

# CITY OF WATFORD CITY

P.O. BOX 494

WATFORD CITY, NORTH DAKOTA 58854

## AGENDA

Monday, April 30, 2012

## PLANNING COMMISSION

City Hall

6:00 P.M.

### Call to Order Public Hearing

Public Hearing to hear comment on a Zone Change Application submitted by Farmers Union Oil, Co. for property located at NE1/4SW1/4 of Section 19, T150N, R98W, McKenzie County, 12.99 acres. The applicant is requesting this property be rezoned to C-1 from A-2.

Public Hearing to hear comment on a Conditional Use Application submitted by Precision Well Service, Inc. to allow for a 10,000 gallon diesel tank located at 2000 2<sup>nd</sup> Ave SW, Lot 1, Block 8, Watford City Courtyard Addition.

Public Hearing to hear comment on a Conditional Use Application submitted by Mak Properties, Inc. to all for Employee Housing located at S1/2SE1/4 Section 8, R150N, T98W, McKenzie County.

Public Hearing to hear comment on a Conditional Use Application submitted by JW Enterprises, LLC to allow for Employee Housing located at S1/2 SE1/4 Section 24, T150N, R99W, McKenzie County, 2.91 acres.

Public Hearing to hear comment on a Zone Change Application submitted by Fox Hills Village, LLC for property located at NE1/4 Section 20, NW1/4 Section 21, T150N, R98W, McKenzie County, 320 acres. The applicant is requesting this property be rezoned to R-1, R-2, R-3, R-4, C-1, C-2, C-B from A-2.

Public Hearing to hear comment on a Subdivision Preliminary Plat filed by Fox Hills Village, LLC for property located at NE1/4 Section 20, NW1/4 Section 21, T150N, R98W, McKenzie County, 320 acres. Plat of Fox Hills Village.

Public Hearing to hear comment on a Zone Change Application submitted by Wild West Investments, LLC for property located at S1/2 of NE1/4 & NW1/4 Section 26, T150N, R99W, McKenzie County, 120.03 acres. The applicant is requesting this property be rezoned R-4 from A-2.

Public Hearing to hear comment on a Subdivision Preliminary Plat filed by Wild West Investments, LLC for property located at S1/2 of NE1/4 & NW1/4 Section 26, T150N, R99W, McKenzie County, 120.03 acres. Plat of Cherry Ridge.

Public Hearing to hear comment on a Zone Change Application submitted by Kirk Wold, CKW Properties, LLP for property located at Section 19, TWP 150N, R98W, McKenzie County, 48.35 acres. The applicant is requesting this property be rezoned C-1, C-2, C-B from A-2.

Public Hearing to hear comment on a Subdivision Preliminary Plat filed by Kirk Wold, CKW Properties, LLC for property located at Section 19, TWP 150N, R98W, McKenzie County, 48.35 acres. Plat of South Park Addition.

New Business:

Review Building Permits

Amy Chapman	213 7 <sup>th</sup> St NE	Fence
Greg Willis	909 11 <sup>th</sup> St SW	12 x 12 deck
Roger Maki	705 Long Dr	new home
Justin Forbes	605 Long Dr	new home
Derrek Wilson	312 3 <sup>rd</sup> St NW	deck, windows
Dennis Bingeman	1208 Main St S	20 x 40 pole barn
Big Boy Toys	300 Main St N	finish off upstairs
FIB&T	100 Main St N	office remodel
Wiser Development	1712 11 <sup>th</sup> Ave SE	Bldg Expansion
Judy Wold	413 3 <sup>rd</sup> St NE	2 egress windows
Golden Welch	300 7 <sup>th</sup> Ave NW	new home
Golden Welch	312 7 <sup>th</sup> Ave NW	new home
Golden Welch	308 7 <sup>th</sup> Ave NW	new home
Jordahl Homes	701 Long Drive	new home
FIB&T	500-505 Long Drive	4 new homes
Peggy Becker	325 2 <sup>nd</sup> ST NW	siding, shingles, deck
SSID, LLC	Main St S	install 5 showers
WC Courtyard	105 Reagan ST	moving permit
Billie Namanny	505 11 <sup>th</sup> St SE	fence
Bud Thorpe	333 3 <sup>rd</sup> St NE	Re-roof
Jeremy Cox	108 Roosevelt	moving permit

Adjournment

  
Peni Peterson  
Secretary

\*\*\*If you are not able to attend a Planning Commission meeting, please notify Peni prior to the meeting.\*\*\*

## LAND USE APPLICATION

Watford City Planning Department

See Reverse for Submittal Requirements

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: <u>3-26-12</u>	APPLICATION NUMBER:
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>PSD</u>	MEETING DATES: P&Z:      CC:
<input type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: <u>200.00 - pd</u>	ADVERTISE DATE:
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u># 78613 ch#</u>	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE:	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input type="checkbox"/>	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Farmers Union Oil Co.

APPLICANT: Farmers Union Oil Co.

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Farmers Union Oil Co.

ADDRESS: Box 624

CITY: Watford City      STATE: North Dakota      ZIP CODE: 58854

TELEPHONE: 701-444-3639      FAX/CELL: 701-444-4878

ASSESSOR'S PARCEL NUMBER(S): NE 1/4 SW 1/4 OF SECTION 15, T150N R98W OF 5TH PM.

LEGAL DESCRIPTION: \_\_\_\_\_

PROPERTY ADDRESS AND NEAREST CROSS STREETS: \_\_\_\_\_

GROSS/NET ACREAGE: 12.99      PRESENT ZONE CLASSIFICATION: Ag or Lot or

DESIRED ZONE CLASSIFICATION: Commercial C-1      CURRENT LAST USE: As

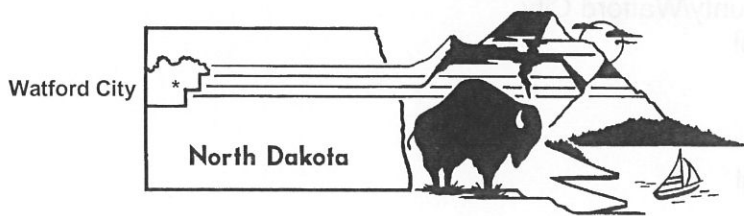
DESCRIBE YOUR REQUEST IN DETAIL. YOU MUST CITE ANY RELEVANT CODE SECTIONS, WAIVERS, OR CONDITIONAL USE PERMITS (USE ADDITIONAL PAGES IF NEEDED)

To Be Zoned Commercial For new station & shop

DESCRIBE THE SOURCE OF WATER/SEWER: City

Do you have a will serve letter  YES  NO





**City of Watford City**  
213 2<sup>nd</sup> St., NE  
PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
www.4eyes.net

April 25, 2012

## STAFF REPORT

ZC-14-2012

Zone Change

Applicant

Farmers Union Oil  
PO Box 624  
Watford City ND 58854

Property Owners

Farmers Union Oil

Property Address: No address has been issued at this time. The location of the project is ½ mile east of the intersection of Hwy. 85 S. along Hwy. 23 bypass.

Zone Change Requested:

A request to change the zoning of the above-referenced lot from A-2 (Agricultural 2) to the C-1, General Commercial District.

Reference: Watford City City Code Sec. XV – Article XXVI, Amendments

Discussion: Article XXVI, Section 1 of the Watford City Zoning Ordinance states that “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.”

The property is located ½ mile east of the intersection of Hwy. 85 S. along Hwy. 23 bypass. The subject property contains 48.35± acres.

The existing property is currently undeveloped. There are no City roads or municipal utilities within the subject property at this time. The site is in the newly created Extra Territorial Area (ETA) and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission. The intent of the ETA is to regulate growth and development within one mile of the City but to not be restrictive in nature.

The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the city’s zone change request. None of the noticed property owners contacted the city regarding the application.

In granting a zone change, the Planning Commission must satisfy itself, from the evidence heard before it, that the granting of the zone change is in the best long-term interests of the City of Watford City and the other affected properties. The Planning Commission shall also find that the zone change, if granted, is in harmony with the intended spirit and purpose of the zoning ordinance and does not constitute “spot zoning” so as to allow a use that would otherwise not be permitted. Under no circumstances shall the Planning Commission recommend a zone change not permissible under the terms of this ordinance.

LAND USE APPLICATION

Watford City Planning Department

See Reverse for Submittal Requirements

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: 4-10-12	APPLICATION NUMBER:
<input type="checkbox"/> ZONE CHANGE- \$200.00 fee	PROCESSES BY: P&P	MEETING DATES: P&Z: CC:
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT- \$350.00 fee plus publishing cost	FEE: 350.00	ADVERTISE DATE:
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: pd # 1517	PROPERTY OWNERS NOTIFIED:
<input checked="" type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE:	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input type="checkbox"/>	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Danny and Darcyne Lass - owners of PWS  
APPLICANT: Precision Well Service Inc.

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Precision Well Service Inc.  
ADDRESS: PO BOX 1140  
CITY: Watford City STATE: ND ZIP CODE: 58854  
TELEPHONE: 701-842-2770 FAX/CELL: 866-861-8912

ASSESSOR'S PARCEL NUMBER(S):  
LEGAL DESCRIPTION: Lot 1, Block 8, Replat of Lots 1, 2 & 3, Block 1, Block 2 and Block 3  
PROPERTY ADDRESS AND NEAREST CROSS STREETS: 2000' 2nd Ave SW Corner of Hwy 85 & 35  
GROSS/NET ACREAGE: 2 acres PRESENT ZONE CLASSIFICATION: Commercial C1D 35  
DESIRED ZONE CLASSIFICATION: CURRENT LAST USE:

DESCRIBE YOUR REQUEST IN DETAIL. YOU MUST CITE ANY RELEVANT CODE SECTIONS, WAIVERS, OR CONDITIONAL USE PERMITS (USE ADDITIONAL PAGES IF NEEDED)

Would like to set a bulk deisel tank in fenced yard.  
10,000 gallon tank

DESCRIBE THE SOURCE OF WATER/SEWER: City Do you have a will serve letter  YES  NO

WC Courtyard Add. Schell Industrial Park  
Mckenzie County,  
North Dakota

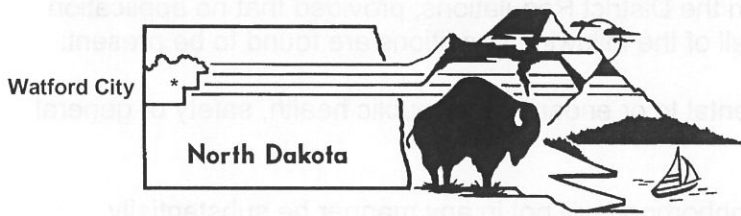
2000 2nd Ave SW



Google earth

feet  
km





**City of Watford City**  
 213 2<sup>nd</sup> St., NE  
 PO Box 494  
 Watford City, ND 58854  
 Ph. 701- 444- 2533  
 Fax 701- 444- 3004  
 www.4eyes.net

April 26, 2012

**STAFF REPORT**

CU-02-2012 Conditional Use

<u>Applicant</u> Precision Well Service PO Box 1140 Watford City ND, 58854	<u>Property Owners</u> Danny and Darcy Lass
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Property Address: 2000 2<sup>nd</sup> Ave. SW, Watford City ND

Conditional Use Requested:

Placement of an above ground fuel storage tank within a commercial development.

Reference: Watford City Code Sec. XV – Article XXV, Conditional Uses

Discussion: The property is located at the intersection of 2<sup>nd</sup> Ave. SW and Co. 35. The subject property contains 2± acres.

The existing property is currently developed as commercial oil field service yard. There are City utilities within the subject property.

The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the city’s zone change request. None of the noticed property owners contacted the city regarding the application.

The commission should carefully consider all of the possible implications associated with approving this Conditional Use. An approved Conditional Use Permit is required in the C-1 Commercial Zoning District for “Liquid, Gas Bulk, Explosives, and Other Hazardous Material Storage”.

*Surrounding Land Use Inventory:*

West: Zoning -	C-1, Watford City
Use -	Commercial
South: Zoning -	A-2, McKenzie County
Use -	Commercial
North: Zoning -	A-2, McKenzie County
Uses -	Commercial
East: Zoning -	C-1, Watford City
Uses -	Commercial



# LAND USE APPLICATION

Watford City Planning Department

See Reverse for Submittal Requirements

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

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<input type="checkbox"/> ZONE CHANGE- \$200.00 fee	PROCESSES BY:	MEETING DATES: P&Z:      CC:
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT- \$350.00 fee plus publishing cost	FEE:	ADVERTISE DATE:
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE:	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input type="checkbox"/>	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: MAK Properties Inc.  
 APPLICANT: MATT SPARBY

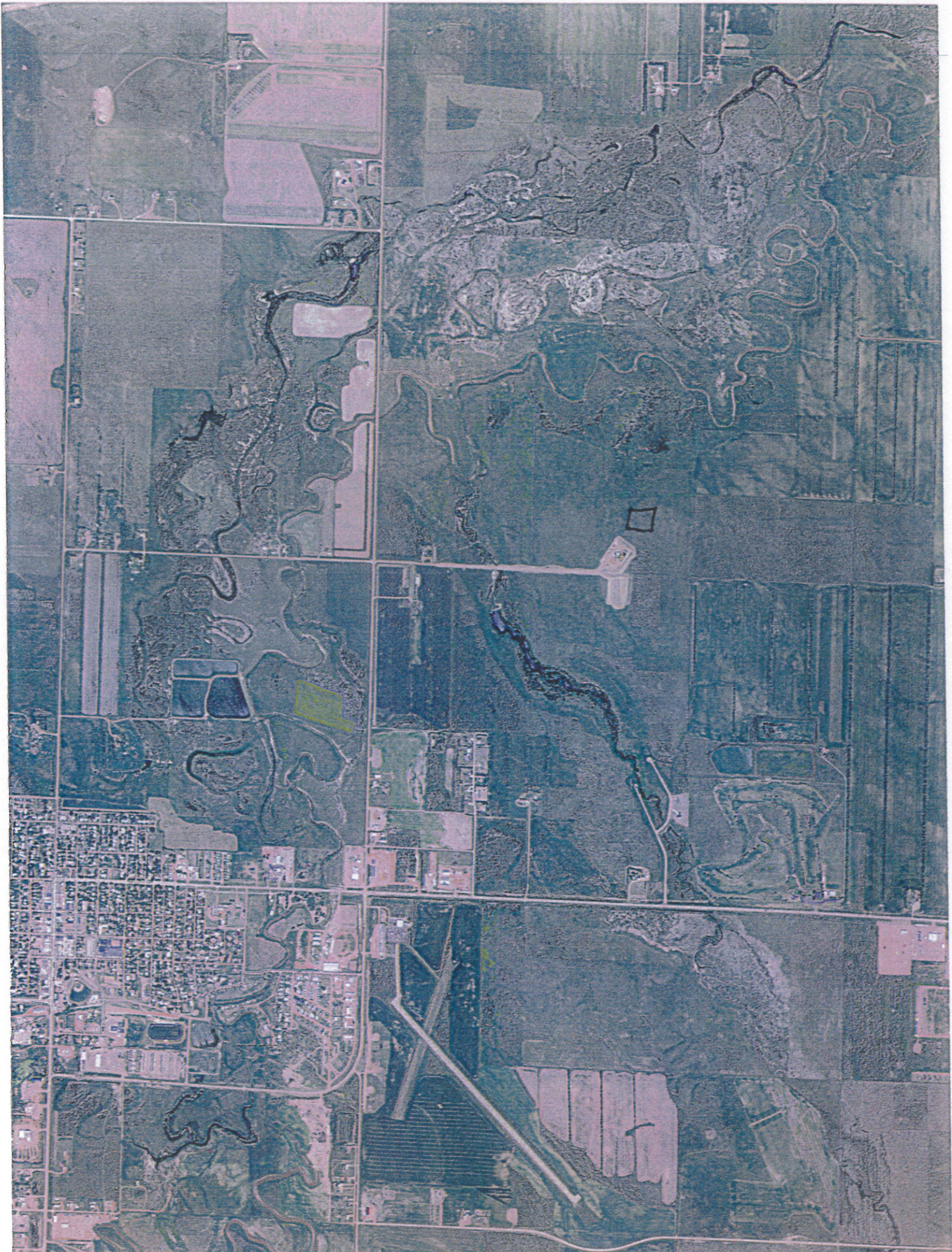
ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

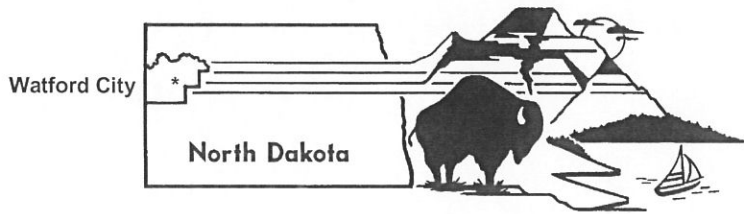
NAME: MATT SPARBY  
 ADDRESS: 1499 Anne St NW  
 CITY: Bemidji STATE: MN ZIP CODE: 56601  
 TELEPHONE: 218-444-1021 FAX/CELL: 218-444-1017 (218-368-5626)  
 ASSESSOR'S PARCEL NUMBER(S): \_\_\_\_\_  
 LEGAL DESCRIPTION: Section 8 150 98  
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: Applies For 17th Ave  
 GROSS/NET ACREAGE: 3.76 PRESENT ZONE CLASSIFICATION: A-2  
 DESIRED ZONE CLASSIFICATION: C-1 CURRENT LAST USE: \_\_\_\_\_

DESCRIBE YOUR REQUEST IN DETAIL. YOU MUST CITE ANY RELEVANT CODE SECTIONS, WAIVERS, OR CONDITIONAL USE PERMITS  
 (USE ADDITIONAL PAGES IF NEEDED)

We would like to Build A 70'x80' Building For A Shop  
For our Business We would also like to Build 14'x32'  
mobile RV to Be put on Property. max Allowed (7)  
Also TRUCK PARKING

DESCRIBE THE SOURCE OF WATER/SEWER: Private Do you have a will serve letter  YES  NO





**City of Watford City**  
213 2<sup>nd</sup> St., NE  
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Ph. 701- 444- 2533  
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www.4eyes.net

April 26, 2012

## STAFF REPORT

CU-04-2012 Conditional Use

Applicant  
Matt Sparby  
1499 Anne St. NW  
Bemidji MN 56601

Property Owners  
Mak Properties

Property Address: Property is not addressed at this time. A Portion of T.150 R.98 Sec. 8, W1/2 E1/2 SE1/4 SE1/4; W1/2 SE1/4 SE1/4; E1/2 E1/2 SW1/4 SE1/4 excepting out IT2130

### Conditional Use Requested:

For Temporary Workforce Housing in the C-1 District

Reference: Watford City City Code Sec. XV – Article XXV, Conditional Uses

Discussion: This application was filed in conjunction with a Zone Change application for the development of a commercial shop/office and is for Temporary Employee Housing in the C-1 district.

The property is located one half mile east of Co. 36 on 17th Ave NE. The subject property contains 3.76+ acres.

The existing property is currently undeveloped and vacant. There are no roads or utilities within the subject property. The site is in the newly created Extra Territorial Area (ETA) and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission. The intent of the ETA is to regulate growth and development within one mile of the City but to not be restrictive in nature.

The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the city's zone change request.

The commission should carefully consider all of the possible implications associated with approving this Conditional Use. Chapter XV, Article XX of the City of Watford City ordinances require that "All required off-street parking areas, including access drives, shall be improved with asphalt, concrete or similar dust-free surface and all parking spaces shall be clearly marked." At the CU permit's annual review, if it is determined that there is a long-term need, the P&Z commission can recommend to the city council that the permittee pave the parking areas. However, the P&Z Commission cannot waive the requirement to provide paved parking and driving surfaces. They can only make a recommendation to the City Council to do so. Should the use become long-term the requirement to pave should be implemented. In the interim, a dust palliative such as magnesium chloride can be applied.

Recommendation:

Staff recommends **approval** of the conditional use subject to the following conditions:

1. The conditional use permit will allow only factory manufactured campers and DOT approved recreational vehicles or Housing and Urban Development (HUD) approved manufactured housing or commercial coaches (skid units) are permitted. No non-factory housing shall be permitted.
2. The conditional use permit is based on the number of spaces shown on the submitted site plan and shall not be expanded nor the intensity increased unless by conditional use permit.
3. The conditional use permit shall be specific as to number of parking spaces to be provided. A minimum of 2 off-street parking spaces per site shall be provided.
4. A dust palliative should be required to be applied to parking areas from May through October.
5. Parking areas shall be surfaced with a minimum of 6" of crushed aggregate, not scoria. Scoria may be used as a base course for the final surfacing.
6. Conditional Use Permit will expire after 6 months if no action is taken.
7. Conditional Use Permit shall be reevaluated after 1 year.
8. Williams County standards for temporary housing will be required.

Contact:

Curtis Moen  
City Planner/Zoning Administrator  
City of Watford City  
(701) 444-2533

## LAND USE APPLICATION

Watford City Planning Department

See Reverse for Submittal Requirements

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: <u>4-12-12</u>	APPLICATION NUMBER:
<input type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>RSP</u>	MEETING DATES: P&Z:            CC:
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: <u>350.<sup>00</sup></u>	ADVERTISE DATE:
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>Pd # 1048</u>	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE:	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input type="checkbox"/>	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: JW Enterprises LLC  
 APPLICANT: JASON KANNEGIEIER

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: JW Enterprises LLC  
 ADDRESS: P.O. Box 2037  
 CITY: Gillette, STATE: WY ZIP CODE: 82717  
 TELEPHONE: 307-680-2670 FAX/CELL: SAME  
 ASSESSOR'S PARCEL NUMBER(S): \_\_\_\_\_  
 LEGAL DESCRIPTION: S 1/2 SE 1/4 Section 24, T150N, R99W McKenzie Cty.  
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: \_\_\_\_\_  
 GROSS/NET ACREAGE: 2.91 PRESENT ZONE CLASSIFICATION: C-1 from A-2  
 DESIRED ZONE CLASSIFICATION: C-1 CURRENT LAST USE: Machine Shop

DESCRIBE YOUR REQUEST IN DETAIL. YOU MUST CITE ANY RELEVANT CODE SECTIONS, WAIVERS, OR CONDITIONAL USE PERMITS (USE ADDITIONAL PAGES IF NEEDED)

To set 3ea single wide mobile homes as shown and install septic water and electric hookups to and from our existing utilities. when the city gets those services to us we will then want to contact into the utilities that would be provided.

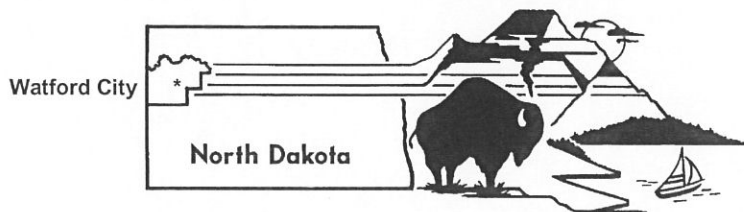
DESCRIBE THE SOURCE OF WATER/SEWER: \_\_\_\_\_ Do you have a will serve letter  YES  NO

Heggen 5

HWY 85 9

State of ND





**City of Watford City**  
 213 2<sup>nd</sup> St., NE  
 PO Box 494  
 Watford City, ND 58854  
 Ph. 701- 444- 2533  
 Fax 701- 444- 3004  
 www.4eyes.net

April 26, 2012

## STAFF REPORT

CU-03-2012 Conditional Use

<u>Applicant</u> Jason Kannegieter PO Box 2037 Gillette WY 82717	<u>Property Owners</u> JW Enterprises LLC
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Property Address: 1001 4th St. SW, Watford City

### Conditional Use Requested:

Placement of 3 temporary employee housing units within a commercial development.

Reference: Watford City Code Sec. XV – Article XXV, Conditional Uses

Discussion: The property is located 1/4 mile west of Hwy. 85 on 11th Ave SW. The subject property contains 3+ acres

### Site Development

Access: The property is accessible from 11th Ave. SW which is paved.

Sewer: There are no existing city sanitary sewer mains within the property. The property will be serviced by an individual sewage disposal system until such time as City sewer is available.

Water: There are no existing city water mains within the property. The property will be serviced by either rural water or private well until such time as City water is available.

Analysis: The proposed conditional use will provide for temporary employee housing.

The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the city's zone change request. None of the noticed property owners contacted the city regarding the application.

The commission should carefully consider all of the possible implications associated with approving this Conditional Use. An approved Conditional Use Permit is required in the C-1 Commercial Zoning District for "Employee Housing".

## LAND USE APPLICATION

Watford City Planning Department  
 See Reverse for Submittal Requirements  
 AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: <u>4-12-12</u>	APPLICATION NUMBER:
<input checked="" type="checkbox"/> ZONE CHANGE- \$200.00 fee	PROCESSES BY: <u>FSP</u>	MEETING DATES: P&Z:      CC:
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT- \$350.00 fee plus publishing cost	FEE: <u>200.00</u>	ADVERTISE DATE:
<input checked="" type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>pd # 5769</u>	PROPERTY OWNERS NOTIFIED:
<input checked="" type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE:	
<input checked="" type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input checked="" type="checkbox"/>	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Judith H. Stenehjem (SLS) Limited Partnership

APPLICANT: Fox Hills Village, LLC

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Fox Hills Village, LLC ATTN: Mark Bragg

ADDRESS: 100 Main Street

CITY: Watford City STATE: North Dakota ZIP CODE: 58854

TELEPHONE: 760-641-9888 FAX/CELL: 760-641-9888 (cell)

ASSESSOR'S PARCEL NUMBER(S): N/A (see legal description)

LEGAL DESCRIPTION: T 150 N, R 98 W of the 5<sup>th</sup> P.M.; Section 20: NE ¼, Section 21: NW ¼

PROPERTY ADDRESS AND NEAREST CROSS STREETS: south side of Hwy 23, east of Watford City Airport

GROSS/NET ACREAGE: 320 gross/320 net PRESENT ZONE CLASSIFICATION: none

DESIRED ZONE CLASSIFICATION: Residential & Commercial CURRENT LAST USE: vacant

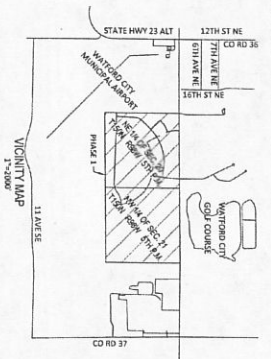
DESCRIBE YOUR REQUEST IN DETAIL. YOU MUST CITE ANY RELEVANT CODE SECTIONS, WAIVERS, OR CONDITIONAL USE PERMITS  
 (USE ADDITIONAL PAGES IF NEEDED)

See attached description in "Justification for Land Use Application – Fox Hills Village" letter.

DESCRIBE THE SOURCE OF WATER/SEWER: City of Watford City Do you have a will serve letter  YES  NO



ZONING EXHIBIT  
**FOX HILLS VILLAGE**  
 A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTHWEST QUARTER OF SECTION 21,  
 TOWNSHIP 150 NORTH, RANGE 98 WEST, 5TH P.M.



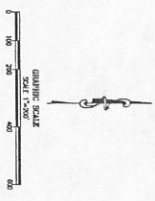
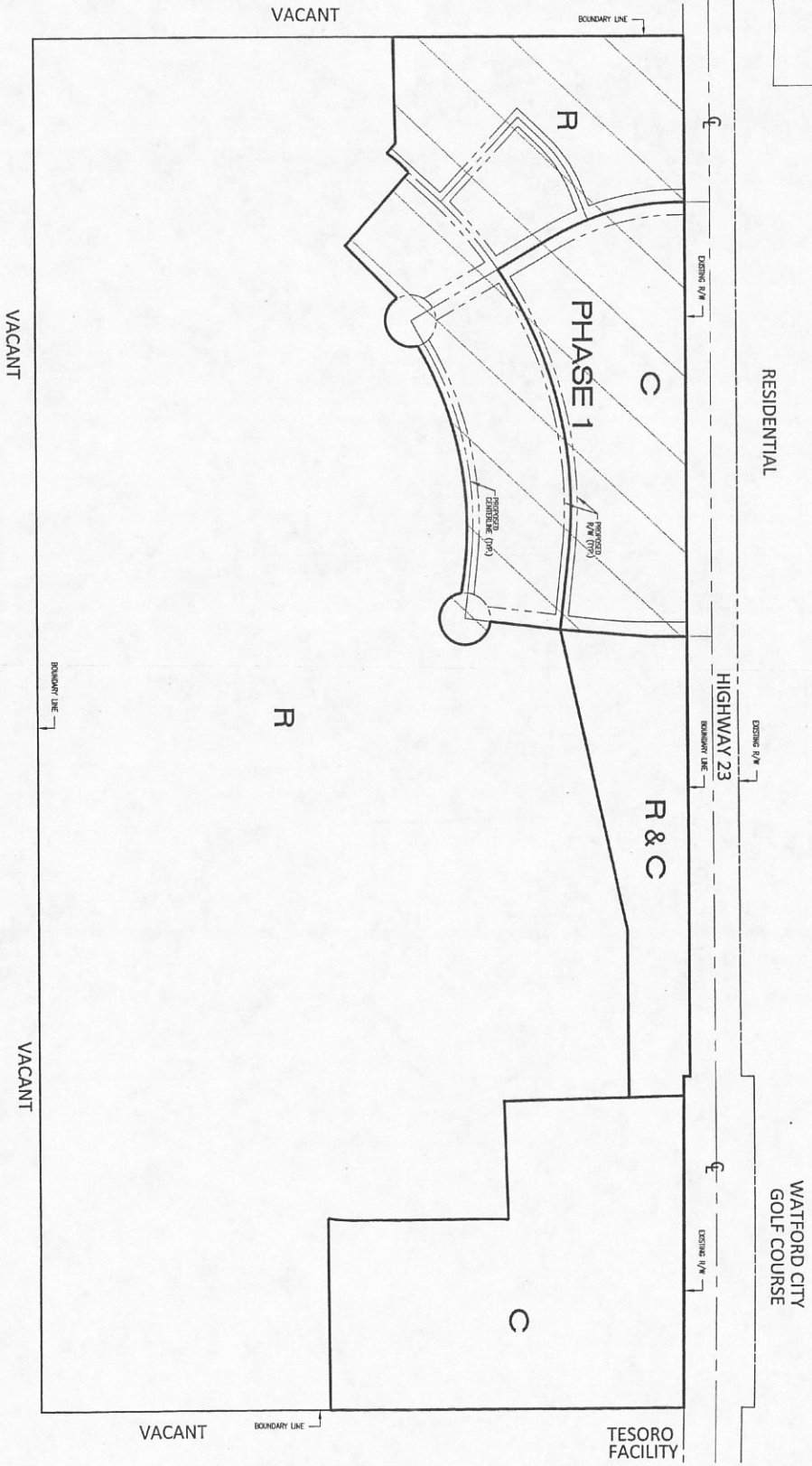
**OWNER (PHASE 1) :**  
 FOX HILLS VILLAGE, LLC  
 100 MAIN STREET, WATFORD CITY,  
 NORTH DAKOTA, 58204

**OWNER (REMAINDER PARCEL) :**  
 FOX HILLS VILLAGE, LLC  
 100 MAIN STREET, WATFORD CITY,  
 NORTH DAKOTA, 58204

**APPLICANT/DEVELOPER:**  
 ARTHUR MARK BRADZ  
 FOX HILLS VILLAGE, LLC  
 100 MAIN STREET, WATFORD CITY,  
 NORTH DAKOTA, 58204

**PROJECT AREA:**  
 PHASE 1 56.14 ACRES  
 FUTURE DEVELOPMENT  
 GROSS: 250.03 ACRES

**ZONINGS:**  
 R = (R-1, R-2, R-3, R-4)  
 C = (C-1, C-2, C-3)  
 R & C = (R-1, C-2, C-3)



	<b>WATFORD CITY, NORTH DAKOTA</b> ZONING EXHIBIT		SHEET NO. <b>1</b>
	<b>FOX HILLS VILLAGE</b> LOCATED IN THE NE 1/4 OF SECTION 20 AND THE NW 1/4 OF SECTION 21, T150N, R98W <b>FOX HILLS VILLAGE, LLC</b>		
<small>Advanced Engineering and Environmental Services, Inc.          448 St. James West, Laramie, WY 82001          307.735.8200 www.aees.com 307.735.8210</small>			



Fox Hills Village, LLC  
 100 Main Street  
 Watford City, North Dakota 58854



April 10, 2012

Curt Moen, Planning Director  
 City of Watford City  
 213 2nd St NE  
 Watford City, ND 58854

Subject: Justification for Land Use Application – Fox Hills Village

Dear Mr. Moen,

Fox Hills Village, LLC is pleased to submit our Land Use Application, and associated Annexation Application, for your consideration and processing. This project represents an exciting new chapter for the City of Watford City and its surrounding community as a whole.

Purpose and Description

The intended purpose of the Land Use Application is to establish zoning for a Residential/Commercial project, to be located just outside the current Watford City limits, south of Highway 23 and east of the municipal airport. The approximately 306-acre project responds to the tremendous housing needs of the region as well as the growing demand for commercial and ancillary uses. It also provides internal supportive uses that ensure a sense of community, which will benefit not only the future residents of Fox Hills Village, but current families throughout the area. The comprehensive development proposes to construct single family homes, townhomes and apartment complexes as well as supporting commercial, public and open space uses throughout the site (see conceptual site plan). A school site is proposed as part of the development as well. The project would be constructed in approximately seven phases over a four-to-five year period. The proposed Zoning Districts described in this application will facilitate the land uses shown below.

**Summary of Uses\***

<b>Proposed Use</b>	<b>Approximate Acreage</b>
<b>Residential</b>	153 ac
<b>Single-Family</b>	105 ac
<b>Town Homes/Apartments</b>	48 ac
<b>Commercial</b>	36 ac
<b>School</b>	8 ac
<b>Open Space</b>	≥1ac/40ac of development (TBD)
<b>Misc: Roads, Easements, etc</b>	61 ac
<b>Total:</b>	<b>+/- 306 ac</b>

*\*Initial acreages are estimated and subject to change as phased development proceeds.*

*Services*

The proposed development will create a demand for public services. The project will pay impact fees which will off-set anticipated impacts.

*Drainage*

The project site may be subject to flooding or hydrology/hydraulic issues due to converging drainage flows. Off-site and/or on-site drainage improvements, including basins, drains, pipes, culverts, etc will be considered to mitigate potential negative effects.

*Traffic*

The proposed development will generate incremental increases in traffic as build-out progresses. The project will make improvements to the circulation system of on-site streets, intersection improvements (including off-site at Highway 23), signal improvements and pedestrian improvements to support the development. Such improvements will be validated by a Master Traffic Study.

Thank you for your assistance in processing this application. We look forward to working closely with staff and the community over the coming years.

Sincerely,

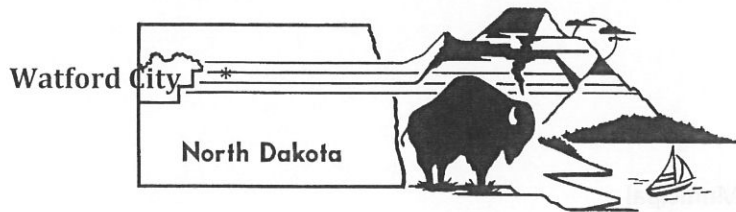


Jake Walters

On behalf of:

Fox Hills Village, LLC

a Bakken Housing Partners venture



**City of Watford City**  
213 2<sup>nd</sup> St., NE  
PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
www.4eyes.net

April 25, 2012

## STAFF REPORT

ZC-13-2012

Zone Change

### Applicant

Fox Hills Village LLC  
100 Main Street  
Watford City ND, 58835

### Property Owners

Judith H. Stenehjem Limited Partnership

Property Address: No address has been issued at this time. Property is located south of Hwy. 23 between 16<sup>th</sup> St. NE and the Watford City Municipal Golf Course entrance.

### Zone Change Requested:

A request to change the zoning of the above-referenced lot from A-2 (Agricultural 2), to the R-1, R-2, R-3 and R-4 Residential Districts as well as the C-1, C-2 and C-B Commercial Districts.

Reference: Watford City City Code Sec. XV – Article XXVI, Amendments

Discussion: Article XXVI, Section 1 of the Watford City Zoning Ordinance states that "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."

The property is located south of Hwy. 23 between 16th St. NE and the Watford City Municipal Golf Course entrance. The subject property contains 320± acres.

The existing property is undeveloped and the property is currently vacant. There are no roads or utilities within the subject property. The site is in the newly created Extra Territorial Area (ETA) and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission. The intent of the ETA is to regulate growth and development within one mile of the City but to not be restrictive in nature.

The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the city's zone change request. None of the noticed property owners contacted the city regarding the application.

In granting a zone change, the Planning Commission must satisfy itself, from the evidence heard before it, that the granting of the zone change is in the best long-term interests of the City of Watford City and the other affected properties. The Planning Commission shall also find that the zone change, if granted, is in harmony with the intended spirit and purpose of the zoning ordinance and does not constitute "spot zoning" so as to allow a use that would otherwise not be permitted. Under no circumstances shall the Planning Commission recommend a zone change not permissible under the terms of this ordinance.

## DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY  
FOR SUBMITTAL REQUIREMENTS, PLEASE SEE BELOW AND REVERSE

*Fox Hills Village*

APPLICATION TYPE	DATE FILED: <b>4-12-12</b>	APPLICATION NUMBER:
<input checked="" type="checkbox"/> SUBDIVISION TENTATIVE MAP	PROCESSED BY: <b>PSP</b>	PLANNING AND ZONING: _____
<input type="checkbox"/> SUBDIVISION FINAL MAP	FEE: <b>920.<sup>00</sup></b>	CITY COUNCIL: _____ BOCC (IF APPLICABLE): _____
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #: <b>CK# 5769</b>	SECTION, TOWNSHIP, RANGE: _____ CONFORMANCE TO WATFORD CITY CO COMP PLAN? YES <input type="checkbox"/> NO <input type="checkbox"/>
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
<input type="checkbox"/> ROAD/STREET ABANDONMENT	<i>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</i>	
<input type="checkbox"/> LARGE PARCELS MAP TENTATIVE	PROPERTY OWNER: <u>Fox Hills Village, LLC</u>	
<input type="checkbox"/> LARGE PARCELS MAP FINAL	APPLICANT: <u>Mark Bragg, Fox Hills Village, LLC</u>	
<input type="checkbox"/> MAP OF REVERSION	<b>CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</b>	
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP	NAME: <u>Fox Hills Village, LLC Attn: Mark Bragg</u>	
<input type="checkbox"/> AGRICULTURAL EXEMPTION	ADDRESS: <u>100 Main Street</u>	
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION	CITY: <u>Watford City</u> STATE: <u>ND</u> ZIP CODE: <u>58854</u>	
	TELEPHONE: <u>760-641-9888</u> FAX/CELL: <u>760-641-9888 (cell)</u>	

ASSESSOR'S PARCEL NUMBER(S): N/A, see legal description

LEGAL DESCRIPTION: T 150 N, R 98 W of the 5th P.M.; Section 20: NE 1/4, Section 21: NW 1/4, McKenzie County, ND

PROPERTY ADDRESS AND NEAREST CROSS STREETS: No address, south side of Hwy 23, east of Watford Airport

GROSS/NET ACREAGE: Gross 56.14 ac / Net 46.02 ac NUMBER OF LOTS: 17

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City of Watford City

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: NO (IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO FILING ANY REQUIRED APPLICATION.

**SUBMITTAL REQUIREMENTS:** All submittals shall be legible, printed in ink or typed and suitable for reproduction.

- Two copies of each map page sized suitable for reproduction (8.5"x 11" or 11"x 17") are required. Full size copies of maps (24"x 36") must be submitted with each application as required on the reverse. **PLEASE NOTE THAT ALL MAPS (except Mylar) MUST BE FOLDED SO THEY CAN BE PLACED IN A LEGAL SIZE FILE.**

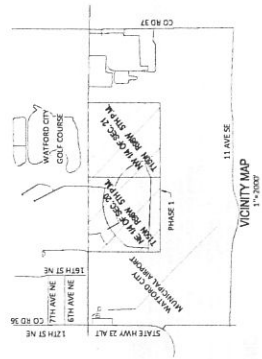
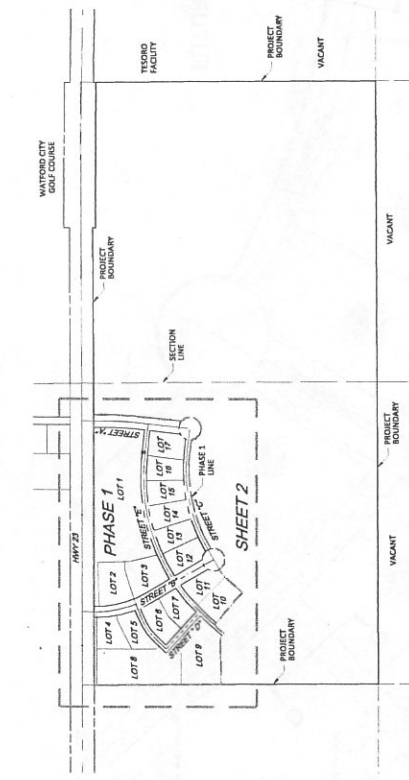
- All maps must be drawn by a Professional Engineer or Land Surveyor.

**PROCEDURES FOR FILING DIVISION OF LAND APPLICATIONS.**

1. To file a Map Application, assemble the required documents and submit packet. Only completed applications shall be accepted for filing.
2. Refer to "DOCUMENT REQUIRED" for your application type. Staff reports and recommendations are mailed to the applicant and surveyor/engineer addresses listed on the application. To discuss a report or recommendation please contact the Planning Department.
3. All conditions of approval must be met before a map will be recorded.

# A PRELIMINARY PLAT OF FOX HILLS VILLAGE

A SUBDIVISION OF THE NORTH-EAST QUARTER OF SECTION 20 AND THE NORTH-WEST QUARTER OF SECTION 21,  
TOWNSHIP 150 NORTH, RANGE 98 WEST, 5TH P.M.



**OWNER (PHASE 1) :**  
FOX HILLS VILLAGE, LLC  
100 MAIN STREET, WATFORD CITY,  
NORTH DAKOTA, 58254

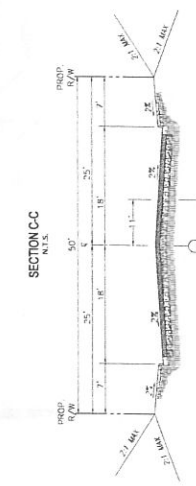
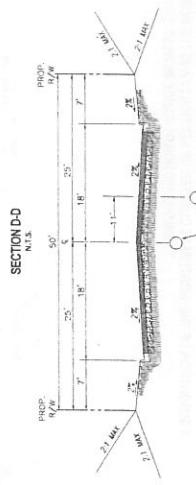
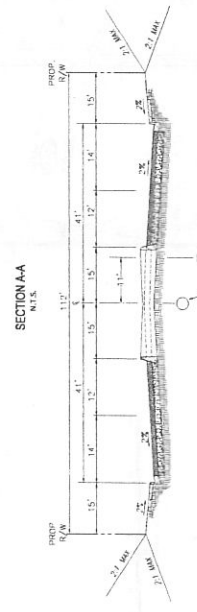
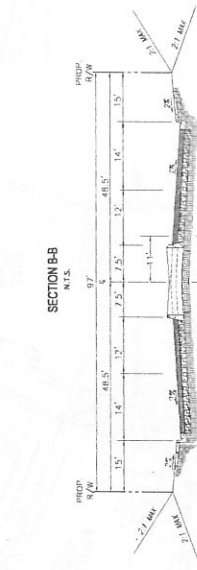
**APPLICANT/DEVELOPER:**  
ALTM, MARK PHAZZ, LLC  
100 MAIN STREET, WATFORD CITY,  
NORTH DAKOTA, 58254

**PROJECT AREA**  
**PHASE 1**  
GROSS: 56.14 ACRES  
NET (11.55 STRIPS): 46.09 ACRES

**OPEN SPACE REQUIREMENT:**  
OPEN SPACE SHALL BE PROVIDED AT A MINIMUM  
OF 1 ACR PER 40 ACRES OF DEVELOPMENT.

- LEGEND:**
- RIGHT OF WAY
  - CENTERLINE
  - DRIVEWAY
  - DRIVEWAY ELECTRIC (EXISTING)
  - DRIVEWAY ELECTRIC (PROPOSED)
  - WATER (PROPOSED)
  - WATER (PROPOSED)
  - SECTION LINE
  - PHASE LINE
  - PAD ELEVATION (PROPOSED)

**PROJECT SITE**  
GRAPHIC SCALE  
SCALE: 1" = 200'



<p><b>AES</b> Advanced Engineering and Environmental Services, Inc. 448 3rd Avenue Blvd. (Lower Division, ND 58001) 1.701.225.9608 www.aesinc.com 1.701.225.9619</p>	<p>DATE: 4/10/2013</p> <p>SHEET NO. <b>1</b></p> <p>OF <b>3</b></p>
	<p>WATFORD CITY, NORTH DAKOTA TENTATIVE PARCEL MAP NO. 0000 <b>FOX HILLS VILLAGE-PHASE 1</b> LOCATED IN THE NE 1/4 OF SECTION 20 AND THE NW 1/4 OF SECTION 21, T.150N, R.98W, 5TH P.M. FOR: <b>FOX HILLS VILLAGE, LLC</b></p>

# LAND USE APPLICATION

Watford City Planning Department

See Reverse for Submittal Requirements

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

*Cherry Ridge*

APPLICATION TYPE:	DATE FILED: <u>4-11-12</u>	APPLICATION NUMBER:
<input checked="" type="checkbox"/> ZONE CHANGE- \$200.00 fee	PROCESSES BY: <u>PSP</u>	MEETING DATES: P&Z:            CC:
<input type="checkbox"/> CONDITIONAL USE PERMIT- \$350.00 fee plus publishing cost	FEE: <u>200.00</u>	ADVERTISE DATE:
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>Pa #17522</u>	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE:	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input type="checkbox"/>	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Judith H. Stenehjem (SLS) Limited Partnership  
 APPLICANT: Wild West Investments, LLC

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Wild West Investments, LLC 90 Mr. Daniel Fitzpatrick  
 ADDRESS: 221-1st Avenue SW, Suite 300  
 CITY: Rochester STATE: Minnesota ZIP CODE: 55902  
 TELEPHONE: 507-269-8844 FAX/CELL: 507-424-2182  
 ASSESSOR'S PARCEL NUMBER(S): 11-00-12500  
 LEGAL DESCRIPTION: S1/2 of NE1/4&NW1/4, NE1/4 Sec26-T150N, R99W, McKenzie Cty, ND  
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 11th Avenue SW and 14th Street SW  
 GROSS/NET ACREAGE: 120.03 / 118.03 PRESENT ZONE CLASSIFICATION: Agricultural  
 DESIRED ZONE CLASSIFICATION: R-4 CURRENT LAST USE: Pasture

DESCRIBE YOUR REQUEST IN DETAIL. YOU MUST CITE ANY RELEVANT CODE SECTIONS, WAIVERS, OR CONDITIONAL USE PERMITS  
 (USE ADDITIONAL PAGES IF NEEDED)

The proposed project is a mixed-use development with single family two-family, and multi-family units. In accordance with Chapter XV of the Subdivision Code, the R-4 zoning district allows for these uses without a Conditional Use Permit, variance, or wavier of regulations. The proposed project consists of 120 acres at an average density of 8.8 units per acre.

DESCRIBE THE SOURCE OF WATER/SEWER: Pending Do you have a will serve letter  YES  NO



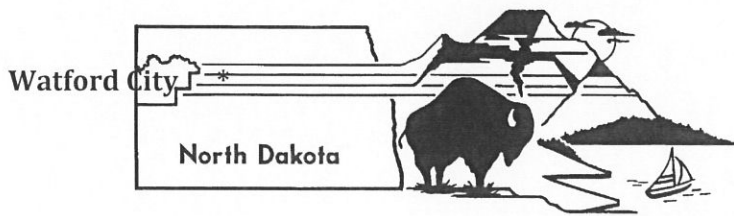
July 85

W.C.

Garman Hill

July 85





City of Watford City  
213 2<sup>nd</sup> St., NE  
PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
www.4eyes.net

April 25, 2012

## STAFF REPORT

ZC-12-2012

Zone Change

Applicant

Wild West Investments LLC  
221 1<sup>st</sup> Ave. SW, Suite 300  
Rochester MN, 55902

Property Owners

Judith H. Stenehjem Limited Partnership

Property Address: No address has been issued at this time. Property is located at the intersection of 14<sup>th</sup> St. SW and 11<sup>th</sup> Ave. SW

Zone Change Requested:

A request to change the zoning of the above-referenced lot from A-2 (Agricultural 2), to the R-4 High Density Residential District.

Reference: Watford City City Code Sec. XV – Article XXVI, Amendments

Discussion: Article XXVI, Section 1 of the Watford City Zoning Ordinance states that “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.”

The property is located at the intersection of 11<sup>th</sup> Ave. SW and 14<sup>th</sup> St. SW. The subject property contains 120± acres.

The existing property is undeveloped and the property is currently vacant. There are no roads or utilities within the subject property. The site is in the newly created Extra Territorial Area (ETA) and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission. The intent of the ETA is to regulate growth and development within one mile of the City but to not be restrictive in nature.

The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the city’s zone change request. None of the noticed property owners contacted the city regarding the application.

In granting a zone change, the Planning Commission must satisfy itself, from the evidence heard before it, that the granting of the zone change is in the best long-term interests of the City of Watford City and the other affected properties. The Planning Commission shall also find that the zone change, if granted, is in harmony with the intended spirit and purpose of the zoning ordinance and does not constitute “spot zoning” so as to allow a use that would otherwise not be permitted. Under no circumstances shall the Planning Commission recommend a zone change not permissible under the terms of this ordinance.

**DIVISION OF LAND / PLANNING APPLICATION**  
CITY OF WATFORD CITY

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY  
FOR SUBMITTAL REQUIREMENTS, PLEASE SEE BELOW AND REVERSE

*Cherry Ridge*

APPLICATION TYPE	DATE FILED: <b>4-11-12</b>	APPLICATION NUMBER:
<input checked="" type="checkbox"/> SUBDIVISION TENTATIVE MAP	PROCESSED BY: <i>PSP</i>	PLANNING AND ZONING: _____
<input type="checkbox"/> SUBDIVISION FINAL MAP	FEE: <b>3,270.00</b>	CITY COUNCIL: _____ BOCC (IF APPLICABLE): _____
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #: <b>CR# 17523</b>	SECTION, TOWNSHIP, RANGE: _____ CONFORMANCE TO WATFORD CITY CO COMP PLAN? YES <input type="checkbox"/> NO <input type="checkbox"/>
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
<input type="checkbox"/> ROAD/STREET ABANDONMENT	<p align="center"><i>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</i></p>	
<input type="checkbox"/> LARGE PARCELS MAP TENTATIVE		
<input type="checkbox"/> LARGE PARCELS MAP FINAL		
<input type="checkbox"/> MAP OF REVERSION	<p align="center"><b>CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</b></p>	
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP	NAME: <u>Daniel Fitzpatrick, Wild West Investments, LLC</u>	
<input type="checkbox"/> AGRICULTURAL EXEMPTION	ADDRESS: <u>221-1st Avenue SW - Suite 300</u>	
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION	CITY: <u>Rochester</u> STATE: <u>Minnesota</u> ZIP CODE: <u>55902</u>	
	TELEPHONE: <u>507-269-8844</u> FAX/CELL: <u>507-424-2182</u>	

ASSESSOR'S PARCEL NUMBER(S): 11-00-12500

LEGAL DESCRIPTION: S1/2 of NE1/4&NW1/4, NE1/4, Sec26, T150N, R99W, McKenzie Cty, ND

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 11th Avenue SW and 14th Street SW

GROSS/NET ACREAGE: 120.03 / 118.03 NUMBER OF LOTS: 250 Lots/

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: Extension of municipal services<sup>2</sup> Outlots from Watford City

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: No (IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO

**SUBMITTAL REQUIREMENTS:** All submittals shall be legible, printed in ink or typed and suitable for reproduction.

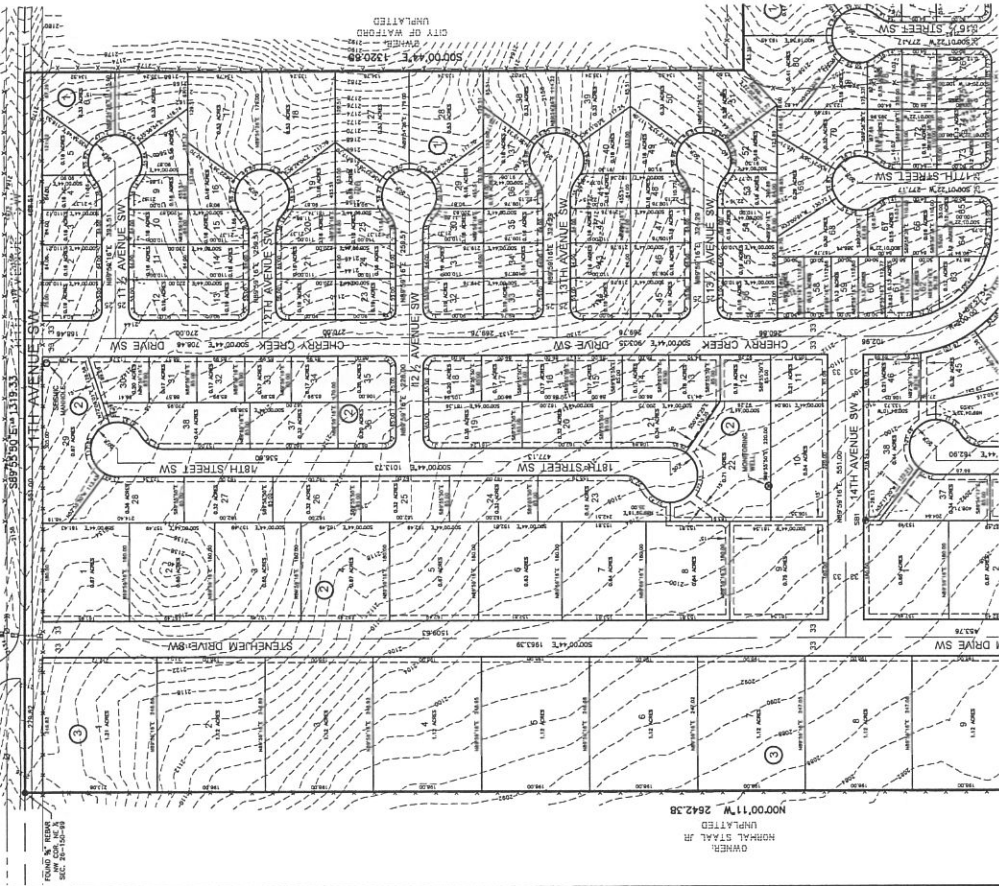
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- All maps must be drawn by a Professional Engineer or Land Surveyor.

**PROCEDURES FOR FILING DIVISION OF LAND APPLICATIONS.**

- To file a Map Application, assemble the required documents and submit packet. Only completed applications shall be accepted for filing.
- Refer to "DOCUMENT REQUIRED" for your application type. Staff reports and recommendations are mailed to the applicant and surveyor/engineer addresses listed on the application. To discuss a report or recommendation please contact the Planning Department.
- All conditions of approval must be met before a map will be recorded.

# CHERRY CREEK

## S 1/2 NE 1/4 AND NW 1/4 NE 1/4, SECTION 26, T150N, R99W, MCKENZIE COUNTY, NORTH DAKOTA



**GENERAL NOTES:**

1. CONTOURS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED ON APRIL 2, 2012.
2. WETLAND SHOWN BASED UPON FIELD DELINEATION PERFORMED ON MARCH 31, 2012.
3. THERE ARE CURRENTLY NO AVAILABLE FEMA FLOOD MAPS FOR THIS AREA.

58 = SOIL BORINGS PERFORMED ON APRIL 1, 2012.

**BOUNDARY DESCRIPTION**  
 The above described quarter and the Northwest Quarter of the Northeast Quarter, Section 26, Township 150 North, Range 99 West of the Fifth Principal Meridian, McKenzie County, North Dakota, containing 126.53 acres, more or less.

**OWNER'S CERTIFICATE**  
 I, the undersigned, being the owner of the above described lands, do hereby certify that the boundaries shown on this plat were determined by a survey conducted by me or by a duly licensed and qualified surveyor, and that the same are true and correct to the best of my knowledge and belief, and that the same are in accordance with the laws of the State of North Dakota.

State of North Dakota  
 County of McKenzie  
 My Commission expires: \_\_\_\_\_

**SUBSCRIBER'S CERTIFICATE**  
 I, the undersigned, being the owner of the above described lands, do hereby certify that the boundaries shown on this plat were determined by a survey conducted by me or by a duly licensed and qualified surveyor, and that the same are true and correct to the best of my knowledge and belief, and that the same are in accordance with the laws of the State of North Dakota.

State of North Dakota  
 County of McKenzie  
 My Commission expires: \_\_\_\_\_

**PLANNING AND ZONING COMMISSION APPROVAL**  
 The attached plat, in whole or in part, is hereby approved by the Planning and Zoning Commission of the City of Willard, North Dakota, on this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

City of Willard, North Dakota  
 My Commission expires: \_\_\_\_\_

**WATFORD CITY APPROVAL**  
 The attached plat, in whole or in part, is hereby approved by the Planning and Zoning Commission of the City of Watford City, North Dakota, on this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

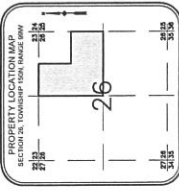
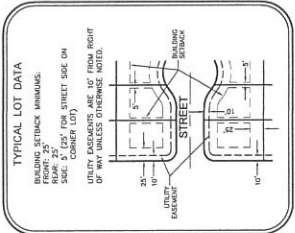
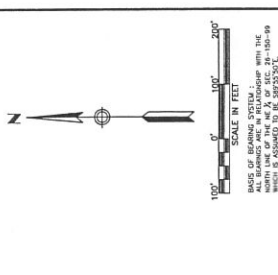
City of Watford City, North Dakota  
 My Commission expires: \_\_\_\_\_

**AUDITOR'S CERTIFICATE OF TAXES**  
 I, the undersigned, Auditor of McKenzie County, do hereby certify that correct taxes, delinquent taxes, disjunct special assessments or payments of special assessments or the estimated tax liability of the above described lands, as shown on the attached plat, are in the amount of \$ \_\_\_\_\_ plus penalty and interest.

McKenzie County, North Dakota  
 My Commission expires: \_\_\_\_\_

**CERTIFICATE OF MCKENZIE COUNTY RECORDER**  
 This plat was filed for record in the office of McKenzie County Recorder in the State of North Dakota at \_\_\_\_\_ o'clock \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2012, and was recorded as Document Number \_\_\_\_\_.

McKenzie County, North Dakota  
 My Commission expires: \_\_\_\_\_



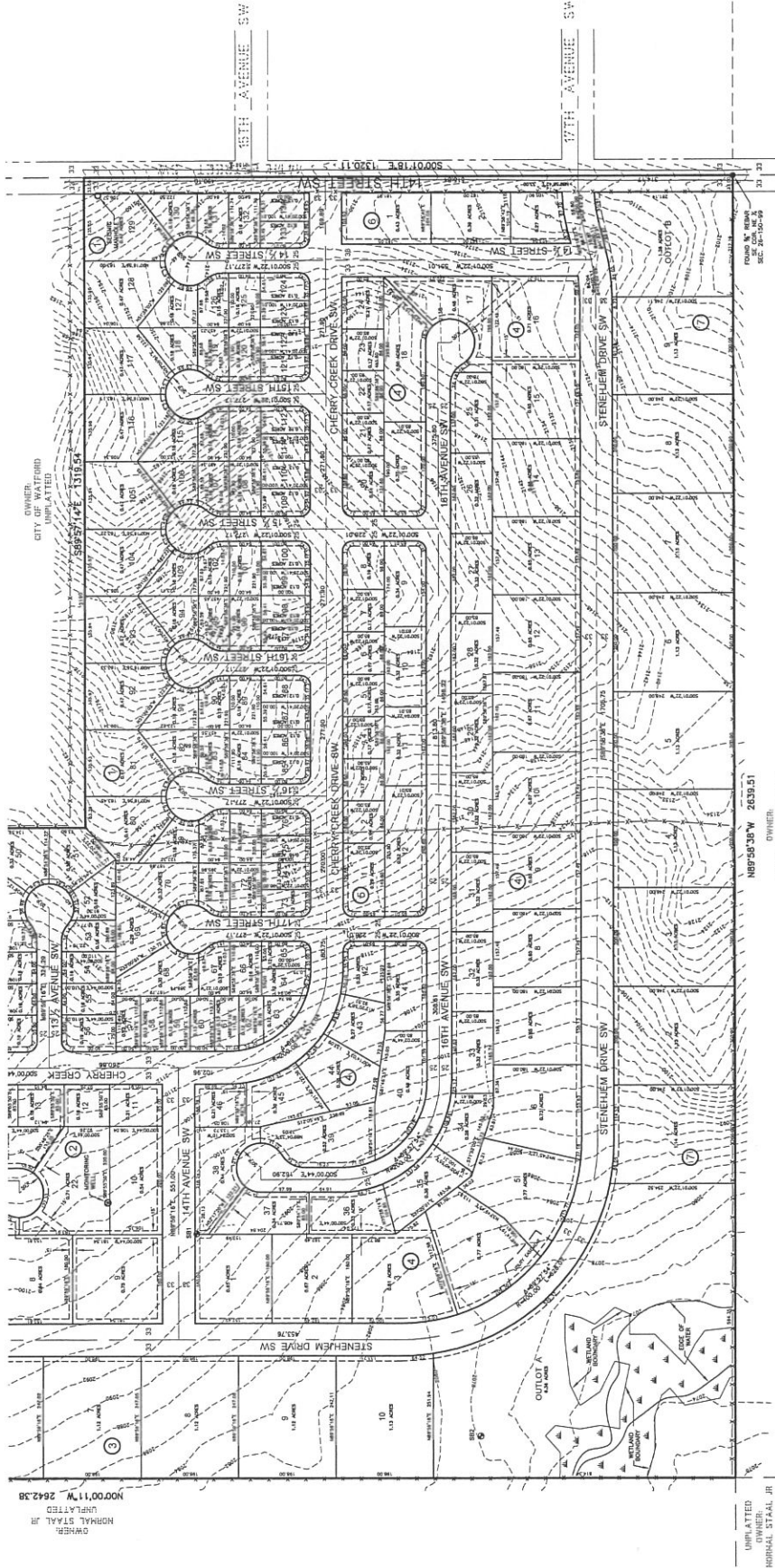
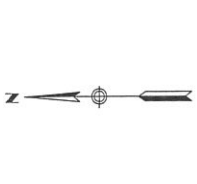
CHERRY CREEK	
SITE DATA SUMMARY	
TOTAL ACREAGE	= 120.03
ACREAGE DEDICATED TO PUBLIC USE	= 21.77
(RIGHT OF WAY)	
NUMBER OF LOTS	= 262
NUMBER OF OUTLOTS	= 2

**McChis & Batts, Inc.**  
 1848 Third Avenue S.E.  
 Rochester, MN 55904  
 Telephone: 507-289-3919  
 Fax: 507-289-3918  
 Email: mc@mcchisbatts.com

PRELIMINARY PLAT

# CHERRY CREEK

S 1/2 NE 1/4 AND NW 1/4 NE 1/4, SECTION 26, T150N, R99W, MCKENZIE COUNTY, NORTH DAKOTA



OWNER:  
DONALD STAL, JR.  
UNPLATTED  
N00700117W 2642.38

OWNER:  
DONALD LERSETH ETUX  
UNPLATTED  
N89750357W 2639.51

UNPLATTED  
OWNER:  
DONALD STAL, JR.

**McChis & Batts, Inc.**  
1648 Third Avenue S.E.  
Rochester, MN 55904  
Telephone: 507-289-3919  
Fax: 507-289-3918  
E-mail: mc@mcchisbatts.com

---

**McChis**

Client: WILDMET INVESTMENTS LLC  
Job No: 15050712977  
Drawing No: 15050712977  
Drawing Date: 08/11/15  
Drawing Title: PRELIMINARY PLAT  
Drawing Scale: AS SHOWN

---

**Batts, Inc.**

Client: WILDMET INVESTMENTS LLC  
Job No: 15050712977  
Drawing No: 15050712977  
Drawing Date: 08/11/15  
Drawing Title: PRELIMINARY PLAT  
Drawing Scale: AS SHOWN

# LAND USE APPLICATION

Watford City Planning Department  
See Reverse for Submittal Requirements  
AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED:	APPLICATION NUMBER:
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY:	MEETING DATES: P&Z:      CC:
<input type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE:	ADVERTISE DATE:
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE:	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input type="checkbox"/>	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: KIRK WOLD, CKW PROPERTIES LLP.  
APPLICANT: DAVID TUAN, AES

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

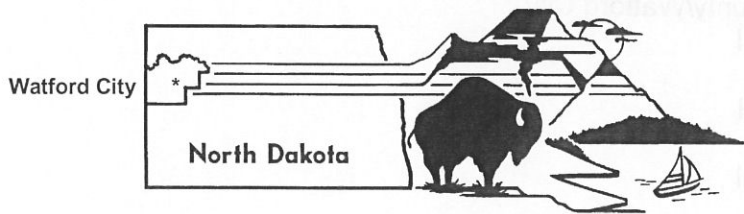
NAME: KIRK WOLD  
ADDRESS: PO BOX 1109  
CITY: WATFORD CITY STATE: ND ZIP CODE: 58854  
TELEPHONE: 901-842-2578 FAX/CELL: 201-770-5521  
ASSESSOR'S PARCEL NUMBER(S): \_\_\_\_\_  
LEGAL DESCRIPTION: SEC 19, TWP 150 N, R 98 W  
PROPERTY ADDRESS AND NEAREST CROSS STREETS: HWY 85, HWY 23, 11TH AVE SE  
GROSS/NET ACREAGE: 48.55 ACRES PRESENT ZONE CLASSIFICATION: AG  
DESIRED ZONE CLASSIFICATION: C1, C2, CB CURRENT LAST USE: AG

DESCRIBE YOUR REQUEST IN DETAIL. YOU MUST CITE ANY RELEVANT CODE SECTIONS, WAIVERS, OR CONDITIONAL USE PERMITS (USE ADDITIONAL PAGES IF NEEDED)

REQUEST OF ZONING CHANGE FROM PRESENT AGRICULTURAL DESIGNATION TO C1, C2, CB FOR FUTURE COMMERCIAL DEVELOPMENT SITE.

DESCRIBE THE SOURCE OF WATER/SEWER: CITY SERVICE Do you have a will serve letter  YES  NO





**City of Watford City**  
213 2<sup>nd</sup> St., NE  
PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
www.4eyes.net

April 25, 2012

## STAFF REPORT

ZC-11-2012

Zone Change

Applicant

David Tuan, AE2S  
PO Box 1109  
Watford City ND 58854

Property Owners

Kirk Wold

Property Address: No address has been issued at this time. The location of the project is at the intersection of Hwy. 85 S. and the west exit of the Hwy. 23 bypass.

Zone Change Requested:

A request to change the zoning of the above-referenced lot from A-2 (Agricultural 2), to C-1, C-2 and C-B Commercial Districts.

Reference: Watford City City Code Sec. XV – Article XXVI, Amendments

Discussion: Article XXVI, Section 1 of the Watford City Zoning Ordinance states that “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.”

The property is located at the intersection of Hwy. 85 S. and the west exit of the Hwy. 23 bypass. The subject property contains 48.35± acres.

The existing property is currently undeveloped. There are no City roads or municipal utilities within the subject property at this time. The site is in the newly created Extra Territorial Area (ETA) and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission. The intent of the ETA is to regulate growth and development within one mile of the City but to not be restrictive in nature.

The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the city’s zone change request. None of the noticed property owners contacted the city regarding the application.

In granting a zone change, the Planning Commission must satisfy itself, from the evidence heard before it, that the granting of the zone change is in the best long-term interests of the City of Watford City and the other affected properties. The Planning Commission shall also find that the zone change, if granted, is in harmony with the intended spirit and purpose of the zoning ordinance and does not constitute “spot zoning” so as to allow a use that would otherwise not be permitted. Under no circumstances shall the Planning Commission recommend a zone change not permissible under the terms of this ordinance.

## DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

*AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY  
FOR SUBMITTAL REQUIREMENTS, PLEASE SEE BELOW AND REVERSE*

<input type="checkbox"/> APPLICATION TYPE	DATE FILED:	APPLICATION NUMBER:
<input checked="" type="checkbox"/> SUBDIVISION TENTATIVE MAP	PROCESSED BY:	PLANNING AND ZONING: _____
<input type="checkbox"/> SUBDIVISION FINAL MAP	FEE:	CITY COUNCIL: _____ BOCC (IF APPLICABLE): _____
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #:	SECTION, TOWNSHIP, RANGE: _____ CONFORMANCE TO WATFORD CITY CO COMP PLAN? YES <input type="checkbox"/> NO <input type="checkbox"/>
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
<input type="checkbox"/> ROAD/STREET ABANDONMENT	<i>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</i>	
<input type="checkbox"/> LARGE PARCELS MAP TENTATIVE	PROPERTY OWNER: <u>KIRK WOLD, CKW PROPERTIES LLP</u>	
<input type="checkbox"/> LARGE PARCELS MAP FINAL	APPLICANT: <u>DAVID TUAN, AEGS</u>	
<input type="checkbox"/> MAP OF REVERSION	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:	
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP	NAME: <u>KIRK WOLD</u>	
<input type="checkbox"/> AGRICULTURAL EXEMPTION	ADDRESS: <u>PO. BOX 1109</u>	
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION	CITY: <u>WATFORD CITY</u> STATE: <u>ND</u> ZIP CODE: <u>58854</u>	
	TELEPHONE: <u>701-842-2578</u> FAX/CELL: <u>701-770-5521</u>	

ASSESSOR'S PARCEL NUMBER(S): \_\_\_\_\_

LEGAL DESCRIPTION: SEC 19, TWP 150 N, R98 W

PROPERTY ADDRESS AND NEAREST CROSS STREETS: HWY 85, HWY 23, 11TH AVE S W

GROSS/NET ACREAGE: 48.35 ACRES NUMBER OF LOTS: 5

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: CITY WATER & SEWER

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: NO (IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO FILING ANY REQUIRED APPLICATION.

**SUBMITTAL REQUIREMENTS:** All submittals shall be legible, printed in ink or typed and suitable for reproduction.

- Two copies of each map page sized suitable for reproduction (8.5"x 11" or 11"x 17") are required. Full size copies of maps (24"x 36") must be submitted with each application as required on the reverse. PLEASE NOTE THAT ALL MAPS (except Mylar) **MUST BE FOLDED SO THEY CAN BE PLACED IN A LEGAL SIZE FILE.**

- All maps must be drawn by a Professional Engineer or Land Surveyor.

**PROCEDURES FOR FILING DIVISION OF LAND APPLICATIONS.**

1. To file a Map Application, assemble the required documents and submit packet. Only completed applications shall be accepted for filing.
2. Refer to "DOCUMENT REQUIRED" for your application type. Staff reports and recommendations are mailed to the applicant and surveyor/engineer addresses listed on the application. To discuss a report or recommendation please contact the Planning Department.
3. All conditions of approval must be met before a map will be recorded.



## DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

*AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY  
FOR SUBMITTAL REQUIREMENTS, PLEASE SEE BELOW AND REVERSE*

APPLICATION TYPE	DATE FILED: <u>4-2-12</u>	APPLICATION NUMBER:	
<input type="checkbox"/> SUBDIVISION TENTATIVE MAP	PROCESSED BY: <u>psp</u>	PLANNING AND ZONING: _____	
<input checked="" type="checkbox"/> SUBDIVISION FINAL MAP	FEE: <u>400.00</u>	CITY COUNCIL: _____ BOCC (IF APPLICABLE): _____	
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #: <u>pd 4-5-12</u>	SECTION, TOWNSHIP, RANGE:	CONFORMANCE TO WATFORD CITY CO COMP PLAN? YES <input type="checkbox"/> NO <input type="checkbox"/>
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:	
<input type="checkbox"/> ROAD/STREET ABANDONMENT	<i>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</i>		
<input type="checkbox"/> LARGE PARCELS MAP TENTATIVE	PROPERTY OWNER: <u>PREFERRED TRUST COMPANY FBO GOLARN W. WELCH</u>		
<input type="checkbox"/> LARGE PARCELS MAP FINAL	APPLICANT: <u>GOLARN W. WELCH</u>		
<input type="checkbox"/> MAP OF REVERSION	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:		
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP	NAME: <u>GOLARN W. WELCH</u>		
<input type="checkbox"/> AGRICULTURAL EXEMPTION	ADDRESS: <u>1692 WICKLOW WAY</u>		
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION	CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP CODE: <u>89014</u>		
	TELEPHONE: <u>702-456-0807</u> FAX/CELL: <u>702-324-4689</u>		

ASSESSOR'S PARCEL NUMBER(S): \_\_\_\_\_

LEGAL DESCRIPTION: LOTS 1 THROUGH 5 7TH AVE. FIVE

PROPERTY ADDRESS AND NEAREST CROSS STREETS: NWC 7TH AVE NW AND 3RD STREET NW

GROSS/NET ACREAGE: 1.24 NUMBER OF LOTS: \_\_\_\_\_

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: \_\_\_\_\_

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: NO (IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO

**SUBMITTAL REQUIREMENTS:** All submittals shall be legible, printed in ink or typed and suitable for reproduction.

- Two copies of each map page sized suitable for reproduction (8.5"x 11" or 11"x 17") are required. Full size copies of maps (24"x 36") must be submitted with each application as required on the reverse. **PLEASE NOTE THAT ALL MAPS (except Mylar) MUST BE FOLDED SO THEY CAN BE PLACED IN A LEGAL SIZE FILE.**

- All maps must be drawn by a Professional Engineer or Land Surveyor.

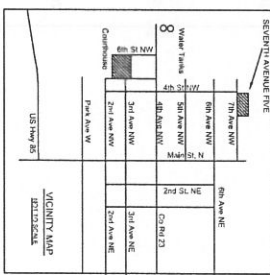
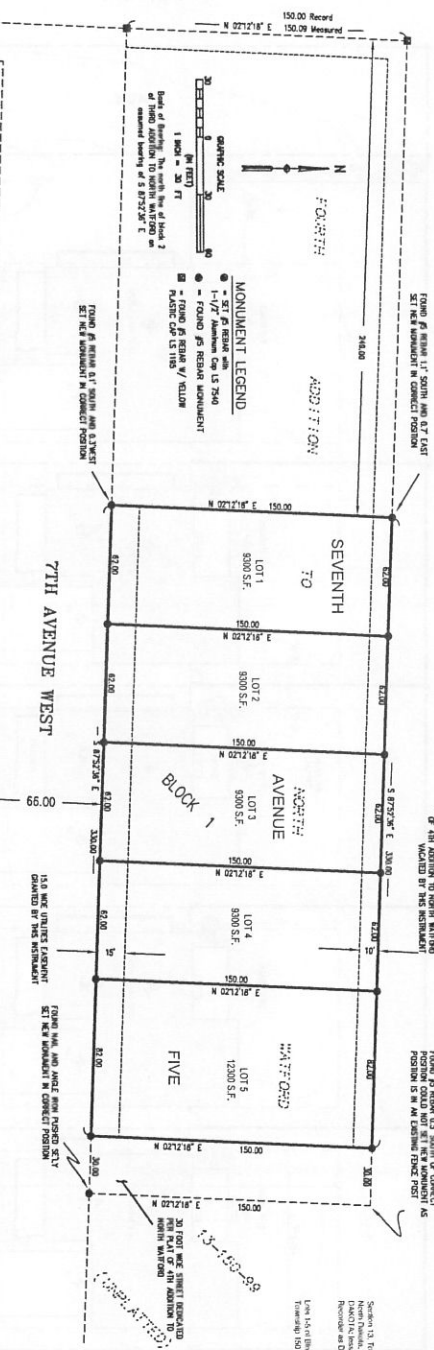
**PROCEDURES FOR FILING DIVISION OF LAND APPLICATIONS.**

- To file a Map Application, assemble the required documents and submit packet. Only completed applications shall be accepted for filing.
- Refer to "DOCUMENT REQUIRED" for your application type. Staff reports and recommendations are mailed to the applicant and surveyor/engineer addresses listed on the application. To discuss a report or recommendation please contact the Planning Department.
- All conditions of approval must be met before a map will be recorded.

SECTION 13-153-99

C O N F L A T E D

SEVENTH AVENUE FIVE  
A replat of a portion of FOURTH ADDITION TO NORTH WATFORD,  
WATFORD CITY, NORTH DAKOTA, located in the  
SE 1/4 of SECTION 13, T150N, R103W, S1TH, T15M,  
McKenzie County, North Dakota



SUBMITTER'S CERTIFICATE

I, the undersigned, being duly sworn, depose and say that the foregoing plat was prepared by me or under my direct supervision and that I am the owner of the land shown thereon, and that the same is true and correct to the best of my knowledge and belief.

Name of Submitter: \_\_\_\_\_  
Date: \_\_\_\_\_  
Signature: \_\_\_\_\_

OWNER'S CERTIFICATE

I, the undersigned, being duly sworn, depose and say that I am the owner of the land shown on the foregoing plat, and that the same is true and correct to the best of my knowledge and belief.

Name of Owner: \_\_\_\_\_  
Date: \_\_\_\_\_  
Signature: \_\_\_\_\_

PLANNING & ZONING COMMISSION APPROVAL

The attached plat, as shown hereon, is hereby approved by the Planning and Zoning Commission of the City of Watford, North Dakota, on this \_\_\_\_\_ day of \_\_\_\_\_, 2012, in accordance with the laws of the State of North Dakota, and the City of Watford, North Dakota.

Name of City Official: \_\_\_\_\_  
Date: \_\_\_\_\_  
Signature: \_\_\_\_\_

WATFORD CITY APPROVAL

This plat, as shown hereon, is hereby approved by the City of Watford, North Dakota, on this \_\_\_\_\_ day of \_\_\_\_\_, 2012, in accordance with the laws of the State of North Dakota, and the City of Watford, North Dakota.

Name of City Official: \_\_\_\_\_  
Date: \_\_\_\_\_  
Signature: \_\_\_\_\_

ADDITIONAL CERTIFICATE OF TITLE

I have, with regard to the above plat, examined the records of the public records office in the county in which the land is located, and I find that the same are correct to the best of my knowledge and belief.

Name of Recorder: \_\_\_\_\_  
Date: \_\_\_\_\_  
Signature: \_\_\_\_\_

CERTIFICATE OF MCKENZIE COUNTY RECORDER

This plat, as shown hereon, is hereby approved by the McKenzie County Recorder, North Dakota, on this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Name of Recorder: \_\_\_\_\_  
Date: \_\_\_\_\_  
Signature: \_\_\_\_\_

Notary Public, for the State of North Dakota  
My commission expires: \_\_\_\_\_  
Date: \_\_\_\_\_  
Signature: \_\_\_\_\_

## DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

*AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY*

*FOR SUBMITTAL REQUIREMENTS, PLEASE SEE BELOW AND REVERSE*

APPLICATION TYPE	DATE FILED: <b>3-30-12</b>	APPLICATION NUMBER:
<input checked="" type="checkbox"/> SUBDIVISION TENTATIVE MAP	PROCESSED BY: <b>Pop</b>	PLANNING AND ZONING: _____
<input type="checkbox"/> SUBDIVISION FINAL MAP	FEE: <b>\$910.00 Pd</b>	CITY COUNCIL: _____ BOCC (IF APPLICABLE): _____
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #: <b>ck# 1934</b>	SECTION, TOWNSHIP, RANGE: <b>17   150   98</b> CONFORMANCE TO WATFORD CITY CO COMP PLAN? YES <input type="checkbox"/> NO <input type="checkbox"/>
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
<input type="checkbox"/> ROAD/STREET ABANDONMENT	<i>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</i>	
<input type="checkbox"/> LARGE PARCELS MAP TENTATIVE	PROPERTY OWNER: <u>GT Investments, Inc.</u>	
<input type="checkbox"/> LARGE PARCELS MAP FINAL	APPLICANT: <u>GT Investments, Inc.</u>	
<input type="checkbox"/> MAP OF REVERSION	<i>CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</i>	
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP	NAME: <u>GT Investments, Inc.</u>	
<input type="checkbox"/> AGRICULTURAL EXEMPTION	ADDRESS: <u>471 US Hwy. 16 E.</u>	
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION	CITY: <u>Buffalo</u> STATE: <u>WY</u> ZIP CODE: <u>82834</u>	
	TELEPHONE: <u>307-682-8702</u> FAX/CELL: <u>Fax: 307-682-0007</u>	
	<del>307-689-2634</del>	

ASSESSOR'S PARCEL NUMBER(S): T-150N, R-98W, Sec. 17, E $\frac{1}{2}$ , NE $\frac{1}{4}$ , = 20.00 Acres

LEGAL DESCRIPTION:

PROPERTY ADDRESS AND NEAREST CROSS STREETS: Not Specified - 17th. Ave.

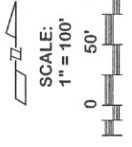
GROSS/NET ACREAGE: 20 / 19.99 NUMBER OF LOTS:

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: Sewer - Individual Septic Systems  
Subdivision well distribution / Individual wells / Rural or City?  
 ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION? (IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO FILING ANY REQUIRED APPLICATION.

**SUBMITTAL REQUIREMENTS:** All submittals shall be legible, printed in ink or typed and suitable for reproduction.  
 · Two copies of each map page sized suitable for reproduction (8.5"x 11" or 11"x 17") are required. Full size copies of maps (24"x 36") must be submitted with each application as required on the reverse. **PLEASE NOTE THAT ALL MAPS (except Mylar) MUST BE FOLDED SO THEY CAN BE PLACED IN A LEGAL SIZE FILE.**  
 · All maps must be drawn by a Professional Engineer or Land Surveyor.

**PROCEDURES FOR FILING DIVISION OF LAND APPLICATIONS.**

1. To file a Map Application, assemble the required documents and submit packet. Only completed applications shall be accepted for filing.
2. Refer to "DOCUMENT REQUIRED" for your application type. Staff reports and recommendations are mailed to the applicant and surveyor/engineer addresses listed on the application. To discuss a report or recommendation please contact the Planning Department.
3. All conditions of approval must be met before a map will be recorded.



CURRENT ZONING - R1

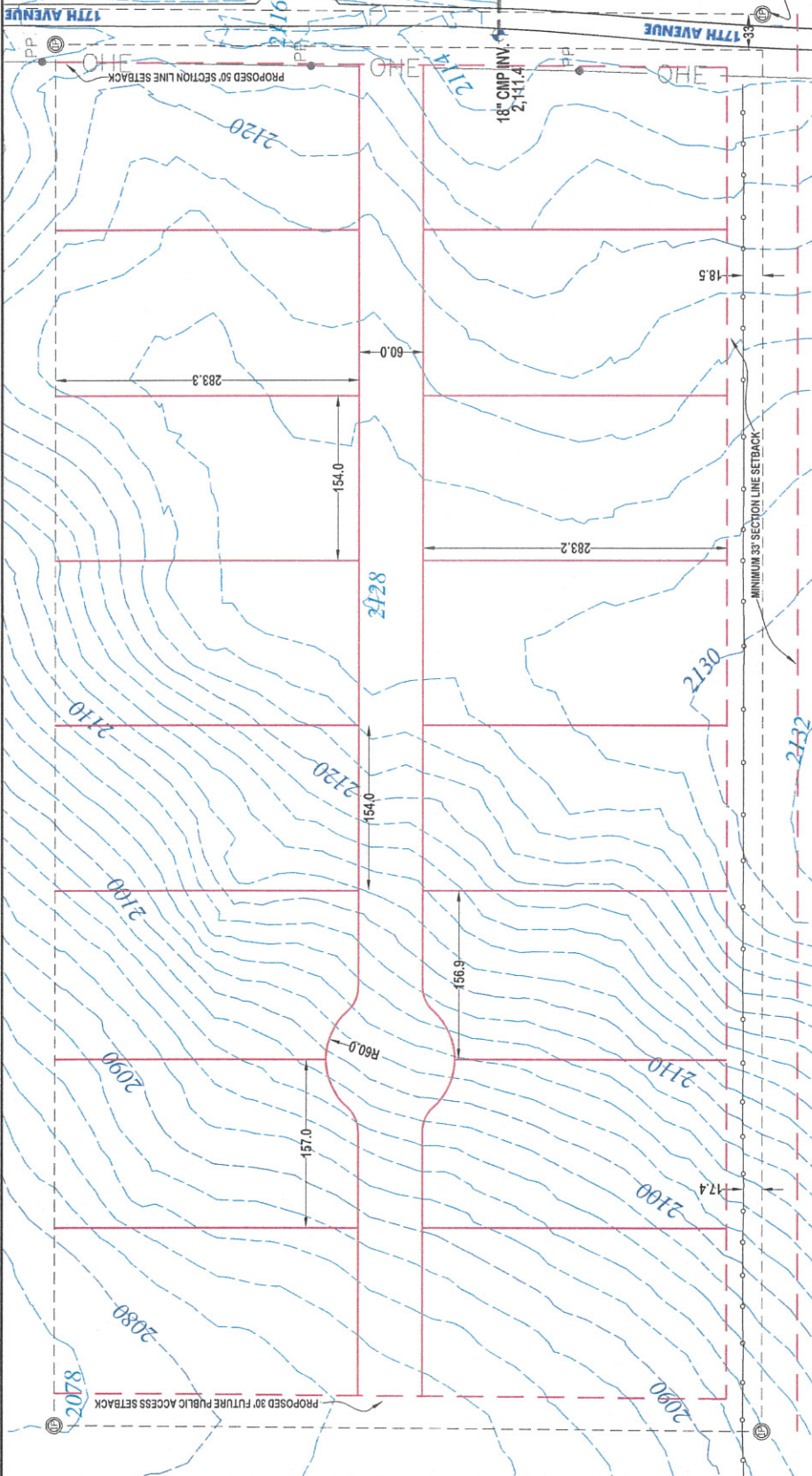
**ABBREVIATIONS**

- PP POWER POLE
- CMP CORRUGATED METAL PIPE
- INVT INVERT ELEVATION

**SURVEY CONTROL**

PROJECT HORIZONTAL DATUM: ASSUMED  
 PROJECT VERTICAL DATUM: NAD 88  
 DESC: CONTROL #1 CONTROL #2 CONTROL #3  
 NAME: NW ROW PIN SW PROP SE PROP  
 NORTHING: 947.900 -388.790 -965.800  
 EASTING: 2,168.260 2,126.510 2,184.750  
 ELEVATION: 2,114.51 2,077.826 2,093.925

NORTHEAST CORNER  
SECTION 17



**DESIGN CONSIDERATIONS**

- 1 LAYOUT SHOWS 50' SETBACK FROM 17TH AVENUE SECTION LINE, SECTION LINE SETBACKS, MIN - 35', MAX - 76'
- 2 LAYOUT SHOWS 33' SETBACK FROM EAST SECTION LINE, FUTURE ROAD HERE? ROLLING HILLS ESTATE & GOLF COURSE 1/2 MILE AWAY
- 3 LAYOUT SHOWS 30' FOR 1/2 FUTURE ACCESS ON SOUTH BOUNDARY, FUTURE ROAD HERE?

**LEGEND**

- PROPERTY BOUNDARY LIMITS
- ⊕ FOUND PROPERTY MONUMENTS
- - - EXISTING CONTOURS - 2' INTERVALS
- - - EXISTING CONTOURS - 10' INTERVALS
- - - EXISTING FENCE LINES
- - - EXISTING CULVERTS
- - - OVERHEAD ELECTRICAL LINE

**PRELIMINARY LAYOUT #1  
 CENTER ACCESS ROAD @ 1,290 LF  
 16 -- 1-ACRE LOTS  
 FOR GT INVESTMENTS**

**BEARD CONSTRUCTION  
 AND ENGINEERING**

**T-150N, R-98W, SEC 17, E 1/2, NE 1/4, NE 1/4 ~19.99 ACRES**

PROJECT: 12-002  
 DATE: 02/04/2012  
 SHEET 2 OF 3



**DIVISION OF LAND / PLANNING APPLICATION**  
CITY OF WATFORD CITY

*AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY  
FOR SUBMITTAL REQUIREMENTS, PLEASE SEE BELOW AND REVERSE*

APPLICATION TYPE	DATE FILED: <u>4-15-12</u>	APPLICATION NUMBER:
<input checked="" type="checkbox"/> SUBDIVISION TENTATIVE MAP	PROCESSED BY: <u>FSP</u>	PLANNING AND ZONING: _____
<input type="checkbox"/> SUBDIVISION FINAL MAP	FEE: <u>880.00</u>	CITY COUNCIL: _____ BOCC (IF APPLICABLE): _____
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #: <u>CR # 42322</u>	SECTION, TOWNSHIP, RANGE: _____ CONFORMANCE TO WATFORD CITY CO COMP PLAN? YES <input type="checkbox"/> NO <input type="checkbox"/>
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
<input type="checkbox"/> ROAD/STREET ABANDONMENT	<i>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</i>	
<input type="checkbox"/> LARGE PARCELS MAP TENTATIVE	PROPERTY OWNER: <u>S. Harling Bryan</u>	
<input type="checkbox"/> LARGE PARCELS MAP FINAL	APPLICANT: <u>S. Harling Bryan</u>	
<input type="checkbox"/> MAP OF REVERSION	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:	
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP	NAME: <u>S. Harling Bryan</u>	
<input type="checkbox"/> AGRICULTURAL EXEMPTION	ADDRESS: <u>1855 Lakeland Dr Suite D-10</u>	
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION	CITY: <u>Jackson</u> STATE: <u>MS</u> ZIP CODE: <u>39215</u>	
	TELEPHONE: <u>601-709-2229</u> FAX/CELL: _____	

ASSESSOR'S PARCEL NUMBER(S): S 1/4 NE 1/4 Excepting Irregular Tract 6174 and the SE 1/4 Sec 14 Twp 150N R99W

LEGAL DESCRIPTION: \_\_\_\_\_

PROPERTY ADDRESS AND NEAREST CROSS STREETS: County Rd 35

GROSS/NET ACREAGE: 236.8 NUMBER OF LOTS: \_\_\_\_\_

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City Services

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: NO (IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO FILING ANY REQUIRED APPLICATION.

**SUBMITTAL REQUIREMENTS:** All submittals shall be legible, printed in ink or typed and suitable for reproduction.  
 • Two copies of each map page sized suitable for reproduction (8.5"x 11" or 11"x 17") are required. Full size copies of maps (24"x 36") must be submitted with each application as required on the reverse. PLEASE NOTE THAT ALL MAPS (except Mylar) MUST BE FOLDED SO THEY CAN BE PLACED IN A LEGAL SIZE FILE.  
 • All maps must be drawn by a Professional Engineer or Land Surveyor.

**PROCEDURES FOR FILING DIVISION OF LAND APPLICATIONS.**

1. To file a Map Application, assemble the required documents and submit packet. Only completed applications shall be accepted for filing.
2. Refer to "DOCUMENT REQUIRED" for your application type. Staff reports and recommendations are mailed to the applicant and surveyor/engineer addresses listed on the application. To discuss a report or recommendation please contact the Planning Department.
3. All conditions of approval must be met before a map will be recorded.

# VICINITY MAP OF

## PHEASANT HILLS SUBDIVISION

A PLAT LYING IN THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 14  
TOWNSHIP 150 NORTH RANGE 99 WEST OF THE 5TH PRINCIPLE MERIDIAN  
TO THE CITY OF WILLISTON, COUNTY OF WILLIAMS, STATE OF NORTH DAKOTA



- LEGEND**
- IRON MONUMENT FOUND
  - IRON MONUMENT PLACED OVER/2348
  - POINT OF BEGINNING
  - U.E.
  - PL
  - UNLIT ENCUMBRANCE
  - EXISTING/PROPOSED OF NEW LINE
  - DOCUMENTARY LINE
  - LOT LINE
  - EXISTING LOT LINE
- SCALE: 1 INCH = 200 FEET

**Ed Johnson Associates**  
 1515 13th St NW  
 Williston, ND 58854  
 PHONE: 701.221.1888  
 FAX: 701.221.1820  
 E-MAIL: ed@edjohnson.com

# DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

*AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY*

*FOR SUBMITTAL REQUIREMENTS, PLEASE SEE BELOW AND REVERSE*

APPLICATION TYPE	DATE FILED: <u>4-15-12</u>	APPLICATION NUMBER:
<input type="checkbox"/> SUBDIVISION TENTATIVE MAP	PROCESSED BY: <u>PSF</u>	PLANNING AND ZONING: _____
<input checked="" type="checkbox"/> SUBDIVISION FINAL MAP	FEE: <u>1960.00</u>	CITY COUNCIL: _____ BOCC (IF APPLICABLE): _____
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #: <u>Ch # 6398</u>	SECTION, TOWNSHIP, RANGE: _____ CONFORMANCE TO WATFORD CITY CO COMP PLAN? YES <input type="checkbox"/> NO <input type="checkbox"/>
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
<input type="checkbox"/> ROAD/STREET ABANDONMENT	<i>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</i>	
<input type="checkbox"/> LARGE PARCELS MAP TENTATIVE	PROPERTY OWNER: <u>GREG &amp; MONICA SIMONSON</u>	
<input type="checkbox"/> LARGE PARCELS MAP FINAL	APPLICANT: <u>Bay Froid Builders Inc / JEFF HAUSMANN LLC</u>	
<input type="checkbox"/> MAP OF REVERSION	<b>CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</b>	
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP	NAME: <u>RORY YOUNG</u>	
<input type="checkbox"/> AGRICULTURAL EXEMPTION	ADDRESS: <u>2250 Hwy 935</u>	
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION	CITY: <u>KALISPELL</u> STATE: <u>MT</u> ZIP CODE: <u>59907</u>	
	TELEPHONE: <u>406-755-3205</u> FAX/CELL: <u>406-755-3218</u>	

ASSESSOR'S PARCEL NUMBER(S): \_\_\_\_\_

LEGAL DESCRIPTION: PER PRELIM PLAT Dwg -

PROPERTY ADDRESS AND NEAREST CROSS STREETS: N. MAIN ST / 17TH AVE NE

GROSS/NET ACREAGE: 35.95 AC. NUMBER OF LOTS: \_\_\_\_\_

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: CITY SERVICE

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: NO (IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO

**SUBMITTAL REQUIREMENTS:** All submittals shall be legible, printed in ink or typed and suitable for reproduction.

- Two copies of each map page sized suitable for reproduction (8.5"x 11" or 11"x 17") are required. Full size copies of maps (24"x 36") must be submitted with each application as required on the reverse. **PLEASE NOTE THAT ALL MAPS (except Mylar) MUST BE FOLDED SO THEY CAN BE PLACED IN A LEGAL SIZE FILE.**
- All maps must be drawn by a Professional Engineer or Land Surveyor.

**PROCEDURES FOR FILING DIVISION OF LAND APPLICATIONS.**

1. To file a Map Application, assemble the required documents and submit packet. Only completed applications shall be accepted for filing.
2. Refer to "DOCUMENT REQUIRED" for your application type. Staff reports and recommendations are mailed to the applicant and surveyor/engineer addresses listed on the application. To discuss a report or recommendation please contact the Planning Department.
3. All conditions of approval must be met before a map will be recorded.



## DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY  
FOR SUBMITTAL REQUIREMENTS, PLEASE SEE BELOW AND REVERSE

APPLICATION TYPE	DATE FILED: <b>4-14-12</b>	APPLICATION NUMBER:
<input type="checkbox"/> SUBDIVISION TENTATIVE MAP	PROCESSED BY: <b>K. Peterson</b>	PLANNING AND ZONING: _____
<input checked="" type="checkbox"/> SUBDIVISION FINAL MAP	FEE: <b>500.00</b>	CITY COUNCIL: _____ BOCC (IF APPLICABLE): _____
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #: <b>CR #1004 Pd</b>	SECTION, TOWNSHIP, RANGE: <b>12   150N   99W</b> CONFORMANCE TO WATFORD CITY CO COMP PLAN? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
<input type="checkbox"/> ROAD/STREET ABANDONMENT	<p><i>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</i></p> <p style="text-align: center;"><b>LUMBER WHOLESALE</b></p> <p>PROPERTY OWNER: <b>R&amp;G, Inc. &amp; PENSION PLAN</b></p> <p>APPLICANT: <b>ND VENTURES, LLC</b></p>	
<input type="checkbox"/> LARGE PARCELS MAP TENTATIVE		
<input type="checkbox"/> LARGE PARCELS MAP FINAL		
<input type="checkbox"/> MAP OF REVERSION		
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP	<p><b>CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</b></p> <p>NAME: <b>TERRITORIAL-LANDWORKS, INC. (NATHAN LUCKE)</b></p> <p>ADDRESS: <b>P.O. Box 3851</b></p> <p>CITY: <b>MISSOULA</b> STATE: <b>MT</b> ZIP CODE: <b>59801</b></p> <p>TELEPHONE: <b>406-721-0142</b> FAX/CELL: <b>406-240-2239</b></p>	
<input type="checkbox"/> AGRICULTURAL EXEMPTION		
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION		

ASSESSOR'S PARCEL NUMBER(S): \_\_\_\_\_

LEGAL DESCRIPTION: **10 ACRES OF IRREGULAR TRACT IN S1/2 SE1/4, S12, T150N, R99W**

PROPERTY ADDRESS AND NEAREST CROSS STREETS: **2001 MAIN ST NORTH, WATFORD CITY**

GROSS/NET ACREAGE: **10.01 ACRES** NUMBER OF LOTS: **10**

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: **INDIVIDUAL WELLS & SEPTICS**

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: **NO** (IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO

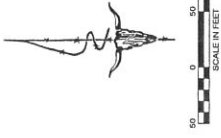
**SUBMITTAL REQUIREMENTS:** All submittals shall be legible, printed in ink or typed and suitable for reproduction.

- Two copies of each map page sized suitable for reproduction (8.5"x 11" or 11"x 17") are required. Full size copies of maps (24"x 36") must be submitted with each application as required on the reverse. **PLEASE NOTE THAT ALL MAPS (except Mylar) MUST BE FOLDED SO THEY CAN BE PLACED IN A LEGAL SIZE FILE.**
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**PROCEDURES FOR FILING DIVISION OF LAND APPLICATIONS.**

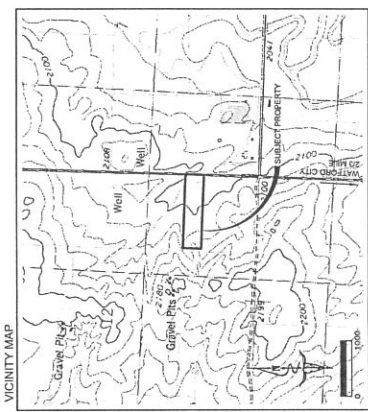
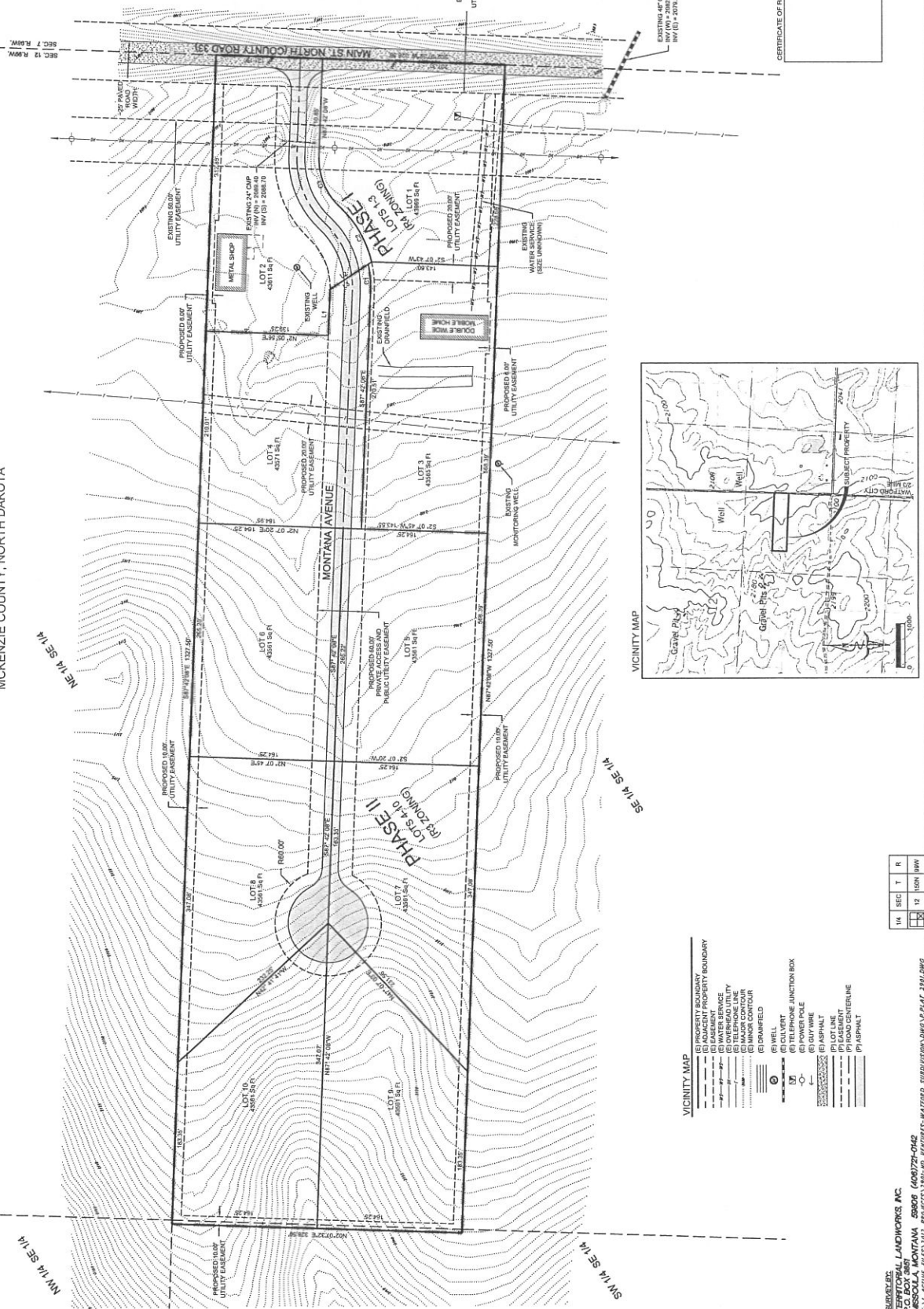
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2. Refer to "DOCUMENT REQUIRED" for your application type. Staff reports and recommendations are mailed to the applicant and surveyor/engineer addresses listed on the application. To discuss a report or recommendation please contact the Planning Department.
3. All conditions of approval must be met before a map will be recorded.

A PRELIMINARY PLAT OF  
**ND VENTURE ACRES**  
 A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 12, T. 150N., R. 99W., 5th P.M.,  
 MCKENZIE COUNTY, NORTH DAKOTA



SURVEY AT THE REQUEST OF:  
 R & G, Inc. and Lumber Wholesale  
 SURVEYOR OF RECORD:  
 Ed Fleming (P.L.S. # pending)  
 DATE:  
 January 27, 2012  
 TOTAL ACRES:  
 10.011 Acres

LINE	BEARING	LENGTH
C1	N47°27'00"W	100.07
C2	S39°31'14"E	135.09
C3	N42°52'27"E	125.07
C4	N42°52'27"E	125.07
C5	N42°52'27"E	125.07



- VICINITY MAP**
- (G) PROPERTY BOUNDARY
  - (S) SECTION BOUNDARY
  - (E) EASEMENT
  - (W) WATER SERVICE
  - (T) TELEPHONE LINE
  - (M) MAJOR ROAD
  - (C) CENTERLINE
  - (D) DRAINFIELD
  - (W) WELL
  - (C) CULTIVATED
  - (S) SURFACE
  - (I) INTERSECTION
  - (S) SIGN
  - (G) GUY WIRE
  - (A) ASPHALT
  - (P) LOT LINE
  - (C) CENTERLINE
  - (P) ASPHALT

1/4	SEC	T	R
12	150N	99W	5th P.M.

SUBMITTED:  
 TERRITORIAL LANDWORKS, INC.  
 P.O. BOX 280 MONTANA 58008 406/729-0145  
 P.L.S. # 11671/2012 PROJECT 1381-MC MONTRES-MAITRED 2700/150N/99W/P.M. 5th P.M. 2012

CERTIFICATE OF RECORDING BY CLERK AND RECORDER

SHEET 1 OF 2  
 PRELIMINARY PLAT OF ND VENTURE ACRES  
 MCKENZIE COUNTY, ND

N



2145

**PLANNING COMMISSION MINUTES**  
**WATFORD CITY, ND**  
**March 26, 2012**

The regular monthly meeting of the Watford City Planning Commission was held on Monday, March 26, 2012, at 6:00 p.m. at City Hall. Present: Chairman Glen Beard. Board members: Sonja Johnson, Doug Bolken, Rick Holm and Jesse Lawrence. Absent: Cory Johnson (excused) and Shane Homiston (excused). Also present was City Planner Curt Moen, City Attorney Wyatt Voll and Secretary Peni Peterson.

With the above mentioned present the Public Hearing was called to order at 6:00 PM by Chairman Glen Beard. Under consideration were the following:

Public Hearing to hear comment on a Variance Application submitted by Mike Tschetter for property located at 517 2<sup>nd</sup> St NW to allow for a 3 ½ foot encroachment from the front yard setback and to allow for a 50% set back reduction on the rear yard setback.

Public Hearing to hear comment on a Zone Change Application submitted by JW Enterprises, LLC for property located at 1001 4<sup>th</sup> St SW, S1/2SE1/4 Section 24, T150N, R99W, McKenzie County, 2.91 acres. The applicant is requesting this property be rezoned to C-1 from A-2.

Public Hearing to hear comment on a Zone Change Application submitted by Prairie Housing Services, LLC for property located at 2008 17<sup>th</sup> Ave NE, McKenzie County, 38.382 acres. The applicant is requesting this property be rezoned to C-1 from A-2.

Public Hearing to hear comment on a Zone Change Application submitted by Mak Properties, Inc for property located at Section 8, T150N, R98W, McKenzie County, 3.76 acres. The applicant is requesting this property be rezoned to C-1 from I-P.

Public Hearing to hear comment on a Zone Change Application submitted by Pilot Travel Centers, LLC for property located at 1009 11<sup>th</sup> SW, McKenzie County. The applicant is requesting this property be rezoned to C-1 from A-2.

Public Hearing to hear comment on a Conditional Use Application submitted by Pilot Travel Centers, LLC for property located at 1009 11<sup>th</sup> SW, McKenzie County to allow for a 12,000 gallon above ground storage tank on the premises.

Public Hearing to hear comment on a Zone Change Application submitted by Stenehjem Development, LLC for property located at Rolling Hills Estate Subdivision, E1/4 Section 17, T150N, R98W. The applicant is requesting this property be rezoned to R-1 from A-2.

Public Hearing to hear comment on a Conditional Use Permit annual review issued 12-13-2010 to Robert & Dominique McFarlan allowing a Home Occupation (sign shop) for property located at 120 5<sup>th</sup> St SE.

Public Hearing to hear comment on a Conditional Use Permit annual review issued 11-29-2010 to Jennifer Hovland allowing a Home Occupation (daycare) for property located at 1009 5<sup>th</sup> Ave SE.

Public Hearing to hear comment on a Conditional Use Permit annual review issued 1-31-2011 to Warren Hovland allowing Temporary Workforce Housing for property located at 401 10<sup>th</sup> St SE.

5. **Zone Change Application – Pilot Travel Centers, LLC** – Moved by Bolken to recommend to City Council to approve the Zone Change Application submitted by Pilot Travel Centers, LLC for property located at 1009 11<sup>th</sup> Ave SW, McKenzie County with the conditions set forth under Recommendations in the Staff Report. The applicant is requesting this property be rezoned C-1 from A-2. Seconded by SJohnson and carried by the following roll call vote: ayes: Lawrence, Bolken, Holm, SJohnson. Motion carried.
6. **Conditional Use Permit – Pilot Travel Centers, LLC** – Moved by Bolken to recommend to City Council to deny the Conditional Use Permit submitted by Pilot Travel Centers, LLC based on public comments regarding truck washing on the premises. Seconded by Holm and carried by the following roll call vote: ayes: SJohnson, Holm, Bolken, Lawrence. Motion carried.
7. **Zone Change Application – Stenehjem Development, LLC** – Moved by Bolken to recommend to City Council to approve the Zone Change Application submitted by Stenehjem Development, LLC for property located at Rolling Hills Estate Subdivision, E1/4 Section 17, T150N, R98W with the conditions set forth under Recommendations in the Staff Report. The applicant is requesting this property be rezoned R-1, R-2 & R-3 from A-2. Seconded by Lawrence and carried by the following roll call vote: ayes: SJohnson, Holm, Bolken, Lawrence. Motion carried.
8. **Conditional Use Permit Annual Review - McFarlan** – Mr. McFarlan withdrew his application as he no longer has a home occupation.
9. **Conditional Use Permit Annual Review – J Hovland** – Moved by Bolken to recommend to City Council to approve the Conditional Use Permit annual review for Jennifer Hovland to continue allowing a Home Occupation (daycare) located at 1009 5<sup>th</sup> Ave SE. Seconded by Holm and carried by the following roll call vote: ayes: SJohnson, Holm, Bolken, Lawrence. Motion carried.
10. **Conditional Use Permit Annual Review – W Hovland** – Moved by Holm to recommend to City Council to approve the Conditional Use Permit annual review for Warren Hovland to continue allowing Temporary Workforce Housing located at 401 10<sup>th</sup> St SE. Seconded by SJohnson and carried by the following roll call vote: ayes: SJohnson, Holm, Bolken, Lawrence. Motion carried.
11. **Conditional Use Permit Annual Review – BBR RV Park** - Moved by Lawrence to recommend to City Council to approve the Conditional Use Permit annual review to continue allowing Temporary Workforce Housing located at 1000, 1002, 1004, 1008, 1016 5<sup>th</sup> Ave SE, 321, 304, 317 10<sup>th</sup> St SE, 909 2<sup>nd</sup> Ave SE, 911, 909, 1025, 1029, 1033, 1037 2<sup>nd</sup> Ave SE, 301 11<sup>th</sup> St SE. Cherry Creek Addition and Cherry Creek 2<sup>nd</sup> Addition to Watford City. Seconded by Holm and carried by the following roll call vote: ayes: SJohnson, Holm, Bolken, Lawrence. Motion carried.
12. **Conditional Use Permit Annual Review – Impact of Watford City** - Moved by Bolken to recommend to City Council to approve the Conditional Use Permit annual review for Impact of Watford City to continue allowing Temporary Workforce Housing located at 305 12<sup>th</sup> St SE. Seconded by Holm and carried by the following roll call vote: ayes: SJohnson, Holm, Bolken, Lawrence. Motion carried.

**PLANNING COMMISSION MINUTES**  
**WATFORD CITY, ND**  
**SPECIAL MEETING**  
**April 16, 2012**

The special meeting of the Watford City Planning Commission was held on Monday, April 16, 2012 at 6:00 p.m. at City Hall. Present: Board members: Sonja Johnson, Doug Bolken, Jesse Lawrence, Cory Johnson and Shane Homiston. Also present was City Planner Curt Moen and Secretary Peni Peterson.

With the above mentioned present the Public Hearing was called to order at 6:00 PM by Board Member Doug Bolken. Under consideration were the following:

Public Hearing to hear comment on an Amendment to the Zoning Ordinance adding Section 11 to Article XXX of Chapter XV of the City of Watford City Ordinances relating to Open Space Requirements for Residential Subdivisions.

Public Hearing to hear comment on an Amendment to the Zoning Ordinance adding Section 12 to Article XXX of Chapter XV of the City of Watford City Ordinances relating to Public Property Dedications in Residential Subdivisions.

Public Hearing to hear comment on an Amendment to the Zoning Ordinance adding Section 16 to Article XXX of Chapter XV of the City of Watford City Ordinances relating to Simple Lot Splits.

After a discussion Board Member Bolken closed the Public Hearing.

**UNFINISHED BUSINESS:**

1. **Section 11, Article XXX of Chapter XV- Open Space Requirements for Residential Subdivisions-** Motion by Homiston to recommend to City Council to add Section 11 to Article XXX of Chapter XV of the City of Watford City Ordinances relating to Open Space Requirements for Residential Subdivisions. Seconded by CJohnson and carried by the following roll call vote: Lawrence, SJohnson, CJohnson, Homiston, Bolken. Motion carried.
2. **Section 12, Article XXX of Chapter XV - Public Property Dedication in Residential Subdivisions -** Motion by CJohnson to recommend to City Council to add Section 12 to Article XXX of Chapter XV of the City of Watford City Ordinances relating to Public Property Dedications in Residential Subdivisions. Seconded by SJohnson and carried by the following roll call vote: Lawrence, SJohnson, CJohnson, Homiston, Bolken. Motion carried.
3. **Section 16, Article XXX of Chapter XV- Simple Lot Splits.-** Motion by Homiston to recommend to City Council to add Section 16 to Article XXX of Chapter XV of the City of Watford City Ordinances relating to Simple Lot Splits. Seconded by Lawrence and carried by the following roll call vote: Lawrence, SJohnson, CJohnson, Homiston, Bolken. Motion carried.

CJohnson moved, Bolken seconded a motion to adjourn the meeting. All ayes. Motion carried. There being no further business, the meeting was adjourned.

Doug Bolken  
Chairman-Pro-tem

  
Peni Peterson  
Secretary