

5.

Land Use Application

Zone Change

34 Lots of Block 1 of Stepping Stone Subdivision

LAND USE

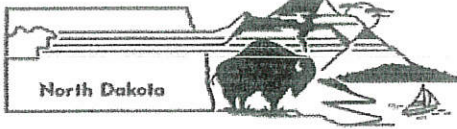
ZONE CHANGE

APPLICATION

THE CITY OF WATFORD CITY
213 2ND ST NE / PO BOX 494
WATFORD CITY, NORTH DAKOTA

APPLICATION FEE:

\$300.00



REQUIREMENTS: All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Zone Change Application* may be submitted in order to consider a changing the zoning district of property. Zoning Districts are set as specific areas within the City and/or ETA in order to govern the use of the property as well as such regulations pertaining to the height, area, size, and intensity of buildings, land, and open spaces. Along with this application, please submit the following: N.D. Professional survey of the property in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for *Zone Change* and a current copy of a title report/title commitment for the property. For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances: CHAPTER XV, ARTICLE XXVI: AMENDMENTS.*

PROPERTY OWNER INFORMATION

OWNER NAME(S): Dakota Gold Properties PHONE NUMBER: 760-401-1389 EMAIL: Paul.ficara@gmail.com
MAILING ADDRESS: PO Box 1742 Watford City ND 58854

APPLICANT INFORMATION

Same as Owner

APPLICANT NAME: _____ PHONE NUMBER: _____ EMAIL: _____
MAILING ADDRESS: SAME AS ABOVE

DEVELOPER INFORMATION

DEVELOPER NAME: Stepping Stone Inc PHONE NUMBER: 760-401-1389 EMAIL: Paul.ficara@gmail.com
MAILING ADDRESS: PO Box 1742 Watford City ND 58854

PROPERTY INFORMATION

PROPERTY ADDRESS: Block 1 of Stepping Stone CURRENT ZONING DISTRICT: R4 PROPOSED ZONING DISTRICT: R3
PARCEL NUMBER(S): SEE ATTACHED LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE)
CURRENT USE OF PROPERTY: RESIDENTIAL R4 PROPOSED USE OF PROPERTY: RESIDENTIAL R3

DESCRIPTION

Please give a brief description of the proposed Zone Change.

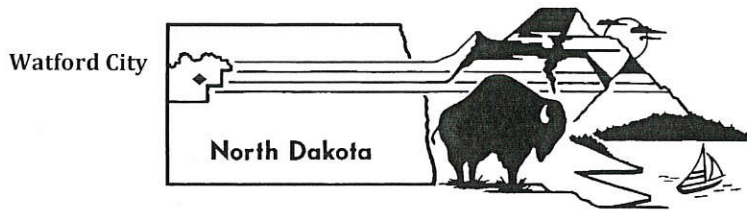
RE-ZONE Attached LOTS within Block 1 From R4 to R3

APPLICANT SIGNATURE: (IF DIFFERENT THAN OWNER)

As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans submitted are in all respects true and correct to the best of my knowledge and belief.

APPLICANT SIGNATURE: [Signature] DATE: 2/2/2020

APPLICANT PRINT NAME: PAOLO FICARA JR APPLICANT TITLE: owner/manager



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

February 19, 2020

STAFF REPORT
Land Use Application for Zone Chang
34 Lots within Block 1 of Stepping Stone Subdivsion

APPLICANT:

Stepping Stone INC.
Paul Ficara
P.O. Box 1742
Watford City ND, 58854

PROPERTY OWNERS:

Dakota Gold Properties LLC
P.O. Box 1742
Watford City ND, 58854

PROPERTY LOCATION:

Section 16, Township, 150 Range 98W, Block 1 of Stepping Stone Development, 17th Ave.
NE Stepping Stone Subdivision, Watford City, McKenzie County, North Dakota.

REQUEST:

Land Use Application for Zone change for Stepping Stone LLC.

ZONING:

R4- High Density Residential District

CURRENT USE:

Undeveloped

REFERENCES:

Chapter XV Zoning Ordinance, Article XXVI, Section 1

DISCUSSION:

This property is owned by Dakota Gold properties. The property is currently located in Block 1 of Stepping Stone Subdivision. Currently, the property consists of several different parcels with a single zoning district of R4 High Density Residential. The property owner is proposing to re-zone 34 lots within block 1 of Stepping Stone Subdivision. They are asking to be rezoned to R3- Medium Density Residential. The request is a suitable one because of the history of the area there are single family homes being developed in this subdivision. Moving down in intensity for the use is appropriate for what they are trying to achieve.

There have been some recent change to our set back ordinance that has changed front yard and rear yard setbacks. This will allow the developer to build a larger footprint house without impacting their neighbor and will create a more desirable sized home for buyers.

The City of Watford City mailed the adjacent property owners as well as the property owners whom hold an interest in the property, a notice regarding the Land Use Application which was received for Zone Change. At the time of this report, none of the above-mentioned noticed property owners have contacted The City regarding this Application.

SITE DEVELOPMENT:

Access: *The property is accessible from 17th Ave NE.*

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

Water: *The property will have access to City water.*

SURROUNDING LAND USE:

North: Zoning – R3- Medium Density Residential
Use - Stepping Stone Phase 1 Subdivision

East: Zoning – R-1: Single Family Home/ R4- High Density Residential
Use - Undeveloped

South: Zoning – CF- Community Facility District
Use - Watford City Golf Course

West: Zoning – Ag- Agricultural District
Use - Undeveloped

RECOMMENDATION:

It is the recommendation of City Planning Department Staff to Approve the Land Use Application for Zone Change for 34 lots within Stepping Stone Subdivision Block 1 to R3- Medium Density Residential.

Approval shall be contingent upon the following conditions:

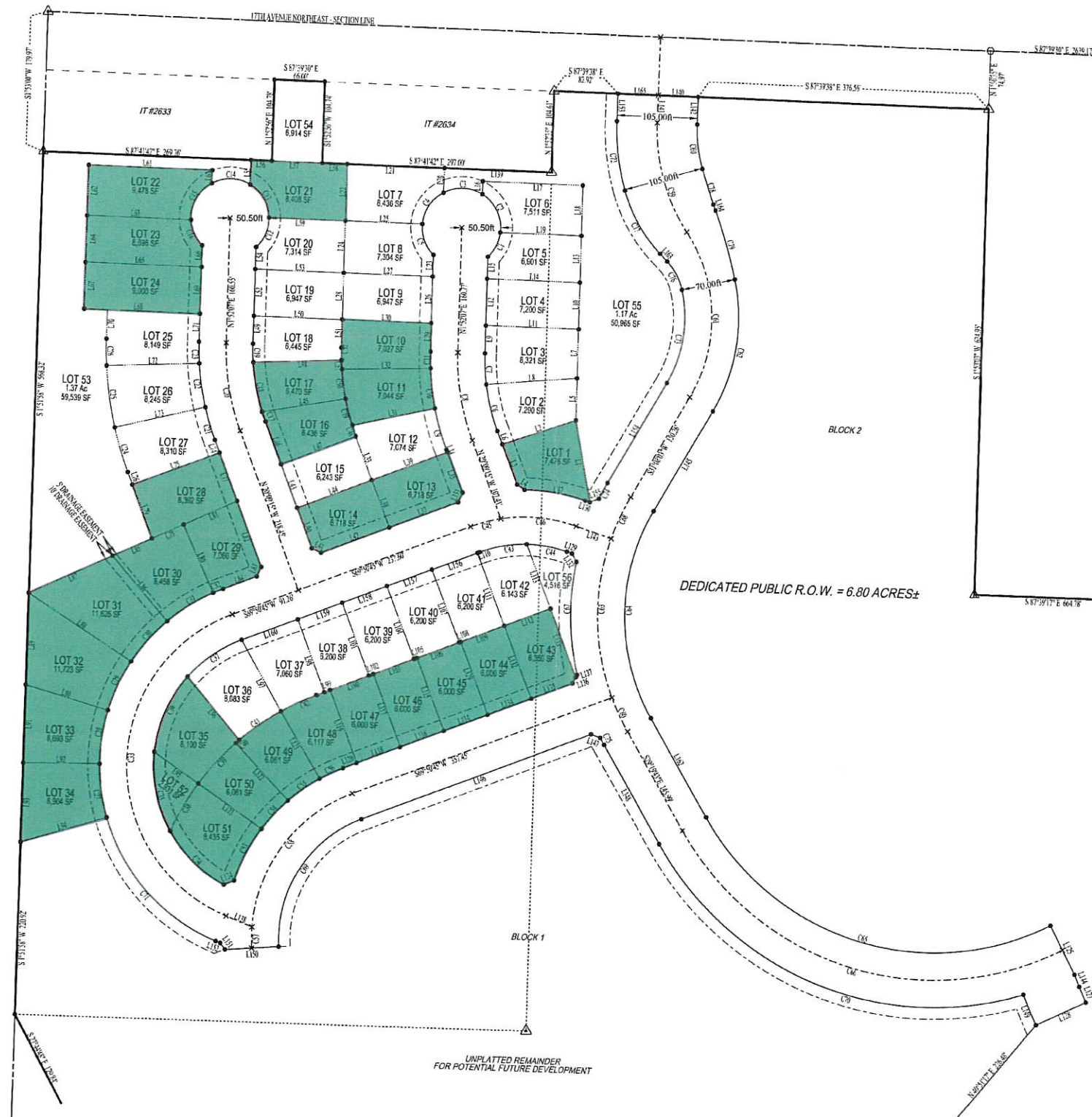
Approval shall be contingent upon the following conditions:

1. If no action is taken indicating R3- Medium Density Residential use within one (1) year of approval of the zone change, the change shall be nullified and the land will revert back to its original R4- High Density Residential Zoning.

PLANNING DEPARTMENT STAFF CONTACT:

Becky Smith
basmith@nd.gov
(701)444-8402

LaRissa Bertram
lbertram@nd.gov
(701)444-8406



Lot Requesting Change of Zone From R4 to R3





Lot Requesting Change of Zone From R4 to R3



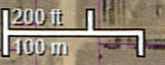


Click a starting point.

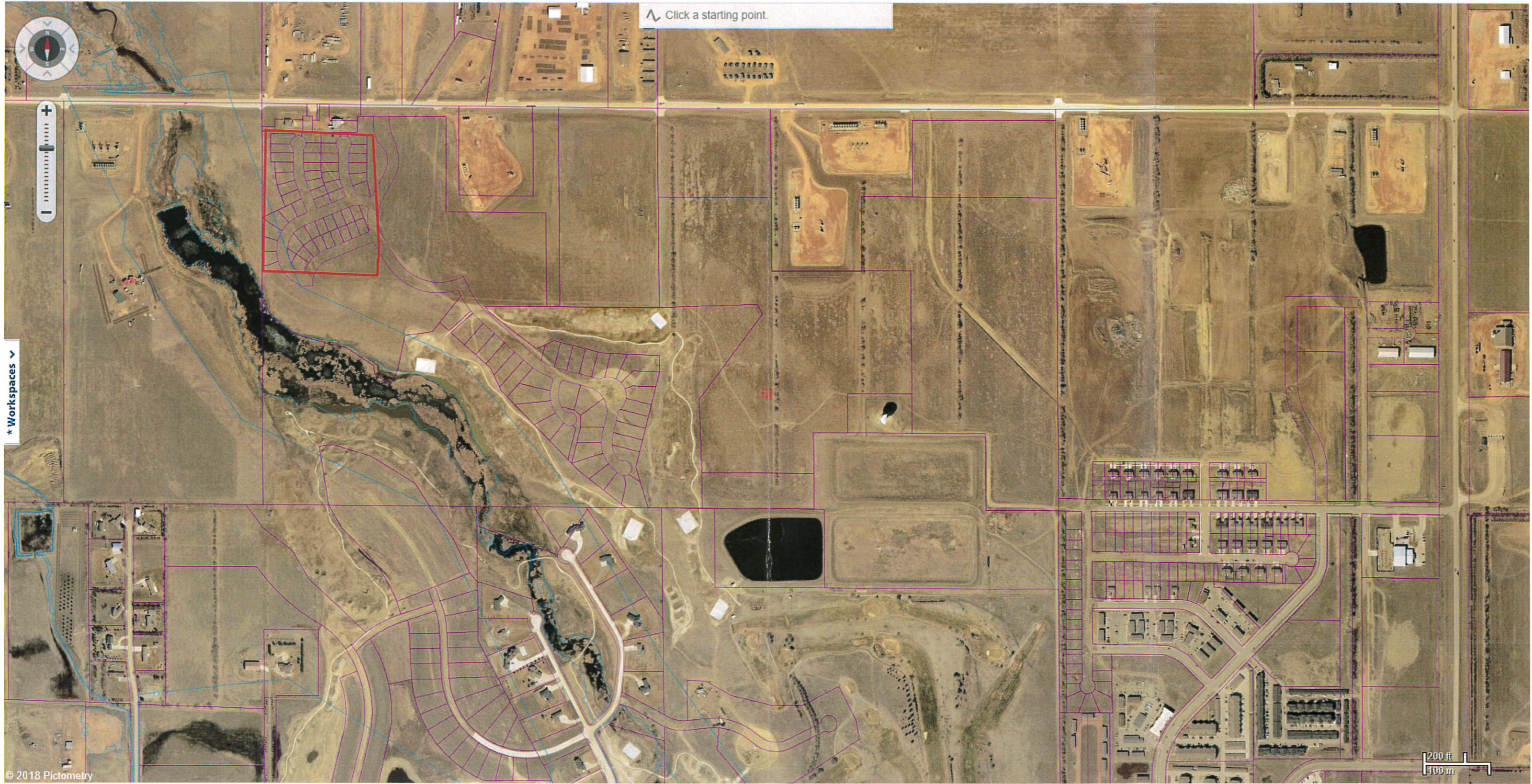


* Workspaces v

© 2018 Pictometry



map: Auto (Mosaic) v Dates: All v 04/20/2018 - 05/12/2018



6.

Division of Land Application

Preliminary Plat

Phase 6 of Stepping Stone Subdivision



DIVISION OF LAND

SUBDIVISION PRELIMINARY PLAT

58 x 15 = 870

APPLICATION
THE CITY OF WATFORD CITY
213 2ND ST NE / PO BOX 494
WATFORD CITY, NORTH DAKOTA

APPLICATION FEE:
\$1,125.00 + \$15.00 PER LOT

REQUIREMENTS: All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A Subdivision Preliminary Plat Application may be submitted in order to begin the Subdivision process to plat parcels within the Corporate City limits and the designated Extra Territorial Area (ETA). All Preliminary Subdivision Plats shall be subject to conform to the regulations as set within the City of Watford City Municipal Code of Ordinances and Chapter 40-48 of the North Dakota Century Code. Along with this application, please submit the following: N.D. Professionally Engineered/ Surveyed map of subdivision parcels in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for Preliminary Subdivision Plat, and a current copy of a title report/title commitment for the property. Once approved by City Council, a Final Subdivision Plat must be submitted for additional review and City Council approval within 12 months. Subdivisions may be subject to Development Agreements (DA) and Subdivision Improvement, Warranty and Maintenance Agreements (SIA). For specific details regarding this process, please refer to the City of Watford City Municipal Code of Ordinances: **CHAPTER XV ARTICLE XXX: SUBDIVISION REGULATIONS.**

PROPERTY OWNER INFORMATION

OWNER NAME(S): McKenzie Gold Properties LLC PHONE NUMBER: 760-401-1389 EMAIL: Paul.ficara@gmail.com
MAILING ADDRESS: PO BOX 1742 Watford City ND 58854

APPLICANT INFORMATION

Same as Owner

APPLICANT NAME: Stepping Stone Inc. - Paul Ficara PHONE NUMBER: 760-401-1389 EMAIL: Paul.ficara@gmail.com
MAILING ADDRESS: PO Box 1742 Watford City ND 58854

DEVELOPER INFORMATION

DEVELOPER NAME: Stepping Stone Inc - SAME PHONE NUMBER: CONTACT INFO AS ABOVE EMAIL: CONTACT INFO AS ABOVE
MAILING ADDRESS:

PROPERTY INFORMATION

PROPERTY ADDRESS/LOCATION: Stepping Stone Sub Division 17th AVE NE ZONING DISTRICT: R4 - Being Rezone to R3
PARCEL NUMBER(S): 832503000 PROPOSED SUBDIVISION NAME: Stepping Stone Sub Division
LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) Block 3 of Stepping Stone
EXISTING ACREAGE/SQ.FT.: 21.41 Acres NEW ACREAGE/SQ.FT.: 12 Acres +/- PROPOSED # OF LOTS:
CURRENT USE OF PROPERTY: Vacant Land PROPOSED USE OF PROPERTY: RESIDENTIAL ~~land~~ Development Single Family Twin Homes Town Homes

DESCRIPTION

Please give a brief description of the Preliminary Subdivision Plat.

Preliminary Plat for our next phase of construction. This Plat has been specifically designed for the shovel Ready JDA Program

APPLICANT SIGNATURE: (IF DIFFERENT THAN OWNER)

As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans submitted are in all respects true and correct to the best of my knowledge and belief.

APPLICANT SIGNATURE:

[Handwritten Signature]

DATE:

2 / 5 / 2020

APPLICANT PRINT NAME:

PAOLO FICARA JR

APPLICANT TITLE:

Manager Town

PROPERTY OWNER(S) AFFIDAVIT

I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.

PROPERTY OWNER SIGNATURE:

DATE:

____/____/____

PROPERTY OWNER SIGNATURE:

DATE:

____/____/____

PROPERTY OWNER NOTARY

On this 5 day of Feb, 2020 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Paulo Ficara

known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

Larissa J Bertram

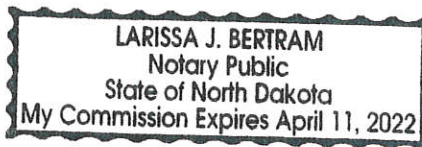
Notary Public

(NOTARIAL SEAL)

Notary Public for the state of ND

Residing at Watford City

My Commission Expires 4-11-2022



OFFICE USE ONLY

- COPY OF TITLE REPORT -OR-
- COPY OF TITLE MEMORANDUM
- .PDF & LEDGER SIZE REVIEW COPY OF PLAT
- VICINITY MAP
- LEGAL DESCRIPTION
- JUSTIFICATION LETTER
- ORIGINAL SURVEYOR STAMP & SIGNATURE

LEGAL NOTICE DATES:

2 / 12 / 2020

2 / 19 / 2020

ADJACENT PROPERTY OWNER NOTICES MAILED

MEETING DATES:

PLANNING COMMISSION:

2 / 24 / 2020

CITY COUNCIL:

3 / 2 / 2020

INVOICE:

INVOICE NUMBER: 4188

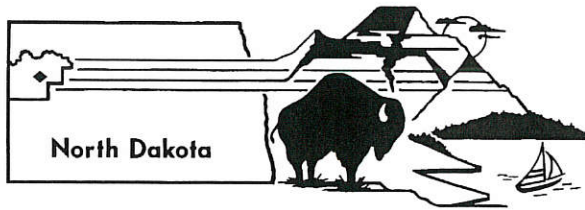
DATE CREATED: 2 / 5 / 2020 BY: LJB

PAYMENT: **\$1,125.00 + \$15.00 PER LOT**

DATE RECEIVED: 2 / 5 / 2020 AMOUNT: \$ 1995.00

CARD CASH CHECK # 1284

Watford City



City of Watford City

213 2nd St., NE / PO Box 494

Watford City, ND 58854

Ph. 701- 444- 2533

Fax 701- 444- 3004

cityofwatfordcity.com

February 20, 2019

STAFF REPORT

Subdivision Preliminary Plat: "Stepping Stone Phase 6"

APPLICANT:

Stepping Stone INC.
Paul Ficara
P.O. Box 1742
Watford City ND, 58854

PROPERTY OWNERS:

McKenzie Gold Properties LLC
P.O. Box 1742
Watford City ND, 58854

PROPERTY LOCATION:

Section 16, Township, 150 Range 98W, PID: 832503000; Block 3 of Stepping Stone Development, 17th Ave. NE Stepping Stone Subdivision, Watford City, McKenzie County, North Dakota.

REQUEST:

Preliminary plat review of the subdivision plat for Stepping Stone LLC.

ZONING:

R4- High Density Residential District

CURRENT USE:

Undeveloped

REFERENCES:

City of Watford City Municipal Code of Ordinances: *CHAPTER XV- ZONING ORDINANCE, ARTICLE XXX- SUBDIVISION REGULATIONS, SECTION 5- APPROVAL OF PLATS AND SECTION 6- PROCEDURE FOR APPROVAL OF PLATS: "Plat approval as required herein and in conformity with statutory authority within the Planning Commission's territorial jurisdiction, shall be by the Planning Commission, with confirmation approval by the City Council. In all cases where land is offered for dedication for streets, utilities, or other public purposes, the governing body affected shall act to accept or reject the offer of dedication and the deed for the fee to such lands. The approval of other jurisdictional Planning Commissions shall be required on all plats of land situated within the unincorporated jurisdiction of the City of Watford City, North Dakota."*

DISCUSSION:

This plat is for the creation of appropriately sized lots within Block 3 of the Stepping Stone Subdivision development. This plat is recognized as "Phase 6" per the Developer. The Developer has 4 other phases within this area and has been successful in bringing builders into the community to build single family homes to meet the demand that Watford City has for housing. At this time they would not require a second access but do have future plans to connect Stepping Stone Parkway to a through street giving additional access to future residents. This proposed plat will create 58 lots. The proposed platted area will be a total of 74.67 acres.

SITE DEVELOPMENT:

Access: *The property is accessible from 17th Ave NE.*

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

Water: *The property will have access to City water.*

SURROUNDING LAND USE:

North: Zoning – Industrial Park District / C1-General Commercial District
Use - Premium Tools LLC/ Ace in the Hole Construction LLC

East: Zoning – R4- High Density Residential
Use - Undeveloped

South: Zoning – R1- Single Family Home District
Use - Undeveloped

West: Zoning – R4- High Density Residential
Use - Undeveloped

RECOMMENDATION:

It is the recommendation of the Planning Department Staff to Approve Stepping Stone LLC Replat for Subdivision Preliminary Plat. Contingent upon the following items.

1. According to the City of Watford City Municipal Code of Ordinances: *Chapter XV, Article XXX, Section 6-5:* Approval of the Preliminary Subdivision Plat shall be effective for a maximum period of twelve (12) months. A Final Subdivision Plat must be submitted for approval by City Council within the time limit.
2. The Subdivision Plat must follow all regulations as set forth within the City of Watford City Municipal Code of Ordinances pertaining to Subdivision Regulations and the Approval of Plats: *Chapter XV, Article XXX, Sections 5 & 6.*
3. All bonding for infrastructure must be received before the Final Subdivision Plat is recorded.

4. A Development Agreement (DA) and/or any amendments to said agreement must be finalized and agreed upon between the City of Watford City and Developer before Final Subdivision Plat recordation.
5. A Subdivision Improvement and Warranty Agreement (SIA) and/or any amendments to said agreement must be finalized and agreed upon between the City of Watford City and Developer before Final Subdivision Plat recordation.

PLANNING DEPARTMENT STAFF CONTACT:

LaRissa Bertram
lbertram@nd.gov
(701)444-8406

**REPLAT OF BLOCKS 3 AND 5 OF THE STEPPING STONE SUBDIVISION
NOW KNOWN AS LOTS 1 - 58 OF BLOCK 3 OF THE STEPPING STONE SUBDIVISION
AND LOT 1 OF BLOCK 5 OF THE STEPPING STONE SUBDIVISION**

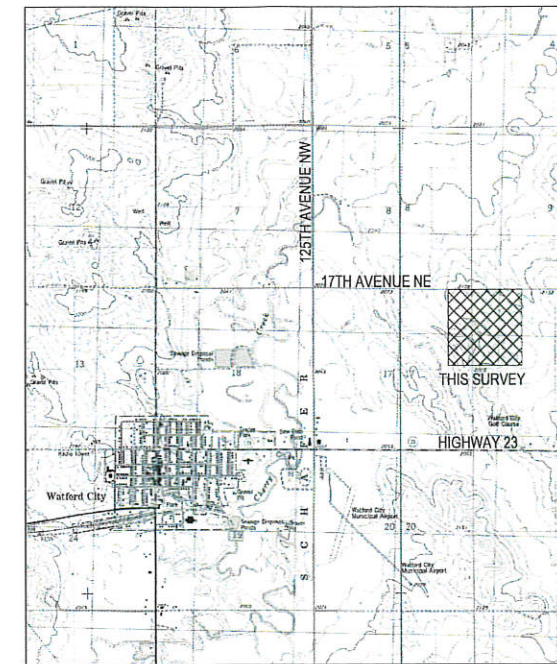
**AND THE
REPLAT OF LOT 3 OF THE ROLFSON SUBDIVISION
NOW KNOWN AS LOT 8 OF THE ROLFSON SUBDIVISION**

AS LOCATED IN THE E1/2NE1/4 OF SECTION 17 AND IN THE NW1/4 OF SECTION 16
TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.
MCKENZIE COUNTY, NORTH DAKOTA



SEE SHEET 2 OF 3
FOR DETAILS

SEE SHEET 2 OF 3
FOR DETAILS



VICINITY MAP
Not to Scale



SCALE 1" = 150'
0' 150' 300'

- = REBAR & CAP SET
- △ = PIN FOUND
- ⊗ = STONE FOUND
- ⊠ = R.O.W. MARKER
- x = COMPUTED

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

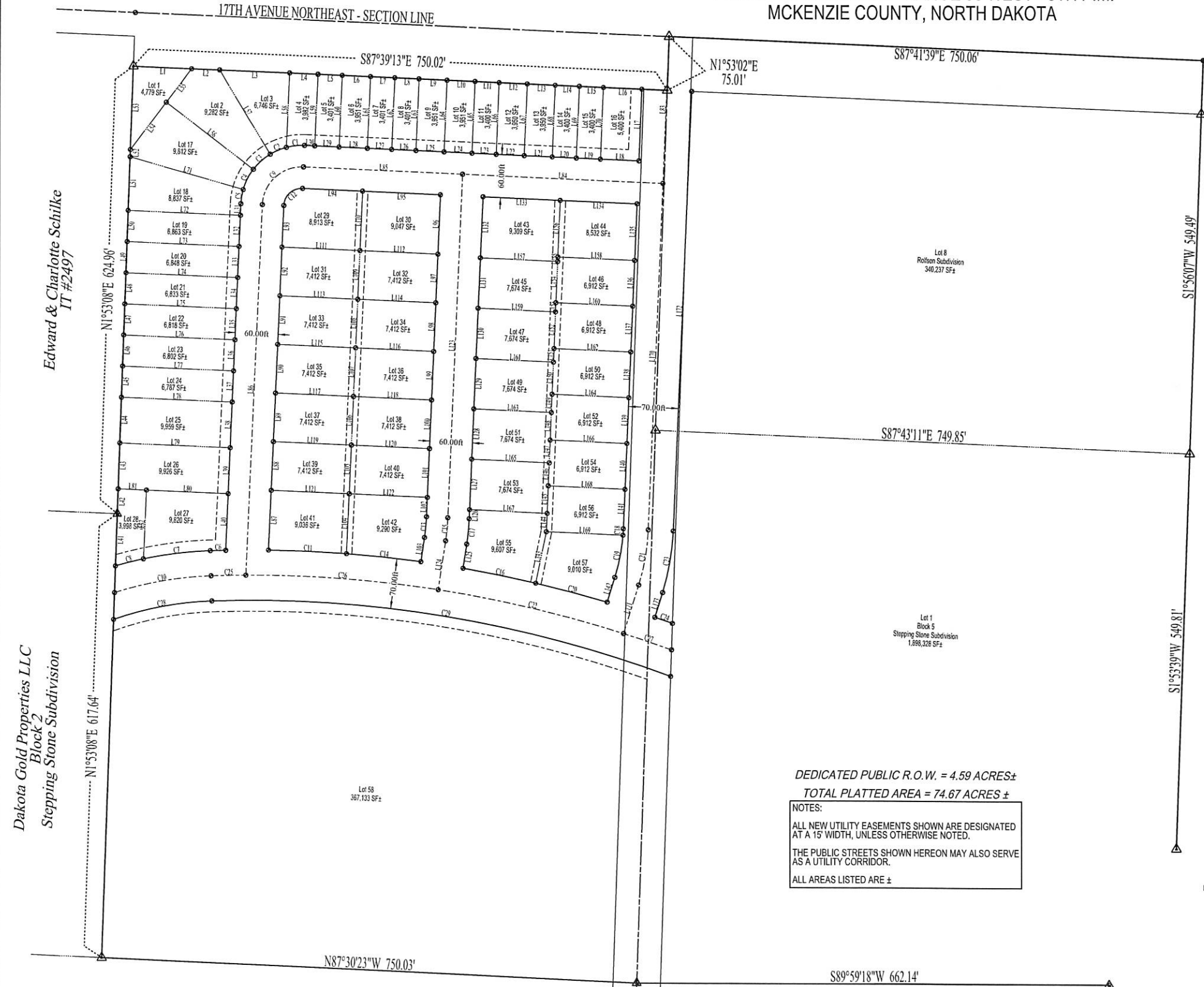
- = BOUNDARY LINE
- = SECTION LINE
- = QUARTER LINE
- = PROPERTY LINE
- = NEW UTILITY EASEMENT
- = EXISTING RIGHT-OF-WAY
- = NEW RIGHT-OF-WAY



**REPLAT OF BLOCKS 3 AND 5 OF THE STEPPING STONE SUBDIVISION
NOW KNOWN AS LOTS 1 - 58 OF BLOCK 3 OF THE STEPPING STONE SUBDIVISION
AND LOT 1 OF BLOCK 5 OF THE STEPPING STONE SUBDIVISION**

**REPLAT OF LOT 3 OF THE ROLFSON SUBDIVISION
NOW KNOWN AS LOT 8 OF THE ROLFSON SUBDIVISION**

AS LOCATED IN THE E1/2NE1/4 OF SECTION 17 AND IN THE NW1/4 OF SECTION 16
TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.
MCKENZIE COUNTY, NORTH DAKOTA

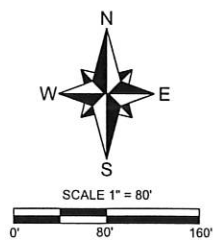


Curve Table						
Name	Radius	Arc Length	Chord Length	Middle Ordinate	External Distance	Chord Direction
C1	85.00	25.38	25.28	12.78	0.95	S 83°47'22" W
C2	85.00	24.56	24.48	12.37	0.89	S 86°57'30" W
C3	85.00	31.73	31.54	16.05	1.48	S 47°59'13" W
C4	85.00	31.73	31.54	16.05	1.48	S 26°36'03" W
C5	85.00	20.13	20.08	10.11	0.59	S 9°07'29" W
C6	1785.00	21.40	21.40	10.70	0.03	S 88°25'25" W
C7	535.00	95.03	94.91	47.64	2.11	S 82°59'29" W
C8	535.00	40.69	40.68	20.36	0.39	S 75°43'24" W
C9	55.00	86.39	77.78	58.00	18.11	S 47°20'30" W
C10	500.00	138.50	138.06	69.70	4.79	S 80°08'41" W
C11	1785.00	109.02	109.00	54.53	0.83	N 87°33'19" W
C12	25.00	39.27	35.36	26.00	7.32	N 47°20'30" E
C13	270.00	29.00	28.99	14.51	0.39	S 5°25'07" W
C14	1785.00	104.00	103.98	52.01	0.76	N 84°08'12" W
C15	300.00	32.22	32.21	16.13	0.43	S 5°25'07" W
C16	1785.00	103.96	103.94	51.99	0.76	N 76°52'23" W
C17	330.00	35.44	35.43	17.74	0.48	N 5°25'07" E
C18	265.00	8.99	8.99	4.50	0.04	S 3°16'49" W
C19	265.00	59.99	59.96	30.12	1.71	S 10°46'14" W
C20	1785.00	103.96	103.94	51.99	0.76	N 75°32'10" W
C21	300.00	78.09	77.87	39.27	2.54	S 9°47'55" W
C22	1750.00	267.57	267.31	134.04	5.11	N 77°07'28" W
C23	335.00	87.20	86.95	43.85	2.83	S 9°47'55" W
C24	1785.00	25.92	25.92	12.96	0.05	S 71°12'17" E
C25	1750.00	48.84	48.84	24.42	0.17	N 88°52'47" E
C26	1750.00	289.29	289.01	134.61	5.19	S 85°54'45" E
C27	1750.00	70.67	70.68	35.34	0.36	S 17°15'15" E
C28	465.00	141.38	140.84	71.24	5.36	S 43°12'12" E
C29	1715.00	854.40	850.44	331.23	31.12	S 80°59'19" E

Line Table				Line Table				Line Table			
Name	Length	Direction	Name	Length	Direction	Name	Length	Direction	Name	Length	Direction
L1	82.20	S 87°39'13" E	L59	100.03	N 2°20'30" E	L117	109.00	S 87°39'30" E	L175	109.00	S 87°39'30" E
L2	39.11	S 87°39'13" E	L60	100.03	N 2°20'30" E	L118	109.00	S 87°39'30" E	L176	109.00	S 87°39'30" E
L3	98.23	S 87°39'13" E	L61	100.02	N 2°20'30" E	L119	109.00	S 87°39'30" E	L177	109.00	S 87°39'30" E
L4	39.50	S 87°39'13" E	L62	100.02	N 2°20'30" E	L120	109.00	S 87°39'30" E	L178	109.00	S 87°39'30" E
L5	34.00	S 87°39'13" E	L63	100.02	N 2°20'30" E	L121	109.00	S 87°39'30" E	L179	109.00	S 87°39'30" E
L6	39.50	S 87°39'13" E	L64	100.01	N 2°20'30" E	L122	109.00	S 87°39'30" E	L180	109.00	S 87°39'30" E
L7	34.00	S 87°39'13" E	L65	100.01	N 2°20'30" E	L123	460.07	S 2°20'30" W	L181	109.00	S 87°39'30" E
L8	34.00	S 87°39'13" E	L66	100.01	N 2°20'30" E	L124	68.87	S 8°29'44" W	L182	109.00	S 87°39'30" E
L9	39.50	S 87°39'13" E	L67	100.01	N 2°20'30" E	L125	34.13	N 8°29'44" E	L183	109.00	S 87°39'30" E
L10	39.50	S 87°39'13" E	L68	100.00	N 2°20'30" E	L126	12.67	N 2°20'30" E	L184	109.00	S 87°39'30" E
L11	34.00	S 87°39'13" E	L69	100.00	N 2°20'30" E	L127	70.40	N 2°20'30" E	L185	109.00	S 87°39'30" E
L12	39.50	S 87°39'13" E	L70	100.00	N 2°20'30" E	L128	70.40	N 2°20'30" E	L186	109.00	S 87°39'30" E
L13	39.50	S 87°39'13" E	L71	165.52	N 74°08'31" W	L129	70.40	N 2°20'30" E	L187	109.00	S 87°39'30" E
L14	34.00	S 87°39'19" E	L72	157.94	N 87°39'30" W	L130	70.40	N 2°20'30" E	L188	109.00	S 87°39'30" E
L15	34.00	S 87°39'07" E	L73	157.59	N 87°39'30" W	L131	70.40	N 2°20'30" E	L189	109.00	S 87°39'30" E
L16	54.00	S 87°39'13" E	L74	157.24	N 87°39'30" W	L132	85.40	N 2°20'30" E	L190	109.00	S 87°39'30" E
L17	99.99	S 2°20'30" W	L75	156.90	N 87°39'30" W	L133	109.00	S 87°39'30" E	L191	109.00	S 87°39'30" E
L18	54.00	N 87°39'30" W	L76	156.55	N 87°39'30" W	L134	108.00	S 87°39'30" W	L192	109.00	S 87°39'30" E
L19	34.00	N 87°39'30" W	L77	156.21	N 87°39'30" W	L135	79.00	S 2°20'30" W	L193	109.00	S 87°39'30" E
L20	34.00	N 87°39'30" W	L78	155.86	N 87°39'30" W	L136	64.00	S 2°20'30" W	L194	109.00	S 87°39'30" E
L21	39.50	N 87°39'30" W	L79	155.51	N 87°39'30" W	L137	64.00	S 2°20'30" W	L195	109.00	S 87°39'30" E
L22	39.50	N 87°39'30" W	L80	115.00	N 87°39'30" W	L138	64.00	S 2°20'30" W	L196	109.00	S 87°39'30" E
L23	34.00	N 87°39'30" W	L81	39.84	N 87°39'30" W	L139	64.00	S 2°20'30" W	L197	109.00	S 87°39'30" E
L24	39.50	N 87°39'30" W	L82	95.83	N 2°20'30" E	L140	64.00	S 2°20'30" W	L198	109.00	S 87°39'30" E
L25	39.50	N 87°39'30" W	L83	205.00	S 2°20'30" W	L141	55.01	S 2°20'30" W	L199	109.00	S 87°39'30" E
L26	34.00	N 87°39'30" W	L84	282.00	N 87°39'30" W	L142	38.08	S 17°15'15" W	L200	109.00	S 87°39'30" E
L27	34.00	N 87°39'30" W	L85	223.00	N 87°39'30" W	L143	73.21	N 11°38'46" E	L201	109.00	S 87°39'30" E
L28	39.50	N 87°39'30" W	L86	517.51	S 2°20'30" W	L144	25.60	N 2°20'30" E	L202	109.00	S 87°39'30" E
L29	34.00	N 87°39'30" W	L87	83.36	N 2°20'30" E	L145	38.40	N 2°20'30" E	L203	109.00	S 87°39'30" E
L30	14.50	N 87°39'30" W	L88	68.00	N 2°20'30" E	L146	32.00	N 2°20'30" E	L204	109.00	S 87°39'30" E
L31	16.14	S 2°20'30" W	L89	68.00	N 2°20'30" E	L147	32.00	N 2°20'30" E	L205	109.00	S 87°39'30" E
L32	43.50	S 2°20'30" W	L90	68.00	N 2°20'30" E	L148	38.40	N 2°20'30" E	L206	109.00	S 87°39'30" E
L33	43.50	S 2°20'30" W	L91	68.00	N 2°20'30" E	L149	25.60	N 2°20'30" E	L207	109.00	S 87°39'30" E
L34	43.50	S 2°20'30" W	L92	68.00	N 2°20'30" E	L150	44.80	N 2°20'30" E	L208	109.00	S 87°39'30" E
L35	43.50	S 2°20'30" W	L93	58.00	N 2°20'30" E	L151	19.20	N 2°20'30" E	L209	109.00	S 87°39'30" E
L36	43.50	S 2°20'30" W	L94	84.00	S 87°39'30" E	L152	51.20	N 2°20'30" E	L210	109.00	S 87°39'30" E
L37	43.50	S 2°20'30" W	L95	109.00	S 87°39'30" E	L153	12.80	N 2°20'30" E	L211	109.00	S 87°39'30" E
L38	64.00	S 2°20'30" W	L96	83.00	S 2°20'30" W	L154	57.60	N 2°20'30" E	L212	109.00	S 87°39'30" E
L39	64.00	S 2°20'30" W	L97	68.00	N 2°20'30" E	L155	6.40	N 2°20'30" E	L213	109.00	S 87°39'30" E
L40	78.95	S 2°20'30" W	L98	68.00	N 2°20'30" E	L156	79.00	N 2°20'30" E	L214	109.00	S 87°39'30" E
L41	72.72	N 1°53'08" E	L99	68.00	S 2°20'30" E	L157	109.00	S 87°39'30" E	L215	109.00	S 87°39'30" E
L42	34.75	N 1°53'08" E	L100	68.00	S 2°20'30" E	L158	108.00	S 87°39'30" E	L216	109.00	S 87°39'30" E
L43	64.00	N 1°53'08" E	L101	68.00	S 2°20'30" E	L159	109.00	S 87°39'30" E	L217	109.00	S 87°39'30" E
L44	64.00	N 1°53'08" E	L102	27.07	S 2°20'30" E	L160	108.00	S 87°39'30" E	L218	109.00	S 87°39'30" E
L45	43.50	N 1°53'08" E	L103	34.13	S 8°29'44" W	L161	109.00	S 87°39'30" E	L219	109.00	S 87°39'30" E
L46	43.50	N 1°53'08" E	L104	83.55	N 2°20'30" E	L162	108.00	S 87°39'30" E	L220	109.00	S 87°39'30" E
L47	43.50	N 1°53'08" E	L105	68.00	N 2°20'30" E	L163	109.00	S 87°39'30" E	L221	109.00	S 87°39'30" E
L48	43.50	N 1°53'08" E	L106	68.00	N 2°20'30" E	L164	108.00	S 87°39'30" E	L222	109.00	S 87°39'30" E
L49	43.50	N 1°53'08" E	L107	68.00	N 2°20'30" E	L165	109.00	S 87°39'30" E	L223	109.00	S 87°39'30" E
L50	43.50	N 1°53'08" E	L108	68.00	N 2°20'30" E	L166	108.00	S 87°39'30" E	L224	109.00	S 87°39'30" E
L51	74.91	N 1°53'08" E	L109	68.00	N 2°20'30" E	L167	109.00	S 87°39'30" E	L225	109.00	S 87°39'30" E
L52	10.00	N 1°53'08" E	L110	83.00	N 2°20'30" E	L168	108.00	S 87°39'30" E	L226	109.00	S 87°39'30" E
L53	116.29	N 1°53'08" E	L111	109.00	S 87°39'30" E	L169	107.85	S 87°39'30" E	L227	109.00	S 87°39'30" E
L54	83.20	N 37°17'38" E	L112	108.00	S 87°39'30" E	L170	484.01	S 2°20'30" W	L228	109.00	S 87°39'30" E
L55	58.66	N 37°17'38" E	L113	109.00	S 87°39'30" E	L171	70.73	S 17°15'15" W	L229	109.00	S 87°39'30" E
L56	154.07	N 52°42'22" W	L114	108.00	S 87°39'30" E	L172	614.03	S 2°20'30" W	L230	109.00	S 87°39'30" E
L57	137.32	N 31°19'12" W	L115	108.00	S 87°39'30" E	L173	36.08	S 17°15'15" W	L231	109.00	S 87°39'30" E
L58	103.79	N 2°20'30" E	L116	109.00	S 87°39'30" E				L232	109.00	S 87°39'30" E

DEDICATED PUBLIC R.O.W. = 4.59 ACRES±
TOTAL PLATTED AREA = 74.67 ACRES ±

NOTES:
ALL NEW UTILITY EASEMENTS SHOWN ARE DESIGNATED AT A 15' WIDTH, UNLESS OTHERWISE NOTED.
THE PUBLIC STREETS SHOWN HEREON MAY ALSO SERVE AS A UTILITY CORRIDOR.
ALL AREAS LISTED ARE ±



- BASIS OF BEARING: N.D. STATE PLANE - NORTH ZONE
GROUND DISTANCES SHOWN - C/F: 0.9998485
- = BOUNDARY LINE
 - - - = SECTION LINE
 - · - · - = QUARTER LINE
 - · — · — = PROPERTY LINE
 - · - · - = NEW UTILITY EASEMENT
 - · - · - = EXISTING RIGHT-OF-WAY
 - · - · - = NEW RIGHT-OF-WAY



Edward & Charlotte Schilke IT #2497

Dakota Gold Properties LLC Block 2 Stepping Stone Subdivision

**REPLAT OF BLOCKS 3 AND 5 OF THE STEPPING STONE SUBDIVISION
NOW KNOWN AS LOTS 1 - 58 OF BLOCK 3 OF THE STEPPING STONE SUBDIVISION
AND LOT 1 OF BLOCK 5 OF THE STEPPING STONE SUBDIVISION
AND THE**

**REPLAT OF LOT 3 OF THE ROLFSON SUBDIVISION
NOW KNOWN AS LOT 8 OF THE ROLFSON SUBDIVISION
AS LOCATED IN THE E1/2NE1/4 OF SECTION 17 AND IN THE NW1/4 OF SECTION 16
TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.
MCKENZIE COUNTY, NORTH DAKOTA**

OWNER'S CERTIFICATE

I, (WE) THE UNDERSIGNED, BEING THE SOLE OWNER(S) AND MORTGAGE HOLDER(S) OF THE LAND PLATTED HEREIN, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT AND AGREE TO NOT VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE CITY OF WATFORD CITY. I (WE) DEDICATE EASEMENTS TO RUN WITH THE LAND FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON, OR OVER THE LAND DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN OR EXISTING.
DATED THIS _____ DAY OF _____, 2020.

DAKOTA GOLD PROPERTIES LLC DATE _____

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2020 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____ PERSONALLY APPEARED, _____ FOR DAKOTA GOLD PROPERTIES LLC, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

SURVEYOR'S CERTIFICATE

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

DUSTIN JORDAN DATE _____
REGISTERED LAND SURVEYOR NO. 10478

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2020 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____ PERSONALLY APPEARED, DUSTIN JORDAN, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

PROPERTY DESCRIPTION

LOTS 1-58 OF BLOCK 3 OF THE STEPPING STONE SUBDIVISION AND LOT 1 OF BLOCK 5 OF THE STEPPING STONE SUBDIVISION AND LOT 8 OF THE ROLFSON SUBDIVISION AS LOCATED IN THE E1/2NE1/4 OF SECTION 17 AND IN THE NW1/4 OF SECTION 16, T150N, R98W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA.

PLANNING AND ZONING COMMISSION APPROVAL

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

GLEN BEARD, CHAIRMAN DATE _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, GLEN BEARD, CHAIRMAN, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

WATFORD CITY APPROVAL

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

PHILIP RIELY, MAYOR DATE _____

PENI PETERSON, CITY AUDITOR DATE _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, PHILIP RIELY, MAYOR AND PENI PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

AUDITOR'S CERTIFICATE OF TAXES

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

CERTIFIED THIS _____ DAY OF _____, 2020.

ERICA JOHNSRUD, MCKENZIE COUNTY AUDITOR

CERTIFICATE OF MCKENZIE COUNTY RECORDER

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT _____ O'CLOCK A.M. / P.M. ON THE _____ DAY OF _____, A.D., 2020 AND WAS RECORDED AS DOCUMENT NO. _____.

KATIE PAULSON, MCKENZIE COUNTY RECORDER

RESERVATION TELEPHONE COOPERATIVE

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS _____ DAY OF _____, 2020.

RESERVATION TELEPHONE COOPERATIVE, AUTHORIZED AGENT
PRINTED NAME: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____ KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

MONTANA DAKOTA UTILITIES COMPANY

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS _____ DAY OF _____, 2020.

MONTANA DAKOTA UTILITIES COMPANY, AUTHORIZED AGENT
PRINTED NAME: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____ KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

MCKENZIE ELECTRIC COOPERATIVE, INC.

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS _____ DAY OF _____, 2020.

MCKENZIE ELECTRIC COOPERATIVE, INC., AUTHORIZED AGENT
PRINTED NAME: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____ KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

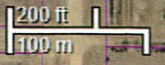
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____





Click a starting point.

* Workspaces ▾



7.

Land Use Application

Zone Change

Northern half Block 3 of Stepping Stone Subdivision

LAND USE

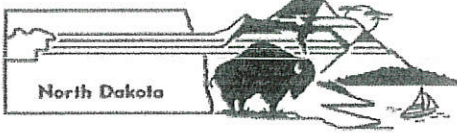
ZONE CHANGE

APPLICATION

THE CITY OF WATFORD CITY
213 2ND ST NE / PO BOX 494
WATFORD CITY, NORTH DAKOTA

APPLICATION FEE:

\$300.00



REQUIREMENTS: All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Zone Change Application* may be submitted in order to consider a changing the zoning district of property. Zoning Districts are set as specific areas within the City and/or ETA in order to govern the use of the property as well as such regulations pertaining to the height, area, size, and intensity of buildings, land, and open spaces. Along with this application, please submit the following: N.D. Professional survey of the property in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for *Zone Change* and a current copy of a title report/title commitment for the property. For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances: CHAPTER XV, ARTICLE XXVI: AMENDMENTS.*

PROPERTY OWNER INFORMATION

OWNER NAME(S): McKenzie Bold Properties LLC PHONE NUMBER: 760-401-1389 EMAIL: Paul Ficara@gmail.com
MAILING ADDRESS: Po Box 1742 Watford City ND 58854

APPLICANT INFORMATION

Same as Owner

APPLICANT NAME: PAUL FICARA PHONE NUMBER: EMAIL:
MAILING ADDRESS:

DEVELOPER INFORMATION

DEVELOPER NAME: Stepping Stone Inc - Paul Ficara PHONE NUMBER: 760-401-1389 EMAIL: Paul Ficara@gmail.com
MAILING ADDRESS: Po Box 1742 Watford City ND 58854

PROPERTY INFORMATION

PROPERTY ADDRESS: Block 3 of Stepping Stone CURRENT ZONING DISTRICT: R4 - Northern Portion PROPOSED ZONING DISTRICT: R3
PARCEL NUMBER(S): Northern Portion 83253220 LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE)
CURRENT USE OF PROPERTY: RESIDENTIAL R4 PROPOSED USE OF PROPERTY: RESIDENTIAL R3

DESCRIPTION

Please give a brief description of the proposed Zone Change.

Downzone Northern Portion of Block 3 From R4 to R3 to comply with shovel ready program. (SEE EXHIBIT)

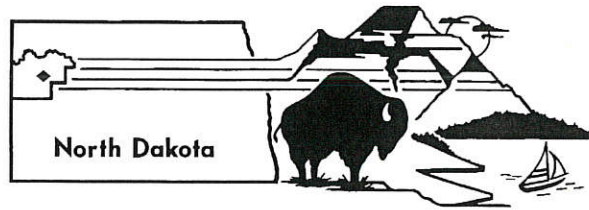
APPLICANT SIGNATURE: (IF DIFFERENT THAN OWNER)

As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans submitted are in all respects true and correct to the best of my knowledge and belief.

APPLICANT SIGNATURE: [Signature] DATE: 2/3/2020

APPLICANT PRINT NAME: PAOLO FICARA JR APPLICANT TITLE: owner/manager

Watford City



City of Watford City

213 2nd St., NE / PO Box 494

Watford City, ND 58854

Ph. 701- 444- 2533

Fax 701- 444- 3004

cityofwatfordcity.com

February 19, 2020

STAFF REPORT

Land Use Application for Zone Change

North half Block 3 of Stepping Stone Subdivision

APPLICANT:

Stepping Stone INC.
Paul Ficara
P.O. Box 1742
Watford City ND, 58854

PROPERTY OWNERS:

McKenzie Gold Properties LLC
P.O. Box 1742
Watford City ND, 58854

PROPERTY LOCATION:

Section 16, Township, 150 Range 98W, Block 3 of Stepping Stone Development, 17th Ave. NE Stepping Stone Subdivision, Watford City, McKenzie County, North Dakota.

REQUEST:

Land Use Application for Zone change for Stepping Stone LLC.

ZONING:

R4- High Density Residential District

CURRENT USE:

Undeveloped

REFERENCES:

Chapter XV Zoning Ordinance, Article XXVI, Section 1

DISCUSSION:

This property is owned and operated by Dakota Gold properties. The property is currently located in Block 3 of Stepping Stone Subdivision. Currently, the property consists of a parcel with a single zoning district of R4 High Density Residential. The property owner is proposing to re-zone the northern half of Block 3 of Stepping Stone Subdivision to R3- Medium Density Residential. McKenzie Gold is in the process of subdividing this portion to meet submittal requirements for the JDA housing program. The request is appropriate as there are single family homes being developed in this subdivision. Down zoning in intensity for the use is appropriate.

The City of Watford City mailed the adjacent property owners as well as the property owners whom hold an interest in the property, a notice regarding the Land Use Application which was received for Zone Change. At the time of this report, none of the above-mentioned noticed property owners have contacted The City regarding this Application.

SITE DEVELOPMENT:

Access: *The property is accessible from 17th Ave NE.*

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

Water: *The property will have access to City water.*

SURROUNDING LAND USE:

North: Zoning – Industrial Park District / C1-General Commercial District
Use - Premium Tools LLC/ Ace in the Hole Construction LLC

East: Zoning – R4- High Density Residential
Use - Undeveloped

South: Zoning – R1- Single Family Home District
Use - Undeveloped

West: Zoning – R4- High Density Residential
Use - Undeveloped

RECOMMENDATION:

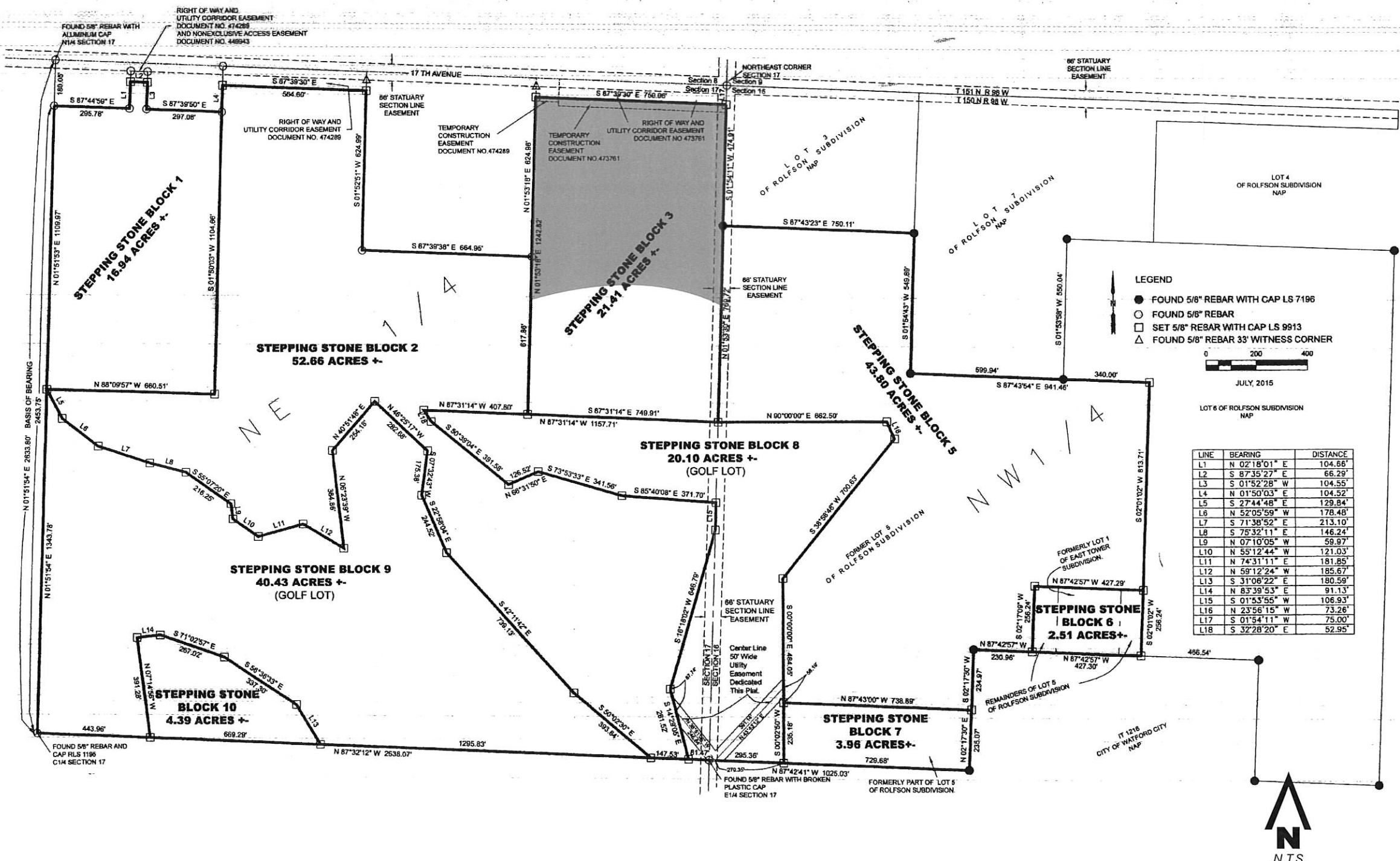
It is the recommendation of City Planning Department Staff to **Approve** the Land Use Application for Zone Change for the Northern half of Block in Stepping Stone Subdivision to R3- Medium Density Residential.

Approval shall be contingent upon the following conditions:

1. If no action is taken indicating R3- Medium Density Residential use within one (1) year of approval of the zone change, the change shall be nullified, and the land will revert to its original R4- High Density Residential Zoning.

PLANNING DEPARTMENT STAFF CONTACT:

LaRissa Bertram
lbertram@nd.gov
(701)444-8406



Change of Zone From R4 to R3

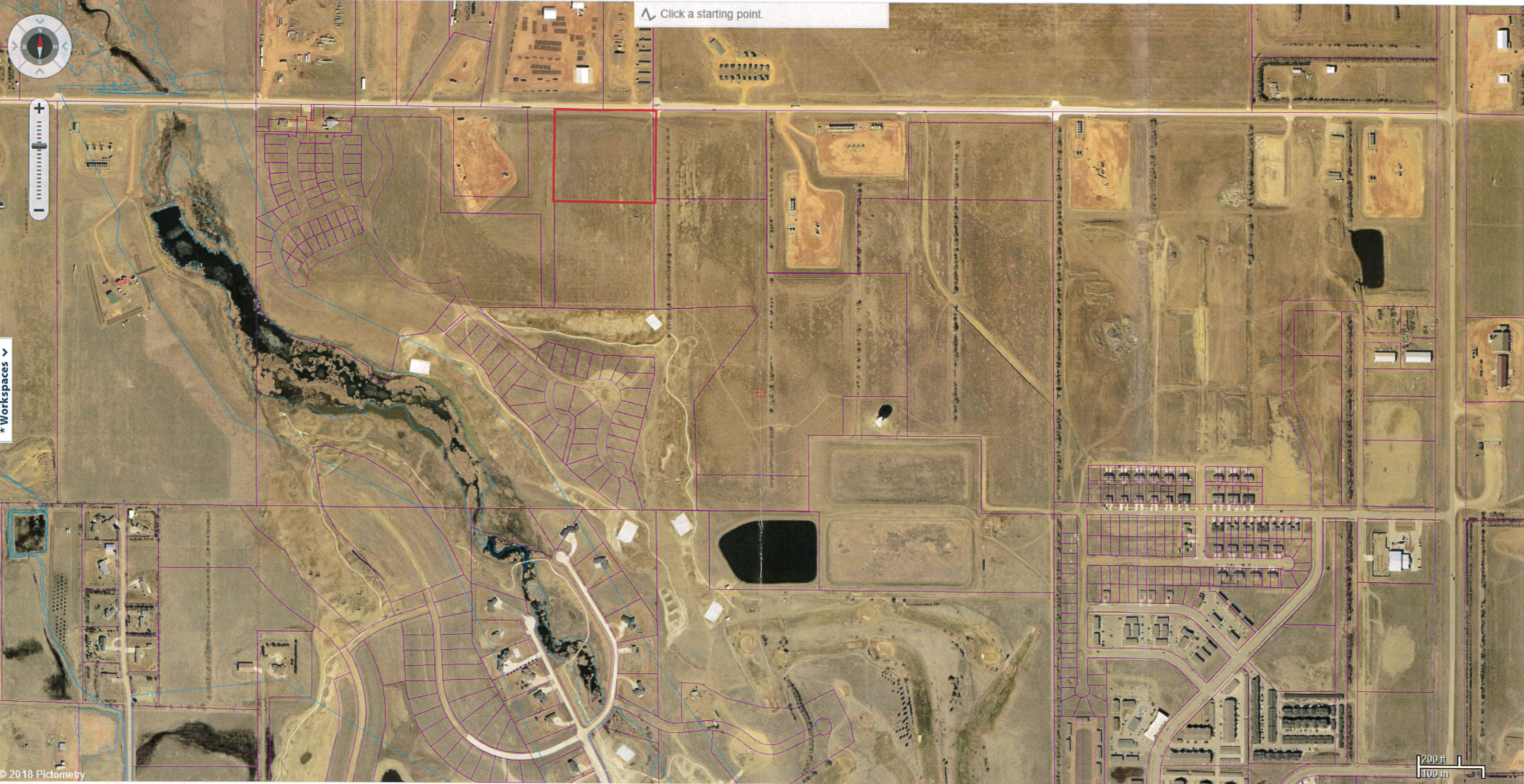
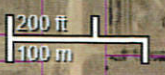


Click a starting point.

* Workspaces ▾

© 2018 Pictometry

map: Auto (Mosaic) ▾ Dates: All ▾ 04/20/2018 - 05/12/2018



Minutes

January 27, 2020

PLANNING & ZONING COMMISSION
MEETING MINUTES
January 27th, 2020

The regularly scheduled January meeting of the Watford City Planning & Zoning Commission was held on Monday January 27th, 2020 at 6:00 p.m. in the Heritage Room at City Hall. In attendance: Chairman Glen Beard, Vice Chairman Gregg Schuetze and Commission Members: Tom Dwyer., , Jesse Lawrence, Marco Pelton and Jake Walters. Also in attendance: Assistant City Planners: LaRissa Bertram and Becky Smith, City Building Inspector Steven Williams, City Engineer Grace Demars and City Attorney Wyatt Voll. Absent: Rick Holm

With the above-mentioned present, the Public Hearing was called to order at 5:59 P.M. by Chairman Glen Beard.

Under consideration were the following:

1. Annual Review of Land Use Application for Conditional Use Permit for to allow Employee Housing on property located at 1005 Main Street South (Suds Laundry) Unplatted Watford City, S ½ IT # 1034 portion SE ¼ Section 24, T150, R99W

Assistant Planner LaRissa Bertram explained that SUDS has had this Conditional Use Permit since 2012 for the purpose of housing employees. LaRissa Explained to the commission that this employee housing has had no issues in the past. They have maintained a well-kept lot and there have been no formal or informal complaints on the employ housing. They currently are using three of the four units. One is occupied by the managers and she has lived their since they opened and then she has 2 others occupied by staff. Vice Chairman Gregg Schuetze asked if the CUP would eventually go away. LaRissa stated that at this time because of the need for housing the City Staff is recommending approval for an additional year and during 2021 CUP review we will reevaluate and decide if the need for the employee housing is plausible. Commission member Jake Walters asked if they would be informed of this prior to their CUP review and LaRissa noted that the manager of Suds Laundry calls and checks in about every 4-6 months to make sure they are in good standing with the city. At that point if we had been seeing no need for employee housing at any of those times, we would inform them of this change so that they would not be blind sided at the review. There were no further comments.

MOTION by J. Lawrence, SECOND by G. Schuetze to recommend APPROVAL to City Council of the Annual Review of Land Use Application for Conditional Use Permit for to allow Employee Housing.

Approval will be contingent upon the following conditions:

- 1) Employee housing at this site shall be limited to the 4-unit building to the west of the establishment.
- 2) Tenants shall be employees only.
- 3) The property shall remain in compliance with City Ordinances especially those in which relate to the requirements for a Conditional Use Permit.
- 4) Upon approval from City Council, the Conditional Use Permit shall be renewed for a term of one year after which time, the permit will be reevaluated again in 2021.

Roll Call Vote:

Ayes: G. Beard, J. Lawrence, M. Pelton, G. Schuetze, J. Walters

Nays: None.

MOTION Carried.

Abstained: T. Dwyer (arrival 6:02)

2. Land Use Application for Zone Change submitted by Taylor Pogue and Katelyn Whiteley for the purpose of zoning to R1- Single Family Home Residential District property located at 512 N Main St., Section 18, Township 150, Range 98W.

Assistant City Planner LaRissa Bertram explained that this property did have a bit of history as far as why it was technically spot zoned CB- Central Business District. In September of 2013 the previous property owner had applied for a Conditional Use Permit for an in-home business of running a flower shop out of her home. Then in November of 2014 the application for a RE-Zone from R1- Single Family Home Residential to CB was submitted because the homeowner was no longer going to live there but wanted to continue the use of the flower shop LaRissa explained to the commission that now the property has been purchased and is currently underway of remodel for the use of a single family home. LaRissa stated this city staff is recommending approval to bring this back into compliance with our zoning and so the property is no longer "spot zoned" for commercial use. There were no further comments.

MOTION by, G. Schuetze SECOND by J. Lawrence to recommend APPROVAL to City Council of the Land Use Application for Zone Change submitted Taylor Pogue and Katelyn Whiteley for R1- Single family home residential.

Roll Call Vote:

Ayes: G. Beard, T. Dwyer, J. Lawrence, M. Pelton, G. Schuetze, J. Walters

Nays: None.

MOTION Carried.

3. Ordinance Amendment- Chapter XV- Article XIII- R3- Medium Density Residential District

Assistant City Planner Becky Smith explained that these changes were minimal. The first being that we do not have a definition for low density residential so we are amending it to say Multi-family dwellings. As well as there currently is a permitted use of Mobile home within R3 zoning and we are removing that because we do not allow Mobile homes in any other zone other than R2M and MH- Mobile Home Park. Vice Chairman Gregg Schuetze inquired on if the ordinance was referring to modular homes and Building official Steven Williams noted that Modular home are stick build home build in a factory that are placed on foundations, and the Mobile home are on axels. There were no further comment..

MOTION by, T. Dwyer SECOND by M. Pelton to recommend APPROVAL to City Council of the Ordinance Change to article XV- Chapter XIII R3- Medium Density Residential District.

Roll Call Vote:

Ayes: G. Beard, T. Dwyer, J. Lawrence, M. Pelton, G. Schuetze, J. Walters

Nays: None.

MOTION Carried.

4. Ordinance Amendment- Chapter XV- Article XIX – Industrial Park

Assistant City Planner Becky Smith explained that in our ordinance this article is described as "Industrial Park". In Heavy Industrial we note to refer to "Industrial". So, the Article will be changed from Industrial Park to Industrial. None of the uses are changing and all the general requirements will say the same it is only a clarification of the Article name. Becky also stated there would be she had done quite a bit of research on the 1-acre requirement for a minimum lot size. Becky also noted it was City Administrator /City Planner Curt Moen's suggestion to remove that requirement because we have enough regulations to keep them in check for Site Development. Commissioner Marco Pelton asked if the would be required to have green space and Becky said that was a requirement of any new Industrial Site Plans Submitted is required for some type of landscaping depending on adjacent property owners. There were no further comments.

MOTION by, J. Walters SECOND by J. Lawrence to recommend APPROVAL to City Council of the Ordinance Change to article XV- Chapter XIX Industrial Park.

Roll Call Vote:

Ayes: G. Beard, T. Dwyer, J. Lawrence, M. Pelton, G. Schuetze, J. Walters

Nays: None.

MOTION Carried.

5. Ordinance Amendment- Chapter XV- Article XIX (A) – Heavy Industrial

Assistant City Planner Becky Smith explained that this may look more complicated than it initially is. This amendment is formatting heavy industrial to coincide with the other ordinance formats. Also, that the article has never had yard regulations, so we are proposing to keep them the same as industrial. There were no further comment.

MOTION by, T. Dwyer SECOND by M. Pelton to recommend APPROVAL to City Council of the Ordinance Change to article XV- Chapter XIX (A) Heavy Industrial.

Roll Call Vote:

Ayes: G. Beard, T. Dwyer, J. Lawrence, M. Pelton, G. Schuetze, J. Walters

Nays: None.

MOTION Carried.

6. Ordinance Amendment- Chapter XV- Article XXII Supplementary Regulations- Section 12 Site Development Plan

Assistant City Planner Becky Smith explained that in section B of this ordinance we have been requiring site development plans for all listed zones but have never had them called out specifically in our ordinance. This change would be correcting that. Becky also noted that amendments to this ordinance would include requiring a resubmittal meeting. These do happen at times but not for all submittals so this will eliminate any of the confusion we have dealt with in the past. City Engineer Grace Demars attended the meeting and informed the Commission that she has provided a break down in the ordinance for when certain tests and practices will be required for a Site Development Plan. Grace explained that this will allow her to determine as the City engineer if these will be required. Examples being if there is a general area that has already been developed and has submitted a traffic study to the city, we would be able to evaluate the existing one for the developed area instead of requiring a brand new one. Becky added that in the past there was never a formal letter issued letting the developer that the SDP was approved, and they could proceed with their project. With the amendment to add a Final Action Letter Sent out with a date of the approval issued the developer will be allowed a 12-month period to complete construction. If this is not done within the 12-month period, the developer will be allowed for an additional 12 months with the contingencies that the SDP will have no amendments to them. If these developments are not completed in the allowed 24 months, they will be required to resubmit a Site Development Plan with the current spec to date. There were no further comments.

MOTION by, G. Schuetze SECOND by T. Dwyer to recommend APPROVAL to City Council of the Ordinance Change to article XV- Chapter XXII Supplementary Regulations- Section 12 Site Development Plan.

Roll Call Vote:

Ayes: G. Beard, T. Dwyer, J. Lawrence, M. Pelton, G. Schuetze, J. Walters

Nays: None.

MOTION Carried.

CLOSE PUBLIC HEARING: 6:29PM

CALL TO ORDER REGULAR MEETING: 6:29 PM

New Business

ADJOURNMENT: 6:33 PM

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

The next regularly scheduled Planning & Zoning Commission Meeting
Will be held Monday February 24, 2020 at 6:00 P.M.

Glen Beard
Planning & Zoning Commission Chairman

LaRissa Bertram
Assistant City Planner

Becky Smith
Assistant City Planner

Permit Records

January- February 2020

2020 PERMIT RECORDS
City of Watford City

Month	Issue Date	Property Owner	Contractor	Project Address	Lot / Block	Subdivision	Parcel #	Description of Work	Value	Permit Fee	Payment
January	1/3/2020	David Schwarzenberger	Morton Buildings	1416 10th St SW	Lot 8 9 10 Blk 2	Terrace Subdivision	11-20-01550	60' x 90' pole building	\$ 179,880.00	\$ 1,534.22	Check #2138
January	1/3/2020	City of Watford City	BEK Consulting LLC	605 3rd St SW				Excavate curb stop; test service line; install new curb stop	\$ -	\$ 107.00	Card
January	1/10/2020	Michael Pacheco	Sanford Construction	2324 Main St N	Lot 1	Sufficiently Elegant Estates	20-00-05100	Modular single family home on walk-out basement with attached garage	\$ -	\$ 20.00	Cash
January	1/14/2020	McKenzie County School District #1	JE Dunn Construction	2313 Wolf Den Parkway	Lot 6 Block 3	Fox Hills Village	82-31-04400	Greenhouse and meat lab addition to WC High School	\$ 387,250.00	\$ 2,882.13	Check #1516230
January	1/29/2020	Timothy Nunes	Self	910 Cattail Dr.			20-21-02000	Post frame Building with Cement Floor	\$ -	\$ 20.00	Card
January	1/31/2020	Roger Pinckney	O'Neil Company Inc.	512 15th Ave SW				Move 28' x 76' Double wide trailer	\$ -	\$ 150.00	Card
February	2/7/2020	S&S On Main LLC	FIBT	261 Main St N	Lot 1-5 Block4	2nd Add to WC	82-03-04300	2,500 sqft restaurant interior fit-up	\$ 375,000.00	\$ 2,802.50	Check #10000
February	2/11/2020	City of Watford City	BEK Consulting LLC	10th and Main St				Water valve replacement	\$ -	\$ 128.00	Card
February	2/11/2020	City of Watford City	BEK Consulting LLC	421 Main St N				Curb stop replacement	\$ -	\$ 172.00	Card
February	2/11/2020	City of Watford City	BEK Consulting LLC	513 Main St N				Curb stop replacement	\$ -	\$ 172.00	Card
February	2/11/2020	City of Watford City	BEK Consulting LLC	109 7th Ave NW				Remove and replace curbstop	\$ -	\$ 107.00	Card
February	2/11/2020	City of Watford City	BEK Consulting LLC	117 7th Ave NW				Remove and replace curbstop	\$ -	\$ 107.00	Card
February	2/11/2020	City of Watford City	BEK Consulting LLC	1404 4th Ave NE				Replace bent curbstop box	\$ -	\$ 107.00	Card
February	2/11/2020	Wade Darr	BEK Consulting LLC	305 Main St S	Lot 8 Block 10	Sax Addition	82-57-09000	Install water & sewer service lines from existing house to shop on property	\$ -	\$ -	N/A
August	2/19/2020	Branch Construction	KLT Enterprises, LLC	1923 Granite Rd	Lot 36 Block 1	Stepping Stone	82-25-13600	1412 Sq. Ft. Single Family Home on partial finished basement	\$ 215,000.00	\$ 4,568.14	Check # 1001
August	2/19/2020	Branch Construction	KLT Enterprises, LLC	1927 Granite Rd	Lot 37 Block 1	Stepping Stone	82-25-13700	1478 Sq Ft. Single Family Home on partial finished basement	\$ 220,000.00	\$ 4,670.23	Check # 1001
August	2/19/2020	Branch Construction	KLT Enterprises, LLC	2001 Granite Rd	Lot 38 Block 1	Stepping Stone	83-25-13800	1400 sq ft single family home with partial finished basement	\$ 210,000.00	\$ 4,565.88	Check # 1001
February	2/22/2020	Paramount Builders Inc.	Paramount Builders Inc.	2016 Winter Hawk Trl.	Lot 43 Block 1	Stepping Stone	83-25-14300	1162 Sq Ft Single Family Home parshal finished basement 495 sq ft garage	\$ 183,967.47	\$ 4,060.79	Card
February	2/22/2020	Paramount Builders Inc.	Paramount Builders Inc.	2016 Winter Hawk Trl.	Lot 43 Block 1	Stepping Stone	83-25-14300	1' water line 1' meter	\$ -	\$ 3,929.59	Card
February	2/22/2020	Paramount Builders Inc.	Paramount Builders Inc.	2008 Winter Hawk Trl	Lot 45 Block 1	Stepping Stone	82-25-14500	1162 Sq Ft Single Family Home parshal finished basement 495 sq ft garage	\$ 183,967.47	\$ 4,060.79	Card
February	2/22/2020	Paramount Builders Inc.	Paramount Builders Inc.	2008 Winter Hawk Trl	Lot 45 Block 1	Stepping Stone	82-25-14500	1' water line 1' meter	\$ -	\$ 3,929.79	Card

2020 PERMIT RECORDS

January

City of Watford City

2019	
Month	# of Permits Issued
January	34
February	5
March	24
April	29
May	31
June	35
July	38
August	35
September	31
October	33
November	13
December	12

2019 TOTAL	320
JAN YTD	34

2019	
Month	Value
January	\$ 1,374,610.00
February	\$ 33,513.60
March	\$ 2,098,938.64
April	\$ 619,691.00
May	\$ 1,304,903.25
June	\$ 1,556,973.00
July	\$ 3,067,664.76
August	\$ 1,915,693.79
September	\$ 1,977,556.78
October	\$ 2,142,397.80
November	\$ 197,700.00
December	\$ 93,399.00

2019 TOTAL	\$ 16,383,041.62
JAN YTD	\$ 1,374,610.00

2019 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	25	25	\$ 1,455,675.00
Duplex	0	0	\$ -
Apartment 3-4 Units	0	0	\$ -
Apartment 5+ Units	0	0	\$ -

2019 TOTAL	25	25	\$ 7,263,603.81
	Units	Buildings	Value

2020	
Month	# of Permits Issued
January	6
February	15
March	
April	
May	
June	
July	
August	
September	
October	
November	
December	

2020 YTD	21
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2020	
Month	Value
January	\$ 567,130.00
February	\$ 742,934.94
March	
April	
May	
June	
July	
August	
September	
October	
November	
December	

2020 YTD	\$ 1,310,064.94
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2020 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	2		
Duplex	0		
Apartment 3-4 Units	0		
Apartment 5+ Units	0		

2020 YTD	0	0	\$ -
	Units	Buildings	Value

January Total	0	0	\$ -
	Units	Buildings	Value

YTD: Year To Date