

1.

Land Use Application

Variance

Kirk Wold
201 3rd Ave. NW



LAND USE

VARIANCE

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 Variance Application may be submitted to consider reducing yard setbacks in order to accommodate a structure due to exceptional conditions or existing circumstances of the property. Along with this application, please submit the following: N.D. Professionally Engineered/ Survey or drawing of the property in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for Variance and a current copy of a title report/title commitment for the property. For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances: CHAPTER XV ARTICLE XXVII: VARIANCES, SECTION 1-6.*

PROPERTY OWNER INFORMATION

OWNER NAME(S): <i>Kirk Wald</i>	PHONE NUMBER: <i>701-570-5521</i>	EMAIL: <i>kwald@pantherppt.com</i>
MAILING ADDRESS: <i>PO Box 1109 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>201 3rd Ave NW</i>	ZONING DISTRICT: <i>R-1</i>
PARCEL NUMBER(s): <i>820107400</i>	LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE)
CURRENT USE OF PROPERTY: <i>Residence</i>	PROPOSED USE OF PROPERTY: <i>Garage Addition</i>

DESCRIPTION

 Please give a brief description of the proposed Variance.

Garage Addition

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: <i>Kirk Wald</i>	DATE: <i>9.9.19</i>
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APPLICANT PRINT NAME: <i>Kirk Wald</i>	APPLICANT TITLE: <i>Owner</i>
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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:
Kirk Wold

DATE:
9, 9, 19

PROPERTY OWNER SIGNATURE:

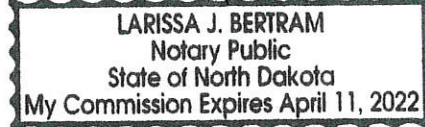
DATE:
 / /

PROPERTY OWNER NOTARY

On this 9 day of Sept., 2019 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Kirk Wold known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

Larissa J. Bertram
Notary Public

(NOTARIAL SEAL)



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

▼ OFFICE USE ONLY ▼

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

LEGAL NOTICE DATES:

9, 18, 19

9, 25, 19

ADJACENT PROPERTY OWNER NOTICES MAILED

MEETING DATES:

PLANNING COMMISSION:

9, 30, 19

CITY COUNCIL:

10, 7, 19

INVOICE:

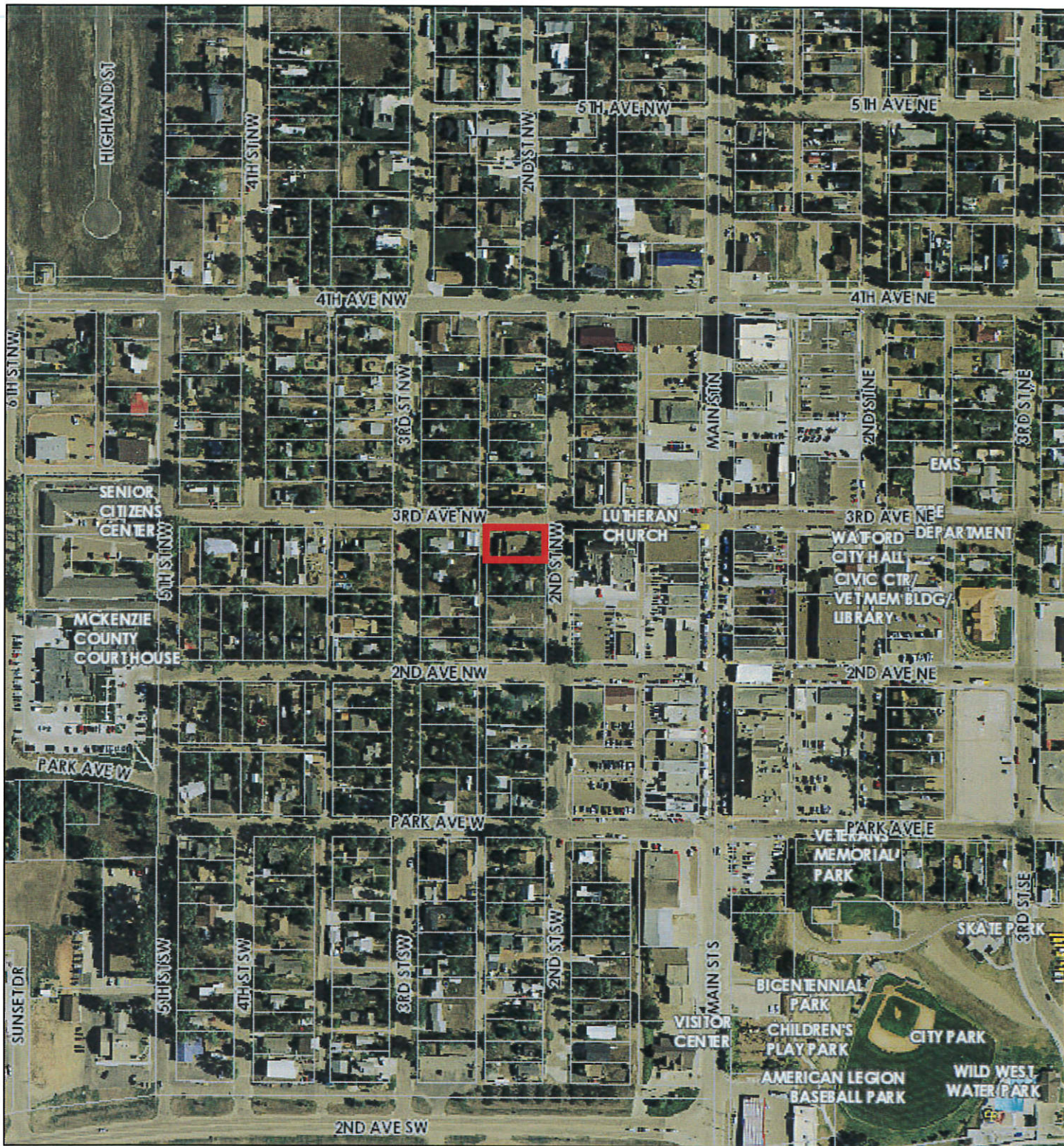
INVOICE NUMBER: 4047
DATE CREATED: 9, 9, 19 BY: LJB

PAYMENT: \$300.00

DATE RECEIVED: 9, 9, 19 AMOUNT: \$ 300.00

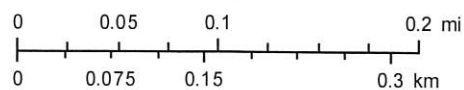
CARD CASH CHECK # 3445

Variance- Kirk Wold



September 25, 2019

1:6,019



- StreetCenterlines
- Place Names
- Watford City Limits
- Extra-Territorial Area (ETA)
- Cherry Creek
- Parcels from McKenzie County

GIS, Watford City, AE2S

Scale 3/16" = 1'-0"

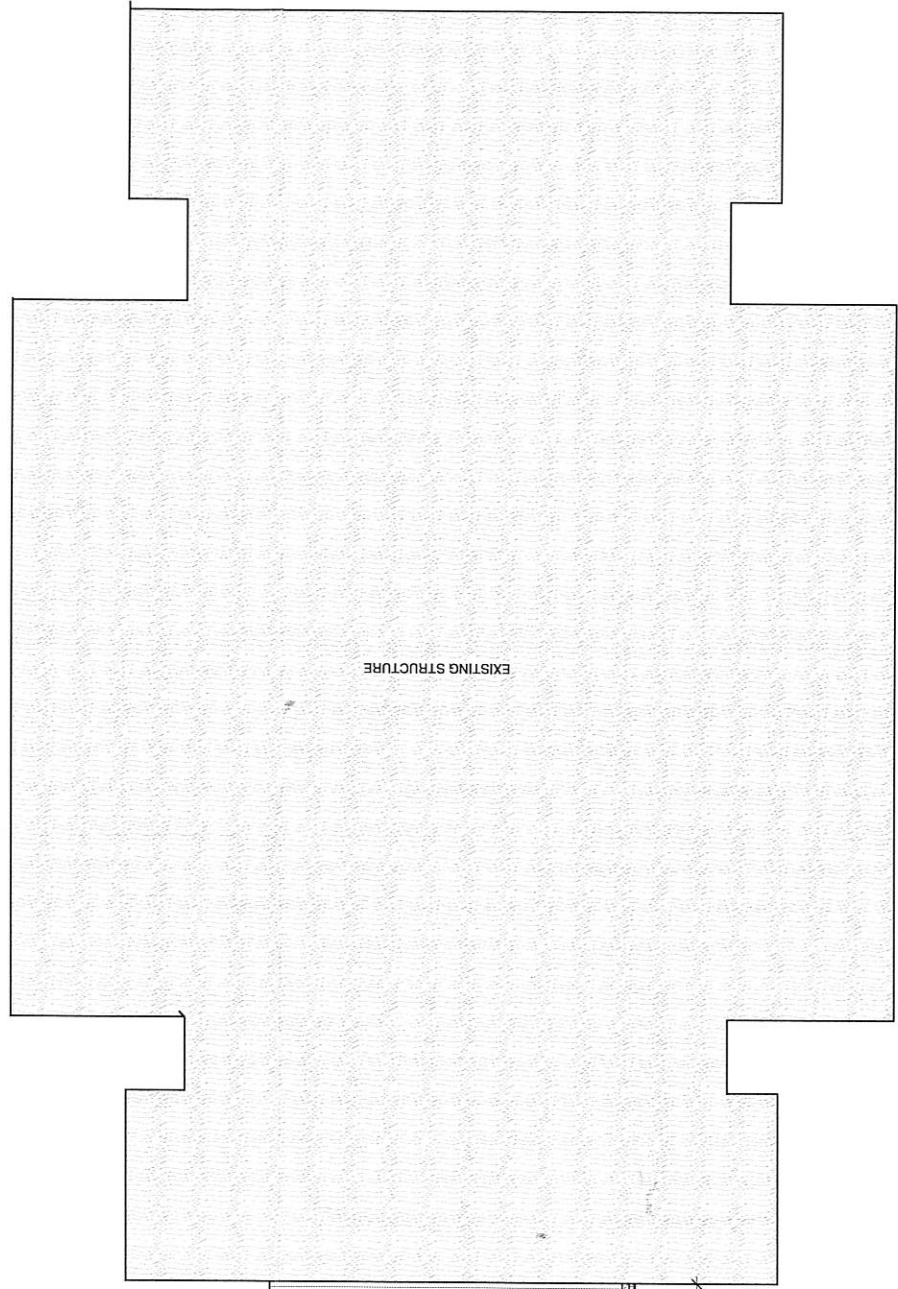
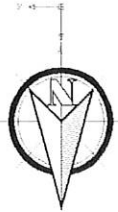
A0.1

Project Number
Date 8/23/2019 1:35:49 PM
Drawn by
Author

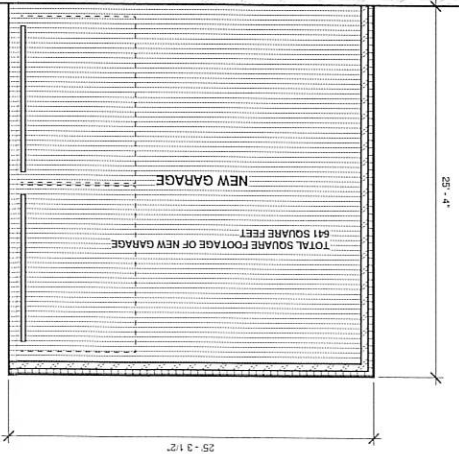
CHURCH REMODEL
GARAGE & EXISTING
FOOTPRINT

KIRK WOLD

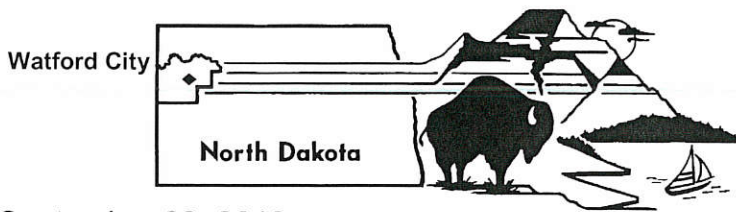
KIRK WOLD TOWNHOUSE REMODEL



EXISTING STRUCTURE



① NEW GARAGE LAYOUT 3/16" = 1'-0"



City of Watford City
213 2nd St., NE / PO Box 494
Watford City, ND 58854
Ph. 701- 444- 2533
Fax 701- 444- 30
cityofwatfordcity.com

September 23, 2019

STAFF REPORT 2019 Variance

APPLICANT:

Kirk Wold
P.O. Box 1109
Watford City ND, 58854

PROPERTY OWNER:

Kirk Wold
P.O. Box 1109
Watford City ND, 58854

PROPERTY LOCATION:

Section 24, Township 150 N, Range 99 W, Lot 1 of Block 5 of The Original Town site to Watford City, 201 3rd Ave. NW , Watford City, McKenzie County, North Dakota.

REQUEST:

Applicant has submitted a Land Use Application for the consideration of a allowing over the 40% of lot coverage for a residential lot.

ZONING:

R-1, Single Family Dwelling District

CURRENT USE:

Single Family Home

SITE DEVELOPMENT:

Access: Home is accessed from City Street: 3rd Ave. NW.
Sewer: City sewer services are available and connected to property.
Water: City water services are available and connected to property.

SURROUNDING LAND USE:

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

REFERENCES:

City of Watford City Municipal Code of Ordinances, Chapter XV Zoning Ordinance, Article X R-1 Single Family Dwelling District, Section 6- Yard Regulations, Subsection 1: Rear Yard.
City of Watford City Municipal Code of Ordinances, Chapter XV Zoning Ordinance, Article XXVII Variances, Section 1-Requirements for Variances:

"The applicant must show that his property was acquired in good faith and where by reason of exceptional narrowness, shallowness or shape of his specific piece of property at the time of the effective date of this zoning ordinance or where, by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances, the strict application of the terms of this zoning ordinance actually prohibits the use of his property in the manner similar to that of other property in the zoning district where it is located.

City of Watford City Municipal Code of Ordinances, Chapter XV Zoning Ordinance, Article XXVII Variances, Section 2-Limitations:

"Variances shall include yard and height regulations only and are limited to the following:

1. *Yard Regulations*
 - a.) *A yard regulation variance may not be more than one-half the required yard and shall not encroach upon the required setback for adjacent buildings.*
 - b.) *A front yard setback to less than one-half (½) of the required front yard on top of existing footprint of structures constructed before the effective date of this ordinance.*
 - c.) *A front yard setback, rear yard setback, or side yard setback in the case of corner lots, less than one-half (½) of the required setback can be granted provided that:*
 1. *The existing structure is located on the property such that no improvements can be made to the structure due to Limitation (a) above; AND*
 2. *The existing structure predates the implementation of the City of Watford City's Zoning Ordinance (Ordinance 130, August 21, 1969.)*

City of Watford City Municipal Code of Ordinances, Chapter XV Zoning Ordinance, Article XXVII Variances, Section 5-Public Hearing and Notice, Subsection 2.a:

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

DISCUSSION:

The Land Use Application is requesting a variance for 48% lot coverage. When our ordinance states that only 40% lot coverage is allowable in R1- Single Family Home Zoning District.

Property owner Kirk Wold would like to construct a garage on this property. This building was originally zoned commercial and was used as a preschool. Since then it has been purchased by Mr. Wold with the intent of being turning into a living unit. The city approved a zone change for this property in March of 2016 from C1- General Commercial District to R1- Single Family Home Residential. Since Residential and Commercial lot coverage is different there is the hardship for Mr. Wold. As well as he has a double frontage lot that decreases the buildable space upon this lot due to two front yard setbacks.

The City of Watford City mailed a notice to the property owners who hold an interest in the property as well as the adjacent property owners regarding the annual review of this Conditional Use Permit. At the time of this report, none of the noticed property owners have contacted the city regarding the application.

RECOMMENDATION:

Planning Department Staff recommends **APPROVAL** of this Land Use Application for an increase of lot coverage percentage.

PLANNING DEPARTMENT STAFF CONTACT:

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





2.

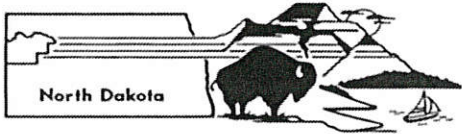
Division of Land

Subdivision Amendment to Final Plat

Thane Lewis

5th Ave. SE Cherry Creek 2nd Addition

DIVISION OF LAND



SUBDIVISION AMENDED FINAL PLAT

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

APPLICATION FEE:

\$525.00

REQUIREMENTS: All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Subdivision Amended Final Plat Application* may be submitted in order to plat parcels within the Corporate City limits and the designated Extra Territorial Area (ETA) which have already been platted within a previous Final Plat. All *Subdivision Amended Final 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 original 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 *Subdivision Final Plat*, and a current copy of a title report/title commitment for the property. Once approved by City Council, the Final Subdivision Plat must be submitted to the City on a mylar plat in the size 24" x 36". Subdivisions may be subject to additional Development Agreements (DA) and Subdivision Improvement, Warranty and Maintenance Agreements (SIA) prior to recordation. 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): <i>Thane Lewis</i>	PHONE NUMBER: <i>701 715 000</i>	EMAIL: <i>thanelewis@hotmail.com</i>
MAILING ADDRESS: <i>P.O. Box 10 Watford City, ND 58854</i>		

APPLICANT INFORMATION

Same as Owner

APPLICANT NAME: <i>Same</i>	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

DEVELOPER INFORMATION

DEVELOPER NAME: <i>Same</i>	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

PROPERTY INFORMATION

PROPERTY ADDRESS/LOCATION: <i>5TH AVE SE Watford City, ND 58854</i>	ZONING DISTRICT: <i>R2M</i>	
PARCEL NUMBER(S):	PROPOSED SUBDIVISION NAME:	
LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE)		
EXISTING ACREAGE/SQ.FT.:	NEW ACREAGE/SQ.FT.:	PROPOSED # OF LOTS: <i>6</i>
CURRENT USE OF PROPERTY: <i>Res</i>	PROPOSED USE OF PROPERTY:	

DESCRIPTION Please give a brief description of the Amended Final Subdivision Plat.

Split into 6 lots for single wide houses.

APPLICANT SIGNATURE: (IF DIFFERENT THAN OWNER)

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

APPLICANT SIGNATURE:

[Handwritten Signature]

DATE:

9 / 3 / 19

APPLICANT PRINT NAME:

Thane Lewis

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:

[Handwritten Signature]

DATE:

09 / 03 / 19

PROPERTY OWNER SIGNATURE:

DATE:

____ / ____ / ____

PROPERTY OWNER NOTARY

On this 3 day of September, 2019 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Thane Lewis

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.

[Handwritten Signature: Larissa J. Bertram]

Notary Public

(NOTARIAL SEAL)

LARISSA J. BERTRAM
Notary Public
State of North Dakota
My Commission Expires April 11, 2022

Notary Public for the state of ND
Residing at Watford City
My Commission Expires 4.11.22

▼ OFFICE USE ONLY ▼

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

LEGAL NOTICE DATES:

9, 10, 19

9, 25, 19

ADJACENT PROPERTY OWNER NOTICES MAILED

MEETING DATES:

PLANNING COMMISSION:

9, 30, 19

CITY COUNCIL:

10, 7, 19

INVOICE:

INVOICE NUMBER: 4039

DATE CREATED: 9, 3, 19 BY: YJB

PAYMENT: **\$525.00**

DATE RECEIVED: 9, 3, 19 AMOUNT: \$ 525.00

CARD CASH CHECK # 329

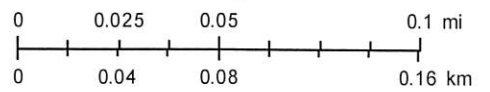
Amendment to Final Plat



September 25, 2019

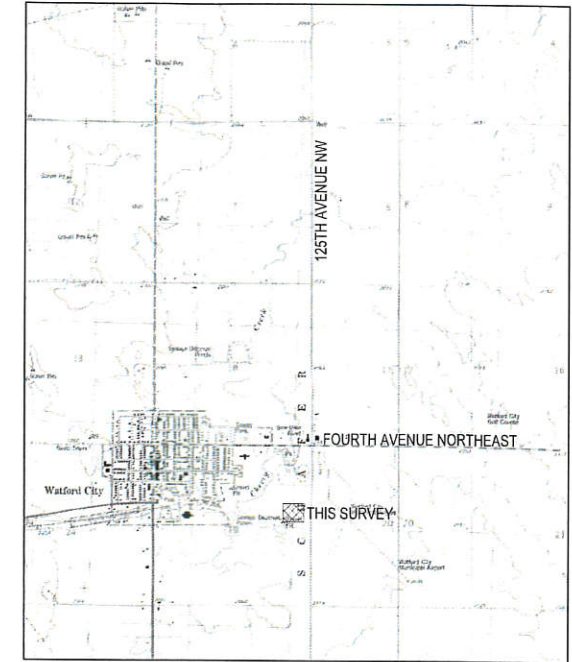
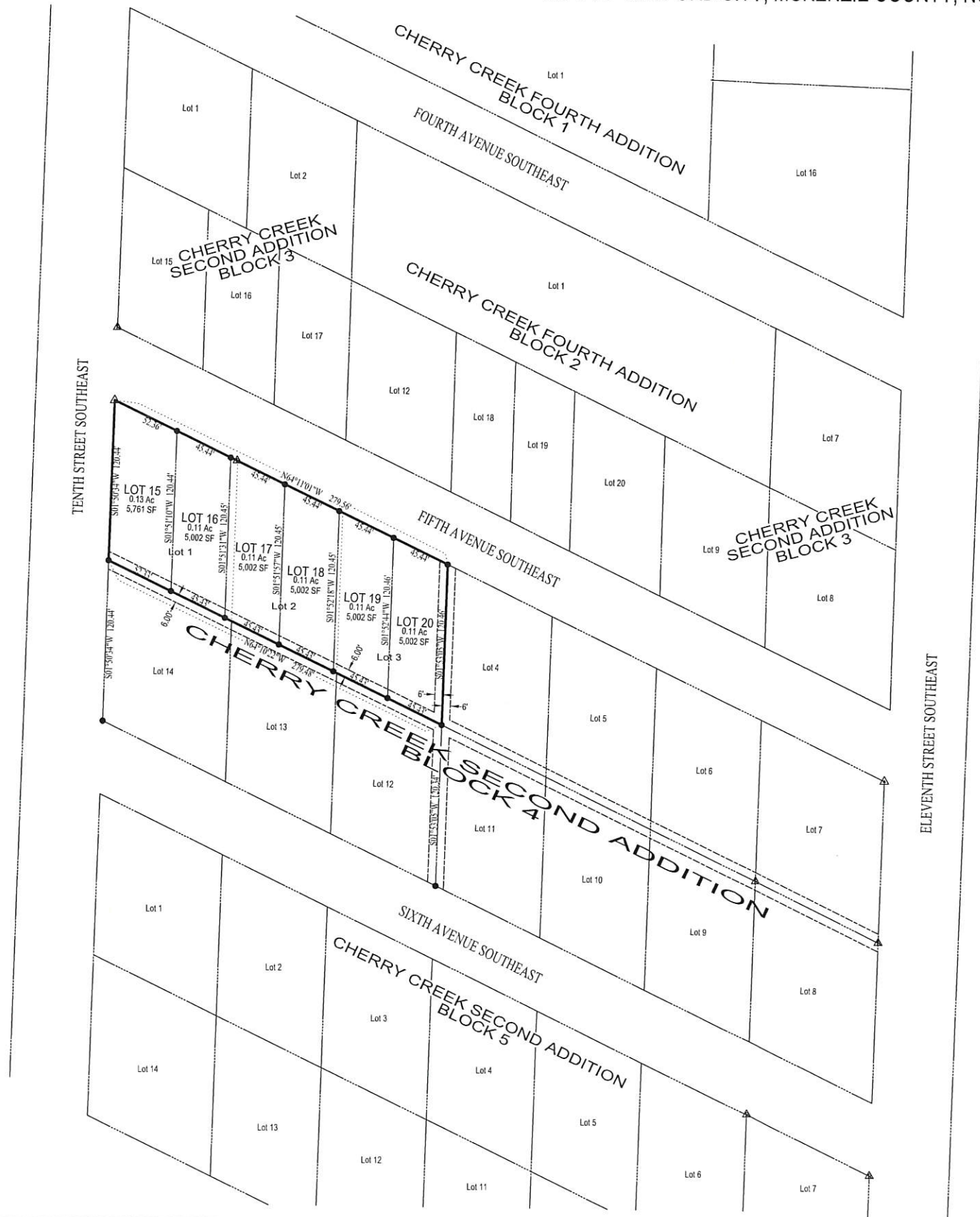
1:3,009

- StreetCenterlines
- Place Names
- Watford City Limits
- Extra-Territorial Area (ETA)
- Cherry Creek
- Parcels from McKenzie County

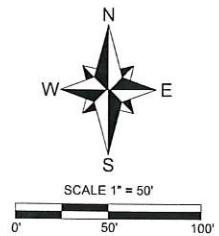


GIS, Watford City, AE2S

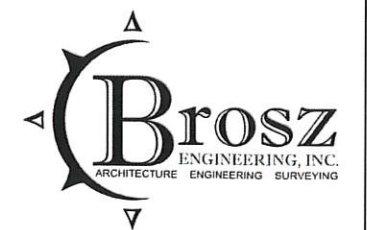
REPLAT OF
LOTS 1 - 3 OF BLOCK 4 OF THE CHERRY CREEK SECOND ADDITION
NOW KNOWN AS
LOTS 15 - 20 OF BLOCK 4 OF THE CHERRY CREEK SECOND ADDITION
 AS LOCATED IN THE SE1/4NE1/4 OF SECTION 19 - TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.
 CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



VICINITY MAP
Not to Scale



- = REBAR & CAP SET
 - ▲ = REBAR & CAP FOUND
 - ▲ = REBAR FOUND
 - ⊗ = STONE FOUND
 - ⊞ = R.O.W. MARKER
 - ⊙ = T POST FOUND
 - 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
 - - - = EXISTING UTILITY EASEMENT LINE



REPLAT OF
LOTS 1 - 3 OF BLOCK 4 OF THE CHERRY CREEK SECOND ADDITION
NOW KNOWN AS
LOTS 15 - 20 OF BLOCK 4 OF THE CHERRY CREEK SECOND ADDITION
AS LOCATED IN THE SE1/4NE1/4 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.

THANE LEWIS DATE

STATE OF COUNTY OF

ON THIS DAY OF 2019 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, THANE LEWIS, 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 2019 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, KELSEY GAUKEL, 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 REGISTERED LAND SURVEYOR NO. 10478 DATE

STATE OF COUNTY OF

ON THIS DAY OF 2019 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, 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 15 - 20 OF BLOCK 4 OF THE CHERRY CREEK SECOND ADDITION IN THE SE1/4NE1/4 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 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 DATE

STATE OF NORTH DAKOTA COUNTY OF MCKENZIE

ON THIS DAY OF 2019, 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 2019, 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 AMOUNT OF \$ PLUS PENALTY AND INTEREST.

CERTIFIED THIS DAY OF 2019.

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., 2019 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 2019.

RESERVATION TELEPHONE COOPERATIVE, AUTHORIZED AGENT PRINTED NAME:

STATE OF NORTH DAKOTA COUNTY OF MCKENZIE

ON THIS DAY OF 2019, 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.

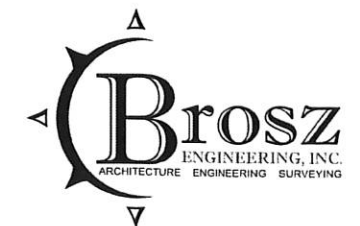
DATED ON THIS DAY OF 2019.

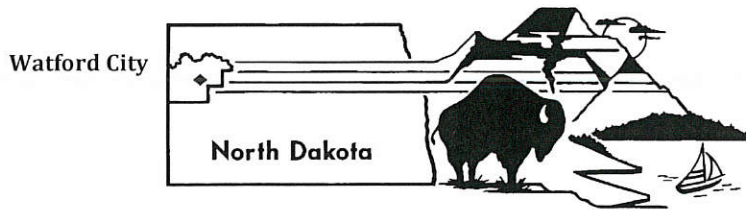
MONTANA DAKOTA UTILITIES COMPANY, AUTHORIZED AGENT PRINTED NAME:

STATE OF NORTH DAKOTA COUNTY OF MCKENZIE

ON THIS DAY OF 2019, 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





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

September 23, 2019

STAFF REPORT

Amendment Final Plat 2nd Addition Cherry Creek: Lot 1-3 of Block 4.

APPLICANT:

Thane Lewis
P.O. Box 10
Watford City ND, 58854

PROPERTY OWNERS:

Thane Lewis
P.O. Box 10
Watford City ND, 58854

PROPERTY LOCATION:

Section 19, Township 150 North, Range 98 West, Parcel ID: 82-20-05800, 82-20-06000, 2nd Addition Cherry Creek Subdivision, Watford City, and McKenzie County, North Dakota.

REQUEST:

Amendment to Final Plat 2nd Addition Cherry Creek subdivision plat for the purpose of dividing the property into 6 lots.

CURRENT ZONING:

R2M- Mobile Home, Two- Family Residential District

CURRENT USE:

Mobile Home Lots

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."

SITE DEVELOPMENT:

Access: 5th Ave SE

Sewer: City Sanitary Sewer Services are accessible to the lots.

Water: City Water Services are accessible to the lots.

SURROUNDING LAND USE:

North: Zoning- R2M- Mobile Home District
Use- Single Family Home

East: Zoning- R2M- Mobile Home District
Use- Single Family Home

South: Zoning- R2M- Mobile Home District
Use- Single Family Home

West: Zoning- R2M- Mobile Home District
Use- Single Family Home

DISCUSSION:

Property owner, Thane Lewis has submitted a Division of Land Application for an Amendment to Final Plat for the purpose of splitting the existing Lots 1-3 of Block 4 and Lots into 6 smaller parcels. The owner's future plan is to be able to set a new mobile home unit on each lot and sell them.

The Amendment to the final plat will create 6 lots on parcel and Per City Zoning Ordinances, these proposed lots will meet the minimum lot size requirement of 5000 sq. ft. When the new mobile homes are moved onto the lots, they will be required to meet the minimum setback requirements as detailed within City Ordinances. Given the proposed lot sizes, the setbacks should be able to be met.

The City Planning Department mailed the adjacent property owners as well as the property owners whom hold an interest in the property a notice regarding the Division of Land Application which was received for an Amended Final plat. 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 the Planning Department Staff to **Approve** the Division of Land Application for Amendment to Final Plat.

Approval shall be contingent upon the following conditions:

1. 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.
2. Property owner will be required to obtain all necessary moving permits for mobile homes prior to placement.
3. Mobile homes will not be allowed to be set or occupied until the amendment to final plat is recorded.

PLANNING DEPARTMENT STAFF CONTACT:

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

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





3.

Land Use Application

Conditional Use Permit

Verizon Wireless

409 12th St. SE

LAND USE APPLICATION pg. 1 of 2
Watford City Planning Department

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE	DATE FILED: 9.10.14	APPLICATION NUMBER: CU 28-2014
ZONE CHANGE	PROCESSES BY: MW	MEETING DATES: P&Z: 9.29.14 CC: 10.6.14
CONDITIONAL USE PERMIT	FEE: \$525.00	ADVERTISE DATE: 9.17 - 9.24
VARIANCE	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
VACATION & ABANDONMENT	SECTION/TOWNSHIP/RANGE: Lot 22 Blk 6 Cherry Creek	
STREET NAME	RELATED CASE #: 2nd Addition	
	FINAL ACTION MEMORANDUM MAILED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: MBY15, LLC

APPLICANT: Badlands Cellular of North Dakota LLLP d/b/a Verizon Wireless

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO:

NAME: John Rowe- Buell Consulting, Inc., Agent for Verizon Wireless

ADDRESS: P. O. Box 2523

CITY: Littleton STATE: Colorado ZIP CODE: 80161-2523

TELEPHONE: 303-220-9100 (Office), 303-618-4615 (Cell Phone) EMAIL:

ASSESSOR'S PARCEL NUMBER(S): 82-20-10700

LEGAL DESCRIPTION: Lot 22, Block 6, Cherry Creek Second Addition to Watford City

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 409 12th Street Southeast

GROSS/NET ACREAGE: 0.0 PRESENT ZONE CLASSIFICATION: Commercial

DESIRED ZONE CLASSIFICATION: Transmission Facility CUP CURRENT/ LAST USE: Mini-Storage Warehousing

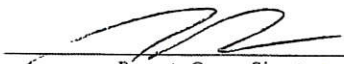
DESCRIBE YOUR REQUEST IN DETAIL. YOU MUST CITE ANY RELEVANT CODE SECTIONS, WAIVERS, OR CONDITIONAL USE PERMITS (USE ADDITIONAL PAGES IF NEEDED)

See attached project narrative. Install a wireless telecommunications transmission facility including a monopole style antenna structure and a 12' x 30' utility building in order for Verizon Wireless to improve wireless communications capacity to the area. Local service will be acquired to power the equipment. The location is zoned Commercial (C-1) which allows transmission facilities as a Conditional Use per Article XVII, C-1, General Commercial Zoning District (Section 2, item 21) subject to District regulations.

DESCRIBE THE SOURCE OF WATER/SEWER: WATER/SEWER ARE NOT REQUIRED Do you have a will serve letter ☉ N/A

LAND USE APPLICATION pg. 2
Watford City Planning Department

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Watford City Code; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Watford City Planning Department and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.



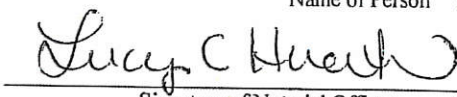
Property Owner Signature

Sherman Raschein- Member
Print of Type Owner Name

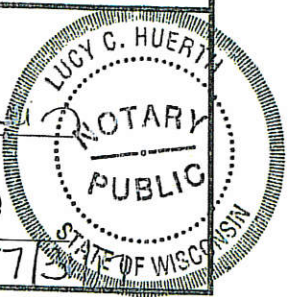
NOTARY

State of Wisconsin
County of Sauk

This instrument was acknowledged before me on 5th Aug 2014 by Sherman Raschein
Date Name of Person



Signature of Notarial Officer



Documents Required for Submitting Land Use Applications

APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	PDF	Supplemental Info	Application Fees
Conditional Use Permit	1 ⁶	1	1	1 ⁹	1 ⁸	1 ¹¹	1 ¹²	1	1 ¹⁴	\$525 + publishing costs
Zone Change	1	1	1	1 ⁹	1 ⁸	1 ¹¹	1 ¹²	1	1 ¹⁴	\$300
Variance	1	1	1		1 ⁸	1 ¹¹		1		\$300
Vacation and Abandonment	1		1	1 ⁹	1 ⁸	1 ¹¹		1		Refer to Fee Schedule
Street Name Change ^a	1	1	1			1 ¹¹		1		Refer to Fee Schedule

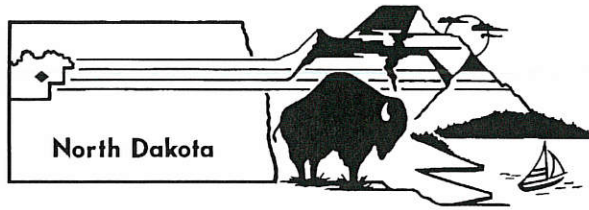
Superscript notes on this table refer to the same item number on the Explanation of the Document Submittal Requirements for Planning Applications
*Plus all sign costs

Procedures for Filing Land Use Applications:

- A. After assembling the required materials as outlined above, only completed applications shall be accepted for filing.
- B. Review the Summary of Required Reviews or Hearings for your application type. ATTENDANCE AT ALL SCHEDULED MEETINGS IS MANDATORY, you may assign an agent to speak on your behalf. Failure to appear at any meeting may result in delays.
- C. Staff Report: To discuss a report or recommendation, contact the Planning Department to resolve concerns prior to the hearing.
- D. A letter indicating the Commission's decision and all conditions of approval is sent to the correspondent address on the application. All conditions must be met before an occupancy permit or a business license will be issued. In many cases, the Planning Commission is considered to be final action unless appealed, refer to the Summary or Required Reviews or Hearings.
- E. Any person may appeal, in writing, to the board within 30 calendar days from the date the Notice of Final Action was sent. The Office of the Zoning Administrator must physically receive the appeal by 4:00 pm. on the 30th calendar day.
- F. The Planning Commission has the authority to impose conditions, restrictions, safeguards and date of expiration on any land use application that is granted to ensure the health, safety and welfare of the neighborhood. Failure to comply with such conditions shall be deemed as a violation. Any such person who knowingly continues the violation after receiving written notification of the violation is guilty of misdemeanor.
- G. Site Development Plan Application is required on all Conditional Use Applications.

Watford City Planning Department
213 2nd St NE / PO Box 494
Watford City, ND 58854
Phone: (701)444-2533 Fax: (701)444-3004 Website: www.mckenziecounty.net

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

September 24, 2019

STAFF REPORT 2019 ANNUAL REVIEW for Conditional Use Permit

APPLICANT:

Verizon Wireless
Attn: Network Real Estate Dept.
Bloomington, MN 55468

PROPERTY OWNERS:

MBY15, LLC
2290 Dry Creek Road
Afton, WY 83110

PROPERTY LOCATION:

Parcel ID: 82-20-10700, .37 acres. Address: 409 12th St SE, Watford City, McKenzie County, North Dakota.

REQUEST:

A Land Use Application for Conditional Use Permit was originally submitted for Transmission facility/tower on C1 – General Commercial District zoned land.

ZONING:

At this time, current zoning is C1-General Commercial.

CURRENT USE:

Commercial business, storage units.

REFERENCES:

Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinances Article XVII C1- General Commercial District, Section 3- Conditional Uses, Subsection 16: Transmission Facility/ Substation/ Public Uses.

Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinances, Article XXV, Conditional Uses, Section 1-Requirements for Conditional Uses:

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 12th St. SE
- Sewer: The property does have access to City sanitary sewer service.
- Water: The property does have access to City water service.

SURROUNDING LAND USE:

- North: Zoning – C-1 General Commercial
Use - Country Cross Ranch
- East: Zoning – C-1 General Commercial
Use – Softball complex; Airport
- South: Zoning – C-1 General Commercial
Use - Richard Beane Enterprises
- West: Zoning – R2M- Mobile Park District
Use - Single Family Homes / Single family Mobile homes

DISCUSSION:

The original Land Use Application for Conditional Use Permit was submitted in 2014 for the consideration of installing a wireless telecommunications transmission facility including a monopole style antenna structure and a 12x30 utility building in order for Verizon Wireless to improve wireless communications capacity to this area. The application was approved by City Council on October 6, 2014. The Conditional Use Permit has been reviewed and approved annually since 2014.

The current use of this transmission facility has not seemed to detract from the current neighborhood development. This specific transmission facility is no longer in need for this property and has been removed by the owners. City Staff has contacted Buell Consulting Inc for information on if this property is still in need for the transmission facility and they confirmed they did not need that location any longer and that it was ok to deny continuation of the conditional use permit.

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 ***Deny*** the Land Use Application for Conditional Use Permit Annual Review. The next review will be scheduled for February 2020 given that the following contingencies are met and maintained during this time frame.

PLANNING DEPARTMENT STAFF CONTACT:

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

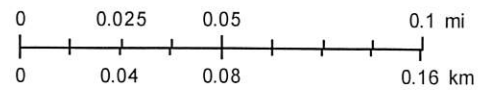
Annual Review CUP- Verizon Wireless



September 25, 2019

1:3,009

- StreetCenterlines
- Place Names
- Watford City Limits
- Extra-Territorial Area (ETA)
- Cherry Creek
- Parcels from McKenzie County



GIS, Watford City, AE2S





4.

Land Use Application

Conditional Use Permit Renewal

QEP

Workforce Housing

LAND USE APPLICATION
 Watford City Planning Department
 See Reverse for Submittal Requirements
 AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: <u>3/6/13</u>	APPLICATION NUMBER: <u>CU-1-2013</u>
<input type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>MW</u>	MEETING DATES: P&Z: <u>3/25</u> CC: <u>4/1</u>
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: <u>\$250</u>	ADVERTISE DATE: <u>3/13 + 3/20</u>
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>CRS receipt # 182181</u>	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: <u>sect. 16, T150N, R98W</u>	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input type="checkbox"/> SIMPLE LOT SPLIT - \$450.00	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: QEP Resources
 APPLICANT: Gabe Holt

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Connie Ridi
 ADDRESS: 3780 72nd Ave, P.O. Box 130
 CITY: Parshall STATE: ND ZIP CODE: 58770
 TELEPHONE: 701.421.8467 EMAIL: Connie.Ridi@qepres.com
 ASSESSOR'S PARCEL NUMBER(S):
 LEGAL DESCRIPTION: SW 1/4 SE 1/4 Section 16 Township 150N Range 98W
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 3112 4th Ave NE Watford City, ND
 GROSS/NET ACREAGE: 10 acres PRESENT ZONE CLASSIFICATION: A9
 DESIRED ZONE CLASSIFICATION: C1 CURRENT LAST USE:

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

QEP is requesting permission to place mobile homes housing at its property. The HOMES will house QEP personnel during oil and gas drilling and development

DESCRIBE THE SOURCE OF WATER/SEWER: Rural Water Do you have a will serve letter YES NO

LAND USE APPLICATION pg. 2

Watford City Planning Department

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Watford City Code; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Watford City Planning Department and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.

Connie Ridd
Property Owner Signature

Connie Ridd / DEP
Print of Type Owner Name

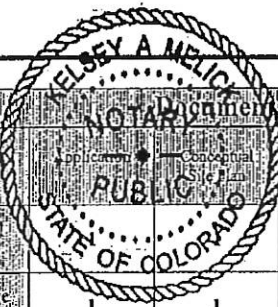
NOTARY

State of Colorado

County of Denver

This instrument was acknowledged before me on 3/21/2013 by Connie Ridd
Date Name of Person

F. Melic
Signature of Notarial Officer



Requirements Required for Submitting Land Use Applications										
APPLICATION TYPE	Application	Conditional Use	Site Plan	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	Street-line Drawing	Supplemental Info	Application Fees
Conditional Use Permit			2	1 ^p		1 ^u	1 ^u	1 ^u	1 ^u	\$350.00
Zone Change	1	1	2	1 ^p	1 ^a	1 ^u	1 ^u		1 ^u	\$200.00
Variance	1	1	2			1 ^u				\$200.00
Vacation and Abandonment	1		2	1 ^p	1 ^a	1 ^u				Refer to Fee Schedule
Street Name Change	1					1 ^u				Refer to Fee Schedule

Superscript notes on this table refer to the same item number on the Explanation of the Document Submittal Requirements for Planning Applications
*Plus all sign costs

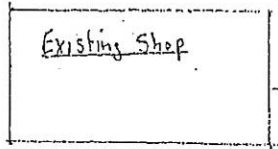
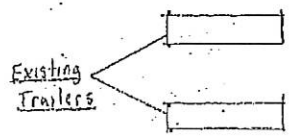
Procedures for Filing Land Use Applications:

- After assembling the required materials as outlined above, only completed applications shall be accepted for filing.
- Review the Summary of Required Reviews or Hearings for your application type. ATTENDANCE AT ALL SCHEDULED MEETINGS IS MANDATORY, you may assign an agent to speak on your behalf. Failure to appear at any meeting may result in delays.
- Staff Report: To discuss a report or recommendation, contact the Planning Department to resolve concerns prior to the hearing.
- A letter indicating the Commission's decision and all conditions of approval is sent to the correspondent address on the application. All conditions must be met before an occupancy permit or a business license will be issued. In many cases, the Planning Commission is considered to be final action unless appealed, refer to the Summary or Required Reviews or Hearings.
- Any person may appeal, in writing, to the board within 30 calendar days from the date the Notice of Final Action was sent. The Office of the Zoning Administrator must physically receive the appeal by 4:00 pm. on the 30th calendar day.
- The Planning Commission has the authority to impose conditions, restrictions, safeguards and date of expiration on any land use application that is granted to ensure the health, safety and welfare of the neighborhood. Failure to comply with such conditions shall be deemed as a violation. Any such person who knowingly continues the violation after receiving written notification of the violation is guilty of misdemeanor.
- Site Development Plan Application is required on all Conditional Use Applications.

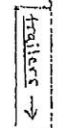
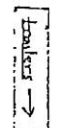
← Highway 10 →

DEP Resources

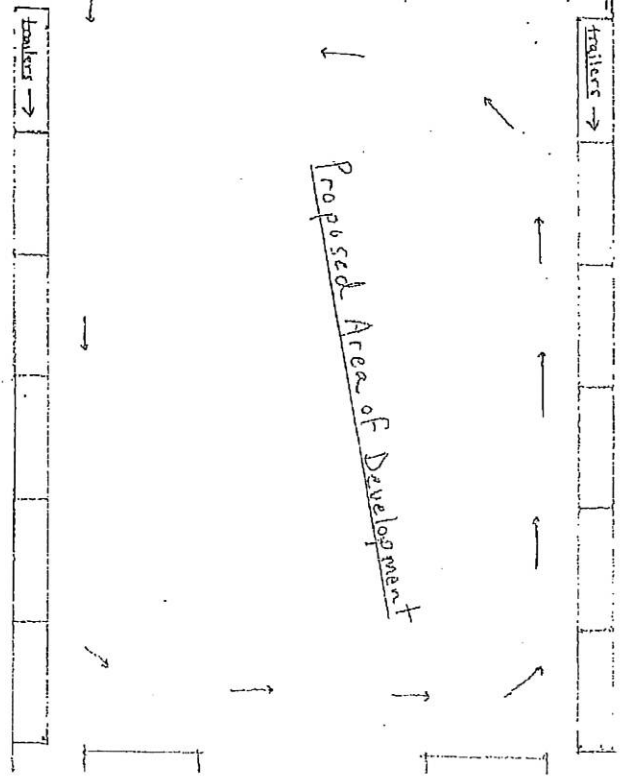
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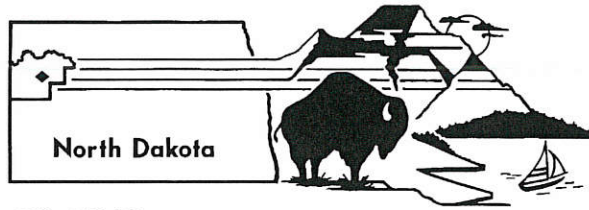


Existing Fenced Yard



Proposed Area of Development





September 23, 2019

**STAFF REPORT
 2019 ANNUAL REVIEW for Conditional Use Permit**

APPLICANT:

QEP Resources

PROPERTY OWNERS:

QEP Resources
 P.O. Box 130
 3780 72nd Ave.
 Parshall, ND 58770

PROPERTY LOCATION:

Parcel ID: 821700100; 821701000 SW ¼ SE ¼ Section 16, Township 150, Range 98W, Country Club Acres Subdivision, 10 Acres, Address: 3112 4th NE Watford City, McKenzie County, North Dakota.

REQUEST:

A Land Use Application for Conditional Use Permit was originally submitted for temporary employee housing.

ZONING:

At this time, current zoning is C-1.

CURRENT USE:

QEP Resources Employee Housing

REFERENCES:

Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinances, Article XXV, Conditional Uses; Article XXII- General Commercial District.

The commission should carefully consider all of the possible implications associated with approving this Conditional Use. Chapter XV, Article XX of the City of Watford City ordinances require that "All required off-street parking areas, including access drives, shall be improved with asphalt, concrete or similar dust-free surface and all parking spaces shall be clearly marked."

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 of community.
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
i. 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.
7. The Property Owner will have 1 year (12 Months) to come into compliance with current City Jurisdiction or will be asked to remove units from the property.

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.

SITE DEVELOPMENT:

- Access: The property is accessible from 4th Ave NE.
- Sewer: The property does NOT have City sanitary sewer service.
- Water: The property does Not have City water service.

SURROUNDING LAND USE:

- North: Zoning – R-1: Single Family Home District
Use - Undeveloped
- East: Zoning – AG, Agriculture District
Use – Fox Hills Golf Course
- South: Zoning – AG: Agriculture District
Use - Undeveloped
- West: Zoning – R4- High Density Residential/ C2- Commercial Service District
Use - Hunters Run Apartments/ Undeveloped C2 Property

DISCUSSION:

The original Land Use Application for Conditional Use Permit was submitted in 2013 for the consideration of allowing temporary workforce housing within a C-1, General Commercial Zoning District. The application proposed placing mobile home housing units within the property's 10 acres to be used by QEP personnel.

Upon a recent site visit from City Staff, the property appears to be well kept and manicured. Gravel drive aisles and parking spaces are provided at each mobile home. There are 6 mobile homes with 5 living quarters per unit. The area in which the living units are located is fenced in. There are 2 additional single wide mobile homes at the front of the property, outside of the fenced area that are used for office space only.

City Staff spoke with QEP Administrative Assistant, Eva and she explained that they were still in need of their on-site housing for their staff at this time and that they would like to request one more year of their Conditional Use Permit to allow the housing. Eva also noted that they only extended their lease for 3 of the living units and the other 3 are supposed to be moved out this fall.

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 Conditional Use Permit Annual Review for Temporary Workforce Housing.

Approval will be contingent upon the following items:

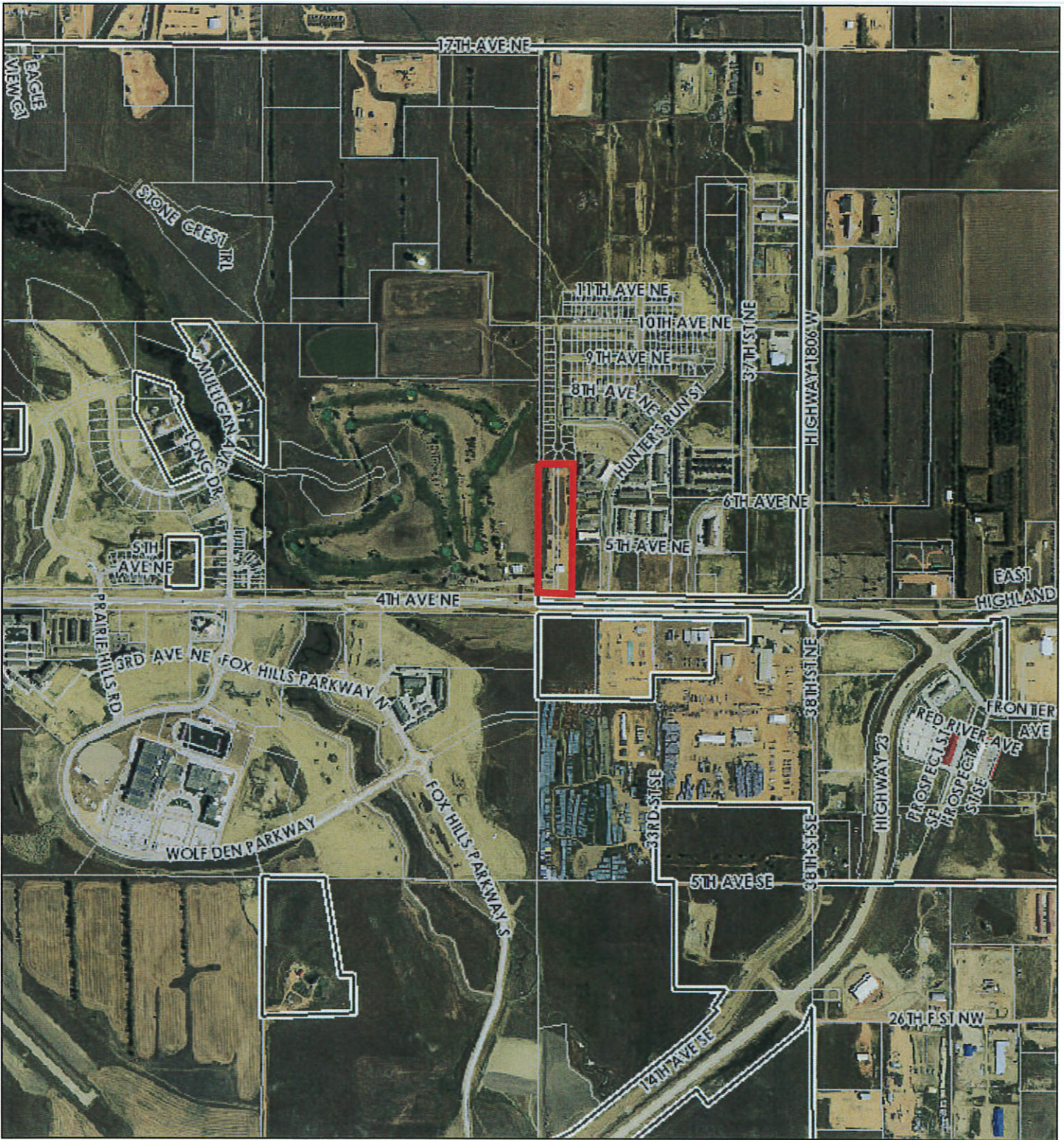
1. Adequate measures have or will be taken to provide access and exit so designed as to minimize traffic congestion in the public streets; and they will need to provide proof of access easement to their property.
2. QEP will need to submit a re-plat to city hall for their existing property. What is shown now there are 3 parcels with a platted road going through the middle. This will need to be cleaned up prior to any additional approval.
3. The conditional use shall conform to all special provisions of the district in which it is located.
4. Two parking spaces shall be provided per dwelling unit.
5. A dust palliative shall be required on unpaved parking areas and drive aisles May through October.
6. Approval will be 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 units must be removed from the property.

PLANNING DEPARTMENT STAFF CONTACT:

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

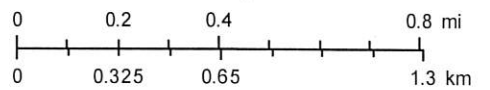
LaRissa Bertram
lbertram@nd.gov
(701) 444-8406

Annual Review CUP- QEP



September 25, 2019

1:24,075



-  StreetCenterlines
-  Watford City Limits
-  Extra-Territorial Area (ETA)
-  Cherry Creek
-  Parcels from McKenzie County

GIS, Watford City, AE2S









PLEASE
KEEP OFF
SEPTIC
FIELD

Minutes

August 26th, 2019

PLANNING & ZONING COMMISSION
MEETING MINUTES
August 26th, 2019

The regularly scheduled August meeting of the Watford City Planning & Zoning Commission was held on Monday August 26th, 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: Rick Holm, Jesse Lawrence, Marco Pelton and Jake Walters. Also in attendance: Assistant City Planner: LaRissa Bertram, Jayden Uhlich, City Building Inspector Steven Williams, and City Attorney Wyatt Voll. Absent: Commission Member: Tom Dwyer

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. Ordinance Amendment to Article XVIII (B) – Community Facilities Section 2 Permitted Uses and Section 3 Conditional Uses.

Assistant City Planner LaRissa Bertram stated that as our currently the Daycare property is zoned CF- Community Facility and that a Licensed Daycare Center is not a permitted use within CF zoning and proposed cleaning this up and adding it to permitted uses within the ordinance. City attorney Wyatt Voll also stated that in Conditional uses we are proposing rewording "Temporary Government Facilities" to Temporary Permitted Uses. There were no further comments at this time.

MOTION by J. Walters, SECOND by R. Holm, to recommend APPROVAL to City Council for Amendment to Ordinance Article XVIII (B)- Community Facility Section 2 and 3.

Roll Call Vote:

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

Nays: None.

MOTION Carried.

Abstained: M. Pelton

2. Land Use Application for Variance for property owned by Steven and Valarie Williams, for property located at 309 4th Ave. NE, PID: 82-03-01900, Section 19, Township 150, Range 98W .Watford City, McKenzie County, North Dakota.

Assistant Planner LaRissa Bertram stated that this is a variance asking for up to 50% of the back yard setback reducing it to 12.5 ft. for the construction of a garage. Steve and Valarie's South West neighbor encroaches their property line on the south side and comes within feet of their west side of their property line. Therefore create a hardship due to this building being grandfathered in.

MOTION by, R. Holm, SECOND by J. Lawrence to recommend APPROVAL to City Council of the Division of Land Use Application for a Variance for property owned by Steven and Valarie Williams.

Roll Call Vote:

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

Nays: None.

MOTION Carried.

3. Division of Land Application for Map of Reversion for property owned by Greg & Kira Noll for property located at PID:83-26-22800,83-26-22900, Section 19, Township 150, Range 98 W, Watford City, McKenzie County, North

Assistant Planner LaRissa Bertram stated that the purpose for this Map of Reversion Application is for the combination of Lots 27 and 28 of Block 2 to create on lot consisting of .92 acres. For the construction of a single family home. Chairman Glen Beard asked if they should have had this submitted prior to digging their foundation and LaRissa stated that for the purpose of what they are doing they are allowed to dig a hole on their property. But, with the application being paid for and in the review process there is no

reason to keep them from moving forward on the progress of their project.

MOTION by, J. Lawrence SECOND by G. Schuetze to recommend APPROVAL to City Council of the Division of Land Application for property owned by Greg and Kira Noll.

Roll Call Vote:

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

Nays: None.

MOTION Carried.

4. Land Use Application Annual Review for Conditional Use Permit for property owned Duane and Kathy Tretter for the purpose of having and in home embroidered business. For property located at PID:82-26-01700, Section 7, Township 150, Range 98 W, Watford City, McKenzie County, North

Assistant Planner LaRissa Bertram stated that this conditional use for an in home business for Kathleen Tretter has been seen and reviewed every year since 2014 and there have been no complaints or issues with this business. The planning department recommend approval for this CUP with the following contingencies.

MOTION by, J. Lawrence SECOND by G. Schuetze to recommend APPROVAL to City Council of the Land Use Application for Conditional Use permit Annual Review for Kathleen Tretter.

Approval shall be contingent upon the following conditions

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.*

Roll Call Vote:

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

Nays: None.

MOTION Carried.

5. Land Use Application Annual Review for Conditional Use Permit for property owned by QEP energy Services for the purpose of having Work Force Housing. For property located at PID:82-17-01000, 82-17-00100 Section 16, Township 150, Range 98 W, Watford City, McKenzie County, North

MOTION by R. Holm SECOND by, J. Lawrence to recommend Tabled to City Council of the Land Use Application for Conditional Use permit Annual Review for QEP Energy Services.

6. Land Use Application Annual Review for Conditional Use Permit for property owned by Rolfson Oil LL for the purpose of having Bulk Fuel Storage. For property located at PID:20-17-04500, Section 29, Township 150, Range 98 W, Watford City, McKenzie County, North
- Assistant Planner LaRissa Bertram stated that this conditional use permit has had a few problems with compliance in the previous years but as far as the last 12 months there have been no complaints submitted to the city. Rolfson Oil will still be required to submit copies of all of their log books and will be required to show proof of maintenance of the affected equipment in the previous years. Tammy From Triangle Electric was in attendance and noted that there were no problems that she had no problems to report.*

MOTION by, G. Schuetze SECOND by J. Lawrence to recommend APPROVAL to City Council of the Land Use Application for Conditional Use permit Annual Review for Rolfson Oil.

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.
7. The Conditional Use Permit shall be approved for the renewal period of one (1) year/ 12 months given that Rolfson remains in compliance all Federal, State, and local City laws, regulations, and ordinances with no reports or evidence of incidents, violations, or complaints.
8. Copies of current records of operational manuals and log sheets of maintenance and inspections continue to be submitted to the City.

Roll Call Vote:

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

Nays: None.

MOTION Carried.

CLOSE PUBLIC HEARING: 6:15PM

CALL TO ORDER REGULAR MEETING: 6:15 PM

MINUTES: July 29th, 2019

MOTION by, J. Lawrence SECOND R. Holm by to APPROVE the July 29th 2019, Planning & Zoning Commission Meeting Minutes.

Roll Call Vote:

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

Nays: None.

MOTION Carried.

REVIEW PERMITS: July-August Permits

New Business

ADJOURNMENT: 6:27 PM

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

The next regularly scheduled Planning & Zoning Commission Meeting
Will be held Monday September 30, 2019 at 6:00 P.M.

Glen Beard
Planning & Zoning Commission Chairman

LaRissa Bertram
Assistant City Planner

Permit Records

August-September 2019

2019 PERMIT RECORDS

Permit #	Type	Month	Issue Date	Property Owner	Contractor	Project Address	Lot / Block	Subdivision	Parcel #	Description of Work	Value	Permit Fee
4453	Sign	August	8/2/2019	Brady Lund	Badger Oilfield Construction	3605 4th Ave NE	Block 0	N/A	20-00-14700	Pylon and 6' 1/4 post. Lit sign	\$ -	\$ 100.00
4454	Moving	August	8/7/2019	Mckenzie County School Dist. #1	Williams Scotsman, Inc.	300 3rd St SE	Lot 11 Block 2	Dahls Addition	82-25-01200	Moving 4 portable classrooms trailers on elementary school property	\$ -	\$ -
4455	building	August	8/7/2019	Karen George	Self	1001 15th Ave SW	Lot 11 Block 2	Terrace	11-20-02500	Lean to on shop	\$ 1,800.00	\$ 64.00
4456	Building	August	8/9/2019	Mary Lou Ault	Uppa Creek Consturion	504 6th Ave NE	Lot 2 Block 1	4th Addition Holms	82-41--00200	Re-roofing house	\$ 9,900.00	\$ 175.60
4457	Building	August	8/9/2019	Emily Wagner	Self	2582 123rd Ave NW	Block 0	NA	20-00-18400	16 x 24 portable garage high barn style roof on an 18 x 26 gravel pad with anchors	\$ 15,018.11	\$ 247.25
4458	Building	August	8/12/2019	Mark Klapper	Self	320 2nd St NW	Lot 18 Block 3	Orginal Townsite	82-01-06100	Replace 6 windows	\$ 2,000.00	\$ 70.00
4459	Moving	August	8/12/2019	Ray Morken	Canary LLC	141 2nd Ave SE	2nd Addition to Cherry Creek			Moving trailer 30' to location	\$ -	\$ 150.00
4460	Building	August	8/13/2019	Goulet Construction	Michael Shanck	617 Sunset Dr.	Lot 27 Block 1	Schell & Jarland Add	82-61-03200	Replacing Windows, Siding and Doors	\$ 18,000.00	\$ 289.00
4461	Building	August	8/15/2019	Branch Construction	KLT Enterprises, LLC	1923 Granite Rd	Lot 36 Block 1	Stepping Stone	82-25-13600	1412 Sq. Ft. Single Family Home on partial finished basement	\$ 215,000.00	\$ 4,568.14
4462	Water/Sewer	August	8/15/2019	Branch Construction	KLT Enterprises, LLC	1923 Granite Rd	Lot 36 Block 1	Stepping Stone	82-25-13600	1' in waterline and 1' water meter	\$ -	\$ 3,970.55
4463	Building	August	8/15/2019	Branch Construction	KLT Enterprises, LLC	1927 Granite Rd	Lot 37 Block 1	Stepping Stone	82-25-13700	1478 Sq Ft. Single Family Home on partial finished baement	\$ 220,000.00	\$ 4,670.23
4464	Water/Sewer	August	8/15/2019	Branch Construction	KLT Enterprises, LLC	1927 Granite Rd	Lot 37 Block 1	Stepping Stone	82-25-13700	1' in waterline and 1' water meter	\$ -	\$ 3,970.55
4465	Building	August	8/15/2019	Branch Construction	KLT Enterprises, LLC	2001 Granite Rd	Lot 38 Block 1	Stepping Stone	83-25-13800	1400 sq ft single family home with partial finished basement	\$ 210,000.00	\$ 4,565.88
4466	Water/Sewer	August	8/15/2019	Branch Construction	KLT Enterprises, LLC	2001 Granite Rd	Lot 38 Block 1	Stepping Stone	83-25-13800	1' in waterline and 1' water meter	\$ -	\$ 3,970.55
4467	Building	August	8/15/2019	Gessen Roofing	Carroll Tolifson	524 2nd St NE	Lot 14 Block 4	Aarhus Addition	82-10-05500	Reroofing a single family home	\$ 9,200.00	\$ 165.80
4468	Building	August	8/15/2019	Leroy Thompson	Evanson Construction	409 4th Ave. NE	Lot 10	1st Addition East	82-29-00200	Adding steel to roof	\$ 3,000.00	\$ 79.00
4469	Building	August	8/16/2019	Jordan and Crystal Wendlandt	Self	12208 Mckenzie View Dr.	Lot 71	Buffalo Hills	20-03-07100	Remodel portion of garage stall into utility room washer/dryer/ water	\$ 3,000.00	\$ 79.00
4470	Building	August	8/16/2019	Dustin Newman	Self	1101 13th SW			11-00-10455	Take of Shingles roof and replace with a metal roof (Insurance Claim)	\$ -	\$ 20.00
4471	Water	August	8/19/2019	BEK	Ray Morken	1039-1041 2nd Ave SE		Cherry Creek 2nd Add	82-20-03900	Instalation of two 1' Water lines	\$ 1,000.00	\$ 1,000.00
4472	Excavation	August	8/19/2019	BEK	Ray Morken	1043 2nd Ave SE		Cherry Creek 2nd Add	82-20-03900	Instalation of two 1' water lines	\$ 7,500.00	\$ 142.00
4473	Building	August	8/19/2019	Stenehjem Development LLP	Kira & Greg Noll	NA	NA	Fox Hills Golf Estates	82-22-700/83-26-2	8,400 Sq Ft Single Family Home with finished basement	\$940,800.00	\$8,539.40
4474	Water/Sewer	August	8/19/2019	Stenehjem Development LLP	Kira & Greg Noll	NA	NA	Fox Hills Golf Estates	82-22900/ 83-26-2	2' water line and 2' water meter instalatong	\$4,375.68	\$4,375.68
4475	Building	August	8/19/2019	Nevin Dahl	Steve Dube	305 2nd St NW	Lot 5 Block 4	Orginal Townsite	82-01-06600	strip and reroof garage and house	\$ 7,000.00	\$ 135.00
4476	Construct / Rep	August	8/19/2019	Tennant Related Companies	Franz Construction Inc	800 Main St N		Wolf Creek Development	N/A	New curb and gutter on 8th. Asphalt overlay after placement of new curb	\$ 125,000.00	\$ 10.00
4477	Building	August	8/21/2019	Aaron Browning	Self	500 2nd St NW	Lot 2 Block 0	North Watford	82-50-00500	Resheeting and repairing rood with new shingles- 3200 sq ft	\$ 6,000.00	\$ 121.00
4478	Sign	August	8/21/2019	Storage 85	Northern Metal	209 24th Ave SW	NA	NA	11-00-14722	96 x 72 metal sign	\$ -	\$ 100.00
4479	Building	August	8/22/2019	Pime Associates	Pime Associates	770 3rd Ave. SW			82-73-09040	Remodel room for grooming room	\$ 10,000.00	\$ 177.00
3241	RENEW	August	8/22/2019	Pime Associates	Pime Associates	316 3rd st nw				Finish Single Family Home	\$ -	\$ 20.00
4480	Building	August	8/26/2019	Kevin and Niki Junso	Self	405 8th St NW	Lot 17 Block 0	ord Badlands Patio Home	82-08-01700	Putting up a 8' x 16' plastic storage shed on wood secure anchor foundation	\$ 2,100.00	\$ 25.00
4481	Fence	August	8/26/2019	Auto Property Solutions, LLC	Self	1500 E Pheasant Ridge St	Lot 4 Block 1	Sierra Jordan	83-39-00400	Building a fence on sides and back of property	\$ -	\$ 25.00
4482	Building	August	8/26/2019	Trevor Kalberer	J.D. Elite Builders, Inc.	1012 17th Ave SW	Lot 21 Block 2	Terrace Subdivision	11-20-03250	Build a post framed show and breezeway to manufactured home.	\$ 90,000.00	\$ 940.00
3824	RENEW	August	8/26/2019	Michael Curtis	Self	1320 W Pheasant Ridge	Lot 24 Block 0	Pheasant Ridge	82-55-02400	Install doors	\$ -	\$ 20.00
4483	Fence	August	8/27/2019	Tim Nunes	Self	910 Cattail Dr.	Lot 20	Mckenzie Ridge	20-21-02000	galvanized chain link around back and side yard	\$ -	\$ 25.00
4484	Excavation	August	8/28/2019	City of Watford City	Winn Construction Inc.	various locations in city				Curb and gutter removal and replacement around the City	\$ 15,000.00	\$ 247.00
4485	Sign	August	8/30/2019	City of Watford City - Rough Rider Center	Bismarck Sign Co LLC	2209 Wolf Den Parkway	Lot 5 Block 3	Fox Hills Village	82-31-03500	installing digital display sign on south wall in pool area	\$ -	\$ 100.00
4486	Building	September	9/3/2019	Douglas Frisinger	Self	1400 4th Ave NE	Lot 98	2nd Annexation W.C	82-15-03050	Interior walls, windows, doors	\$ 30,000.00	\$ 440.00
4487	General	September	9/4/2019	Daniel & Becky Smith	Aznorth LLC	2202 5th Ave NE	Lot 19 Block 2	Fox Hills Golf Estates	83-26-21900	Repair damages in garage due to fire: Drywall, siding, doors, window	\$ -	\$ 20.00
4488	Water/Sewer	September	9/4/2019	W & H Properties	Lynn's Backhoe Service	2000 2nd Ave SW	Lot 1 Block 8	Courtyard	82-76-17800		\$ -	\$ -
4489	Excavation	September	9/4/2019	City of Watford City	BEK Consulting	Park Ave. W 9th St W, Sunse	-	-	-	multiple municipal projects	\$ 10,000.00	\$ 177.00
4490	Excavation	September	9/4/2019	Hunters Run LLC	Franz Construction Inc	37th St NE	-	-	-	replace sewer main from 10th ave N on 37th St from Manhole #1 to Manhole #2 var	\$ 30,000.00	\$ 440.00
4491	Building	September	9/6/2019	Andrew and Amanda Eisenschenk	Self	104 5th St SE	Lot 16 Block 1	Wolds 4th Add to WC	82-81-01700	Expanding concrete pad with pavers and building a new shed from a 10 x10 and 12x	\$ 2,700.00	\$ 74.80
4235	RENEW	September	9/4/2019	Lyle Bruin	FTH General LLC (?)	329 4th St NW	Lot 1 Block 2	Newmans Add. To WC	82-49-01000	Finish project 4 x 19 x 8 covered stairwell and decking to connect house and garage	\$ -	\$ 20.00
4492	Building	September	9/9/2019	CJ Anderson	Charles Evans	401 2nd St NW	Lot 9 Block 0	North Watford	82-50-02800	Build extention on exsiting garage 12' x 24'6"	\$ 55,000.00	\$ 677.50
4493	Building	September	9/11/2019	API Real Estate	Kiringen Construction	12268 26th F St SW	-	-	20-00-15800	Finishing Interior of office including conference room	\$ 459,259.00	\$ 3,350.18
4494	Building	September	9/11/2019	KDR Homes LLC	KDR Homes LLC	1508 Eagle View Ct	Lot 20 Block 1	Stepping Stone	83-25-12000	2826 sq ft Single Family Home on finsihed basement with 664 Sq Ft attached gara	\$ 347,120.02	\$ 5,121.28
4495	Water/Sewer	September	9/11/2019	KDR Homes LLC	KDR Homes LLC	1508 Eagle View Ct	Lot 20 Block 1	Stepping Stone	83-25-12000	Water/ Sewer access & meter for Garage/Storage Building	\$ -	\$ 3,929.59
4496	Building	September	9/11/2019	KDR Homes LLC	KDR Homes LLC	2017 Granite Rd	Lot 42 Block 1	Stepping Stone	83-25-14200	2208 Sq ft Single Fmaily Home on Finished basement with 888 Sq Ft. attached gara	\$ 287,208.24	\$ 4,731.85
4497	Building	September	9/11/2019	KDR Homes LLC	KDR Homes LLC	2017 Granite Rd	Lot 42 Block 1	Stepping Stone	83-25-14200	Water/ Sewer access & meter for Garage/Storage Building	\$ -	\$ 3,929.59
4498	Building	September	9/12/2019	Nevin Dahl	Steve Dube	309 4th ST NE	Lot 15 Block 1	2nd Addition WC	82-0302200	Replace windows, cabinets, flooring, plumbing	\$ 50,000.00	\$ 640.00

2019 PERMIT RECORDS

Permit #	Type	Month	Issue Date	Property Owner	Contractor	Project Address	Lot / Block	Subdivision	Parcel #	Description of Work	Value	Permit Fee
4499	Sign	September	9/13/2019	SUSO 3 Watford LP	Scenic Sign	113 6th Ave SE	Lot 2 Block 1	South Park 1st Add	82-74-00200	Replace #1 low prices sign with a Caribou Coffee Sign	\$ -	\$ 100.00
4500	Utility Occupan	September	9/13/2019	MDU	Foundations- Complete Contracting	17th Ave NE - West of CR 30	NA	NA	NA	Transmission line installed on the north side of 17th ave ne, west of CR 30, elevation	\$ -	\$ -
4501	Excavation	September	9/16/2019	HCJ Investments LLC	Cordova Construction	2610 Main St S	NA	NA	20-00-21910	Installation of water, sewer, and storm services to new shop building		
4502	Water/Sewer	September	9/16/2019	HCJ Investments LLC	Cordova Construction	2610 Main St S	NA	NA	20-00-21910	Installation of water, sewer, and storm services to new shop building- 4" water line, 2	\$ -	\$ 24,386.61
4503	Building	September	9/16/2019	Lund Oil Inc	Vazquez Contracting	3408 4th Ave NE	Lot 139 Block 0	Hunters Run	82-42-13900	Extending of exsiting trash enclosure	\$ 4,800.00	\$ 104.20
4504	Building	September	9/18/2019	Big Mountain Homes	Joseph & Marie Schaner	1401 E Pheasant Ridge	Lot 43, Block 1	Pheasant Ridge	82-55-04300	1780 sq ft Single family home with 780 sq ft attached garage	\$ 275,000.00	\$ 4,872.18
4505	Water/Sewer	September	9/18/2019	Big Mountain Homes	Joseph & Marie Schaner	1401 E Pheasant Ridge	Lot 43, Block 1	Pheasant Ridge	82-55-04300	1' water line and 1' water meter	\$ -	\$ 3,151.55
4506	excavation	September	9/18/2019	City of Watford City	Knife River	Various places	NA	NA	NA	removal of aggregate base. Sawcutting adjacent pavement perimeter	\$ 88,794.52	\$ 930.95
4507	Building	September	9/18/2019	Stanley Weeks	Uppa Creek Constrution	1110 and 1114 9th St SW	Lot 3 & 4, Block 1	Tara Estates		shingle roof of both townhomes but not garage	\$ 6,875.00	\$ 133.25
4508	Building	September	9/19/2019	LT Development Group LLC	Charles Evans	200 12th St SE	NA	Unplatted Watford City	82-73-16000	remove and replace metal roof with a new one	\$ 31,000.00	\$ 450.00
4509	Excavation	September	9/23/2019	Jacqueline Daniels	Titanium Plumbing	320 2nd St NE	Lot 1, Block 1	Orginal Townsite	82-01-00100	replaced outside sewer clean out	\$ 3,000.00	\$ 79.00
4510	Building	September	9/23/2019	Robin Ardnt	Self	508 3rd St NE	Lot 4, Block 2	Holms 1st Add to WC	82-38-00400	10x14 barn style shed on treated skids. Laid base gravel	\$ 3,800.00	\$ 90.20
4511	Building	September	9/23/2019	Ben Kovalenko	For Union Lodge	112 2nd ST NW	Lot 19 Block 11	Original Townsite	82-01-20400	Putting up a enclosed patie area	\$ 40,000.00	\$ 540.00
4512	Building	September	9/26/2019	Panther Pressure Testers Inc	Kirk Wold	1204 S Main St.	Lot 1 Block 1	Panther Addition	83-16-00100	4500 Sq Ft Office addition	\$ 250,000.00	\$ 1,990.00
4513	Building	September	9/26/2019	Wyatt & Leann Voll	Self	401 5th St. NE	Lot 6 of Block 1	2nd Add to Holms add	82-39-00600	Remodel of 64 sq ft bathroom	\$ 3,000.00	\$ 79.00

2019 PERMIT RECORDS

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
July YTD	286

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
July YTD	\$ 29,230,053.63

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

2019 YTD	260
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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	
November	
December	

2019 YTD	\$ 13,949,544.82
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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 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	17	17	\$ 5,478,827.31
Duplex	0	0	\$ -
Apartment 3-4 Units	0	0	\$ -
Apartment 5+ Units	0	0	\$ -

2019 YTD	17	17	\$ 5,478,827.31
	Units	Buildings	Value

September Total	2	2	\$ 634,328.26
	Units	Buildings	Value

YTD: Year To Date