

CITY OF WATFORD CITY

P.O. BOX 494

WATFORD CITY, NORTH DAKOTA 58854

AGENDA

August 29, 2016

PLANNING COMMISSION

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

- **Call to Order Public Hearing**
 1. Public Hearing to hear comment on Land Use Application- Zone Change submitted by Bison Run Land Holdings. For consideration of changing R2 Two-Family Dwelling zoning to CF Community Facility at 309 25th Ave NE.
 2. Public Hearing to hear comment on Land Use Application - Variance submitted by Joel Lockhart. Under consideration a variance of front yard setbacks of R1 Single Family Dwelling zone at 505 5th St NE.
- **Close Public Hearing**
- **Call to Order Regular Meeting**
- **Approve Minutes:** July 25, 2016
- **Old Business:**
- **Final Plat Applications:**
- **New Business:**
- **Review Permits:** Attached
- **Adjournment:**



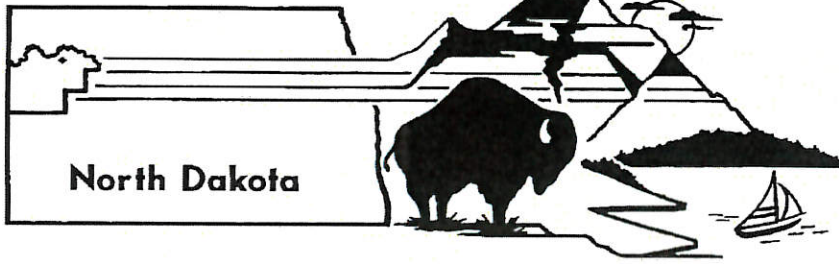
Mildred Williams, Principal Planner

1.

Land Use Application

Zone Change: 309 25th Ave NE

R2, Two-Family Swelling to CF, Community Facility



North Dakota

City of Watford City
213 2nd St. NE / PO Box 494
Watford City, ND 58854
Ph. 701-444-2533
Fax 701-444-3004
Celebrating 100 Years - 2014
watford.mckenziecounty.net

Land Use Application: *Zone Change*

\$300

Applicant Information

Name: Bison Run Land Holdings (% Daren Walker)
Mailing Address: 309 25th Avenue NE Watford City, ND 58854
Phone Number 701-770-4036 Email Address: daren.walker@related.com

Property Information **Current Zoning:** R2 **Requested Zoning:** CF

Detail Summary of Request: Use one side of twin home for sales office and the other side for community facility

Assessor Parcel Number(s): _____

Sec. _____ Twn. _____ Rg. _____ Legal Description: Lot 9 & 10 Block 2

Acreage: _____ Address of Parcel: 309 & 313 25th Ave. NE. Watford City, ND

Landowner(s) Name: Bison Run Land Holdings % Related Fund Management

Mailing Address: 60 Columbus Circle 20th Floor New York, NY 10023

Phone Number: 212-701-3719 Email Address: foster.durkee@related.com

Required Documents – Refer to Application Matrix to ensure all required documents are submitted.

- Attached Exhibit(s) - Drawn, Stamped & Signed by licensed ND Professional Engineer or Land Surveyor
- Deed(s)
- PDF and or DWG provided with application
- Title Report < 60 days
- Copies: (1) 11 x 17 paper



Compliance with Land Use Application-Zone Change Requirements:

(I, We), the undersigned swear and say that (I am, We are) the owner(s) by 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

Landowner(s) Signature(s): _____ Date: 8/3/16

Landowner(s) Signature(s): _____ Date: _____

I, Marica D. Giron, a Notary Public of the County and State aforesaid, hereby certify that Michael Winston personally known to me to be the affiant in the foregoing affidavit, personally appeared before me this day and having been by me duly sworn deposes and says that the facts set forth in the above affidavit are true and correct. Witness my hand and official seal this the 3rd day of August, 2016.

(SEAL)

Notary Public

My Commission expires: ___/___/___

State of: _____

County of: _____

Surveyor / Engineer Information:

Name: Rory Young
Company: Jackola Engineering
License: 1052PE
Address: 2250 Hwy. 93 South
City: Kalispell
State & Zip: Montana 59901
Phone: 406-755-3208
Email: ryoung@jackola.com

MARIA D. GIRON
Notary Public, State of New York
Registration #01G16301079
Qualified In New York County
Commission Expires April 14, 2018

(SEAL)

OFFICE USE ONLY - Required Approvals/Signatures/Dates

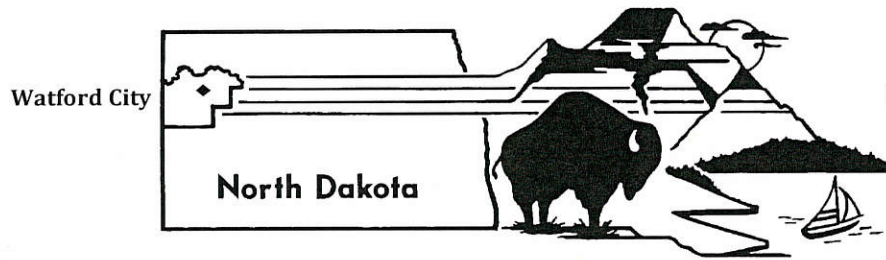
Planning & Zoning: 8.29.16
City Council: 9.6.16
Advertise Date(s): 8-17 & 8-24
Property Owners Noticed: 8-11-16 (RB)

Agenda Date: Aug. 2016
Final Action Letter Sent: ___/___/___
staff initials: _____

Payment: Cash Credit/Debit Card ___ Check # ___ Amount: \$ 300-
Receipt # _____

Sent to Recorders - Date: _____ for Preliminary Review
Sent to Recorders - Date: _____ for Recording

RECEIVED
AUG 10 2016
BY: MW



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

August 24, 2016

STAFF REPORT
ZC 09-2016 Zone Change

Applicant

Bison Run Land Holdings
C/O Daren Walker
309 25th Ave NE
Watford City, ND 58854

Property Owners

Bison Run Land Holdings
C/O Related Fund Management
60 Columbus Circle 20th Floor
New York, NY 10023

Property Address: 309 & 313 25th Ave NE
Parcel # tbd
Lot 9 & 10 of Little Bison Run Subdivision

Zone: R2, Two Family Dwelling

Use: Single Family Dwelling

Request: Applicant request zone change from R2 Two Family Dwelling to CF Community Facilities.

Reference: Watford City Code Chapter XV – Article XXVI, Amendments

Discussion: Applicant requests a change in zoning from R2 to create sales office on one side and community facility-work out room on other side for community residents.

Article XXVI, Section 1 of the Watford City Zoning Ordinance states, “a proposal for an amendment or change in zoning may be initiated by City Council, by the Planning Commission, or upon application by the owner of the property affected.”

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

The City of Watford City mailed the adjoining property owners notice regarding the Preliminary Subdivision Application, none of the noticed property owners contacted the city regarding the application.

Surrounding Land Use Inventory:

West: Zoning - R2, Two-Family Dwelling
Use - Residential Neighborhood
South: Zoning - R2, Two-Family Dwelling
Use - Residential Neighborhood

North: Zoning - R1, Single Family Dwelling
Use - Single Family Homes-Dakota Ridge Subdivision
East: Zoning - R1, Single Family Dwelling
Use - undeveloped-future phase of Dakota Ridge Subdivision

Site Development:

Access: 2nd St NE off of 30th Ave NE is paved, 25th Ave NE is a paved street with adequate access to homes in the area.
Sewer: City service are available and connected at site in question.
Water: City Services are available and connected at site in question.

Recommendation:

Planning Staff recommend approving this **zone change** from R2 to CF Community Facility with the following conditions:

1. ~~Reconstruction of building on lot~~ the applicant will obtain a building permit, satisfy all necessary requirements put in place by the Planning Department and meet the State Building Code.

Contact:

Mildred Williams, Principal Planner
miwilliams@nd.gov
701/444-8406

Prior to construction

City of Watford City
Mildred Williams
213 2nd St NE
Watford City, ND 58854

Dear Milli,

August 8, 2016

Here is our application and request to rezone townhome TH-11 (309 & 313 25th Avenue NE, Watford City, ND) from R2 to CF at Bison Run Subdivision. We are creating simple amenities for our tenants on site to create a family environment. One of the amenities is to use 313 25th Avenue NE as a community facility with some a few pieces of exercise equipment in the garage (layout attached) and use the family room upstairs and down stairs as indoor areas for small get-togethers.

Our plan is to maintain the same structural appearance and integrity so that in the future we may change it back from CF to R2.

Thank you for your consideration.

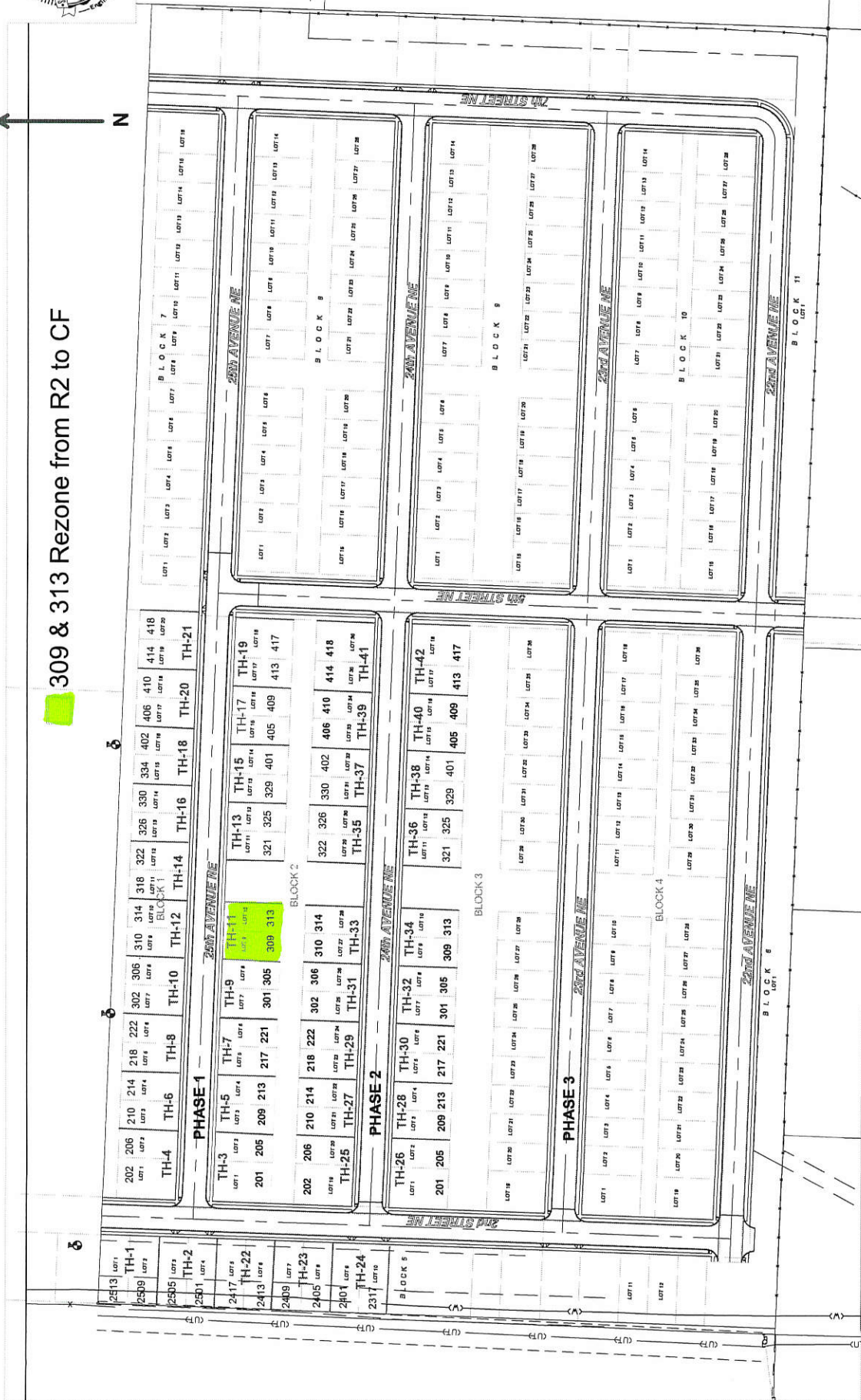
Sincerely,



Daren Walker
Bison Run Subdivision
Construction Site Manager
701-770-4036
daren.walker@related.com



309 & 313 Rezone from R2 to CF



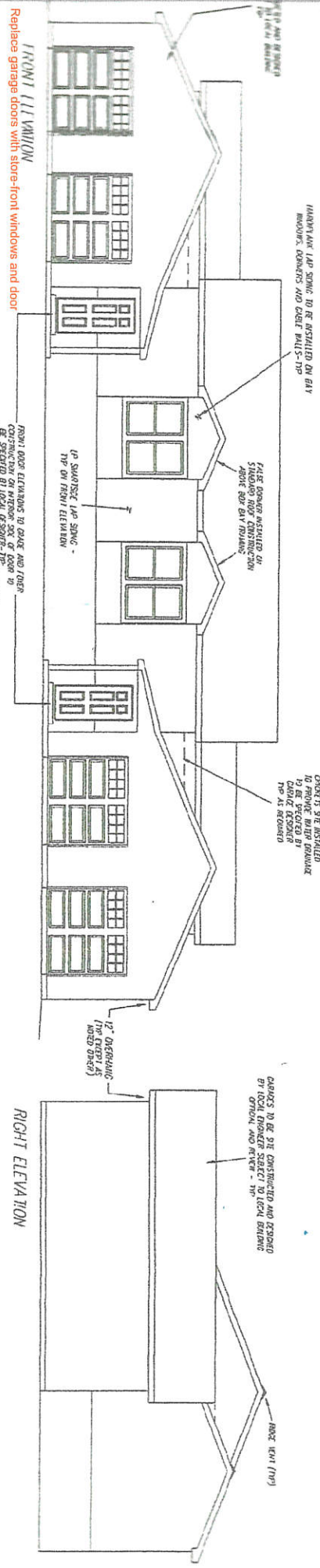
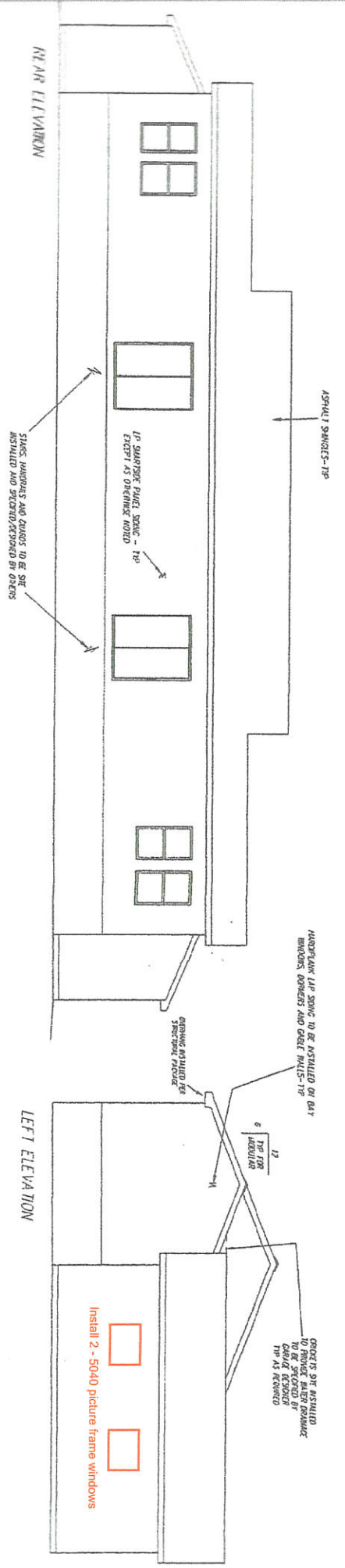
THE OWNERSHIP OF THIS DOCUMENT SHALL TRANSFER TO THE CLIENT UPON SIGNING OF A DESIGN CONTRACT BETWEEN THE ARCHITECT AND CLIENT. UPON JOINING OF A DESIGN CONTRACT BETWEEN THE ARCHITECT AND CLIENT, THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT IF THE CLIENT FAILS TO SIGN A DESIGN CONTRACT WITH THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT IF THE CLIENT FAILS TO SIGN A DESIGN CONTRACT WITH THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT IF THE CLIENT FAILS TO SIGN A DESIGN CONTRACT WITH THE ARCHITECT.

SUBDIVISION LAYOUT AND PHASING PLAN
N.T.S.

BISON RUN SUBDIVISION
ROBIN GREENHAGEN
WATFORD CITY, ND

2250 HWY 93 SOUTH
KALISPELL, MT. 59901
PHONE: 406-755-3208
FAX: 406-755-3238
WEB PAGE: WWW.JACOBA.COM

07/03/13



ATTENTION LOCAL INSPECTOR'S DEPARTMENT

The set-up instructions for this modular building should be included from the building manufacturer by reference to these plans. Any other instructions are to be included on drawings and shall be indicated on the set-up instructions.

The following items have not been completed by the building manufacturer, have not been inspected by the local party inspection agency and are not included by the state modular code and/or certification code employee for these items must be determined at the local level:

- 1) Steps, stairs and ground access to the building
- 2) The complete foundation support system and foundation system
- 3) The site conditions of the base and roof edge of single bay or multi-bay units
- 4) Installation of insulation and sheetrock/ceiling of base, ceiling and outside of inside faces of roof
- 5) Installation of all piping installed in building
- 6) All electrical systems
- 7) Electrical systems (conductor, cable, fuse or switch, accessories, meter, panel, etc.)
- 8) Electrical systems (multi-unit units only)
- 9) Heating, cooling, ventilation and air conditioning systems, and fresh air intake
- 10) Exhaust fan/hooding of all cooking, range, and other systems
- 11) Exhaust fan/hooding and fresh air intake

NOTE: THIS STRUCTURE IS A MODULAR (FACTORY-BUILT) BUILDING WHICH IS TO BE CONSTRUCTED AND INSPECTED BY ACCORDANCE WITH AN APPROVED THIRD-PARTY QUALITY ASSURANCE PROGRAM TO INSURE COMPLIANCE WITH THE REFERENCED CODES.

NOTE: THIS STRUCTURE IS A MODULAR (FACTORY-BUILT) BUILDING WHICH IS TO BE CONSTRUCTED AND INSPECTED BY ACCORDANCE WITH AN APPROVED THIRD-PARTY QUALITY ASSURANCE PROGRAM TO INSURE COMPLIANCE WITH THE REFERENCED CODES.

COMPONENT & CLADDING	OR SIGN	WALL ZONE	5	20.3 PWF
WALL ZONE 4: 21.3 PWF		WALL ZONE 5		20.3 PWF
ROOF ZONE 1: 18.0 PWF		ROOF ZONE 3		11.3 PWF
MEAN ROOF HEIGHT NOT TO EXCEED 20'		ROOF ZONE 4		40.3 PWF

STATE OF NORTH DAKOTA
 CODE 2009 IBC W/NO AMEND, 2011 IBC
 W/NO AMEND, 2009 IBC W/NO AMEND



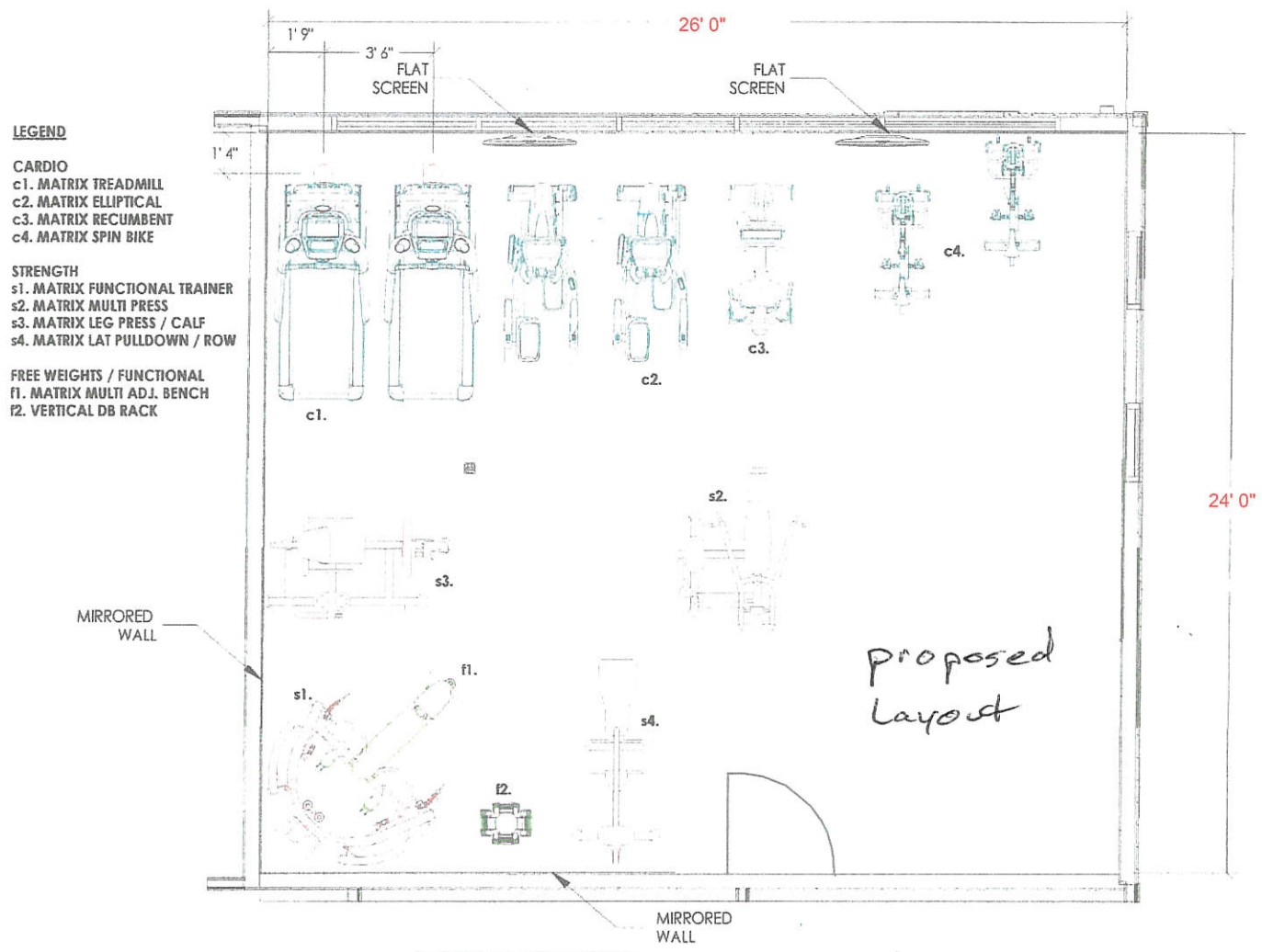
APPROVED
RADCO
 Oct 30, 2013

ELEVATION NOTES: Typical

See cross section for method of roof construction (s), Slope(s), and load criteria, designed by others, and all jurisdiction review and approval.

Foundation enclosure (when provided) square foot net area (sq ft) per 177 sq ft area and on 18' x 24' minimum grid; site installed by others; subject to be review & approval (min 12' 0" x 12' 0")

Waterford City, ND



- LEGEND**
- CARDIO**
 c1. MATRIX TREADMILL
 c2. MATRIX ELLIPTICAL
 c3. MATRIX RECUMBENT
 c4. MATRIX SPIN BIKE
- STRENGTH**
 s1. MATRIX FUNCTIONAL TRAINER
 s2. MATRIX MULTI PRESS
 s3. MATRIX LEG PRESS / CALF
 s4. MATRIX LAT PULLDOWN / ROW
- FREE WEIGHTS / FUNCTIONAL**
 f1. MATRIX MULTI ADJ. BENCH
 f2. VERTICAL DB RACK

- Install drop ceiling w/lights
 - Install (2) 5040 picture frame windows on east wall
 - Replace garage doors with store-front windows and door
 - Install additional wall outlets per exercise equipment requirements
 - Install rubber matted floor
- Layout of equipment may vary.

EACH TREADMILL REQUIRES ITS OWN INDIVIDUAL BRANCH CIRCUIT WITH THE HOT, NEUTRAL AND GROUND WIRES RUN TO THE

ELECTRICAL PANEL FOR ADDITIONAL REQUIREMENTS PLEASE REFERENCE THE MANF. SPECIFICATIONS SHEET RECOMMENDED CEILING HEIGHT ABOVE THE TREADMILL AND ELLIPTICAL IS 90"

- 110VAC 20AMP 60 HERTZ NEMA 5-20R
- 220VAC 20AMP 60 HERTZ NEMA 6-20R
- 110 VAC 50-60 HERTZ
- Coaxial RF TV output, 75 ohm
- ▲ RJ45 Ethernet Lan, CAT6

scale: 3/16" = 1'
 06/15/15
 563 SF
 PT161510
 rev: 2.1

John Zychowicz
 888-601-4350
 241-251-0734 Cell
 johnz@opti-fit.com

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Watford City Planning Commission will hold a Public Hearing on **Monday August 29th, 2016 @ 6:00 p.m.** in the Heritage Room of City Hall for the purpose of considering Land Use Application-Zone Change submitted by Bison Run Land Holdings for property located Lot 9 & 10 of Block 2 Little Bison Run Subdivision, Watford City, ND. Application requests change in zoning of Lot 9 & 10 to CF Community Facility from R2 Two Family Residential Dwelling. (309 & 313 25th Ave NE)

Dated this 11th day of August, 2016



Mildred Williams, Principal Planner

Run: 2 times

Published: McKenzie County Farmer – 8/17/16 & 8/24/16

Emailed:

Mailed to:

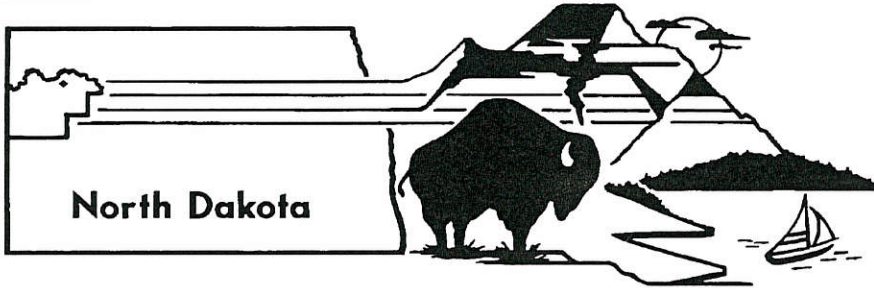
Bison Run Land Holdings
C/O Related Fund Management
60 Columbus Circle 20th Floor
New York, NY. 10023

Bison Run Land Holdings
309 25th Ave NE
Watford City, ND 58854

2.

Land Use Application

Variance: 505 5th St NE



North Dakota

City of Watford City

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

Celebrating 100 Years - 2014
watford.mckenziecounty.net

Land Use Application: *Variance*

\$525 + publishing costs

Applicant Information

Name: Joel Lockhart (Branch Homes)
Mailing Address: 505 5th St. NE Watford ND ~~57702~~ 58854
Phone Number: 303-916-7488 Email Address: joel-lockhart

Property Information Current Zoning: Residential

Detail Summary of Request: Covered Roof on existing deck

Assessor Parcel Number(s): 82-38-02300

Sec. 18 Twn. 150 Rg. 98W Legal Description: Lot 8, Block 3 of 1st Addition-Holms

Acreage: _____ Address of Parcel: 505 5th St NE

Landowner(s) Name: Joel Lockhart (Branch Homes)

Mailing Address: 505 5th St. NE Watford City ND 58854

Phone Number: 303-916-7488 Email Address: joel-lockhart@hotmail.com

Required Documents – Refer to Application Matrix to ensure all required documents are submitted.

- Attached Exhibit(s) Pictures
- Deed(s) -
- PDF and or DWG provided with application -
- Title Report < 60 days
- Copies: (1) 11 x 17 paper

Compliance with Land Use Application-Variance Requirements:

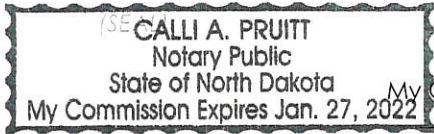
(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Watford City Code; that the information on the plans and drawings attached hereto, and all 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

Landowner(s) Signature(s): _____ Date: 8-1-16

Landowner(s) Signature(s): _____ Date: _____

I, Calli A Pruitt, a **Notary Public** of the County and State aforesaid, hereby certify that Joel Lockhart personally known to me to be the affiant in the foregoing affidavit, personally appeared before me this day and having been by me duly sworn deposes and says that the facts set forth in the above affidavit are true and correct. Witness my hand and official seal this the 8 day of August, 2016.



Calli A Pruitt
Notary Public

State of: North Dakota
County of: McKenzie

Surveyor / Engineer Information:

Name: _____
Company: _____
License: _____
Address: _____
City: _____
State & Zip: _____
Phone: _____
Email: _____

(SEAL)

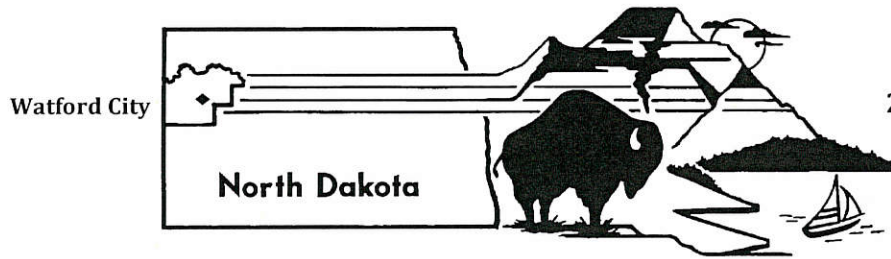
OFFICE USE ONLY - Required Approvals/Signatures/Dates

Planning & Zoning: 8.29.16
City Council: 9.6.16
Advertise Date(s): 8.17 + 8.24
Property Owners Noticed: X 8-11-16

Agenda Date: Aug 29 2016
Final Action Letter Sent: ___ / ___ / ___
staff initials: _____

Payment: Cash ___ Credit/Debit Card ___ Check # 1027 Amount: \$ 525-
Receipt # _____
Home Roots Corp.

Sent to Recorders – Date: _____ for Preliminary Review
Sent to Recorders – Date: _____ for Recording



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

August 24, 2016

STAFF REPORT
Variance 02-2016

Applicant
Joel Lockhart
505 5th St NE
Watford City, ND 58854

Property Owners
Branch Homes

Property Address: 505 5th St NE
Parcel # 82-38-02300
Lot 8 Block 3 1st Addition-Holms to Watford City

Zone: R1, Single Family Dwelling District

Use: Single Family Residence

Request: Applicant request variance from 30' to ___' setback of front yard setback requirements.

Reference: Watford City Code Chapter XV – Article XXVII Variances

Discussion: Applicant requests a variance of ⁷___' from the front yard setback requirements of R1 Low Density Residential District. Applicant wishes to re-construct covered roof of existing deck, current roof does not cover all of deck. Applicant wishes to cover all of deck, resulting in encroachment of front yard setback requirements.

Article XXVII, Section 1 of the Watford City Zoning Ordinance states the requirements that must be shown in order to grant a variance; *“the applicant must show that his property was acquired in good faith and where by reason of exceptional narrowness, shallowness or shape of his specific piece of property at the time of the effective date of this zoning ordinance or where, by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances, the strict application of the terms of this zoning ordinance actually prohibits the use of his property in the manner similar to that of other property in the zoning district where it is located. A yard regulation variance may not be more than one-half (50%) the required yard and shall not encroach upon the required setback for adjacent buildings.”*

In granting a variance, the Planning Commission must satisfy itself, from the evidence heard before it that the granting of the variance will alleviate a clearly demonstrable hardship approaching confiscation as distinguished from a special privilege or convenience sought by the owner. The planning Commission shall also find that the variance, if granted, is in harmony with the intended spirit and purpose of the zoning ordinance and does not constitute a direct and obvious amendment to the district regulations or district boundaries. Under no circumstances shall the Planning Commission grant a variance allowing a use within a district not permissible under the terms of this ordinance

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

The City of Watford City mailed the adjoining property owners notice regarding the Preliminary Subdivision Application, none of the noticed property owners contacted the city regarding the application.

Surrounding Land Use Inventory:

West: Zoning - R1, Single Family Dwelling
Use - Residential Neighborhood
South: Zoning - R1, Single Family Dwelling
Use - Residential Neighborhood
North: Zoning - R1, Single Family Dwelling
Use - Residential Neighborhood
East: Zoning - R1, Single Family Dwelling
Use - Residential Neighborhood

Site Development:

Access: 5th Street NE currently paved with curb & gutter.
Sewer: City service are available and connected at site in question.
Water: City Services are available and connected at site in question.

Recommendation:

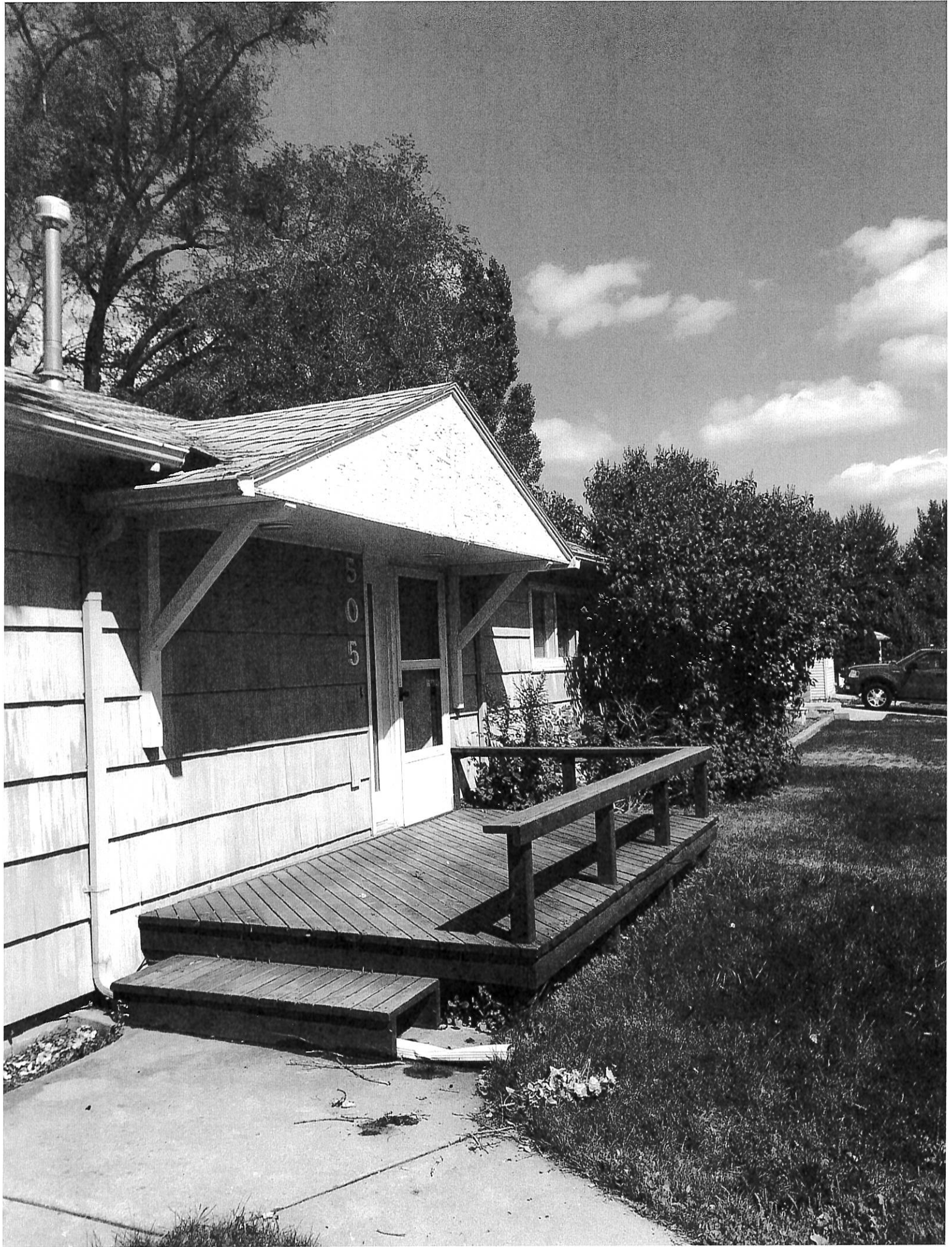
Planning Staff recommend approving this **variance** reducing the setback from 30' to .?'.
The approval is contingent on the following conditions:

1. Prior to construction the applicant obtains a building permit, satisfies all necessary requirements put in place by the Planning Department and meets the State Building Code.

Contact:

Mildred Williams, Principal Planner
miwilliams@nd.gov
701/444-8406







Minutes

PLANNING & ZONING COMMISSION MEETING MINUTES

July 25, 2016

The rescheduled monthly meeting of the Watford City Planning & Zoning Commission was held on Monday July 25, 2016 at 6:00 p.m. in the Heritage Room at City Hall. In attendance: Chairman Glen Beard, Commission Members: William Carlson, Rick Holm, Cory Johnson, Jesse Lawrence, Gregg Schuetze, and Jason Taylor. Also present: City Principal Planner Mildred (Milli) Williams, Planning Assistant Brianna Alex, Building Inspector Steve Williams, and City Attorney Wyatt Voll. Absent: City Administrator Curtis Moen.

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

Under consideration were the following:

1. Public Hearing to hear comment on Conditional Use Permit Application submitted by Steve Sanford for property located 1500 6th Ave NE, 2nd Addition IT# 1306, 2.87 acres, Watford City, McKenzie County, ND. In consideration of RV Park on Commercial zoned property.

MOTION by J. Taylor, SECOND by C. Johnson to recommend APPROVAL to City Council of the Conditional Use Permit. Approval is contingent upon the following recommendations set forth in the Planning Department Staff Report:

1. Conditional Use Permit to be reviewed every 6 month and site inspections as city officials deem necessary for compliance.
2. Area to serve as RV Park will be clearly defined from Commercial Business operation, meeting all of NDCC (North Dakota Century Code) 33.33.02 rules and regulations for compliance.
3. Applicant will bond for construction of 6th Ave NE to a city standard, bond will be required for only frontage of his property.
4. A timeline detailing the conversion of the subject property into compliance with city ordinance(s) and state rules must be filed with Planning Department Staff, prior to occupancy of 3 mobile home sites to RV sites.

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

MOTION Carried.

2. Public Hearing to hear comment on Division of Land Application-Simple Lot Split submitted by Lori & Steve Solem and Patrick & Wendy Meuth for property located IT # 1698 and north 604.12 feet of IT# 1454 excepting IT # 2335, 912 11th St SW & 11 Ave SE, Watford City, McKenzie County, ND.

MOTION by C. Johnson, SECOND by J. Taylor to recommend APPROVAL to City Council of the Simple Lot Split.

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

MOTION Carried.

CLOSE PUBLIC HEARING: 6:05 PM

CALL TO ORDER REGULAR MEETING: 6:05 PM

MINUTES: June 27, 2016; June 29, 2016 Special Meeting

No Comments from Commission.

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

REVIEW PERMITS:

Permits were reviewed as presented. No discussion from Commission.

New/Old Business:

1. Parking problem in front of Wolf Creek Development on Main Street North.

Adjournment at 6:11 PM

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

The next regularly scheduled Planning & Zoning Commission Meeting will be held on
MONDAY, August 29, 2016 at 6:00 p.m.

Glen Beard
Planning Commission Chairman

Brianna Allex
Planning & Zoning Assistant

Permits

2016 PERMITS

August
8/25/16

3712	Building	August	8/1/2016	Joel Lockhart	Branch Construction Services	505 5th St NE			reshingling roof	\$	7,000.00	\$	135.00	Check #1023
3713	Building	August	8/1/2016	Sheldon McGorman	Self	316 4th St NW			reshingle roof	\$	1,300.00	\$	49.00	Card
3714	Excavation	August	8/3/2016	McKenzie County	Lupine Construction Inc	near 1105 4th Ave NE		Fairgrounds	Moving Curb Stop	\$	3,200.00	\$	25.00	Check #2026
3715	Construction Repair	August	8/8/2016	Roland & Judy Dahl	Self	400 5th St NE			Repair Sidewalk	\$	-	\$	10.00	Cash
3716	Moving & Fence	August	8/9/2016	Duane Sanford	Kratic Carriers	124 East Highland		East Highland Acres (ETA)	move off old mobile home, construct new pier foundation, move new mobile home in & fence backyard	\$	-	\$	175.00	Card
3717	Contract Fence	August	8/10/2016	Watford City Enterprises LLC	Nelson Contracting	Reagan St, Kennedy St, Roosevelt St, Jefferson Ave		Watford City Courtyard	Road repair- laying 3" crushed asphalt	\$	-	\$	10.00	
3718	Building	August	8/15/2016	Johnston Enterprises	WG & D Construction	116 4th St SE			Removing and replacing siding	\$	9,000.00	\$	163.00	Check #2090
3719	Excavation	August	8/15/2016	TJ's Pizza	Lupine Construction Inc	605 Main St South			Abandoning water well	\$	5,000.00	\$	25.00	Cash
3720	Fence	August	8/15/2016	Ray Morken	Self	305 11th St SE			Fence yard	\$	-	\$	25.00	Cash
3721	Building	August	8/15/2016	Leann Erickson	Elle Builders	413 2nd St NW			Cement Patio on south and west sides & adding egress window	\$	12,000.00	\$	205.00	Check #8747
3722	Fence	August	8/16/2016	Alison Bradford	Self	305 4th Ave NE			Fence in backyard	\$	-	\$	25.00	Cash
3723	Sign	August	8/17/2016	Watford City NE LLC C/O Nakala Development LLC	Indigo Signworks	4005 Frontier Avenue		The Crossings	Install 3 wall signs per the attached sketches	\$	-	\$	100.00	Credit
3724	Sign	August	8/17/2016	McKenzie County School Dist #1	Indigo Signworks	100 3rd St NE			install pole sign, lettering on west side of bldg & wall sign for office entrance	\$	-	\$	100.00	Credit
3725	Fence	August	8/17/2016	Karo Housing LLC	247 365 Leasing LLC	12248 26 F St NW			Replacing shingles on roof	\$	-	\$	25.00	Check #1002
3726	Building	August	8/18/2016	Kurt & Lois Brew	Self	313 6th St NE			Removing old shed & constructing new 12x20 shed	\$	2,500.00	\$	72.00	Card
3727	Building	August	8/18/2016	Carrie Westwood	Self	208 5th St NE			Remove old shed & construct new 12x20 shed	\$	500.00	\$	25.00	Check #1414
3728	Sign	August	8/19/2016	McKenzie County	Indigo Signworks	1201 12th St SE		LEC	Install lettering on bldg & monument sign	\$	-	\$	100.00	Cash
3729	Contract Fence & Mason	August	8/22/2016	Robert Wahung	Diaz Concrete & Stone	112 5th St SE			Replacing 19x55 concrete driveway	\$	-	\$	10.00	Cash
3730	Fence & Mason	August	8/22/2016	Rick Holm	Watford City Homes Inc	1605 17th Ave NE			Moving mobile home onto property and constructing 12x24 deck and gazebo					Check #1488
3731 A	At Risk	August	8/23/2016	McKenzie Co Healthcare Systems	JE Dunn Construction	709 4th Ave NE			Site grading & footings/foundation for new hospital & nursing home expansion	\$	4,227,617.00	\$	19,275.47	Check #1317864

2015 - 2016 PERMIT COMPARISONS

2015	
Month	# of Permits Issued
January	14
February	10
March	20
April	40
May	31
June	76
July	52
August	35
September	25
October	25
November	14
December	19
YEAR TOTAL	361
Aug. 2015 YTD	278

2015	
Month	Value
January	\$585,000.00
February	\$14,071,200.00
March	\$6,886,622.00
April	\$4,734,086.61
May	\$1,164,739.41
June	\$55,468,577.00
July	\$15,749,439.94
August	\$1,303,339.48
September	\$35,375,541.45
October	\$3,653,756.00
November	\$732,874.88
December	\$401,310.98
YEAR TOTAL \$	140,126,487.75
Aug. 2015 YTD	\$99,963,004.44

2016	
Month	# of Permits Issued
January	38
February	17
March	31
April	33
May	37
June	43
July	13
August	19
September	
October	
November	
December	
2016 YTD	231

2016	
Month	Value
January	\$ 2,043,696.31
February	\$ 24,216.18
March	\$ 393,345.30
April	\$ 1,294,386.40
May	\$ 435,691.57
June	\$ 485,682.59
July	\$ 444,700.00
August	\$ 4,272,617.00
September	
October	
November	
December	
2016 YTD \$	8,994,335.35

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

2016 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	9	9	\$ 2,813,321.01
Duplex	0	0	\$ -
Apartment 3-4 Units	0	0	\$ -
Apartment 5+ Units	0	0	\$ -
2016 YTD	9	9	\$ 2,813,321.01
August Total	0	0	\$ -

2016 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	9	9	\$ 2,813,321.01
Duplex	0	0	\$ -
Apartment 3-4 Units	0	0	\$ -
Apartment 5+ Units	0	0	\$ -
2016 YTD	9	9	\$ 2,813,321.01
August Total	0	0	\$ -

2016 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	9	9	\$ 2,813,321.01
Duplex	0	0	\$ -
Apartment 3-4 Units	0	0	\$ -
Apartment 5+ Units	0	0	\$ -
2016 YTD	9	9	\$ 2,813,321.01
August Total	0	0	\$ -

YTD : Year To Date