

LAND USE APPLICATION pg. 1 of 2

Watford City Planning Department

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE	DATE FILED: 8.7.14	APPLICATION NUMBER:
ZONE CHANGE	PROCESSES BY: MW	MEETING DATES: P&Z: 8.25.14 CC: 9.8.14
CONDITIONAL USE PERMIT	FEE: #300-	ADVERTISE DATE: 8.13 + 8.20.2014
VARIANCE	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
VACATION & ABANDONMENT	SECTION/TOWNSHIP/RANGE:	
STREET NAME	RELATED CASE #:	
	FINAL ACTION MEMORANDUM MAILED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Judith H. Stenehjem (SLS) LPAPPLICANT: Stephen L. Stenehjem

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Stephen L. StenehjemADDRESS: PO Box 607CITY: Watford City STATE: ND ZIP CODE: 58854TELEPHONE: (701) 842-2381 EMAIL: _____

ASSESSOR'S PARCEL NUMBER(S): _____

LEGAL DESCRIPTION: Lots 6-10 in Block 1, Lots 12-14 in Block 3, Lots 3-5 in Block 4 and Block 5 of Fox Hills VillagePROPERTY ADDRESS AND NEAREST CROSS STREETS: Hwy 23 & Prairie Hills RoadGROSS/NET ACREAGE: 188.49 PRESENT ZONE CLASSIFICATION: AgricultureDESIRED ZONE CLASSIFICATION: R2, R3/RT, R4, C1, C CURRENT LAST USE: AgricultureDESCRIBE YOUR REQUEST IN DETAIL. YOU MUST CITE ANY RELEVANT CODE SECTIONS, WAIVERS, OR CONDITIONAL USE PERMITS
(USE ADDITIONAL PAGES IF NEEDED)Fox Hills Village - See attached cover / justification letterDESCRIBE THE SOURCE OF WATER/SEWER: City Water & Sewer Do you have a will serve letter ☐ YES ☐ NO

Watford City Planning Department

213 2nd St NE / PO Box 494

Watford City, ND 58854

Phone: (701)444-2533 Fax: (701)444-3004 Website: www.mckenziecounty.net

LAND USE APPLICATION pg. 2

Watford City Planning Department

(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.


Property Owner Signature

Stephen L. Stenehjem

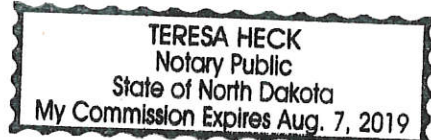
Print of Type Owner Name

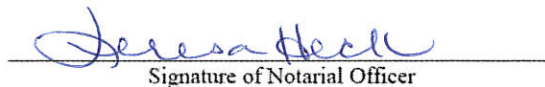
NOTARY

State of North Dakota

County of Mckenzie

This instrument was acknowledged before me on August 6th 2014 by Teresa Heck
Date Name of Person




Signature of Notarial Officer

Documents Required for Submitting Land Use Applications

APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	PDF	Supplemental Info	Application Fees
Conditional Use Permit	1G	1	1	1 ⁹	1 ⁸	1 ¹¹	1 ¹²	1	1 ¹⁴	\$525 + publishing costs
Zone Change	1	1	1	1 ⁹	1 ⁸	1 ¹¹	1 ¹²	1	1 ¹⁴	\$300
Variance	1	1	1		1 ⁸	1 ¹¹		1		\$300
Vacation and Abandonment	1		1	1 ⁹	1 ⁸	1 ¹¹		1		Refer to Fee Schedule
Street Name Change*	1	1	1			1 ¹¹		1		Refer to Fee Schedule

Superscript notes on this table refer to the same item number on the Explanation of the Document Submittal Requirements for Planning Applications

*Plus all sign costs

Procedures for Filing Land Use Applications:

- After assembling the required materials as outlined above, 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 MANDATORY, 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 the Commission'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 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.
- Site Development Plan Application is required on all Conditional Use Applications.

Watford City Planning Department

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Watford City, ND 58854

Phone: (701)444-2533 Fax: (701)444-3004 Website: www.mckenziecounty.net



August 6th, 2014

Curt Moen, City Planner
City of Watford City
Department of Planning & Zoning
112 2nd Ave NE, Watford City, ND 58854
Watford City, ND 58854

Re: ***Fox Hills Village Subdivision***
Preliminary Plat and Zone Change Applications

Dear Mr. Moen,

On behalf of the Applicant Mr. Stephen Stenehjem please find enclosed the following items for your review of a preliminary plat and zone change for the Fox Hills Village Subdivision:

- A signed Division of Land / Planning Application.
- A signed and notarized Land Use Application.
- A signed and notarized Affidavit to Accompany City of Watford City Division of Land Application.
- A copy of a review fee check in the amount of \$1,605 (\$1,125 for preliminary plat, \$15 per lot (12 lots), and \$300 for zone change).
- Copies of the preliminary plat (digital PDF copy was also provided).
- Copies of the proposed zone map amendment (digital PDF copy was also provided).
- Copy of the proposed development agreement (digital Word document was submitted to City).

Project Description

Fox Hills Village subdivision has been previously platted to accommodate existing development and the proposed High School and Event Center. The applications submitted are for the further subdivision of the Applicants portion of the existing approved subdivision final plat. As part of the project the Applicant, Mr. Stephen Stenehjem, will be donating approximately 40 acres of land to the City for use in the construction of the new High School, Event Center, and roadways. The project will include a mix of uses surrounding and supporting the High School and Event Center including commercial, multi-family residential and single family residential.

Access/Streets. Physical and legal access to the property will be off of Hwy 23 via an extension of Prairie Hills Road, and new approach to Hwy 23 in line with Long Drive on the north, an extension to the south and an extension to the east that will also connect with Hwy 23 offsite. The access points and major street alignments are part of the existing final plat for Fox Hills Village.

Grading and Drainage. Grading plans have been completed and mass grading of the subdivision, High School, Event Center and roadways is currently being completed by the Applicant. Detailed drainage planning and design are in progress as part of a regional drainage plan that will accommodate the drainage and stormwater needs of the entire Fox Hills Village project. Property for the regional stormwater control and retention is being provided by Applicant and will be included as part of a Special Improvement District.

Utilities. Water will be delivered to the site via the Watford City municipal system along the south side of Hwy 23. The main water, sewer collection and storm water systems are being designed and constructed by the City as part of an overall Subdivision Improvement District to which the Applicant has agreed to participate in. Sewer service and capacity will be provided via a lift station that is currently being designed and constructed by the Applicant on the Fox Hills Village project near Hwy 23. Watford City's engineering consultant is currently working with Applicant's engineer to design and construct these facilities that will service Fox Hills Village and the surrounding area. The Applicant will be constructing this regional lift station facility and turning over to the City in the future through a separate agreement.

Floodplains and Wetlands. Portions of the property are currently in the flood plain and a wetland exists that meander through the floodplain. All roadways and lots will be graded and removed from the flood plain with no impacts to the wetland.

Zoning. The subject property is currently zoned R2/R3, R4 and C1. As shown on Applicants request the property is requesting to be rezoned to R2, R3 with an RT overlay (to accommodate future division into townhouse parcels at Applicant's discretion), R4, C1 and CF (to accommodate stormwater control, retention and public facilities).

Development Agreement. A draft DA has been prepared and submitted to the City for review and approval.

Please contact me if you have any questions or require further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mychal Gorden', with a stylized flourish at the end.

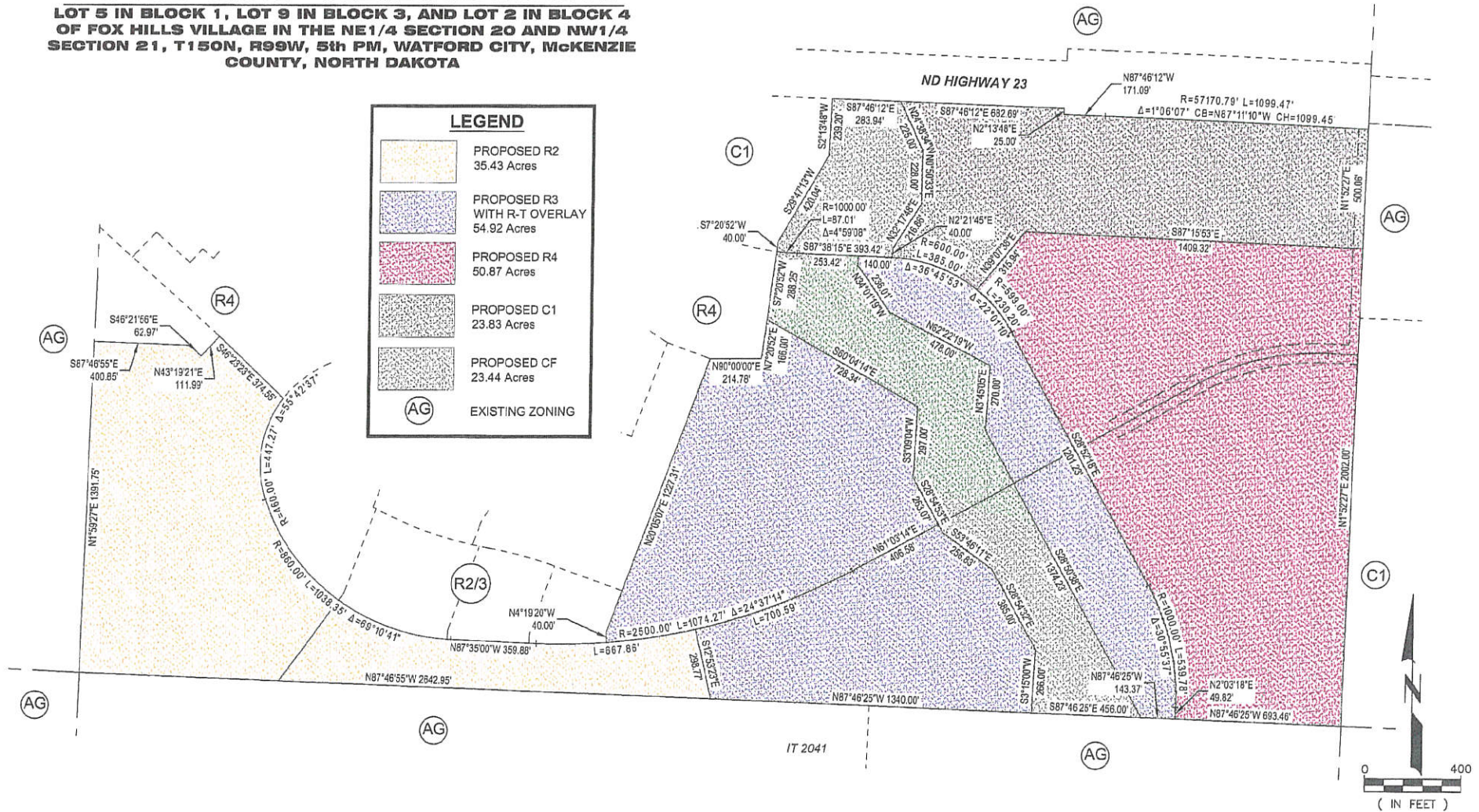
Mychal Gorden
Mychal Gorden Design, Inc.

ZONE MAP AMENDMENT

LOT 5 IN BLOCK 1, LOT 9 IN BLOCK 3, AND LOT 2 IN BLOCK 4
OF FOX HILLS VILLAGE IN THE NE1/4 SECTION 20 AND NW1/4
SECTION 21, T150N, R99W, 5th PM, WATFORD CITY, MCKENZIE
COUNTY, NORTH DAKOTA

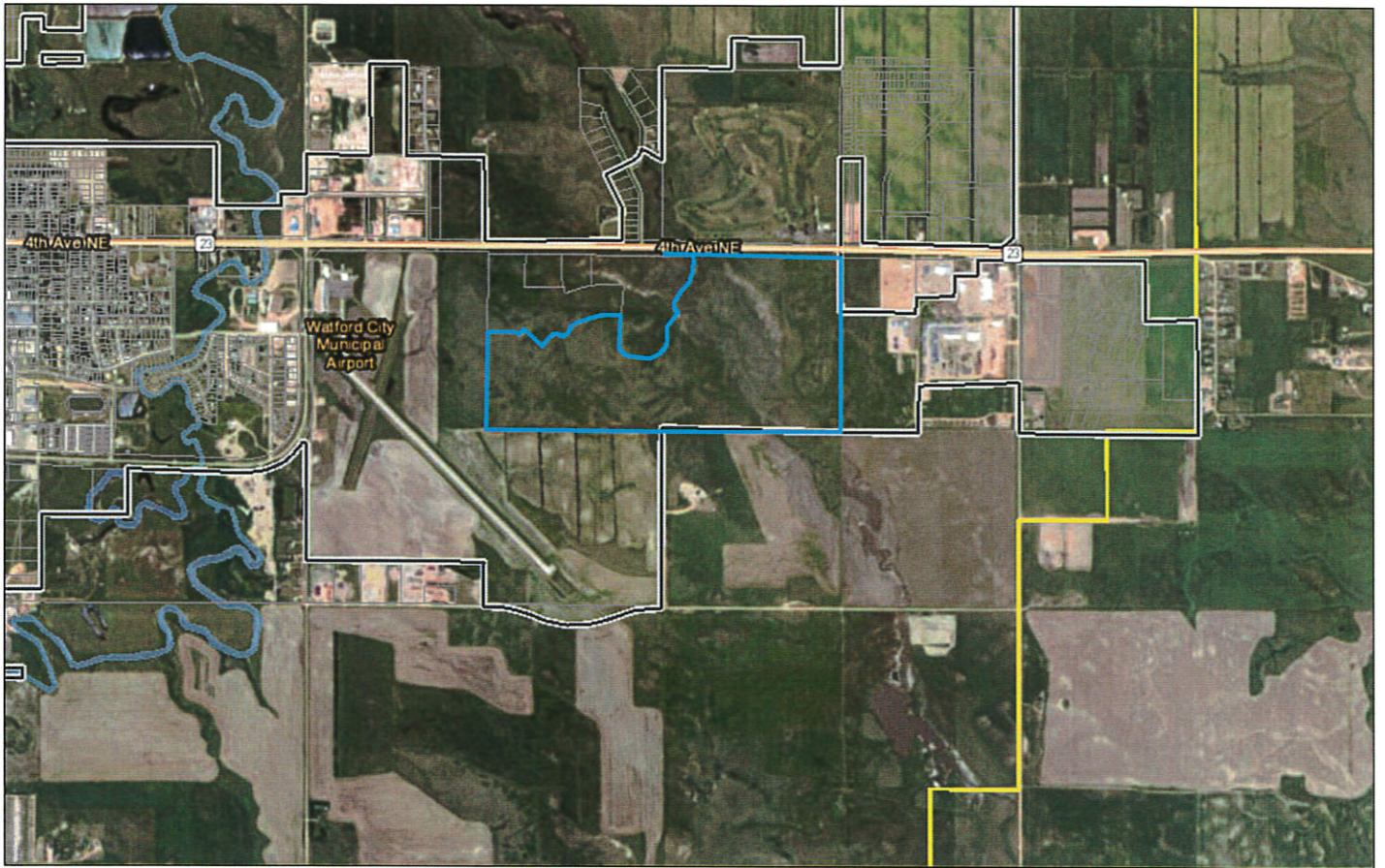
LEGEND

	PROPOSED R2 35.43 Acres
	PROPOSED R3 WITH R-T OVERLAY 54.92 Acres
	PROPOSED R4 50.87 Acres
	PROPOSED C1 23.83 Acres
	PROPOSED CF 23.44 Acres
	EXISTING ZONING



Advanced Engineering and Environmental Services, Inc.
103 1st Ave. West, Dickinson, ND
Ph: 701-225-9638 Fax: 701-225-9616 Web:
www.AES2.com
\\10.11.0.1\projects\Stenahjem-Steval\10696-2014-000
Fox Hills\160 Geomatics
Services\Drawings\PLAT-12MA-FHV1.dwg

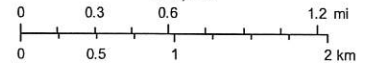
Stephen Stenehjem Property



August 21, 2014

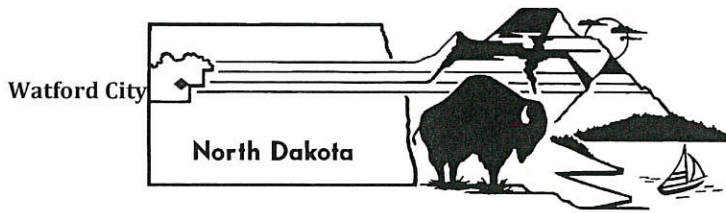
1:36,112

- | | |
|------------------------------|-----------------------------------|
| World Transportation | Lot Lines |
| Watford City Limits | Cherry Creek |
| Extra-Territorial Area (ETA) | Parcels Data from McKenzie County |



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP,

City of Watford City



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

August 21, 2014

STAFF REPORT

ZC-20-2014 ZONE CHANGE

Applicant
Stephen Stenehjem,
PO Box 607
Watford City, ND 58854

Property Owners
Judith Stenehjem (SLS) LP

Property Address: HWY 23 and Prairie Hills Road

Zone Change Requested: Request in Zone Change from AG to R2, R3/RT, R4, C1 and CF.

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 just off HWY 23 to the South in between current Fox Hills apartments and the location for the future High School.**

-The existing property is **currently zoned as Agriculture.** The applicant is **asking that the property be rezoned from Ag to a mix of R2 (35.43 acres), R3/RT (54.92 acres), R4 (50.87 acres), C1 (23.83 acres) and CF (23.44 acres) zoning. The property consists of 188.49 acres.**

-The site is within City ETA and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

-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.

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.

Surrounding Land Use Inventory:

West: Zoning -	Ag/R4, Watford City
Use -	Agriculture/ High Density Residential
South: Zoning -	Ag, Watford City
Use -	Agriculture
North: Zoning -	C1/R2, R3, Watford City
Uses -	Commercial and Medium Density Residential
East: Zoning -	C1 & Ag, Watford City
Uses -	Commercial and Agriculture

Comprehensive Zoning Plan and Zoning Comparison:

The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible effect on surrounding properties must be considered when evaluating whether this zone change should be approved. The zone requested by the applicant for R1(Single Family)R2/ R3,(Medium Residential) Zoning is intended for the purpose of allowing medium and low density multi-family dwellings along with compatible two-family and single-family dwelling units and some community facilities. RT (Townhome Overlay) is intended for the purpose of allowing townhome/medium- to high-density multi-family dwellings that are intended for ownership by the inhabitants. R4(High Density Residential) is intended for the use of the purpose of allowing high and low density multi-family dwellings along with compatible two-family and single-family dwelling units and some community facilities.

Site Development

Access: The property will be accessible from Highway 23 and Prairie Hills Road

Sewer: There are currently no existing city sanitary sewer mains within the property, they are located to the North.

Water: There are currently no existing city water mains within the property, they are located to the North.

Analysis: The proposed zoning of Stenehjem property of R2, R3/RT, R4, C1 and CF is consistent with the zoning and surrounding use of adjacent properties in this area. Also taking into consideration the immediate proximity to the High School these uses are acceptable in the schools vicinity.

Recommendation:

It is recommended that the Watford City Planning Commission **Approve** a Zone Change Application submitted by Stephen L. Stenehjem contingent on the following conditions:

1. The developer must submit generalized building plans for any development on the property.
2. Development agreement and SIA is finalized with the city before final plat is recorded.

Contact:

Seth Sampson, Assistant City Planner

LAND USE APPLICATION pg. 1 of 2

Watford City Planning Department

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE	DATE FILED: 8.7.14	APPLICATION NUMBER:
<u>ZONE CHANGE</u>	PROCESSES BY: MW	MEETING DATES: P&Z: 8.25.14 CC: 9.8.14
CONDITIONAL USE PERMIT	FEE: \$300	ADVERTISE DATE: 8.13 + 8.20.2014
VARIANCE	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
VACATION & ABANDONMENT	SECTION/TOWNSHIP/RANGE: Sect. 31 T150N R98W	
STREET NAME	RELATED CASE #:	
	FINAL ACTION MEMORANDUM MAILED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Judith H. Stenehjem (SLS) LP

APPLICANT: Stephen L. Stenehjem

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Stephen L. Stenehjem

ADDRESS: PO Box 607

CITY: Watford City STATE: ND ZIP CODE: 58854

TELEPHONE: (701) 842-2381 EMAIL:

ASSESSOR'S PARCEL NUMBER(S):

LEGAL DESCRIPTION: Two tracts of land located in the NW 1/4 and SW1/4 of Section 31, T150N, R98W

PROPERTY ADDRESS AND NEAREST CROSS STREETS: Hwy 85 South & East Bypass

GROSS/NET ACREAGE: 184.07 PRESENT ZONE CLASSIFICATION: Agriculture

DESIRED ZONE CLASSIFICATION: C1, IP, R4 CURRENT LAST USE: Agriculture

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

Stenehjem Commons - See attached cover / justification letter

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

Watford City Planning Department

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LAND USE APPLICATION pg. 2

Watford City Planning Department

(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.

Property Owner Signature

Stephen L. Stenehjerm

Print of Type Owner Name

NOTARY

State of North Dakota

County of McKenzie

This instrument was acknowledged before me on August 6, 2014 by Sheresa Heck

Date

Name of Person

Sheresa Heck

Signature of Notarial Officer

Documents Required for Submitting Land Use Applications

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Street Name Change*	1	1	1			1 ¹¹		1		Refer to Fee Schedule

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August 6th, 2014

Curt Moen, City Planner
City of Watford City
Department of Planning & Zoning
112 2nd Ave NE, Watford City, ND 58854
Watford City, ND 58854

Re: ***Stenehjem Commons Subdivision***
Preliminary Plat and Zone Change Applications for Major Subdivision

Dear Mr. Moen,

On behalf the Applicant Mr. Stephen Stenehjem please find enclosed the following items for your review of a preliminary plat and zone change for the Stenehjem Commons Subdivision:

- A signed Division of Land / Planning Application.
- A signed and notarized Land Use Application.
- A signed and notarized Affidavit to Accompany City of Watford City Division of Land Application.
- A copy of a review fee check in the amount of \$1,845 (\$1,125 for preliminary plat, \$15 per lot (28 lots), and \$300 for zone change).
- Copies of the preliminary plat (digital PDF copy was also provided).
- Copies of the proposed zone map amendment (digital PDF copy was also provided).
- Copy of the proposed development agreement (digital Word document was submitted to City).

Project Description

Stenehjem Commons Subdivision consists of a new mixed use subdivision. The preliminary plat, as submitted, consists of large lots for commercial, multi-family and light industrial uses.

Access/Streets. Physical and legal access to the property will be off of Hwy 85 south of Watford City via existing approaches at and near 24th Street, 24th Avenue and a new approach being constructed by NDDOT as a part of the east bypass project.

Grading and Drainage. Grading plans have been completed and mass grading of the project will begin soon to accommodate the proposed subdivision. Stormwater and retention is currently being designed and will be accommodated for in a regional manner onsite.

Utilities. Water and sewer will be extended to the project from the existing Watford City water and sewer facilities that exist along Hwy 85.

Floodplains and Wetlands. None present on the project.

Zoning. The subject property is currently being annexed into the City and is currently zoned agriculture. As shown on Applicants request the property is requesting to be rezoned to C1, IP and R4.

Development Agreement. A draft DA has been prepared and submitted to the City for review and approval.

Please contact me if you have any questions or require further information.

Sincerely,

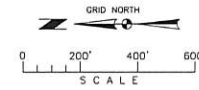
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Mychal Gorden
Mychal Gorden Design, Inc.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	350.00	13.40	13.40°	N79°59'31"E	399.37
C2	1660.00	400.34	55°53'25"	N44°08'16"E	1555.84
C3	360.00	55.53	55.53°	N12°03'02"E	359.81
C4	350.00	42.99	42.99°	S11°48'42"W	349.90
C5	2230.00	492.86	12°39'57"	N20°48'32"E	491.98
C6	2030.00	208.20	5°44'07"	S21°38'22"W	208.72
C7	2030.00	152.12	4°17'32"	S18°37'22"W	152.08
C8	334.30	33.40	33.40°	N11°36'29"E	334.21
C9	160.64	16.06	16.06°	S10°08'56"W	160.64
C10	276.04	27.60	27.60°	N15°48'23"E	275.92
C11	1810.00	188.25	5°57'32"	S19°10'20"W	188.16
C12	1810.00	814.42	27°46'50"	S46°31'31"W	807.32
C13	1810.00	765.75	24°14'24"	S73°46'52"W	760.05
C14	322.41	32.24	32.24°	S89°39'09"W	322.29
C15	2380.00	310.01	7°27'47"	S18°12'27"W	309.79
C16	243.35	24.33	24.33°	S17°09'43"W	243.30
C17	119.09	11.90	11.90°	S10°08'56"W	119.09
C18	335.00	33.50	33.50°	N11°58'31"E	335.43
C19	253.00	25.30	25.30°	N21°14'39"E	252.72
C20	1435.00	253.00	10°06'12"	N27°53'36"E	80.00
C21	1435.00	80.01	3°11'41"	N27°53'36"E	80.00
C22	1435.00	132.88	5°18'21"	N32°08'37"E	132.84
C23	1510.00	435.40	18°02'20"	N43°48'57"E	413.44
C24	1510.00	631.24	23°57'06"	N64°48'40"E	626.65
C25	1510.00	240.19	9°06'50"	N81°20'38"E	239.94
C26	288.34	28.83	28.83°	S89°42'41"W	287.98
C27	288.00	219.81	45°00'00"	N39°36'24"W	214.30
C28	288.00	219.81	45°00'00"	S05°23'36"W	214.30
C29	200.00	314.18	69°00'00"	S11°06'24"E	282.84
C30	200.00	91.24	26°08'22"	S14°49'25"W	90.45

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C31	280.00	127.74	26°08'22"	S14°49'25"W	126.64
C32	440.00	209.67	27°18'10"	N75°45'28"W	207.69
C33	440.00	209.67	27°18'10"	S66°30'28"W	207.69
C34	360.00	498.64	65°02'14"	S85°23'30"W	387.05
C35	440.00	262.94	34°14'22"	N69°58'54"E	259.05
C36	360.00	812.07	129°14'41"	S62°31'17"E	850.52
C37	1460.00	80.00	2°08'22"	N69°11'42"W	80.01
C38	1540.00	84.40	3°08'24"	N69°11'42"W	84.39
C39	1460.00	335.10	2°09'58"	S02°44'04"W	332.11
C40	1460.00	110.12	1°13'30"	S02°44'04"W	109.20
C41	1460.00	296.21	1°13'30"	S01°59'11"E	295.70
C42	1460.00	238.89	9°22'30"	S08°32'48"W	238.63
C43	1540.00	254.30	9°27'41"	S08°32'48"W	254.07
C44	1460.00	289.76	1°05'48"	N07°41'09"E	289.32
C45	1540.00	298.25	1°10'48"	N07°41'09"E	297.79
C46	4040.00	241.28	3°25'18"	N03°27'54"E	241.23
C47	3960.00	236.48	3°26'18"	N03°27'54"E	236.45
C48	3960.00	366.11	5°17'50"	S02°31'38"E	365.98
C49	4040.00	370.28	5°15'05"	S02°33'08"W	370.15
C50	4040.00	212.23	3°06'35"	S01°34'50"E	212.00
C51	3960.00	204.86	2°45'50"	S01°36'12"E	204.83
C52	4040.00	185.69	2°38'00"	N01°46'03"E	185.67
C53	4040.00	270.07	3°48'49"	N01°27'47"E	270.02
C54	4040.00	126.75	1°47'51"	N04°18'37"E	126.74
C55	3960.00	183.24	2°39'05"	S03°21'00"W	183.23
C56	3960.00	53.24	0°46'13"	S02°09'21"W	53.24
C57	3960.00	118.42	1°42'48"	N02°13'44"E	118.41
C58	3960.00	329.97	4°46'27"	N01°00'54"E	329.88
C59	3960.00	122.58	1°46'25"	N04°12'50"E	122.58
C60	4040.00	187.41	2°39'28"	S03°50'48"W	187.39
C61	4040.00	53.85	0°45'49"	S02°08'10"W	53.85

ZONE MAP **STENEHJEM COMMONS SUBDIVISION** A TRACT OF LAND LOCATED IN THE NW1/4 AND SW1/4 OF SECTION 31, T150N, R98W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA LAND OWNER: JUDITH H. STENEHJEM (SLS) LIMITED PARTNERSHIP



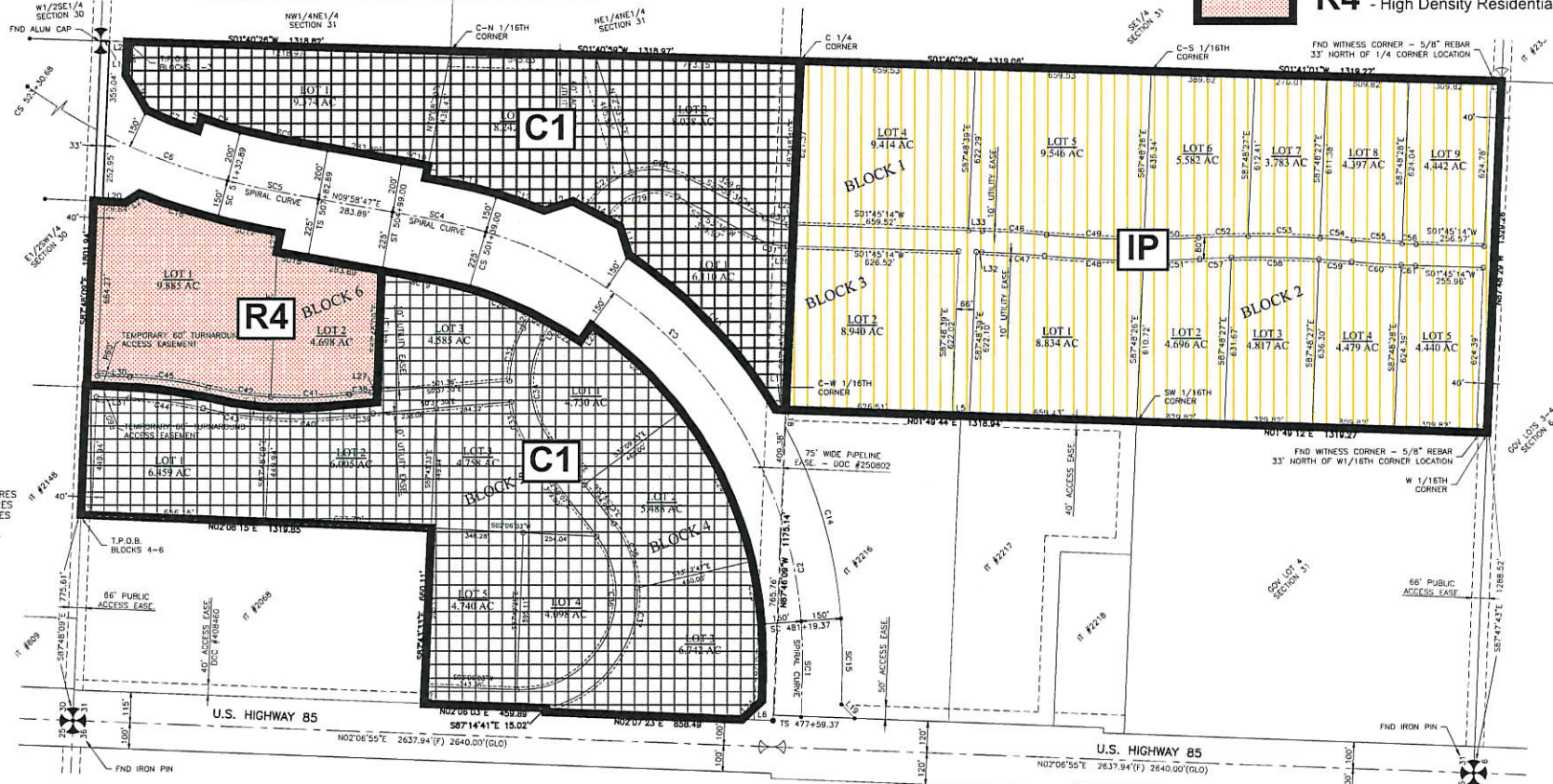
- IP** - Industrial Park
- C1** - General Commercial
- R4** - High Density Residential

LINE	BEARING	DISTANCE
L1	S01°40'26"W	33.00
L2	S01°40'26"W	66.85
L3	S01°41'01"W	40.00
L4	N01°49'12"E	40.00
L5	N01°49'44"E	66.00
L6	N02°07'23"E	117.25
L7	N02°08'15"E	40.00
L8	N87°48'09"W	128.50
L9	S09°11'50"W	154.42
L10	S71°13'50"E	50.00
L11	N79°33'01"W	50.00
L12	N17°06'24"W	114.67
L13	S27°53'35"W	60.00
L14	S27°53'35"W	80.00
L15	S27°53'35"W	60.00
L16	S72°53'36"W	114.67
L17	S01°49'42"W	37.25
L18	N87°48'09"W	60.00
L19	S46°20'33"W	72.45
L20	S02°11'55"W	88.84
L21	N32°48'18"E	60.70
L22	N79°31'09"W	75.00
L23	S58°12'13"E	75.00
L24	N40°32'35"W	102.72
L25	S01°45'14"W	18.69
L26	S01°45'14"W	18.98
L27	S02°37'30"E	20.94
L28	S62°08'23"E	65.27
L29	S62°08'23"E	65.28
L30	S02°08'15"W	122.56
L31	S02°08'15"W	122.55
L32	S01°45'14"W	19.93
L33	S01°45'14"W	52.32

AREA OF LOTS, BLKS 1-3 = 105.134 ACRES
AREA OF ROADS, BLKS 1-3 = 8.475 ACRES
AREA OF LOTS, BLKS 4-6 = 62.188 ACRES
AREA OF ROADS, BLKS 4-6 = 8.275 ACRES
TOTAL AREA = 184.072 ACRES

LEGEND

- TRACT BOUNDARY
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- FND PROPERTY MONUMENT
- 5/8" REBAR UNLESS NOTED
- SEE PROPERTY PIN
- 5/8" REBAR/ALS 7971 YPC
- SECTION CORNER - FOUND
- QUARTER CORNER - FOUND
- QUARTER CORNER - NOT FND

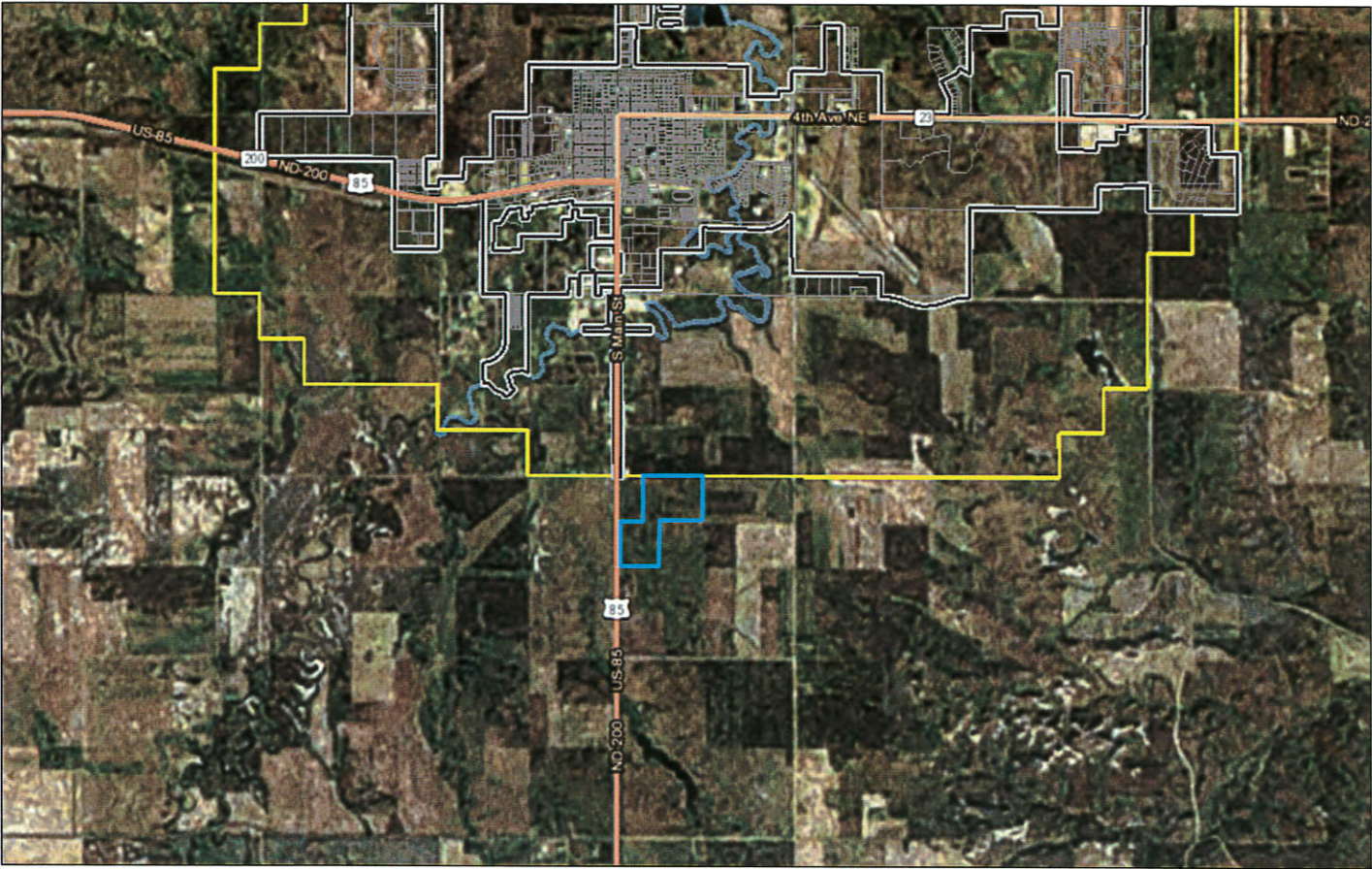


PRELIMINARY



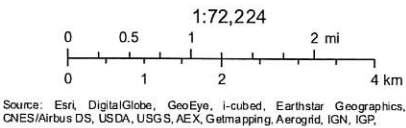
DRAWN BY: DRK DATE: 8-14-16 QUALITY CHECK: X
SURVEYED BY: MB JOB NO: 13-823 FIELDSBOOK: X
GREAT FALLS, SD
LEWISTON, MT
NORTH DAKOTA

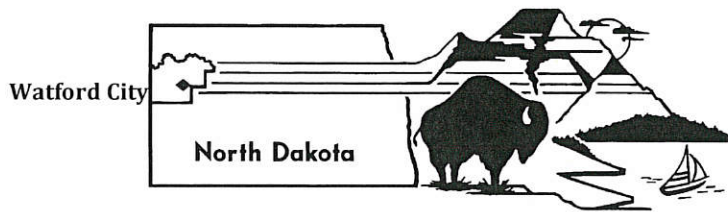
Stenehjem Bypass Property



August 21, 2014

- | | |
|------------------------------|-----------------------------------|
| World Transportation | Lot Lines |
| Watford City Limits | Cherry Creek |
| Extra-Territorial Area (ETA) | Parcels Data from McKenzie County |





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

August 21, 2014

STAFF REPORT
ZC-22-2014 ZONE CHANGE

Applicant
Stephen Stenehjem,
PO Box 607
Watford City, ND 58854

Property Owners
Judith Stenehjem (SLS) LP

Property Address: HWY 85 South and East Bypass Intersection

Zone Change Requested: Request in Zone Change from AG to C1, IP, and R4

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 just off HWY 85 South at the Intersection with HWY 85 and the East Bypass Leg. A planned mixed use development is intended.**

-The existing property is **currently zoned as AG (Agriculture).** The applicant is **asking that the property be rezoned from AG to C1, IP, and R4. It consists of 184.07 acres.**

-The site is within City ETA and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

-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.

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.

Surrounding Land Use Inventory:

West:	Zoning -	AG, McKenzie County
	Use -	Agriculture
South:	Zoning -	AG, McKenzie County
	Use -	Agriculture
North:	Zoning -	C1, McKenzie County
	Uses -	Commercial
East:	Zoning -	AG, McKenzie County
	Uses -	Agriculture

Comprehensive Zoning Plan and Zoning Comparison:

The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible effect on surrounding properties must be considered when evaluating whether this zone change should be approved. The zone requested by the applicant for R4(High Density Residential) intended for the purpose of allowing high and low density multi-family dwellings along with compatible two-family and single-family dwelling units and some community facilities. C1 (commercial) intended for the purpose of allowing basic retail, service and office uses. This district is also intended to provide locations for commercial activity that do not require a central location downtown. Also included are business uses needing large floor areas, particularly those of a service nature and certain industrial uses that do not create obnoxious sounds, glare, dust, or odor, and IP(Industrial Park) intended for certain industrial land uses in a park-like atmosphere and to control the type of use, setback, parking, loading and unloading. It is also intended that this zone be compatible with adjoining dwelling and commercial land uses.

Site Development

*Access: The property will be accessible from Highway 85 East Bypass.
Sewer: There are currently no existing city sanitary sewer mains within the property.
Water: There are currently no existing city water mains within the property.
Analysis: The proposed zoning of Stenehjem property of R4, IP and C1, is accurate to the type of uses we intend to see occurring around the newly constructed bypass.*

Recommendation:

It is recommended that the Watford City Planning Commission **Approve** a Zone Change Application submitted by Stephen Stenehjem contingent on the following conditions:

1. The developer must submit generalized building plans for any development on the property.
2. Development agreement and SIA is finalized with the city before final plat is recorded.
3. Highway Corridor Overlay District standards will apply to these properties located adjacent to the bypass.

Contact:

Seth Sampson, Assistant City Planner

LAND USE APPLICATION pg. 1 of 2

Watford City Planning Department

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE	DATE FILED: <u>8.6.14</u>	APPLICATION NUMBER:
<u>ZONE CHANGE</u>	PROCESSES BY: <u>MW</u>	MEETING DATES: P&Z: <u>8.25.14</u> CC: <u>9.8.14</u>
CONDITIONAL USE PERMIT	FEE: <u>waived</u>	ADVERTISE DATE: <u>8.13 + 8.20</u>
VARIANCE	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
VACATION & ABANDONMENT	SECTION/TOWNSHIP/RANGE:	
STREET NAME	RELATED CASE #:	
	FINAL ACTION MEMORANDUM MAILED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: _____
APPLICANT: City of Watford City

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: City of Watford City
ADDRESS: PO Box 494
CITY: Watford City STATE: ND ZIP CODE: 58854
TELEPHONE: _____ EMAIL: miwilliams@nd.gov
ASSESSOR'S PARCEL NUMBER(S): _____
LEGAL DESCRIPTION: _____

PROPERTY ADDRESS AND NEAREST CROSS STREETS: _____
GROSS/NET ACREAGE: n-a PRESENT ZONE CLASSIFICATION: Multiple
DESIRED ZONE CLASSIFICATION: Multiple 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)

City requests changing City Ordinance
Chapter 15 Articles IX A.2, X R.1, XI R.2, XII R.2m
XIII R.3, XIV R.4, XVIII C.B, XVIII C.2, XVIII(B) C.F
XIX I.P, XVI R.P amending
Section 5 Height restrictions.

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

Watford City Planning Department

213 2nd St NE / PO Box 494

Watford City, ND 58854

Phone: (701)444-2533 Fax: (701)444-3004 Website: www.mckenziecounty.net

LAND USE APPLICATION pg. 2

Watford City Planning Department

(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.

Property Owner Signature

Print of Type Owner Name

NOTARY

State of North Dakota

County of McKenzic

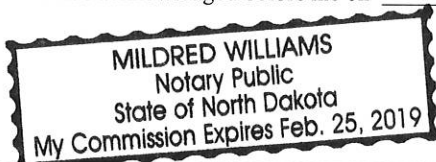
This instrument was acknowledged before me on

Aug 22, 2014

Date

by CURT MOEN

Name of Person



Mildred Williams

Signature of Notarial Officer

Documents Required for Submitting Land Use Applications

APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	PDF	Supplemental Info.	Application Fees
Conditional Use Permit	1 ^G	1	1	1 ⁹	1 ⁸	1 ¹¹	1 ¹²	1	1 ¹⁴	\$525 + publishing costs
Zone Change	1	1	1	1 ⁹	1 ⁸	1 ¹¹	1 ¹²	1	1 ¹⁴	\$300
Variance	1	1	1		1 ⁸	1 ¹¹		1		\$300
Vacation and Abandonment	1		1	1 ⁹	1 ⁸	1 ¹¹		1		Refer to Fee Schedule
Street Name Change*	1	1	1			1 ¹¹		1		Refer to Fee Schedule

Superscript notes on this table refer to the same item number on the Explanation of the Document Submittal Requirements for Planning Applications

*Plus all sign costs

Procedures for Filing Land Use Applications:

- After assembling the required materials as outlined above, 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 MANDATORY, 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 the Commission'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 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.
- Site Development Plan Application is required on all Conditional Use Applications.

Watford City Planning Department

213 2nd St NE / PO Box 494

Watford City, ND 58854

Phone: (701)444-2533 Fax: (701)444-3004 Website: www.mckenziecounty.net

ARTICLE IX A-1 AGRICULTURAL DISTRICT

SECTION 1. INTENT:

This district is established to protect the City of Watford City from uses which would have an adverse effect on the city and to preserve land until it is developed as part of the city.

SECTION 5. HEIGHT REGULATIONS:

1. When a building or structure is within one hundred fifty (150) feet of any residential district, said building or structure shall not exceed thirty-five (35) feet in height.
2. When a building or structure is more than one hundred fifty (150) feet from any residential district, said building or structure shall not exceed seventy-five (75) feet in height.

ARTICLE IX (A) A-2 AGRICULTURAL DISTRICT

SECTION 1. INTENT:

This district is established to protect the City of Watford City from uses which would have an adverse effect on the city and to preserve land until it is developed. This district is only to be used for areas outside of the corporate limits of the City, and within the City's extraterritorial zoning jurisdiction. This district shall have limited requirements for maintenance and improvements.

SECTION 5. HEIGHT REGULATIONS:

1. When a building or structure is within one hundred fifty (150) feet of any residential district, said building or structure shall not exceed thirty-five (35) feet in height.
2. When a building or structure is more than one hundred fifty (150) feet from any residential district, said building or structure shall not exceed seventy-five (75) feet in height.

(Ord. No. 234, 5-4-2011)

ARTICLE X R-1 SINGLE-FAMILY DWELLING DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT:

The "R-1" Single-Family Dwelling District is established for the purpose of low density single-family dwelling control and to allow certain public facilities. It is intended that no uses be permitted in this district that will tend to devalue property for residential purposes or interfere with the health, safety, order or general welfare of persons residing in the district.

Regulations are intended to control density of population and to provide adequate open space around buildings and structures in the district to accomplish these purposes.

SECTION 5. HEIGHT REGULATIONS:

No building shall exceed thirty-five (35) feet in height, except as otherwise provided in the additional height, area and use regulations in this ordinance.

ARTICLE XI R-2 TWO-FAMILY DWELLING DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT:

The "R-2" Two-Family Dwelling District is intended for the purpose of allowing a slightly higher density than in District "R-1," yet retaining the residential qualities. This district allows duplex uses, single-family homes, certain community facilities and certain special uses.

SECTION 5. HEIGHT REGULATIONS:

No building or structure shall exceed thirty-five (35) feet in height except as otherwise provided in the additional height, area and use regulations in this ordinance.

ARTICLE XII R-2M MOBILE HOME, TWO-FAMILY RESIDENTIAL DISTRICT

SECTION 1. INTENT:

The "R-2M" Mobile Home, Two-Family Residential District is intended for the purpose of allowing the same uses as in District "R-2", yet allowing mobile homes to be allowed in the district

SECTION 5. HEIGHT REGULATIONS:

No building or structure shall exceed thirty-five (35) feet in height except as otherwise provided in the additional height, area and use regulations in this ordinance.

ARTICLE XIII R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT

SECTION 1. INTENT:

The "R-3" Medium Density Residential District is intended for the purpose of allowing low density multi-family dwellings along with compatible single-family and two-family dwellings and some community facilities.

SECTION 5. HEIGHT REGULATIONS:

No building shall exceed thirty-five (35) feet in height, except as provided in the additional height, area and use regulations of this ordinance

ARTICLE XIII (A) R-T TOWNHOME RESIDENTIAL DISTRICT

SECTION 1. INTENT:

The "R-T" Townhome Residential District is intended for the purpose of allowing townhome/medium- to high-density multi-family dwellings that are intended for ownership by the inhabitants. The North Dakota Century Code Chapter 47-04.1, Condominium Ownership of Real Property, defines the requirements for the mapping of common-wall properties. That code is incorporated by reference.

SECTION 5. HEIGHT REGULATIONS:

No building or structure shall exceed thirty-five (35) feet in height except as otherwise provided in the additional height, area and use regulations in this ordinance

ARTICLE XIV R-4 HIGH DENSITY RESIDENTIAL DISTRICT

SECTION 1. INTENT:

The "R-4" High Density Residential District is intended for the purpose of allowing high and low density multi-family dwellings along with compatible two-family and single-family dwelling units and some community facilities.

SECTION 5. HEIGHT REGULATIONS:

a) No building shall exceed forty-five (45) feet in height, except as provided in the additional height, area and use regulations of this ordinance

ARTICLE XVI R-P COMMUNITY UNIT PLAN DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT:

The "R-P" Community Unit Plan District is intended for the purpose of permitting the grouping or clustering of residential and some customarily accessory nonresidential uses in courts or similar arrangements.

SECTION 6. HEIGHT REGULATIONS:

1. No building or structure shall exceed forty-five (45) feet in height except as otherwise permitted in the additional height, area and use regulations of this ordinance.

ARTICLE XVIII C-B CENTRAL BUSINESS DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT:

1. The "C-B" Central Business District is intended for the purpose of grouping retail merchandising activities into a concentrated area serving the general shopping needs of the trade area. It is also important to keep people living and visiting this district. Though residential users are permitted to cohabitate in the central business district, principal permitted uses include department stores, apparel stores, general retail sales and services, and similar uses appropriate for comparison shopping. The grouping is intended to strengthen the business level of the central business activity

SECTION 5. HEIGHT REGULATIONS:

1. No building shall exceed fifty (50) feet in height except as otherwise provided in the additional height, area and use regulations of this ordinance

ARTICLE XVIII (A) C-2 COMMERCIAL/SERVICE DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT:

1. The C-2 District is intended for the purpose of grouping retail merchandising, service businesses, and appurtenant activities into a concentrated area serving the general shopping and service needs of the trade area. It is also important to keep people living within and in close proximity to this district as well as encouraging persons to visit this area. Though residential users are permitted to cohabitate in the District, principal permitted uses include department stores, apparel stores, general retail sales, and similar uses appropriate for comparison-shopping. The area also encourages service-oriented business. The District is not intended for heavy commercial uses or those uses, those that consume large areas for storage or display of merchandise (indoors or out of doors), or those businesses that may not be considered compatible with adjacent traditional residential uses.
2. The grouping is intended to strengthen the business level of the central business district, accommodate existing uses, and provide for a transition from commercial to residential zoning.

SECTION 5. HEIGHT REGULATIONS:

1. No building shall exceed thirty-five (35) feet in height except as otherwise provided in the additional height, area and use regulations of this ordinance

ARTICLE XVIII (B) CF COMMUNITY FACILITIES

SECTION 1. INTENT AND PURPOSE OF DISTRICT:

The following regulations shall apply to the CF Community Facilities Zone. No new building or structure shall be erected, or parcel development in a CF Community Facilities Zone unless full public services are available and in conformance with the provisions identified herein. The CF Community Facilities Zone is established in order to provide for the location and development of site suitable for necessary public buildings, structures, uses and accessory uses, and related private buildings, structures, uses, and accessory uses, open space and community recreational facilities. The development standards shall be specified in the conditional use permit process and within a development agreement.

SECTION 5. HEIGHT REGULATIONS:

1. When a building or structure is within one hundred fifty (150) feet of a residential district zone, said building or structure shall not exceed thirty-five (35) feet in height.
2. When a building is more than one hundred fifty (150) feet from a residential district zone, said building or structure shall not exceed fifty (50) feet in height if not in conflict with airport approach zones.

(Ord. No. 248, 10-12-2011)

ARTICLE XVIII(C) R-C CONDOMINIUM RESIDENTIAL DISTRICT

SECTION 1. INTENT:

The "R-C" Condominium Residential District is intended for the purpose of allowing condominium/high-density multi-family dwellings that are intended for ownership by the inhabitants. The North Dakota Century Code Chapter 47-04.1, Condominium Ownership of Real Property, defines the requirements for the mapping of common-wall properties. That code is incorporated by reference.

(Ord. No. 330, § 1, 11-4-2013)

SECTION 4. HEIGHT REGULATIONS:

- a) No building shall exceed fifty (50) feet in height, except as provided in the additional height, area, and use regulations of this ordinance.

(Ord. No. 330, § 4, 11-4-2013)

ARTICLE XIX I-P INDUSTRIAL PARK DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT:

It is the intent of the "I-P" Industrial Park District to allow certain industrial land uses in a park-like atmosphere and to control the type of use, setback, parking, loading and unloading. It is also intended that this zone be compatible with adjoining dwelling and commercial land uses.

SECTION 5. HEIGHT REGULATIONS:

- 1. When a building or structure is within one hundred fifty (150) feet of a residential district zone, said building or structure shall not exceed thirty-five (35) feet in height.
- 2. When a building or structure is more than one hundred fifty (150) feet from a residential district zone, said building or structure shall not exceed fifty (50) feet in height.

ARTICLE XIX (A) HEAVY INDUSTRIAL ZONING

A. **Scope.** The following regulations shall apply to the HI Heavy Industrial Zones. No new building or structure shall be erected, or parcel developed in an HI Heavy Industrial Zone unless in conformance with the provisions identified herein

C. **Height, Lot and Setback Requirements.**

- Minimum Lot Size one (1) acre
- Minimum Lot Width (interior lot) one hundred fifty (150) feet
- Maximum Building Height forty (40) feet
- Minimum Building Setbacks
- Use

Front	Side	Rear	Street Side
20'	10'	20'	25'

20' when adjacent to residential uses

All Principal and Accessory Structures

DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

PO Box 494 / 213 2nd St NE Watford City, ND 58854

APPLICATION TYPE	DATE FILED:	APPLICATION NUMBER:
<u>SUBDIVISION PRELIMINARY MAP</u>	PROCESSED BY:	PLANNING AND ZONING:
SUBDIVISION FINAL MAP	FEE:	CITY COUNCIL:
SIMPLE LOT SPLIT	RECEIPT #: <u>Chk # 2208</u>	SECTION / TOWNSHIP / RANGE:
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
LARGE PARCEL MAP FINAL	PROPERTY OWNER: <u>Judith H. Stenehjem (SLS) LP</u>	
PARCEL MAP SUBSEQUENT	APPLICANT: <u>Stephen L. Stenehjem</u>	
PARCEL MAP NON-SUBSEQUENT	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:	
FAMILY CEMETERY DESIGNATION	NAME: <u>Stephen L. Stenehjem</u>	
AGRICULTURAL EXEMPTION	PHONE: <u>(701) 842-2381</u>	
	ADDRESS: <u>PO Box 607</u>	
	CITY: <u>Watford City</u> STATE: <u>ND</u> ZIP CODE: <u>58854</u>	
	EMAIL: _____	

ASSESSOR'S PARCEL NUMBER(S): _____

LEGAL DESCRIPTION: Two tracts of land located in the NW 1/4 and SW1/4 of Section 31, T150N, R98WPROPERTY ADDRESS AND NEAREST CROSS STREETS: Hwy 85 South & East BypassGROSS/NET ACREAGE: 184.07 NUMBER OF LOTS: 28 ZONING: C1, IP, R4DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: Extension of City Water & Sewer

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

(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 _____ 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.

Property Owner (Signature): [Signature]Property Owner (Print): Stephen L. Stenehjem

Property Owner (Signature): _____

SURVEYOR / ENGINEER INFORMATION (Place Surveyor Stamp in Open Area)

NAME: _____ LICENSE NO: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____

FAX/Email: _____



August 6th, 2014

Curt Moen, City Planner
City of Watford City
Department of Planning & Zoning
112 2nd Ave NE, Watford City, ND 58854
Watford City, ND 58854

Re: **Stenehjem Commons Subdivision**
Preliminary Plat and Zone Change Applications for Major Subdivision

Dear Mr. Moen,

On behalf the Applicant Mr. Stephen Stenehjem please find enclosed the following items for your review of a preliminary plat and zone change for the Stenehjem Commons Subdivision:

- A signed Division of Land / Planning Application.
- A signed and notarized Land Use Application.
- A signed and notarized Affidavit to Accompany City of Watford City Division of Land Application.
- A copy of a review fee check in the amount of \$1,845 (\$1,125 for preliminary plat, \$15 per lot (28 lots), and \$300 for zone change).
- Copies of the preliminary plat (digital PDF copy was also provided).
- Copies of the proposed zone map amendment (digital PDF copy was also provided).
- Copy of the proposed development agreement (digital Word document was submitted to City).

Project Description

Stenehjem Commons Subdivision consists of a new mixed use subdivision. The preliminary plat, as submitted, consists of large lots for commercial, multi-family and light industrial uses.

Access/Streets. Physical and legal access to the property will be off of Hwy 85 south of Watford City via existing approaches at and near 24th Street, 24th Avenue and a new approach being constructed by NDDOT as a part of the east bypass project.

Grading and Drainage. Grading plans have been completed and mass grading of the project will begin soon to accommodate the proposed subdivision. Stormwater and retention is currently being designed and will be accommodated for in a regional manner onsite.

Utilities. Water and sewer will be extended to the project from the existing Watford City water and sewer facilities that exist along Hwy 85.

Floodplains and Wetlands. None present on the project.

Zoning. The subject property is currently being annexed into the City and is currently zoned agriculture. As shown on Applicants request the property is requesting to be rezoned to C1, IP and R4.

Development Agreement. A draft DA has been prepared and submitted to the City for review and approval.

Please contact me if you have any questions or require further information.

Sincerely,

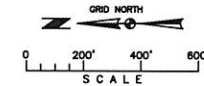
A handwritten signature in black ink, appearing to read 'Mychal Gorden', with a stylized flourish at the end.

Mychal Gorden
Mychal Gorden Design, Inc.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
SC1	1860.00	360.00	61°24'48"	N89°57'25"W	359.81
C2	1860.00	420.34	1°40'00"	N70°20'51"E	398.33
C3	1860.00	1818.28	55°53'25"	N44°08'18"E	1555.84
SC4	360.00	360.00	61°24'48"	N12°03'02"E	359.81
C5	360.00	420.34	1°40'00"	S11°48'42"E	348.97
C6	2230.00	492.89	12°39'57"	S20°48'33"E	491.89
C7	2080.00	208.00	54°40'07"	S21°38'14"E	208.12
C8	2030.00	153.13	41°7'57"	S17°13'17"E	153.13
SC9	334.30	100.64	111°36'28"	S10°08'58"E	118.09
SC10	100.64	276.04	111°36'28"	S10°08'58"E	118.09
SC11	1810.00	181.00	5°57'32"	S19°10'20"E	181.00
C12	1810.00	814.42	25°48'50"	S48°31'31"E	807.57
C13	1810.00	785.75	24°14'24"	S73°48'52"E	786.05
SC14	332.41	100.64	111°36'28"	S10°08'58"E	118.09
C15	2380.00	510.01	7°27'47"	S18°12'27"E	309.79
SC16	244.33	118.09	111°36'28"	S10°08'58"E	118.09
SC17	118.09	335.80	111°36'28"	S10°08'58"E	118.09
SC18	118.09	335.80	111°36'28"	S10°08'58"E	118.09
SC19	1435.00	255.00	10°08'12"	N21°14'38"E	252.72
C20	1435.00	80.01	5°11'41"	N22°53'58"E	80.00
C21	1435.00	132.88	5°18'21"	N32°08'37"E	132.84
C22	1510.00	475.40	18°02'20"	N45°48'57"E	473.44
C23	1510.00	531.24	23°27'08"	N64°48'40"E	528.85
C24	1510.00	240.19	9°08'50"	N81°20'38"E	238.94
SC25	280.00	280.00	45°00'00"	S69°42'41"E	287.88
C26	280.00	218.91	45°00'00"	S69°42'41"E	214.30
C27	280.00	314.18	90°00'00"	S17°08'24"E	282.84
C28	200.00	91.24	28°58'22"	S14°48'48"E	90.45

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C31	280.00	127.74	28°08'22"	S14°48'28"E	128.84
C32	440.00	209.87	27°18'10"	N75°45'28"E	207.89
C33	440.00	209.87	27°18'10"	S66°30'28"E	207.89
C34	360.00	408.84	60°02'14"	S85°22'30"E	387.05
C35	360.00	429.47	61°14'22"	S85°36'54"E	259.05
C36	360.00	812.07	128°14'41"	S62°31'17"E	690.52
C37	1480.00	80.02	3°08'24"	N06°11'42"E	80.01
C38	1480.00	84.40	3°08'24"	N06°11'42"E	84.39
C39	1480.00	538.10	20°28'28"	S27°44'04"E	533.11
C40	1340.00	310.12	11°33'17"	S01°59'48"E	309.59
C41	1480.00	288.21	11°33'27"	N07°51'11"E	285.70
C42	1480.00	238.89	6°23'30"	S06°33'48"E	238.83
C43	1540.00	254.30	6°23'41"	S08°30'12"E	254.02
C44	1480.00	282.78	11°05'48"	N07°41'09"E	282.32
C45	1540.00	268.25	11°05'48"	N07°41'09"E	267.79
C46	4040.00	241.28	3°25'18"	N03°27'54"E	241.23
C47	3880.00	238.48	3°25'18"	N03°27'54"E	238.45
C48	3880.00	366.11	5°17'30"	S22°31'38"E	365.98
C49	4040.00	370.38	5°15'05"	S22°33'00"E	370.15
C50	4040.00	212.23	3°00'36"	S01°34'50"E	212.20
C51	3880.00	204.88	7°48'00"	S01°34'12"E	204.83
C52	4040.00	185.89	7°38'00"	N01°46'07"E	185.87
C53	4040.00	270.07	7°48'48"	N01°27'47"E	270.02
C54	4040.00	128.75	1°47'51"	N04°18'37"E	128.74
C55	3680.00	183.34	2°38'05"	S03°51'00"E	183.33
C56	3680.00	53.24	0°48'13"	S03°08'21"E	53.24
C57	3680.00	118.42	2°14'30"	N02°14'44"E	118.41
C58	3680.00	328.97	4°48'27"	N01°00'54"E	328.89
C59	3680.00	122.58	1°48'25"	N04°17'20"E	122.58
C60	4040.00	167.41	2°38'05"	N03°08'48"E	167.39
C61	4040.00	53.85	0°40'48"	S02°08'10"E	53.85

A PLAT OF
STENEHJEM COMMONS SUBDIVISION
 A TRACT OF LAND LOCATED IN THE NW1/4 AND SW1/4 OF SECTION 31, T150N, R98W,
 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA
 LAND OWNER: JUDITH H. STENEHJEM (SLS) LIMITED PARTNERSHIP

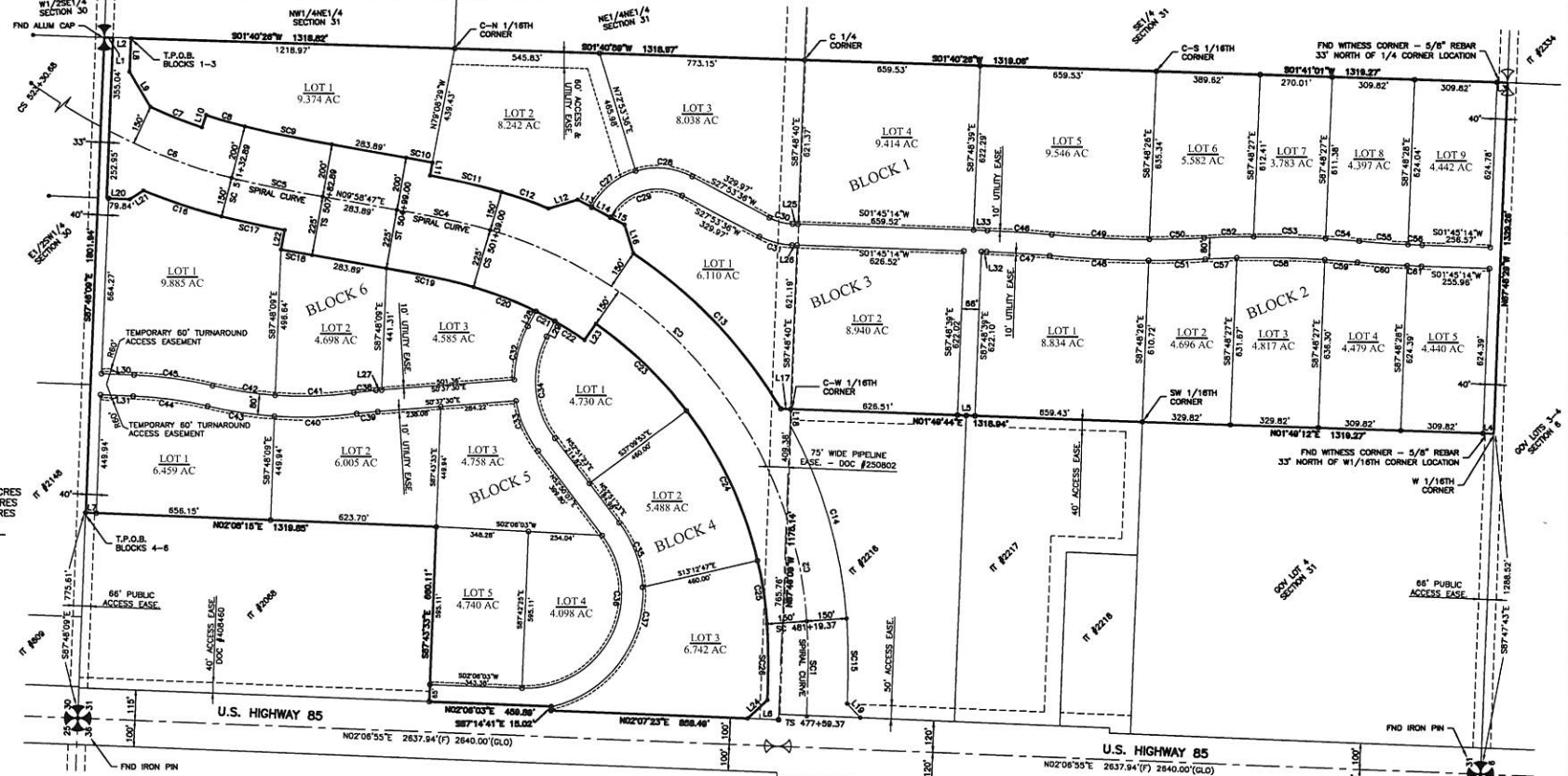


LINE	BEARING	DISTANCE
L1	S01°40'28"W	33.00
L2	S01°40'28"W	66.85
L3	S01°41'01"W	40.00
L4	N07°48'12"E	40.00
L5	N01°49'44"E	60.00
L6	N02°07'23"E	117.25
L7	N02°08'15"E	40.00
L8	N87°48'09"W	128.50
L9	S59°11'30"W	154.42
L10	S71°13'50"W	50.00
L11	N78°33'01"E	60.00
L12	N17°08'24"W	114.67
L13	S27°23'35"E	80.00
L14	S27°23'35"E	80.00
L15	S27°53'35"W	60.00
L16	S72°53'35"E	114.67
L17	S01°49'42"E	37.25
L18	N87°48'09"W	60.00
L19	S46°27'13"W	72.43
L20	S02°11'55"W	60.00
L21	N32°48'16"W	60.70
L22	N78°31'00"W	25.00
L23	S55°12'13"E	75.00
L24	N43°02'35"W	102.72
L25	S01°45'14"W	18.98
L26	S01°45'14"W	18.98
L27	S02°37'30"E	20.94
L28	S82°08'23"E	85.27
L29	S82°08'23"E	85.27
L30	S02°08'15"W	122.58
L31	S02°08'15"W	122.58
L32	S01°45'14"W	18.93
L33	S01°45'14"W	52.32

AREA OF LOTS, BLKS 1-3 = 105.134 ACRES
 AREA OF ROADS, BLKS 1-3 = 8.475 ACRES
 AREA OF LOTS, BLKS 4-6 = 62.188 ACRES
 AREA OF ROADS, BLKS 4-6 = 8.275 ACRES
 TOTAL AREA = 184.072 ACRES

LEGEND

- TRACT BOUNDARY
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- FIND PROPERTY MONUMENT
- 5/8" REBAR UNLESS NOTED
- SECTION CORNER - FOUND
- QUARTER CORNER - FOUND
- QUARTER CORNER - NOT FOUND



PRELIMINARY

TD&H
 Engineering

DRAWN BY: DRK DATE: 8-14-14 QUALITY CHECK: X
 SURVEYED BY: MB JOB NO: 13-825 FIELDBOOK: X
 CHECKED BY: JUDITH H. STENEHJEM (SLS) LIMITED PARTNERSHIP
 WATFORD CITY, NORTH DAKOTA

SHEET 1 OF 2

BAIS OF BEARING: NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, DISTANCES ARE ROUND

A PLAT OF
STENEHJEM COMMONS SUBDIVISION
A TRACT OF LAND LOCATED IN THE NW1/4 AND SW1/4 OF SECTION 31, T150N, R98W,
5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA
LAND OWNER: JUDITH H. STENEHJEM (SLS) LIMITED PARTNERSHIP

OWNERS CERTIFICATE

I, the undersigned, being the sole owner and mortgage holder of the land platted herein, do hereby voluntarily consent to the execution of said plat and dedicate the streets, alleys, paths, and public grounds as shown herein, including all sewers, culverts, bridges, water distribution lines, sidewalks, grounds, existing trails, and any other existing easements, whether such improvements are shown or not, to the public use forever.
I agree not to vacate any portion of this plat without the consent of the McKenzie County Commission. I also hereby dedicate easements to run with the land for water, sewer, gas, electric, telephone, or other public utility lines or service under, on, or over these certain strips of land designated herein as "utility easements".

Dated this _____ day of _____, A.D., 20____

Judith H. Stenehjem (SLS) Limited Partnership
a North Dakota limited partnership

Stephen L. Stenehjem
Managing Partner

State of North Dakota)
: ss
County of McKenzie)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, Stephen L. Stenehjem, known to me to be the person who executed the Owners Certificate. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial Seal)

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

Dated this _____ day of _____, A.D., 20____

MONTANA DAKOTA UTILITY
Printed Name _____

State of North Dakota)
: ss
County of McKenzie)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, _____, known to me to be the person who executed the Owners Certificate. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial Seal)

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

Dated this _____ day of _____, A.D., 20____

RESERVATION TELEPHONE COOPERATIVE
Printed Name _____

State of North Dakota)
: ss
County of McKenzie)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, _____, known to me to be the person who executed the Owners Certificate. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial Seal)

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

SUBDIVISION BOUNDARY DESCRIPTION - BLOCKS 1, 2, & 3

A tract of land located in the NW1/4 and SW1/4 of Section 31, Township 150 North, Range 98 West, 5th Principal Meridian, McKenzie County, North Dakota, and being more particularly described as follows:
Beginning at the North Quarter Corner of said Section 31; thence South 01°40'28" West along the North-South mid-section line of said Section 31, a distance of 99.85 feet to the Eastern right-of-way line of the North Dakota State Highway 23 Bypass and being the True Point of Beginning; thence South 01°40'28" West along said mid-section line, a distance of 1218.97 feet to the Center-North Sixteenth Corner of said Section 31; thence South 01°40'28" West along said mid-section line, a distance of 1318.97 feet to the Center-Quarter Corner of said Section 31; thence South 01°40'28" West along said mid-section line, a distance of 1318.08 feet to the Center-South Sixteenth Corner of said Section 31; thence South 01°41'01" West along said mid-section line, a distance of 1319.27 feet to the South Quarter Corner of said Section 31; thence North 87°48'29" West along the Southern line of said Section 31, a distance of 1329.28 feet to the West 1/16th Corner of said Section 31; thence North 01°48'12" East along the West 1/16th line of said Section 31, a distance of 1319.27 feet to the Southwest Sixteenth Corner of said Section 31; thence North 01°48'44" East along said 1/16th line, a distance of 1318.34 feet to the Center-West 1/16th Corner of said Section 31; thence North 01°48'42" East along the Eastern right-of-way line of the North Dakota State Highway 23 Bypass, a distance of 37.25 feet and the following fifteen curves being along said line, a distance of 154.42 feet to the left, having a Radius of 1810.00 feet, an Arc Length of 814.42 feet, a Delta of 25°48'30", a Chord Bearing of North 46°31'31" East, and a Chord Length of 807.57 feet; thence North 72°53'36" East, a distance of 114.87 feet; thence North 27°53'35" East, a distance of 200.00 feet; thence North 17°08'24" West, a distance of 114.87 feet; thence along a non-tangent curve to the left, having a Radius of 1810.00 feet, an Arc Length of 168.25 feet, a Delta of 53°32", a Chord Bearing of North 16°10'20" East, and a Chord Length of 186.16 feet; thence along a spiral curve to the left, parallel to and 150.00 feet Eastern of said North Dakota State Highway 23 Bypass centerline, having a Chord Bearing of North 12°48'23" East and a Chord Length of 275.92 feet; thence South 78°33'01" East, a distance of 50.00 feet; thence along a spiral curve to the left, parallel to and 200.00 feet Eastern of said North Dakota State Highway 23 Bypass centerline, having a Chord Bearing of North 07°08'15" East and a Chord Length of 100.84 feet; thence North 02°58'42" East, a distance of 283.89 feet; thence along a spiral curve to the right, parallel to and 200.00 feet Eastern of said North Dakota State Highway 23 Bypass centerline, having a Chord Bearing of North 11°30'26" East and a Chord Length of 334.21 feet; thence along a tangent curve to the right, having a Radius of 2030.00 feet, an Arc Length of 152.12 feet, a Delta of 41°37'3", a Chord Bearing of North 16°37'22" East, and a Chord Length of 152.08 feet; thence North 71°13'50" West, a distance of 1637'22" East, and a Chord Length of 152.08 feet; thence North 71°13'50" West, a distance of 50.00 feet; thence along a non-tangent curve to the right, having a Radius of 2000.00 feet, an Arc Length of 208.20 feet, a Delta of 3°44'07", a Chord Bearing of North 21°38'14" East, and a Chord Length of 208.12 feet; thence North 58°11'30" East, a distance of 154.42 feet; thence South 87°48'05" East, a distance of 128.50 feet to the True Point of Beginning and containing 113.809 acres.

SUBDIVISION BOUNDARY DESCRIPTION - BLOCKS 4, 5, & 6

A tract of land located in the NW1/4 of Section 31, Township 150 North, Range 98 West, 5th Principal Meridian, McKenzie County, North Dakota, and being more particularly described as follows:
Beginning at the Northwest Corner of said Section 31; thence South 87°48'09" East along the Northern line of said Section 31, a distance of 778.01 feet to the Northeast Corner of Irregular Tract No. 2068 and being the True Point of Beginning; thence South 87°48'09" East along said Northern line, a distance of 1801.94 feet to the North Quarter Corner of said Section 31; thence South 01°40'28" West along the North-South mid-section line of said Section 31, a distance of 33.00 feet to the Western right-of-way line of the North Dakota State Highway 23 Bypass and the following fourteen curves being along said line: thence North 87°48'09" West, a distance of 587.89 feet; thence South 02°11'55" West, a distance of 88.84 feet; thence South 32°48'16" East, a distance of 60.70 feet; thence along a non-tangent curve to the left, having a Radius of 2360.00 feet, an Arc Length of 310.01 feet, a Delta of 7°27'47", a Chord Bearing of South 18°12'27" West, and a Chord Length of 309.79 feet; thence along a spiral curve to the left, parallel to and 150.00 feet Western of said North Dakota State Highway 23 Bypass centerline, having a Chord Bearing of South 12°09'43" West and a Chord Length of 243.30 feet; thence North 78°31'00" West, a distance of 75.00 feet; thence along a spiral curve to the left, parallel to and 225.00 feet Western of said North Dakota State Highway 23 Bypass centerline, having a Chord Bearing of South 10°08'56" West and a Chord Length of 119.08 feet; thence South 02°58'47" West, a distance of 283.89 feet; thence along a spiral curve to the right, parallel to and 225.00 feet Western of said North Dakota State Highway 23 Bypass centerline, having a Chord Bearing of South 11°30'26" West and a Chord Length of 335.43 feet; thence along a tangent curve to the right, having a Radius of 1430.00 feet, an Arc Length of 463.84 feet, a Delta of 6°36'41", a Chord Bearing of South 28°29'28" West, and a Chord Length of 483.80 feet; thence South 52°12'13" East, a distance of 75.00 feet; thence along a non-tangent curve to the right, having a Radius of 1510.00 feet, an Arc Length of 1348.61 feet, a Delta of 51°05'47", a Chord Bearing of South 60°20'40" West, and a Chord Length of 1302.43 feet; thence along a spiral curve to the right, parallel to and 150.00 feet Western of said North Dakota State Highway 23 Bypass centerline, having a Chord Bearing of South 86°42'41" West and a Chord Length of 287.88 feet; thence North 43°02'35" West, a distance of 102.72 feet to the Eastern right-of-way line of U.S. Highway 85; thence North 02°07'23" East along said Eastern line, a distance of 741.24 feet; thence South 87°14'41" East along said Eastern line, a distance of 15.02 feet; thence North 02°06'33" East along said Eastern line, a distance of 459.89 feet to the North 1/16th line of said Section 31; thence South 87°43'53" East along said North 1/16th line, a distance of 860.11 feet to the Southwest corner of Irregular Tract No. 2068; thence North 02°06'15" East along the Eastern line of said Irregular Tract No. 2068, a distance of 1318.05 feet to the True Point of Beginning and containing 70.483 acres.

MCKENZIE COUNTY BOARD OF COMMISSIONERS

This is to certify that the County Board of Commissioners of McKenzie County, North Dakota, has examined this plat of the Stenehjem Commons Subdivision, located in the NW1/4 and SW1/4 of Section 31, Township 150 North, Range 98 West, 5th Principal Meridian, McKenzie County, North Dakota, and has authorized its Chairman to attach his/her signature as approved thereof, dated this _____ day of _____, 20____.

McKenzie County does not accept responsibility for the construction, repair, or maintenance, including snow removal, upon any streets, roads, access easement, or other other public ways pertaining to this subdivision, until such time as petitioned and approved by the McKenzie County Commission.

Chairman of the McKenzie County Board of Commissioners
Printed Name _____

Attested By: McKenzie County Auditor
Printed Name _____

State of North Dakota)
: ss
County of McKenzie)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, _____, and _____, known to me to be the persons who executed the McKenzie County Board of Commissioners approval. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial Seal)

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

AUDITOR'S CERTIFICATE OF TAXES

Taxes, delinquent special assessments, or installments of special assessments or tax estimates for the property described on the attached instrument are unpaid in the amount of \$_____, plus penalty and interest.

Certified this _____ day of _____, A.D., 20____

McKenzie County Auditor
Printed Name _____

CERTIFICATE OF MCKENZIE COUNTY RECORDER

State of North Dakota)
: ss
County of McKenzie)

This plat was filed for record in the office of the McKenzie County Recorder, in the State of North Dakota, and was duly recorded as document No. _____ on this _____ day of _____, 20____.

Recorder _____ By _____ Deputy

SURVEYOR'S CERTIFICATE

I, the undersigned, Daniel R. Kenczka, Registered Land Surveyor under the laws of the State of North Dakota, do hereby certify that the survey plot shown hereon was completed by me or under my direct supervision, that the monuments are placed as shown, and that to the best of my knowledge and belief, said survey is true and correct.

Dated this _____ day of _____, A.D., 20____

Daniel R. Kenczka
North Dakota Reg. No. L57871

State of Montana)
: ss
County of Cascade)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public for the State of Montana, personally appeared, Daniel R. Kenczka, known to me to be the person who executed the Surveyors Certificate. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial Seal)

Notary Public for the State of Montana
Residing at _____
My commission expires _____

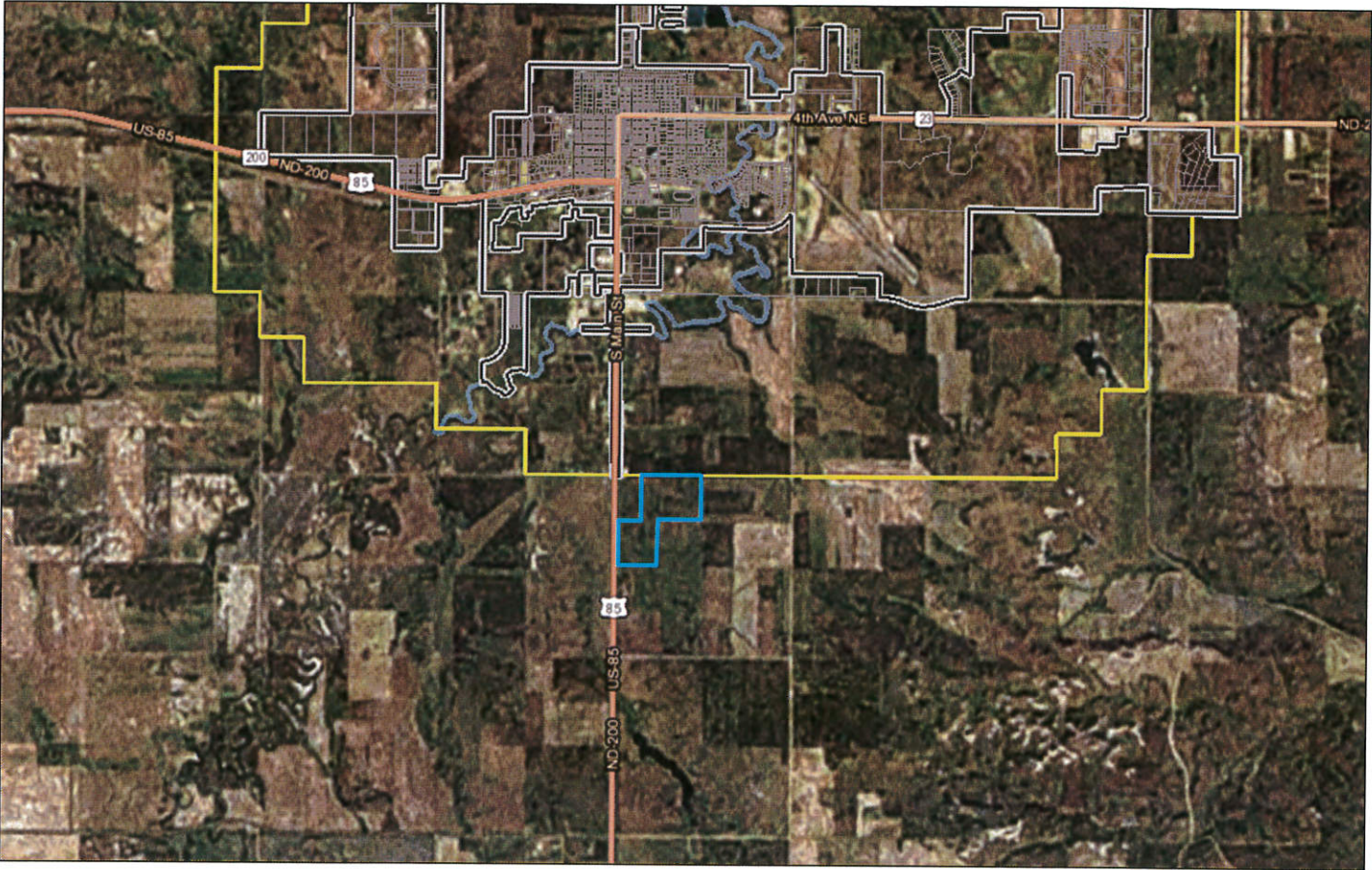


PRELIMINARY



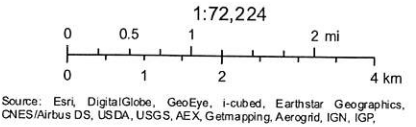
DRAWN BY: DRK	DATE: 8-14-14	QUALITY CHECK: RLB
SURVEYED BY: MB	JOB NO: 13-820	FIELD BOOK: RLB
SPOKANE		
WILFORD CITY		

Stenehjem Bypass Property



August 21, 2014

- | | |
|------------------------------|-----------------------------------|
| World Transportation | Lot Lines |
| Watford City Limits | Cherry Creek |
| Extra-Territorial Area (ETA) | Parcels Data from McKenzie County |





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

August 21, 2014

STAFF REPORT

Subdivision Prelim Map-10-2014 (Stenehjem Commons)

Applicant

Stephen L. Stenehjem
PO Box 607
Watford City, ND

Property Owners

Judith H. Stenehjem (SLS) LP

Property Address: HWY 85 South and East Bypass

Subdivision Prelim Map: Stephen Stenehjem Bypass Map, consists of 184.07 Acres

Located: Two Tracts of land located in the NW $\frac{1}{4}$ and SW $\frac{1}{4}$ of Sect 31, T150N, R98W, 28 lots.

Discussion: Stenehjem Bypass Prelim Map consists of 28 lots with mixed uses of C1, R4, and IP. It is located off HWY 85 South and East Bypass route. The industrial and commercial uses are consistent with what the city intends to see develop along the new bypass.

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

Surrounding Land Use Inventory:

West: Zoning -	AG, McKenzie County
Use -	Agricultural
South: Zoning -	AG, McKenzie County
Use -	Agriculture
North: Zoning -	C1, McKenzie County
Uses -	Commercial
East: Zoning -	AG, McKenzie County
Uses -	Agriculture

Site Development

Access: *The property will be accessible from HWY 85 East Bypass.*
Sewer: *There is no city sanitary sewer mains within the property.*
Water: *There is no city water mains within the property.*

Recommendation:

It is recommended that the Watford City Planning Commission **approve** the Stephen Stenehjem Preliminary Subdivision Map contingent upon the following:

1. Preliminary Plat approval will expire after 12 months if no work towards submittal of a final plat or commencement of construction is undertaken by the applicant.
2. Development Agreement and SIA are finalized before the recordation of Subdivision Final Map.

Contact:

Seth Sampson, Assistant City Planner

DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

PO Box 494 / 213 2nd St NE Watford City, ND 58854

APPLICATION TYPE	DATE FILED: <u>8.7.14</u>	APPLICATION NUMBER: <u>Subdivision 13-2014</u>
<u>SUBDIVISION PRELIMINARY MAP</u>	PROCESSED BY: <u>mw</u>	PLANNING AND ZONING: <u>8.25.14</u>
SUBDIVISION FINAL MAP	FEE:	CITY COUNCIL: <u>9.8.14</u>
SIMPLE LOT SPLIT	RECEIPT # <u>CN# 2206</u>	SECTION / TOWNSHIP / RANGE: <u>17 150N 98W</u>
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
LARGE PARCEL MAP FINAL	PROPERTY OWNER: <u>Kira Stenehjerm, Kristen Stenehjerm, Peter Stenehjerm, Erik Stenehjerm</u>	
PARCEL MAP SUBSEQUENT	APPLICANT: <u>Kira Stenehjerm</u>	
PARCEL MAP NON-SUBSEQUENT	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:	
FAMILY CEMETERY DESIGNATION	NAME: <u>Kira Stenehjerm</u>	
AGRICULTURAL EXEMPTION	PHONE: <u>(701) 842-2381</u>	
	ADDRESS: <u>PO Box 607</u>	
	CITY: <u>Watford City</u> STATE: <u>ND</u> ZIP CODE: <u>58854</u>	
	EMAIL: _____	

ASSESSOR'S PARCEL NUMBER(S): Parcel ID 20-00-11300

LEGAL DESCRIPTION: _____

PROPERTY ADDRESS AND NEAREST CROSS STREETS: Hwy 23 & Long DriveGROSS/NET ACREAGE: 112 NUMBER OF LOTS: 115 ZONING: R1 & R3/RTDESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City Water & Sewer

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

(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 _____ 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.

Property Owner (Signature): Kira StenehjermProperty Owner (Print): Kira Stenehjerm

Property Owner (Signature): _____

SURVEYOR / ENGINEER INFORMATION (Place Surveyor Stamp in Open Area)

NAME: _____ LICENSE NO: _____

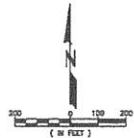
ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____

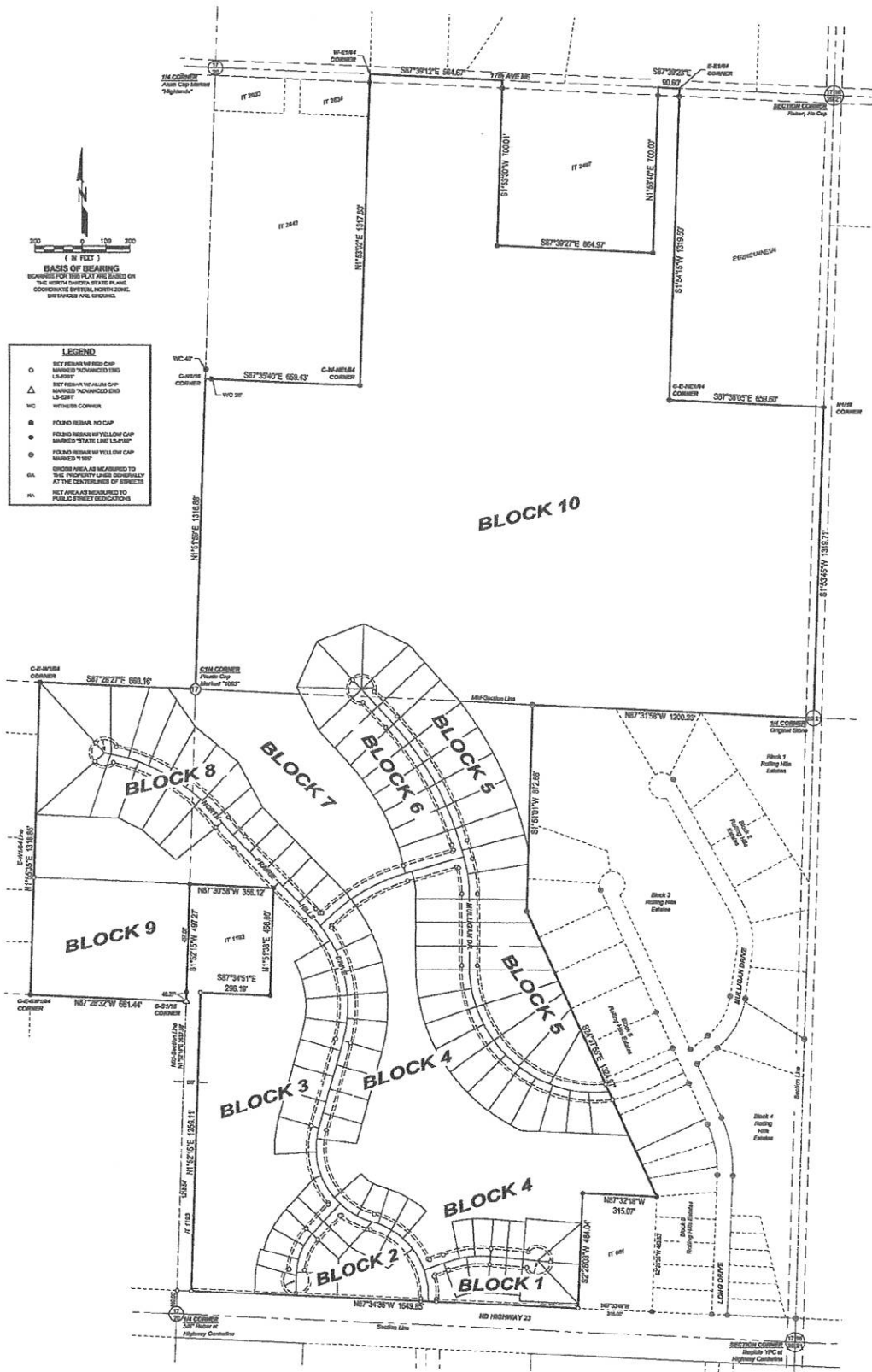
FAX/Email: _____

PLAT of
FOX HILLS GOLF ESTATES
 IN THE NE1/4SW1/4 and SE1/4 SECTION 17, T150N, R98W,
 5th PM, WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



BASIS OF BEARING
 BEARINGS FOR THIS PLAT ARE BASED ON
 THE NORTH DAKOTA STATE PLANE
 COORDINATE SYSTEM, NORTH ZONE,
 DATUM 1983, AND SPHERICAL
 EARTH MODEL.

LEGEND	
○	SET REBAR WITH CAP MARKED "ADVANCED 1993 L3-400"
△	SET REBAR WITH CAP MARKED "ADVANCED 1993 L3-400"
VC	VERTICAL CURVE
●	FOUND REBAR, NO CAP
●	FOUND REBAR WITH YELLOW CAP MARKED "STATE LINE L3-400"
●	FOUND REBAR WITH YELLOW CAP MARKED "1993"
GA	SHOW AREAS MEASURED TO THE PROPERTY LINE CORNER AT THE CENTERS OF STREETS
PA	SET AREAS MEASURED TO PUBLIC STREET INDICATIONS





August 6th, 2014

Curt Moen, City Planner
City of Watford City
Department of Planning & Zoning
112 2nd Ave NE, Watford City, ND 58854
Watford City, ND 58854

Re: **Fox Hills Golf Estates Subdivision**
Preliminary Plat and Zone Change Applications for Major Subdivision

Dear Mr. Moen,

On behalf of Applicants Kira Stenehjerm, Kristen Stenehjerm, Peter Stenehjerm and Erik Stenehjerm please find enclosed the following items for your review of a preliminary plat and zone change for the Fox Hills Estates Subdivision:

- A signed Division of Land / Planning Application.
- A signed and notarized Land Use Application.
- A signed and notarized Affidavit to Accompany City of Watford City Division of Land Application.
- A copy of a review fee check in the amount of \$3,150 (\$1,125 for preliminary plat, \$15 per lot (115 lots), and \$300 for zone change).
- Copies of the preliminary plat (digital PDF copy was also provided).
- Copies of the proposed zone map amendment (digital PDF copy was also provided).
- Copy of the proposed development agreement (digital Word document was submitted to City).

Project Description

Fox Hills Golf Estates Subdivision consists of a new residential subdivision around the expansion of the Fox Hills Golf Course. As part of the project the Applicants, and Mr. Stephen Stenehjerm, will be donating approximately 40 acres of land to the City for use in the expansion of the golf course. The preliminary plat, as submitted, consists of 82 lots for single family homes and 28 duplex lots for townhomes on the golf course.

Access/Streets. Physical and legal access to the property will be off of Hwy 23 via an extension of Prairie Hills Road to the north and an extension of Mulligan Drive from the east out of Rolling Hills Estates.

Grading and Drainage. Grading plans are currently being finalized in conjunction with the golf course architect. Mass grading plans for the golf course and the subdivisions will be finalized soon and the Applicant will be moving forward with the grading of the site to facilitate the construction of the golf course and subdivision. Detailed drainage planning and design are in progress. Stormwater and retention will be accommodated jointly with the golf course and incorporated into the natural ponds and features of the golf course and decorative entry into the subdivision.

Utilities. Water will be delivered to the site via two new connections to the new 12-inch water main that is part of the Watford City municipal system along the south side of Hwy 23. These 2 new

connections will be bored under Hwy 23 and create a loop through the new subdivision. Sewer service and capacity will be via a lift station that is currently being designed and constructed by the Applicants and Mr. Stephen Stenehjem on the Fox Hills Village project adjacent to the project along Hwy 23. Watford City's engineering consultant is currently working with Applicant's engineer to design and construct these facilities that will service Fox Hills Golf Estates and the surrounding area.

Floodplains and Wetlands. The southwest corner of the property is currently in the flood plain. All roadways and lots will be graded and removed from the flood plain.

Zoning. The subject property is currently being annexed into the City and is currently zoned agriculture. As shown on Applicants request the property is requesting to be rezoned to R1 (to accommodate single family homes), R3 with an RT overlay (to accommodate future division into townhouse parcels at Applicant's discretion) and CF (to accommodate the golf course facilities).

Development Agreement. A draft DA has been prepared and submitted to the City for review and approval.

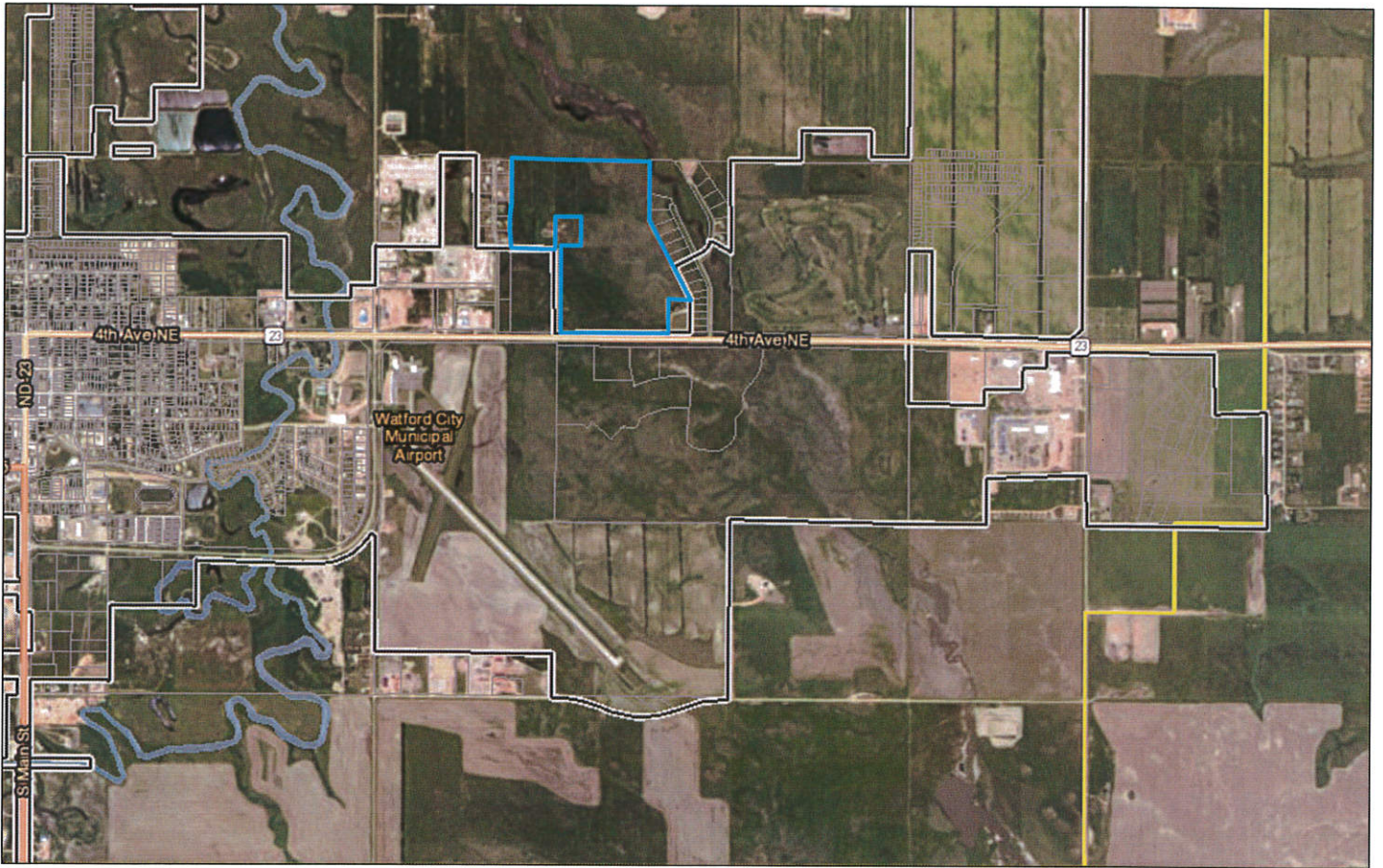
Please contact me if you have any questions or require further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mychal Gorden', with a stylized flourish at the end.

Mychal Gorden
Mychal Gorden Design, Inc.

Kira Stenehjem Property



August 21, 2014

- | | |
|------------------------------|-----------------------------------|
| World Transportation | Lot Lines |
| Watford City Limits | Cherry Creek |
| Extra-Territorial Area (ETA) | Parcels Data from McKenzie County |

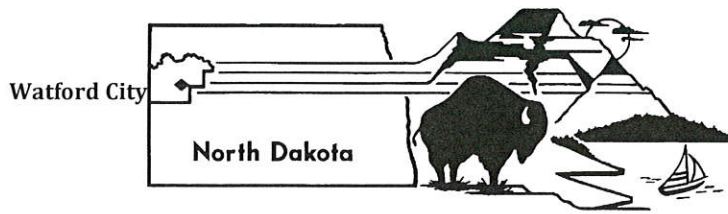
1:36,112

0 0.3 0.6 1.2 mi

0 0.5 1 2 km

Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP,

City of Watford City



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

August 21, 2014

STAFF REPORT

Subdivision Prelim Map-13-2014 (Fox Hills Golf Estates)

Applicant

Kira Stenehjerm
PO Box 607
Watford City, ND

Property Owners

Kira Stenehjerm, Kristen Stenehjerm, Peter Stenehjerm,
Erik Stenehjerm

Property Address: HWY 23 and Long Drive

Subdivision Prelim Map: Kira Stenehjerm, consists of 112 acres

Located: North of HWY 23 off Long Drive Rd. Parcel# 20-00-11300

Discussion: Kira Stenehjerm Prelim Map consists of 115 lots of both R1 and R3/RT zoning. This property is located just west of Long Drive road and the Golf Course.

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

Surrounding Land Use Inventory:

West: Zoning -	R1, Watford City
Use -	Single Family
South: Zoning -	C1, Watford City
Use -	Commercial
North: Zoning -	AG, McKenzie County
Uses -	Agriculture
East: Zoning -	R1 & R2, Watford City and McKenzie County
Uses -	Single Family and Medium Family Residential

Site Development

Access: *The property will be accessible from HWY 23 and Long Drive Rd.*

Sewer: *There is no city sanitary sewer mains within the property.*

Water: *There is no city water mains within the property.*

Recommendation:

It is recommended that the Watford City Planning Commission **approve** the Kira Stenehjerm Preliminary Subdivision Map contingent upon the following:

1. Preliminary Plat approval will expire after 12 months if no work towards submittal of a final plat or commencement of construction is undertaken by the applicant.
2. Development Agreement and SIA are finalized before the recordation of Subdivision Final Map.

Contact:

Seth Sampson, Assistant City Planner

DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

PO Box 494 / 213 2nd St NE Watford City, ND 58854

APPLICATION TYPE	DATE FILED: <u>8.7.14</u>	APPLICATION NUMBER:
<u>SUBDIVISION PRELIMINARY MAP</u>	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>8.25.14</u>
SUBDIVISION FINAL MAP	FEE: <u>\$1575.00 mw</u>	CITY COUNCIL: <u>9.8.14</u>
SIMPLE LOT SPLIT	RECEIPT #: <u>CH# 2207</u>	SECTION / TOWNSHIP / RANGE:
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:

LARGE PARCEL MAP FINAL	PROPERTY OWNER: <u>Kira Stenehjem, Kristen Stenehjem, Peter Stenehjem, Erik Stenehjem</u>
PARCEL MAP SUBSEQUENT	APPLICANT: <u>Kira Stenehjem</u>
PARCEL MAP NON-SUBSEQUENT	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:
FAMILY CEMETERY DESIGNATION	NAME: <u>Kira Stenehjem</u>
AGRICULTURAL EXEMPTION	PHONE: <u>(701) 842-2381</u>
	ADDRESS: <u>PO Box 607</u>

CITY: Watford City STATE: ND ZIP CODE: 58854
 EMAIL: _____

ASSESSOR'S PARCEL NUMBER(S): _____

LEGAL DESCRIPTION: Lots 1-8 in Block 4 and Lots 13-16 in Block 5 of Rolling Hills Estates

PROPERTY ADDRESS AND NEAREST CROSS STREETS: Hwy 23 & Long Drive

GROSS/NET ACREAGE: 6 NUMBER OF LOTS: 11 ZONING: R3/RT

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City Water and Sewer

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 DEPARTMENT'S STAFF PRIOR TO FILING ANY REQUIRED APPLICATION

(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 _____ 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.

Property Owner (Signature): Kira Stenehjem

Property Owner (Print): Kira Stenehjem

Property Owner (Signature): _____

SURVEYOR / ENGINEER INFORMATION (Place Surveyor Stamp in Open Area)

NAME: _____ LICENSE NO: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____

FAX/Email: _____



August 6th, 2014

Curt Moen, City Planner
City of Watford City
Department of Planning & Zoning
112 2nd Ave NE, Watford City, ND 58854
Watford City, ND 58854

Re: **Rolling Hills Estates Subdivision**
Preliminary Plat and Zone Change Applications

Dear Mr. Moen,

On behalf of Applicants Kira Stenehjelm, Kristen Stenehjelm, Peter Stenehjelm and Erik Stenehjelm please find enclosed the following items for your review of a preliminary plat and zone change for the Rolling Hills Estates Subdivision:

- A signed Division of Land / Planning Application.
- A signed and notarized Land Use Application.
- A signed and notarized Affidavit to Accompany City of Watford City Division of Land Application.
- A copy of a review fee check in the amount of \$1,575 (\$1,125 for preliminary plat, \$15 per lot (10 lots), and \$300 for zone change).
- Copies of the preliminary plat (digital PDF copy was also provided).
- Copies of the proposed zone map amendment (digital PDF copy was also provided).
- Copy of the proposed development agreement (digital Word document was submitted to City).

Project Description

Rolling Hills Estates is an existing subdivision along Long Drive off of Hwy 23. As part of the project the Applicants, and Mr. Stephen Stenehjelm, will be donating portions of land within the existing subdivision to the City for use in the expansion of the Fox Hills Golf Course. The preliminary plat, as submitted, creates 6 duplex lots for townhomes on the golf course, splits 1 existing single family lot into 2, and creates 1 additional single family lot. .

Access/Streets. Physical and legal access to the property exists via Long Drive off of Hwy 23. Additional access will be created to the west through an extension of Mulligan Drive as part of the new Fox Hills Golf Estates subdivision.

Grading and Drainage. Grading plans are currently being finalized in conjunction with the golf course architect. Mass grading plans for the golf course and the subdivisions will be finalized soon and the Applicant will be moving forward with the grading of the site to facilitate the improvements to Long Drive, the construction of the golf course and subdivision. Detailed drainage planning and design are in progress. Stormwater and retention will be accommodated jointly with the golf course and incorporated into the natural ponds and features of the golf course and decorative entry into the subdivision.

Utilities. Water will be delivered to the site via two new connections to the new 12-inch water main that is part of the Watford City municipal system along the south side of Hwy 23. These 2 new connections will be bored under Hwy 23 and create a loop through Rolling Hills Estates and the new subdivision, Fox Hills Golf Estates, to the west. Sewer service and capacity will be provided via a lift station that is currently being designed and constructed by the Applicants and Mr. Stephen Stenehjem on the Fox Hills Village project adjacent to the project along Hwy 23. Watford City's engineering consultant is currently working with Applicant's engineer to design and construct these facilities that will service Fox Hills Golf Estates and the surrounding area. It is anticipated that the lots within this subdivision will be connected to the existing gravity sewer main that exists along the north side of Hwy 23.

Floodplains and Wetlands. The southeast corner of the property is currently in the flood plain. All roadways and lots will be graded and removed from the flood plain.

Zoning. The subject property is currently zoned R1. As shown on Applicants request a portion of the property is proposed to be rezoned to R3 with an RT overlay (to accommodate future division into townhouse parcels at Applicant's discretion). The remainder of the project will remain R1.

Development Agreement. This project will be part of the Fox Hills Golf Estates DA to which a draft has been prepared and submitted to the City for review and approval.

Please contact me if you have any questions or require further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mychal Gorden', with a stylized flourish at the end.

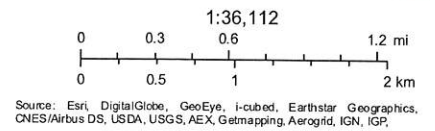
Mychal Gorden
Mychal Gorden Design, Inc.

Kira Stenehjem Property

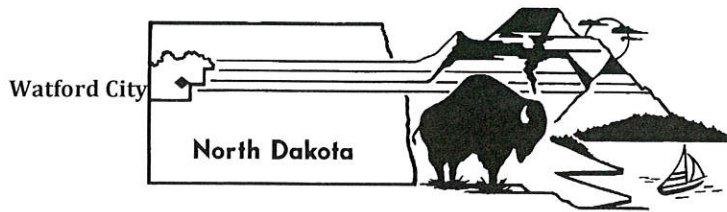


August 21, 2014

- | | |
|--------------------------------|-----------------------------------|
| World Transportation | — Lot Lines |
| □ Watford City Limits | ■ Cherry Creek |
| □ Extra-Territorial Area (ETA) | Parcels Data from McKenzie County |



City of Watford City



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

August 21, 2014

STAFF REPORT

Subdivision Prelim Map-12-2014 (Rolling Hills Golf Estates)

Applicant

Kira Stenehjerm
PO Box 607
Watford City, ND

Property Owners

Kira Stenehjerm, Kristen Stenehjerm, Peter Stenehjerm,
Erik Stenehjerm

Property Address: HWY 23 and Long Drive

Subdivision Prelim Map: Kira Stenehjerm, consists of 6 acres

Located: Lots 1-8 in Block 4 and Lots 13-16 in Block 5 of Rolling Hills Estates. 11 lots total

Discussion: Kira Stenehjerm Prelim Map consists of 11 lots of R3/RT zoning. These lots are located just west of the Golf Course and just North of HWY 23. These lots will be creating additional lots along the Long Drive Rd.

-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 -	R1 & Ag, McKenzie County
Use -	Single Family, Agriculture
South: Zoning -	C1, Watford City
Use -	Commercial
North: Zoning -	R2, McKenzie County
Uses -	Medium Family Residential
East: Zoning -	CF, Watford City
Uses -	Community Facility Golf Course

Site Development

Access: *The property will be accessible from HWY 23 and Long Drive.*

Sewer: *There is no city sanitary sewer mains within the property.*

Water: *There is no city water mains within the property.*

Recommendation:

It is recommended that the Watford City Planning Commission **approve** the Kira Stenehjerm Preliminary Subdivision Map contingent upon the following:

1. Preliminary Plat approval will expire after 12 months if no work towards submittal of a final plat or commencement of construction is undertaken by the applicant.
2. Development Agreement and SIA are finalized before the recordation of Subdivision Final Map.

Contact:

Seth Sampson, Assistant City Planner

DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

PO Box 494 / 213 2nd St NE Watford City, ND 58854

APPLICATION TYPE	DATE FILED: 8.7.14	APPLICATION NUMBER:
SUBDIVISION PRELIMINARY MAP	PROCESSED BY: MW	PLANNING AND ZONING: 8.25-14
SUBDIVISION FINAL MAP	FEE:	CITY COUNCIL: 9.8.14
SIMPLE LOT SPLIT	RECEIPT #: CH# 2205	SECTION / TOWNSHIP / RANGE:
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
LARGE PARCEL MAP FINAL		

PROPERTY OWNER: Judith H. Stenehjerm (SLS) LPAPPLICANT: Stephen L. Stenehjerm

CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:

NAME: Stephen L. StenehjermPHONE: (701) 842-2381ADDRESS: PO Box 607CITY: Watford City STATE: ND ZIP CODE: 58854

EMAIL: _____

ASSESSOR'S PARCEL NUMBER(S): _____

LEGAL DESCRIPTION: Lots 6-10 in Block 1, Lots 12-14 in Block 3, Lots 3-5 in Block 4 and BlockPROPERTY ADDRESS AND NEAREST CROSS STREETS: Hwy 23 & Prairie Hills RoadGROSS/NET ACREAGE: 188.49 NUMBER OF LOTS: 12 ZONING: R2, R3/RT, R4, C1, CFDESCRIBE THE METHOD OF PROVIDING WATER & SEWER: Extension of City Water & Sewer

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

(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 _____ 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.

Property Owner (Signature): Stephen L. StenehjermProperty Owner (Print): Stephen L. Stenehjerm

Property Owner (Signature): _____

SURVEYOR / ENGINEER INFORMATION (Place Surveyor Stamp in Open Area)

NAME: _____ LICENSE NO: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____

FAX/Email: _____



August 6th, 2014

Curt Moen, City Planner
City of Watford City
Department of Planning & Zoning
112 2nd Ave NE, Watford City, ND 58854
Watford City, ND 58854

Re: **Fox Hills Village Subdivision**
Preliminary Plat and Zone Change Applications

Dear Mr. Moen,

On behalf of the Applicant Mr. Stephen Stenehjerm please find enclosed the following items for your review of a preliminary plat and zone change for the Fox Hills Village Subdivision:

- A signed Division of Land / Planning Application.
- A signed and notarized Land Use Application.
- A signed and notarized Affidavit to Accompany City of Watford City Division of Land Application.
- A copy of a review fee check in the amount of \$1,605 (\$1,125 for preliminary plat, \$15 per lot (12 lots), and \$300 for zone change).
- Copies of the preliminary plat (digital PDF copy was also provided).
- Copies of the proposed zone map amendment (digital PDF copy was also provided).
- Copy of the proposed development agreement (digital Word document was submitted to City).

Project Description

Fox Hills Village subdivision has been previously platted to accommodate existing development and the proposed High School and Event Center. The applications submitted are for the further subdivision of the Applicants portion of the existing approved subdivision final plat. As part of the project the Applicant, Mr. Stephen Stenehjerm, will be donating approximately 40 acres of land to the City for use in the construction of the new High School, Event Center, and roadways. The project will include a mix of uses surrounding and supporting the High School and Event Center including commercial, multi-family residential and single family residential.

Access/Streets. Physical and legal access to the property will be off of Hwy 23 via an extension of Prairie Hills Road, and new approach to Hwy 23 in line with Long Drive on the north, an extension to the south and an extension to the east that will also connect with Hwy 23 offsite. The access points and major street alignments are part of the existing final plat for Fox Hills Village.

Grading and Drainage. Grading plans have been completed and mass grading of the subdivision, High School, Event Center and roadways is currently being completed by the Applicant. Detailed drainage planning and design are in progress as part of a regional drainage plan that will accommodate the drainage and stormwater needs of the entire Fox Hills Village project. Property for the regional stormwater control and retention is being provided by Applicant and will be included as part of a Special Improvement District.

Utilities. Water will be delivered to the site via the Watford City municipal system along the south side of Hwy 23. The main water, sewer collection and storm water systems are being designed and constructed by the City as part of an overall Subdivision Improvement District to which the Applicant has agreed to participate in. Sewer service and capacity will be provided via a lift station that is currently being designed and constructed by the Applicant on the Fox Hills Village project near Hwy 23. Watford City's engineering consultant is currently working with Applicant's engineer to design and construct these facilities that will service Fox Hills Village and the surrounding area. The Applicant will be constructing this regional lift station facility and turning over to the City in the future through a separate agreement.

Floodplains and Wetlands. Portions of the property are currently in the flood plain and a wetland exists that meander through the floodplain. All roadways and lots will be graded and removed from the flood plain with no impacts to the wetland.

Zoning. The subject property is currently zoned R2/R3, R4 and C1. As shown on Applicants request the property is requesting to be rezoned to R2, R3 with an RT overlay (to accommodate future division into townhouse parcels at Applicant's discretion), R4, C1 and CF (to accommodate stormwater control, retention and public facilities).

Development Agreement. A draft DA has been prepared and submitted to the City for review and approval.

Please contact me if you have any questions or require further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mychal Gorden', with a stylized flourish at the end.

Mychal Gorden
Mychal Gorden Design, Inc.

PLAT of LOTS 6-10 IN BLOCK 1, LOTS 12-14 IN BLOCK 3, LOTS 3-5 IN BLOCK 4, AND BLOCK 5 OF FOX HILLS VILLAGE

**A REPLAT OF LOT 5 IN BLOCK 1, LOT 9 IN BLOCK 3, AND LOT 2 IN BLOCK 4 OF FOX HILLS VILLAGE IN THE NE 1/4 SECTION 20 and
NW 1/4 SECTION 21, T150N, R98W, 5th PM, WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA**

DESCRIPTION
Lot 5 in Block 1, Lot 9 in Block 3, and Lot 2 in Block 4 of Fox Hills Village in the NE 1/4 Section 20 and NW 1/4 Section 21, T150N, R98W, 5th PM, Watford City, McKenzie County, North Dakota
Said parcel contains 188.48 acres.

CERTIFICATE OF CONSENT AND DEDICATION

We, the undersigned, being sole owners and mortgage holders of the land shown herein, do hereby consent to the location of this plat and dedicate the streets, alleys, parks, and public grounds as shown hereon and all utilities within such areas, including all storm drain systems, sanitary sewer systems, water distribution systems, culverts, and other public utility lines and appurtenances, whether such are shown or not, to the public forever. This offer of dedication shall remain in effect in perpetuity. If the offer of dedication is declined, the areas shown hereon to be dedicated as streets are hereby granted to the public as public access and utility easements until such time as said offer is accepted by the City. We further agree to not vacate any portion of this plat without the consent of the City of Watford City.

We also hereby dedicate easements to run with the land for water, sewer, gas, electric, telephone, or other public utility lines or services under, on, or over those certain strips of land designated hereon as "Utility Easements".

Dated this _____ day of _____, 2014.

Judith H. Stenstrom (LLP) Partnership

Stephen L. Stenstrom

General Partner

STATE OF _____ } ss

COUNTY OF _____ }

Be it known that on this _____ day of _____, 2014, before me personally appeared Stephen L. Stenstrom, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public for the State of _____

Residing at _____

My commission expires _____

CERTIFICATE OF SURVEYOR

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

Dated this _____ day of _____, 2014.

Steven Rude, PLS

ND Reg. No. LS42061

Advanced Engineering & Environmental Services, Inc.

STATE OF NORTH DAKOTA } ss

COUNTY OF _____ }

Be it known that on this _____ day of _____, 2014, before me personally appeared Steven Rude, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

Notary Public for the State of North Dakota

Residing at _____

My commission expires _____

CERTIFICATE OF CITY COUNCIL

The City Council of Watford City, ND, has approved the subdivision of land as shown on this plat and has approved the grounds as shown hereon as an amendment to the master plan of Watford City. The offer of dedication of all streets, storm drain systems, sanitary sewer systems, water distribution systems, culverts, and other public utility lines and appurtenances is declined at this time, but the offer shall remain open in perpetuity, and the areas shown hereon to be dedicated as streets shall be public access and utility easements until such time as the offer of dedication is accepted by the City. This action of the Council was taken by resolution approved the _____ day of _____, 2014.

Brent Sanford Mayor

Attest: Patti Peterson, Auditor

STATE OF NORTH DAKOTA } ss

COUNTY OF MCKENZIE }

Be it known that on this _____ day of _____, 2014, before me personally appeared Brent Sanford and Patti Peterson, known to me to be the persons described in the within instrument, and acknowledged to me that they executed the same.

Notary Public for the State of North Dakota

Residing at _____

My commission expires _____

CERTIFICATE OF PLANNING & ZONING COMMISSION

This plat is hereby approved by the Planning & Zoning Commission of Watford City in accordance with the laws of the State of North Dakota, and ordinances of Watford City, and the regulations of the Planning and Zoning Commission of Watford City.

Glen Beard, Chairman

Date _____

STATE OF NORTH DAKOTA } ss

COUNTY OF MCKENZIE }

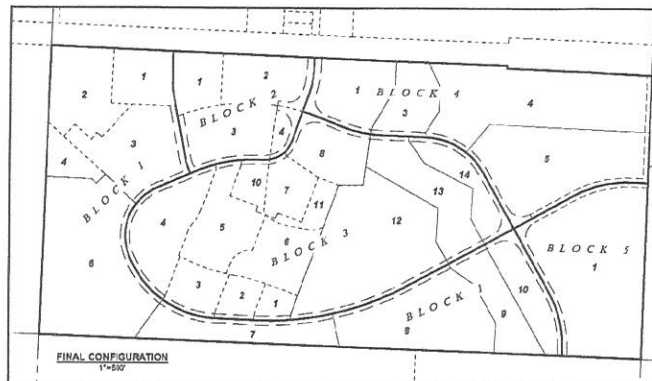
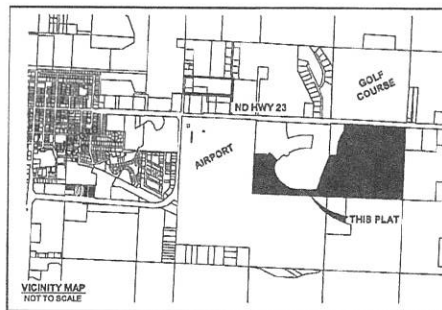
Be it known that on this _____ day of _____, 2014, before me personally appeared Glen Beard, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

Notary Public for the State of North Dakota

Residing at _____

My commission expires _____

OWNERS
JUDITH H. STENSTROM (LLP) PARTNERSHIP
PO BOX 607
WATFORD CITY, ND 58554



CERTIFICATE OF UTILITY PROVIDER-MEC

We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

MCKENZIE ELECTRIC COOPERATIVE

Signature _____

Date _____

Printed Name _____

Title _____

STATE OF NORTH DAKOTA } ss

COUNTY OF MCKENZIE }

Be it known that on this _____ day of _____, 2014, before me personally appeared _____ of McKenzie Electric Cooperative, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

Notary Public for the State of North Dakota

Residing at _____

My commission expires _____

CERTIFICATE OF UTILITY PROVIDER-MDU

We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

NORTH DAKOTA UTILITIES

Signature _____

Date _____

Printed Name _____

Title _____

STATE OF NORTH DAKOTA } ss

COUNTY OF MCKENZIE }

Be it known that on this _____ day of _____, 2014, before me personally appeared _____ of Montana-Dakota Utilities, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

Notary Public for the State of North Dakota

Residing at _____

My commission expires _____

CERTIFICATE OF UTILITY PROVIDER-RTC

We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

RESERVATION TELEPHONE COOPERATIVE

Signature _____

Date _____

Printed Name _____

Title _____

STATE OF NORTH DAKOTA } ss

COUNTY OF MCKENZIE }

Be it known that on this _____ day of _____, 2014, before me personally appeared _____ of Reservation Telephone Cooperative, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

Notary Public for the State of North Dakota

Residing at _____

My commission expires _____

CERTIFICATE OF COUNTY AUDITOR

I, Linda Svihovec, Auditor of McKenzie County, hereby certify that current taxes, delinquent taxes, delinquent special assessments or installment of special assessments, or tax estimates for the property shown hereon are unpaid in the amount of \$ _____ plus penalty and interest.

Dated this _____ day of _____, 2014.

Linda Svihovec, Auditor

CERTIFICATE OF RECORDER

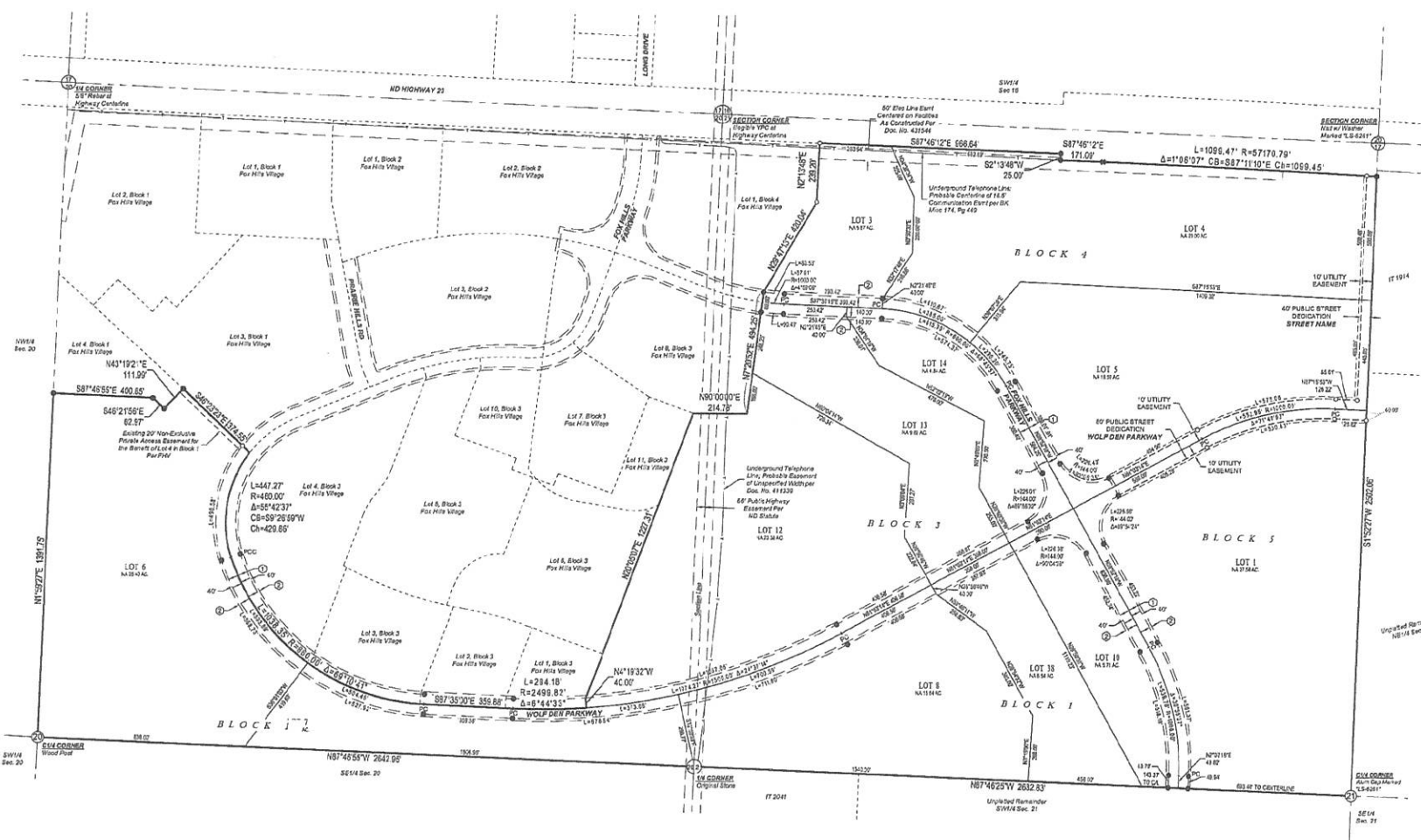
STATE OF NORTH DAKOTA } ss

COUNTY OF MCKENZIE }

Filed for record in the office of the Recorder of McKenzie County, North Dakota, at _____ o'clock AM/PM this _____ day of _____, 2014, and assigned Document No. _____

Ann Johnson, Recorder

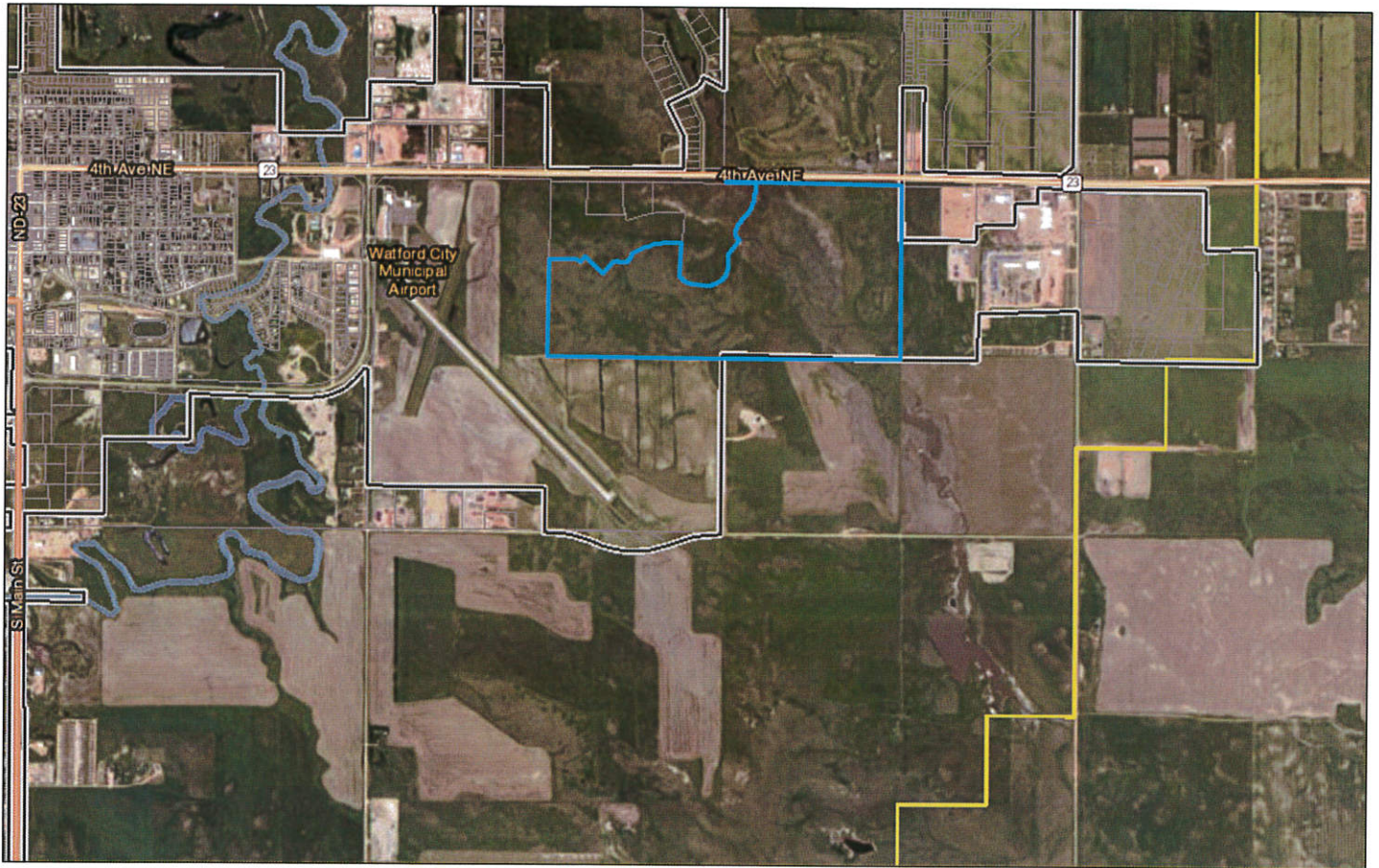
PLAT of
LOTS 6-10 IN BLOCK 1, LOTS 12-14 IN BLOCK 3, LOTS 3-5
IN BLOCK 4, AND BLOCK 5 OF FOX HILLS VILLAGE



BASIS OF BEARING
BEARINGS FOR THIS PLAN ARE BASED ON
THE NORTH DAKOTA STATE PLANE
COORDINATE SYSTEM, NORTH ZONE.
DISTANCES ARE GROUND.

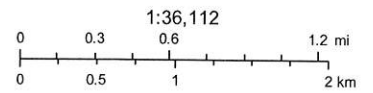
LEGEND	
Q	SET REBAR W/RCO CAP MARKED ADVANCED EXIS LS-6251
●	FOUND REBAR W/RCO CAP MARKED ADVANCED EXIS LS-6251
W/C	WITNESS CORNER
●	FOUND REBAR W/ YELLOW CAP MARKED "KINCAID 7971"
●	FOUND TEEBAR ON HIGHWAY
ROW	
	GROSS AREA AS MEASURED PROPERTY LINES GROUND AT STREET CENTERLINES
NA	RET AREA AS MEASURED TO PUBLIC STREET DEDICATION
PKV	PLAT OF LOTS 2-6 IN BLOCK 102-28-24-6 OF FORK HILLS VILLAGE
①	EXISTING 80' PUBLIC ACROSS A UTILITY EASEMENT PER P-1
②	EXISTING 10' UTILITY EASEMENT PER P-1

Stenehjem Property



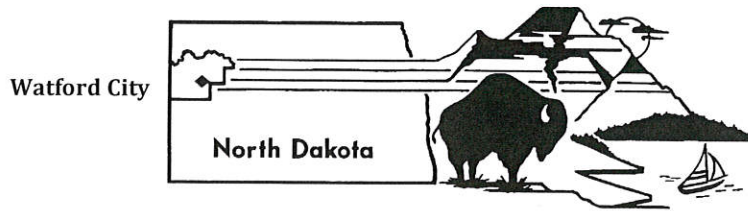
August 21, 2014

- | | |
|------------------------------|-----------------------------------|
| World Transportation | Lot Lines |
| Watford City Limits | Cherry Creek |
| Extra-Territorial Area (ETA) | Parcels Data from McKenzie County |



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP,

City of Watford City



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

August 21, 2014

STAFF REPORT
Subdivision Prelim Map-11-2014 (Fox Hills Village)

Applicant

Stephen L. Stenehjem
PO Box 607
Watford City, ND

Property Owners

Judith H. Stenehjem (SLS) LP

Property Address: HWY 23 and Prairie Hills Road

Subdivision Prelim Map: Stephen Stenehjem, consists of 188.49 Acres

Located: Lots 1-8 in Block 1, Lots 12-14 in Block 3, and Lots 3-5 in Block 4, 12 lots mixed use zoning.

Discussion: Stenehjem Prelim Map consists of 12 lots with mixed uses of r2, R3/RT, R4, C1 and CF zoning. The area is spread over 188.49 acres located in the surrounding property within the new high school area. The zoning is consistent with the previously requested zoning in this area. Consideration of the proximity to the high school is taken to ensure the zoning is acceptable with the new high school.

-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 -	AG & R4, Watford City
Use -	Agricultural, High Density Residential
South: Zoning -	AG, Watford City
Use -	Agriculture
North: Zoning -	C1, Watford City
Uses -	Commercial
East: Zoning -	R2 & R3, Watford City
Uses -	Medium Density Residential

Site Development

Access: *The property will be accessible from HWY 23 and Prairie Hills Road*

Sewer: *There is no city sanitary sewer mains within the property.*

Water: *There is no city water mains within the property.*

Recommendation:

It is recommended that the Watford City Planning Commission **approve** the Stephen Stenehjem Preliminary Subdivision Map contingent upon the following:

1. Preliminary Plat approval will expire after 12 months if no work towards submittal of a final plat or commencement of construction is undertaken by the applicant.
2. Development Agreement and SIA are finalized before the recordation of Subdivision Final Map.

Contact: Seth Sampson, Assistant City Planner

DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

PO Box 494 / 213 2nd St NE Watford City, ND 58854

APPLICATION TYPE	DATE FILED: 8.6.14	APPLICATION NUMBER:
SUBDIVISION PRELIMINARY MAP	PROCESSED BY: MW	PLANNING AND ZONING: 8.25.14
SUBDIVISION FINAL MAP	FEE:	CITY COUNCIL: 9.8.14
SIMPLE LOT SPLIT	RECEIPT #:	SECTION / TOWNSHIP / RANGE:
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
LARGE PARCEL MAP FINAL	PROPERTY OWNER: <u>Diane Gariety, Pamela Scott and Rosie Glow LLC</u> APPLICANT: <u>Adam Berger Development LLC</u>	
PARCEL MAP SUBSEQUENT	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:	
PARCEL MAP NON-SUBSEQUENT	NAME: <u>Adam Berger</u>	
FAMILY CEMETERY DESIGNATION	PHONE: <u>720-568-0033</u>	
AGRICULTURAL EXEMPTION	ADDRESS: <u>171 S Ivy Street</u>	
	CITY: <u>Denver</u> STATE: <u>CO</u> ZIP CODE: <u>80224</u>	
	EMAIL: <u>adam@adamberger.com</u>	

ASSESSOR'S PARCEL NUMBER(S): _____

LEGAL DESCRIPTION: A portion of unplatted land located in Sections 12 & 13 T150N, R99W 5th PM McKenzie County, ND

PROPERTY ADDRESS AND NEAREST CROSS STREETS: Main Street and 17th Avenue NW

GROSS/NET ACREAGE: 240.46 acres NUMBER OF LOTS: 13 ZONING: R2, R3, R4, C1 & Community Facilities

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

(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 _____ 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.

Property Owner (Signature): [Signature]

Property Owner (Print):

Diane Gariety, Terence Gariety, Pamela Scott

Property Owner (Signature):

Pamela Scott (76)
Terence Gariety

SURVEYOR / ENGINEER INFORMATION (Place Surveyor Stamp in Open Area)

NAME: _____ LICENSE NO: _____

ADDRESS: _____

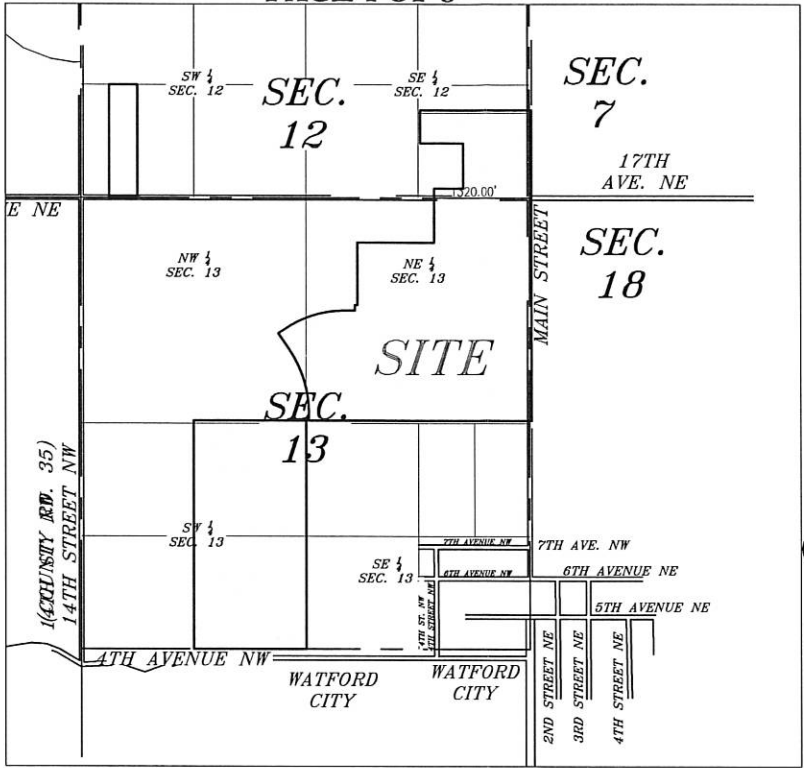
CITY: _____ STATE: _____ ZIP: _____

PHONE: _____

FAX/Email: _____

HOMESTEAD AT WATFORD PHASE 1
LOCATED IN SECTIONS 12 AND 13, TOWNSHIP 150 NORTH, RANGE 99 WEST 5TH P.M.
COUNTY OF MCKENZIE, STATE OF NORTH DAKOTA

PAGE 1 OF 3



VICINITY MAP
(NOT TO SCALE)

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED
THIS ____ DAY OF ____, 20__ IN ACCORDANCE WITH THE LAWS OF THE
STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF WATFORD
CITY, NORTH DAKOTA, AND REGULATIONS OF THE PLANNING AND
ZONING COMMISSION OF THE CITY OF WATFORD CITY,
NORTH DAKOTA.

GLEN BEARD, CHAIRMAN STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE
DATE: ____

ON THIS DAY OF ____, 20__, BEFORE ME, A NOTARY PUBLIC IN AND
FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GLEN BEARD,
CHAIRMAN OF THE WATFORD CITY PLANNING AND ZONING
COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND
WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO
ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WATFORD CITY
PLANNING AND ZONING COMMISSION.

NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA MY COMMISSION
EXPIRES: ____

WATFORD CITY APPROVAL

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

DATE: ____

BRENT SANFORD, MAYOR

STATE OF NORTH DAKOTA)) SS
COUNTY OF MCKENZIE)

PENI PETERSON, CITY AUDITOR

ON THIS DAY OF ____, 20__, BEFORE ME, A NOTARY PUBLIC IN AND
FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRENT
SANFORD, MAYOR, AND PENI PETERSON, CITY AUDITOR, KNOWN TO
ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME IN THE NAME OF THE WATFORD CITY PLANNING
AND ZONING COMMISSION.

NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA MY COMMISSION
EXPIRES: ____

AUDITOR'S CERTIFICATE OF TAXES

TAXES, DELINQUENT TAXES, DELINQUENT SPECIAL ASSESSMENT OR
INSTALLMENTS OF SPECIAL ASSESSMENTS OR TAX ESTIMATES FOR
THE PROPERTY DESCRIBED ON THE ATTACHED INSTRUMENT ARE
UNPAID IN THE AMOUNT OF
\$____ PLUS PENALTY AND INTEREST. CERTIFIED THIS ____ DAY OF ____,
20__.

LINDA SVIHOVEC, MCKENZIE COUNTY AUDITOR

CERTIFICATE OF MCKENZIE COUNTY RECORDER

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THE
OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF
NORTH DAKOTA AT ____ O'CLOCK ____ M ON THE ____ DAY OF ____, A.D. 20__
AND WAS RECORDED AS DOCUMENT NUMBER ____

ANN M. JOHNSRUD, MCKENZIE COUNTY RECORDER

UTILITY SIGNATURE BLOCKS— MONTANA DAKOTA UTILITY OR
MCKENZIE ELECTRIC AND RESERVATION TELEPHONE COOP.

THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY
EASEMENTS AS SHOWN ON THE PLAT AS
PRESENTED. DATED THIS ____ DAY OF ____, A.D., 20__

(Utility Company Name) _____
PRINTED NAME _____

STATE OF NORTH DAKOTA)) SS
COUNTY OF MCKENZIE)

ON THIS DAY OF ____, 2014, BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY
APPEARED, KNOWN TO ME TO BE THE PERSONS WHO
EXECUTED THE CERTIFICATE. IN WITNESS WHEREOF, I HAVE HEREUNTO
SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN
THE CERTIFICATE FIRST ABOVE WRITTEN.

(NOTARIAL SEAL)

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA

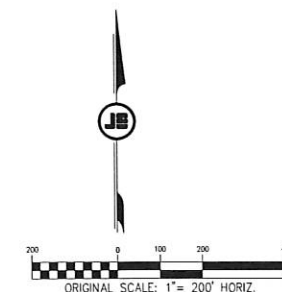
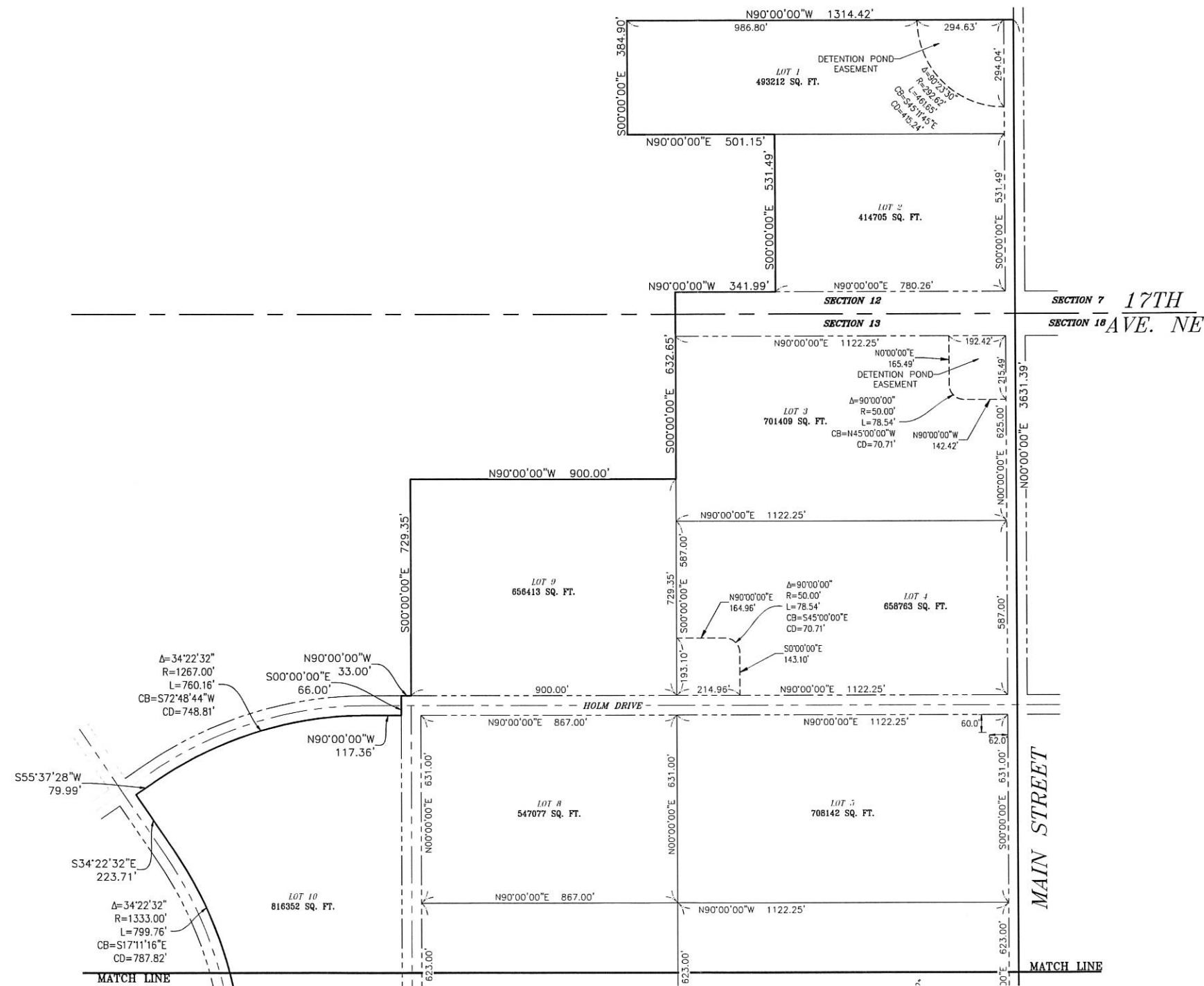
RESIDING AT _____

MY COMMISSION EXPIRES ____

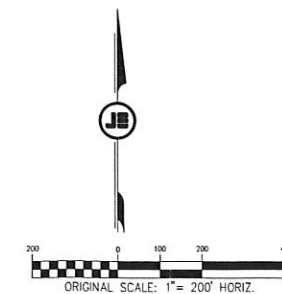
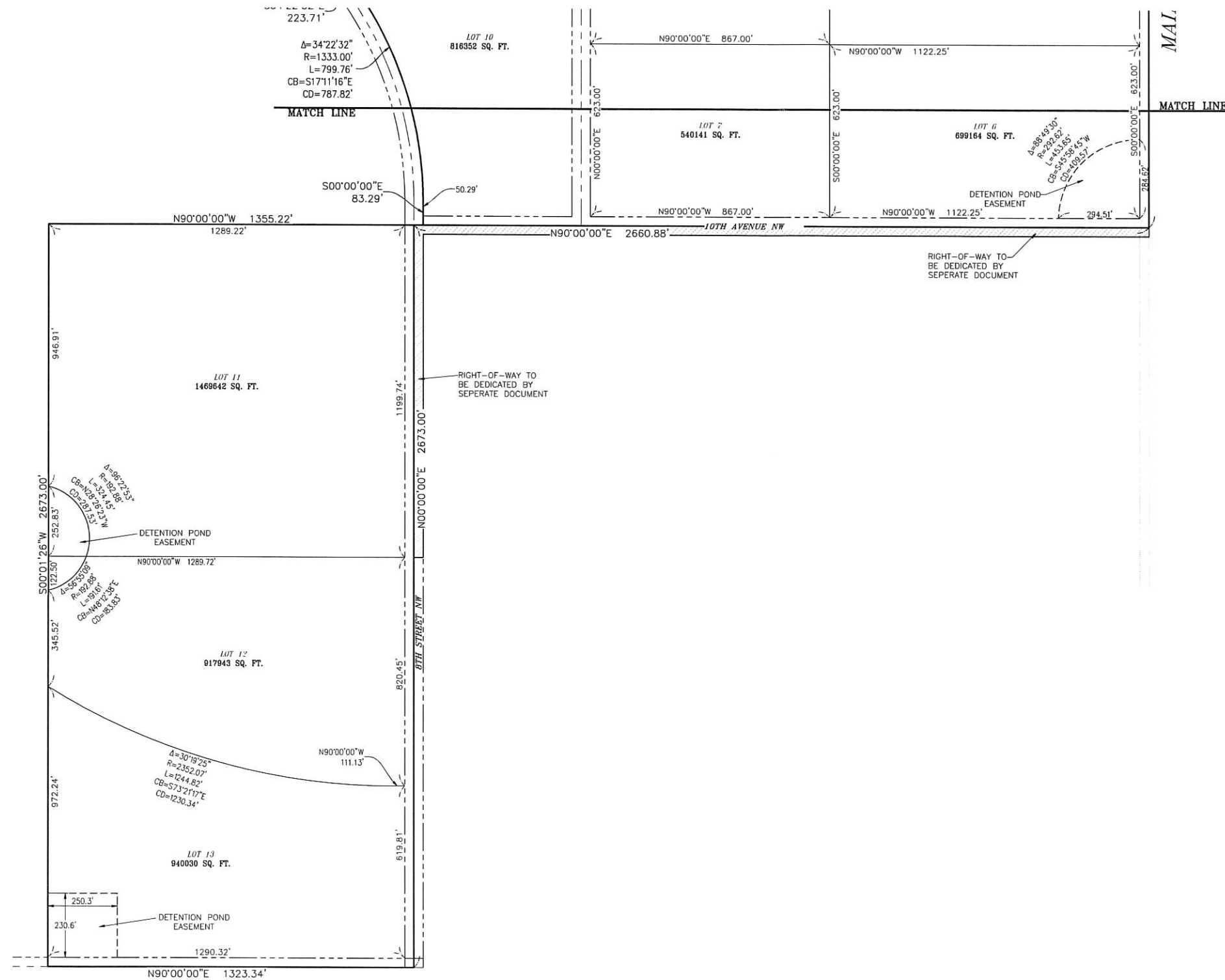


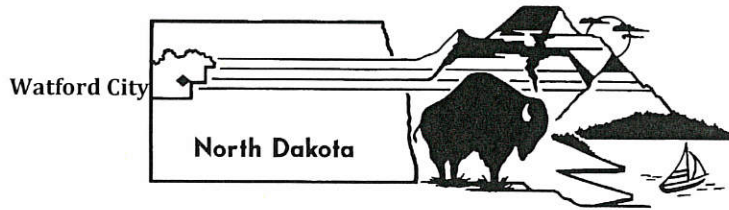
HOMESTEAD AT WATFORD PHASE 1

LOCATED IN SECTIONS 12 AND 13, TOWNSHIP 150 NORTH, RANGE 99 WEST 5TH P.M.
COUNTY OF MCKENZIE, STATE OF NORTH DAKOTA
PAGE 2 OF 3



HOMESTEAD AT WATFORD PHASE 1
LOCATED IN SECTIONS 12 AND 13, TOWNSHIP 150 NORTH, RANGE 99 WEST 5TH P.M.
COUNTY OF MCKENZIE, STATE OF NORTH DAKOTA
PAGE 3 OF 3





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

August 21, 2014

STAFF REPORT

Subdivision Final Map-14-2014 (Homestead Subdivision)

Applicant

Adam Berger Development LLC
171 South Ivy Street
Denver, CO 80224

Property Owners

Diane Gariety/Pamela Scott/Rosie Glow LLC

Property Address: Main Street and 17th Ave NW

Subdivision Final Map: Homestead at Watford City Phase 1

Located: A portion of un-platted land located in SECT 11, 12, & 13. T150N, R99W 5th PM McKenzie County, ND

Discussion: The Homestead at Watford City Phase 1, is a mixed use development containing zoning of R2, R3, R4, and C1 & Community Facility. Phase 1 contains 13 Lots, in total the property consists of 240 acres.

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

Surrounding Land Use Inventory:

West: Zoning -	Ag, McKenzie County
Use -	Agricultural
South: Zoning -	Ag, McKenzie County
Use -	Agricultural
North: Zoning -	R3 & R4, McKenzie County
Uses -	Medium and High Density Residential
East: Zoning -	R4, Watford City
Uses -	High Density Residential

Site Development

Access: *The property is accessible from 17th Ave and Main Street.*

Sewer: *There is city sanitary sewer mains along the southern edge of the property.*

Water: *There are currently no city water mains within the property.*

Recommendation:

It is recommended that the Watford City Planning Commission **approve** the Homestead at Watford City Phase 1 Final Subdivision Map contingent upon:

1. The name The Homestead at Watford City Phase 1 is approved with recorder's office.
2. The Homestead at Watford City Phase 1 development agreement is finalized before final map recordation.
3. SIA is finalized and approved before final map recordation by the Watford City planning department.

Contact:

Seth Sampson, Assistant City Planner