

CITY OF WATFORD CITY
P.O. BOX 494 WATFORD CITY, NORTH DAKOTA 58854

**PLANNING AND ZONING COMMISSION
MEETING AGENDA
Monday February 25, 2019
6:00 PM City Hall, Heritage Room**

• **CALL TO ORDER PUBLIC HEARING**

1. Land Use Application for Zone Change originally submitted by the City of Watford City on behalf of the Municipal Golf Course for property located at PID: 83-25-09000; 83-25-08000; 83-25-07000; 83-23-00200; 83-19-01100; 83-19-03100; 83-38-00100; 83-19-04200; 83-38-00400, Section 16, Township 150, Range 98.
2. Division of Land Application for Map of Reversion submitted by Eugene Turnquist. Property located at 405 & 409 Main St. N. Section 13, Township 150, Range 99W.

CLOSE PUBLIC HEARING

• **CALL TO ORDER REGULAR MEETIN**

• **MINUTES**

January 28th, 2019 Meeting

• **PER./MIT RECORDS**

- January- February Permits

• **NEW BUSINESS**

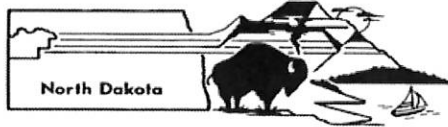
• **ADJOURNMENT**

1.

Land Use Application

Zone Change

Golf Course



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 copy of current property deed(s) and/or title report. 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): City of Watford City	PHONE NUMBER: (701)444-2533	EMAIL:
MAILING ADDRESS: P.O. Box 494 Watford City, ND 58854		

APPLICANT INFORMATION

Same as Owner

APPLICANT NAME: Fox Hills Golf Course Board	PHONE NUMBER: (701)842-2074	EMAIL:
MAILING ADDRESS: 3104 4th Ave NE Watford City, ND 58854		

DEVELOPER INFORMATION

DEVELOPER NAME:	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

PROPERTY INFORMATION

PROPERTY ADDRESS: 3104 4th Ave NE	CURRENT ZONING DISTRICT: AG, CF, RR, R1	PROPOSED ZONING DISTRICT: CF- Community Facility
PARCEL NUMBER(S): See Attached	LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) Section 16 & 17, Township 150 N, Range 98 W	
CURRENT USE OF PROPERTY: Golf Course	PROPOSED USE OF PROPERTY: Golf Course	

DESCRIPTION Please give a brief description of the proposed Zone Change.

The golf course consists of several different parcels. Some parcels are already zoned CF-Community Facility while others are still zoned as AG-Agricultural and due to changes of the new course, some are zoned residential. This request will clean up the zoning for the whole golf course.

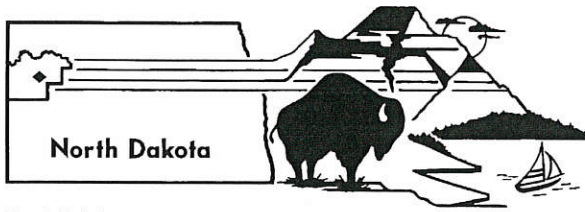
APPLICANT SIGNATURE: (IF DIFFERENT THAN OWNER)

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: 	DATE: 2, 7, 19
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APPLICANT PRINT NAME: Josh Norby	APPLICANT TITLE: WCBC - President
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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, 2019

STAFF REPORT

Land Use Application – Zone Change

APPLICANT:

City of Watford City

213 2nd St. NE

Watford City, ND 58854

PROPERTY OWNERS:

City of Watford City

213 2nd St. NE

Watford City, ND 58854

PROPERTY LOCATION:

Golf Course; PID: 83-25-09000; 83-25-08000; 83-25-07000; 83-23-00200; 83-19-01100; 83-19-03100; 83-38-00100; 83-19-04200; 83-38-00400

REQUEST:

A Land Use Application has been submitted for a Zone Change to CF- Community Facility.

ZONING:

AG- Agriculture District; R1- Single Family Home District; RR- Rural Residential District;

CURRENT USE:

Golf Course

REFERENCES:

Chapter XV Zoning Ordinance, Article XXVI, Section 1

Chapter XV Zoning Ordinance, Article XVIII(B) CF-Community Facilities, Section 2 Permitted Uses, Subsection 3: Golf Course.

SITE DEVELOPMENT:

Access: The property is currently accessed off 4th Ave. NE

Sewer: City Sanitary Sewer Services are available within this area.

Water: City Water Services are available within this area.

SURROUNDING LAND USE:

North: Zoning: AG- Agricultural District; R1- Single Family Home; R4- High Density Residential

Use: Stepping Stone Subdivision; Residential, under construction

East: Zoning: C1- General Commercial; R1- Single Family Home District

Use: Single Family Home Mobile Homes; QEP Energy Company

South: Zoning: C-1 General Commercial District; CF- Community Facility

Use: Fox Hills Village;

West: Zoning: R1- Single Family Residential District; RR- Rural

___ Residential District; AG- Agricultural District

Use: Single Family Homes

DISCUSSION:

This property is owned by the City and operated by the Watford City Golf Course Board. The property is currently used as the Fox Hills Golf Course. Currently, the property consists of several different parcels with multiple zoning districts. Several parcels of the new golf course area are already zoned CF-Community Facility while the remaining parcels are currently zoned as follows: AG- Agricultural District; RR- Rural Residential District; and R1- Single Family Dwelling District. Per City Zoning Ordinances, a Golf Course is a permitted use within CF-Community Facility Zoning District. In order to bring this property into compliance with City Zoning Ordinances, the City is proposing a zone change to CF- Community Facility. Re-zoning the property to CF will be a better fit based on the property's current use.

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.

RECOMMENDATION:

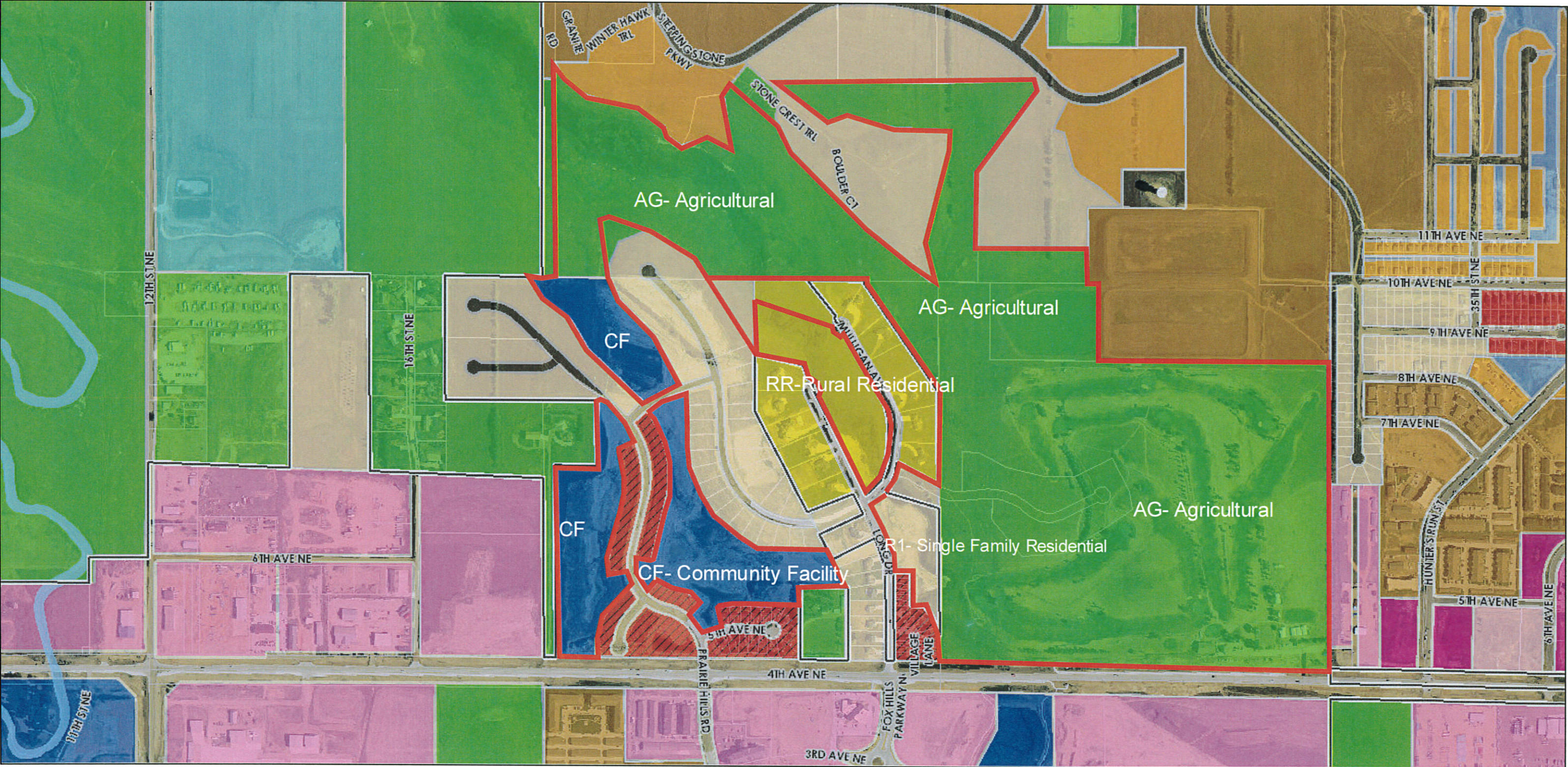
It is the recommendation of City Planning Department Staff to Approve the Land Use Application for Zone Change of Watford City Golf Course to be Zoned CF- Community Facility.

PLANNING DEPARTMENT STAFF CONTACT:

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

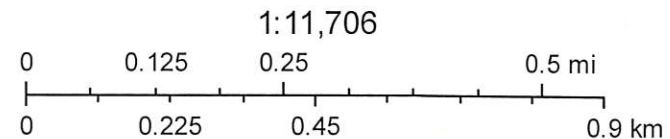
LaRissa Bertram
lbertram@nd.gov
(701)444-8406

Golf Course- Existing Zoning



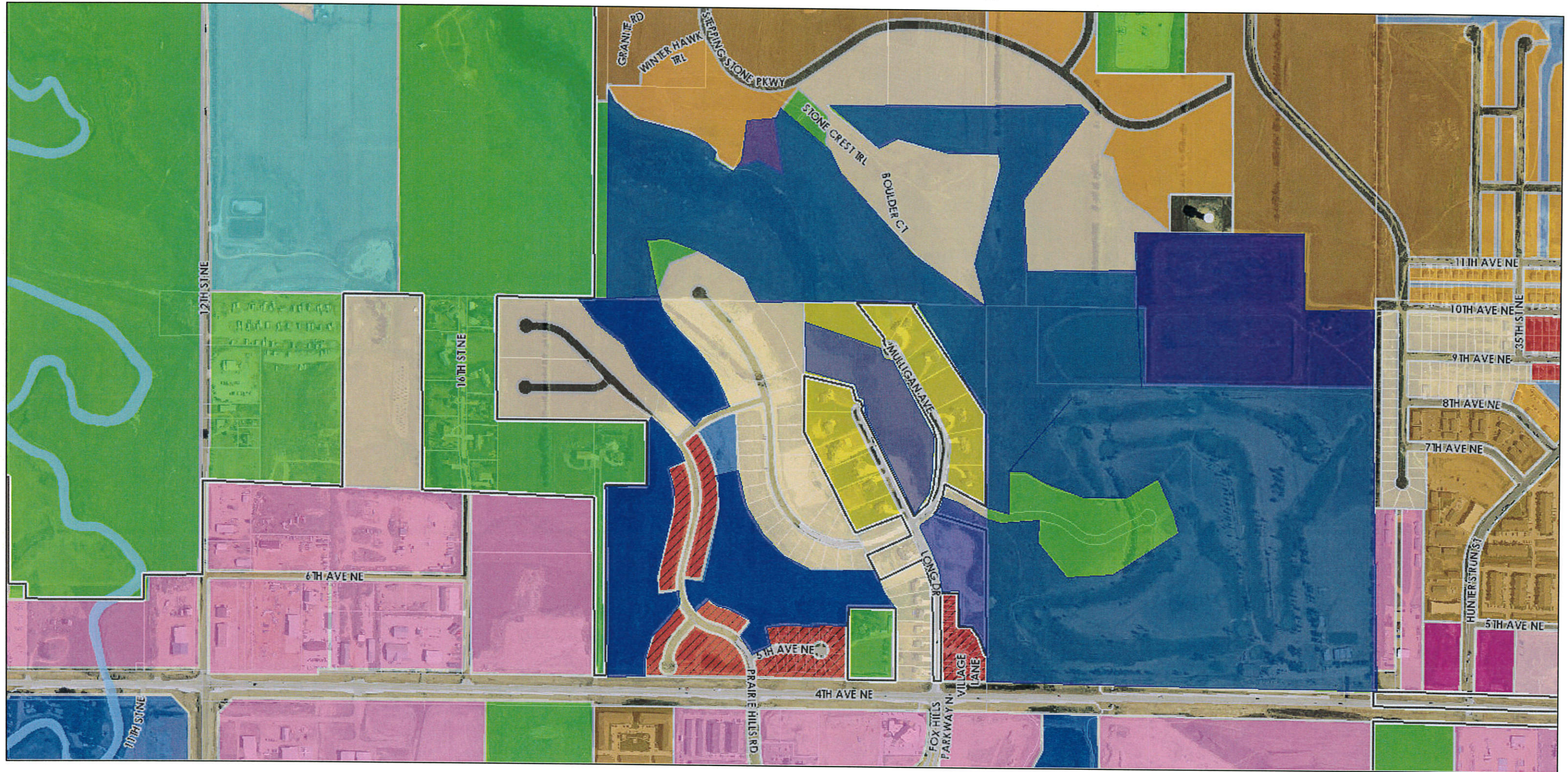
February 6, 2019

- | | | | |
|------------------------------|--------------------------------|--|---|
| Street Centerlines | C1-General Commercial District | MH-Mobile Home Park District | R3,RT - Med. Dens. Res. Res. Townhome Dist. |
| Watford City Limits | C2-Commercial/Service District | OS-Open Space | R 3,4-Medium & High Density Res. District |
| Extra-Territorial Area (ETA) | CB-Central Business District | R1-Single Family Dwelling District | R4-High Density Residential District |
| Cherry Creek | CF-Community Facilities | R2-Two Family Dwelling District | R 2,3,4,CB - Two Fam, Med. & High Density, Central Bus. |
| Existing Zoning | CG- Campground | R2M-Mobile Home Two Family Res. District | RR-Rural Residential |
| AG-Agricultural District | IP-Industrial Park | R 2,3-Two Family Dwell; Med. Density Res. District | Parcels from McKenzie County |
| AG-Agricultural District | HI-Heavy Industrial | R3-Medium Density Residential District | |

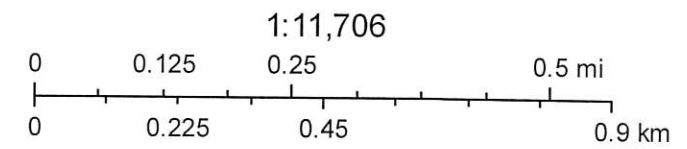


Watford City Planning Department, AE2S
GIS, Watford City, AE2S

Golf Course Proposed Zoning



- | | | | |
|------------------------------|--------------------------------|--|---|
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| Watford City Limits | C2-Commercial/Service District | OS-Open Space | R 3,4-Medium & High Density Res. District |
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| Cherry Creek | CF-Community Facilities | R2-Two Family Dwelling District | R 2,3,4,CB - Two Fam, Med. & High Density, Central Bus. |
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| AG-Agricultural District | HI-Heavy Industrial | R3-Medium Density Residential District | |



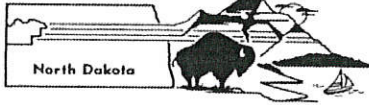
Watford City Planning Department, AE2S
GIS, Watford City, AE2S

2.

Division of Land
Application
Map of Reversion
Eugene Trunquist

ORIGINAL

**DIVISION OF LAND
REVERSIONARY PARCEL MAP**



APPLICATION
THE CITY OF WATFORD CITY
213 2ND ST NE / PO BOX 404
WATFORD CITY, NORTH DAKOTA

APPLICATION FEE:
\$675.00

REQUIREMENTS: All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A Reversionary Parcel Map shall be allowed in order to revert property back to acreage or to a configuration which may combine parcels as they may have been previously mapped. Reversionary Parcel Maps shall be allowed when street improvements, utility or other public improvements, public easements, or right of ways, whether public or private are not required or created. This parcel map will also not require the creation of new or enlarged parks, playgrounds, or open spaces. All lot design standards and zoning requirements are required to be met. Parcels must conform to the minimum lot area and width and not involve lots which have more than one zoning classification. A Reversionary Parcel Map is not intended to be used as one in a series as to circumvent the Subdivision process. Along with this application, please submit the following: N.D. Professionally Engineered/Surveyed map of parcels in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request/reasoning for Reversionary Map and a copy of property deed(s) and/or title report. Once approved by City Council, a 24" x 36" size mylar plat will need to be submitted for signatures and recordation. For specific details regarding this process, please refer to the City of Watford City Municipal Code of Ordinances: **CHAPTER XV ARTICLE XXX SECTION 13.**

PROPERTY OWNER INFORMATION

OWNER NAME(S): **Eugene and Sharon Turnquist** PHONE NUMBER: **701-580-2398** EMAIL: **turnquist@restel.net**
MAILING ADDRESS:
PO Box 979, Watford City, ND 58854

APPLICANT INFORMATION

Same as Owner

APPLICANT NAME: **Eugene and Sharon Turnquist** PHONE NUMBER: **701-580-2398** EMAIL: **turnquist@restel.net**
MAILING ADDRESS:
PO Box 979, Watford City, ND 58854

DEVELOPER INFORMATION

DEVELOPER NAME: **Eugene and Sharon Turnquist** PHONE NUMBER: **701-580-2398** EMAIL: **turnquist@restel.net**
MAILING ADDRESS:
PO Box 979, Watford City, ND 58854

PROPERTY INFORMATION

PROPERTY ADDRESS: **405 and 409 Main Street N** ZONING DISTRICT: **R-1**

PARCEL NUMBER: **825002500 & 825003500** SUBDIVISION: **Watford North** LOT # **7 & 12** BLOCK # **0**

LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) **IT 32 pt Lot 12 & Lot 7 except North 63' - IT 33 pt Lot 12** NEW LEGAL DESCRIPTION: **Turnquist Subdivision**

EXISTING ACREAGE/SQ.FT.: **32,630** NEW ACREAGE/SQ.FT.: **32,630**

CURRENT USE OF PROPERTY: **Residential** PROPOSED USE OF PROPERTY: **Residential**

DESCRIPTION Please give a brief description of the request or reason for Reversionary Map.

Request is to combine 2 existing legal descriptions into 1 new combined legal description to allow for building permit of a new detached garage to be in compliance with the zoning ordinance. The request abolishes the common lot line to combine 2 lots into 1.

ORIGINAL

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: _____ DATE: ____/____/____

APPLICANT PRINT NAME: _____ APPLICANT TITLE: _____

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: Eugene Turnquist DATE: 10/22/2018

PROPERTY OWNER SIGNATURE: _____ DATE: ____/____/____

PROPERTY OWNER NOTARY

On this 22 day of October, 2018 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Eugene Turnquist 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.

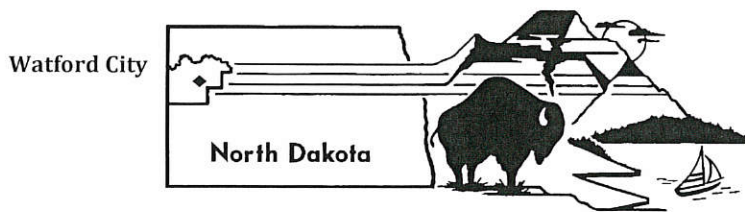
Becky A. Smith
 Notary Public

(NOTARIAL SEAL)
 BECKY A. SMITH
 Notary Public
 State of North Dakota
 My Commission Expires Jan. 1, 2021

Notary Public for the state of North Dakota
 Residing at Watford City
 My Commission Expires 1/1

▼ OFFICE USE ONLY ▼

<input type="checkbox"/> COPY OF PROPERTY DEED <input type="checkbox"/> COPY OF TITLE REPORT <input type="checkbox"/> COPY OF TITLE MEMORANDUM <input type="checkbox"/> .PDF & LEDGER SIZE REVIEW COPY OF PLAT <input type="checkbox"/> VICINITY MAP <input type="checkbox"/> LEGAL DESCRIPTION <input type="checkbox"/> JUSTIFICATION LETTER <input type="checkbox"/> ORIGINAL SURVEYOR STAMP & SIGNATURE ON 24"X36" PLAT	LEGAL NOTICE DATES: <u>11, 14, 18</u> <u>11, 21, 18</u>	MEETING DATES: PLANNING COMMISSION: <u>11, 26, 18</u> CITY COUNCIL: <u>12, 3, 18</u>
	<input type="checkbox"/> ADJACENT PROPERTY OWNER NOTICES MAILED	PAYMENT: \$ 675.00 DATE RECEIVED: <u>10, 22, 18</u> BY: <u>BS</u> <input type="checkbox"/> CARD <input type="checkbox"/> CASH <input checked="" type="checkbox"/> CHECK # _____
INVOICE: INVOICE NUMBER: <u>3654</u> DATE CREATED: <u>10, 22, 18</u> BY: <u>UJS</u>		



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, 2019

STAFF REPORT

Division of Land- Map of Reversion

APPLICANT:

Eugene Turnquist
405 Main ST N
Watford City ND, 58854

PROPERTY OWNERS:

Eugene Turnquist
405 Main ST N
Watford City ND, 58854

PROPERTY LOCATION:

Property is located in irregular tracts #32; #33 in Lots 12 of section 13, Township 150 North, Range 99 West, 405 & 409 Main St. N , McKenzie County, North Dakota

REQUEST:

A Division of Land Application has been submitted for a Map of Reversion for the purpose of combining two Irregular Tracts of land into one single lot.

ZONING:

R1- Single Family Residential District

CURRENT USE:

Single Family Home

REFERENCES:

Watford City, City Code Sec. XV – Article XXX, Section 13 Simple Lot Split

DISCUSSION:

The original application was submitted in October of 2018 and was postponed by Planning Commission on November 26, 2018 for reasons of conflicting evidence with Mr. Turnquist survey and his Neighbor's survey to the west.

The proposed Division of Land Application for Reversionary Parcel Map is to combine two Irregular Tracts (ITs) of land into one lot so that Mr. Turnquist can construct an additional garage on his property without crossing over the two lot lines. The combined lots will be recorded as one single parcel consisting of .75 acres. These lots are located on 405 & 409 Main Street North.

After further investigation from Mr. Turnquist engineering company TD&H, Matt Beard, representative for TD&H Engineering . stated that they feel the neighbor's survey was done in error. The reasons for this is because the engineering/survey company, Mohave Engineering, whom the adjacent neighbor, Denise Heiser had chosen to perform the survey of her property, did a point of reference for her property alone and did not do the back research for that area of town. There are known issues within this part of town that were not addressed within Ms. Heisers survey map. Since then Mr. Beard has done the research and concluded that there are discrepancies on 2nd St NW. There was a road design map created in 1976 that shows all of the parcels on 2nd St NW to have a 50ft. road way going through them. This road was never created but is still shown as part of these parcel's property. Mr. Beard also stated there are no documents recorded for any easements for this portion of town Partly because of this issue is the reason for cause of disagreement of these 2 property owners since they in fact have two conflicting surveys. Since this issue has been discovered by TD&H they have contacted the neighbor's original surveyor and have had in length discussions as to the process for the correction of their survey. At this time, Mohave Engineering (Ms. Heiser's Survey company) is working on an amended survey for the correction of this error of Ms. Heiser's property.

At this time, Planning staff is recommending approval of this Map of Reversion with one additional condition being that a copy of Mohave Engineering's amended survey be submitted to the City prior to recordation of Mr. Turnquist's new map.

Article XXX, Section 13 of the Watford City Code of Ordinance states that "A simple lot split shall be allowed when street improvements, water or sewer line improvements or other public improvements are not required, and no more than four (4) lots are created. Upon approval by the City Council, a simple lot split may be recorded. Notwithstanding the foregoing, all lot design standards and zoning requirements are required to be met."

The City of Watford City mailed the property owners whom hold an interest in the property, as well as the adjacent property owners, a notice regarding the Division on Land Application for Map of Reversion. 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 currently accessed off of Main St North

Sewer: City Sanitary Sewer Services are available within this area.

Water: City Water Services are available within this area.

SURROUNDING LAND USE:

North: Zoning – R1- Single Family Residential
Use - Single Family Home

East: Zoning – R1- Single Family Residential
Use - Single Family Home

South: Zoning – CB- Central Business District
Use - Williston Council for the Aging INC.

West: Zoning – R1- Single Family Residential
Use - Single Family Home

RECOMMENDATION:

It is the recommendation of City Planning Department Staff to Approve the Land Use Application for Map of Reversion for the purpose of combining two existing Irregular Tracts of land into one lot.

Approval will be contingent upon the following items:

1. A current Title Commitment of Mr. Turnquist's properties must be submitted to City Staff prior to Map recordation.
2. A finalized copy of the amended survey map for Ms. Heiser's property will need to be submitted to the city prior to Mr. Turnquist's map recordation.

PLANNING DEPARTMENT STAFF CONTACT:

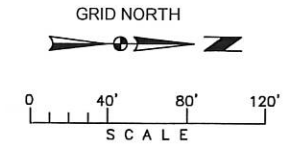
Becky Smith
basmith@nd.gov
(701)444-8402

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

A REPLAT OF
**THE NORTHERLY 96.71 FEET OF LOT 12, NORTH WATFORD ADDITION (BEING IRREGULAR TRACT NO. 33 AND
 IRREGULAR TRACT NO. 1020), AND THE SOUTHERLY 41.36 FEET OF LOT 7, NORTH WATFORD ADDITION**
 LOCATED IN THE SE1/4SE1/4 OF SECTION 13, T150N, R99W, 5TH P.M., CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



LAND OWNERS:
 EUGENE C. & SHARIAN N. TURNQUIST



- LEGEND**
- REPLAT LOT BOUNDARY
 - EXISTING LOT LINE
 - SECTION LINE
 - FOUND PROPERTY PIN -AS NOTED
 - FOUND SECTION CORNER -AS NOTED
 - FOUND QUARTER CORNER -AS NOTED
 - SET PROPERTY PIN -24" x 5/8" REBAR WITH LS7971 YPC
 - (F) FIELD MEASUREMENT
 - (P) PLAT DISTANCE
 - T.P.O.B. TRUE POINT OF BEGINNING

- SURVEYORS NOTES:**
- AS CONSTRUCTED, 2ND STREET NORTH DOES NOT FALL WITHIN THE PLATTED RIGHTS-OF-WAY. THE CITY OF WATFORD CITY IS AWARE OF THIS AND HAS STREET PAVING PLANS, DESIGNED BY L.W. VEIGEL & CO. (FEBRUARY 1976), WHICH SHOWS THE STREET BEING CONSTRUCTED EAST OF THE RIGHTS-OF-WAY.
 - ACCORDING TO DOCUMENT #201288 (BK 129, PG 155), THE CITY OF WATFORD CITY HAS A STREET IMPROVEMENTS EASEMENT ALONG THE WESTERLY EDGE OF THE SOUTHERLY 83.71 FEET OF LOT 2, NORTH WATFORD ADDITION. THE EASEMENT WIDTH VARIES FROM 16 TO 27.5 FEET WIDE. NO OTHER EASEMENT DOCUMENTS WERE FOUND FOR THE ADDITIONAL LOTS FRONTING 2ND STREET NORTH.
 - CERTIFICATE OF SURVEY, DOCUMENT #478383, SURVEYED AND FILED BY DUSTIN JEAN, ND LICENSE #LS9411, OF MOHAVE ENGINEERING, RETRACES THE SOUTH 50 FEET OF LOT 5, NORTH WATFORD ADDITION. THE SURVEY AND THE REFERENCED PROPERTY MONUMENT LOCATIONS WERE NOT ACCEPTED, AS THE SURVEY USED THE 2ND STREET NORTH CURB LOCATIONS TO ESTABLISH THE WESTERLY BLOCK BOUNDARY. THE BLOCK WAS THEN PROPORTIONED AND DUE TO THE INCORRECT POSITION OF THE STREET, THE LOT LINES WERE SHOWN TO BE APPROXIMATELY 10 FEET SHORT FROM THE PLATTED DIMENSIONS, WHICH IS NOT CORRECT.
 - BASED UPON THE PROPERTY MONUMENTS FOUND DURING THIS SURVEY AND FROM VARIOUS PAST SURVEYS, THERE APPEARS TO BE SOME SIGNIFICANT INCONSISTENCIES WITH THE TYPES OF MONUMENTS FOUND AND THE OVERALL MONUMENT LOCATIONS, AT LEAST THROUGHOUT THE NORTH WATFORD ADDITION AND ADJACENT 1ST ADDITION TO WATFORD. ALSO DUE TO THE POSITION OF THE CONSTRUCTED 2ND STREET NORTH CURB, THERE APPEARS TO BE SOME CONFUSION AS TO THE LOCATION OF THE STREET RIGHTS-OF-WAY AND ADJACENT LOT LINES. THEREFORE TO RETRACE AND MONUMENT THE LOTS AS SHOWN IN THIS SURVEY, I HAVE TAKEN INTO CONSIDERATION THE ENTIRE SHOWN AREA AND PROPORTIONED ALL THE BLOCKS AND LOTS, THEREBY DISTRIBUTING ALL ERROR EVENLY AND NOT ACCUMULATING ADDITIONAL ERROR DIRECTLY FROM QUESTIONABLE MONUMENTS.

PURPOSE OF SURVEY: TO COMBINE OR AGGREGATE THREE EXISTING LOTS INTO ONE LOT

BASIS OF BEARING: GRID NORTH, NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3301

PRELIMINARY

	DRAWN BY: DRK	DATE: 2-7-19	QUALITY CHECK: MAB
	SURVEYED BY: MAB	JOB NO. W18-037	FIELDBOOK X

GREAT FALLS-BOZEMAN-KALISPELL-SHELBY
 SPOKANE
 LEWISTON
 WATFORD CITY

A REPLAT OF
**THE NORTHERLY 96.71 FEET OF LOT 12, NORTH WATFORD ADDITION (BEING IRREGULAR TRACT NO. 33 AND
 IRREGULAR TRACT NO. 1020), AND THE SOUTHERLY 41.36 FEET OF LOT 7, NORTH WATFORD ADDITION**
 LOCATED IN THE SE1/4SE1/4 OF SECTION 13, T150N, R99W, 5TH P.M., CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

LAND OWNERS: EUGENE C. & SHARIAN N. TURNQUIST

REPLAT BOUNDARY DESCRIPTION

A tract of land being the Northerly 96.71 feet of Lot 12, North Watford Addition (being Irregular Tract No. 33 and Irregular Tract No. 1020), and the Southerly 41.36 feet of Lot 7, North Watford Addition, located in the Southeast quarter of the Southeast quarter of Section 13, Township 150 North, Range 99 West, Fifth Principal Meridian, City of Watford City, McKenzie County, North Dakota, and being more particularly described as follows:
 Beginning at the Southeast corner of said Section 13; thence North 02°09'51" East along the Easterly line of said Section 13, a distance of 144.89 feet; thence South 87°50'09" East, a distance of 33.00 feet to the Southeast corner of said Irregular Tract No. 1020 and being the True Point of Beginning; thence North 87°47'37" West along the Southerly boundary line of said Irregular Tract No. 1020, a distance of 208.48 feet to the Southwest corner of said Irregular Tract No. 1020; thence North 02°09'51" East along the Westerly boundary line of said Irregular Tract No. 1020 and Lot 7 of the North Watford Addition, a distance of 137.90 feet to the Northwest corner of said Southerly 41.36 feet of Lot 7; thence South 87°47'37" East along the Northerly boundary line of said Southerly 41.36 feet of Lot 7, a distance of 208.48 feet to the Northeast corner of said Southerly 41.36 feet of Lot 7, being a point on the Westerly rights-of-way line of Main Street North; thence South 02°09'51" West along said Westerly rights-of-way line, a distance of 137.90 feet to the True Point of Beginning and containing 0.660 acres.

OWNER(S) CERTIFICATE

We(I), the undersigned, being 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.

Dated this _____ day of _____, 2019.

 EUGENE C. TURNQUIST

State of North Dakota)
) ss
 County of McKenzie)

On this _____ day of _____, 2019, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, Eugene C. Turnquist, 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 above written.

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

Dated this _____ day of _____, 2019.

 SHARIAN N. TURNQUIST

State of North Dakota)
) ss
 County of McKenzie)

On this _____ day of _____, 2019, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, Sharian N. Turnquist, 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 above written.

 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 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 dedicated and not accepted at this time with the offer to remain open.

 Philip Riley, Mayor

 Peni Peterson, City Auditor

State of North Dakota)
) ss
 County of McKenzie)

On this _____ day of _____, 2019, before me, a Notary Public in and for said county and state, personally appeared Philip Riley, 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: _____

PLANNING AND ZONING COMMISSION APPROVAL

This plat in the City of Watford City is hereby approved this _____ day of _____, 2019 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)
) ss
 County of McKenzie)

On this _____ day of _____, 2019, 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: _____

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 _____, 2019.

 Erica Johnsrud, McKenzie County Auditor

SURVEYOR'S CERTIFICATE

I, Daniel R. Kenczka, Registered Land Surveyor, do hereby certify that the survey plat shown hereon was completed by me or under my direct supervision and that this plat is the correct representation of the survey shown hereon, and that the monuments are placed as shown, and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota.

 Surveyor signature
 Registered Land Surveyor #LS7971
 Survey date & stamp :



State of Montana)
) ss
 County of Cascade)

On this _____ day of _____, 2019, before me, the undersigned, a Notary Public for the State of Montana, personally appeared, Daniel R. Kenczka, 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 above written.

(notarial seal) _____
 Notary Public for the State of Montana
 Residing at _____
 My commission expires _____

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. 2019 and was recorded as document number _____.

 Katie R. Paulson, McKenzie County Recorder

PRELIMINARY

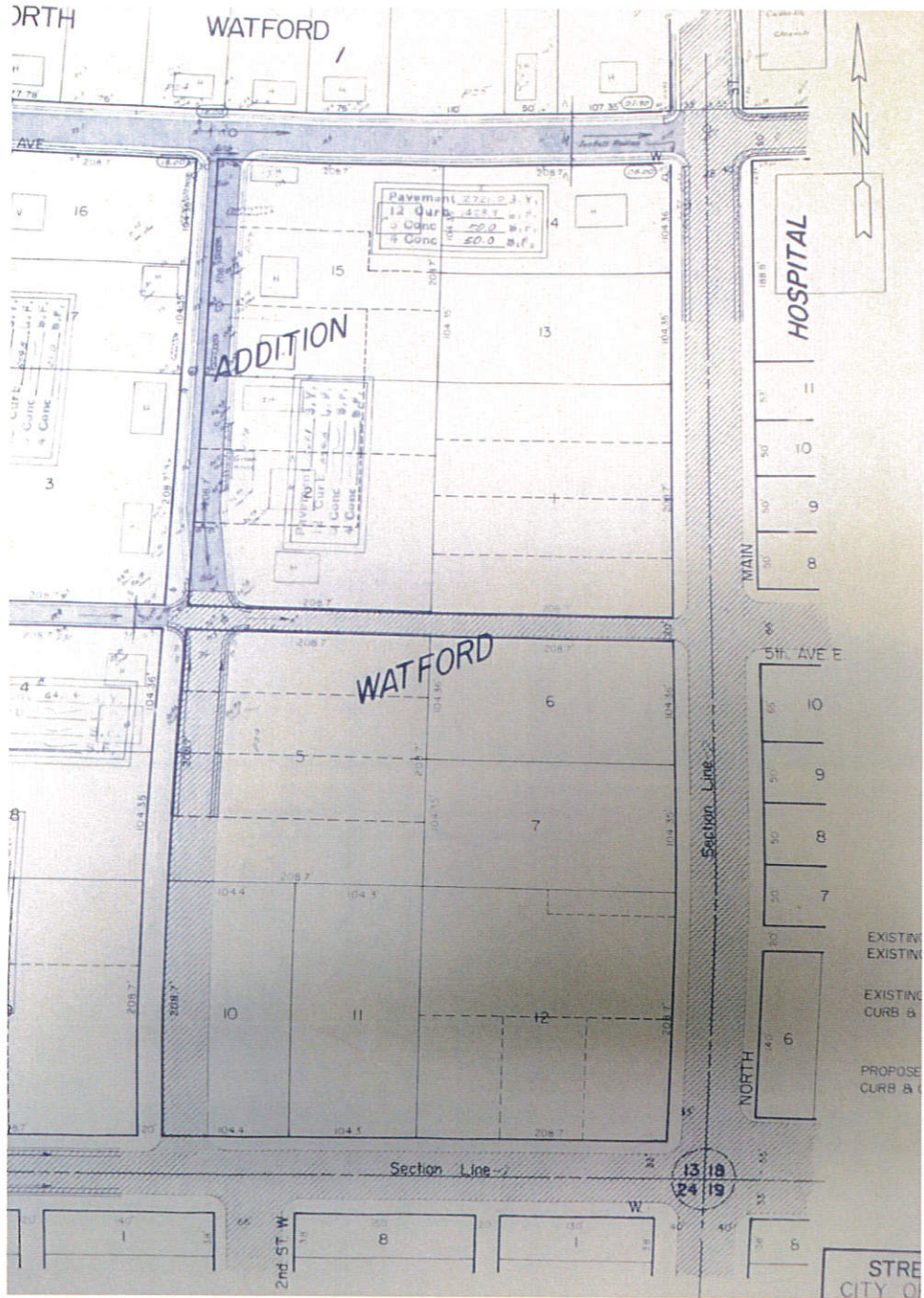
PURPOSE OF SURVEY: TO COMBINE OR AGGREGATE THREE EXISTING LOTS INTO ONE LOT

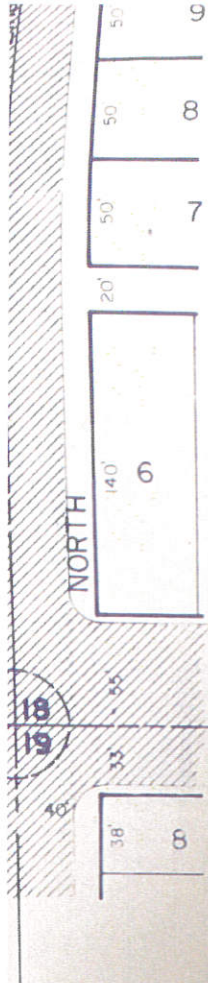
BASIS OF BEARING: GRID NORTH, NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3301

SHEET 2 OF 2




DRAWN BY: DRK	DATE: 2-7-19	QUALITY CHECK: MAB
SURVEYED BY: MAB	JOB NO. W18-037	FIELDBOOK
GREAT FALLS-BOZEMAN-KALISPELL-SHELBY		MONTANA
SPRINKLE		WASHINGTON
LEWISTON		IDAHO
WATFORD CITY		NORTH DAKOTA

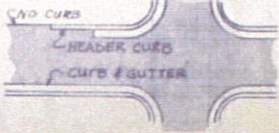




LEGEND

EXISTING HYD. & GATE VALVE ϕ ϕ
 EXISTING MANHOLE \circ

EXISTING PAVING,
 CURB & GUTTER 

PROPOSED PAVING,
 CURB & GUTTER 

SCALE : 1" = 60'

P.A. NO. 2

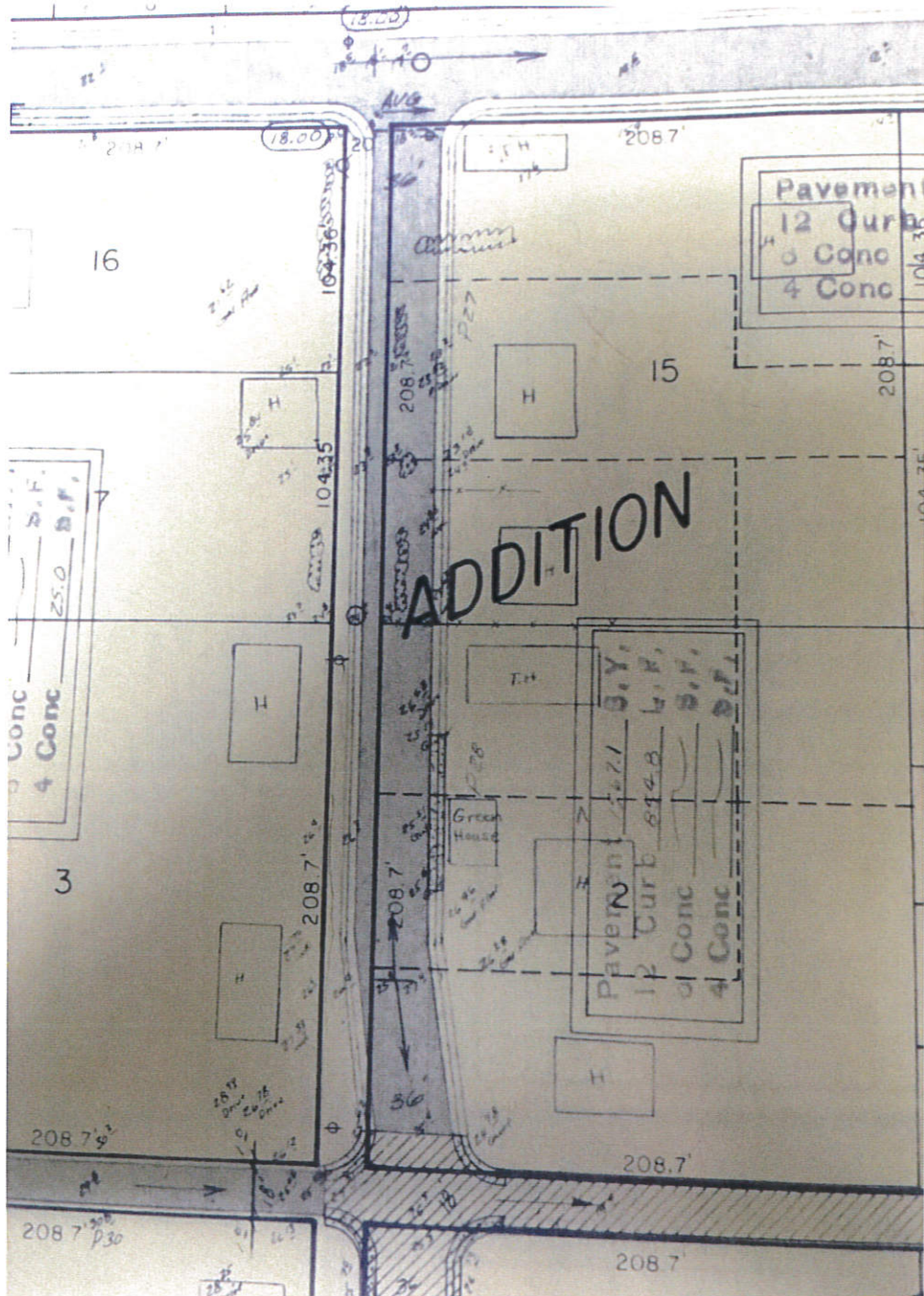
STREET PAVING PLANS
 CITY OF WATFORD CITY, N. D.

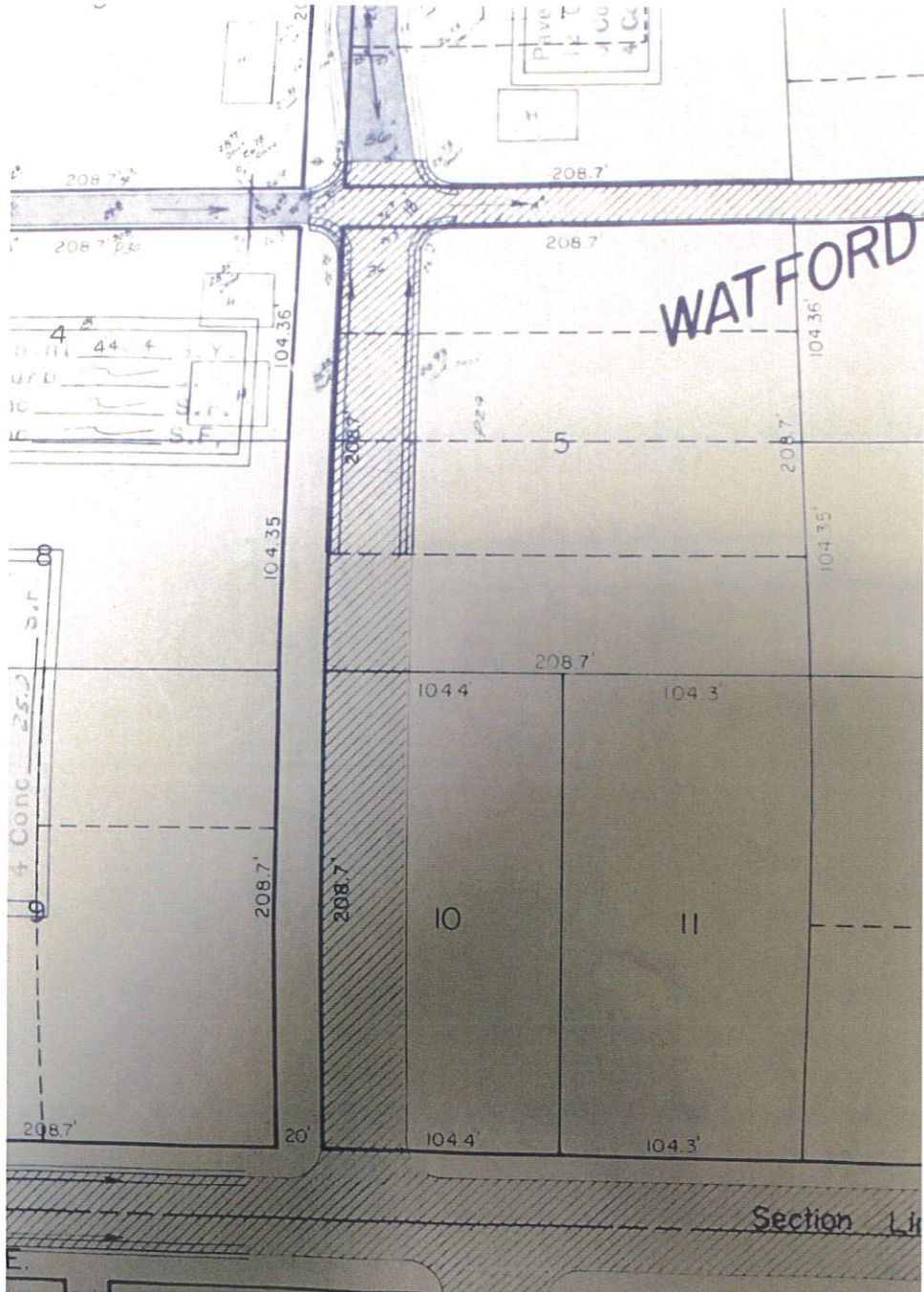
PLAN & ELEVATIONS

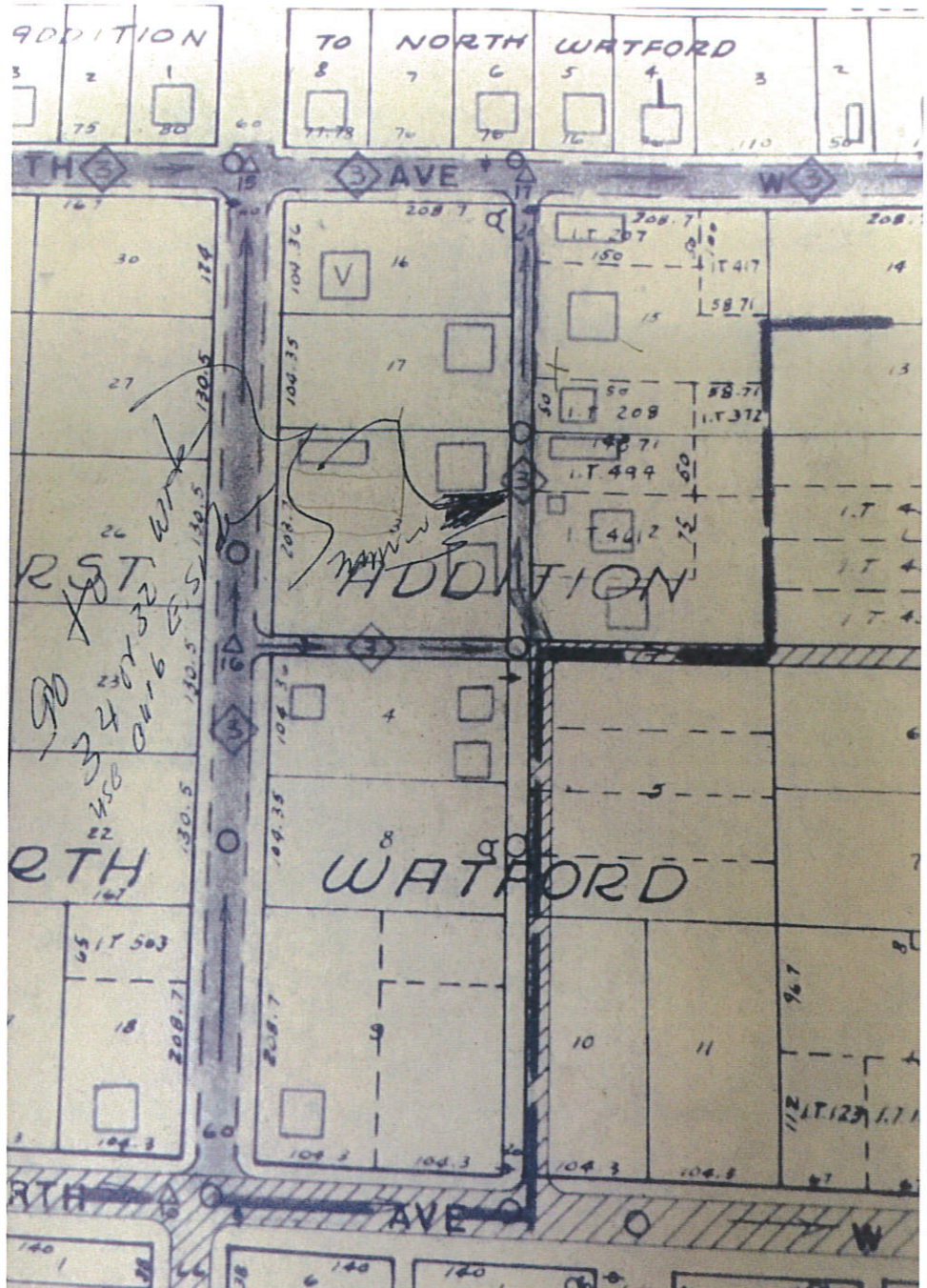
L.W. VEIGEL & CO. P.C.
 DICKINSON, N.D.

CONSULTANTS
 FEB., 1976

SHEET NO. 3







Minutes

January 28th, 2019

PLANNING & ZONING COMMISSION
MEETING MINUTES
January 28th, 2019

The regularly scheduled January meeting of the Watford City Planning & Zoning Commission was held on Monday January 28th, 2019 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., Rick Holm, Jesse Lawrence, and Jake Walters. Also in attendance: Assistant City Planners: LaRissa Bertram and Becky Smith, City Building Inspector Steven Williams, and City Attorney Wyatt Voll. Absent: Marco Pelton

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. Annual Review of Land Use Application for Conditional Use Permit, originally submitted by AWS3 LLC to allow a 12" water transmission pipeline for property owned by The Crossings at Watford City LLC, Jarvis & Kadie Sorenson, and Arlon Franz. The property is located NW ¼ Section 22, Township 150N Range 98W, Lot 1 and Lot 4 of Bakken Land Holdings Subdivision.

Assistant City Planner Becky Smith explained that this application was approved before there was a standard procedure for this type of utility was in place and why planning commission sees the annual review every year. Planning staff had discussions with Public Works Director Justin Smith regarding creating a private infrastructure agreement for this utility pipeline so that the Conditional Use Permit can be terminated. Commission member Jake Walters had asked what type of uses this water pipeline serviced. Becky noted that it is a private utility that services fresh water to multiple entities outside of City limits and City ETA primarily for industrial water sales servicing oil well sites. Becky also stated that the new infrastructure agreement needs to be in place 3 months from the date of termination. Commission Member Rick Holm asked if this was drinking water and Assistant City Planner Becky Smith noted that it is freshwater but not necessarily drinking water. . There were no further comments at this time.

MOTION by J. Walters, SECOND by, J. Lawrence, to recommend Termination to City Council for Annual Review of Land Use Application for Conditional Use Permit, originally submitted by AWS3 LLC to allow a 12" water transmission pipeline.

1. A written infrastructure agreement between facility owners AWS3, LLC. and the City of Watford City must be submitted to the City within three months from the date of Conditional Use Permit termination.
2. If the agreement is not in place at the three month time frame the use of the waterline will be required to stop use until the infrastructure agreement is finalized.

Roll Call Vote:

Ayes: G. Beard, R. Holm, J. Lawrence, G. Schuetze, J. Walters

Nays: None.

Abstained: T. Dwyer

MOTION Carried

Commission Member, Thomas Dwyer arrived 6:04 PM.

2. Annual Review of Land Use Application for Conditional Use Permit originally submitted by Doug Kesler to allow RV Park within C1-General Commercial Zoned property located at Section 30, Township 150, Range 99 West, 1402 Main St S.

Assistant Planner LaRissa Bertram explained to the commission that the CUP was granted for an additional year last year due partly to the agreement between Mr. Kesler and the City for the property he gave to the City for the adjacent lift station. LaRissa also stated that Mr. Kesler wanted to sell the property with the RV hook ups and she assured him that he was allowed to do so however, the new property owner would have to apply for a New Conditional Use Permit to allow the RV Park on the Commercial Zoned property. LaRissa also noted that Mr. Kesler had kept up with his RV park license through the state but since it had not been used as an RV park for at least over a year, the planning staff is recommending termination of the Conditional Use Permit. Adjacent Property owner Lonnie Feilmeirer was in attendance and explained that he would hope the commission would consider Denial of the renewal because in the past year he has seen major improvements to his own property just by Mr. Kesler's property not being used as an RV park (garbage, debris, rampant animals). There were no further comments at this time.

MOTION by G. Schuetze, SECOND by J. Lawrence to recommend Termination to City Council of the Land Use Application for Conditional Use Permit originally submitted by Doug Kesler to allow an RV Park within C1-General Commercial Zoned Property.

Roll Call Vote:

Ayes: G. Beard, T. Dwyer, R. Holm, J. Lawrence, G. Schuetze, J. Walters

Nays: None.

MOTION Carried.

3. Annual Review of Land Use Application for Conditional Use Permit for to allow Temporary 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 said that since we have been phasing out temporary employee housing for other properties with similar Conditional Use Permits, we are recommending approval for an additional year so there is time to have the property owner work with the City to bring the property into compliance with appropriate zoning. Commission member Jake Walters rose concerns about how the property owner may argue that we are going to take his employee housing away in January and they will fight kicking tenants out in the winter. Commission Member Jesse Lawrence noted that next year we could have a contingency added that they have 3 months to move out tenants. There were no further comments at this time.

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

Approval will be contingent upon the following conditions:

1. Approval will be in place for a period of 1 year (12 months). During this time, the Property Owner must work to bring the property into compliance with current City Zoning Ordinances and standards otherwise, the Conditional Use Permit will not be renewed and the residential units must be removed from the Commercial property.

Roll Call Vote:

Ayes: G. Beard, T. Dwyer, R. Holm, J. Lawrence, G. Schuetze, J. Walters

Nays: None.

MOTION Carried.

4. Land Use Application for Zone Change submitted by E&M Properties on behalf of Tydak Motor Sports for the purpose of zoning to C1- Commercial Business District for property located at 308 11th St SE, Section 19, Township 150, Range 98W.

Assistant City Planner LaRissa Bertram explained that E & M properties has purchased this property with the intent of rezoning it to C1- Commercial Business district and intends to rent the property to Tydak Motor Sports. They have applied for to rezone the property to commercial.. The property is located directly behind Tydak Motor Sports' original building. LaRissa stated that they will not be allowed to occupy the house on the property but will be able to use it for commercial purposes such as an office until it is moved off the property. LaRissa noted that since this property abuts residential to the West and South, they will be required to have a landscaping buffer between

these properties. Commission Member Jake Walters questioned the commercial fence that has already been installed onto the property and City Planner LaRissa noted their fence was permitted and Building Inspector Steven Williams noted that the barbed wire was not permitted but they were notified and did in fact take the barbed wire off of the top of the fence. Jake also question the access to this property and Assistant City Planner Becky Smith noted they will be required to use the access to the East of the property and will not be allowed access through residential property. Commission Member Gregg Schuetze questions where the road was located. Building Inspector Steven Williams commented that there was a discrepancy between the plat and the actual survey showing that E & M owned half of the road. Since the road was never developed the entire area would need to be survey to show correct boundary lines.

MOTION by J. Lawrence, SECOND by T. Dwyer to recommend APPROVAL to City Council of the Land Use Application for Zone Change submitted by E&M Properties on behalf of Tydak motor Sports for the purpose of zoning to C1- Commercial Business District

Approval shall be contingent upon the following conditions:

1. The manufactured home on the property must not be occupied for residential purposes.
2. Prior to any future development or construction on this property, a Site Development Plan, generalized building plans, landscaping buffer plan, as well as any other necessary plans and applications are required to be submitted to the City for further review and approval.

Roll Call Vote:

Ayes: G. Beard, T. Dwyer, R. Holm, J. Lawrence, G. Schuetze, J. Walters

Nays: None.

MOTION Carried.

5. Land Use Application for Zone Change submitted by Emerald Ridge for the purpose of adding an RT- Residential Townhome District as an overlay to existing R3 zoned lots. For property located at portion of SE ¼ , NE ¼ of section 14, Township 150, range 99W 5 P. M

Assistant City Planner Becky Smith explained that when Emerald Ridge was originally zoned, RT-Residential Townhome District was not adopted into our ordinance as an over lay zone yet. Since then, per the request of Commission Member Jake Walters, Emerald Ridge has applied for a Zone Change for an RT- overlay over specific lots and blocks within the property consisting of the existing buildings.. Commission Member Jake Walters noted he would like to see confirmation that lot 1 block 8 be added to the over lay. Chairman Glen Beard asked if once these homes are listed on the market to sell individually they would meet the square footage for a single family home. Assistant Planner Becky Smith noted that these homes would not be permitted as a "single family home" but as a " Mutli- family home" so even if the realtors market the properties as "single family" the square footage is not relevant to meeting requirements of single family lot size. Commission Member Jesse Lawrence ask that this is only an over lay so it is an addition to R3 zoning and Becky noted that it was in fact just an additional zoning for properties such as this. City Attorney Wyatt Voll did mention that a contingency that needed to be added to include "if this plat is not recorded within a year it needs to revert back to its original zone".

MOTION by J. Lawrence SECOND by, G. Schuetze recommended APPROVAL of the Land Use Application for Zone Change submitted by Emerald Ridge for the purpose of adding an RT- Residential Townhome District as an overlay to existing R3 zoned lots

1. If no action is taken indicating Industrial use within one (1) year, the zone change is nullified, and the land reverts back to original zoning.

Roll Call Vote:

Ayes: G. Beard, T. Dwyer, R. Holm, J. Lawrence, G. Schuetze, J. Walters

Nays: None.

MOTION Carried.

CLOSE PUBLIC HEARING: 6:33PM

CALL TO ORDER REGULAR MEETING: 6:33 PM

New Business

Chairman Glen Beard ask what was going on with the RV's behind Family Dollar (Main St.) and Building Inspector Steven Williams notes those had been there for as long as he could remember and assured Glen he would look into it.

Commission Member Rick Holm asked about the trailers at the cross point Church and Building Inspector Steven Williams assured that those were supposed to go away but now with the construction of the new Church by the Rough Rider Center they will need to be out.

Commission Member Jesse Lawrence asked about the requirements for green space and park within a new development and why Hunters Run Subdivision did not have any parks. Assistant Becky Smith noted that it is part of the Subdivision Development Regulations and is based on a specific formula of lots and/square footage to determine the open space. City Attorney Wyatt Voll mentioned that the City also accepts payment in lieu of dedicated green spaces so in some developments, that may have been the case.

ADJOURNMENT: 6:40 PM

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

The next regularly scheduled Planning & Zoning Commission Meeting
Will be held Monday February 25, 2019 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 2019

2019 PERMIT RECORDS

February
02/1/2019

Permit #	Type	Month	Issue Date	Property Owner	Contractor	Project Address	Lot / Block	Subdivision	Parcel #	Description of Work	Value	Permit Fee	Payment
4273	Moving	January	1/2/2019	Watford City Enterprises LLC	Best Mobile Home Transport	104 Kennedy St		Watford City Courtyard	82-76-17300	Move mobile home onto lot	\$ -	\$ 150.00	Card
4274	Moving	January	1/2/2019	Watford City Enterprises LLC	Raymond Garcia (self)	128 Kennedy St		Watford City Courtyard	82-76-17300	Move mobile home onto lot	\$ -	\$ 150.00	Card
4275	Moving	January	1/2/2019	Watford City Enterprises LLC	Jose Garcia (self)	129 Kennedy St		Watford City Courtyard	82-76-17300	Move mobile home onto lot	\$ -	\$ 150.00	Card
4276	Moving	January	1/2/2019	Watford City Enterprises LLC	Neil Karlson (self)	133 Kennedy St		Watford City Courtyard	82-76-17300	Move mobile home onto lot	\$ -	\$ 150.00	Card
4277	Moving	January	1/2/2019	Watford City Enterprises LLC	Best Mobile Home Transport	117 Lincoln St		Watford City Courtyard	82-76-17300	Move mobile home onto lot	\$ -	\$ 150.00	Card
4278	Building	January	1/2/2019	Nevin Dahl	Steve Dube	324 4th St NE	Lot 1	East Watford	82-28-00200	Interior remodel, cabinets, flooring	\$ 30,000.00	\$ 440.00	Card
4279	Sign	January	1/2/2019	Stenehjem Development LLP	Epcon Sign Group	Prairie Hills Rd x 4th Ave NE	Lot 5 Block 2	Fox Hills Golf Estates	83-26-20500	Install non-illuminated monument sign for subdivision entry	\$ -	\$ 100.00	Check #110524
4280	Sign	January	1/2/2019	Stenehjem Development LLP	Epcon Sign Group	Long Dr x Mulligan Dr	Lot 22 Block 2	Fox Hills Golf Estates	83-26-22200	Install non-illuminated monument sign for subdivision entry	\$ -	\$ 100.00	Check #110524
3694	Building	January	1/2/2019	Daniel & Becky Smith	AOK Construction	109 7th St SE	Lot 4 Block 1	Wolds 7th Add to WC	82-84-00400	Finish exterior siding, trim, and deck	\$ -	\$ 20.00	Card
4281	Building	January	1/3/2019	Harr Family Homes LLC	Harr Family Homes LLC	1920 Granite Road	Lot 31 Block 1	Stepping Stone	tbd	1572 SqFt Single Family Home on unfinished basement with 3-car attached garage	\$ 200,410.00	\$ 8,097.26	Check #1748
4282	W/S Access	January	1/3/2019	Harr Family Homes LLC	Harr Family Homes LLC	1920 Granite Road	Lot 31 Block 1	Stepping Stone	tbd	Water & Sewer Access for Single Family Home	\$ -	\$ 8,097.26	Check #1748
4283	Building	January	1/7/2019	11th Ave Partners LLC	11th Ave Partners LLC	1109 9th St SW	Lot 3 Block 2	Tara Estates	82-64-02030	Interior finish: carpentry, electrical, plumbing, HVAC	\$ 58,000.00	\$ 700.00	Check #3191
4284	Building	January	1/7/2019	Bakken Communities LLC	Bakken Communities LLC	209 24th Ave SW			11-00-14722	Construct bathroom area in office	\$ 4,000.00	\$ 93.00	Check #3191
2947	W/S RENEW	January	1/7/2019	11th Ave Partners LLC	11th Ave Partners LLC	1109 9th St SW	Lot 3 Block 2	Tara Estates	82-64-02030	Finalize water/sewer access to unit	\$ -	\$ -	Check #3191
4285	Building	January	1/7/2019	Coborns Inc (Cashwise)	Rice Companies Inc	113 6th Ave SE	Lot 2 Block 1	South Park 1st Add	82-74-00200	Construct Caribou Coffee shop and Self Check-Out area	\$ 127,000.00	\$ 1,190.50	Check #62534
4286	AT RISK	January	1/9/2019	Arnett & Burgess Pipeliners (Rockies) LLC	KT Construction Services	605 11th Ave SW			82-97-00150	50' x 120' storage building	\$ 371,200.00	\$ 2,777.80	Card
4287	W/S Access	January	1/9/2019	NSFT Properties LLC	Lupine Construction Inc	1004 4th St SW			82-73-16090	Connect to City water	\$ -	\$ 1,600.00	Check #30469
4288	Building	January	1/10/2019	Apergy	MLW Development	900 2nd Ave SW			82-46-05000	Frame walls & trusses, insulate walls and attic space	\$ 40,000.00	\$ 540.00	Card
4289	Excavation	January	1/10/2019	Stenehjem Development LLP	Lupine Construction Inc	4th Ave NE x Prairie Hills Rd		Fox Hills Golf Estates		Install water and electric	\$ -	\$ 177.00	Card
4290	Excavation	January	1/10/2019	Stenehjem Development LLP	Lupine Construction Inc	Long Dr x Mulligan Dr		Fox Hills Golf Estates		Install water and electric	\$ -	\$ 177.00	Card
4291	Excavation	January	1/10/2019	NSFT Properties LLC	Franz Construction Inc	1004 4th St SW			82-73-16090	Install new water service line	\$ -	\$ 107.00	Card
4117	RENEW	January	1/10/2019	Paul Bauer	The Woodshop	405 4th St NE			82-37-01900	Finish drywall, trim, floor covering	\$ -	\$ 20.00	Card
4292	Building	January	1/10/2019	E & M Properties	B & B Builders	313 12th St SE	Lot 26 Block 6	Cherry Creek 2nd Add	82-20-11100	30' x 84' addition to existing building	\$ 198,000.00	\$ 1,652.00	Card
4293	Building	January	1/10/2019	Wade Darr	Darr Construction	320 2nd St NE			82-01-00100	Interior remodel, remove & replace drywall, windows, doors, finish bathrooms, kitchen laundry	\$ 70,000.00	\$ 790.00	Card
4294	Building	January	1/15/2019	Harr Family Homes LLC	Harr Family Homes LLC	1505 Meadowlark Court	Lot 9 Block 1	Stepping Stone	tbd	1677 SqFt Single Family Home on crawlspace with 2-car attached garage	\$ 192,000.00	\$ 4,113.00	Check #2007
4295	W/S Access	January	1/15/2019	Harr Family Homes LLC	Harr Family Homes LLC	1505 Meadowlark Court	Lot 9 Block 1	Stepping Stone	tbd	Water & Sewer Access for Single Family Home	\$ -	\$ 3,929.59	Check #2007
4296	Excavation	January	1/15/2019	Watford City Park Board	Franz Construction Inc	500 7th St SE		Pelton Nature Park		Manhole Lift Station	\$ -	\$ 191.31	Check #207683
4297	Excavation	January	1/15/2019	11th Ave Partners LLC	Franz Construction Inc	1125 9th St SW	Lot 7 Block 2	Tara Estates	82-64-02070	Repair Curb Stop	\$ -	\$ 107.00	Check #207683
4018	RENEW	January	1/15/2019	Mammoth Properties LLC	Dickinson Steel Builders	3904 23rd Ave NE			20-00-07730	Construct 24080 SqFt metal building with office, storage, shop, wash bay	\$ -	\$ 20.00	Check #18922
4298	Excavation	January	1/16/2019	City of Watford City	Franz Construction Inc	11th Ave SW x 4th St SW				Repair water valve riser	\$ -	\$ 70.00	Card
4299	Demolition	January	1/16/2019	Bonnie Fredericks	City of Watford City	117 6th St NE	Lot 1 Block 4	Wolds Add	82-77-01900	Demolish house and foundation	\$ -	\$ -	N/A
4300	Building	January	1/18/2019	Ryan Hoerster	Self	205 7th St NE			82-78-01400	Replace kitchen cabinets and flooring	\$ 4,000.00	\$ 93.00	Card
4301	Building	January	1/24/2019	Billy & Sheri Carlson	McGrady Construction LLC	105 7th St SE	Lot 5 Block 1	Wolds 7th Add to WC	82-84-00500	Kitchen cabinets, flooring, bathroom	\$ 40,000.00	\$ 540.00	Card
4302	Building	January	1/30/2019	Karn M. Peterson	Steve Sanford	509 3rd St Sw				Kitchen cabinets, flooring, bathroom	\$ 40,000.00	\$ 540.00	Check #1001
4131	RENEW	February	2/5/2019	Nevin Dahl	Steve Dube	108 6th Ave NW			82-52-00400	Shingles, windows, interior remodel	\$ -	\$ 20.00	Card
4303	Demolition	February	2/5/2019	City of Watford City	J&C Construction LLC	212 2nd St NE	Lot 2-3 Block 8	Original Townsite	82-01-13500	Interior demolition	\$ -	\$ -	Waived
4304	Building	February	2/11/2019	Arnett & Burgess Pipeliners (Rockies) LLC	KT Construction Services	605 11th Ave SW		Old West 1st Add	82-97-00150	10 x 24 bathroom and mechanical room addition to storage building	\$ 15,513.60	\$ 254.19	Card
4305	Excavation	February	2/19/2019	Karn Peterson	Franz Construction Inc	509 3rd St NW			82-51-03900	Replace sewer service line from house to main	\$ -	\$ 212.00	Card

**2018-2019
PERMIT REVIEW**

February
02/21/2019

2018	
Month	# of Permits Issued
January	13
February	10
March	7
April	16
May	42
June	25
July	33
August	30
September	27
October	38
November	19
December	26

2018 TOTAL	286
February YTD	23

2018	
Month	Value
January	\$ 72,163.78
February	\$ 50,500.00
March	\$ 216,793.00
April	\$ 209,002.00
May	\$ 16,749,663.91
June	\$ 500,597.52
July	\$ 846,674.72
August	\$ 6,082,106.70
September	\$ 939,525.00
October	\$ 496,725.00
November	\$ 2,335,864.00
December	\$ 730,438.00

2018 TOTAL	\$ 29,230,053.63
February YTD	\$ 122,663.78

2018 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	10	10	\$ 2,624,213.69
Duplex	0	0	\$ -
Apartment 3-4 Units	0	0	\$ -
Apartment 5+ Units	0	0	\$ -

2018 TOTAL	10	10	\$ 2,624,213.69
	Units	Buildings	Value

2019	
Month	# of Permits Issued
January	34
February	4
March	
April	
May	
June	
July	
August	
September	
October	
November	
December	

2019 YTD	38
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2019	
Month	Value
January	\$ 1,374,610.00
February	\$ 15,513.60
March	
April	
May	
June	
July	
August	
September	
October	
November	
December	

2019 YTD	\$ 1,390,123.60
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2019 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	2	2	\$ 392,410.00
Duplex	0	0	\$ -
Apartment 3-4 Units	0	0	\$ -
Apartment 5+ Units	0	0	\$ -

2019 YTD	2	2	\$ 392,410.00
	Units	Buildings	Value

February Total	0	0	\$ -
	Units	Buildings	Value

YTD: Year To Date