BUSINESS**
- **NEW BUSINESS**
- **ADJOURNMENT**

Minutes

September 25th, 2023



PLANNING AND ZONING COMMISSION MEETING MINUTES Monday, September 25th, 2023

The Watford City Planning & Zoning Commission meeting was held on Monday, September 25th, 2023, at City Hall in the Heritage Room. In attendance: Commission Members: Warren Hovland, Lance Renville, Ross Sundeen, Jacob Jellesed, and Sam Huebner. Vice Chairman Marco Pelton was present via phone until his arrival in person. Also in attendance: City Planner Jake Walters, Planning Administrative Assistant Kayla Grace, City Building Inspector Steve Williams, and City Attorney Wyatt Voll. Not in attendance was Chairman Jesse Lawrence and Commission Member Troy Knutson. Commission member Ross Sundeen chaired the meeting.

With the above-mentioned present, the regular meeting hearing was called to order at 6:08 P.M. by Acting Chairman Sundeen.

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

Agenda was reviewed as presented. There were no comments or changes.

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

1. Call to approve August 28th, 2023, Meeting Minutes.

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

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

Call to order Public Hearing at 6:10 P.M. by Acting Chairman Sundeen.

Under consideration were the following Agenda items:

1. Land Use Application – Change of Zone – 1420 11th Ave SE submitted by WCA Enterprises, LLC

Walters discussed the reason for the application and gave a brief history of the property. Walters explained that the owner is looking to bring the zoning into conformance with its current use and was triggered by the applicant's desire to add on to the existing structure on the southern lot. Walters explained that the uses of the surrounding properties are also industrial in nature and that, as future permits are required of surrounding landowner's/operators, additional changes of zone to industrial would likely be brought forth to the Commission and City Council.

Commission Member Jellesed asked about the access easement to the west and if the addition would affect the lot access. Building Inspector, Steve Williams, stated that there was plenty of room for fire and emergency services to access to property using the west easement if necessary. Walters noted that the west easement was not used for primary access, would remain open for fire and emergency services, and is the legal access to the northern lot under COZ consideration this evening. There was no further discussion.

MOTION: Jellesed SECOND: Huebner to recommend Approval the change of zone request from A-2 to ID.

There are no recommended conditions for this agenda item.

ROLL CALL VOTE:

AYES: Pelton, Hovland, Huebner, Jellesed, Renville, Sundeen

NAYS: none

MOTION: CARRIED

2. Land Use Application – Change of Zone – 1004 4th St SW submitted by Northern States Fishing Tools

Walters explained that the applicant wishes to permit shipping containers on the property, which is not allowed in an A-1 zoning district. 11th Ave SW, with PSSI, Pride/A&B, and various other industrial operations, has become an industrial corridor over time. As permits are required for expansion, new construction, increases in intensity of use, or similar, it is appropriate to consider or even require rezoning from Agricultural, which is more of a default or "holding pattern" zoning district at this point.

Pelton asked if we're not opening up issues granting industrial along a roadway that may not be built for the associated traffic weight. The topic was discussed, staff said they believed it was built sufficiently and they would follow up with Public

Works, however the uses were already occurring and the more significant industrial properties along that corridor contributed more substantially. There was no further discussion.

(In subsequent discussions with Justin Smith, Public Works Director, 11th Ave SW is in fact built out as suitable for industrial traffic “105,500 gross weight and 10 tons per axle max for divisible loads”.)

MOTION: Hovland SECOND: Pelton to recommend Approval the change of zone request from A-1 to ID.

There are no recommended conditions for this agenda item.

ROLL CALL VOTE:

AYES: Huebner, Renville, Pelton, Hovland, Jellesed, Sundeen

NAYS: none

MOTION: CARRIED

3. Land Use Application – Change of Zone – 605 Main St S submitted by Jerry Foley

Walters explained that, similar to Northern States Fishing Tools, Foley is looking to rezone to industrial in order to permit shipping containers. Where the projects differ is in current zoning. 605 Main St S is zoned C-1 General Commercial and, when ownership originally split the lot in 2016, they were both listed such zoning at that time and were developed (Family Dollar) under the standards of that zoning district.

It was expressed that, in staff’s opinion, mixing industrial traffic with commercial / public traffic on the shared access road is inappropriate and unsafe. The site development did not take into account heavier industrial use in terms of road design, traffic separation, or similar. Buffering commercial from industrial can be difficult, especially after the fact. Family Dollar is built and, should the western lot become industrial, the industrial lot would need to address the issue over time or immediately upon any future required permitting.

Walters discussed the ongoing concerns over housing elements on the western-most lot and that housing is not permitted, CUP or otherwise, within an industrial zone. There was no further discussion.

MOTION: Pelton SECOND: Hovland to recommend Deny the change of zone request from C-1 to ID.

There are no recommended conditions for this agenda item.

ROLL CALL VOTE:

AYES: Renville, Pelton, Jellesed, Hovland, Huebner, Sundeen

NAYS: none

MOTION: CARRIED

CLOSE PUBLIC HEARING: 6:31 P.M. by Acting Chairman Sundeen.

CONTINUATION OF REGULAR MEETING:

PERMIT RECORDS:

Reviewed permit records as presented. Building Inspector Steve Williams gave a brief update on some of the more significant projects in the area.

NEW BUSINESS:

There was no new business.

OLD BUSINESS:

There was no old business.

ADJOURNMENT: 6:32 P.M. **MOTION:** Pelton

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

Ross Sundeen, Acting Chairman

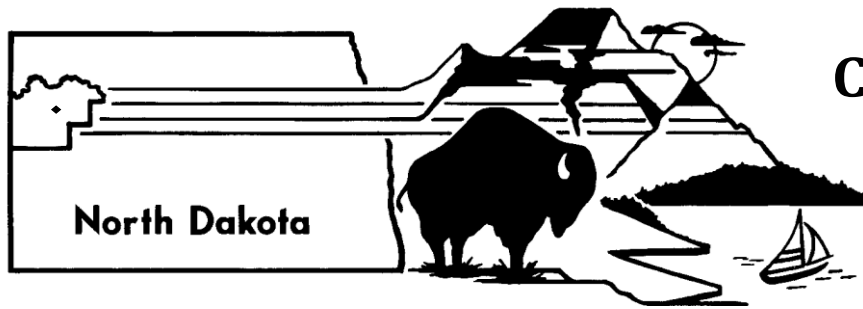
Jake Walters, City Planner

1.

Land Use Application:
Change of Zone

C-1 to ID for 3711 4th Ave NE

Select Water Solutions



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 30, 2023

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

PROPERTY OWNER:

Select Water Solutions, LLC
3711 4th Ave NE
Watford City, ND 58854

APPLICANT:

Eric Cullop, Director
3711 4th Ave NE
Watford City, ND 58854

PROPERTY LOCATION(S):

3711 4th Ave NE, Watford City, ND (PID 82-73-14650)

REQUEST:

A Land Use Application: Zone Change, redistricting from C-1 (General Commercial) into ID (Industrial District).

CURRENT ZONING:

C-1 (General Commercial)

CURRENT USE:

Select Water Solutions, LLC (Nuverra Environmental Solutions / Power Fuels)

SITE DEVELOPMENT:

Access: *The property is accessible from 4th Ave NE and 38th St NE.*

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

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

SURROUNDING LAND USE:

North: Zoning – C-1 (General Commercial District) and A-2 (Agricultural, ETA)
Use – Lund Oil, vacant land, Select Water Solutions entrance

East: Zoning – C-1 (General Commercial District)
Use – Vacant land in The Crossings subdivision

South: Zoning – A-1 (Agricultural); though industrial use in actuality.
Use – Black Hills Trucking Inc

West: Zoning – R-4 (High Density Residential)
Use – Vacant land in Fox Hills Village

REFERENCES:

Chapter XV Zoning Ordinance, Article XXVI, Section 1

SECTION 1. - AMENDMENTS:

The City Council may from time to time amend, supplement, or change the district boundaries or regulations contained in this zoning ordinance. A proposal for an amendment or a change in zoning may be initiated by the City Council, by the Planning Commission, or upon application of the owner of the property affected. All such proposed changes shall be submitted to the Planning Commission for recommendation and report. The Planning Commission shall prepare final written findings which shall be submitted to the City Council within 90 days after the time of referral of the proposed amendment to the Planning Commission.

Chapter XV Zoning Ordinance, Article XVII - C-1 GENERAL COMMERCIAL DISTRICT,
SECTION 1. – INTENT AND PURPOSE OF THE DISTRICT:

The "C-1" General Commercial District is intended for the purpose of allowing basic retail, service and office uses. This district is also intended to provide locations for commercial activity that do not require a central location downtown. Also included are business uses needing large floor areas, particularly those of a service nature and certain industrial uses that do not create obnoxious sounds, glare, dust, or odor. The District is not intended for heavy commercial uses, uses that would be considered industrial in nature, or those businesses that may not be considered compatible with adjacent traditional General Commercial uses.

Chapter XV Zoning Ordinance, Article XIX – ID INDUSTRIAL DISTRICT, SECTION 1. –
INTENT AND PURPOSE OF THE DISTRICT:

It is the intent of the "I-D" Industrial District to allow certain industrial land uses and to control the type of use, setback, parking, loading and unloading.

DISCUSSION:

An application for change of zone has been submitted to rezone from C-1 (General Commercial) to ID (Industrial District). The applicant wishes to bring the existing use into compliance with current zoning ordinances; mainly based on laydown yard and storage container requirements.

The existing on-site uses, as well as those of adjacent properties, are consistent with the Industrial Zoning District and in line with the City's comprehensive plan/Future Land Use map update. As additional permits are requested in this general area, additional COZ applications will be considered in order to bring the immediate area into conformance over time. The applicant will be following up this current COZ application with another; to bring their A-2 entrance lot into compliance with Industrial districting as well.

Staff mailed adjacent property owners a notice regarding the change of zone request. At the time of this report, no property owners have contacted staff regarding this application.

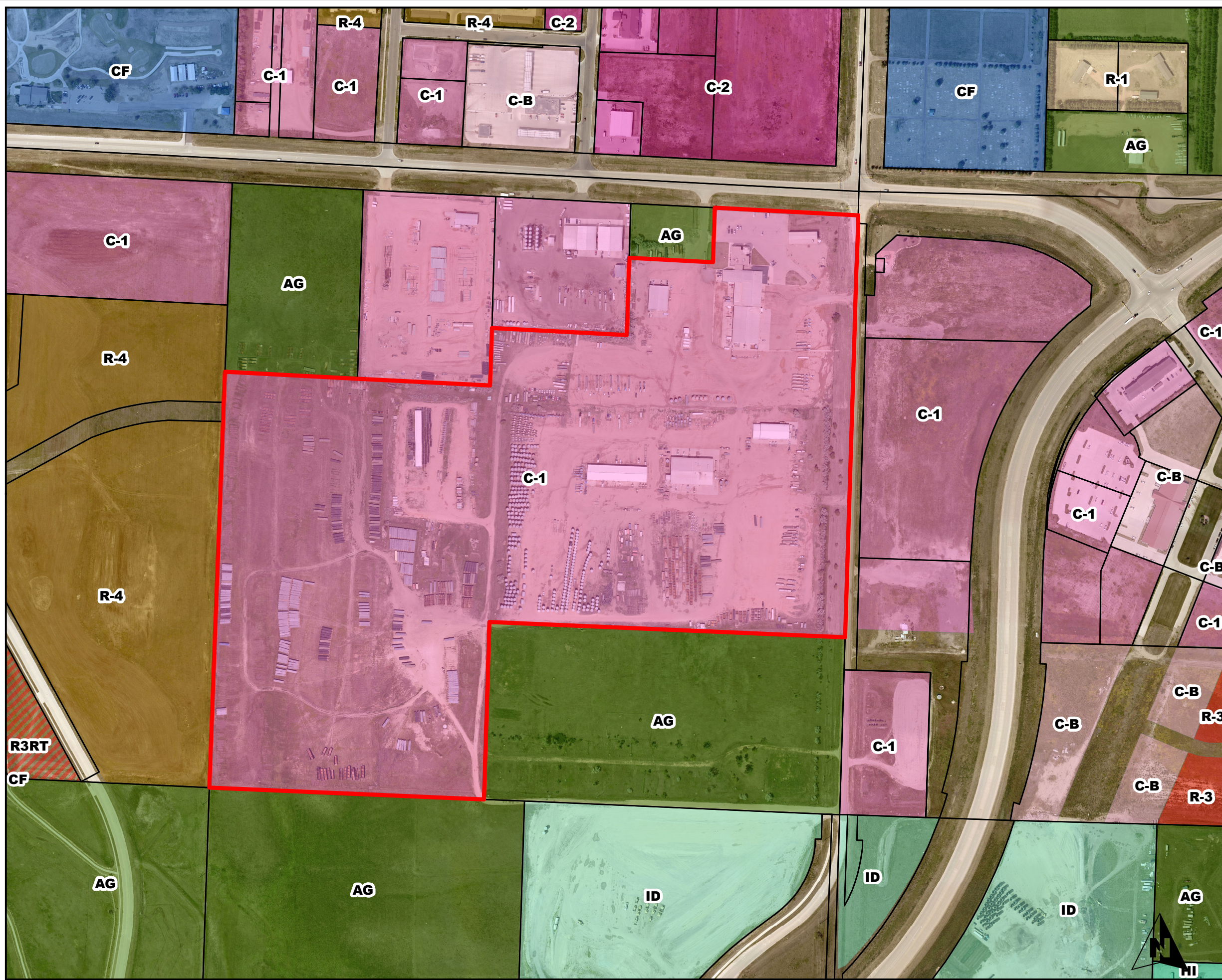
RECOMMENDATION:

It is the recommendation of City Planning Department staff to **APPROVE** the Land Use Application for Zone Change from C-1 (General Commercial) to ID (Industrial District).

PLANNING DEPARTMENT STAFF CONTACTS:

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

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



Legend

- Subject Parcel
- General Parcel
- AG
- C-1
- C-2
- C-B
- CF
- HI
- ID
- R-1
- R-3
- R-4
- RT

FOR INFORMATIONAL PURPOSES ONLY

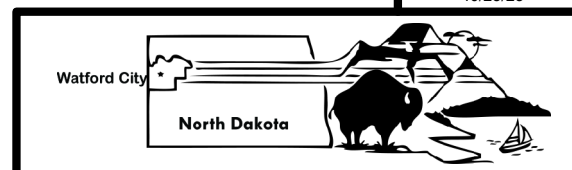
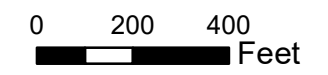
Planning Department - GIS

Watford City, North Dakota

Existing Zoning Exhibit

DRAFTED
Jake Walters

DATE
10/25/23



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.

2.

Land Use Application:
Change of Zone

R-4 to R-C for

120,122,124,126,128,& 130 4th Ave SE

Wolf Run Village



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 30, 2023

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

PROPERTY OWNER:

Wolf Run Village, Inc.
P.O. Box 2973
Watford City ND, 58854

PROPERTY LOCATION(S):

Lot 1, Block 1 Wolf Run Village Subdivision, Parcel # 82-86-00100, addressed as 120, 122, 124, 126, 128, and 130 4th Ave SE, Watford City, McKenzie County, North Dakota.

REQUEST:

A Land Use Application: Zone Change, redistricting from R-4 (High Density Residential) into R-C (Condominium Residential District).

CURRENT ZONING:

R-4 (High Density Residential)

CURRENT USE:

42 apartment units (*Wolf Run Village 1*)

SITE DEVELOPMENT:

Access: The property is accessible from 4th Ave SE

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 - American Legion Baseball Park, Wild West Water Park

East: Zoning: CF (Community Facilities)
 Use - Wolf Pup Daycare
 and
 Zoning: R-4 (High Density Residential)
 Use - Wolf Run Village 2 (20 apartment units)

South: Zoning: R-2M (Mobile Home, Two-Family Residential District)
 Use - Residential homes

West: Zoning: C-1 (General Commercial)
 Use - Vacant and Anytime Fitness

REFERENCES:

Chapter XV Zoning Ordinance, Article XXVI, Section 1

SECTION 1. - AMENDMENTS:

The City Council may from time to time amend, supplement, or change the district boundaries or regulations contained in this zoning ordinance. A proposal for an amendment or a change in zoning may be initiated by the City Council, by the Planning Commission, or upon application of the owner of the property affected. All such proposed changes shall be submitted to the Planning Commission for recommendation and report. The Planning Commission shall prepare final written findings which shall be submitted to the City Council within 90 days after the time of referral of the proposed amendment to the Planning Commission.

ARTICLE XVIII(C) - R-C CONDOMINIUM RESIDENTIAL DISTRICT, Section 1

SECTION 1. - INTENT:

The "R-C" Condominium Residential District is intended for the purpose of allowing condominium/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:

An application for change of zone has been submitted by Wolf Run Village Inc to rezone from R-4 (High Density Residential) to R-C (Condominium Residential District). The applicant has been preparing a subdivision map in preparation of subdividing the individual units for future sale to private parties and this change of zone is a step in the process.

The property, informally referred to as “Wolf Run Village 1”, consists of 42 apartment units spread across six structures. Each building has four (4) one-room units and three (3) two-room unit. Each unit has an attached single-car garage.

Some units are located above others. This vertical component rules out a R-T (Townhome Residential District) designation, while the existing R-4 district doesn’t allow for individual sale/ownership. The units do however fit the requirements to be considered condominiums. By rezoning the property to R-C, the individual units will be eligible to be subdivided as property to ultimately be sold and independently owned.

Staff mailed adjacent property owners a notice regarding the change of zone request. At the time of this report, no property owners have contacted staff regarding this application.

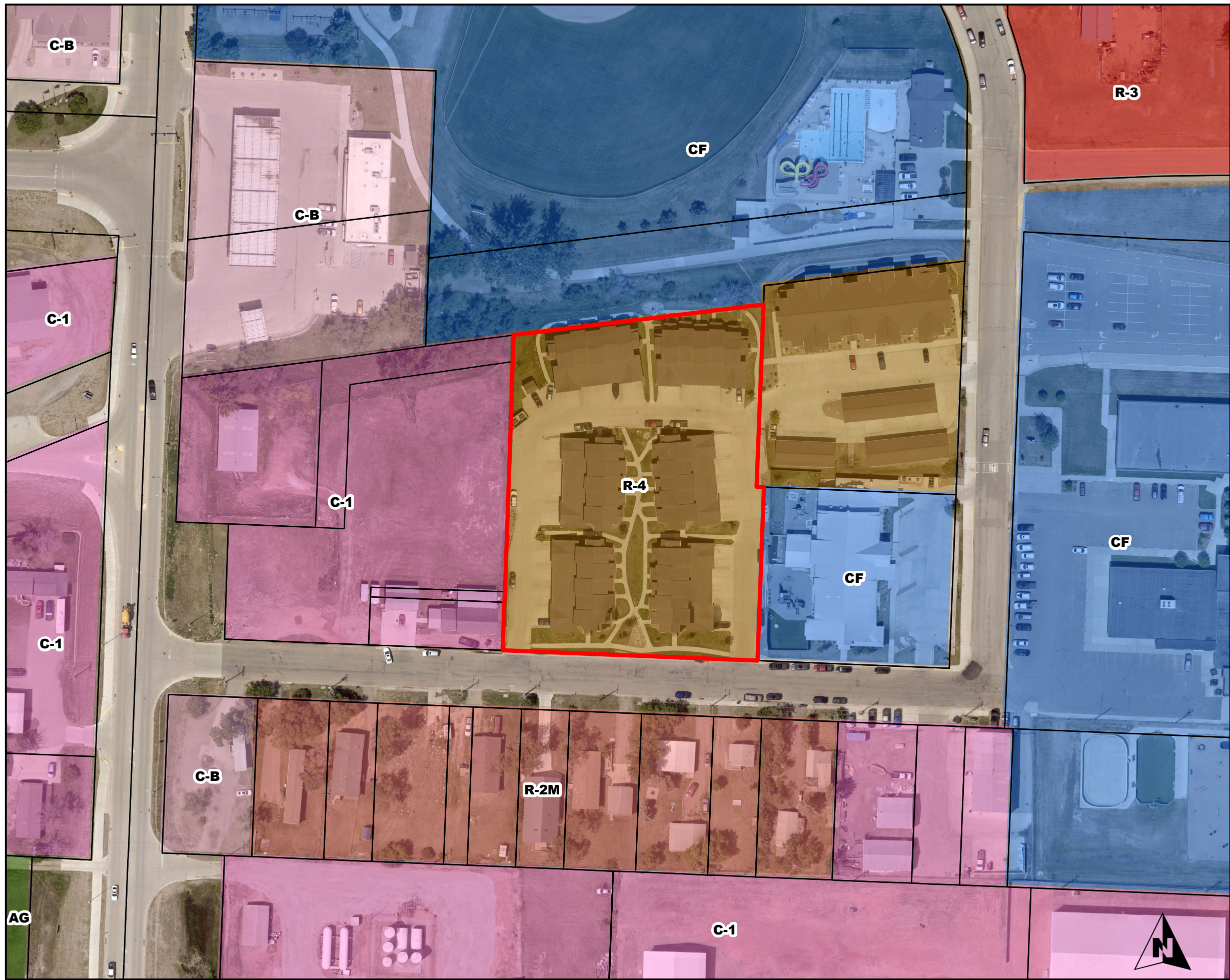
RECOMMENDATION:

It is the recommendation of City Planning Department staff to **APPROVE** the Land Use Application for Zone Change from R-4 (High Density Residential District) to R-C (Condominium Residential District).

PLANNING DEPARTMENT STAFF CONTACTS:

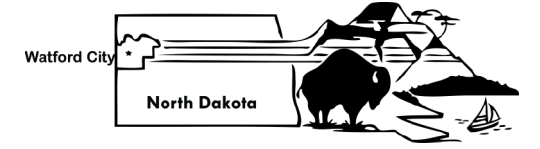
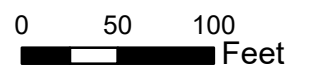
Jake Walters
jwalters@nd.gov
(701) 444-8402

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



Legend

- Subject Parcel
- General Parcel
- AG
- C-1
- C-B
- CF
- R-2M
- R-3
- R-4



FOR INFORMATIONAL PURPOSES ONLY

Planning Department - GIS

Watford City, North Dakota

Existing Zoning Exhibit

DRAFTED
Jake Walters

DATE
10/25/23

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.

3.

Division of Land Application:
Minor Plat-Reversionary

Parcel Map

100 2nd Ave SW

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 27, 2023

STAFF REPORT

Division of Land Application, Minor Plat: Reversionary Parcel Map

PROPERTY OWNER/APPLICANT:

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

PROPERTY LOCATION:

100 2nd Ave SW
Watford City, ND 58854

REQUEST:

Division of Land Application, Minor Plat: Reversionary Parcel Map to reconfigure Lots 4-6 and vacated right of way into a single lot to be known as Lot 19 of the Sax's Addition.

CURRENT ZONING:

C-B (Central Business District)

CURRENT USE:

Long X Visitor Center

SITE DEVELOPMENT:

Access: *The property is accessible from Main St S and 2nd Ave SW.*

Sewer: *The property has access to City sanitary sewer.*

Water: *The property has access to City water services.*

SURROUNDING LAND USE:

North: Zoning – C-B (Central Business District)
Use – Various retail

East: Zoning – CF (Community Facilities)
Use – Children’s Park

South: Zoning – C-1 (General Commercial District)
Use – PatLoc Safety Systems

West: Zoning – R-1 (Single-family Dwelling District)
Use – Up and across alley, residential homes

REFERENCES:

Chapter XV Zoning Ordinance, Article XXX
SECTION 13. – MINOR PLATS:

A minor plat for the purpose of a simple lot split, boundary line adjustment, or map of reversion shall be allowed when street improvements, water or sewer line improvements or other public improvements are not required. A Simple Lot Split shall create no more than four (4) lots. A Boundary Line Adjustment shall not create any lot. A Map of Reversion shall revert subdivided property back to acreage.

DISCUSSION:

This Division of Land Application, Minor Plat: Reversionary Parcel Map application has been submitted by the City of Watford City to reconfigure lots 4 through 6 and vacated right of way into a single lot to be known as Lot 19 of the Sax’s Addition. This effort is simply clean-up and simplification after the vacation of a section of 1st Ave S. The additional acreage will assume the C-B zoning district, currently applied to lots 4-6, by default.

Staff mailed adjacent property owners a notice regarding the change of zone request. At the time of this report, no property owners have contacted staff regarding this application.

RECOMMENDATION:

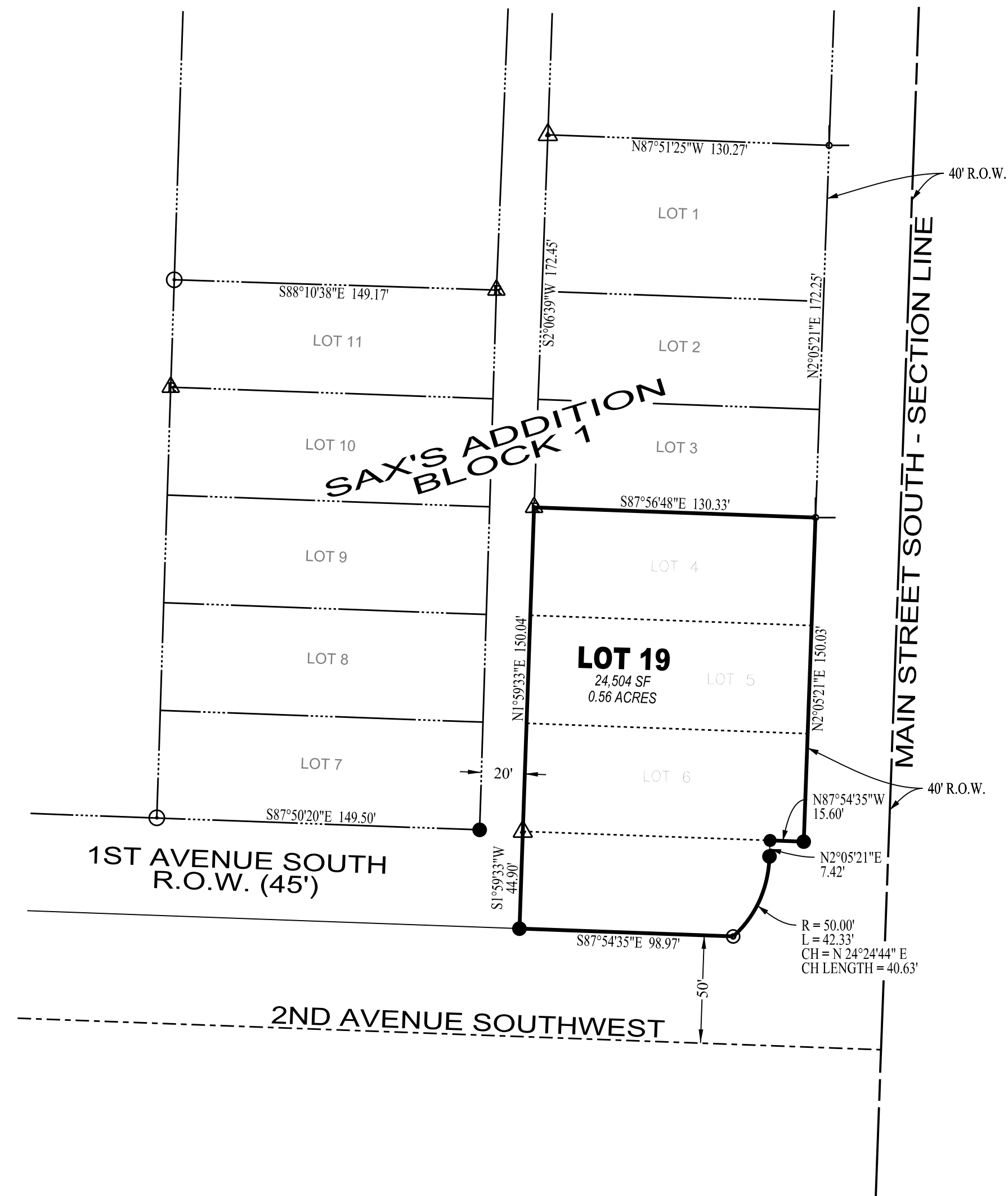
It is the recommendation of the Planning Department Staff to **APPROVE** this Division of Land Application, Minor Plat: Reversionary Parcel Map.

PLANNING DEPARTMENT STAFF CONTACTS:

Jake Walters	Kayla Grace
jwalters@nd.gov	kagrace@nd.gov
(701) 444-8402	(701) 444-8406

**REPLAT OF
LOTS 4 THRU 6 OF BLOCK 1 OF SAX'S ADDITION
NOW KNOWN AS
LOT 19 OF BLOCK 1 OF SAX'S ADDITION**

AS LOCATED IN THE SE1/4NE1/4 OF SECTION 24 - TOWNSHIP 150 NORTH - RANGE 99 WEST - 5TH P.M.
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



OWNER'S CERTIFICATE

I, (WE) THE UNDERSIGNED, BEING THE SOLE OWNER(S) AND MORTGAGE HOLDER(S) OF THE LAND PLATTED HEREIN, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT AND AGREE TO NOT VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE CITY OF WATFORD CITY. I (WE) DEDICATE EASEMENTS TO RUN WITH THE LAND FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON, OR OVER THE LAND DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN OR EXISTING.
DATED THIS _____ DAY OF _____, 2023

CITY OF WATFORD CITY
PHILIP RIELY, MAYOR

CITY OF WATFORD CITY
PENI PETERSON, CITY AUDITOR

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, PHILIP RIELY, MAYOR AND PENI PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, DUSTIN JORDAN, REGISTERED LAND SURVEYOR NO. 10478, IN THE STATE OF NORTH DAKOTA ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, DO HEREBY CERTIFY THAT AT THE REQUEST OF SAID OWNER(S), THE SURVEY REPRESENTED BY THIS DRAWING IS IN ALL RESPECTS CORRECT, AND WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, ON THE GROUND, TO THE NORMAL STANDARD CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF NORTH DAKOTA. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD AS PERFORMED BY MYSELF OR BY BROSZ ENGINEERING.

DUSTIN JORDAN
REGISTERED LAND SURVEYOR NO. 10478

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, DUSTIN JORDAN, 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 FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

PROPERTY DESCRIPTION

LOT 19 OF BLOCK 1 OF SAX'S ADDITION, AS LOCATED IN THE SE1/4NE1/4 OF SECTION 24, T150N, R99W, 5TH P.M., CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA.

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS _____ DAY OF _____, 2023 IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF WATFORD CITY NORTH DAKOTA, AND REGULATIONS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WATFORD CITY, NORTH DAKOTA.

JESSE LAWRENCE, CHAIRMAN _____ DATE _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, JESSE LAWRENCE, CHAIRMAN, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

WATFORD CITY APPROVAL

THE CITY OF WATFORD CITY, NORTH DAKOTA HAS APPROVED THE ATTACHED PLAT AS SHOWN HEREIN, AND LYING WITHIN THE JURISDICTION OF THE CITY OF WATFORD CITY, HAS APPROVED THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT, SHOWN HERE AS AN AMENDMENT TO THE COMPREHENSIVE STREET AND HIGHWAY PLAN AND OTHER APPROPRIATE PORTIONS OF THE COMPREHENSIVE PLAN OF THE CITY OF WATFORD CITY, NORTH DAKOTA. ALL STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT ARE DEDICATED, BUT NOT ACCEPTED AT THIS TIME WITH THE OFFER TO REMAIN OPEN.

PHILIP RIELY, MAYOR _____ DATE _____

PENI PETERSON, CITY AUDITOR _____ DATE _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, PHILIP RIELY, MAYOR AND PENI PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

AUDITOR'S CERTIFICATE OF TAXES

TAXES, DELINQUENT TAXES, DELINQUENT SPECIAL ASSESSMENT OR INSTALLMENT OF SPECIAL ASSESSMENT OR TAX ESTIMATES FOR THE PROPERTY DESCRIBED ON THE ATTACHED INSTRUMENT ARE UNPAID IN THE THE AMOUNT OF \$ _____ PLUS PENALTY AND INTEREST.

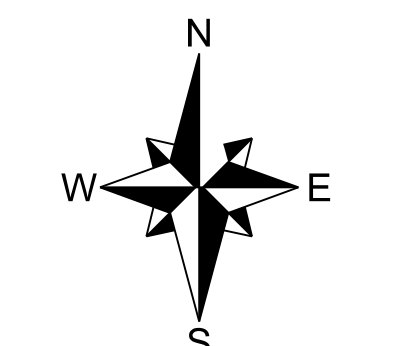
CERTIFIED THIS _____ DAY OF _____, 2023.

ERICA JOHNSRUDD, MCKENZIE COUNTY AUDITOR

CERTIFICATE OF MCKENZIE COUNTY RECORDER

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT _____ O'CLOCK A.M./P.M. ON THE _____ DAY OF _____, A.D., 2023 AND WAS RECORDED AS DOCUMENT NO. _____.

KATIE PAULSON, MCKENZIE COUNTY RECORDER



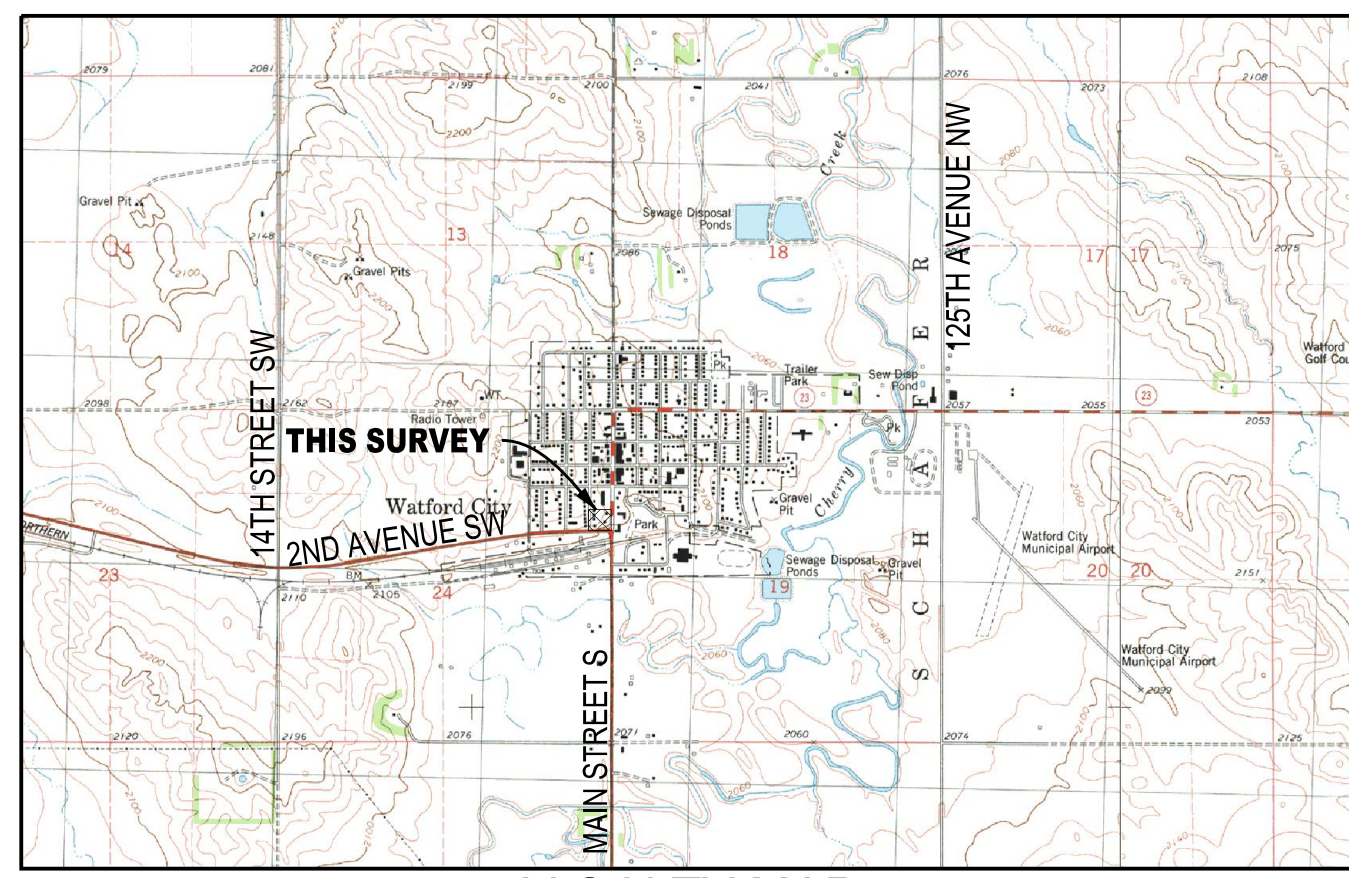
SCALE 1" = 50'

0' 50' 100'

- = REBAR & CAP SET
- ▲ = REBAR & CAP FOUND
- △ = REBAR FOUND
- = PIPE FOUND
- ⊥ = NAIL FOUND

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

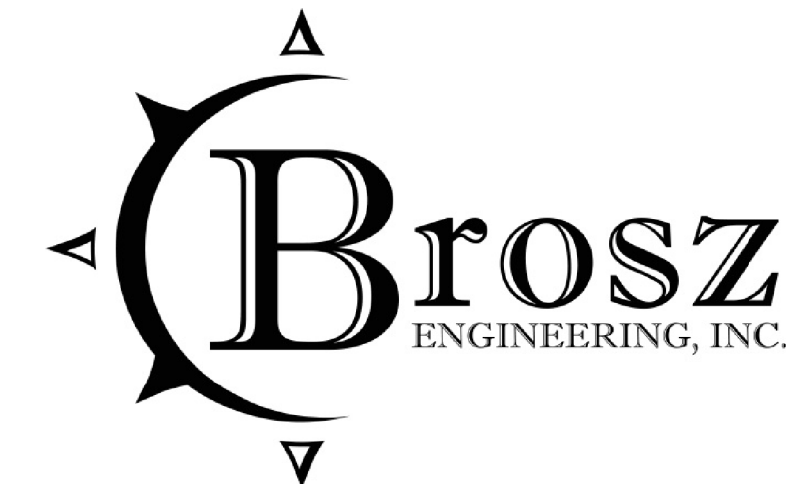
————— = BOUNDARY LINE
————— = EXISTING PROPERTY LINE
- - - - - = ORIGINAL PROPERTY LINE
- - - - - = EXISTING UTILITY EASEMENT LINE



VICINITY MAP
Not to Scale

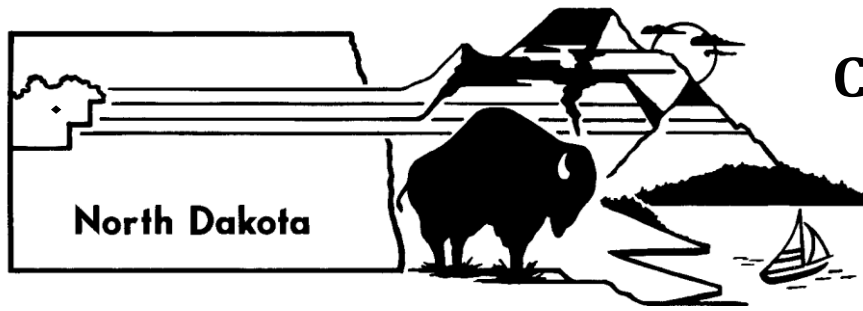
PURPOSE OF THE PLAT:
TO COMBINE THE THREE LOTS AND THE PREVIOUSLY VACATED RIGHT-OF-WAY INTO ONE LOT TO BE OWNED BY THE CITY OF WATFORD CITY.

NOTE:
THE NDDOT STATED VIA EMAIL THAT THE CITY OF WATFORD CITY STILL HELD THIS PORTION OF THE RIGHT-OF-WAY.



4.

Division of Land:
Preliminary Subdivision Map
Lots 1 & 2, Block 6
of the Stenehjem Commons Subdivision
Bypass Properties, LLC



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 26, 2023

STAFF REPORT

Division of Land Application- Subdivision Preliminary Plat Stenehjem Commons Residential Subdivision

APPLICANT:

Iris Development Services, PLLC
PO Box 2512
Lake Havasu City, AZ 86405

PROPERTY OWNERS:

Bypass Properties, LLC
2345 N Woodruff Ave
Idaho Falls, ID 83401

PROPERTY LOCATION:

4th St SE, Lots 1 & 2 of Block 6 of the Stenehjem Commons Subdivision
(PIDs 83-51-06100 and 83-51-06200)

REQUEST:

Applicant wishes to develop a 36-lot, single-family, residential subdivision on Lots 1 & 2, Block 6 of the current Stenehjem Commons Subdivision.

CURRENT ZONING:

R-4 (High Density Residential District)

CURRENT USE:

Vacant land

SITE DEVELOPMENT:

Access: The property is accessible from 4th St SE.

Sewer: The property has access to City sanitary sewer.

Water: The property has access to City water.

SURROUNDING LAND USE:

North: Zoning – A-2, Agricultural District-ETA
Use – Vacant Land

East: Zoning – C-1 General Commercial
Use – Vacant Land

South: Zoning – C-1 General Commercial
Use – Vacant Land

West: Zoning – C-1 General Commercial
Use – Vacant Land

REFERENCES:

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.”

DISCUSSION:

The requested platting would create a total of thirty-six (36) single-family lots along with the typical dedicated public right of way and infrastructure seen in a project of this nature. Watford City staff is in favor of new developments, especially those that add potential housing to the region and/or support our local industries.

Due to the late start to the project, some materials are still being finalized by the development team, but staff is confident that the submittals and discussions will remain productive. Preliminary improvement plans and housing plans have been submitted and are under review by various departments. Based on these discussions of late, the

development team has started the process to request a change of zone from R-4 to R-2M, better accommodating the mixed products and price points they are proposing. The lots are sufficient in size and layout to provide for a residential neighborhood and the finalized Development Agreement and Subdivision Improvement, Maintenance, and Warranty Agreement will insure proper support and services for the development.

Staff mailed adjacent property owners a notice regarding the change of zone request. At the time of this report, no property owners have contacted staff regarding this application.

RECOMMENDATION:

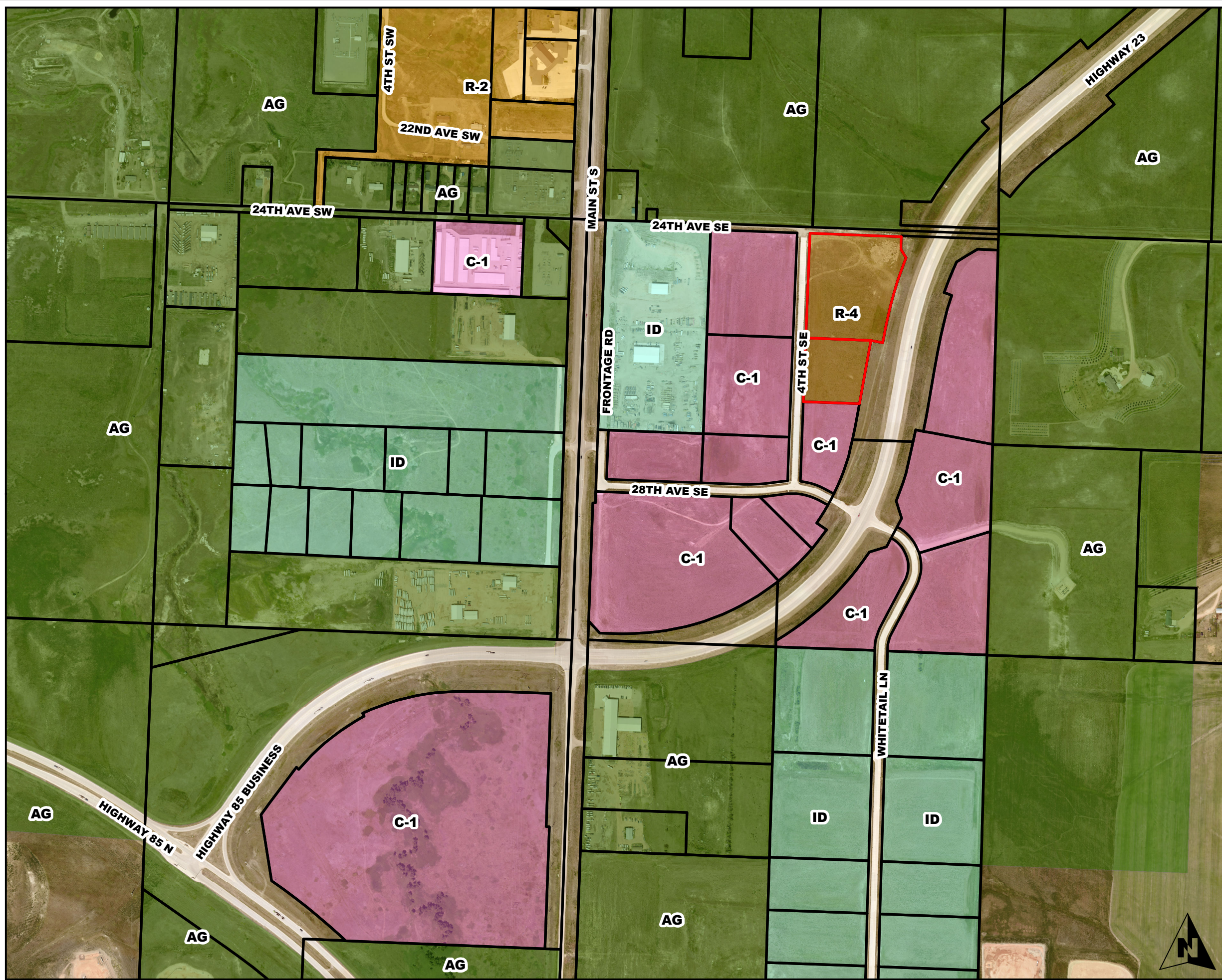
It is the recommendation of City Planning Department staff to **APPROVE** the Division of Land Application contingent upon the following conditions:

1. The applicant will work closely and timely with staff to submit all remaining preliminary plat application materials no-less-than one (1) month prior to submitting a final plat application. These items include, but may not be limited to:
 - a. A final map pre-submittal meeting with the applicable City Departments
 - b. Title report/commitment documentation
 - c. Proposed development design features
 - d. Show how the project is meeting open space requirements
2. A preliminary list of desired street names
3. Existing or proposed covenants, if applicable
4. Per the City of Watford City Municipal Code of Ordinances: Chapter XV, Article XXX: Approval of the Preliminary Subdivision Plat shall be effective for a period of twelve (12) months. Barring an approved extension, a Final Subdivision Plat must be submitted for approval by City Council within the time limit.

PLANNING DEPARTMENT STAFF CONTACTS:

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

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



Legend

- Subject Parcel
- Parcel

Existing Zoning

- AG
- C-1
- ID
- R-2
- R-4

FOR INFORMATIONAL PURPOSES ONLY

Planning Department - GIS

Watford City, North Dakota

Existing Zoning Exhibit

0 200 400 Feet

DRAFTED
Jake Walters

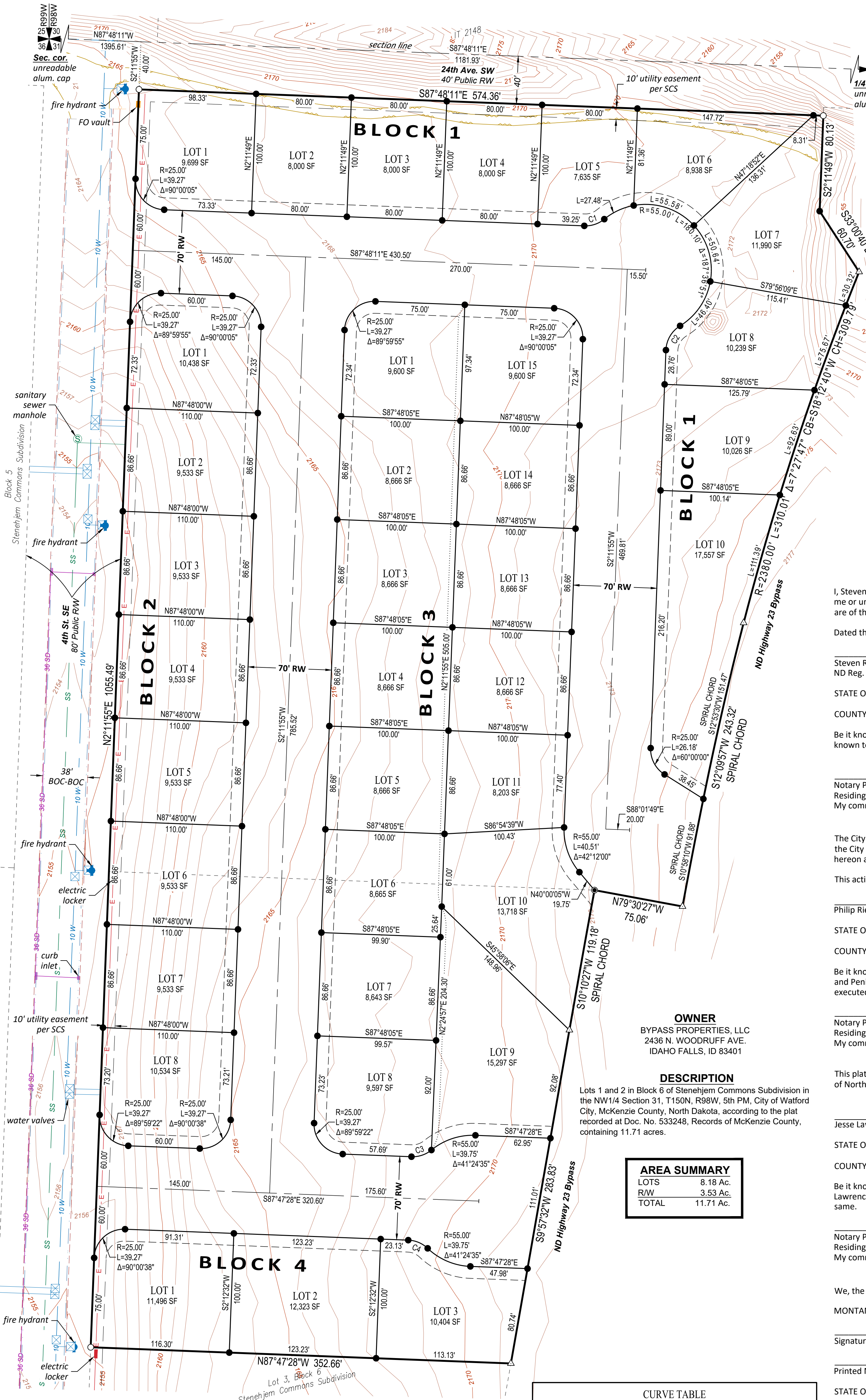
DATE
9/21/23



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.

PLAT of STENEHJEM COMMONS RESIDENTIAL SUBDIVISION

IN THE NW1/4 SECTION 31, T150N, R98W, 5TH PM, CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



LEGEND

- SET REBAR W/ RED CAP MARKED "LS-6261"
- FOUND REBAR W/ YELLOW CAP MARKED "LS-7971 KENZSCA" UNLESS OTHERWISE NOTED
- △ FOUND AC MARKED "7143"
- ▲ FOUND REBAR, NO CAP
- RW RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT
- SCS PLAT OF STENEHJEM COMMONS SUBDIVISION, DOC. No. 533248
- PLAT BOUNDARY
- - - NEW LOT LINE
- - - EXISTING LOT LINE
- - - ROAD CENTERLINE
- - - SECTION LINE
- - - 1/4 LINE
- - - EXISTING EASEMENT
- - - NEW EASEMENT
- - - TIE LINE

BASIS OF BEARING
BEARINGS FOR THIS EXHIBIT ARE BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NAD83, NORTH ZONE.
DISTANCES ARE GROUND.
CSF=0.9998485

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

Dated this _____ day of _____, 2023.
Bypass Properties, LLC
Jeff Bennett
Manager
STATE OF _____ }
COUNTY OF _____ } ss
Be it known that on this _____ day of _____, 2023, before me personally appeared Jeff Bennett, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.
Notary Public for the State of _____
Residing at _____
My commission expires _____

CERTIFICATE OF SURVEYOR
I, Steven Rude, a Professional Land Surveyor in the State of North Dakota, hereby certify that this survey was conducted by me or under my direct supervision, that this plat is a correct representation of said survey, and that the monuments shown are of the nature and occupy the locations shown hereon.
Dated this _____ day of _____, 2023.

PRELIMINARY
9/7/23

Steven Rude, PLS
ND Reg. No. LS-6261
STATE OF NORTH DAKOTA }
COUNTY OF _____ } ss
Be it known that on this _____ day of _____, 2023, before me personally appeared Steven Rude, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.
Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF CITY COUNCIL APPROVAL
The City of Watford City, North Dakota, has approved the attached plat as shown herein and lying within the jurisdiction of the City of Watford City and approves of the utility easements which may run under, on, or over the land as dedicated hereon as "utility easements" whether shown on the plat as present or existing.
This action of the Council was taken by resolution approved the _____ day of _____, 2023.

Philip Riely, Mayor
Attest: Peni Peterson, Auditor
STATE OF NORTH DAKOTA }
COUNTY OF MCKENZIE } ss
Be it known that on this _____ day of _____, 2023, before me personally appeared Philip Riely and Peni Peterson, known to me to be the persons described in the within instrument, and acknowledged to me that they executed the same.
Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF PLANNING & ZONING COMMISSION
This plat is hereby approved by the Planning & Zoning Commission of Watford City in accordance with the laws of the State of North Dakota, ordinances of Watford City, and the regulations of the Planning and Zoning Commission of Watford City.
Jesse Lawrence, Chairman
Date _____

STATE OF NORTH DAKOTA }
COUNTY OF MCKENZIE } ss
Be it known that on this _____ day of _____, 2023, before me personally appeared Jesse Lawrence, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.
Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF UTILITY PROVIDER-MDU
We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.
MONTANA DAKOTA UTILITIES
Signature _____ Date _____
Printed Name _____ Title _____

STATE OF NORTH DAKOTA }
COUNTY OF MCKENZIE } ss
Be it known that on this _____ day of _____, 2023, before me personally appeared _____ of Montana-Dakota Utilities, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.
Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF UTILITY PROVIDER-RTC
We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.
RESERVATION TELEPHONE COOPERATIVE
Signature _____ Date _____
Printed Name _____ Title _____

STATE OF NORTH DAKOTA }
COUNTY OF MCKENZIE } ss
Be it known that on this _____ day of _____, 2023, before me personally appeared _____ of Reservation Telephone Cooperative, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.
Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

OWNER
BYPASS PROPERTIES, LLC
2436 N. WOODRUFF AVE.
IDAHO FALLS, ID 83401

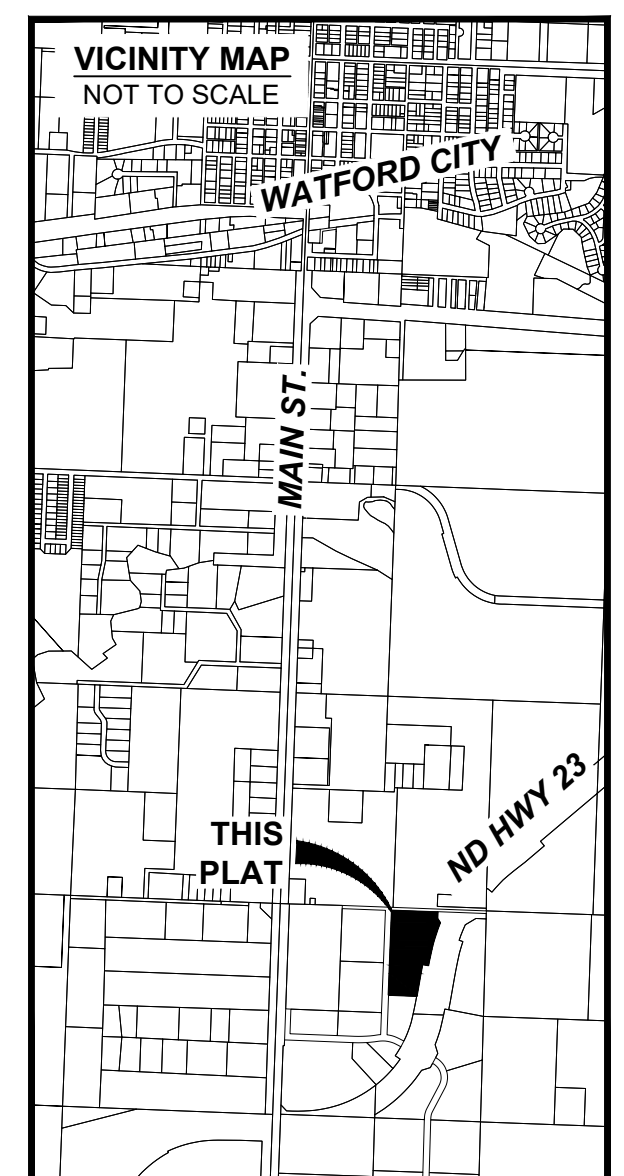
DESCRIPTION
Lots 1 and 2 in Block 6 of Stenehjem Commons Subdivision in the NW1/4 Section 31, T 150N, R98W, 5th PM, City of Watford City, McKenzie County, North Dakota, according to the plat recorded at Doc. No. 533248, Records of McKenzie County, containing 11.71 acres.

AREA SUMMARY

LOTS	8.18 Ac.
R/W	3.53 Ac.
TOTAL	11.71 Ac.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	18.07'	25.00'	041°24'35"	N71°29'32"E	17.68'
C2	24.52'	25.00'	056°12'11"	S30°18'00"W	23.55'
C3	18.07'	25.00'	041°24'35"	N71°30'15"E	17.68'
C4	18.07'	25.00'	041°24'35"	N67°05'10"W	17.68'



CERTIFICATE OF UTILITY PROVIDER-MEC
We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

MCKENZIE ELECTRIC COOPERATIVE
Signature _____ Date _____
Printed Name _____ Title _____
STATE OF NORTH DAKOTA }
COUNTY OF MCKENZIE } ss
Be it known that on this _____ day of _____, 2023, before me personally appeared _____ of McKenzie Electric Cooperative, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.
Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF COUNTY AUDITOR
I, Erica Johnsrud, Auditor of McKenzie County, hereby certify that current taxes, delinquent taxes, delinquent special assessments or installments of special assessments, or tax estimates for the property shown hereon are unpaid in the amount of \$ _____ plus penalty and interest.
Dated this _____ day of _____, 2023.

CERTIFICATE OF RECORDER
STATE OF NORTH DAKOTA }
COUNTY OF MCKENZIE } ss
Filed for record in the office of the Recorder of McKenzie County, North Dakota, at _____ o'clock AM / PM this _____ day of _____, 2023, and assigned Document No. _____
Katie Paulson, Recorder

5.

Division of Land, Minor Plat:
Reversionary Parcel Map
Various parcels within Tara Estates

LT Development Group, LLC



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 27, 2023

STAFF REPORT

Division of Land Application, Minor Plat: Reversionary Parcel Map

PROPERTY OWNER/APPLICANT:

LT Development Group, LLC/Luke Taylor
PO Box 1288
Watford City, ND 58854

PROPERTY LOCATION:

Tara Estates Subdivision - Lots 1 & 2 and 13-24 of Block 1 and Lots 1 & 2 of Block 2,
Watford City, ND 58854

REQUEST:

Division of Land Application, Minor Plat: Reversionary Parcel Map to reconfigure Lots 1 & 2 and 13-24 of Block 1 of the Tara Estates Subdivision into seven (7) larger lots to be known as Lots 25-31, Block 1 and Lots 1 & 2 of Block 2 of the Tara Estates Subdivision into one (1) lot to be known as Lot 51, Block 2 with the intent of building single-family homes as opposed to duplex townhomes.

CURRENT ZONING:

R-2 – Two-Family Dwelling District

CURRENT USE:

Undeveloped residential lots

SITE DEVELOPMENT:

Access: *The properties are accessible from 9th St SW off 11th Ave SW.*

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

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

SURROUNDING LAND USE:

North: Zoning – A-2 (Agricultural District – ETA)
Use – Existing single-family home and vacant acreage

East: Zoning – ID (Agricultural District - ETA)
Use – Industrial laydown yard (A&B, now Pride)

South: Zoning – R-2 (Two-family Dwelling District)
Use – Undeveloped and developed residential lots

West: Zoning – R-2 (Two-family Dwelling District)
Use – Undeveloped and developed residential lots

REFERENCES:

Chapter XV Zoning Ordinance, Article XXX

SECTION 13. – MINOR PLATS:

A minor plat for the purpose of a simple lot split, boundary line adjustment, or map of reversion shall be allowed when street improvements, water or sewer line improvements or other public improvements are not required. A Simple Lot Split shall create no more than four (4) lots. A Boundary Line Adjustment shall not create any lot. A Map of Reversion shall revert subdivided property back to acreage.

DISCUSSION:

This Division of Land Application, Minor Plat: Reversionary Parcel Map application has been submitted by LT Development Group, LLC for consideration of reverting Lots 1, 2, & 13-24 of Block 1, and Lots 1 & 2 of Block 2 of the Tara Estates Subdivision and reconfiguring the property into eight (8) new lots.

Single-family homes are a permitted use within the R-2 (Two-family Dwelling District) by right and larger lots are necessary to meet the setbacks and the larger building footprints.

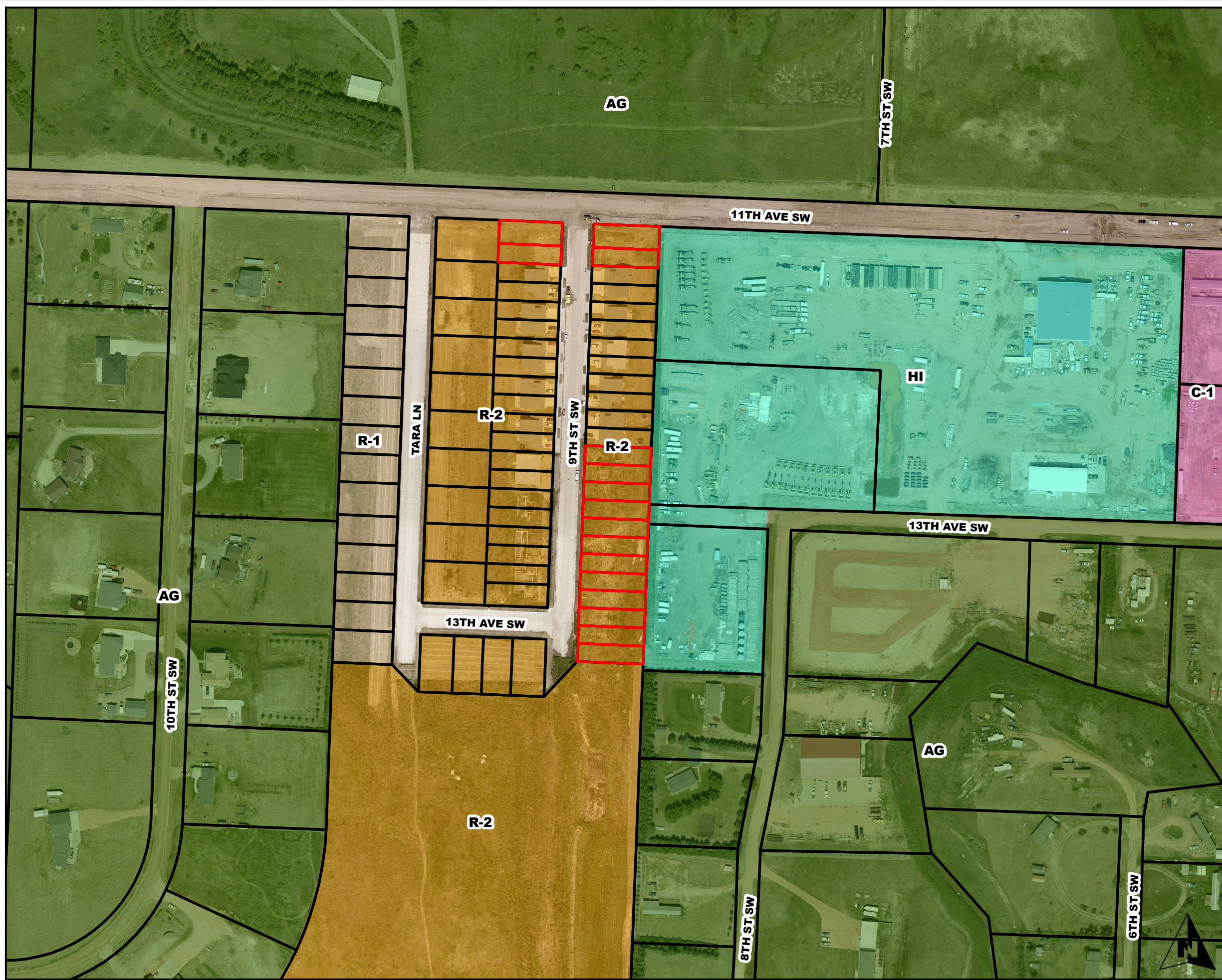
Staff mailed adjacent property owners a notice regarding the change of zone request. At the time of this report, no property owners have contacted staff regarding this application.

RECOMMENDATION:

It is the recommendation of the Planning Department Staff to **APPROVE** the Division of Land Application, Minor Plat for Reversionary Parcel Map.

PLANNING DEPARTMENT STAFF CONTACTS:

Jake Walters	Kayla Grace
jwalters@nd.gov	kagrace@nd.gov
(701) 444-8402	(701) 444-8406



Legend

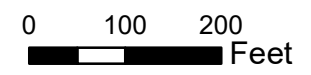
- Subject Parcel
- Parcel
- Existing Zoning**
- AG
- C-1
- HI
- R-1
- R-2

FOR INFORMATIONAL PURPOSES ONLY

Planning Department - GIS

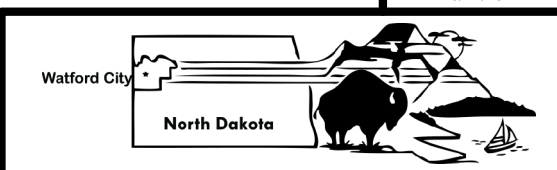
Watford City, North Dakota

Existing Zoning Exhibit



DRAFTED
Jake Walters

DATE
9/21/23

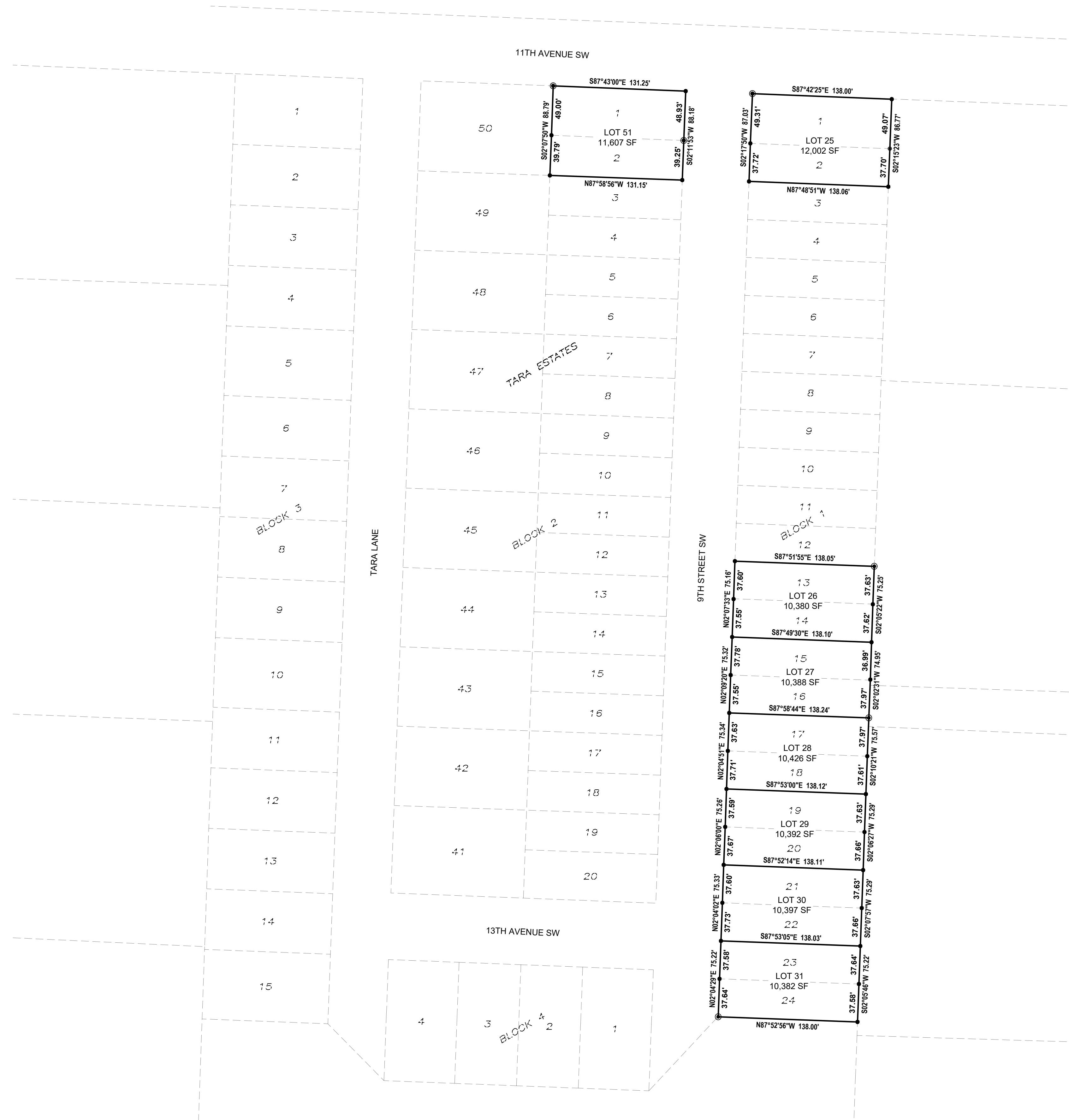


Note: Any reliance upon this map is at user's own risk. Watford City does not warrant the map or its features are either spatially or temporally accurate or fit for a particular use.

TARA ESTATES

A REPLAT OF LOTS 1 - 2, 13 - 24, BLOCK 1 TO BE KNOWN AS LOTS 25 - 31, BLOCK 1 AND A REPLAT OF LOTS 1 - 2, BLOCK 2 TO BE KNOWN AS LOT 51, BLOCK 2

IN THE E1/2 OF THE NW1/4 OF SECTION 25, T150N, R99W, OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



LEGEND

- FOUND MONUMENT
- CALCULATED MONUMENT
- REFERENCE MONUMENT
- SET #5 REBAR W/ OPC "HAGEDORN LS-9457"
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINUS
- SUBJECT PROPERTY LINE
- - - SECTION LINE
- - - PROPERTY LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY

SCALE: 1 INCH = 60 FEET
PLOT SCALE: 24x36
N.D. STATE PLANE, NORTH ZONE
INTERNATIONAL FEET
BEARINGS AND DISTANCES ARE GRID

PLAT INFORMATION
EXISTING ZONING: R-2, TWO-FAMILY DWELLING DISTRICT

PROPERTY DESCRIPTION
A REPLAT OF LOTS 1 - 2, 13 - 24, BLOCK 1 TO BE KNOWN AS LOTS 25 - 31, BLOCK 1 AND A REPLAT OF LOTS 1 - 2, BLOCK 2 TO BE KNOWN AS LOT 51, BLOCK 2, IN THE E1/2 OF THE NW1/4 OF SECTION 25, T150N, R99W, OF THE 5TH PRINCIPAL MERIDIAN, CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE AND DEDICATION
I, (WE) THE UNDERSIGNED, BEING SOLE OWNER(S) AND MORTGAGE HOLDER(S) OF THE LAND PLATTED HEREIN, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT AND AGREE TO NOT VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE CITY OF WATFORD CITY. I, (WE) HEREBY DEDICATE EASEMENTS TO RUN WITH THE LAND FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON, OR OVER THE LAND DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN OR EXISTING.
DATED THIS _____ DAY OF _____ 2023.

SURVEYOR'S CERTIFICATE
I, TIMOTHY A. HAGEDORN, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY PLAT SHOWN HEREON WAS COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS THE CORRECT REPRESENTATION OF THE SURVEY SHOWN HEREON, AND THAT THE MONUMENTS ARE PLACED AS SHOWN, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.
Timothy A. Hagedorn
SURVEYORS SIGNATURE
REGISTERED LAND SURVEYOR # LS-9457

OWNER(S) SIGNATURE(S) _____
PRINTED NAME: _____
STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____ 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____, PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

NOTARY PUBLIC
FOR THE STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES _____

CERTIFICATE OF MCKENZIE COUNTY RECORDER
I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT _____ O'CLOCK A.M. / P.M. ON THE _____ DAY OF _____, A.D. 2023 AND WAS RECORDED AS DOCUMENT NO. _____

NOTARY PUBLIC
FOR THE STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES _____

ON THIS _____ DAY OF 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____, PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

NOTARY PUBLIC
FOR THE STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES _____

PLANNING AND ZONING COMMISSION APPROVAL
THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF WATFORD CITY NORTH DAKOTA, AND REGULATIONS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WATFORD CITY, NORTH DAKOTA.
DATE: _____
JESSE LAWRENCE, CHAIRMAN

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____ 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, JESSE LAWRENCE, CHAIRMAN KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

NOTARY PUBLIC
FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

WATFORD CITY APPROVAL
THE CITY OF WATFORD CITY, NORTH DAKOTA HAS APPROVED THE ATTACHED PLAT AS SHOWN HEREIN AND LYING WITHIN THE JURISDICTION OF THE CITY OF WATFORD CITY AND APPROVES OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.
DATE: _____
PHILIP K. RIELY, MAYOR

STATE OF NORTH DAKOTA COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____ 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, PHILIP K. RIELY, MAYOR AND PENI PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

NOTARY PUBLIC
FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

AUDITOR'S CERTIFICATE OF TAXES
TAXES, DELINQUENT TAXES, DELINQUENT SPECIAL ASSESSMENT OR INSTALLMENTS OF SPECIAL ASSESSMENTS OR TAX ESTIMATES FOR THE PROPERTY DESCRIBED ON THE ATTACHED INSTRUMENT ARE UNPAID IN THE AMOUNT OF \$ _____ PLUS PENALTY AND INTEREST. CERTIFIED ON THIS _____ DAY OF _____ 2023.

ERICA JOHNSRUD,
MCKENZIE COUNTY AUDITOR

CERTIFICATE OF MCKENZIE COUNTY RECORDER
I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT _____ O'CLOCK A.M. / P.M. ON THE _____ DAY OF _____, A.D. 2023 AND WAS RECORDED AS DOCUMENT NO. _____

KATIE PAULSON,
MCKENZIE COUNTY RECORDER



Permit Records

September-October 2023

5602	COMMERCIAL BUILDING	9/25/2023	Mabe's Flower Market	Sanford Construction	309 12th St SE	Lot 27, Blk 6	2nd Addition - Cherry Creek to Watford City	82-20-11200	remodel back of flower shop space into salon space	\$ 120,000.00	\$ 810.50	5915
5603	SIGN	9/25/2023	Colby 2022, LLC - Tyler Oliver	Indigo Signs	504 Main St S		2nd Annexation 150-98 WC	82-15-15098	install new site sign package		\$ 100.00	5916
5604	FENCE	9/29/2023	Timothy & Kathy Meuth	Dakota Fence - Derek Hegdahl	208 6th Ave NW	Lot 8, Blk 1	2nd Addition, North Watford	82-52-00900	straight line fence with no gates - 86' starting 5' from the curb. Almond colored PVC fence.		\$ 25.00	5926
5605	FENCE	9/29/2023	McKenzie County Healthcare Systems Inc	Construction Engineers Inc	709 4th Ave NE		Good Shepherd Addition to Watford City	82-34-00100	enclose courtyard at Chapel and greenhouse located south of building addition. 60 LF with controlled access gate. Powder coated aluminum - black.		\$ 25.00	5927
5606	FENCE	9/29/2023	Rian Schmidt	Self	334 25th Ave NE	Lot 15	Little Bison Subdivision First Addition	83-40-01900	6' tall fence approx 6' ser back from property line.		\$ 25.00	5928
5607	RESIDENTIAL BUILDING	10/2/2023	Keith Scott	ABC Seamless	117 3rd St NW	Lot 2	1st Addition, Watford	82-02-01500	reshingle house with asphalt shingles	\$ 21,900.00	\$ 171.80	5938
5608	DEMOLITION	10/5/2023	McKenzie County Healthcare Systems Inc	Construction Engineers Inc	709 4th Ave NE		Good Shepherd Addition to Watford City	82-34-00100	remove exterior wall where addition is going onto building. Demo sidewalk and courtyard landscaping for addition.		\$ 25.00	5940
5609	COMMERCIAL BUILDING	on hold	McKenzie County Healthcare Systems Inc	Construction Engineers Inc	709 4th Ave NE		Good Shepherd Addition to Watford City	82-34-00100	500 sq ft addition to the Good Shepherd Home Chapel. Minor remodel to 500 sq.ft. of existing chapel area. New greenhouse with canopy in courtyard south of addition.	\$ 1,160,000.00	\$ 4,903.50	5940
5610	FENCE	10/3/2023	Hipolito Fidel Barron	Self	309 25th Ave NE	Lot 9, Blk 3	Little Bison Subdivision First Addition	83-40-03400	6' wood fence		\$ 25.00	5941
5611	CONSTRUCT/REPAIR	10/4/2023	City of Watford City	Northern Improvement Company	Various Locations, WC				asphalt repairs	\$ 53,434.00	Waived	waived
5612	RESIDENTIAL BUILDING	10/6/2023	Janelle Ceynar	Uppa Creek Construction	120 3rd St NW	Lot 12, Blk 12	Original Townsite of Watford	82-01-22100	remove existing shingles, IWS, felt paper, shingles and ridge cap for house and garage	\$ 23,500.00	\$ 183.00	5942
5613	FENCE	10/9/2023	Salvador Reyes Alfonso	Self	302 24th Ave NE	Lot 25, Blk 3	Little Bison-Second Addition	83-4101300	wooden fence around property with gate		\$ 25.00	5943
5614	RESIDENTIAL BUILDING	10/11/2023	Dean & Deb Tucker	Solid Ground Concrete	809 12th St SE				foundation/basement for modular home and garage	\$ 400,000.00	\$ 1,482.50	5944
5615	RESIDENTIAL BUILDING	10/12/2023	Manuel Gomez Alonso	Self	204 3rd Ave NW	Lot 7, Blk 4	Original Townsite of Watford	82-01-06800	adding a bedroom off of the oversized living room area. Electrical work to be done by professional contractor. New room being created will have 2 existing windows.	\$1,360.00	\$25.40	5945
5616	RESIDENTIAL BUILDING	10/12/2023	Justin Bentz & Justine Homiston	Self	517 5th St NE	Lot 11, Blk 3	1st Addition - Holms to WC	82-38-02600	install two egress windows and complete one bedroom	\$ 5,000.00	\$ 53.50	5947
5617	COMMERCIAL BUILDING	10/13/2023	Tiger Well Services/ James (Tom) Brooks	J&DG Concrete LLC	700 4th Ave NE		1st Annexation 150-98 to Watford City	82-13-12000	10' x 115' driveway with rebar at 4,000 psi, 6" thick	\$ 16,232.00	\$ 184.97	5946
5618	FENCE	10/16/2023	Scott Zendejas	Self	201 26th Ave NE	Lot 1, Blk 8	Dakota Ridge Sub Div 1st Add	82-32-08010	6' vinyl fence matching neighbors		\$ 25.00	5951
5619	CONSTRUCT/REPAIR	10/16/2023	ConocoPhillips Company	3 Forks Services	105 Prospect St NE	Lot 4, Blk 2	The Crossings	82-23-02300	remove and replace damaged curb and gutter. Install ADA ramp in existing sidewalk at entrance to building. Remove and replace damaged sidewalk.	\$ 9,588.00	\$ 119.86	5952
5264	RENEWAL	10/16/2023	Bruce Pedersen	Self	770 3rd Ave SW				commercial building permit		\$ 20.00	5953
5620	RESIDENTIAL BUILDING	10/18/2023	Fogle Invest LLC	Fogle Consulting LLC	309 3rd St NW	Lot 4	1st Addition, Watford	82-02-00400	4 new windows, new siding, and new kitchen cabinets and countertops	\$ 25,000.00	\$ 193.50	5961
5621	COMMERCIAL BUILDING	10/18/2023	McKenzie Health	J&DG Concrete LLC	301 12th St SE	Lot 29, Blk 6	2nd Addition-Cherry Creek to Watford City	82-20-11400	5086 sq ft parking lot 6" thick with rebar, 4000 psi - remove and haul off asphalt	\$ 58,282.00	\$ 491.48	5962
5622	COMMERCIAL BUILDING	10/24/2023	ONEOK Rockies Midstream	Corland Construction LLC	1005 Main St S Suite 202				renovation throughout unit - details provided on invoice and permit card	\$ 30,000.00	\$ 322.00	5966
5623	RESIDENTIAL BUILDING	10/26/2023	Manuel Alonso	Rock's Egress and Concrete	204 3rd Ave NW	Lot 7, Blk 4	Original Townsite of Watford	82-01-06800	install two egress windows and complete one bedroom	\$ 9,600.00	\$ 88.20	5967

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	26	62%
July	19	83%
August	14	38%
September	17	71%
October	14	47%
November		
December		
2023 YTD	180	67%

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	193%
June	\$ 195,460.00	26%
July	\$ 500,810.00	82%
August	\$ 4,869,914.89	805%
September	\$ 1,213,964.94	467%
October	\$ 1,933,896.00	67%
November		
December		
2023 YTD	\$ 35,433,228.00	351%

2023 Residential Permits				
Type	# of Units	# of Buildings	Value	Comparison
Single Family Home	1	1	800,000	35%
Duplex	0	0	0	0%
Apartment 3-4 Units	0	0	0	0%
Apartment 5+ Units	0	0	0	0%
2023 TOTAL YTD	1	1	\$ 800,000.00	28%