

CITY OF WATFORD CITY

P.O. BOX 494

WATFORD CITY, NORTH DAKOTA 58854

AGENDA

April 25, 2016

PLANNING COMMISSION

Heritage Room in City Hall @ **6:00 P.M.**

- **Call to Order Public Hearing**
 1. Public Hearing to hear comment on Land Use Application-Zone Change submitted by Roger Ellingson of Ellingson Drainage Inc. for property located NE ¼ Section 22, T150N, R98W, 57.20 acres. Application request IP Industrial Park Zoning.
 2. Public Hearing to hear comment on Division of Land Use-Simple Lot Split submitted by Craig & Julie Nelson for property located E ½ SE ¼ Section 19, T150N, R978W, 40.0 acres. Application to create 2 lots from a large parcel; Lot 1 9.99 acres, Lot 2 29.98.
- **Close Public Hearing**
- **Call to Order Regular Meeting**
- **Approve Minutes:** April 14th Special Meeting, March 29, 2016 Meeting
- **Old Business:** Tabled Items-
- **Final Plat Applications:**
- **New Business:** Pilot Flying J CUP-termination
- **Review Permits:** Attached
- **Adjournment**



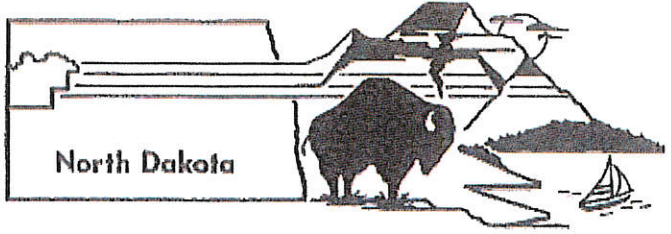
Mildred Williams, Asst. City Planner

1.

Zone Change

2nd Ave SW (Hwy 85) & 128th Ave NW

Roger Ellingson / Ellingson Drainage, Inc.



LAND USE APPLICATION

City of Watford City Planning Department

GRAY AREA FOR STAFF USE ONLY

ZONE CHANGE	STAFF: <u>MW</u>	P&Z: <u>April 25, 2016</u>
CONDITIONAL USE	FEE: <u>\$300</u>	CC: <u>May 2, 2016</u>
VARIANCE	RECEIPT #:	ADVERTISE DATE: <u>4-13-16 + 4-20-16</u>
STREET NAME	SECTION/TOWNSHIP/RANGE:	PROPERTY OWNERS NOTIFIED: <u>4-8-16 MW</u>

FINAL ACTION MEMORANDUM MAILED:

DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Roger Ellingson / Ellingson DRAINAGE INC.

APPLICANT: Roger Ellingson Pres.

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Roger Ellingson

ADDRESS: 56113 State Hwy 54

CITY: West Concord STATE: ND ZIP CODE: 55985

TELEPHONE: 507-527-2294 EMAIL: rellingson@ellingsoncompanies.com

ASSESSOR'S PARCEL NUMBER(S): 11-00-07450

LEGAL DESCRIPTION: Portion NE 1/4 Section 22, Twp 150N, R 99W, 5th P.M. McKenzie Co.

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 2nd Ave SW (old US 85) & 128th Ave NW

GROSS/NET ACREAGE: 57.2 PRESENT ZONE CLASSIFICATION: Agriculture

DESIRED ZONE CLASSIFICATION: Industrial 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)

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

LAND USE APPLICATION pg. 2

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Watford City Code; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the *Watford City Planning Department and its designee*, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.

Roy Ellington PRES.
Property Owner Signature

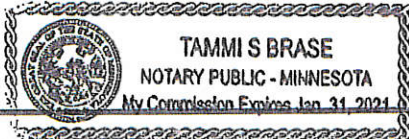
Roger Ellington
Print of Type Owner Name

NOTARY

State of MN

County of Dodge

This instrument was acknowledged before me on 3/14/16 Date by Roger Ellington Name of Person



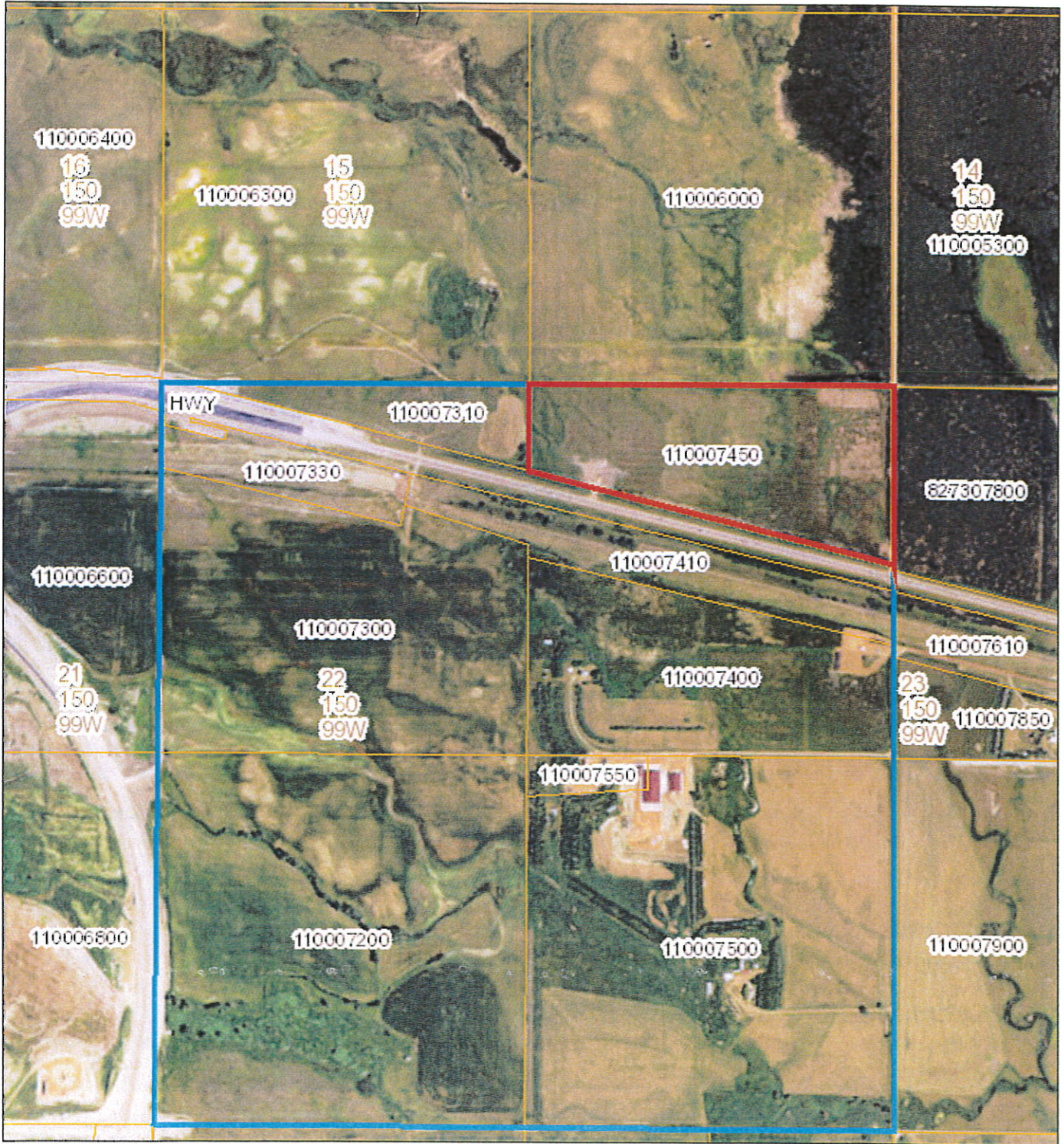
Tammi Brase
Signature of Notarial Officer

Required Documents for Land Use Application

APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	*.pdf/*.dmg	Supplemental Info.	Application Fees
Conditional Use Permit	1	1	1	1 ²	1 ⁸	1 ¹¹	1 ¹²	1	1 ¹⁴	\$525 + publishing costs
Zone Change	1 ✓	1 ✓	1 ✓	1 ²	1 ⁸	1 ¹¹	1¹²	1	1 ¹⁴	\$300
Variance	1	1	1		1 ⁸	1 ¹¹		1		\$300
Street Name Change*	1	1	1			1 ¹¹		1		Refer to Fee Schedule

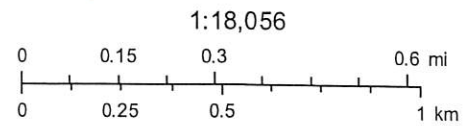
- ❖ Site Development Plan Application is required on all Conditional Use Applications.
- ❖ Only completed applications shall be accepted for filing.
- ❖ Review the Summary of Required Reviews or Hearings for your application type. ATTENDANCE AT ALL SCHEDULED MEETINGS IS HIGHLY SUGGESTED, you may assign an agent to speak on your behalf. Failure to appear at any meeting may result in delays.
- ❖ Staff Report: To discuss a report or recommendation, contact the Planning Department to resolve concerns prior to the hearing.
- ❖ A letter indicating Watford City City Council's decision and all conditions of approval is sent to the correspondent address on the application. All conditions must be met before an occupancy permit or a business license will be issued. In many cases, the Planning Commission is considered to be final action unless appealed, refer to the Summary or Required Reviews or Hearings.
- ❖ Any person may appeal, in writing, to the board within 30 calendar days from the date the Notice of Final Action was sent. The Office of the Zoning Administrator must physically receive the appeal by 4:00 pm. on the 30th calendar day.
- ❖ The Planning Commission and City Council has the authority to impose conditions, restrictions, safeguards and date of expiration on any land use application that is granted to ensure the health, safety and welfare of the neighborhood. Failure to comply with such conditions shall be deemed as a violation. Any such person who knowingly continues the violation after receiving written notification of the violation is guilty of misdemeanor.

Ellingson Drainage

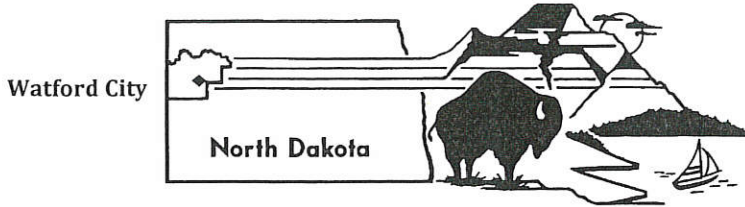


April 6, 2016

- Parcels
- Sections



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



City of Watford City
213 2nd St., NE / PO Box 494
Watford City, ND 58854
Ph. 701- 444- 2533
Fax 701- 444- 3004
watford.mckenziecounty.net

March 16, 2016

STAFF REPORT
ZC 06-2016 Zone Change

Applicant

Roger Ellingson
Ellingson Drainage Inc.
56113 State Hwy 56
West Concord, MM 55985

Property Owners

SAME

Property Address: Portion NE ¼ Section 22, T150N, R 99W 57.2 acres. Property is located off 2nd Ave SW (Hwy 85 West) and 128th Ave NW.

Discussion: Roger Ellingson of Ellingson Drainage Inc. requests to re-zone 57.2 acres of AG Agriculture land to I Industrial Park, this change will allow development of property according to Watford City Zoning Ordinance Industrial Park. Proposed concept depicts industrial operation consisting of laydown yard for a pipeline company on a portion of the 57 acres.

The site is in the Watford City Extra Territorial Area and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

Surrounding Land Use Inventory:

North: Zoning - AG, Agriculture
Use - undeveloped agriculture land
East: Zoning - AG, Agriculture
Use - undeveloped agriculture land (Hagen Property)
South: Zoning - AG, Agriculture
Use - Alice Simonson Family Trust Property
West: Zoning - AG, Agriculture
Use - undeveloped land (Madison Flats)

Site Development

Access: *The property is accessible from 2nd Ave SW at the intersection of 128th Ave NW & Hwy 85 West.*
Sewer: *There are NO city services to property.*
Water: *There are NO city services to the property.*

Recommendation:

It is recommended to the Watford City Planning & Zoning Commission to **APPROVE/DENY** the Zone Change Application for property at Parcel # 11-00-07450, NE ¼ Section 22, T150, R99 IT # 2711 portion with the following requirements:

1. Site Development Plan Application (SDP) must be submitted, reviewed, and approved prior to any future development of the property.
2. If no action is taken indicating Industrial Park Zoning within 1 year, the zone change is nullified, and the land reverts back to AG-Agriculture Zoning District.

Contact:

Mildred Williams
Assistant City Planner
miwilliams@nd.gov
701/444.8406

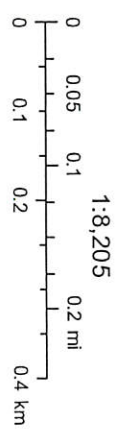
Roger Ellingson



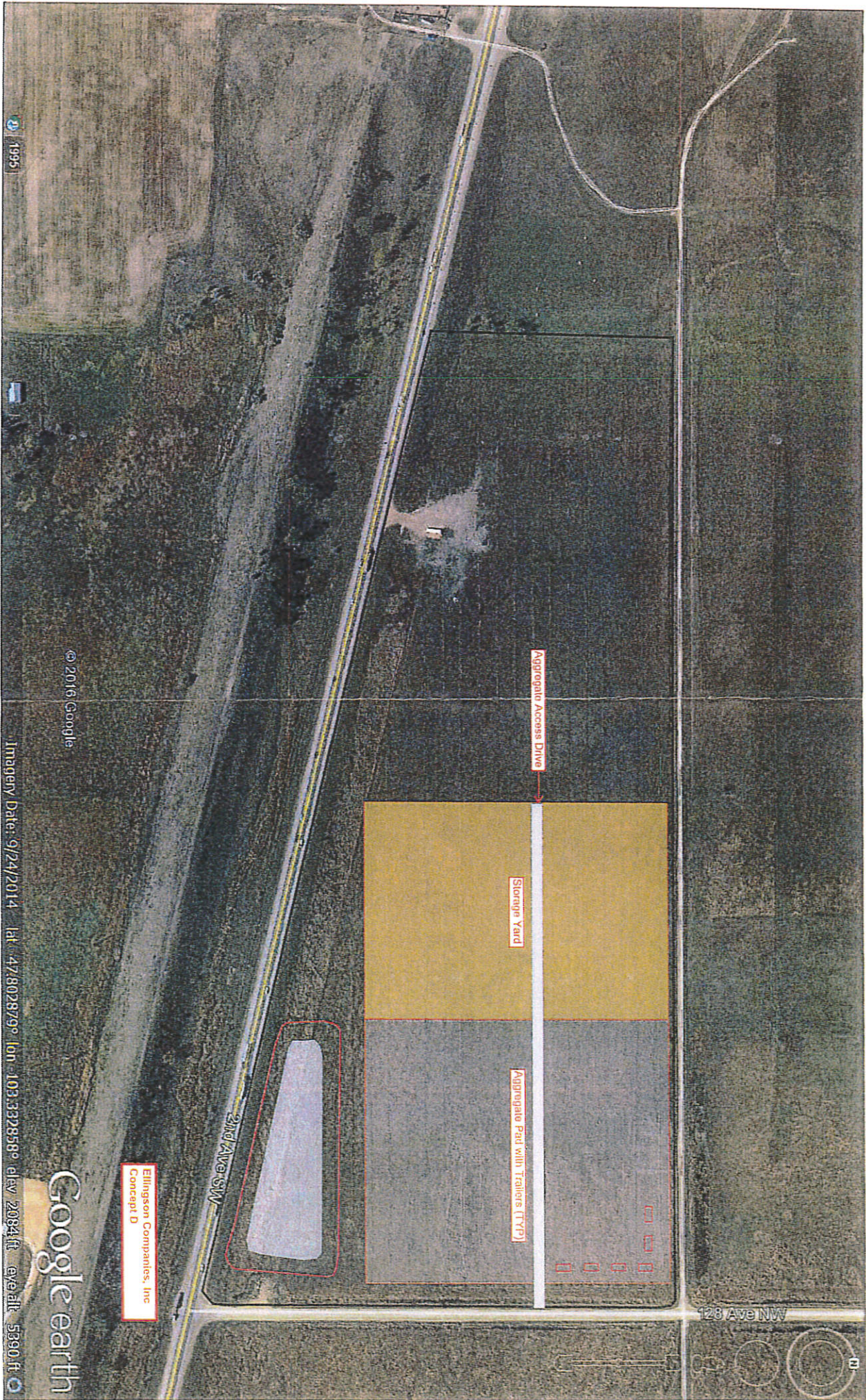
April 18, 2016

- Street Centerlines
- Place Names
- Watford City Limits
- Extra-Territorial Area (ETA)
- Lot Lines
- Cherry Creek

Parcels from McKenzie County



GIS, Watford City, AE25
Furgo Geospatial Inc.



Aggregate Access Drive

Storage Yard

Aggregate Pad with Trailers (TYP)

2nd Ave SW

128 Ave NW

Ellingson Companies, Inc
Concept D

© 2016 Google

Imagery Date: 9/24/2014 Lat: 47.802879° Lon: 103.332856° elev: 2084ft eye alt: 5890ft

Google earth

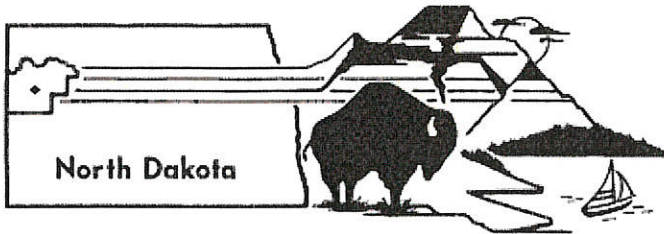
1996

2.

Simple Lot Split

1116 11th Ave SE

Craig and Julie Nelson



**Division of Land
APPLICATION**
City of Watford City Planning Department

GRAY AREA FOR STAFF USE ONLY

Subdivision Preliminary Plat		
Subdivision Final Plat	MW	P&Z: 4.25.16 CC: 5.2.16
Amend Final Plat	FEE: \$675-	ADVERTISE DATE: 4.13 + 4.20.16
Simple Lot Split	RECEIPT #:	PROPERTY OWNERS NOTIFIED: 4-8-16 mw
Other:	SECTION / TOWNSHIP / RANGE:	

FINAL ACTION MEMORANDUM MAILED:
DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Craig & Julie Nelson

APPLICANT: Craig Nelson

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Craig Nelson

ADDRESS: 1504 12th Street NE

CITY: Watford City STATE: ND ZIP CODE: 58854

TELEPHONE: 570-1987 or 842-2150 EMAIL: nelsoncontractingnd@gmail.com

ASSESSOR'S PARCEL NUMBER(S): 20-00-13260

LEGAL DESCRIPTION: Irregular Tract #1677 part of IT #1320 in E1/2SE1/4

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 1116 11th Avenue SE & 12th Street SE

GROSS/NET ACREAGE: 40.00 PRESENT ZONE CLASSIFICATION: C1

SOURCE OF Water / Sewer: Onsite Wells & Septic

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 Department Staff prior to filing any application

PROPERTY OWNER

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Watford City Code; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Watford City Planning Department and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.

Craig Nelson
Property Owner Signature

Craig Nelson
Print Owner Name

Property Owner Signature

Print Owner Name

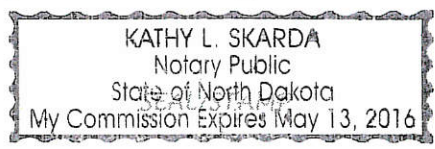
NOTARY

State of North Dakota

County of Mckenzie

This instrument was acknowledged before me on 4/4/16 by Craig Nelson
Date Name of Person(s)

Kathy L. Skarda
Signature of Notary



SURVEYOR / ENGINEER

Name: Thomas, Dean & Hoskins, Inc. License: 1133PE

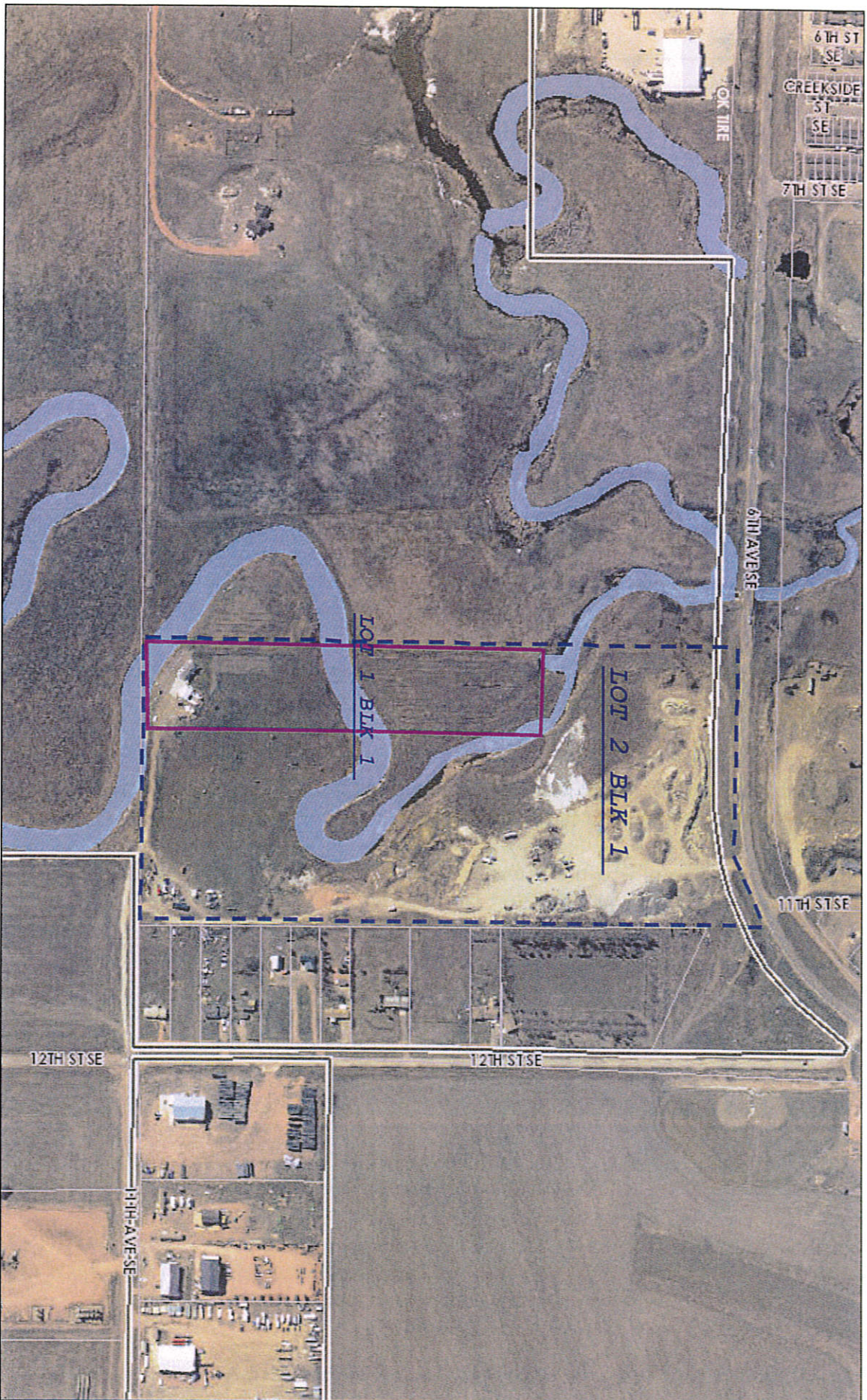
Address: 304 Lincoln Street, PO Box 870

City: Watford City State: ND Zip: 58854

Phone: 701-842-6619 Email: matt.beard@tdhengineering.com

SEAL

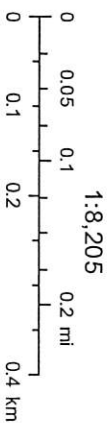
Nelson Quarry SLS



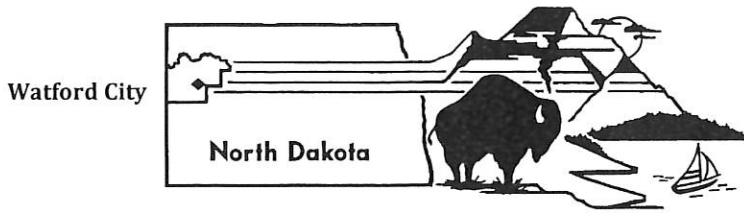
April 18, 2016

- Street Centerlines
- Place Names
- Watford City Limits
- Extra-Territorial Area (ETA)
- Lot Lines
- Cherry Creek

Parcels from McKenzie County



GIS, Watford City, AEZS
Furgo Geospatial Inc.



City of Watford City
213 2nd St., NE / PO Box 494
Watford City, ND 58854
Ph. 701- 444- 2533
Fax 701- 444- 3004
watford.mckenziecounty.net

April 18, 2016

STAFF REPORT
SLS 03-2016 Simple Lot Split

Applicant
Craig & Julie Nelson
1504 12th St NE
Watford City, ND 58854

Property Owners
SAME

Property Address: 1116 11th Ave SE, E ½ SE ¼ Section 19, T150N, R98W, IT# 1677 and portion of IT# 1320

Discussion: Property is Commercial Quarry. Property is 40 acres in total. Applicant wishes to divide property into two lots; 29.98 acres for Commercial Quarry operation and the remainder 9.98 acres as a single family residence.

The site is in the City of Watford City, City Limits and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

Surrounding Land Use Inventory:

West: Zoning -
Use -
South: Zoning - CF, Community Facility, Watford City, McKenzie County
Use - Law Enforcement Center
North: Zoning - C-Commercial, R2M-Mobile Home & 2 family Residential
Use - J. Koski gravel pit, mobile home & duplex residential
East: Zoning - AG, R1, C, and Industrial, Watford City, McKenzie County
Uses - Mixed use in the area: Single Family Homes & Commercial Business

Site Development

Access: *The property is accessible from 6th Ave SE, and a southern entrance off 11th Ave SE. 11th Ave SE is section line road with no improvements.*

Sewer: *Property is serviced by onsite septic.*

Water: *Onsite water wells.*

Recommendation:

It is recommended that the Watford City Planning Commission **approve** the Nelson Simple Lot Split upon the following recommendation:

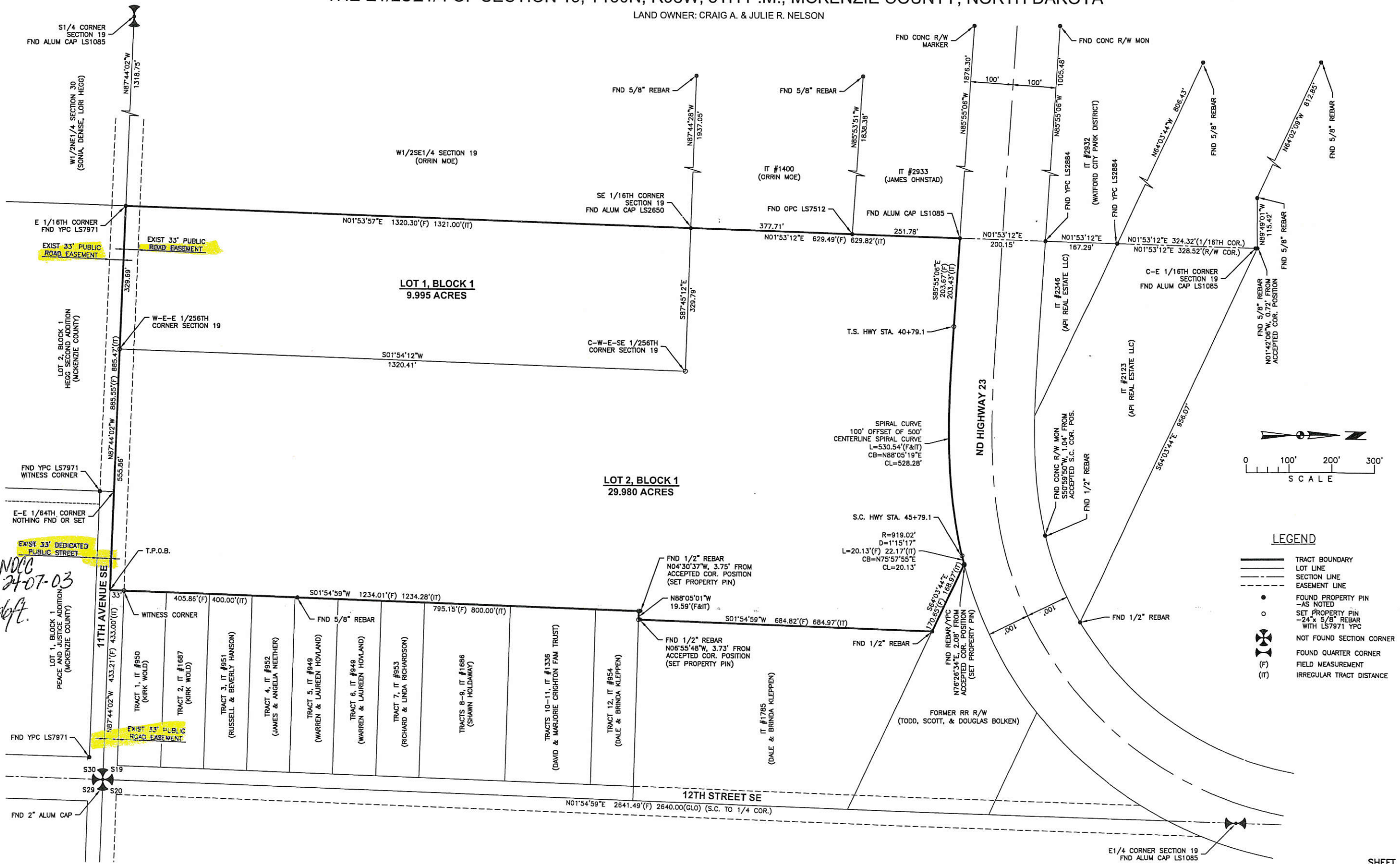
1. Submitted Simple Lot Split Plat meets all requirements per the Land Division Ordinance.
2. Zone Change Application for remainder 9.98 acres submitted, reviewed and approved/denied within 60 days of SLS approval & recording.

Contact:

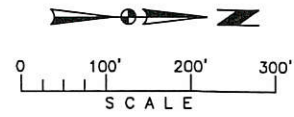
Mildred Williams
Assistant City Planner
miwilliams@nd.gov
701-444-8406

A PLAT OF
THE NELSON SUBDIVISION
 A TRACT OF LAND BEING IRREGULAR TRACT NO. 1677, DOCUMENT NO. 326211, LOCATED IN
 THE E1/2SE1/4 OF SECTION 19, T150N, R98W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA

LAND OWNER: CRAIG A. & JULIE R. NELSON



NDC
 24-07-03
ldft.



- LEGEND**
- TRACT BOUNDARY
 - LOT LINE
 - SECTION LINE
 - EASEMENT LINE
 - FOUND PROPERTY PIN - AS NOTED
 - SET PROPERTY PIN - 24" x 5/8" REBAR WITH LS7971 YPC
 - NOT FOUND SECTION CORNER
 - FOUND QUARTER CORNER
 - FIELD MEASUREMENT
 - IRREGULAR TRACT DISTANCE

PURPOSE OF SURVEY: TO CREATE TWO LOTS FROM IRREGULAR TRACT NO. 1677
 BASIS OF BEARING: GRID NORTH, NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3301

	DRAWN BY: DRK	DATE: 3-29-16	QUALITY CHECK: MAB
	SURVEYED BY: MAB	JOB NO. W16-003	FIELDBOOK X
GREAT FALLS-BOZEMAN-KALISPELL-SHELBY SPOKANE WASHINGTON LEWISTON IDAHO WATFORD CITY NORTH DAKOTA			

Minutes

PLANNING & ZONING COMMISSION MEETING MINUTES
March 29, 2016

The rescheduled monthly meeting of the Watford City Planning & Zoning Commission was held on Tuesday, March 29, 2016 at 6:00 p.m. in the Heritage Room at City Hall. In attendance: Chairman Glen Beard, Commission Members: William Carlson, Rick Holm, Shane Homiston, Jesse Lawrence, and Cory Johnson. Also present: Assistant City Planner Mildred (Milli) Williams and Building Inspector Steven Williams. Absent: City Planner Curtis Moen, Planning Assistant Becky Smith, and Commission Member Jason Taylor

With the above mentioned present, the Public Hearing was called to order at 6:00 P.M. by Chairman Glen Beard.

Under consideration were the following:

1. Public Hearing to hear comment on Land Use Application-Zone Change submitted by Kirk Wold for property located (1013 12th St SE) IT# 1687 and IT# 950 1.83 acres. Application requests C1, General Commercial Zoning on AG Agriculture zoned parcels.

MOTION by W. Carlson, SECOND by C. Johnson to recommend APPROVAL to City Council of the Zone Change with the following recommendations set forth in the Planning department Staff Report:

1. Site Plan Application must be submitted, reviewed, and approved prior to further development of the property. Commercial zoning granted for 1 year, if no further development within this time the property shall return back to its current zoning – AG Agriculture

**Roll Call Vote: Ayes; W. Carlson, R. Holm, S. Homiston, J. Lawrence, C. Johnson, G. Beard
Nays; None.**

MOTION Carried.

2. Public Hearing to hear comment on Land Use Application-Zone Change submitted by Bakken Communities, Shane Albers for property located (209 24th Ave SW) NE ¼ NE ¼ Section 36, T150N, R99W, 6.0 acres. Application requests C1 General Commercial Zoning on AG Agriculture zoned parcel.

Assistant City Planner Milli Williams explained zone change is housekeeping, project started in county, ETA expanded, and project completed in City jurisdiction, zone change brings property as operated into compliance with city zoning ordinances.

MOTION by R. Holm, SECOND by S. Homiston to recommend APPROVAL to City Council of the Zone Change with the following recommendations set forth in the Planning Department Staff Report:

1. Site Development Plan Application (SDP) must be submitted, reviewed, and approved prior to any future development of the property.

**Roll Call Vote: Ayes; W. Carlson, R. Holm, S. Homiston, J. Lawrence, J. Taylor, G. Beard
Nays; None.**

MOTION Carried.

3. Public Hearing to hear comment on City of Watford City Future Land Use Plan for Watford City, ND.
One resident in attendance, Assistant City Planner Milli Williams explained the differences of Future Land Use and Existing Land Use and the need for Future Land Use plan covering potential growth areas of the City as determined by projections resulting from a study HDR is in process of conducting with NDDOT and McKenzie County participation.

MOTION by R. Holm, SECOND by C. Johnson to recommend APPROVAL to City Council of the Future Land Use Plan as presented.

**Roll Call Vote: Ayes; W. Carlson, R. Holm, S. Homiston, J. Lawrence, C. Johnson, G. Beard
Nays; None.**

MOTION Carried.

CLOSE PUBLIC HEARING: 6:08 PM

CALL TO ORDER REGULAR MEETING: 6:09 PM

MINUTES: February 25, 2016 & March 3, 2016 Meeting

No Comments from Commission.

**MOTION by S. Homiston, SECOND by J. Lawrence to APPROVE the Minutes as presented.
Roll Call Vote: Ayes; W. Carlson, R. Holm, S. Homiston, J. Lawrence, C. Johnson, G. Beard
Nays; None.
MOTION Carried.**

REVIEW PERMITS:

Permits were reviewed as presented. No discussion from Commission.

New/Old Business:

1. Express Laundry's CUP was discussed; at this time property is in compliance with CUP. The Commission was updated on the questions raised in previous meeting regarding CUP-- mobile home count.
2. **MOTION by C. Johnson, SECOND by R. Holm to call for Public Hearing regarding Amendment of Watford City Code of Ordinances, Chapter XV, Article XXX, Section 14 Irregular Tract Exception for Public Infrastructure.
Roll Call Vote: Ayes; W. Carlson, R. Holm, S. Homiston, J. Lawrence, C. Johnson, and G. Beard
Nays; None.
MOTION Carried.**
3. Special Planning & Zoning Meeting on April 14, 2016 @ 5:00 p.m. to hear Public Comment on Amendment of Watford City Code of Ordinances, Chapter XV, Article XXX, Section 14 Irregular Tract Exception for Public Infrastructure.
4. Meeting Dates as listed on the 2016 Meeting & Deadline matrix are incorrect for November and December Planning & Zoning Meeting, updated matrix will be posted to the website and distributed to the Commission.

Final Plat Applications:

1. Re-plat of LDS Church Lot 2
MOTION No City Council Recommendations made, application tabled until items listed in Staff Report are completed:
 - a. *Final Plat will not be recorded until approved Development Agreement & Subdivision Improvement Agreement along with the appropriate bonding requirement are in place and approved.*
 - b. *If NO action is taken to record the plat with requirements as listed above the plat becomes void*
 - c. *Site Development Plan Application(s) and generalized building plans must be submitted, reviewed and approved before any development can commence on this property.*

Adjournment at 6:28 PM

MOTION by R. Holm, SECOND by J. Lawrence.

The next regularly scheduled Planning & Zoning Commission Meeting will be held on
April 25, 2016 at 6:00 p.m.

Glen Beard
Planning Commission Chairman

Mildred Williams
Assistant City Planner

April 14, 2016
SPECIAL MEETING

PLANNING & ZONING COMMISSION MEETING MINUTES

A special meeting of the Watford City Planning & Zoning Commission was held on Thursday, April 14, 2016 at 5:00 PM at City Hall in the Heritage Room. In attendance: Chairman Glen Beard, Commission Members: Rick Holm, Cory Johnson, Jason Taylor, William Carlson, and Shane Homiston (through the phone). Also present: City Attorney Wyatt Voll, Assistant City Planner Mildred (Mili) Williams, Planning Assistant Becky Smith, Planning Assistant Brianna Alex, and City Building Inspector Steven Williams. Absent: Commission Members Jesse Lawrence, City Planner Curtis Moen.

With the above mentioned present, the Public Hearing was called to order at 5:02 p.m. by Chairman Glen Beard.

Under consideration were the following:

1. Public Hearing to hear comment on amending City of Watford City Code of Ordinance>> Chapter XV-Zoning Ordinance Watford City, North Dakota>> Article XXX Subdivision Regulations>>Section 14 Irregular Tract Exception for Public Infrastructure.

City Attorney Wyatt Voll explained that this ordinance will make exceptions for public infrastructures such as streets and utilities to subdivide without the simple lot split or subdivision platting process.

MOTION by J. Taylor, SECOND by C. Johnson to recommend Approval to City Council of amending City of Watford City Code of Ordinance.

Roll Call vote: Ayes; R. Holm, W. Carlson, S. Homiston, J. Talor, and G. Beard. Nays; None. MOTION Carried.

Adjournment at 5:06 PM

MOTION by R. Holm, SECOND by J. Taylor

The next regularly scheduled Planning & Zoning Commission meeting will be Monday, April 25, 2016 at 6:00 p.m.

Glen Beard
Chairman

Brianna Alex
Planning Assistant

Permits

2016 PERMITS

3600	Building	March	3/21/2016	Shawn Garman	Self	304 5th Ave NE				14x16 front deck	\$	7,000.00	\$	143.40	Check #89722
3601	Excavation	March	3/22/2016	Third Street Housing / Watford City	Lupine Construction Inc	303 2nd Ave NE				Repair leaking curb stop	\$	5,000.00	\$	25.00	Check # 2145
3150	RENEW	March	3/29/2016	John Sabiner	NWS Inc	2002 2nd St NE	Lot 7 Block 3			Modular Single Family Home with garage	\$	-	\$	20.00	Cash
3602	Excavation	March	3/29/2016	City of Watford City	DW Excavating Inc	108 7th St SE				Installation of new sewer line	\$	5,000.00	\$	25.00	Check #5108
3603	Building	March	3/30/2016	Diana Wood	Premier Portable Building	309 3rd St NE				12x24 storage building	\$	7,600.00	\$	143.40	Card
3604	Excavation	March	3/31/2016	City of Watford City	DW Excavating Inc	108 7th St SE				Excavation for sewer repair	\$	5,000.00	\$	25.00	Check #4178
3605	Building	April	4/1/2016	Neven & Laura Dahl	Idaho Country Inc & Wold Electric	121 2nd Ave NE				Sheet rock & electrical finish in basement	\$	10,000.00	\$	177.00	Check #1621
3606	Building	April	4/6/2016	Chris Ellis	James Blomberg	2706 2nd St NE	Lot 2 Block 4			12x16 deck	\$	5,900.00	\$	118.20	Check #1013
3607	Building	April	4/7/2016	Patrick and Sally Goldberg	Vertical Limit Construction	1722 4th St SW				Contract wireless communications tower & equipment	\$	199,551.00	\$	1,662.08	Check #26528
3439	RENEW	April	4/8/2016	Koosman Construction Company	Koosman Construction Company	2206 5th Ave NE	Lot 9 Block 2			Single Family Home -Chevyenne Plan	\$	-	\$	20.00	Check #29450
3440	RENEW	April	4/8/2016	Koosman Construction Company	Koosman Construction Company	2202 5th Ave NE	Lot 19 Block 2			Single Family Home -Fenwick Plan	\$	-	\$	20.00	Check #29450
3441	RENEW	April	4/8/2016	Koosman Construction Company	Koosman Construction Company	2208 5th Ave NE	Lot 18 Block 2			Single Family Home -Fenwick Plan	\$	-	\$	20.00	Check #29450
3608	Moving	April	4/8/2016	Ray Morken	John Sheikland	315 10th St SE				Move mobile home onto property. Set on piers	\$	-	\$	150.00	Check # 1814
3609	Bldg & WS	April	4/12/2016	Koosman Construction Company	Koosman Construction Company	2218 5th Ave NE	Lot 15 Block 2			2594 SqFt Single family home -Fletcher Plan	\$	282,214.00	\$	7,920.06	Check #29450
3610	Bldg & WS	April	4/12/2016	Koosman Construction Company	Koosman Construction Company	2222 5th Ave NE	Lot 14 Block 2			3136 SqFt Single family home -Fenwick Plan	\$	353,270.40	\$	8,316.93	Check #29450
3611	Building	April	4/13/2016	DMU LLC	Vertical Limit Construction	12209 26 N St NW				Construct 80 wireless communications tower & equipment shelter	\$	199,551.00	\$	1,662.08	Check #51586
3612	Building	April	4/14/2016	Ted Schultz	The WoodShop	100 3rd St SW				New windows and siding	\$	30,000.00	\$	440.00	Card
3613	Building	April	4/14/2016	Carroll and Michon Sax	Sanhar Construction	520 4th St NE				12x60 addition to home; new windows, siding, & trim	\$	165,000.00	\$	1,437.50	Check #2566
3614	Building	April	4/14/2016	Cherene Marlen Jost	Joel Painting	701 2nd Ave SE				New windows, siding, roofing	\$	10,000.00	\$	177.00	Check #208
3166	RENEW	April	4/19/2016	M Space Holdings	M Space Holdings	321 24th Ave NE	Lot 11 Block 3			Two Story Duplex Unit	\$	-	\$	20.00	
3167	RENEW	April	4/19/2016	M Space Holdings	M Space Holdings	325 24th Ave NE	Lot 12 Block 3			Two Story Duplex Unit	\$	-	\$	20.00	
3172	RENEW	April	4/19/2016	M Space Holdings	M Space Holdings	413 24th Ave NE	Lot 17 Block 3			Two Story Duplex Unit	\$	-	\$	20.00	
3173	RENEW	April	4/19/2016	M Space Holdings	M Space Holdings	417 24th Ave NE	Lot 18 Block 3			Two Story Duplex Unit	\$	-	\$	20.00	
3471	RENEW	April	4/19/2016	M Space Holdings	M Space Holdings	2317 2nd St NE	Lot 10 Block 5			Two Story Duplex Unit	\$	-	\$	20.00	
3472	RENEW	April	4/19/2016	M Space Holdings	M Space Holdings	2401 2nd St NE	Lot 9 Block 5			Two Story Duplex Unit	\$	-	\$	20.00	
3473	RENEW	April	4/19/2016	M Space Holdings	M Space Holdings	2405 2nd St NE	Lot 8 Block 5			Two Story Duplex Unit	\$	-	\$	20.00	
3474	RENEW	April	4/19/2016	M Space Holdings	M Space Holdings	2408 2nd St NE	Lot 7 Block 5			Two Story Duplex Unit	\$	-	\$	20.00	
3481	RENEW	April	4/19/2016	M Space Holdings	M Space Holdings	2413 2nd St NE	Lot 6 Block 5			Two Story Duplex Unit	\$	-	\$	20.00	
3482	RENEW	April	4/19/2016	M Space Holdings	M Space Holdings	2417 2nd St NE	Lot 5 Block 5			Two Story Duplex Unit	\$	-	\$	20.00	
3615	Building	April	4/19/2016	Watford 3rd St Housing	New Orleans Sand	300 3rd Ave NE				Front porch	\$	2,000.00	\$	70.00	Check #2788 & Cash

2015 - 2016 PERMIT COMPARISONS

April
04/19/16

2015	
Month	# of Permits Issued
January	14
February	10
March	20
April	40
May	31
June	76
July	52
August	35
September	25
October	25
November	14
December	19
YEAR TOTAL	361
April 2015 YTD	84

2015	
Month	Value
January	\$585,000.00
February	\$14,071,200.00
March	\$6,886,622.00
April	\$4,734,086.61
May	\$1,164,739.41
June	\$55,468,577.00
July	\$15,749,439.94
August	\$1,303,339.48
September	\$35,375,541.45
October	\$3,653,756.00
November	\$732,874.88
December	\$401,310.98
YEAR TOTAL	\$ 140,126,487.75
April 2015 YTD	\$26,276,908.61

2016	
Month	# of Permits Issued
January	38
February	17
March	31
April	24
May	
June	
July	
August	
September	
October	
November	
December	
2016 YTD	110

2016	
Month	Value
January	\$ 2,043,696.31
February	\$ 24,216.18
March	\$ 393,345.30
April	\$ 1,267,386.40
May	
June	
July	
August	
September	
October	
November	
December	
2016 YTD	\$ 3,728,644.19

2015 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	44	44	\$ 7,845,551.00
Duplex	20	10	\$ 2,260,000.00
Apartment 3-4 Units	40	10	\$ 4,000,000.00
Apartment 5+ Units	173	7	\$ 10,250,577.50
YEAR TOTAL	277	71	\$ 24,356,128.50
	Units	Buildings	Value

2016 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	9	9	\$ 2,813,321.01
Duplex			
Apartment 3-4 Units			
Apartment 5+ Units			
2016 YTD	9	9	\$ 2,813,321.01
	Units	Buildings	Value
April Total	2	2	\$ 645,484.40
	Units	Buildings	Value

YTD : Year To Date