

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

**PLANNING AND ZONING COMMISSION
MEETING AGENDA
Monday March 30th, 2020
6:00 PM City Hall, Heritage Room**

- **CALL TO ORDER PUBLIC HEARING**

1. Annual Review of Land Use Application for Conditional Use Permit for Cellular Transmission Tower. On property located at 609 4th Ave. NW.
2. Division on Land Application – for Preliminary Subdivision for Stenehjem Development LLC. for the purpose of creating 62 lots.
3. Division on Land Application – for Map of Reversion submitted by Cory Johnson on property located at 724 Park Ave East for the purpose of creating 1 lot out of 2.
4. Division on Land Application – for Simple Lot Split submitted by Paul Deutsch on property located at 12271 East Highlands for the purpose of creating 6 acre lot to sell.
Application pulled by applicant

- **CLOSE PUBLIC HEARING**

- **CALL TO ORDER REGULAR MEETIN**

- **MINUTES**

February 24th, 2020 Meeting

- **PERMIT RECORDS**

- February- March Permits

- **NEW BUSINESS**

- **ADJOURNMENT**

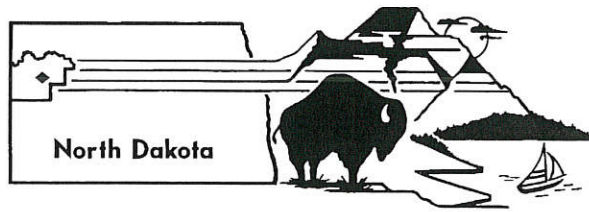
1.

LAND USE APPLICATION

Conditional Use Permit- Annual Review

Cellular Transmission Tower

609 4th Ave NW



March 27, 2020

**STAFF REPORT
ANNUAL REVIEW for Conditional Use Permit**

APPLICANT:

Verizon Wireless
122 E. Golden Lake Land
Circle Pines, MN 55014

PROPERTY OWNERS:

Mckenzie Electric Company
908 4th Ave. NE
Watford City, ND 58854

PROPERTY LOCATION:

Parcel ID: 82-46-08000, .95 acres. Address: 609 4th Ave. NW Watford City, McKenzie County, North Dakota.

REQUEST:

A Land Use Application for Conditional Use Permit was originally submitted for Transmission facility/tower on R4- High Density Residential District zoned land.

ZONING:

At this time, current zoning is R4, High Density Residential District.

CURRENT USE:

transmission facility and tower only

REFERENCES:

Watford City Municipal Code of Ordinances Chapter Xv Zoning Ordinances Article XIV R4- High Denisty Residential District, Section 3- Conditional Uses, 10: Transmission Facilities.

A conditional Use Permit may be granted following compliance with the procedure set forth in this section if the conditional use is one set forth in the District Regulations, provided that no application for a conditional use shall be granted unless all of the following conditions are found to be present:

- 1. The conditional use will not be detrimental to or endanger the public health, safety or general welfare;*
- 2. The existing permitted uses in the neighborhood will not in any manner be substantially impaired or diminished by the establishment of the conditional use;*
- 3. The conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district;*
- 4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided;*
- 5. Adequate measures have or will be taken to provide access and exit so designed as to minimize traffic congestion in the public streets; and*
- 6. The conditional use shall conform to all special provisions of the district in which it is located. The Conditional Use Permit may be issued for a specified period of time, with automatic cancellation at the end of that time unless it is renewed, or conditions may be applied to the issuance of the Permit and periodic review may be required to determine if the conditional use has any detrimental affects on neighboring uses or districts. The Permit shall be granted for a particular use and not for a particular person or firm.*

SITE DEVELOPMENT:

- Access: The property is accessible from 4th Ave NW
- Sewer: The property does not use City sanitary sewer service.
- Water: The property does not use City water service.

SURROUNDING LAND USE:

- North: Zoning – CF- Community Facility
Use - Watford City Water Tower
- East: Zoning – R4- High Density Residential
Use – 7th Day Adv. Church
- South: Zoning – C1- General Comercial
Use - Whiting Oil and Gas Corporation
- West: Zoning – C1- General Comercial
Use - Whiting Oil and Gas Corporation

DISCUSSION:

The original application filed 2011 for conditional use permit in R-4 (high Density dwelling) for a transmission tower. The original condition use permit removed the existing tower and a new tower constructed on the same site. A transmission facility is a conditional use in the R-4 District.

The current use of this transmission facility has not detracted from the current neighborhood development. A recent site visit by City Planning Department Staff showed that the site was in compliance with all previous conditions and requirements set forth by the original and preceding year's staff reports

In an attempt for City Planning Department Staff to better regulate and be able to simultaneously review all of the current Conditional Use Permits for Wireless Communications Towers and Transmission Facilities. It would be recommended that this will include the Conditional Use Permit as well as other current Permits of the same tower/transmission use. Staff would like to recommend the review period for this CUP until February 2021.

The City of Watford City mailed the property owners that hold an interest in the subject property and the adjacent property owners a notice regarding the property's Conditional Use Permit renewal. At the time of this report, none of the noticed property owners contacted the city regarding the application.

RECOMMENDATION:

It is the recommendation of City Planning Department Staff to **APPROVE** the Land Use Application for the Review of the Conditional Use Permit for the use of Transmission Tower. The next review will be scheduled for February 2021 given that the following contingencies are met and maintained during this time period.

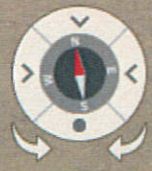
Approval will be contingent upon the following items:

1. The conditional use will not be detrimental to or endanger the public health, safety or general welfare
2. The existing permitted uses in the neighborhood will not in any manner be substantially impaired or diminished by the establishment of the conditional use;
3. The conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district;
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided;
5. Adequate measures have or will be taken to provide access and exit so designed as to minimize traffic congestion in the public streets; and
6. The conditional use shall conform to all special provisions of the district in which it is located. The Conditional Use Permit may be issued for a specified period of time, with automatic cancellation at the end of that time unless it is

renewed, or conditions may be applied to the issuance of the Permit and periodic review may be required to determine if the conditional use has any detrimental effects on neighboring uses or districts. The Permit shall be granted for a particular use and not for a particular person or firm.

PLANNING DEPARTMENT STAFF CONTACT:

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



AUTO

Click a starting point.

* Workspaces







Water tower

2.

Division of Land Application

Preliminary Plat

Stenehjem Development LLP

Lot 18 of Fox Hills Village



DIVISION OF LAND

SUBDIVISION PRELIMINARY PLAT

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): Stenhjem Development LLP	PHONE NUMBER: (701) 240-0036	EMAIL: dpankow@fibt.com
MAILING ADDRESS: PO Box 607		

APPLICANT INFORMATION

Same as Owner

APPLICANT NAME:	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

DEVELOPER INFORMATION

DEVELOPER NAME: Stenhjem Development LLP	PHONE NUMBER: (701) 240-0036	EMAIL: dpankow@fibt.com
MAILING ADDRESS: PO Box 607		

PROPERTY INFORMATION

PROPERTY ADDRESS/LOCATION:	ZONING DISTRICT: R3	
PARCEL NUMBER(S): 823104900, 823103800, 823104900	PROPOSED SUBDIVISION NAME:	
LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) Section 21, T150N, R98W		
EXISTING ACREAGE/SQ.FT.: 28.40 Acres	NEW ACREAGE/SQ.FT.: 28.40 Acres	PROPOSED # OF LOTS: 65
CURRENT USE OF PROPERTY: R3	PROPOSED USE OF PROPERTY: R3	

DESCRIPTION Please give a brief description of the Preliminary Subdivision Plat.

Developer is proposing to replat the following lots into a residential subdivision: Lots 8, 13, and 18 of Block 3 of the Fox Hills Village Subdivision.

This subdivision will add 62 lots, 57 of which are planned for single and twin home type housing.

The replat of Lot 13 will require a land transfer between the City of Watford City and Stenhjem Development.

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: 5 / 4 / 2020

APPLICANT PRINT NAME: DAVE PANKOW APPLICANT TITLE: CONSTRUCTION MONITOR

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: [Signature] DATE: 3 / 11 / 2020

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

PROPERTY OWNER NOTARY

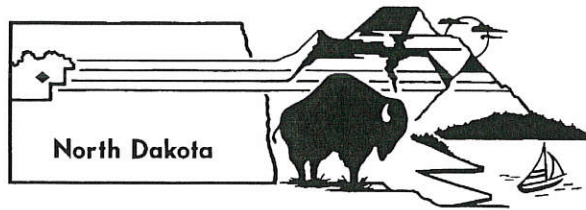
On this 11th day of March, 2020 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, David Pankow known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

[Signature]
 Notary Public
 Notary Public for the state of _____
 Residing at _____
 My Commission Expires _____

(NOTARIAL SEAL)
 MICHAEL A BOSH
 Notary Public
 State of North Dakota
 My Commission Expires Oct. 27, 2020

▼ OFFICE USE ONLY ▼

<input type="checkbox"/> COPY OF TITLE REPORT -OR- <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	LEGAL NOTICE DATES: <u>3, 18, 2020</u> <u>3, 25, 2020</u> <input type="checkbox"/> ADJACENT PROPERTY OWNER NOTICES MAILED	MEETING DATES: PLANNING COMMISSION: <u>3, 30, 2020</u> CITY COUNCIL: <u>4, 6, 2020</u>
	INVOICE: INVOICE NUMBER: _____ DATE CREATED: ____ / ____ / ____ BY: _____	
PAYMENT: \$1,125.00 + \$15.00 PER LOT DATE RECEIVED: ____ / ____ / ____ AMOUNT: \$ _____ <input type="checkbox"/> CARD <input type="checkbox"/> CASH <input type="checkbox"/> CHECK # _____		



March 27, 2020

STAFF REPORT
Subdivision Preliminary Re-plat

APPLICANT:

Stenehjem Development LLP
PO Box 607
Watford City ND, 58854

PROPERTY OWNERS:

Stenehjem Development LLP
PO Box 607
Watford City ND 58854

PROPERTY LOCATION:

Section 21, Township, 150 Range 98W, PID: 82-31-04900, 82-31-03800, 82-31-04900, Lots 8 & 13 and 18 of Block 3 of the Fox Hills Village now Known as Lots 50-113 of Block 3 of the Fox Hills Village, Watford City, McKenzie County, North Dakota.

REQUEST:

Preliminary Re-plat review of the subdivision plat for Fox Hills Village.

ZONING:

R3/Rt- Medium Density Residential with townhome overlay

CURRENT USE:

Undeveloped

SITE DEVELOPMENT:

Access: *The property is accessible from Wolf Den Parkway.*

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

Water: *The property not have access to City water.*

SURROUNDING LAND USE:

North: Zoning – C1- General Commercial District
Use - Not developed at this time

East: Zoning – CF- Community Facility
Use -Linear Park

South: Zoning – CF- Community Facility
Use - New Elementary Building Site

West: Zoning – R4: High Density Residential
Use - Apartment Buildings

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 re-plat is to create a new housing subdivision within Fox Hills Village. This subdivision will be creating 62 lot total with 57 lots that are planned for single family home and twin home type of housing.

The replat of lot 13 will require a land transfer between the City of Watford City and Stenehjem Development. City Staff have included certificate of Survey to show the property that Stenehjem Development will be taking over responsibility for this land transfer.

The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the city's zone change request. None of the noticed property owners contacted the city regarding the application.

RECOMMENDATION:

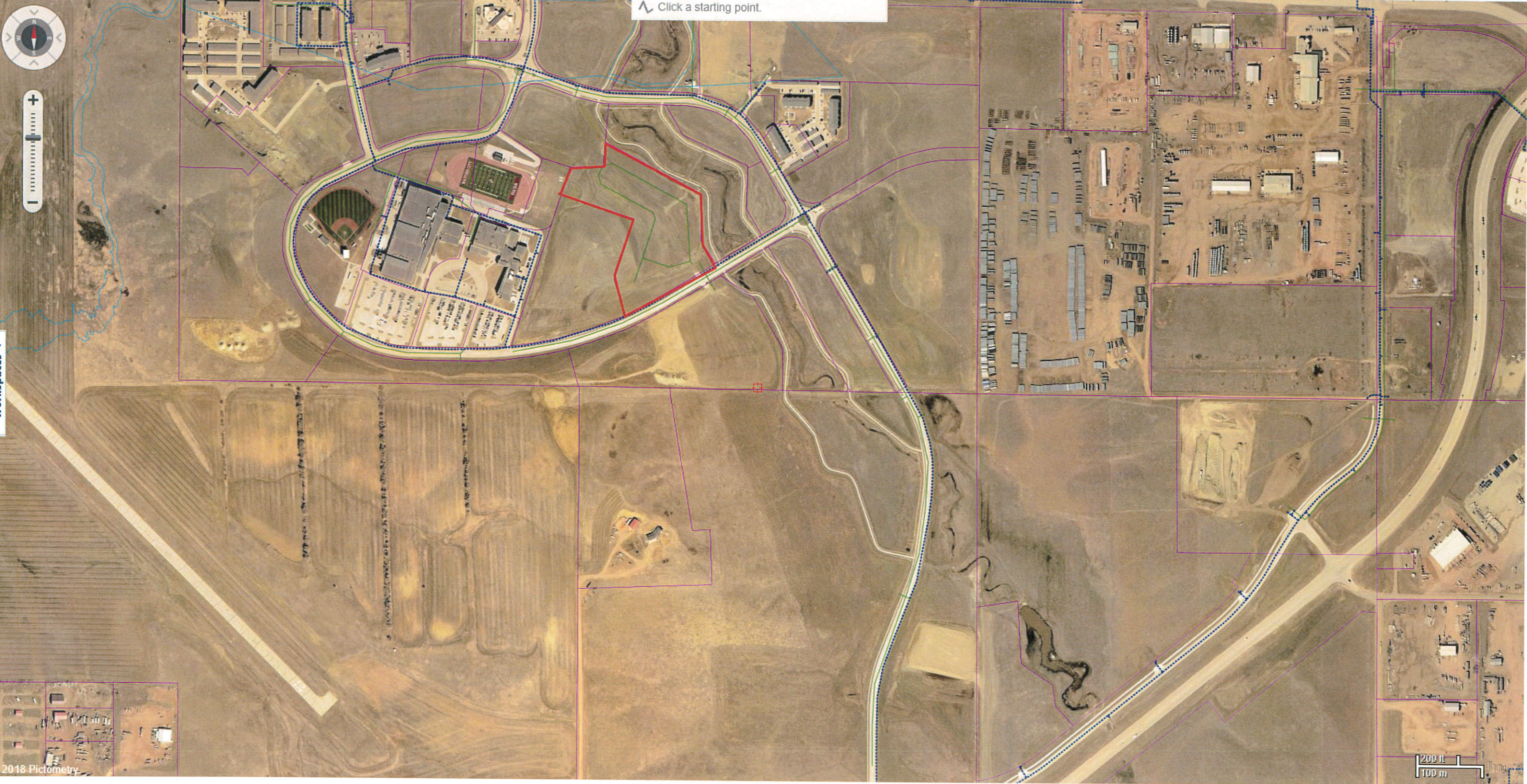
It is the recommendation of the Planning Department Staff to Approve Fox Hills Village Replat for Subdivision Preliminary Plat. Contingent upon the following items.

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) 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) 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
Assistant City Planner
lbertram@nd.gov
701-444-8406



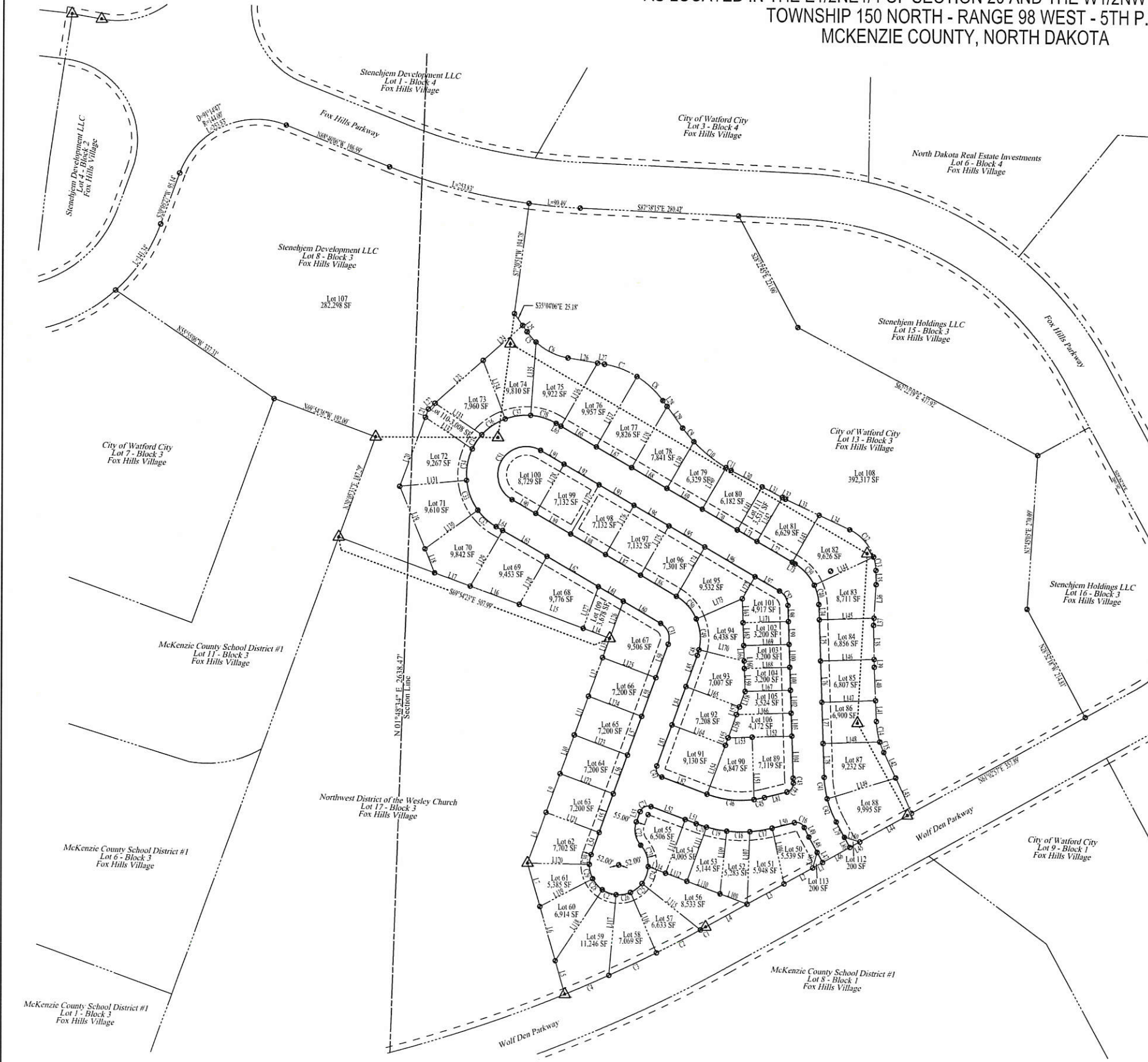
* Workspaces



© 2018 Pictometry

200 ft
100 m

REPLAT OF LOTS 8, 13, AND 18 OF BLOCK 3 OF THE FOX HILLS VILLAGE NOW KNOWN AS LOTS 50 - 113 OF BLOCK 3 OF THE FOX HILLS VILLAGE AS LOCATED IN THE E1/2NE1/4 OF SECTION 20 AND THE W1/2NW1/4 OF SECTION 21 TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M. MCKENZIE COUNTY, NORTH DAKOTA



Curve Table

Name	Radius	Arc Length	Chord Length	Tangent Length	Middle Ordinate	External Distance	Chord Direction
C1	2462.94	10.40	10.40	5.20	0.01	0.01	S 61°10'15" W
C2	2462.94	87.64	87.64	43.83	0.39	0.39	S 62°19'51" W
C3	2462.94	92.65	92.64	46.33	0.44	0.44	S 64°25'33" W
C4	2462.94	84.75	84.75	42.38	0.38	0.38	S 66°29'21" W
C5	110.00	23.85	23.80	11.97	0.65	0.65	S 41°16'46" E
C6	110.00	63.83	62.94	32.84	4.60	4.80	S 64°06'52" E
C7	160.00	61.53	61.15	31.15	2.95	3.00	S 69°43'18" E
C8	160.00	62.43	62.04	31.62	3.04	3.09	S 47°31'37" E
C9	250.00	31.14	31.11	15.59	0.48	0.49	S 39°54'58" E
C10	250.00	73.01	72.75	36.77	2.66	2.69	S 51°51'00" E
C11	250.00	10.19	10.19	5.09	0.05	0.05	S 61°23'01" E
C12	80.00	65.35	63.55	34.62	6.58	7.17	S 41°46'04" E
C13	80.00	24.02	23.93	12.10	0.90	0.91	S 9°45'58" E
C14	140.00	36.11	36.01	18.15	1.16	1.17	S 9°48'15" E
C15	140.00	19.59	19.57	9.81	0.34	0.34	S 21°12'04" W
C16	15.00	20.92	19.26	12.57	3.50	4.57	N 64°14'52" W
C17	227.50	39.50	39.45	19.80	0.86	0.86	S 80°46'25" W
C18	227.50	40.93	40.87	20.52	0.92	0.92	N 89°05'54" W
C19	227.50	36.54	36.50	18.31	0.73	0.74	N 79°20'37" W
C20	227.50	19.16	19.15	9.59	0.20	0.20	N 72°19'47" W
C21	15.00	23.56	21.21	15.00	4.39	6.21	S 85°04'59" W
C22	40.00	43.38	41.28	24.10	5.74	6.70	S 10°59'04" E
C23	52.00	40.64	39.62	21.42	3.92	4.24	S 19°39'41" E
C24	52.00	31.86	31.37	16.45	2.42	2.54	S 20°16'56" W
C25	52.00	25.95	25.68	13.25	1.61	1.66	S 80°43'15" W
C26	52.00	25.95	25.68	13.25	1.61	1.66	S 80°43'15" W
C27	52.00	25.95	25.68	13.25	1.61	1.66	N 70°41'22" W
C28	52.00	25.95	25.68	13.25	1.61	1.66	N 42°05'58" W
C29	52.00	25.95	25.68	13.25	1.61	1.66	N 13°30'34" E
C30	52.00	17.51	17.43	8.84	0.74	0.75	N 10°26'03" E
C31	30.00	41.97	38.63	25.24	7.05	9.21	N 19°59'46" W
C32	105.00	43.48	43.17	22.05	2.24	2.29	N 48°12'48" W
C33	105.00	56.63	55.95	29.02	3.79	3.94	N 20°54'01" W
C34	105.00	56.69	56.00	29.05	3.80	3.95	N 10°10'10" E
C35	105.00	30.10	30.00	15.16	1.08	1.09	N 33°41'46" E
C36	105.00	49.99	49.52	25.48	2.96	3.05	N 55°32'56" E
C37	105.00	45.35	45.00	23.04	2.44	2.50	N 81°33'44" E
C38	105.00	47.63	47.22	24.23	2.69	2.76	S 73°04'10" E
C39	85.00	51.22	50.45	26.42	3.83	4.01	S 42°48'38" E
C40	85.00	34.98	34.73	17.74	1.79	1.83	S 13°45'27" E
C41	172.50	37.77	37.69	18.96	1.03	1.04	S 8°14'27" E
C42	172.50	43.47	43.35	21.85	1.37	1.38	S 21°43'55" E
C43	227.50	8.49	8.49	4.25	0.04	0.04	S 3°02'17" E
C44	15.00	20.92	19.26	12.57	3.50	4.57	S 35°50'45" W
C45	172.50	18.64	18.63	9.33	0.25	0.25	S 78°53'42" W
C46	172.50	84.58	83.73	43.16	5.16	5.32	N 83°57'47" W
C47	15.00	23.56	21.21	15.00	4.39	6.21	N 24°55'01" W
C48	85.00	10.00	9.99	5.00	0.15	0.15	N 16°42'51" E
C49	85.00	55.11	54.15	28.56	4.43	4.67	N 5°13'44" W
C50	85.00	53.81	52.92	27.84	4.22	4.44	N 41°56'22" W
C51	50.00	157.08	100.00	-1.00	-1.00	-1.00	N 29°55'30" E
C52	30.00	30.42	29.14	16.67	3.77	4.32	S 31°01'19" E

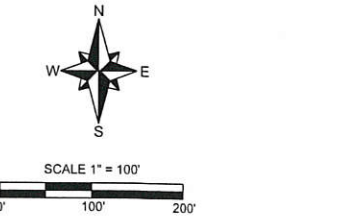
Line Table

Name	Length	Direction	Name	Length	Direction	Name	Length	Direction
L1	20.00	S 61°02'57" W	L81	50.75	N 60°04'30" W	L120	109.05	N 89°12'52" W
L2	57.99	S 61°02'57" W	L82	104.95	N 60°04'30" W	L121	100.00	N 89°55'01" W
L3	74.18	S 61°02'57" W	L83	90.00	N 60°04'30" W	L122	100.00	N 89°55'01" W
L4	83.92	S 61°02'57" W	L84	13.05	N 60°04'30" W	L123	100.00	N 89°55'01" W
L5	60.98	N 16°11'18" W	L85	9.76	S 60°04'30" E	L124	100.00	N 89°55'01" W
L6	98.53	N 16°11'18" W	L86	72.00	S 60°04'30" E	L125	100.00	N 89°55'01" W
L7	78.68	N 16°11'18" W	L87	72.00	S 60°04'30" E	L126	69.22	S 20°04'59" W
L8	94.34	N 20°04'59" E	L88	72.00	S 60°04'30" E	L127	77.88	S 20°04'59" W
L9	72.00	N 20°04'59" E	L89	72.00	S 60°04'30" E	L128	97.23	S 29°55'30" W
L10	72.00	N 20°04'59" E	L90	72.00	S 60°04'30" E	L129	112.83	S 29°55'30" W
L11	72.00	N 20°04'59" E	L91	40.00	S 60°04'30" E	L130	115.00	S 53°38'54" W
L12	72.00	N 20°04'59" E	L92	72.00	S 60°04'30" E	L131	117.74	S 84°33'03" W
L13	35.79	N 20°04'59" E	L93	5.71	S 60°04'30" E	L132	99.22	N 56°18'14" W
L14	50.00	N 69°54'23" W	L94	26.73	S 1°58'07" E	L133	98.99	N 56°18'14" W
L15	120.02	N 69°54'23" W	L95	72.00	S 1°58'07" E	L134	109.54	N 20°48'41" W
L16	91.34	N 69°54'23" W	L96	72.00	S 1°58'07" E	L135	128.84	N 3°56'09" E
L17	66.79	N 69°54'23" W	L97	72.00	S 1°58'07" E	L136	128.28	N 29°55'30" E
L18	45.30	N 22°11'02" W	L98	59.93	S 1°58'07" E	L137	142.94	N 29°55'30" E
L19	117.98	N 22°11'02" W	L99	30.44	S 28°57'03" E	L138	124.43	N 29°55'30" E
L20	129.24	N 20°05'33" E	L100	20.00	S 28°57'03" E	L139	94.90	N 29°55'30" E
L21	15.43	N 20°05'33" E	L101	40.88	S 75°47'56" W	L140	84.50	N 29°55'30" E
L22	15.49	N 48°08'50" E	L102	84.95	N 69°55'01" W	L141	87.40	N 29°55'30" E
L23	113.14	N 48°08'50" E	L103	79.32	N 20°04'59" E	L142	89.13	N 29°55'30" E
L24	92.41	N 48°08'50" E	L104	71.32	N 20°04'59" E	L143	95.26	N 29°55'30" E
L25	13.47	S 35°04'06" E	L105	59.39	N 20°04'59" E	L144	115.69	N 64°27'14" E
L26	52.85	S 80°44'16" E	L106	73.01	N 60°04'30" W	L145	96.68	N 88°01'53" E
L27	12.52	S 80°44'16" E	L107	71.32	N 60°04'30" W	L146	94.55	N 88°01'53" E
L28	12.50	S 36°20'54" E	L108	71.32	N 60°04'30" W	L147	94.79	N 88°01'53" E
L29	46.74	S 36°20'54" E	L109	71.32	N 60°04'30" W	L148	99.98	N 88°01'53" E
L30	61.87	S 62°33'03" E	L110	48.02	N 60°04'30" W	L149	126.05	N 73°01'11" E
L31	40.04	S 62°33'03" E	L111	48.02	S 60°04'30" W	L150	28.28	S 73°57'03" W
L32	6.30	S 62°33'03" E	L112	71.32	S 60°04'30" W	L151	108.73	N 1°58'07" W
L33	65.97	S 65°10'08" E	L113	71.32	S 60°04'30" W	L152	70.00	S 88°01'53" W
L34	59.54	S 65°10'08" E	L114	71.32	S 60°04'30" W	L153	42.41	S 88°01'53" W
L35	24.86	S 1°09'56" E	L115	73.01	S 60°05'29" W	L154	91.33	N 20°46'31" E
L36	56.81	S 3°19'33" W	L116	102.84	S 60°03'48" E	L155	13.85	N 20°04'59" E
L37	12.54	S 3°19'33" W	L117	49.65	S 60°04'30" E	L156	43.16	N 20°04'59" E
L38	59.52	S 1°01'53" W	L118	28.27	S 1°58'07" E	L157	14.31	N 20°04'59" E
L39	13.65	S 1°01'53" W	L119	40.00	S 1°58'07" E	L158	28.84	N 20°04'59" E
L40	58.35	S 2°24'57" E	L120	40.00	S 1°58'07" E	L159	40.00	N 1°58'07" W
L41	36.33	S 2°24'57" E	L121	101.00	S 1°58'07" E	L160	13.05	N 1°58'07" W
L42	49.27	S 25°12'35" E	L122	40.00	S 1°58'07" E	L161	28.95	N 1°58'07" W
L43	67.45	S 25°12'35" E	L123	40.00	S 1°58'07" E	L162	40.00	N 1°58'07" W
L44	104.38	S 61°02'57" W	L124	73.40	S 1°58'07" E	L163	41.89	N 1°58'07" W
L45	20.00	S 61°02'57" W	L125	28.28	N 16°02'57" E	L164	101.06	S 69°55'01" E
L46	55.00	S 61°02'57" W	L126	99.10	S 12°29'20" E	L165	101.06	S 69°55'01" E
L47	20.00	N 28°57'03" W	L127	126.42	S 2°03'21" W	L166	96.20	S 88°01'53" W
L48	30.44	N 28°57'03" W	L128	51.05	N 69°55'01" W	L167	80.00	S 88°01'53" W
L49	18.48	N 28°37'22" W	L129	110.07	S 6°03'20" W	L168	80.00	S 88°01'53" W
L50	40.88	S 75°47'56" W	L130	62.68	N 69°55'01" W	L169	80.00	S 88°01'53" W
L51	20.86	N 69°55'01" W	L131	100.81	S 20°04'59" W	L170	82.30	S 76°39'16" E
L52	64.09	N 69°55'01" W	L132	40.00	N 69°55'01" W	L171	80.00	S 88°01'53" W
L53	19.18	N 20°04'59" W	L133	100.00	S 20°04'59" W	L172	44.86	S 29°55'30" W
L54	41.12	N 20°04'59" W	L134	32.46	N 69°55'01" W	L173	88.83	N 66°11'47" E
L55	72.00	N 20°04'59" W	L135	130.67	S 52°09'52" E	L174	100.02	N 29°55'30" E
L56	72.00	N 20°04'59" W	L136	114.65	S 23°34'29" E	L175	100.00	N 29°55'30" E
L57	72.00	N 20°04'59" W	L137	141.47	S 5°00'56" W	L176	100.00	N 29°55'30" E
L58	72.00	N 20°04'59" W	L138	149.69	S 33°36'20" W	L177	100.00	N 29°55'30" E
L59	62.42	N 20°04'59" W	L139	105.25	S 62°11'44" W	L178	100.00	N 29°55'30" E
L60	76.25	N 60°04'30" W						

- = REBAR & CAP SET
- △ = PIN FOUND
- x = COMPUTED
- = BOUNDARY LINE
- - - - = SECTION LINE
- · - · - = QUARTER LINE
- · · · = PROPERTY LINE
- = ORIGINAL BLOCK LINE
- · - · - · = EXISTING UTILITY EASEMENT
- - - - · = NEW UTILITY EASEMENT
- - - - = NEW RIGHT-OF-WAY

DEDICATED PUBLIC R.O.W. = 3.07 ACRES±
TOTAL PLATTED AREA = 28.40 ACRES±

NOTES:
ALL NEW UTILITY EASEMENTS SHOWN ARE DESIGNATED AT A 15' WIDTH, UNLESS OTHERWISE NOTED.
ALL OF THE PUBLIC STREETS SHOWN ARE DESIGNATED AT A 55' WIDTH, UNLESS OTHERWISE NOTED.
THE PUBLIC STREETS SHOWN HEREON MAY ALSO SERVE AS A UTILITY CORRIDOR.
LOTS 109 AND 111 ARE BEING CREATED FOR DRAINAGE PURPOSES ONLY.
LOT 110 IS BEING CREATED AS AN ALTERNATE ACCESS FOR LOT 107.
LOTS 112 AND 113 ARE BEING CREATED FOR THE PLACEMENT OF ENTRY MONUMENTS ONLY.
ALL AREAS LISTED ARE ±



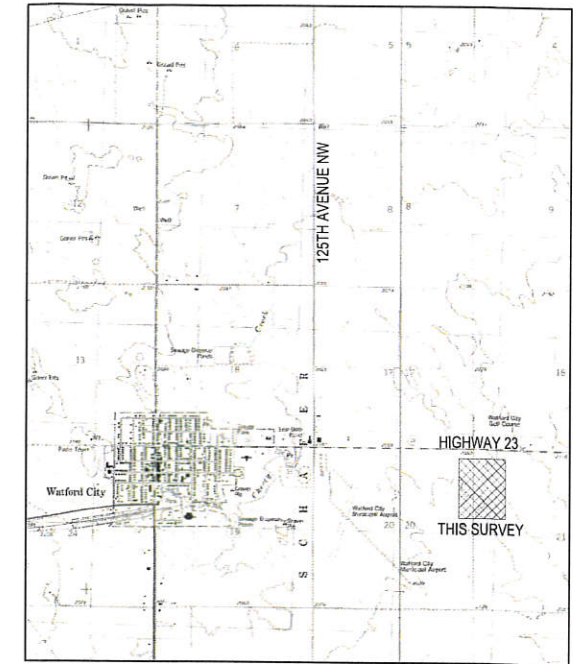
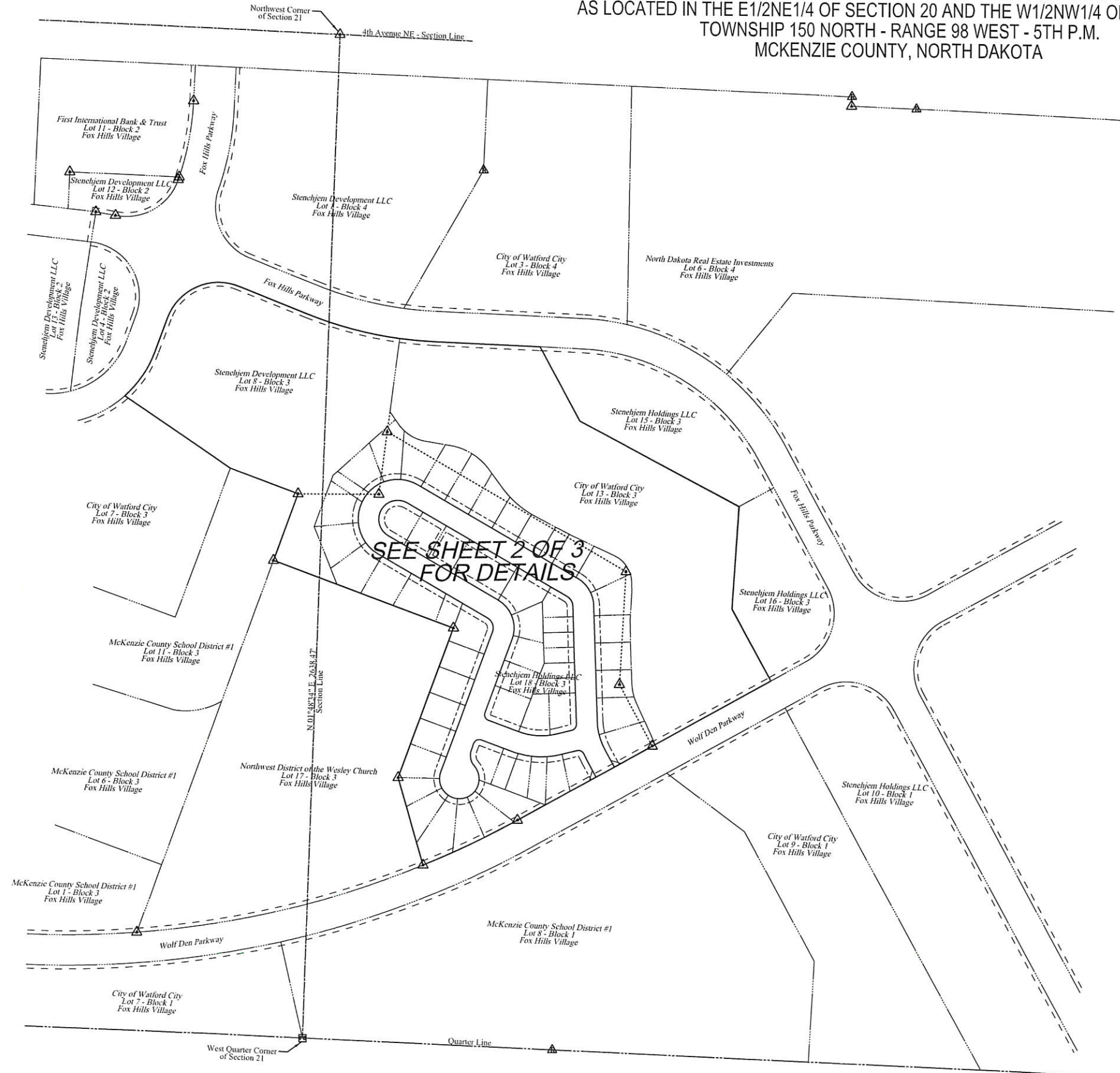
SCALE 1" = 100'
BASIS OF BEARING: N.D. STATE PLANE - NORTH ZONE
GROUND DISTANCES SHOWN - C/F: 0.9998485



REPLAT OF LOTS 8, 13, AND 18 OF BLOCK 3 OF THE FOX HILLS VILLAGE NOW KNOWN AS

LOTS 50 - 113 OF BLOCK 3 OF THE FOX HILLS VILLAGE

AS LOCATED IN THE E1/2NE1/4 OF SECTION 20 AND THE W1/2NW1/4 OF SECTION 21
TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.
MCKENZIE COUNTY, NORTH DAKOTA



VICINITY MAP
Not to Scale



- △ = 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
- = OLD BOUNDARY LINE
- = EXISTING UTILITY EASEMENT
- = NEW UTILITY EASEMENT
- = EXISTING RIGHT-OF-WAY
- = NEW RIGHT-OF-WAY



REPLAT OF
LOTS 8, 13, AND 18 OF BLOCK 3 OF THE FOX HILLS VILLAGE
NOW KNOWN AS
LOTS 50 - 113 OF BLOCK 3 OF THE FOX HILLS VILLAGE
AS LOCATED IN THE E1/2NE1/4 OF SECTION 20 AND THE W1/2NW1/4 OF SECTION 21
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

STENEHJEM HOLDINGS, LLC DATE

STENEHJEM DEVELOPMENT, LLC DATE

CITY OF WATFORD CITY DATE

STATE OF _____ COUNTY OF _____

ON THIS ____ DAY OF _____, 2020 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____, PERSONALLY APPEARED, _____ FOR STENEHJEM HOLDINGS, 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 _____

STATE OF _____ COUNTY OF _____

ON THIS ____ DAY OF _____, 2020 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____, PERSONALLY APPEARED, _____ FOR STENEHJEM DEVELOPMENT, 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 _____

STATE OF _____ COUNTY OF _____

ON THIS ____ DAY OF _____, 2020 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____, PERSONALLY APPEARED, _____ FOR THE CITY OF WATFORD CITY, 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 50 - 113 OF BLOCK 3 OF THE FOX HILLS VILLAGE AS LOCATED IN THE E1/2NE1/4 OF SECTION 20 AND THE W1/2NW1/4 OF SECTION 21, 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.

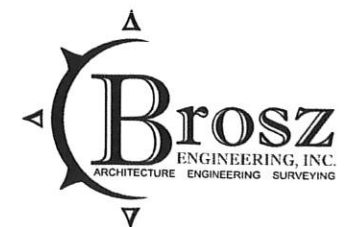
DATED ON THIS ____ DAY OF _____, 2020.

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.

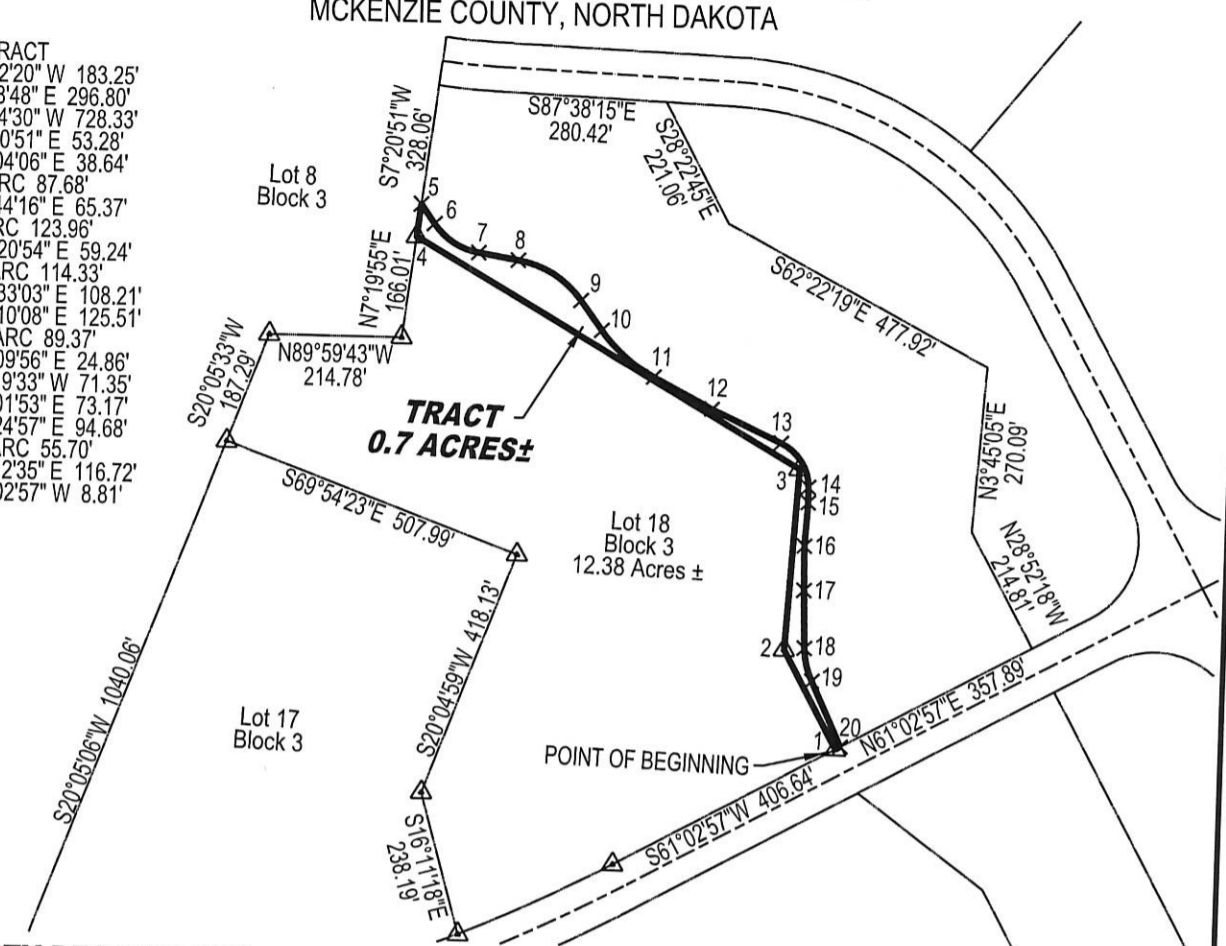
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA RESIDING AT _____ MY COMMISSION EXPIRES _____



CERTIFICATE OF SURVEY

A TRACT IN THE NW1/4 OF SECTION 21
TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.
MCKENZIE COUNTY, NORTH DAKOTA

- TRACT
- 1- 2 N 28°52'20" W 183.25'
 - 2- 3 N 3°08'48" E 296.80'
 - 3- 4 N 60°04'30" W 728.33'
 - 4- 5 N 7°20'51" E 53.28'
 - 5- 6 S 35°04'06" E 38.64'
 - 6- 7 ARC 87.68'
 - 7- 8 S 80°44'16" E 65.37'
 - 8- 9 ARC 123.96'
 - 9- 10 S 36°20'54" E 59.24'
 - 10- 11 ARC 114.33'
 - 11- 12 S 62°33'03" E 108.21'
 - 12- 13 S 65°10'08" E 125.51'
 - 13- 14 ARC 89.37'
 - 14- 15 S 1°09'56" E 24.86'
 - 15- 16 S 3°19'33" W 71.35'
 - 16- 17 S 1°01'53" E 73.17'
 - 17- 18 S 2°24'57" E 94.68'
 - 18- 19 ARC 55.70'
 - 19- 20 S 25°12'35" E 116.72'
 - 20- 1 S 61°02'57" W 8.81'



PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 21, T150N, R98W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 18 OF BLOCK 3 OF FOX HILLS VILLAGE; THENCE N 28°52'20" W A DISTANCE OF 183.25 FEET ALONG THE EAST SIDE OF SAID LOT 18; THENCE N 3°08'48" E A DISTANCE OF 296.80 FEET ALONG SAID EAST SIDE; THENCE N 60°04'30" W A DISTANCE OF 728.33 FEET ALONG SAID EAST SIDE; THENCE N 7°20'51" E A DISTANCE OF 53.28 FEET ALONG THE EAST SIDE OF LOT 8 OF BLOCK 3 OF FOX HILLS VILLAGE; THENCE S 35°04'06" E A DISTANCE OF 38.64 FEET; THENCE ALONG AN ARC 87.68 FEET TO THE LEFT, HAVING A RADIUS OF 110.00 FEET, THE CHORD OF WHICH IS S 57°54'11" E FOR A DISTANCE OF 85.38 FEET; THENCE S 80°44'16" E A DISTANCE OF 65.37 FEET; THENCE ALONG AN ARC 123.96 FEET TO THE RIGHT, HAVING A RADIUS OF 160.00 FEET, THE CHORD OF WHICH IS S 58°32'35" E FOR A DISTANCE OF 120.88 FEET; THENCE S 36°20'54" E A DISTANCE OF 59.24 FEET; THENCE ALONG AN ARC 114.33 FEET TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, THE CHORD OF WHICH IS S 49°26'59" E FOR A DISTANCE OF 113.34 FEET; THENCE S 62°33'03" E A DISTANCE OF 108.21 FEET; THENCE S 65°10'08" E A DISTANCE OF 125.51 FEET; THENCE ALONG AN ARC 89.37 FEET TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, THE CHORD OF WHICH IS S 33°10'02" E FOR A DISTANCE OF 84.79 FEET; THENCE S 1°09'56" E A DISTANCE OF 24.86 FEET; THENCE S 3°19'33" W A DISTANCE OF 71.35 FEET; THENCE S 1°01'53" E A DISTANCE OF 73.17 FEET; THENCE S 2°24'57" E A DISTANCE OF 94.68 FEET; THENCE ALONG AN ARC 55.70 FEET TO THE LEFT, HAVING A RADIUS OF 140.00 FEET, THE CHORD OF WHICH IS S 13°48'46" E FOR A DISTANCE OF 55.33 FEET; THENCE S 25°12'35" E A DISTANCE OF 116.72 FEET; THENCE S 61°02'57" W A DISTANCE OF 8.81 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS ±0.7 ACRES (28818.9 SQ. FT.).

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 PLAT 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 BROZ ENGINEERING.



SCALE
1" = 300'

- = REBAR & CAP SET
- △ = PIN FOUND
- = STONE FOUND
- × = COMPUTED
- = NEW PROPERTY LINE
- = EXISTING PROPERTY LINE
- - - = ROAD CENTERLINE

DUSTIN JORDAN R.L.S. 10478

N.D. STATE PLANE - NORTH ZONE
GROUND DISTANCES SHOWN
C/F: 0.9998485
PROJECT NO. N18-W1042
PERSON AUTHORIZING SURVEY: WATFORD CITY
DATE OF SURVEY: 10-29-2019

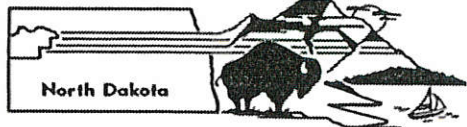


3.

Division of Land
Application
Map of Reversion

Cory Johnson
724 Park Ave. E

DIVISION OF LAND



~~SIMPLE LOT SPLIT~~ *Map of Reversion*

APPLICATION
 THE CITY OF WATFORD CITY
 213 2ND ST NE / PO BOX 494
 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 simple lot split (parcel map) 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. 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, a brief justification letter explaining the request/reasoning for simple lot split and a copy of property deed(s) and/or title report. Once approved, a 24" x 36" size mylar plat will need to be submitted for signatures and recordation. For specific details regarding Simple Lot Splits, please refer to the *City of Watford City Municipal Code of Ordinances: CHAPTER XV ARTICLE XXX SECTION 13.*

PROPERTY OWNER INFORMATION

OWNER NAME(S): <i>Cory Johnson</i>	PHONE NUMBER: <i>701-898-1904</i>	EMAIL: <i>coryj@restel.com</i>
MAILING ADDRESS: <i>PO Box 648 Watford City, ND 58854</i>		

APPLICANT INFORMATION

Same as Owner

APPLICANT NAME:	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

DEVELOPER INFORMATION

DEVELOPER NAME:	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

PROPERTY INFORMATION

PROPERTY ADDRESS: <i>724 Park Ave E</i>	ZONING DISTRICT: <i>R1</i>		
PARCEL NUMBER: <i>82-19-00100</i>	SUBDIVISION: <i>Cherry Creek Addition</i>	LOT # <i>west Lot 1 1/2 Lot 2</i>	BLOCK #
LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) <i>Sec 19 T150N 98W</i>	NEW LEGAL DESCRIPTION:		
EXISTING ACREAGE/SQ.FT.:	NEW ACREAGE/SQ.FT.:		
CURRENT USE OF PROPERTY:	PROPOSED USE OF PROPERTY:		

DESCRIPTION

Please give a brief description of the request for simple lot split.

Combine Lot 1, W 1/2 Lot 2, and the 6' of the Lot west of Lot 1 into one lot. Allow for building residential house with addition to existing garage on Lot 1.

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:

Cory L Johnson

DATE:

3 / 9 / 20

APPLICANT PRINT NAME:

Cory L Johnson

APPLICANT TITLE:

owner

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:

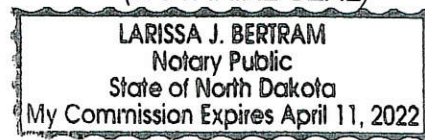
PROPERTY OWNER NOTARY

On this 9 day of March, 2020 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Cory L Johnson 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

Notary Public for the state of ND
Residing at Watford City
My Commission Expires 4.11.2022

(NOTARIAL SEAL)



OFFICE USE ONLY

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

LEGAL NOTICE DATES:

3,18,2020

3,25,2020

ADJACENT PROPERTY OWNER NOTICES MAILED

MEETING DATES:

PLANNING COMMISSION:

3,30,2020

CITY COUNCIL:

4,16,2020

INVOICE:

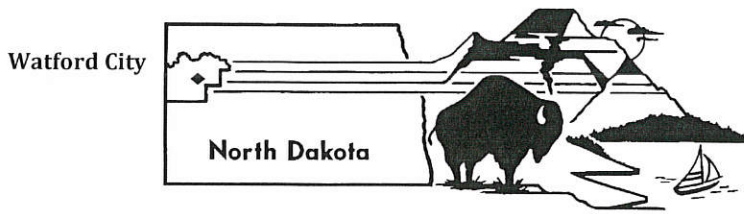
INVOICE NUMBER: _____

DATE CREATED: ___/___/___ BY: *ujb*

PAYMENT: **\$675.00**

DATE RECEIVED: 3,9,2020 BY: *ujb*

CARD CASH CHECK # _____



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

March 27, 2020

STAFF REPORT

Division of Land- Map of Reversion

APPLICANT:

Cory Johnson
Po. Box. 648
Watford City ND, 58854

PROPERTY OWNERS:

Cory Johnson
Po. Box 648
Watford City ND, 58854

PROPERTY LOCATION:

Property is located in section 19, Township 150 North, Range 98 West, 724 Park Ave. E, McKenzie County, North Dakota

REQUEST:

A Division of Land Application has been submitted for a Map of Reversion for the purpose of combining 1 full lot and 1 half of a lot into a 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 proposed Division of Land Application for Reversionary Parcel Map is to combine 1 lot with the West ½ lot of land into one lot so that Mr. Johnson can construct a Single family home with existing garage on his property without crossing over the two lot lines. The combined lots will be recorded as one single parcel. These lots are located on 405 & 409 Main Street North.

At this time, Planning staff is recommending approval of this Map of Reversion.

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 Park Ave. E

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 – R3- Medium Density Residential District
Use - Single Family home/ Vacant Lot

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 1.5 lots into one Single Lot.

Approval will be contingent upon the following items:

1. Prior to any future development of this property, generalized building plans and permit applications must be submitted to The City for further review and approve.

PLANNING DEPARTMENT STAFF CONTACT:

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



Click a starting point.



OFF

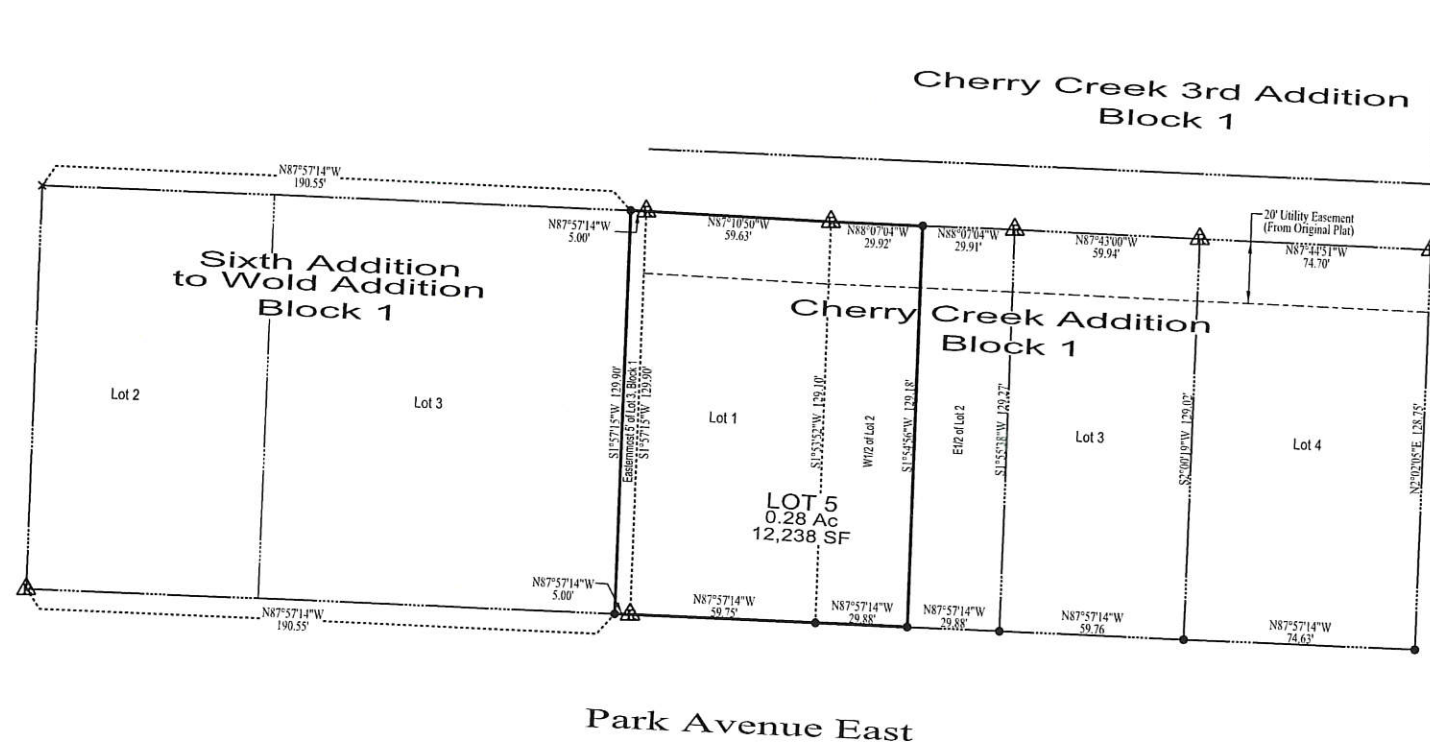
* Workspaces

© 2018 Eagleview

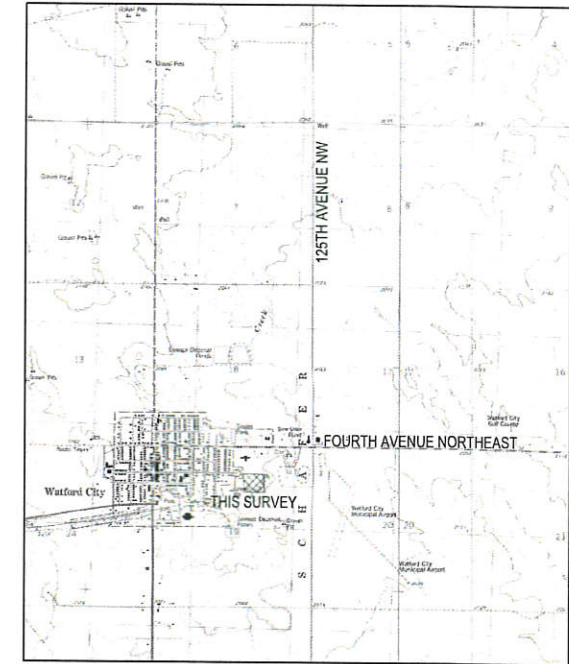
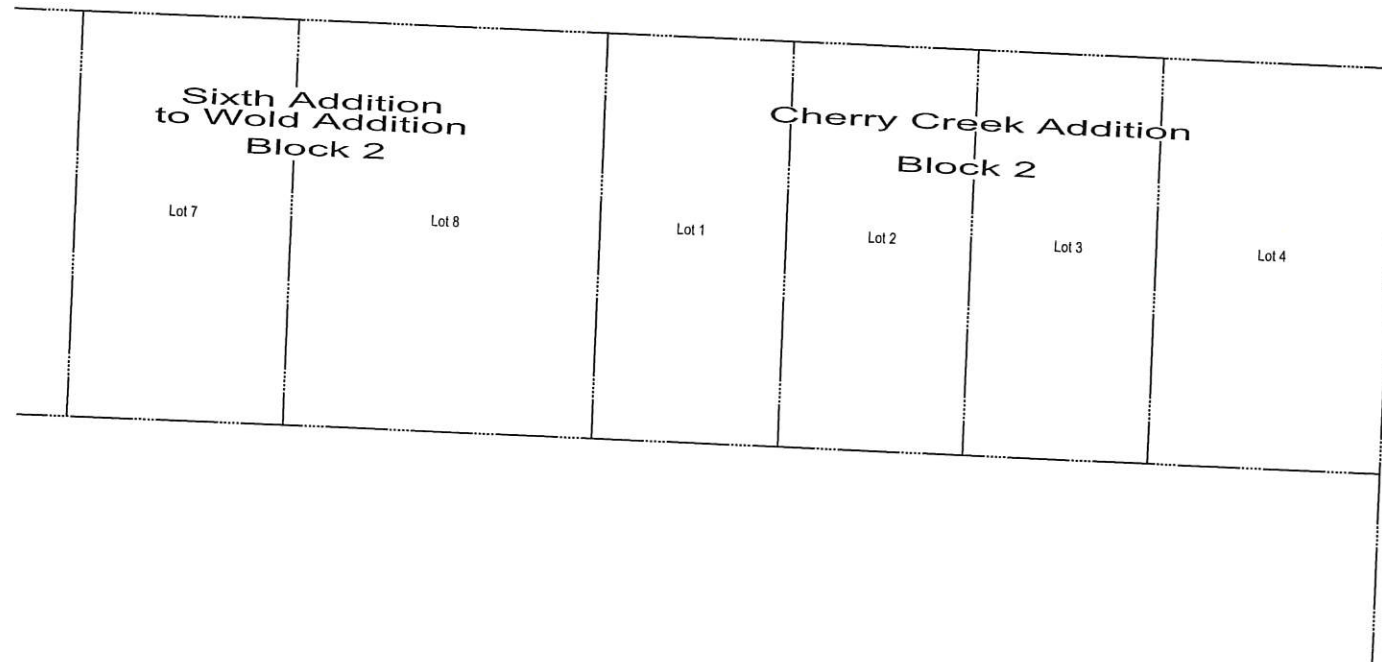


**REPLAT OF
ALL OF LOT 1 AND THE W1/2 OF LOT 2 OF BLOCK 1 OF THE CHERRY CREEK ADDITION &
THE EASTERMOST 5 FEET OF LOT 3, BLOCK 1 OF THE SIXTH ADDITION TO WOLD ADDITION
NOW KNOWN AS**

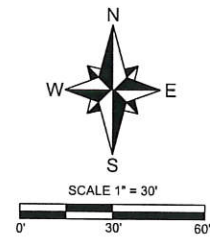
LOT 5 OF BLOCK 1 OF THE CHERRY CREEK ADDITION
AS LOCATED IN THE NE1/4 OF SECTION 19 - TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



8th Street Northeast



VICINITY MAP
Not to Scale



- = 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
- = EXISTING PROPERTY LINE
- = ORIGINAL PROPERTY LINE
- - - = UTILITY EASEMENT LINE



**REPLAT OF
ALL OF LOT 1 AND THE W1/2 OF LOT 2 OF BLOCK 1 OF THE CHERRY CREEK ADDITION &
THE EASTERMOST 5 FEET OF LOT 3, BLOCK 1 OF THE SIXTH ADDITION TO WOLD ADDITION
NOW KNOWN AS**

LOT 5 OF BLOCK 1 OF THE CHERRY CREEK ADDITION
AS LOCATED IN THE NE1/4 OF SECTION 19 - TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.
CITY OF WATFORD CITY, 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.

CORY JOHNSON DATE

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2020 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____ PERSONALLY APPEARED, CORY JOHNSON, 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

LOT 5 OF BLOCK 1 OF THE CHERRY CREEK ADDITION AS LOCATED IN THE NE1/4 OF SECTION 19, T150N, R98W, 5TH P.M., CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA.

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS _____ DAY OF _____, 2020 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



4.

~~Division of Land~~

~~Application~~

~~*Simple Lot Split*~~

~~Paul and Nancy Deutsch~~

~~12271 East Highland~~

Application pulled
by Applicant

Minutes

February 24, 2020

PLANNING & ZONING COMMISSION
MEETING MINUTES
February 24th, 2020

The regularly scheduled January meeting of the Watford City Planning & Zoning Commission was held on Monday February 24th, 2020 at 6:00 p.m. in the Heritage Room at City Hall. In attendance: Vice Chairman Gregg Schuetze and Commission Members: Rick Holm, Jesse Lawrence, Marco Pelton and Jake Walters. Also, in attendance: Assistant City Planners: LaRissa Bertram, City Building Inspector Steven Williams, City Engineer Grace Demars and City Attorney Wyatt Voll. Absent: Chairman Glen Beard, Tom Dwyer

With the above-mentioned present, the Public Hearing was called to order at 6:00 P.M. by Vice Chairman Gregg Schuetze.

Under consideration were the following:

1. Annual Review of Land Use Application for Conditional Use Permit for Cellular Transmission Tower. On property located at 1208 11th Ave. SW.

Assistant Planner LaRissa Bertram explained that this CUP has been in place since 2014. They have a 12x30 equipment building with a 100' monopole for telecommunications services. She informed commission that in 2016 Sprint Nextel had applied to add equipment to the already existing tower and at that time the CUP was amended for the additional equipment. LaRissa added that the area of which this tower is located is maintained and has had no complaints in compliance with the city. There were no further comments at this time.

MOTION by, R. Holm SECOND by J. Lawrence to recommend APPROVAL to City Council of the Annual Review of Land Use Application for Conditional Use Permit for to allow telecommunication transmission facility for Cellular Services.

Approval will be contingent upon the following items:

- The Conditional Use Permit shall be for a term of one (1) year. The Permit will be reviewed again in February 2021 and may be subject to additional requirements.

Roll Call Vote:

Ayes: R. Holm, J. Lawrence, M. Pelton, G. Schuetze, J. Walters

Nays: None.

MOTION Carried.

2. Annual Review of Land Use Application for Conditional Use Permit for Cellular Transmission Tower. On property located at 12209 26th N St. (1st tower)

Assistant City Planner LaRissa Bertram explained that CUP has been in place since 2015. They have an 80' Monopole for telecommunication services. She noted that there are no issues with the property and is in compliance with the city. There were no further comments.

MOTION by, J. Lawrence SECOND by M. Pelton, to recommend APPROVAL to City Council of the Land Use Application for the Annual Review of Land Use Application for Conditional Use Permit for to allow telecommunication transmission facility for Cellular Services.

Approval will be contingent upon the following items:

- The Conditional Use Permit shall be for a term of one (1) year. The Permit will be reviewed again in February 2021 and may be subject to additional requirements.

Roll Call Vote:

Ayes: R. Holm, J. Lawrence, M. Pelton, G. Schuetze, J. Walters

Nays: None.

MOTION Carried.

3. Annual Review of Land Use Application for Conditional Use Permit for Cellular Transmission Tower. On property located at 12209 26th N St. (2nd tower)

Assistant City Planner LaRissa Bertram explained that CUP has been in place since May of 2019. They are proposing a 180' Monopole for telecommunication services. The original CUP was not up for review until May 2020 but upon City Staff Site visited we notice it had not been constructed and wanted to review it to follow up with the projection of the project. They were told the dates of construction would be May 11, 2020 to May 29 2020. LaRissa told commission that this was appreciate since their CUP was originally approved by City Council in June of 2019. She noted that there are no issues with the property and is in compliance with the city. There were no further comments.

MOTION by, J. Walters SECOND by J. Lawrence, to recommend APPROVAL to City Council of the Land Use Application for the Annual Review of Land Use Application for Conditional Use Permit for to allow telecommunication transmission facility for Cellular Services.

Approval will be contingent upon the following items:

- The Conditional Use Permit shall be for a term of one (1) year. The Permit will be reviewed again in February 2021 and may be subject to additional requirements.

Roll Call Vote:

Ayes: R. Holm, J. Lawrence, M. Pelton, G. Schuetze, J. Walters

Nays: None.

MOTION Carried.

4. Annual Review of Land Use Application for Conditional Use Permit for Cellular Transmission Tower. On property located at 1809 Main St. South.

Assistant City Planner LaRissa Bertram explained that CUP has been in place since 2015. They have a 80' monopole for telecommunication services. This property is in compliance with they city. There were no further comments at this time.

MOTION by, M. Pelton SECOND J. Walters, to recommend APPROVAL to City Council of the Land Use Application for the Annual Review of Land Use Application for Conditional Use Permit for to allow telecommunication transmission facility for Cellular Services.

Approval will be contingent upon the following items:

- The Conditional Use Permit shall be for a term of one (1) year. The Permit will be reviewed again in February 2021 and may be subject to additional requirements.

Roll Call Vote:

Ayes: R. Holm, J. Lawrence, M. Pelton, G. Schuetze, J. Walters

Nays: None.

MOTION Carried.

5. Land Use Application for Zone Change Submitted by Paulo Ficara on Behalf of Dakota Gold Properties for the purpose of rezoning 34 Lots within Block 1 of Stepping Stone Subdivision

Assistant City Planner LaRissa commented that this property consists of many different parcels all zoned R-4 High Density Residential. The property owner would like to re-zone the listed lots to R3- Medium Density Residential. A total of 34 blocks would be

included in Block 1 of Stepping Stone Subdivision. This request is suitable of the history of Single-family homes being built within this area. Also, we have recently had amendments to our setbacks within R3 allowing these homes to be a little more desirable because they are given a couple more feet of room to developed. Commission member asked if there were any homes on these properties and Paul Ficara represented of Dakota Gold Properties was in attendance and he noted that there were 2 homes and a foundation on the 34 lots called out for a rezone. There were no further comments at this time.

Note: Jake Walters stated he would be abstaining from the next 3 agenda items due to his involvement in the projects.

MOTION by, R. Holm SECOND by J. Lawrence to recommend APPROVAL to City Council for the re-zone of 34 lots within Block 1 of Stepping Stone Subdivision from R4- High Density Residential to R3- Medium Density Residential.

Roll Call Vote:

Approval shall be contingent upon the following conditions:

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.

Ayes: R. Holm, J. Lawrence, M. Pelton, G. Schuetze, J. Walters

Nays: None.

MOTION Carried.

Abstained: J. Walters

6. Division on Land Application – for Preliminary Subdivision Plat Phase 6 submitted by Paulo Ficara on behalf of McKenzie Gold Properties for the purpose of creating 58 lots.

Assistant City LaRissa Bertram stated that this plat is to create appropriately sized lots in the northern have of Block 3 of Stepping Stone Subdivision. This plat is recognized as phase 6 per the developer. At this time, they are not required to have a second access. City staff has request estimated buildouts for the roads to see how the whole subdivision will tie together. Commission Member asked Paul Ficara how many acres this would be and he noted this is 12 acres with 55 buildable lots. City Attorney Wyatt Voll asked Paul if they were going get an access easement to lot 1 and Paul asked why they would need one, Wyatt noted that they could not have land locked property and that it was a little under an acre of land that will need access to be maintained. There was no further discussion on that talking point. Commission Member Jake Walters added a comment that they would have Rowhomes on the North Side Townhomes one the West side and Single family homes throughout the rest of the phase. There were no further comments at this time.

MOTION by, J. Lawrence SECOND by M. Pelton to recommend APPROVAL to City Council of the Division of Land Application for Preliminary Subdivision Plat Phase 6 of Stepping Stone Subdivision.

Approval will be contingent on the following:

- 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.
- 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*.
- All bonding for infrastructure must be received before the Final Subdivision Plat is recorded.
- 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.

- 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.

Roll Call Vote:

Ayes: R. Holm, J. Lawrence, M. Pelton, G. Schuetze, J. Walters

Nays: None.

MOTION Carried.

Abstained: J. Walters

7. Land Use Application for Zone Change Submitted by Paulo Ficara on Behalf of Dakota Gold Properties for the purpose of rezoning The Northern half of Block 3 of Stepping Stone Subdivision

Assistant City Planner LaRissa Bertram commented that this property consists of many different parcels all zoned R-4 High Density Residential. The property owner would like to re-zone the listed lots to R3- Medium Density Residential. A total of 57 lots in block 3 of Stepping Stone Subdivision. This request is suitable of the history of Single-family homes being built within this area. Also, we have recently had amendments to our setbacks within R3 allowing these homes to be a little more desirable because they are given a couple more feet of room to developed. Also, Paul Ficara spoke and said in order to qualify for the shovel ready program this property needed to be rezoned to R3 to meet the requirements of the program. There were no further comments at this time.

MOTION by, J. Lawrence SECOND by R. Holm to recommend APPROVAL to City Council for the re-zone of the North half of Block 3 of Stepping Stone Subdivision from R4- High Density Residential to R3- Medium Density Residential.

Roll Call Vote:

Approval shall be contingent upon the following conditions:

- 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.

Ayes: R. Holm, J. Lawrence, M. Pelton, G. Schuetze, J. Walters

Nays: None.

MOTION Carried.

Abstained: J. Walters

CLOSE PUBLIC HEARING: 6:16PM

CALL TO ORDER REGULAR MEETING: 6:16 PM

New Business

ADJOURNMENT: 6:22 PM

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

The next regularly scheduled Planning & Zoning Commission Meeting
Will be held Monday March 30, 2020 at 6:00 P.M.

Gregg Schuetze
Planning & Zoning Commission Vice Chairman

LaRissa Bertram
Assistant City Planner

Permit Records

February- March 2020

2020 PERMIT RECORDS
City of Watford City

Permit	Type	Month	Issue Date	Property Owner	Contractor	Project Address	Lot / Block	Subdivision	Parcel #	Description of Work	Value	Permit Fee
4583	Building	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
4584	W/S Access	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
4585	Building	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
4586	W/S Access	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
4587	General	February	2/24/2020	Mckenzie County Grazing Assoc	Thiel Bros Roofing Inc	801 2nd Ave SW	Lot 2 Block 1	Mck. Co. Grazing Assoc.	82-43-00200	Insurance Claim Roof Repair	\$ 34,392.00	\$ 20.00
4588	Building	February	20/24/2020	McKenzie County School District #1	Construction Engineers	2610 Wolf Den Parkway	Lot 8 Block 10	Fox Hills Village	82-31-05300	NEW Elementary School	\$ 16,244,799.00	\$ 80,856.66
4589	W/S Access	February	20/24/2020	Mckenzie Coutnty School District #1	Construction Engineers	2610 Wolf Den Parkway	Lot 8 Block 10	Fox Hills Village	82-31-05300	4" Water Line w/ 6" Fine Line 4" Water Meter	\$ -	\$ 13,512.46
4590	Residential Building	March	3/4/2020	Gary & Andrea Lundebrg	Goulet Construction	806 Mulligan Ave.	Lot 4 Block 2	Rolling Hills Estates	20-2502400	3983 Sq. Ft Single Family Home with Finished 1228 sq Ft garage	\$ 600,000.00	\$ 6,665.00
4591	Residential Building	March	3/5/2020	Paramount Builders Inc.	Paramount Builders Inc.	1906 Winer Hawk Trl.	Lot 51 Block 1	Stepping Stone	83-25-15100	3194 Sq Ft Total Single Family Home With 3 Stall Garage (CONCORD)	\$ 221,000.00	\$ 4,301.50
4592	W/S Access	March	3/5/2020	Paramount Builders Inc.	Paramount Builders Inc.	1906 Winer Hawk Trl.	Lot 51 Block 1	Stepping Stone	83-25-15100	1" Water Line with 3/4 meter and sewer access	\$ -	\$ 3,929.59
4593	Building Permit	March	3/5/2020	Stanley Por	Renovare LLC	1209 9th ST SW	Lot 13 Block 2	Tara Estates	82-64-02140	1834 Sq Ft Twin Home with 575 sq ft garage	\$ 189,150.00	\$ 4,094.48
4594	W/S Access	March	3/5/2020	Stanley Por	Renovare LLC	1209 9th ST SW	Lot 13 Block 2	Tara Estates	82-64-02140	1' water line 1' meter	\$ -	\$ 4,025.00
4595	Building Permit	March	3/5/2020	Stanley Por	Renovare LLC	1213 9th ST SW	Lot 14 Block 2	Tara Estates	82-64-02130	1834 Sq Ft Twin Home with 575 sq ft garage	\$ 189,150.00	\$ 4,094.48
4596	W/S Access	March	3/5/2020	Stanley Por	Renovare LLC	1213 9th ST SW	Lot 14 Block 2	Tara Estates	82-64-02130	1" Water Line with 3/4 meter and sewer access	\$ -	\$ 4,025.00
4597	Excavation	March	3/6/2020	Watford City	BEK Consulting LLC	1316 & 1321 E Pheasant Ridge St.		Pheasant Ridge		2 curb stop replacements	\$ 10,000.00	\$ 177.00
4598	Building	March	3/10/2020	Jerry Foley	Self	605 Main St. South	Lot 1 Block 0	Foley Subdivision	83-34-00100	Pour a 32*40 concrete slab on grade and a 40*29 concrete slab on grade	\$ 20,000.00	\$ 317.00
4599	Residential Building	March	3/13/2020	Paramount Builders Inc.	Paramount Builders Inc.	1914 Winter Hawk Trail	Lot 49 block 1	Stepping Stone	83-25-14900	2856 Sq ft home with 2 car attached garage	\$ 221,000.00	\$ 4,301.50
4600	W/S Access	March	3/13/2020	Paramount Builders Inc.	Paramount Builders Inc.	1914 Winter Hawk Trail	Lot 49 block 1	Stepping Stone	83-25-14900	1' water line 1' meter and residential sewer access	\$ -	\$ 3,929.59
4601	Residential Building	March	3/17/2020	KLT Enterprises LLC	KLT Enterprises, LLC	205 7th Ave. NE	Lot 6 Block 6	Veeder Estates	827506000	1400 sq ft single family home with partial finished basement	\$ 200,000.00	\$ 4,165.00
4602	W/S Access	March	3/17/2020	KLT Enterprises LLC	KLT Enterprises, LLC	205 7th Ave. NE	Lot 6 Block 6	Veeder Estates	827506000	1' water line with 3/4' water meter and residential sewer access	\$ -	\$ 3,110.59
4603	Residential Building	March	3/17/2020	KLT Enterprises LLC	KLT Enterprises, LLC	211 7th Ave. NE	Lot 7 Block 6	Veeder Estates	827561000	1400 sq ft single family home with partial finished basement	\$ 200,000.00	\$ 4,165.00
4604	W/S Access	March	3/17/2020	KLT Enterprises LLC	KLT Enterprises, LLC	211 7th Ave. NE	Lot 7 Block 6	Veeder Estates	827561000	1' water line 3/4' watermeter with residential sewer access	\$ -	\$ 3,110.59
4605	Residential Building	March	3/17/2020	KLT Enterprises LLC	KLT Enterprises, LLC	215 7th Ave. NE	Lot 8 Block 6	Veeder Estates	8275062000	1400 sq ft single family home with partial finished basement	\$ 200,000.00	\$ 4,165.00
4606	W/S Access	March	3/17/2020	KLT Enterprises LLC	KLT Enterprises, LLC	215 7th Ave. NE	Lot 8 Block 6	Veeder Estates	8275032000	1' water line with 3/4' water meter and residential sewer access	\$ -	\$ 3,110.59
4607	Building permit	March	3/17/2020	Self	Troy Knutson	220 7th St. NE	Lot 1 Block 5	1st Addition- Wolds to W	827802400	Insurance Claim Kitchen remodel from water damage	\$ -	\$ 20.00
4608	Residential Building	March	3/17/2020	Paramount Builders Inc.	Paramount Builders Inc.	1919 Granite Rd	Lot 35 Block 1	Stepping Stone		2823 Sq Ft Single Family Home with attached garage	\$ 221,000.00	\$ 4,301.50
4609	W/S Access	March	3/17/2020	Paramount Builders Inc.	Paramount Builders Inc.	1919 Granite Rd	Lot 35 Block 2	Stepping Stone		1' water line 3/4' watermeter with residential sewer access	\$ -	\$ 3,929.59
4610	Residential Building	March	3/18/2020	Paramount Builders Inc.	Paramount Builders Inc.	1922 Winterhawk Trl	Lot 47 Block 1	Stepping Stone	832514700	2823 Sq Ft Single Family Home with attached garage	\$ 221,000.00	\$ 4,301.50
4611	W/S Access	March	3/18/2020	Paramount Builders Inc.	Paramount Builders Inc.	1922 Winterhawk Trl	Lot 47 Block 1	Stepping Stone	832514700	1' water line 3/4' watermeter with residential sewer access	\$ -	\$ 3,929.59

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	22
April	
May	
June	
July	
August	
September	
October	
November	
December	

2020 YTD	43
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2020	
Month	Value
January	\$ 567,130.00
February	\$ 742,934.94
March	\$ 2,692,300.00
April	
May	
June	
July	
August	
September	
October	
November	
December	

2020 YTD	\$ 4,002,364.94
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2020 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	11		\$ 2,284,000.00
Duplex	2	1	\$ 378,300.00
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