

CITY OF WATFORD CITY

P.O. BOX 494

WATFORD CITY, NORTH DAKOTA 58854

AGENDA
Monday June 24, 2013

PLANNING COMMISSION
Civic Center @ 6:00 P.M.

Call to Order Public Hearing

Public hearing to hear comment on a Subdivision Preliminary Map submitted by Circle H Engineering and Surveying Inc./ Shannon Marinko, for property located in the East ½ of Section 23, Township 150 North, Range 99 West, 41.85 McKenzie County, ND.

Public hearing to hear comment on a Subdivision Preliminary Map submitted by Hunter's Run, for property located in a portion of the East ½, Section 16, Township 150 North, Range 98 West, 149.14 acres, McKenzie County, ND.

Public hearing to hear comment on Zone Change Application submitted by Hunter's Run, for property located in the SW ¼ of Section 16, Township 150 North, Range 98 West, 3.0 acres, McKenzie County, ND. The application will re-zone AG property to C2.

Public hearing to hear comment on Conditional Use Permit Application submitted by AE2S, LLC, for property located in Lots 1 & 4, NW ¼, Section 22, Township 150 North, Range 98 West, also NW ¼ SW ¼, Except Irregular Tract 2477, for a 12' water transmission line to furnish water to "The Crossings at Watford City" Subdivision and water to support the oil industry, on C1 property, approx. 2.1 miles, McKenzie County, ND.

Public hearing to hear comment on a Variance Application submitted by Orvis Hagen, for property located at 316 2nd Ave NW, Section 24, Township 150 North, Range 98 West, town lot 12, McKenzie County, ND. The application requests to allow a roof to be put on an existing attached deck on R1 zoned property.

Public hearing to hear comment on Zone Change Application submitted by Country Cross Ranch LLC/ Mike McPherson, for property located in Lot 1 of Block 2 NE ¼ & SE ¼ NW ¼, Section 25, Township 150 North, Range 99 West, 2.09 acres, McKenzie County, ND. The application will re-zone A1 property to C1.

Public hearing to hear comment on Zone Change Application submitted by Bakken Development/ Jarvis & Kadie Sorenson, for property located in a portion of the NW ¼ Section 22, Township 150 North, Range 98 West, 36.43 acres, McKenzie County, ND. The application will re-zone C1 property to R4.

Public hearing to hear comment on Simple Lot Split submitted by Bakken Land Holdings LLC/ Bakken Development Solutions, to create R4 property for the purpose of sale and development by a 3rd party on property located on a portion of the NW ¼ Section 22, Township 150 North, Range 98 West, 51.13 acres, McKenzie County, ND.

Public hearing to hear comment on a Simple Lot Split submitted by Bakken Land Holdings, LLC/ Bakken Development Solutions, to create R4 property for the purpose of sale and development by a 3rd party on property located in the NW ¼ Section 22, Township 150 North, Range 98 West, 6.61 acres, McKenzie County, ND.

Call to Order Regular Meeting

Minutes of May 29, 2013 Meeting

Unfinished Business:

1. Preliminary Subdivision Map- Circle H Engineering & Surveying Inc.
2. Preliminary Subdivision Map- Hunter's Run
3. Zone Change- Hunters Run
4. Conditional Use Permit- AWS3, LLC
5. Variance- Orvis Hagen
6. Zone Change- Country Cross Ranch LLC/ Mike McPherson
7. Zone Change- Bakken Development/ Jarvis & Kadie Sorenson
8. Simple Lot Split- Bakken Development, 51.13 acres
9. Boundary Line Adjustment Map- Bakken Development, 6.61 acres
10. Subdivision Final Plat- Blue Bison Development/ Robin Greenhagen
11. Variance- The Highlands at Watford City/ Adam Berger

New Business:

Review Building Permit

2562	May	Mark Hellenen	500 2nd St NE		Flooring Windows Cabonets	\$45,000.00	5/21/13	\$590.00	#6355
2563	May	Matt Beard	204 6th St NE		Fence	\$0.00	5/24/13	\$25.00	Cash
2564	May	Jason Kanniegator	1001 4th St SW Lot B		Moving a 16x80 trailer	\$0.00	5/24/13	\$25.00	Cash
2585	May	Jason Kanniegator	1001 4th St SW Lot C		Moving a 16x80 trailer	\$0.00	5/24/13	\$25.00	Cash
2566	May	Jason & Barb Walter	473 Main St N		New Roof	\$7,500.00	5/28/13	\$149.00	#1079
2567	May	Deutsch LLC/ Taylor Ag Fertilizer E	HWY 23 Bypass		Fertilizer Plant Office	1.8 million	5/28/13	\$7,900.00	#1110
2568	May	TC North Dakota Ventures LLC	1600 W Pheasant Ridge St Lot 4		1472 sqft Home w/ Basement		5/28/13	\$1,518.00	#1309
2569	May	TC North Dakota Ventures LLC	1540 W Pheasant Ridge St Lot 6		1472 sqft Home w/ Basement		5/28/13	\$1,518.00	#1309

Building Permits 2013

No.	Month	Applicant	Address	Parcel #	Description	Value	Date	Fee	PD
2570	May	TC North Dakota Ventures LLC	1416 W Pheasant Ridge St Lot 12		1472 sqft Home w/ Basement		5/28/13	\$1,518.00	#1309
2571	May	TC North Dakota Ventures LLC	1316 W Pheasant Ridge St Lot 26		1472 sqft Home w/ Basement		5/28/13	\$1,518.00	#1309
2572	May	TC North Dakota Ventures LLC	1313 Pheasant Ridge St Lot 51		1472 sqft Home w/ Basement		5/28/13	\$1,518.00	#1309
2573	May	TC North Dakota Ventures LLC	1317 E Pheasant Ridge St Lot 49		1472 sqft Home w/ Basement		5/28/13	\$1,518.00	#1309
2574	May	TC North Dakota Ventures LLC	1321 E Pheasant Ridge St Lot 47		1472 sqft Home w/ Basement		5/28/13	\$1,518.00	#1309
2575	May	TC North Dakota Ventures LLC	1325 E Pheasant Ridge Lot 45		1472 sqft Home w/ Basement		5/28/13	\$1,518.00	#1309
2576	May	Ed & Lisa Madarassy	112 6th Ave NW		New 8x8 Deck	\$4,000.00	5/28/13	\$93.00	#4701
2577	May	WCAG	2117 S Main St		Demo	\$0.00	5/31/13	\$0.00	0
2578	June	New Orleans Sand	1316 11th Ave SE	20-00-1443	New Building	\$275,000.00	6/3/13	\$1,953.00	#1113
2579	June	Tammy Maertens	324 4th St NE		Demo of Sun Room	\$0.00	6/3/13	\$0.00	0
2580	June	Marlene Fowler	1013 5th Ave SE		New Deck	\$200.00	6/3/13	\$25.00	#1960
2581	June	Geo Rieice	6th/4th NE Steveman Addition		5 moving permits/ storage container re-roof		6/3/13	\$229.00	
2582	June	McKenzie Electric CO	908 4th Ave NE		Moving a Building		6/3/13	\$25.00	Cash
2583	June	RAC Construction	100 5th Ave NE		Building a Deck	\$3,500.00	6/3/13	\$93.00	#3077
2584	June	Cheryl Renville	101 5th St NE		Building a 10x16 Shed	\$3,250.00	6/5/13	\$93.00	#2372
2585	June	Jenny Monson	225 N Main St		Remolding inside of salon	\$2,000.00	6/6/13	\$317.00	#4113
2586	June	Derek Oja (Roosevelt Inn)	600 2nd Ave SW		Remolding Lobby	\$50,000.00	6/10/13	\$640.00	#10158

Adjournment

Melissa Sandry
Secretary/Planning Assistant

*****If you are not able to attend a Planning Commission meeting, please notify Melissa prior to the meeting*****

PLANNING COMMISSION MINUTES
WATFORD CITY, ND
June 24, 2013

The regular monthly meeting of the Watford City Planning Commission was held on June 24, 2013 at 6:00 p.m. at the Civic Center. In attendance: Chairman Glen Beard, Board members: Shane Homiston, Jesse Lawrence, Sonja Johnson, and Rick Holm. Also present City Planner Curt Moen, City Attorney Wyatt Voll, Mildred Williams, Steve Williams, Seth Sampson, and Melissa Sandry. Excused absence: Doug Bolken, Cory Johnson.

Public Hearing called to order at 6:00 pm:

Public hearing to hear comment on a Subdivision Preliminary Map submitted by Circle H Engineering and Surveying Inc./ Shannon Marinko, for property located in the East ½ of Section 23, Township 150 North, Range 99 West, 41.85 acres, McKenzie County, ND.

Public hearing to hear comment on a Subdivision Preliminary Map submitted by Hunter's Run, for property located in a portion of the East ½, Section 16, Township 150 North, Range 98 West, 149.14 acres, McKenzie County, ND.

Public hearing to hear comment on Zone Change Application submitted by Hunter's Run, for property located in the SW ¼ of Section 16, Township 150 North, Range 98 West, 3.0 acres, McKenzie County, ND. The application will re-zone AG property to C2.

Public hearing to hear comment on Conditional Use Permit Application submitted by AWS3, LLC, for property located in Lots 1 & 4, NW ¼, Section 22, Township 150 North, Range 98 West, also NW ¼ SW ¼, Except Irregular Tract 2477, for a 12" water transmission line to furnish water to "The Crossings at Watford City" Subdivision and water to support the oil industry, on C1 property, approx. 2.1 acres, McKenzie County, ND.

Public hearing to hear comment on a Variance Application submitted by Orvis Hagen, for property located at 316 2nd Ave NW, Section 24, Township 150 North, Range 98 West, town lot 11, block 1, McKenzie County, ND. The application requests to allow a roof to be put on an existing attached deck on R1 zoned property.

Public hearing to hear comment on Zone Change Application submitted by Country Cross Ranch LLC/ Mike McPherson, for property located in Lot 1 of Block 2 NE ¼ & SE ¼ NW ¼, Section 25, Township 150 North, Range 99 West, 2.09 acres, McKenzie County, ND. The application will re-zone A1 property to C1.

Public hearing to hear comment on Zone Change Application submitted by Bakken Development/ Jarvis & Kadie Sorenson, for property located in a portion of the NW ¼ Section 22, Township 150 North, Range 98 West, 36.43 acres, McKenzie County, ND. The application will re-zone C1 property to R4.

Public hearing to hear comment on Simple Lot Split submitted by Bakken Land Holdings LLC/ Bakken Development Solutions, to create R4 property for the purpose of sale and development by a 3rd party on property located on a portion of the NW ¼ Section 22, Township 150 North, Range 98 West, 51.13 acres, McKenzie County, ND.

Public hearing to hear comment on a Boundary Line Adjustment Map submitted by Bakken Land Holdings, LLC/ Bakken Development Solutions, to create R4 property for the purpose of sale and development by a 3rd

party on property located in the NW ¼ Section 22, Township 150 North, Range 98 West, 6.61 acres, McKenzie County, ND.

After discussion, Chairman Glen Beard closed the Public Hearing at 6:11 pm.

The Minutes for meeting held on May 28, 2013 were reviewed, S. Homiston moved to approve minutes as presented, seconded by R. Holm. All ayes; motion carried.

UNFINISHED BUSINESS:

1. **Preliminary Subdivision Map- Circle H Engineering & Surveying Inc.** - Moved by S. Homiston to recommend approval to City Council for a Preliminary Subdivision Map submitted by Circle H Engineering & Surveying Inc./ Shannon Marinko, for land located in the East ½ of Section 23, Township 150 North, Range 99 West, 41.85 acres, McKenzie County, ND. Committee required that 14th street is to be bonded and to City standards if developed. Seconded by S. Johnson and carried by the following roll call vote: ayes; S. Johnson, R. Holm, S. Homiston, J. Lawrence. Nays; None. Motion carried.
2. **Preliminary Subdivision Map- Hunter's Run** – Moved by S. Homiston to recommend approval to City Council for a Preliminary Subdivision Map submitted by Hunter's Run, for property in a portion of the East ½, Section 16, Township 150 North, Range 98 West, 149.14 acres, McKenzie County, ND. Seconded by R. Holm and carried by the following roll call vote: ayes; S. Johnson, R. Holm, S. Homiston, and J. Lawrence. Nays: None. Motion carried.
3. **Zone Change – Hunter's Run** – Moved by J. Lawrence to recommend approval to City Council for a Zone Change Application submitted by Hunter's Run, for property located in the SW ¼ of Section 16, Township 150 North, Range 98 West, 3.0 acres, McKenzie County, ND. The application will rezone AG property to C2. Seconded by R. Holm and carried by the following roll call vote: J. Lawrence, S. Johnson, R. Holm, and S. Homiston. Nays: none. Motion carried.
4. **Conditional Use Permit – AWS3, LLC-** Moved by R. Holm to recommend approval to City Council for a Conditional Use Permit submitted by AWS3, LLC for land located in Lots 1 & 4, NW ¼, Section 22, Township 150 North, Range 98 West, also NW ¼ SW ¼, Except Irregular Tract 2477, approx. 2.1 acres, McKenzie County, ND. The application will allow for a 12'' water transmission line to furnish water to "The Crossings at Watford City" Subdivision and water to support the oil industry, on C1 property. Seconded by S. Johnson and carried by the following roll call vote: J. Lawrence, R. Holm, S. Johnson and S. Homiston. Nays; None. Motion Carried.
5. **Variance – Orvis Hagen** - Moved by S. Homiston to recommend approval to City Council for a Variance Application submitted by Orvis Hagen. The application will allow for a roof to be added on to an existing attached deck property located at 316 2nd Ave NW, Section 24, Township 150 North, Range 98 West, town lot 11, Block 1, McKenzie County, ND. The deck shall not become enclosed, however, a screen shall be permitted. Seconded by R. Holm and carried by the following roll call vote: S. Johnson, R. Holm, S. Homiston and J. Lawrence. Nays; None. Motion Carried.

6. **Zone Change- Country Cross Ranch, LLC** – Moved by R. Holm to recommend approval to City Council for a Zone Change Application submitted by Country Cross Ranch, LLC/ Mike McPherson. The application will rezone A1 property to C1, located in Lot 1 of Block 2 NE ¼ & SE ¼ NW ¼ of Section 25, Township 150 North, Range 99 West, 2.09 acres, McKenzie County, ND. Annexation Application has been submitted. Seconded by J. Lawrence, and carried by the following roll call vote: R. Holm, S. Johnson, S. Homiston and J. Lawrence. Nays: None. Motion Carried.
7. **Zone Change – Bakken Development-** Moved by S. Homiston to recommend approval to City Council Zoning Change Application submitted by Bakken Development/ Jarvis & Kadie Sorenson. The application will re-zone C1 property to R4, located in a portion of the NW ¼ Section 22, Township 150 North, Range 98 West, 36.43 acres, McKenzie County, ND. Seconded by R. Holm and carried by the following roll call vote: S. Johnson, R. Holm, S. Homiston and J. Lawrence. Nays; None. Motion Carried.
8. **Simple Lot Split- Bakken Development-** Moved by S. Homiston to recommend approval to City Council Simple Lot Split submitted by Bakken Land Holdings LLC/ Bakken Development Solutions, to create R4 property for the purpose of sale and development two parcels from one property located in the NW ¼ of Section 22, Township 150 North, Range 98 West, 51.13 acres, McKenzie County, ND. Seconded by J. Lawrence and carried by the following roll call vote: ayes; S. Johnson, R. Holm, S. Homiston, J. Lawrence. Nays; None. Motion carried.
9. **Boundary Line Adjustment Map- Bakken Development-** Moved by J. Lawrence to recommend approval to City Council Simple Lot Split submitted by Bakken Development to LLC/ Bakken Development Solutions, to create R4 property for the purpose of sale and development by a 3rd party on property located in the NW ¼ Section 22, Township 150 North, Range 98 West, 6.61 acres, McKenzie County, ND. Seconded by S. Johnson and carried by the following roll call vote: ayes; S. Johnson, R. Holm, S. Homiston, J. Lawrence. Nays; None. Motion carried.
10. **Subdivision Final Plat- Bakken Development-** Moved by R. Holm to recommend approval to City Council Final Plat Blue Bison Development submitted by Robin Greenhagen, Blue Bison Development First Addition, 94 lots, 23.13 acres, located in the South ½ of the NW ¼ of Section 7, Township 150 North, Range 98 West, McKenzie County, ND. Seconded by J. Lawrence and carried by the following roll call vote: S. Johnson, R. Holm, S. Homiston, and J. Lawrence. Nays: None. Motion Carried with Contingency of approved Development Agreement, Subdivision Improvement, Warranty & Maintenance Agreement, and secured bonding submitted to City of Watford City prior to recording of Final Plat.
11. **Variance- The Highlands at Watford City-** Moved by S. Homiston to recommend approval to City Council for a Variance Application submitted by Adam Berger. The application will allow setbacks on property located in Irregular Tract No. 2204 in the SE ¼ of Section 13, Township 150 North, Range 99 West, 42.66 acres, McKenzie County, ND. Seconded by R. Holm and carried by the following roll call vote: S. Johnson, R. Holm, S. Homiston and J. Lawrence. Nays; None. Motion Carried.

NEW BUSINESS

BUILDING PERMITS:

Building Permits reviewed and approved.

ADJOURNMENT:

R. Holm moved to adjourn, J. Lawrence seconded motion. All ayes, Motion carried. No further business, the meeting adjourned at 6.36 pm.

Glen Beard
Chairman

Melissa Sandry
Planning Assistant

MW

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>6/4</u>	APPLICATION NUMBER: <u>2C-27-2013</u>
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>JLS</u>	MEETING DATES: P&Z: <u>7/29</u> CC: <u>8/5</u>
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: <u>200</u>	ADVERTISE DATE: <u>6/19</u> → <u>6/26</u> 7/17 7/24
<input checked="" type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>525581</u>	PROPERTY OWNERS NOTIFIED:
<input checked="" type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: <u>S22/T150N/R98W</u>	
<input checked="" type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input checked="" 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: BAKKEN LAND HOLDINGS, LLC

APPLICANT: BAKKEN DEVELOPMENT SOLUTIONS 11012 DECIMAL DR., LOUISVILLE, KY 40299

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: BOWMAN CONSULTING GROUP, INC. ATTN: JOE WHITEBREAD

ADDRESS: 2121 EISENHOWER AVENUE, SUITE 302

CITY: ALEXANDRIA STATE: VIRGINIA ZIP CODE: 22314

TELEPHONE: 703-548-2188 EMAIL: JWHITEBREAD@BOWMANCG.COM

ASSESSOR'S PARCEL NUMBER(S): 20-02-01000

LEGAL DESCRIPTION: PORTION OF THE NW 1/4 SEC 22, T150N, R98W

PROPERTY ADDRESS AND NEAREST CROSS STREETS: SOUTH OF HIGHWAY 23, EAST OF COUNTY ROAD 37

GROSS/NET ACREAGE: 6.61 PRESENT ZONE CLASSIFICATION: C-1 GENERAL COMMERCIAL

DESIRED ZONE CLASSIFICATION: R-4 HIGH DENSITY RESIDENTIAL CURRENT LAST USE: AGRICULTURE

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

Owner intends to create and rezone a parcel to R-4 High Density Residential for purpose of sale to a 3rd party for future development by the 3rd party.

DESCRIBE THE SOURCE OF WATER/SEWER: WATFORD CITY UTILITIES Do you have a will serve letter YES NO

Land Use Applications Cannot be Accepted over the Front Counter
Please Call (701) 444-2533 to schedule an appointment

(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.

BAKKEV LAND HOLDINGS, LLC
 Property Owner Signature

BAKKEV LAND HOLDINGS, LLC
 Print of Type Owner Name

NOTARY

State of Kentucky

County of Jefferson

This instrument was acknowledged before me on June 13, 2013

Date

by Rick Wilson

Name of Person

[Signature]
 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	Straight-line Drawing	Supplemental Info.	Application Fees
Conditional Use Permit	1	1	4	1 ⁹		1 ¹¹	4 ¹²	1 ¹³	1 ¹⁴	\$350.00
Zone Change	1	1	4	1 ⁹	1 ⁸	1 ¹¹	4 ¹²		1 ¹⁴	\$200.00
Variance	1	1	4			1 ¹¹				\$200.00
Vacation and Abandonment	1		4	1 ⁹	1 ⁸	1 ¹¹				Refer to Fee Schedule
Street Name Change*	1					1 ¹¹				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, schedule an appointment by calling the Watford City Planning Department at (701) 444-2533. Filing an application without an appointment may delay your application processing and/or scheduled hearing(s). 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.

Watford City Planning Department
 213 2nd St NE
 Watford City, ND 58854
 Phone: (701)444-2533 Fax: (701)444-3004 Website: www.4eyes.net

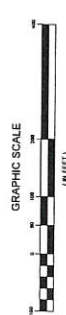
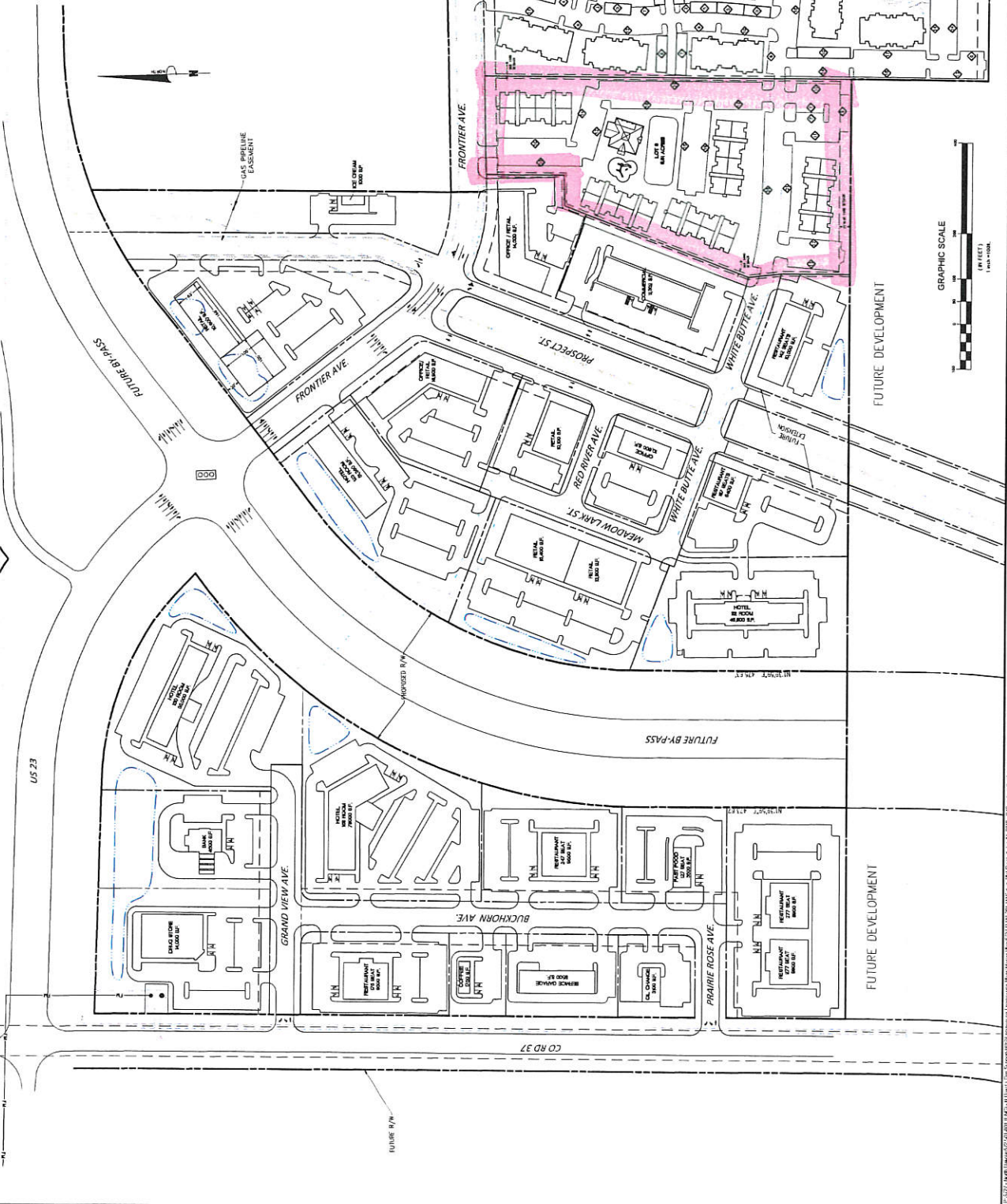
ZONING SUMMARY TABLE - C-1 DISTRICT

ITEM	REQUIREMENT
FRONT YARD SETBACK	25' MIN.
SIDE YARD SETBACK	NONE (1)(1)(2)
REAR YARD SETBACK	35' (1), 50' (2)
BUILDING HEIGHT	NONE (1), 40' (2)
MAXIMUM FLOOR AREA	NONE (1), 40,000 SF (2)
PARKING (STREETS AND SERVICE DRIVEWAYS)	1 SPACE / 200 SF
PARKING (HOTELS AND MOTELS)	1 SPACE / SLEEPING UNIT
PARKING (MULTIFAMILY)	1 SPACE / 200 SF
PARKING (MULTI-FAMILY)	1 SPACE / 200 SF

ZONING SUMMARY TABLE - R-4 DISTRICT

ITEM	REQUIREMENT
FRONT YARD SETBACK	25' MIN.
SIDE YARD SETBACK	5' MIN. (1)
REAR YARD SETBACK	10' MIN. (1)
BUILDING HEIGHT	45' MAX.
MAXIMUM FLOOR AREA	2,500 SF PER UNIT (2)
PARKING (STREETS AND SERVICE DRIVEWAYS)	2 SPACES PER GARAGE
PARKING (MULTIFAMILY)	1 SPACE PER 3 OCCUPANTS

(1) LIGHT GARAGE: MORE THAN 15' - 8"
 (2) 200 SF PER OCCUPANT FOR DOMESTIC USE.



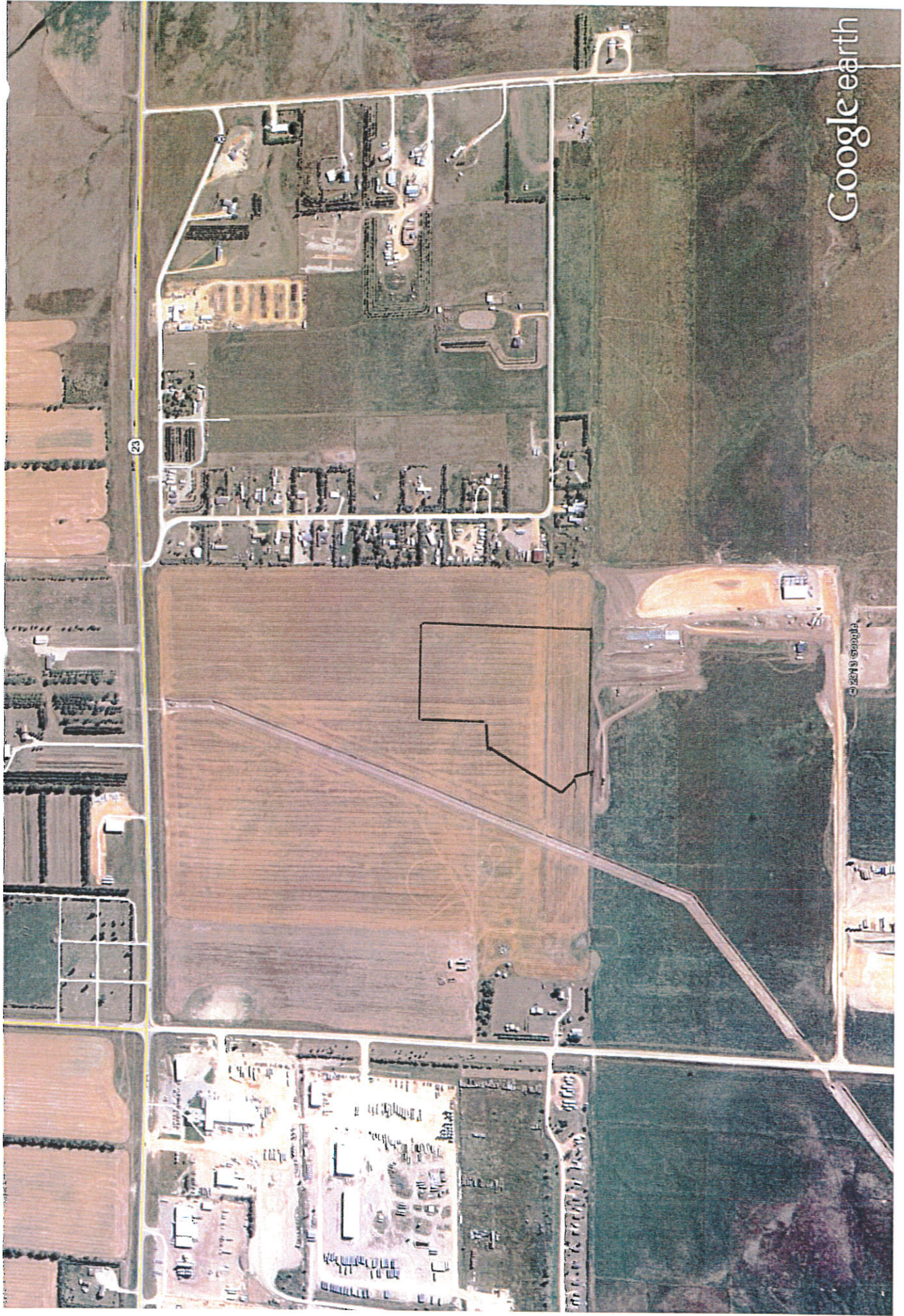
C1 to R4

\\01-2327-NA02-Drawings\2727-01-001\BAKKEN-Plan\11-13-13-Setup\2727-01-001-1.dwg (Plot: Master Plan) 2/13/2013 10:28:03 AM, PLOTTED: 2/13/2013 10:28:03 AM, PLOT DATE: 2/13/2013 10:28:03 AM, PLOT TIME: 10:28:03 AM, PLOT USER: jlr



DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. Printed: 07/19/13

C1 to R4



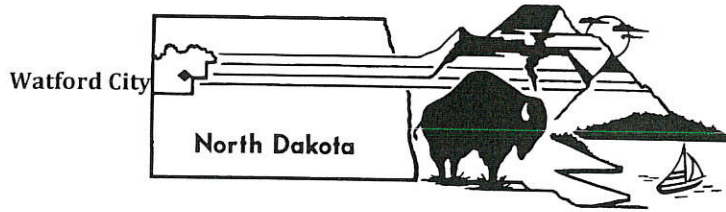
Google earth

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

July 3, 2013

STAFF REPORT

ZC-27-2013 ZONE CHANGE

Applicant

Bakken Land Holdings, LLC
11012 Decimal Dr.
Louisville, KY 40299

Property Owners

SAME

Property Address: Parcel #20-02-01000, Portion of the NW ¼ Sec 22, T150N, R98W

Zone Change Requested:

A request to change the zoning of the above-referenced lot from C1 to R4.

Reference: Watford City City Code Sec. XV – Article XXVI, Amendments

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

The property is located in a portion of the NW 1/4 Section 22, T150N, R98W and contains 6.61 acres.

-The existing property is currently zoned as C1. The site will have access to city water and sewer service and is accessed from Hwy 23 and County Road 37. The site is in the newly created Extra Territorial Area (ETA) and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission. The intent of the ETA is to regulate growth and development within one mile of the City but to not be restrictive in nature.

-The intent of the zone change application is to zone subject property to R4 for future purchase and development by a 3rd party.

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.

In granting a zone change, the Planning Commission must satisfy itself, from the evidence heard before it that the granting of the zone change is in the best long-term interests of the City of Watford City and the other affected properties. The Planning Commission shall also find that the zone change, if granted, is in harmony with the intended spirit and purpose of

the zoning ordinance and does not constitute “spot zoning” so as to allow a use that would otherwise not be permitted.

Under no circumstances shall the Planning Commission recommend a zone change not permissible under the terms of this ordinance.

Surrounding Land Use Inventory:

West: Zoning -	C1, McKenzie County
Use -	Commercial
South: Zoning -	C1, McKenzie County
Use -	Commercial
North: Zoning -	C1, McKenzie County
Uses -	Commercial
East: Zoning -	R4, McKenzie County
Uses -	Multifamily/Residential

Comprehensive Zoning Plan and Zoning Comparison:

At this time, the city does not have a detailed Comprehensive Zoning Plan that can be used as a basis for this decision. Therefore, each request for a zoning amendment must be based solely on the judgment of the commission. The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible effect on surrounding properties must be considered when evaluating whether this zone change should be approved. The “R-1,R-2,R-3,R-4” Residential Districts are intended for the purpose of allowing high and low density multi-family dwellings along with compatible two-family and single-family dwelling units and some community facilities. The “C-1,C-2” (commercial/services) Districts are intended for the purpose of grouping retail merchandising, service businesses, and appurtenant activities into a concentrated area serving the general shopping and service needs of the trade area. It is also important to keep people living within and in close proximity to this district as well as encouraging persons to visit this area. Though residential users are permitted to cohabitate in the District, principal permitted uses include department stores, apparel stores, general retail sales, and similar uses appropriate for comparison-shopping. The area also encourages service-oriented business. The District is not intended for heavy commercial uses or those uses, those that consume large areas for storage or display of merchandise (indoors or out of doors), or those businesses that may not be considered compatible with adjacent traditional residential uses.

Site Development

Access: The property is accessible from Hwy 23 and County Road 37.

Sewer: There are currently city sanitary sewer mains on the property that will be available.

Water: There are city water mains accessible to the property.

Analysis: The proposed zoning will allow the developer continuity of subdivision zoning and facilitate future purchase and development by 3rd party.

Recommendation:

It is recommended that the Watford City Planning Commission approve a zone change from C1 to R4 for the property subject to the following conditions for any future development within the site:

1. The developer must finalize all civil improvement plans and annexation must be completed.
2. The development plan is subject to final approval by the city council.
3. All changes to the approved development plan are subject to further review and approval by the P&Z commission and the city council.

Contact:

Mili Williams
Assistant City Planner
701-444-2533 ext. 3
miwilliams@nd.gov

MW

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>6/10/13</u>	APPLICATION NUMBER: <u>20-26-2013</u>
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>MS</u>	MEETING DATES: P&Z <u>7/29</u> CC: <u>8/5</u>
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: <u>200⁰⁰</u>	ADVERTISE DATE: <u>7/17 7/24</u>
<input checked="" type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>525587</u>	PROPERTY OWNERS NOTIFIED:
<input checked="" type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: <u>S 24 T 150N R 99W</u>	
<input checked="" type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input checked="" 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: White Ram Enterprises, LLC

APPLICANT: Jeff Kovac

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: White Ram Enterprises, LLC

ADDRESS: PO Bdx 1216

CITY: Watford City STATE: ND

ZIP CODE: 58854

TELEPHONE: 907-982-5579 EMAIL: 4k.jkovac@gmail.com

ASSESSOR'S PARCEL NUMBER(S): IT: 11-00-09860

LEGAL DESCRIPTION:

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 903 3rd Ave SW

GROSS/NET ACREAGE: 1.6 acres PRESENT ZONE CLASSIFICATION: Agriculture

DESIRED ZONE CLASSIFICATION: C-1 CURRENT LAST USE: vacant

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

We are requesting a change of zone from agricultural to C-1 to accommodate our proposed uses. These proposed uses are consistent with surrounding uses; please see attached justification for further explanation.

DESCRIBE THE SOURCE OF WATER/SEWER:

City
NO

Do you have a will serve letter € YES €

Land Use Applications Cannot be Accepted over the Front Counter
Please Call (701) 444-2533 to schedule an appointment

(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

JEFF KOVAC FOR: WHITE RAIN ETC. LLC
 Print of Type Owner Name

NOTARY

State of North Dakota
 County of McKenzie

This instrument was acknowledged before me on June 24, 2013 Date by Jeffery Kovac Name of Person

DAWN TSCHETTER
 Notary Public
 State of North Dakota
 My Commission Expires June 23, 2016

Dawn Tschetter
 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	Straight-line Drawing	Supplemental Info.	Application Fees
Conditional Use Permit	1	1	4	1 ⁹		1 ¹¹	4 ¹²	1 ¹³	1 ¹⁴	\$350.00
Zone Change	1	1	4	1 ⁹	1 ⁸	1 ¹¹	4 ¹²		1 ¹⁴	\$200.00
Variance	1	1	4			1 ¹¹				\$200.00
Vacation and Abandonment	1		4	1 ⁹	1 ⁸	1 ¹¹				Refer to Fee Schedule
Street Name Change*	1					1 ¹¹				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

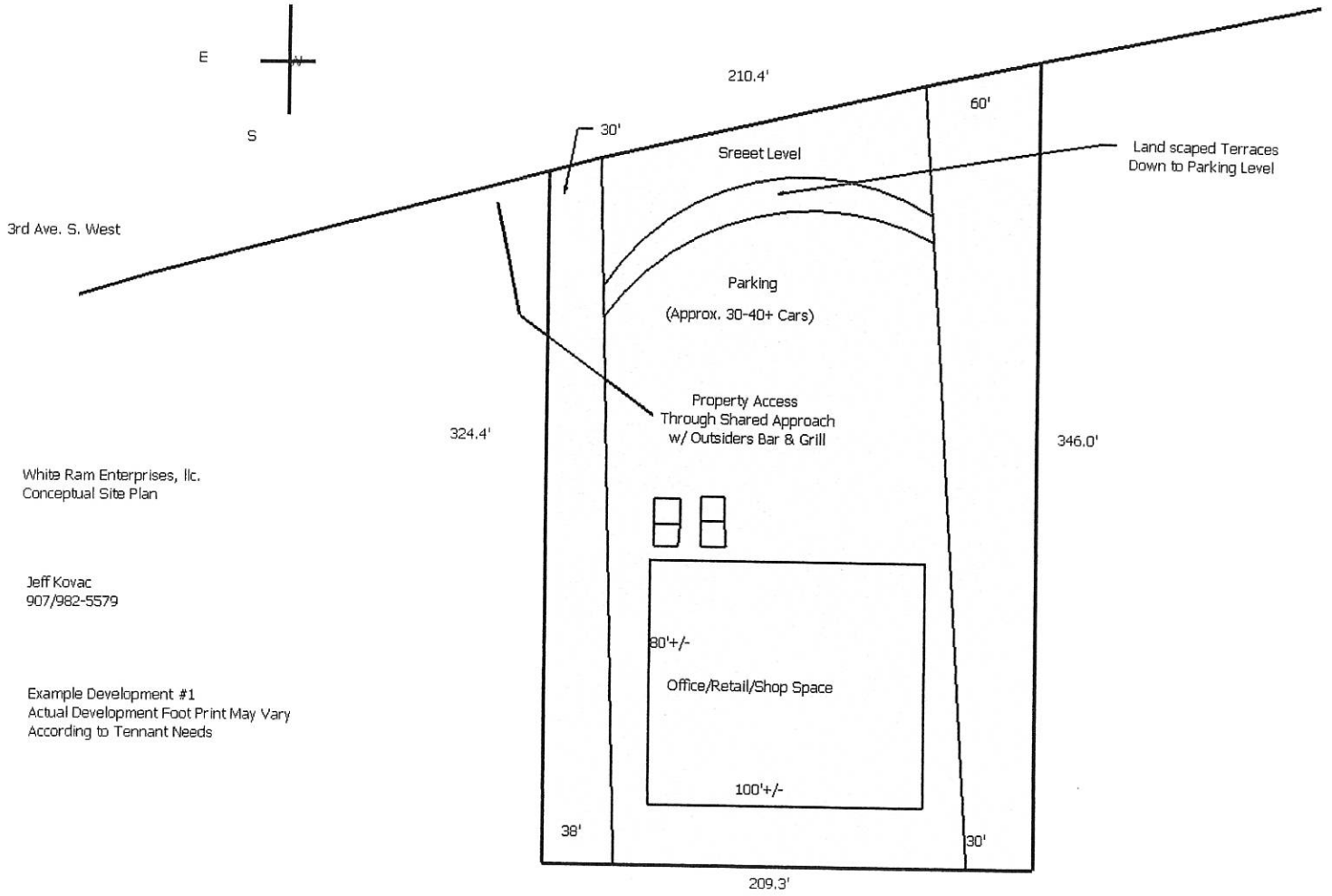
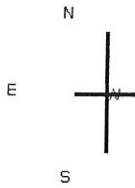
*Plus all sign costs

Procedures for Filing Land Use Applications:

- A. After assembling the required materials as outlined above, schedule an appointment by calling the Watford City Planning Department at (701) 444-2533. Filing an application without an appointment may delay your application processing and/or scheduled hearing(s). 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
 Watford City, ND 58854
 Phone: (701)444-2533 Fax: (701)444-3004 Website: www.4eyes.net

Example #1



White Ram Enterprises, llc.
Conceptual Site Plan

Jeff Kovac
907/982-5579

Example Development #1
Actual Development Foot Print May Vary
According to Tennant Needs

White Ram Enterprises, LLC.

65531 S. Victory Rd.
Sutton, Alaska 99674

Cell: 907-982-5579

P.O. Box 1216
Watford City, ND 58854

June 10, 2013

To whom it may concern,

My name is Jeff Kovac and I am providing this Justification Letter for a Change of Zone application on property located at 903 3rd Ave SW Watford City, ND 58854. This 1.6 acre parcel is currently zoned "Agriculture", but we are requesting a change to "C-1" commercial. We intend to develop the land as commercial property, comprised of office, storefront, and workshop units for rent or lease to local and regional businesses.

Purpose

The intended purpose of the Land Use Application is to establish zoning for a Commercial project, directly addressing a need for Watford City. With the recent influx of an energy-specific workforce, it's important to encourage ancillary, or even independent, business growth within the community. We feel the locale is ideally situated to balance the more industrial development to the north with the future commercial block-development to the south and south-east.

Adjacent Land Uses

Adjacent land uses include a restaurant (Outsiders) to the west, the Watford Hotel and vacant land to the north, a recently zoned C-1 parcel to the east and future commercial lands to the south. The White Ram I project will not adversely affect these properties, but rather will serve to support or compliment said uses.

Proposed Zoning

The project proposes to establish appropriate zoning on the site in order to facilitate project development. Per City of Watford City Planning staff, the proposed C-1 zoning is consistent with long-term planning goals for that area of the city.

All proposed subsequent development will either fall within the proposed zoning by right or through the conditional use process. All development will conform to the intensity of use, height, yard, parking and sign regulations as set forth in the City's zoning ordinance.

Potential Impacts

The proposed application may potentially result in impacts on utilities, public services, drainage and traffic.

Utilities

At present, the subject property is inadequately served by utilities. The project will provide for on-site improvements of utilities such as water, sewer, gas, electricity, communications, etc. extended from existing connections or proposed off-site improvements.

Services

The proposed development will create a demand for public services. The project will pay impact fees which will off-set anticipated impacts.

Drainage

The project site may be subject to hydrology/hydraulic issues due to off-site drainage from 3rd Avenue SW or nearby flood plain areas. Off-site and/or on-site drainage improvements, including basins, drains, pipes, culverts, etc will be considered to mitigate potential negative effects.

Traffic

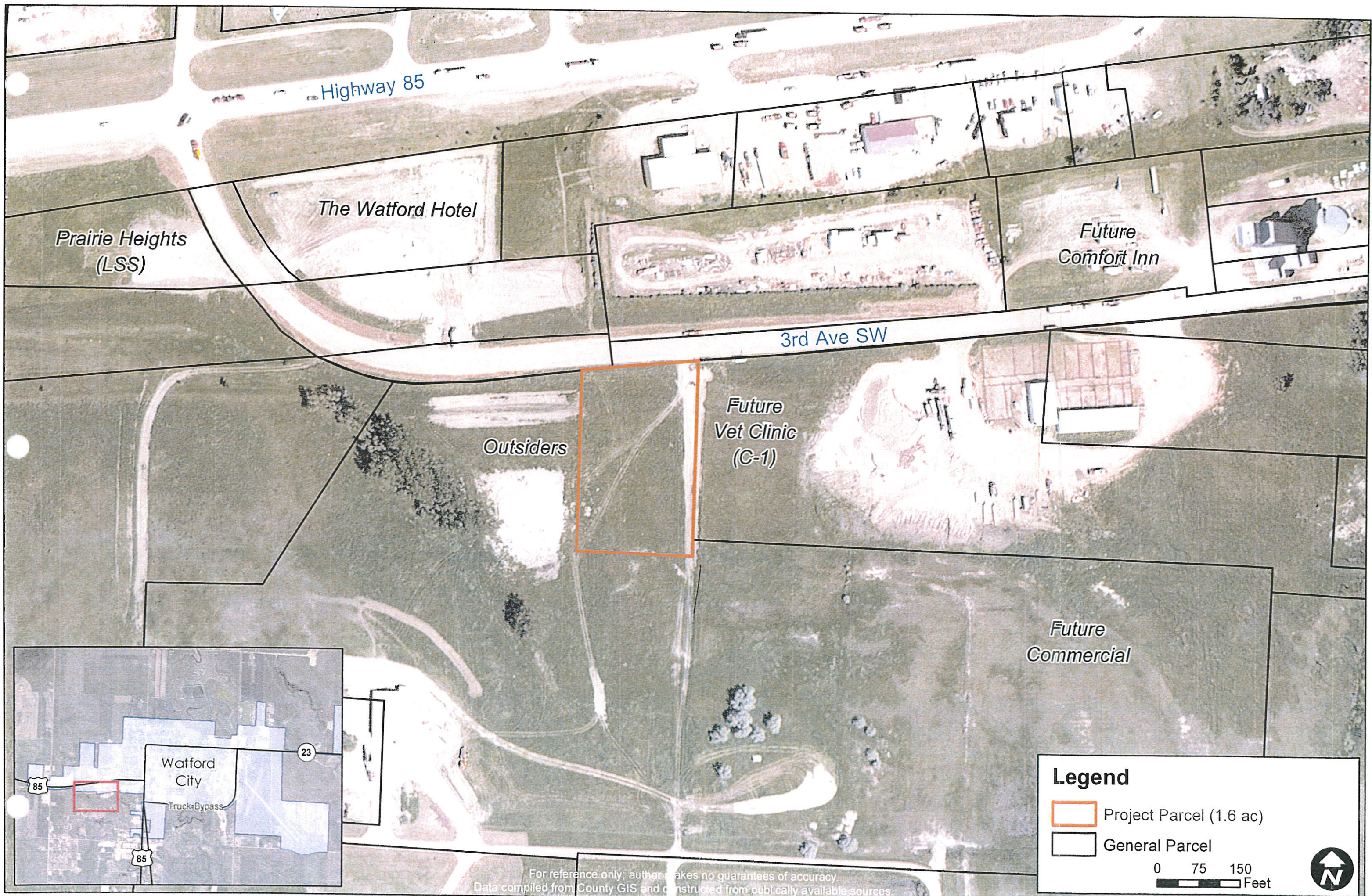
The proposed development will not generate enough daily trip counts as to warrant a traffic study, however proper civil engineering design and best management practices will be utilized in site layout as to plan for proper circulation and to allow for future development to the south of the project site.

Thank you for your assistance in processing this application. We look forward to working closely with staff and the community as our project develops.

Respectfully,

Jeff Kovac

Owner – White Ram Enterprises, LLC.



Highway 85

The Watford Hotel

Prairie Heights
(LSS)

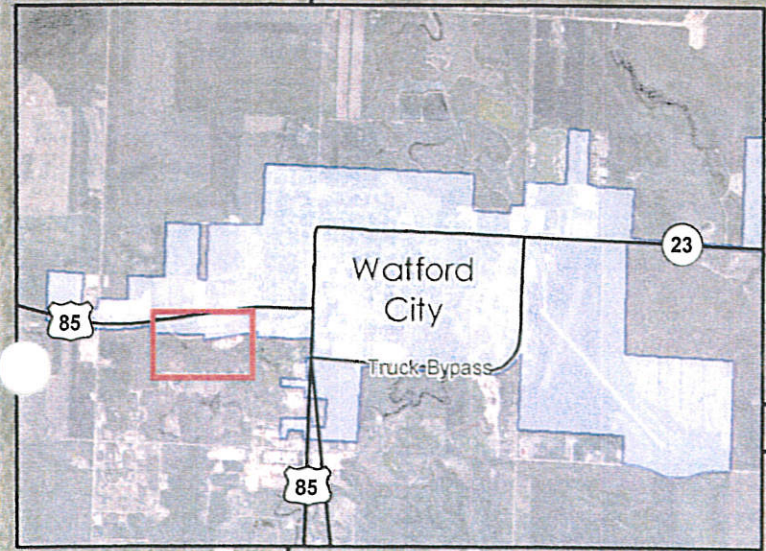
Future
Comfort Inn

3rd Ave SW

Outsiders

Future
Vet Clinic
(C-1)

Future
Commercial




Watford
City

Truck Bypass

For reference only, author makes no guarantees of accuracy.
Data compiled from County GIS and constructed from publically available sources

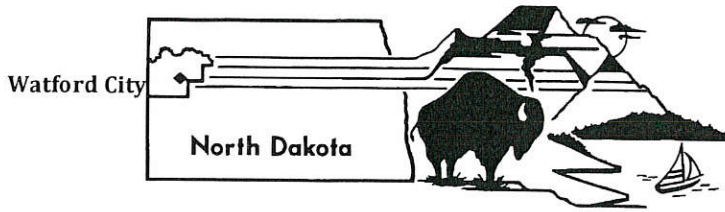
Legend

 Project Parcel (1.6 ac)

 General Parcel

0 75 150
Feet





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

July 3, 2013

STAFF REPORT

ZC-26-2013 ZONE CHANGE

Applicant

Jeff Kovac
PO BOX 1216
Watford City, ND 58854

Property Owners

White Ram Enterprises

Property Address: 903 3rd Ave SW

Zone Change Requested:

A request to change the zoning of the above-referenced lot from AG to C1.

Reference: Watford City City Code Sec. XV – Article XXVI, Amendments

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

The property is located on 903 3rd Ave SW, SE1/4 Sec. 24, T150N, R99W and contains 1.6 acres.

The existing property is currently zoned as AG. The site will have access to city water and sewer service once annexed. The site is accessed from 3rd Ave SW; a partially paved and gravel road in need of improvements to sustain the increased traffic due to development in the area.

The site is in the newly created Extra Territorial Area (ETA) and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission. The intent of the ETA is to regulate growth and development within one mile of the City but to not be restrictive in nature.

The intent of the zone change application is to facilitate the development of commercial property, comprised of office, storefront and workshop units for rent or lease to local and regional businesses.

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.

In granting a zone change, the Planning Commission must satisfy itself, from the evidence heard before it that the granting of the zone change is in the best long-term interests of the City of Watford City and the other affected properties.

The Planning Commission shall also find that the zone change, if granted, is in harmony with the intended spirit and purpose of the zoning ordinance and does not constitute “spot zoning” so as to allow a use that would otherwise not be permitted.

Under no circumstances shall the Planning Commission recommend a zone change not permissible under the terms of this ordinance.

Surrounding Land Use Inventory:

West: Zoning -	C, McKenzie County
Use -	Commercial-Restaurant
South: Zoning -	AG, McKenzie County
Use -	Agriculture
North: Zoning -	C1, City
Uses -	Hotel/Various Commercial Businesses
East: Zoning -	C, McKenzie County
Uses -	Commercial—Vet Clinic

Comprehensive Zoning Plan and Zoning Comparison:

At this time, the city does not have a detailed Comprehensive Zoning Plan that can be used as a basis for this decision. Therefore, each request for a zoning amendment must be based solely on the judgment of the commission. The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible effect on surrounding properties must be considered when evaluating whether this zone change should be approved. The "C-1" General Commercial District is intended for the purpose of allowing basic retail, service and office uses. This district is also intended to provide locations for commercial activity that do not require a central location downtown. Also included are business uses needing large floor areas, particularly those of a service nature and certain industrial uses that do not create obnoxious sounds, glare, dust, or odor. The District is not intended for heavy commercial uses, uses that would be considered industrial in nature, or those businesses that may not be considered compatible with adjacent traditional General Commercial uses.

Site Development

Access: The property is accessible from 3rd Ave SW a partially paved and gravel road in need of improvements.

Sewer: There are currently no city sanitary sewer mains on the property.

Water: There are no city water mains accessible to the property.

Analysis: The proposed zoning will allow the developer to establish zoning for a Commercial project, meeting the need of the City of Watford City for offices, storefronts and workshops for rent or lease.

Recommendation:

It is recommended that the Watford City Planning Commission approve a zone change from AG to C-1 for the property subject to the following conditions for any future development within the site:

1. The developer must finalize all civil improvement plans and annexation must be completed.
2. The development plan is subject to final approval by the city council.
3. All changes to the approved development plan are subject to further review and approval by the P&Z commission and the city council.

Contact:

Mili Williams
Assistant City Planner
701-444-2533 ext. 3
miwilliams@nd.gov

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>6/10/13</u>	APPLICATION NUMB <u>20-25-2013</u>
<input checked="" type="checkbox"/> ZONE CHANGE- \$200.00 fee	PROCESSES BY: <u>MS</u>	MEETING DATES: P&Z: <u>7/29</u> CC: <u>8/5</u>
<input type="checkbox"/> CONDITIONAL USE PERMIT- \$350.00 fee plus publishing cost	FEE: <u>200⁰⁰</u>	ADVERTISE DATE: <u>7/14 & 7/24</u>
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>525585</u>	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: <u>S25/TISON/R99W</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: Patrick G. Golberg & Sally M. Golberg
 APPLICANT: Patrick G. Golberg & Sally M. Golberg

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Patrick G. Golberg
 ADDRESS: 1809 S. Main St.
 CITY: Watford City STATE: ND ZIP CODE: 58854
 TELEPHONE: 701-842-2240 EMAIL: pgolberg@ruggedwest.com
 ASSESSOR'S PARCEL NUMBER(S): _____

LEGAL DESCRIPTION: _____
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 1809 S. Main St. Hwy 85
 GROSS/NET ACREAGE: 45.481 PRESENT ZONE CLASSIFICATION: AG
 DESIRED ZONE CLASSIFICATION: R2 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)

We want to put up permanent housing for employees & family dwellings (duplex) also possible single family dwellings

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

LAND USE APPLICATION

(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.

Patrick G. Golberg
Property Owner Signature

Patrick G. Golberg
Print of Type Owner Name

NOTARY

State of North Dakota
County of McKenzie

This instrument was acknowledged before me on June 10, 2013 by Patrick Golberg
Date Name of Person

MILDRED WILLIAMS
 Notary Public
 State of North Dakota
 My Commission Expires Feb. 25, 2019

Mildred Williams
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	Straight-line Drawing	Supplemental Info.	Application Fees
Conditional Use Permit	1	1	4	1 ⁹		1 ¹¹	4 ¹²	1 ¹³	1 ¹⁴	\$350.00
Zone Change	1	1	4	1 ⁹	1 ⁸	1 ¹¹	4 ¹²		1 ¹⁴	\$200.00
Variance	1	1	4			1 ¹¹				\$200.00
Vacation and Abandonment	1		4	1 ⁹	1 ⁸	1 ¹¹				Refer to Fee Schedule
Street Name Change*	1 ¹⁶					1 ¹¹				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

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- G. Site Development Plan Application is required on all Conditional Use Applications.

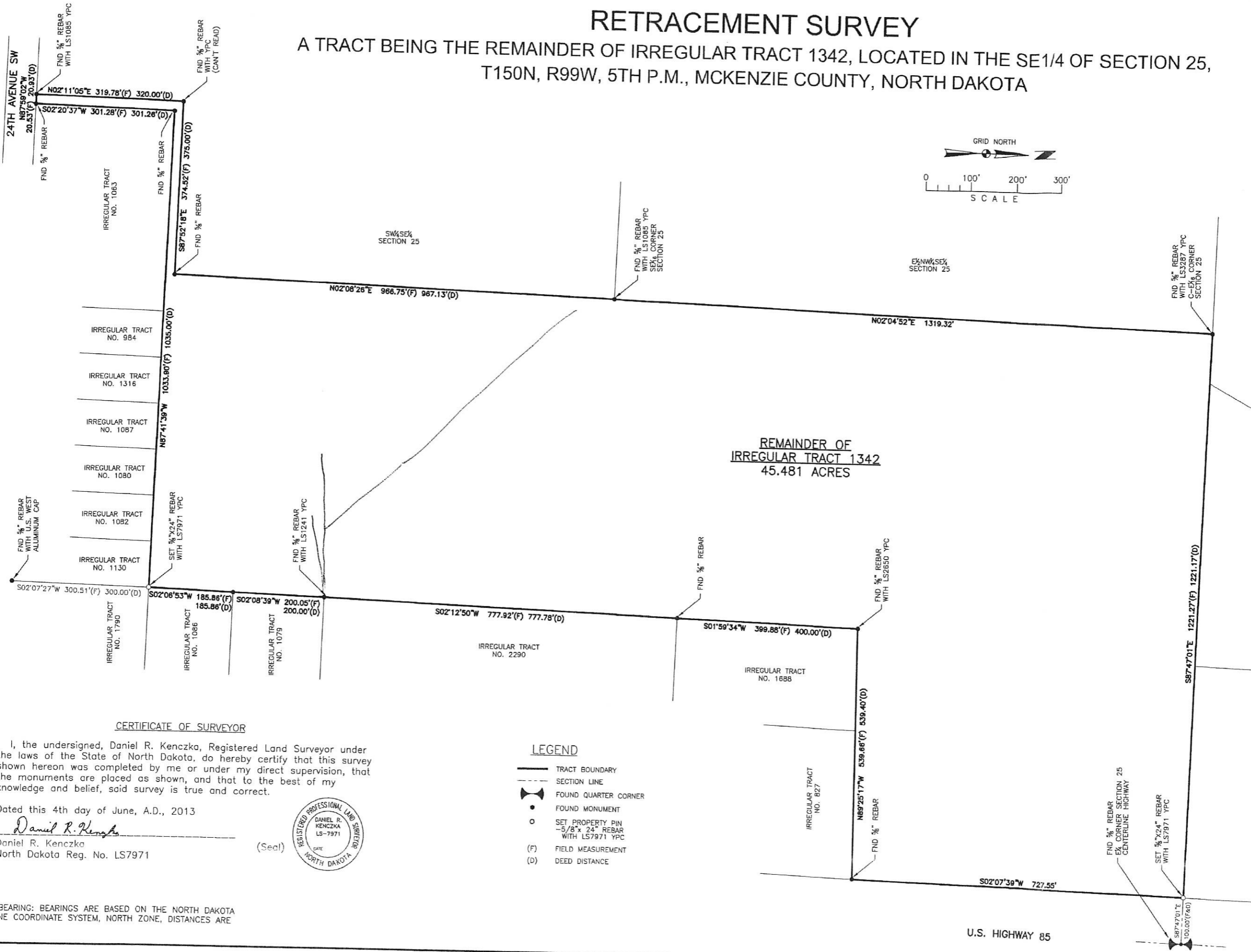
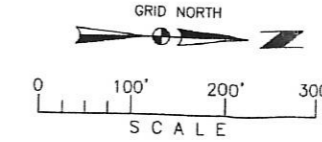
Watford City Planning Department
 213 2nd St NE
 Watford City, ND 58854
 Phone: (701)444-2533 Fax: (701)444-3004 Website: www.mckenziecounty.net

Justification Letter

The purpose for the zone change is so that I can put up affordable permanent housing for my employees. I currently have 2 mobil homes set up on this location with natural gas, phone service & rural water. If things work out as I hope, I would like to eventually like to replace the mobil homes with something more permanent. The area needs very little landscaping. I plan to start with a duplex with 3 bedrooms 2 stories with a heated concrete floor on the 1st level as the water table is high in this area and a basement could have problems. I believe my neighbors to the south would find this acceptable.

RETRACEMENT SURVEY

A TRACT BEING THE REMAINDER OF IRREGULAR TRACT 1342, LOCATED IN THE SE1/4 OF SECTION 25, T150N, R99W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA

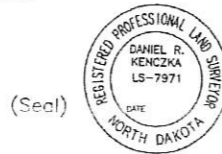


CERTIFICATE OF SURVEYOR

I, the undersigned, Daniel R. Kenczka, Registered Land Surveyor under the laws of the State of North Dakota, do hereby certify that this survey shown hereon was completed by me or under my direct supervision, that the monuments are placed as shown, and that to the best of my knowledge and belief, said survey is true and correct.

Dated this 4th day of June, A.D., 2013

Daniel R. Kenczka
 Daniel R. Kenczka
 North Dakota Reg. No. LS7971



LEGEND

- TRACT BOUNDARY
- - - SECTION LINE
- ⊕ FOUND QUARTER CORNER
- FOUND MONUMENT
- SET PROPERTY PIN - 5/8" x 24" REBAR WITH LS7971 YPC
- (F) FIELD MEASUREMENT
- (D) DEED DISTANCE

BASIS OF BEARING: BEARINGS ARE BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, DISTANCES ARE GROUND

REV	DATE	REVISION

TD&H Engineering
 GREAT FALLS, BOZEMAN, KALISPELL, SHELBY, MONTANA, WASHINGTON, LEWIS & CLARK, WATFORD CITY, NORTH DAKOTA
 tdandhengineering.com

DRAWN BY: DRK
 DESIGNED BY: DRK
 QUALITY CHECK:
 DATE: 6-4-13
 JOB NO. 13-815
 FIELDBOOK

GOLBERG RETRACEMENT SURVEY
 WATFORD CITY, NORTH DAKOTA
REMAINDER OF IT 1342 IN THE SE1/4 OF SECTION 25,
T150N, R99W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA

TRACT BOUNDARY EXHIBIT

A TRACT BEING A PORTION OF IRREGULAR TRACT 1342, LOCATED IN THE SE1/4 OF SECTION 25, T150N, R99W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA

TRACT BOUNDARY DESCRIPTION

A Tract being a portion of Irregular Tract No. 1342, located in the SE1/4 of Section 25, Township 150 North, Range 99 West, Fifth Principal Meridian, McKenzie County, North Dakota, and being more particularly described as follows:
Beginning at the Southwest corner of Irregular Tract No. 1063, being a point on the Northerly right-of-way of 24th Avenue SW; thence North 87°59'02" West along said Northerly right-of-way, a distance of 20.53 feet; thence North 02°11'05" East along the Westerly boundary of Irregular Tract No. 1342, a distance of 319.78 feet; thence South 87°52'18" East along said Westerly boundary, a distance of 374.52 feet; thence North 02°08'26" East along said Westerly boundary, a distance of 575.74 feet; thence South 53°34'19" East, a distance of 373.26 feet; thence South 87°41'39" East, a distance of 372.25 feet to the Northwest corner of Irregular Tract No. 1079; thence South 02°08'39" West along the Westerly boundary of said Irregular Tract No. 1079, a distance of 200.05 feet to the Northwest corner of Irregular Tract No. 1086; thence South 02°06'53" West along the Westerly boundary of said Irregular Tract No. 1086, a distance of 185.86 feet to the Northeast corner of Irregular Tract No. 1130; thence North 87°41'39" West along the Northerly boundary of Irregular Tract No. 1130, 1082, 1080, 1087, 1316, 984, and 1063, a distance of 1033.90 feet to the Northwest corner of said Irregular Tract No. 1063; thence South 02°20'37" West along the Westerly boundary of said Irregular Tract No. 1063, a distance of 301.28 feet to the point of beginning and containing 7.080 acres.

CERTIFICATE OF SURVEYOR

I, the undersigned, Daniel R. Kenczka, Registered Land Surveyor under the laws of the State of North Dakota, do hereby certify that this survey shown hereon was completed by me or under my direct supervision, that the monuments are placed as shown, and that to the best of my knowledge and belief, said survey is true and correct.

Dated this 4th day of June, A.D., 2013

Daniel R. Kenczka
Daniel R. Kenczka
North Dakota Reg. No. LS7971



FND 3/8" REBAR WITH LS1085 YPC SE 1/4 CORNER SECTION 25

SW 1/4 SECTION 25

EXHIBIT TRACT
7.080 ACRES

FND 3/8" REBAR

FND 3/8" REBAR WITH LS1241 YPC

FND 3/8" REBAR WITH YPC (CAN'T READ)

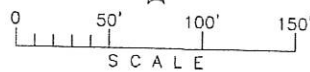
FND 3/8" REBAR

SET 3/8" X 24" REBAR WITH LS7971 YPC

FND 3/8" REBAR WITH U.S. WEST ALUMINUM CAP

LEGEND

- TRACT BOUNDARY
- - - SECTION LINE
- FOUND MONUMENT
- SET PROPERTY PIN - 5/8" X 24" REBAR WITH LS7971 YPC
- (F) FIELD MEASUREMENT
- (D) DEED DISTANCE



BASIS OF BEARING: BEARINGS ARE BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, DISTANCES ARE GROUND

REV	DATE	REVISION

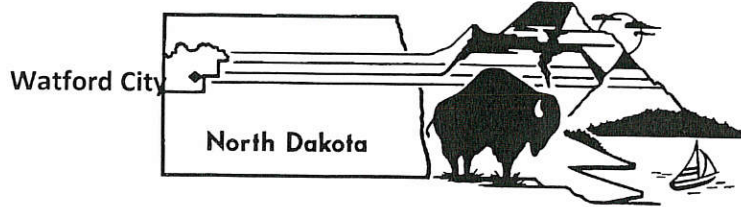
TD & H
Engineering

TERRITORY ENGINEERING, INC.
GREAT FALLS - ROZEMAN/KALISPELL/SHELBY
MONTANA
WASHINGTON
LEWISTON
NORTH DAKOTA
WATFORD CITY

DRAWN BY:	DRK
DESIGNED BY:	DRK
QUALITY CHECK:	
DATE:	6-4-13
JOB NO.:	13-815
FIELDBOOK	

TRACT BOUNDARY EXHIBIT
WATFORD CITY, NORTH DAKOTA

A PORTION OF IT 1342 IN THE SE1/4 OF SECTION 25,
T150N, R99W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA



City of Watford City

Brent Sanford, Mayor

213 2nd St., NE

PO Box 494

Watford City, ND 58854

Ph. 701- 444- 2533

Fax 701- 444- 3004

www.mckenziecounty.net

July 1, 2013

STAFF REPORT

ZC-25-2013 Zone Change

Applicant

Patrick and Sally Golberg
1809 S. Main Street
Watford City, ND 58854

Property Owners

Patrick and Sally Golberg

Property Address: 1809 S. Main St and Highway 85

Zone Change Requested: A request to change the zoning of the above-referenced lot from AG to R2.
(45.481 Acres)

Reference: Watford City City Code Sec. XV – Article XXVI, Amendments

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

The property is located at tract 1342, in the SE1/4 of section 25, T150N, R99W and the remainder of irregular tract 1342, in the SE1/4 of section 25, T150N, R99W.

The existing property is currently undeveloped AG (agricultural) land. The site is within the City ETA and is subject to City development standards.

Patrick and Sally Golberg are requesting a zone change from AG to R2. The proposed project is to develop permanent housing for employees in the form of duplexes. The applicant also mentions they may possibly build single family dwellings as well.

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.

In granting a zone change, the Planning Commission must satisfy itself, from the evidence heard before it that the granting of the zone change is in the best long-term interests of the City of Watford City and the other affected properties. The Planning Commission shall also find that the zone change, if granted, is in harmony

with the intended spirit and purpose of the zoning ordinance and does not constitute "spot zoning" so as to allow a use that would otherwise not be permitted.

Under no circumstances shall the Planning Commission recommend a zone change not permissible under the terms of this ordinance.

Surrounding Land Use Inventory:

West:	Zoning -	AG, Watford City
	Use -	Agricultural
South:	Zoning -	AG, Watford City
	Use -	Agricultural
North:	Zoning -	AG, Watford City
	Uses -	Agricultural (currently a large camper development exists)
East:	Zoning -	C1, Watford City
	Uses -	General Commercial

Comprehensive Zoning Plan and Zoning Comparison:

At this time, the city does not have a detailed Comprehensive Zoning Plan that can be used as a basis for this decision. Therefore, each request for a zoning amendment must be based solely on the judgment of the commission. The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible affect on surrounding properties must be considered when evaluating whether this zone change should be approved. The zone requested by the applicant (R-2) is intended for low density duplexes or single family homes.

Site Development

Access: The property is accessible from Highway 85.

Sewer: City sewer will be available for this site.

Water: City water will be available for this site.

Analysis: The proposed zoning provides the applicant with the ability to build permanent housing in the form of duplexes and single family houses for employees.

Recommendation: It is recommended that the Watford City Planning Commission approve a zone change from AG to R2 zoning for the property subject to the following conditions:

1. The developer must submit a detailed development plan showing adequate parking, traffic flow within the site to ensure sufficient traffic flow to facilitate drainage throughout the site.
2. The Developer will agree to provide paved access to the development.
3. The developer must submit generalized building plans for the types of units proposed with space allocated for possible single family homes as well as the proposed R2 housing for review and approval.
4. The development plan is subject to final approval by the city council.
5. All changes to the approved development plan are subject to further review and approval by the P&Z commission and the city council.

Contact:

Seth Sampson
Assistant Planner/City of Watford City
(701)444-2533

July mtg?

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>6/14/13 MS</u>	APPLICATION NUMBER:
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>MS</u>	MEETING DATES: P&Z: <u>7/29</u> CC: <u>8/5</u>
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: <u>450.00</u>	ADVERTISE DATE: <u>7/17 & 7/24</u>
<input checked="" type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>525610</u>	PROPERTY OWNERS NOTIFIED:
<input checked="" type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: <u>S15/T15N/R98W</u>	
<input checked="" type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input checked="" 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: Bayfront Builders Inc. / Jeff Hausmann LLC
APPLICANT: Schafer Richardson, Inc.

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Robert Bruckelmyer
 ADDRESS: 3341 Beyer Rd
 CITY: Duluth STATE: MN ZIP CODE: 55804
 TELEPHONE: 218-525-2552 EMAIL: bob@bayfrontbuildersinc.com
 ASSESSOR'S PARCEL NUMBER(S): 82-55-09800, 82-55-09900, 82-55-09000, 82-55-08100, 08200, 08200
 LEGAL DESCRIPTION: Pheasant Ridge Subdivision Lots 78, 79, 80, 81, 82, 83
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: South Pheasant Ridge Street
 GROSS/NET ACREAGE: 6.71 PRESENT ZONE CLASSIFICATION: R-4
 DESIRED ZONE CLASSIFICATION: SAME 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)

Combine lots 78, 79 into 1 lot
Combine lots 80, 81 into 1 lot
Combine lots 82, 83 into 1 lot
We would like to combine these lots in order to place one larger building instead of two smaller buildings.
(Revision)

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

Land Use Applications Cannot be Accepted over the Front Counter
 Please Call (701) 444-2533 to schedule an appointment

(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 his 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.

[Signature]
 Property Owner Signature

Robert Bruckelmyer
 Print of Type Owner Name

NOTARY

State of North Dakota
 County of McKenzie

This instrument was acknowledged before me on May 29th, 2013 by Robert Bruckelmyer
 Date Name of Person

PENI PETERSON
 Notary Public
 State of North Dakota
 My Commission Expires June 1, 2017

Peni Peterson
 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	Straight-line Drawing	Supplemental Info.	Application Fees
Conditional Use Permit	1	1	4	1 ⁹		1 ¹¹	4 ¹²	1 ¹³	1 ¹⁴	\$350.00
Zone Change	1	1	4	1 ⁹	1 ⁸	1 ¹¹	4 ¹²		1 ¹⁴	\$200.00
Variance	1	1	4			1 ¹¹				\$200.00
Vacation and Abandonment	1		4	1 ⁹	1 ⁸	1 ¹¹				Refer to Fee Schedule
Street Name Change*	1					1 ¹¹				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, schedule an appointment by calling the Watford City Planning Department at (701) 444-2533. Filing an application without an appointment may delay your application processing and/or scheduled hearing(s). 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.

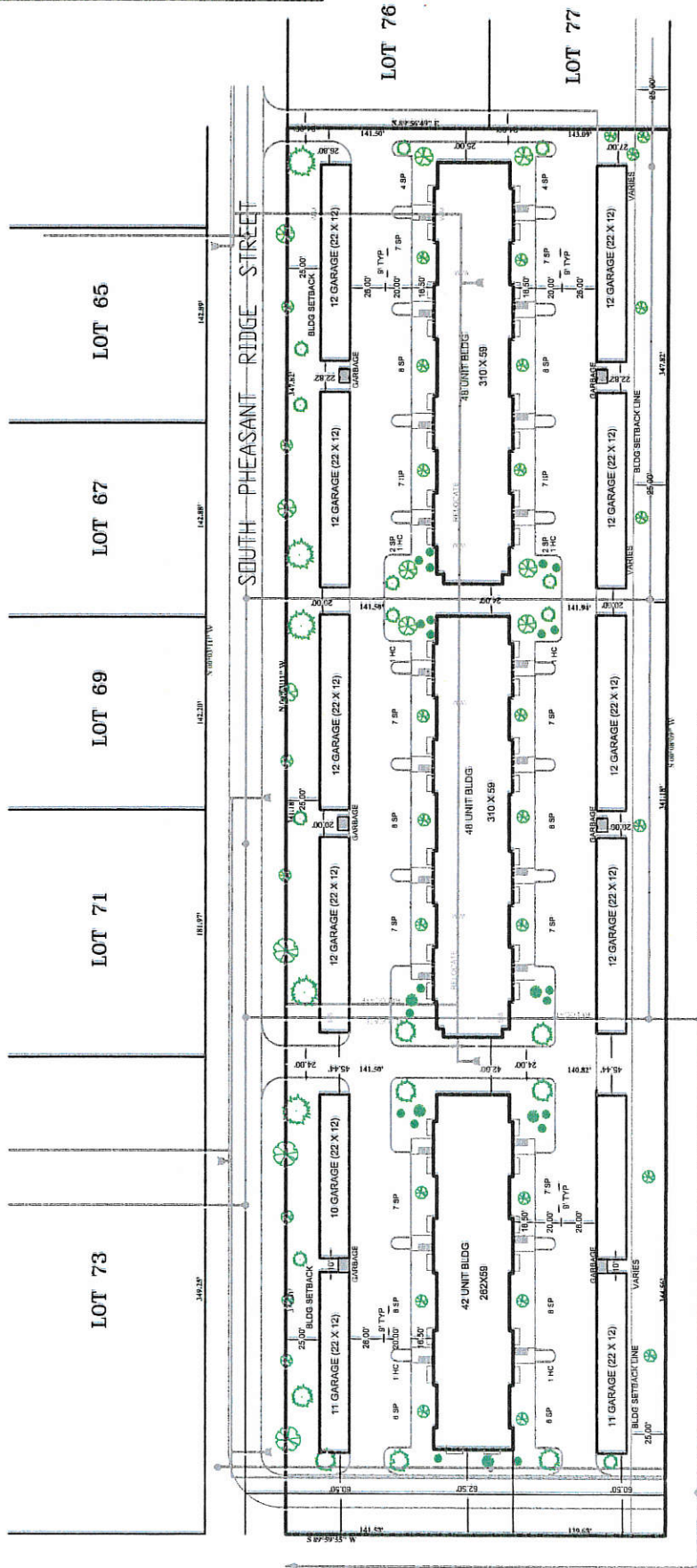
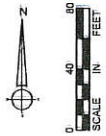
Watford City Planning Department
 213 2nd St NE
 Watford City, ND 58854
 Phone: (701)444-2533 Fax: (701)444-3004 Website: www.4eyes.net

PHEASANT RIDGE APARTMENTS

C 1.2

PRELIMINARY SITE PLAN

PHEASANT RIDGE APARTMENTS

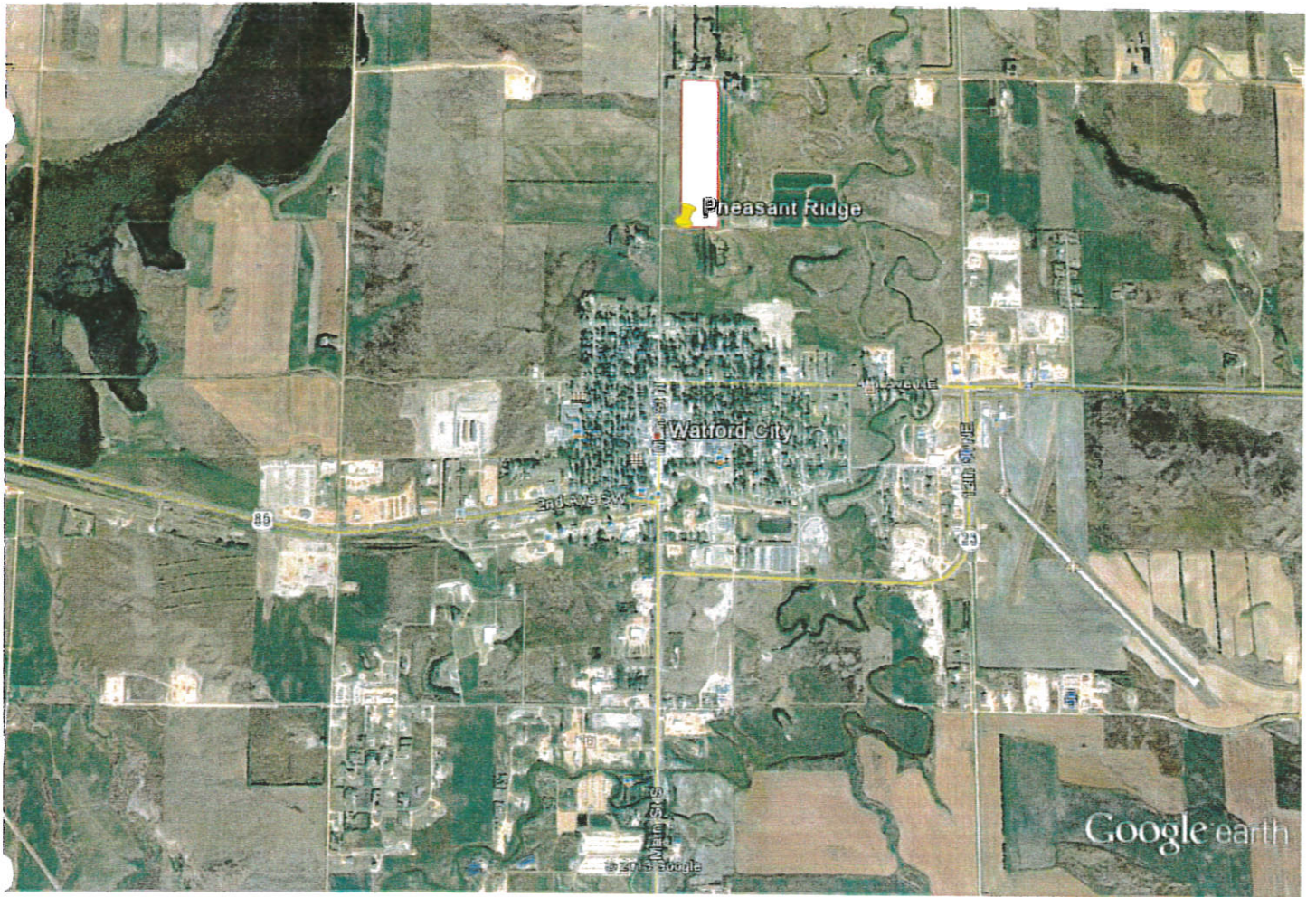


NOTE: INFORMATION IS FROM AS BUILT PLAN PROVIDED BY OWNER AND SHALL BE FIELD VERIFIED EASEMENT AREAS CONTAIN SMALL UTILITIES NOT SHOWN

PRELIMINARY CODE ANALYSIS

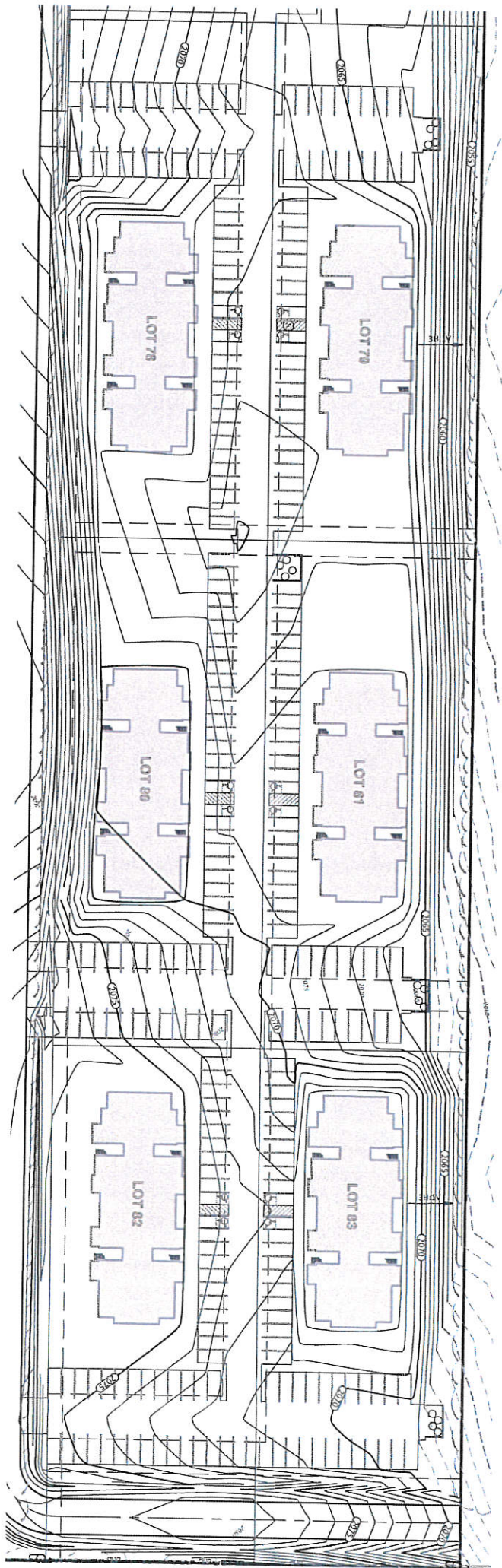
PARKING REQ. 2 STALLS PER UNIT = 276 SPACES
 PARKING SHOWN 138 GARAGE/150 SURF = 288 SPACES
 INTENSITY REQUIRED 2000 SF PER UNIT ALLOWED
 INTENSITY SHOWN 2118 SF PER UNIT PROPOSED
 REQUIRE BUILDING SETBACKS FRONT AND REAR 25' MET/EXCEEDED
 SIDE YARD 5' MET/EXCEEDED

PHEASANT RIDGE APARTMENTS	
WATTFORD CITY, NORTH DAKOTA	
PRELIMINARY SITE PLAN	
DESIGNED BY: DLB	DATED: MAR 2013
SCALE: HORIZ. 1" = 40'	SHEET 3 OF 3

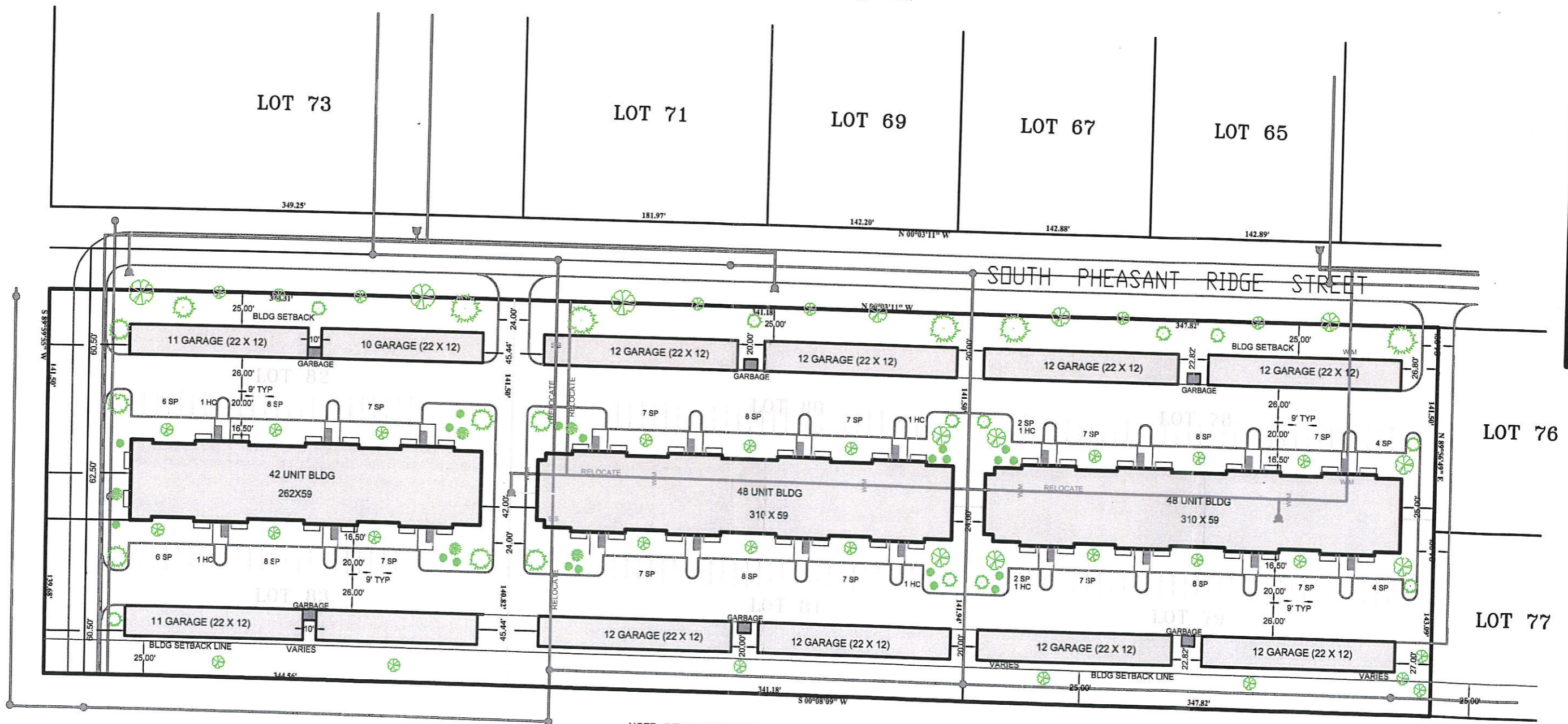
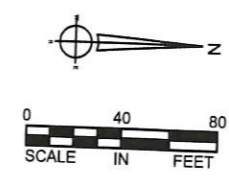


Google earth





PHEASANT RIDGE APARTMENTS



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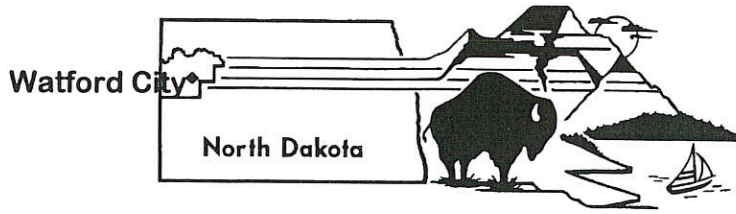
PRELIMINARY CODE ANALYSIS

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 INTENSITY SHOWN 2118 SF PER UNIT PROPOSED
 REQUIRE BUILDING SETBACKS FRONT AND REAR 25' MET/EXCEEDED
 SIDE YARD 5' MET/EXCEEDED

I hereby certify that this plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of

 Registration Number
 Date: _____
BCM
GRADING & SURVEYING

PHEASANT RIDGE APARTMENTS	
WATFORD CITY, NORTH DAKOTA	
PRELIMINARY SITE PLAN	
DESIGNED BY: DLB	DATED: MAR 2013
SCALES: HORZ. 1" = 40'	Sheet 3 of



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

July 22, 2013

STAFF REPORT

SLP-03-2013

Simple Lot Split

Applicant
Schafer Richardson, Inc
3341 Beyer Rd
Duluth, MN 55804

Property Owners
Bayfront Builders Inc./ Jeff Hausmann LLC

Property Address:
Simple Lot Split Requested:
Reference:

LOG-DATA REFERENCE ONLY
SLS Staff Reports not created for SLS

Discussion:

Surrounding Land Use Inventory:

West: Zoning -	AG
Use -	Agricultural
South: Zoning -	C1
Use -	General Commercial
North: Zoning -	R1/R3
Uses -	Residential Single and Multiple
East: Zoning -	R2
Uses -	Residential Medium Density

Comprehensive Zoning Plan and Zoning Comparison:

At this time, the city does not have a detailed Comprehensive Zoning Plan that can be used as a basis for this decision. Therefore, each request for a zoning amendment must be based solely on the judgment of the commission. The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible affect on surrounding properties must be considered when evaluating whether this zone change should be approved. The zone requested by the applicant (R-4, High Density Residential District) is to allow for higher density residential development.

Site Development

Sewer:

Water:

Analysis:

Recommendation:

Contact:

Seth Sampson

Assistant City Planner

City of Watford City (701) 444-2533

MW

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>6/20/13</u>	APPLICATION NUMBER: <u>CU 5-2013</u>
<input type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>MS</u>	MEETING DATES: P&Z: <u>7/29</u> CC: <u>8/5</u>
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: <u>\$250.00</u>	ADVERTISE DATE: <u>7/17/13 & 7/24</u>
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>525600</u>	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: <u>17-TISON-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: McKENZIE BUILDING CENTER INC.
 APPLICANT: GREG A. BAUGERT

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: GREG A. BAUGERT
 ADDRESS: 1504 4TH AVE NE
 CITY: WATFORD CITY STATE: ND ZIP CODE: 58854
 TELEPHONE: 701-444-3665 EMAIL: GREG@MCKENZIEBUILDINGCENTER.COM
 ASSESSOR'S PARCEL NUMBER(S): 82-15-07000
 LEGAL DESCRIPTION: SECTION 17, TOWNSHIP 150N, RANGE 98W, 1/4 845-PT SW 1/4
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 1504 4TH AVE NE
 GROSS/NET ACREAGE: 5.44 ACRES PRESENT ZONE CLASSIFICATION: C1-Commercial
 DESIRED ZONE CLASSIFICATION: SAME CURRENT LAST USE: Commercial

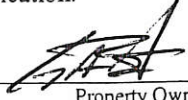
DESCRIBE YOUR REQUEST IN DETAIL. YOU MUST CITE ANY RELEVANT CODE SECTIONS, WAIVERS, OR CONDITIONAL USE PERMITS (USE ADDITIONAL PAGES IF NEEDED)

SEE ATTACHED:

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

LAND USE APPLICATION

(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
AS PRESIDENT / COO



Print of Type Owner Name

NOTARY

State of _____

County of _____

This instrument was acknowledged before me on _____ by _____
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	Straight-line Drawing	Supplemental Info.	Application Fees
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Zone Change	1	1	4	1 ⁹	1 ⁸	1 ¹¹	4 ¹²		1 ¹⁴	\$200.00
Variance	1	1	4			1 ¹¹				\$200.00
Vacation and Abandonment	1		4	1 ⁹	1 ⁸	1 ¹¹				Refer to Fee Schedule
Street Name Change*	1 ¹⁶					1 ¹¹				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:

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- 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
Watford City, ND 58854
Phone: (701)444-2533 Fax: (701)444-3004 Website: www.mckenziecounty.net

Wednesday, June 12, 2013

To: Watford City Planning Department
From: Greg A. Bangert
McKenzie Building Center Inc.
Ref: Conditional Use Justification Letter

To The Board:

McKenzie Building Center has been a long established business local business since 1934 providing goods and services to our area. We are proud of our city and it's potential. We want to continue to be a good partner. Over the last several years we have increased our sales exponentially by providing goods and services into our local area. This growth has increased our sales and the collected tax revenue, along the increase in sales, our need for staffing has increased. In a twelve month period we have hired 14 additional employees. MBCI has had to create temporary workforce employee housing and at this time we are fully occupied in our housing area. We are in the process to gain approval from the county to erect additional modular housing at the site. If we are granted the approval, the time line for approval would not allow us to get started until October to begin construction. Move in time would be the end of December.

We currently have three employees being housed in a local hotel at an expense that McKenzie Building Center cannot continue to support. We are also looking to hire three additional employees but finding the right staff and employee housing is hindering our growth.

We would like to use two manufactured homes and one park model that are currently setup on our property to house these employees. We would only house the staff here until the modular housing is completed at our employee housing site. We have the infrastructure available to tie into, water and septic tank. Electrical power is already hooked up to these units.

We do not feel that approval of this conditional use would negatively impact our neighbors or have a negative impact on water and sewer resources.

The approval of this conditional land use application would help us tremendously by providing the much needed employee housing, the hiring of the additional needed staff, lowering the cost burden of us housing staff in cabins which is running \$4,500 a month and improving customer service to the community. We are not in the oil service industry where immense profits are made, we cannot afford the overhead of housing staff in hotels and offsite man camps.



NORTH

BACK FENCE

WEST FENCE

FRONT FENCE

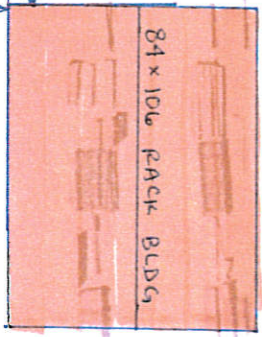
FENCE-TO-FENCE

4TH

582 ft

129 ft

70 ft



CURRENT MODELS
#4/#6/#7

71 ft

FENCE-TO-FENCE

193 ft

DRIVEWAY

35 ft

CURRENT MODELS
#1/#2/#5

#2

#1

#3

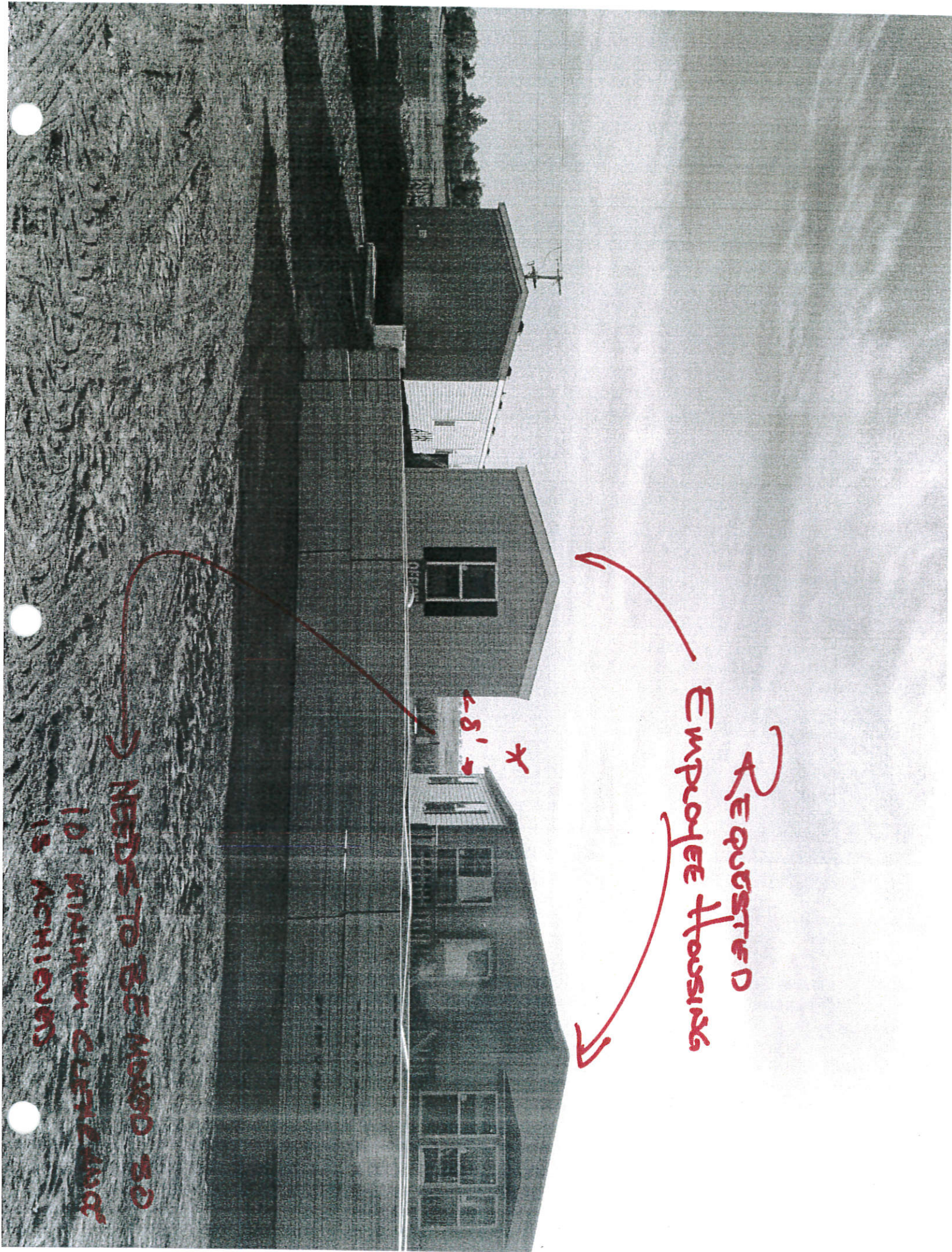
160 ft

16TH ST NE

REQUESTED
EMPLOYEE HOUSING

*
← 8' →

NEEDS TO BE MOVED SO
10' MINIMUM CLEARANCE
IS ACHIEVED





X

X

#13

Employee
HOUSING
TO MOVE
OVER TO
OTHER HOUSES

X

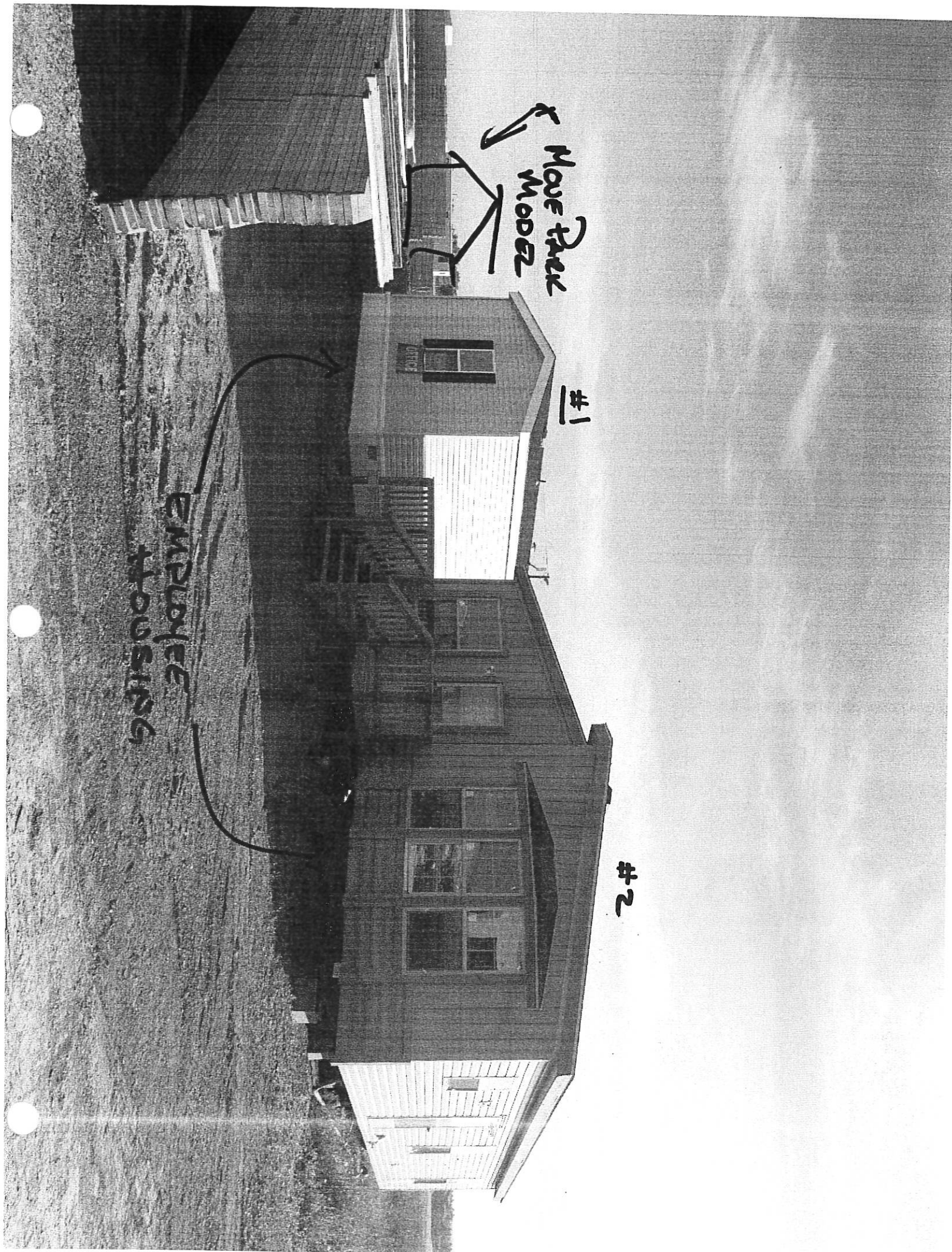
HOUSING FOR SALE
ON MBEI PROPERTY

Have their
MODER

#1

#2

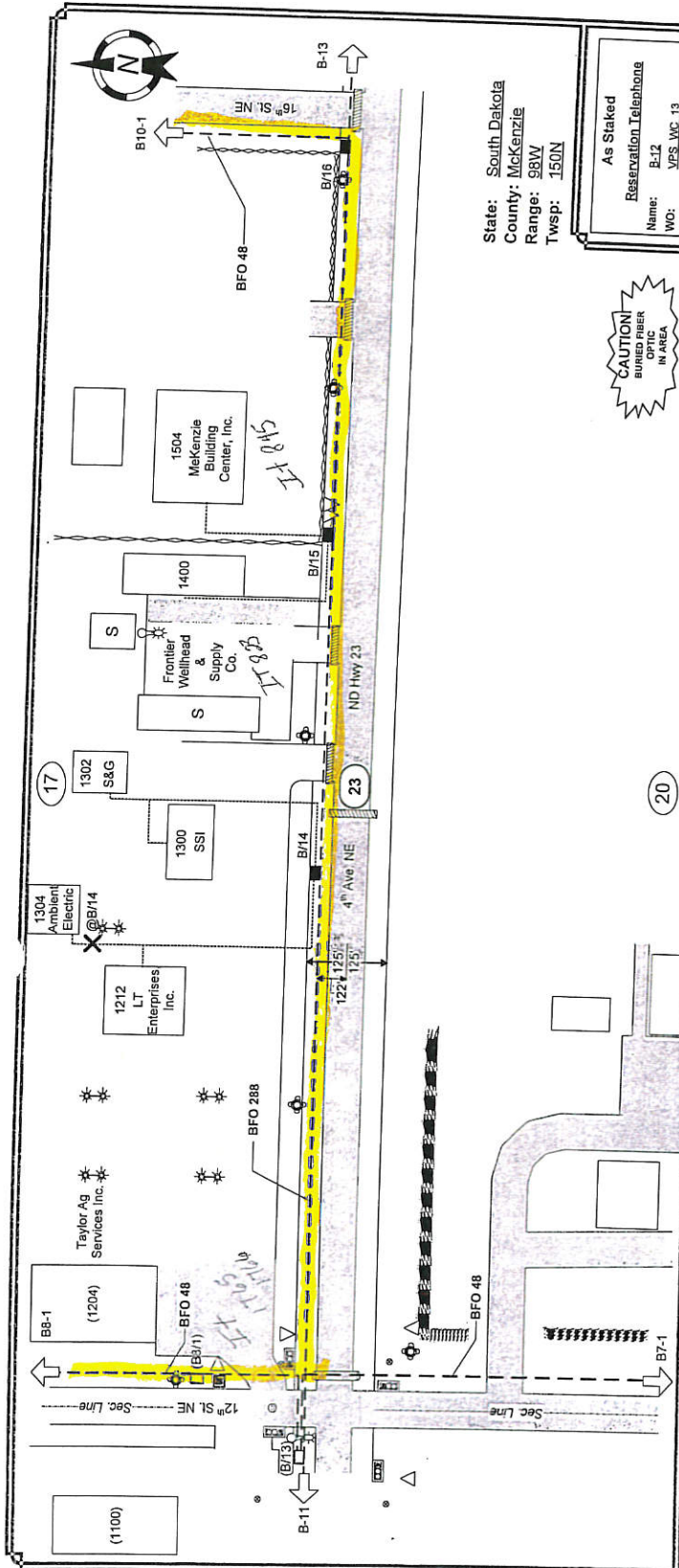
EMPLOYEE
HOUSING





EMPLOYEE HOUSING

OFFICE



CAUTION!
BURIED FIBER
IN AREA

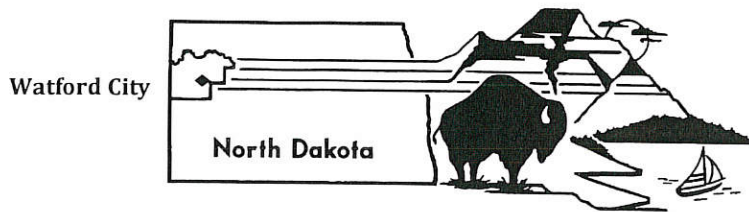
State: South Dakota
County: McKenzie
Range: 98W
Twp: 150N

As Staked
Reservation Telephone
Name: B-12
WD: VPS WC 13
Exch: Walford City
Route: B Public
ROW: Public
Staked By: GSF Date: 01/2013
Revised By: Date:
Plowed By: Date:
Tabbed By: Date:



Sheet 12 of 14

From	To	P/Type	Units	Feet	BM	HBFO	HO	TONT	Remarks
B/13	B/14	BHF(30x48x36)I	BFO 288RI	908	2(5/8)(8)	1	1	4	BFO 288 (96 Ring)
			BFOV(1x2) & BFOV(3x1.5)H D	828	55	1			Includes (3) Vacant Duct for Ring
B/14	1212		SEBO 4I	362	2(1/2)(5)	1	1(NID)	1	1212 4th Ave. NE (LT Enterprises, Inc.)
			SEBOV(1x0.75)	302	83	1			
B/14	1300		SEBO 4I	386	2(1/2)(5)	1	1(NID)	1	1300 4th Ave NE (SSI)
			SEBOV(1x0.75)	326	83	1			



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

July 17, 2013

STAFF REPORT

CU-5-2013 Conditional Use

Applicant

McKenzie Building Center
Greg Bangert
1504 4th Ave NE
Watford City, ND 58854

Property Owners

McKenzie Building Center

Property Address: 1504 4th Ave NE, 5.44 acres

Conditional Use Requested: Use of two manufactured homes and one park model that are currently set up on property to house employees temporarily until company employee housing site is completed

Reference: Watford City City Code Sec. XV – Article XXV, Conditional Uses

Discussion: This application was filed for the purpose of employee housing with in C-1 Commercial Zoning.

The property is located at 1504 4th Ave NE

The existing property is currently developed as a commercial site. The site has access to city water and sewer service and is accessed from 4th Ave NE/Hwy23, secondary access 16th Ave NE. The site is in the City limits and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

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 applicant zone change request.

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, building aprons, including access drives, shall be improved with asphalt, concrete or similar dust-free surface and all parking spaces shall be clearly marked." At the CU permit's annual review, if it is determined that there is a long-term need, the P&Z commission can recommend to the city council that the permittee pave the parking areas. However, the P&Z Commission cannot waive the requirement to provide paved parking and driving surfaces. They can only make a recommendation to the City Council to do so. Should the use become long-term the requirement to pave should be implemented. In the interim, a dust palliative such as magnesium chloride can be applied.

Surrounding Land Use Inventory:

West: Zoning - C-1, McKenzie County
Use - General Commercial
South: Zoning - C-1, McKenzie County
Use - General Commercial
North: Zoning - C-1, McKenzie County
Uses - General Commercial
East: Zoning - AG, McKenzie County
Uses - Agriculture

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 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 and or 16th Ave NE.

Sewer: There is access to city sanitary sewer mains from the property.

Water: There is access to city water mains from the property.

Analysis: The property is currently being used as a retail Building Supply and the application for temporary employee housing is an allowed use with a Conditional Use Permit in the C-1 District. The site consists of 5.44 acres and per the ordinance will be allowed one (1) mobile unit (HUD) or two (2) RV units (DMV) per acre.

Recommendation:

Staff recommends **approval** of the conditional use subject to the following conditions:

1. The conditional use permit will allow only factory manufactured housing-HUD approved No non-factory housing shall be permitted; permitted for this application 2 HUD approved mobile units and 1 Park Model.
2. The conditional use permit is based on the number of spaces allowed per the lot size and shall not be expanded nor the intensity increased.
3. The conditional use permit shall be specific as to number of parking spaces to be provided. A minimum of 2 off-street parking spaces per unit shall be provided.
4. A dust palliative is required to be applied to parking areas from May through October.
5. Parking areas, drive isles and aprons within commercial area of site shall be surfaced with asphalt, concrete or similar dust free surface with clearly marked spaces in accordance with ordinance; handicap and regular.
6. Conditional Use Permit will expire after 6 months if no action is taken.
7. Conditional Use Permit shall be reevaluated after 1 year.
8. A site plan must be submitted showing the lot orientation and placement of the proposed units as well as parking, drive aisles and utility connections as per the ordinance.
9. Emergency Services must have access to residence at all times; fence will have to be modified to allow for Police, Fire and Ambulance access.

Contact:

Mili Williams
Assistant City Planner
(701) 444-2533 ext. 3
miwilliams@nd.gov

LAND USE APPLICATION pg. 1 of 2

Watford City Planning Department

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: <u>6/20/13</u>	APPLICATION NUMBER: <u>2C-28-2013</u>
<input checked="" type="checkbox"/> ZONE CHANGE- \$200.00 fee	PROCESSES BY: <u>JAS</u>	MEETING DATES: P&Z: <u>7/29</u> CC: <u>8/5</u>
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT \$350.00 fee plus publishing cost	FEE: <u>\$200.00</u>	ADVERTISE DATE: <u>7/17 & 7/24</u>
<input checked="" type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>525599</u>	PROPERTY OWNERS NOTIFIED:
<input checked="" type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: <u>24 / TISON / 12 99 W</u>	
<input checked="" type="checkbox"/> VACATION & ABANDONMENT	RELATED CASE NOS:	
<input checked="" type="checkbox"/> SIMPLE LOT SPLIT - \$450.00 fee	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: McKenzie County
 APPLICANT: Same - Linda Svihovec, Auditor

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Linda Svihovec, McKenzie County Auditor
 ADDRESS: 201 5th St NW, Ste 543
 CITY: Watford City STATE: ND ZIP CODE: 58854
 TELEPHONE: 701-444-3616 Ext 1408 EMAIL: lsvihovec@co.mckenzie.nd.us
 ASSESSOR'S PARCEL NUMBER(S): 82-06-01800
 LEGAL DESCRIPTION: Lot 1, Block 4 - 5th addition, Watford City
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 101 5th St NW
 GROSS/NET ACREAGE: _____ PRESENT ZONE CLASSIFICATION: R4
 DESIRED ZONE CLASSIFICATION: CF CURRENT LAST USE: Residence

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

McKenzie County purchased this property with the intent to demolish the house and put buildings to be converted to carthouse parking lot.

DESCRIBE THE SOURCE OF WATER/SEWER: City - Both Do you have a will serve letter YES NO

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

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.

Linda Svehovec, Auditor
Property Owner Signature

Linda Svehovec
Print of Type Owner Name

NOTARY

State of North Dakota
County of McKenzie

This instrument was acknowledged before me on 6-19-13 by Linda Svehovec
Date Name of Person

DENAE M. HOFFMANN
Notary Public
State of North Dakota
My Commission Expires Nov. 23, 2018

Denae M. Hoffmann
Signature of Notarial Officer

Documents Required for Submitting Land Use Applications

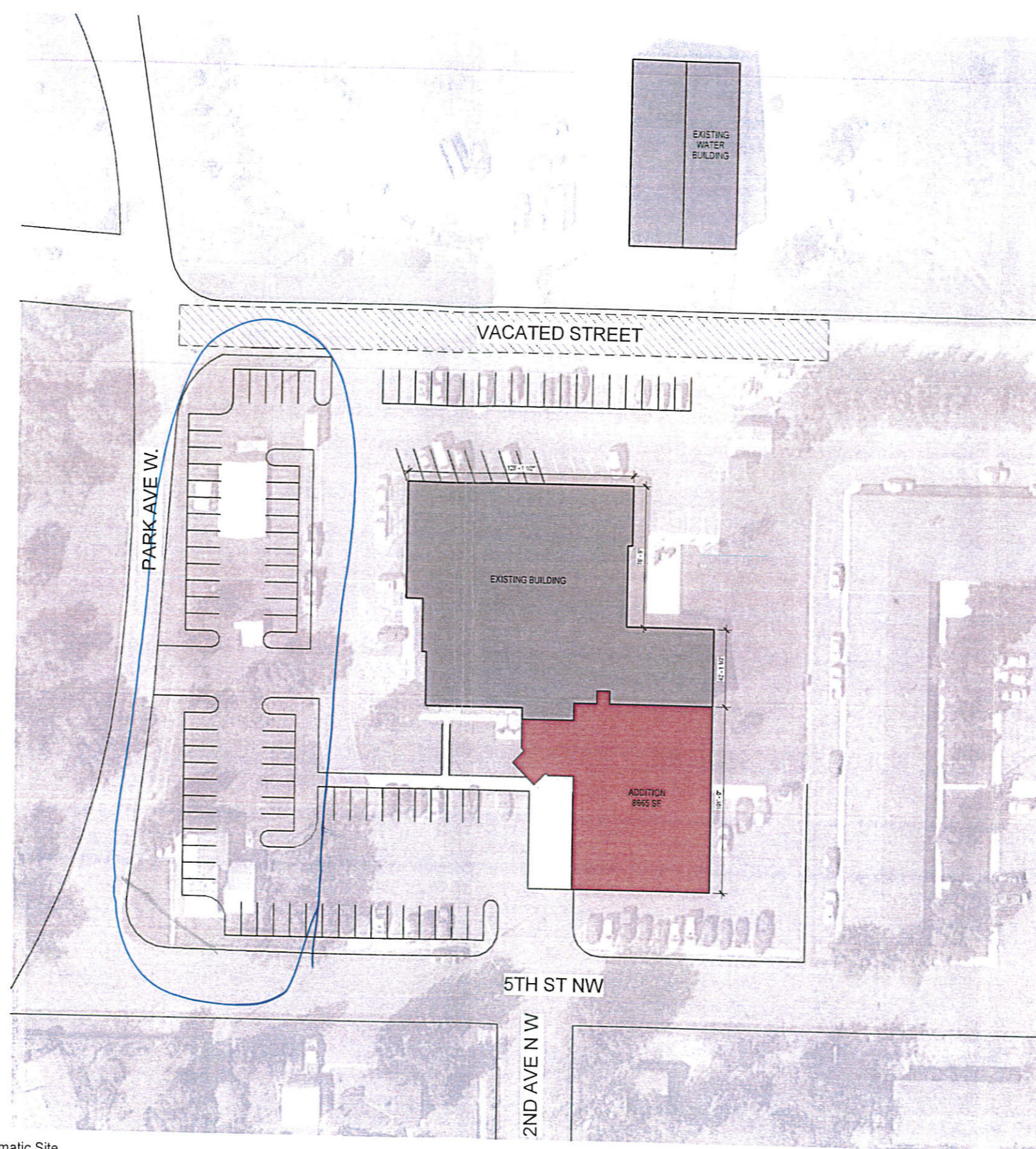
APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	Straight-line Drawing	Supplemental Info.	Application Fees
Conditional Use Permit	1	1	2	1 ⁹		1 ¹¹	1 ¹²	1 ¹³	1 ¹⁴	\$350.00
Zone Change	1	1	2	1 ⁹	1 ⁸	1 ¹¹	1 ¹²		1 ¹⁴	\$200.00
Variance	1	1	2			1 ¹¹				\$200.00
Vacation and Abandonment	1		2	1 ⁹	1 ⁸	1 ¹¹				Refer to Fee Schedule
Street Name Change*	1					1 ¹¹				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

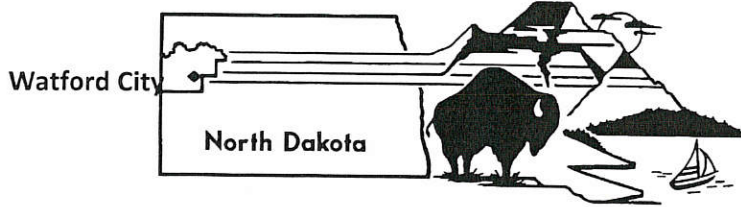
Procedures for Filing Land Use Applications:

- 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.

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



Option 2 Schematic Site
A011 1" = 30'



City of Watford City

Brent Sanford, Mayor

213 2nd St., NE

PO Box 494

Watford City, ND 58854

Ph. 701- 444- 2533

Fax 701- 444- 3004

www.mckenziecounty.net

July,15 2013

STAFF REPORT

ZC-28-2013 Zone Change

Applicant

Linda Svihovec
McKenzie County Auditor
201 5th St NW, Ste 543
Watford City , ND 58854

Property Owners

McKenzie County

Property Address: 101 5th St NW Lot 1, Block 4

Zone Change Requested: A request to change the zoning of the above-referenced lot from R-1 to C-F.

Reference: Watford City City Code Sec. XV – Article XXVI, Amendments

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

The property is located at Lot 1, of Block 4, 5th Addition.

The existing property is currently two single family dwellings. The site is within the City ETA and is subject to City development standards.

McKenzie County is requesting a zone change from R1 to C-F (community facility). The proposed project is planning on demolishing the existing structures to turn into additional parking for the County Courthouses parking lot.

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.

In granting a zone change, the Planning Commission must satisfy itself, from the evidence heard before it that the granting of the zone change is in the best long-term interests of the City of Watford City and the other affected properties. The Planning Commission shall also find that the zone change, if granted, is in harmony

with the intended spirit and purpose of the zoning ordinance and does not constitute “spot zoning” so as to allow a use that would otherwise not be permitted.

Under no circumstances shall the Planning Commission recommend a zone change not permissible under the terms of this ordinance.

Surrounding Land Use Inventory:

West: Zoning -	C1, Watford City
Use -	General Commercial District
South: Zoning -	C1, Watford City
Use -	General Commercial District
North: Zoning -	R4, Watford City
Uses -	Residential (high density)
East: Zoning -	R1, Watford City
Uses -	Residential (single family)

Comprehensive Zoning Plan and Zoning Comparison:

At this time, the city does not have a detailed Comprehensive Zoning Plan that can be used as a basis for this decision. Therefore, each request for a zoning amendment must be based solely on the judgment of the commission. The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible affect on surrounding properties must be considered when evaluating whether this zone change should be approved. The zone requested by the applicant (C-F)Community Facility is established in order to provide for the location and development of site suitable for necessary public buildings, structures, uses and accessory uses, and related private buildings, structures, uses, and accessory uses, open space and community recreational facilities.

Site Development

Access: The property is accessible from 5th St NW and Park Ave W. They are City maintained paved streets.

Sewer: City sewer will be available for this site.

Water: City water will be available for this site.

Analysis: The proposed zoning provides enough room for a new parking lot for the County Courthouse.

Recommendation: It is recommended that the Watford City Planning Commission approve a zone change from R4, CF zoning for the property subject to the following conditions:

1. The developer must submit a detailed development plan showing adequate parking, traffic flow within the site to ensure sufficient traffic flow to facilitate drainage throughout the site.
2. The Developer will agree to provide paved access to the development.
3. The development plan is subject to final approval by the city council.
4. All changes to the approved development plan are subject to further review and approval by the P&Z commission and the city council.

Contact:

Seth Sampson
Assistant City Planner
701-444-2533

DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY
PO Box 494 / 213 2nd St NE Watford City, ND 58854

<input checked="" type="checkbox"/> SUBDIVISION PRELIMINARY MAP	DATE FILED: <u>7/9/13</u>	APPLICATION NUMBER:
<input checked="" type="checkbox"/> SUBDIVISION FINAL MAP	PROCESSED BY: <u>MS</u>	PLANNING AND ZONING:
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	FEE: <u>\$790.00</u>	CITY COUNCIL: <u>8/5</u> <u>7/29</u>
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RECEIPT #: <u>#525609</u>	SECTION / TOWNSHIP / RANGE:
<input type="checkbox"/> ROAD/STREET ABANDONMENT	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
<input type="checkbox"/> LARGE PARCELS MAP	PROPERTY OWNERS: <u>Layton Construction Co., Inc.; * see below</u>	
<input type="checkbox"/> LARGE PARCELS MAP FINAL	APPLICANT: <u>DLM Development, LLC</u>	
<input type="checkbox"/> MAP OF REVERSION	<small>CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</small>	
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP	NAME: <u>Bret Mackay</u>	
<input type="checkbox"/> AGRICULTURAL EXEMPTION	PHONE: <u>(310) 505-8585</u>	
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION	ADDRESS: <u>9090 S. Sandy Parkway</u>	
	CITY: <u>Sandy</u> STATE: <u>UT</u> ZIP CODE: <u>84070</u>	
	EMAIL: <u>bmackay@d1mdevelopment.com</u>	

ASSESSOR'S PARCEL NUMBER(S): n/a

LEGAL DESCRIPTION: See attached

PROPERTY ADDRESS AND NEAREST CROSS STREETS: Highway 23 & Long Drive

GROSS/NET ACREAGE: 306.79 NUMBER OF LOTS: 45 ZONING: R-4, AG

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: available in Highway 23

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: no

(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD

(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 _____ 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): [Signature]

Property Owner (Print): Dallis J. Christensen CFO - Layton Construction, Inc.

Property Owner (Signature): _____

Property Owner (Print): _____

SURVEYOR / ENGINEER INFORMATION

NAME: _____ LICENSE NO: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ FAX/Email: _____

* additional owners: Fox Hills Village, LLC; Fox Hills Village II, LLC; Judith H. Stenehjem SLS Limited Partnership

DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY
PO Box 494 / 213 2nd St NE Watford City, ND 58854

<input type="checkbox"/> SUBDIVISION PRELIMINARY MAP	DATE FILED:	APPLICATION NUMBER:
<input type="checkbox"/> SUBDIVISION FINAL MAP	PROCESSED BY:	PLANNING AND ZONING:
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	FEE:	CITY COUNCIL:
<input type="checkbox"/> NON-SUBSEQUENT	RECEIPT #:	SECTION / TOWNSHIP / RANGE:
<input type="checkbox"/> ROAD/STREET ABANDONMENT	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
<input type="checkbox"/> LARGE PARCELS MAP	PROPERTY OWNERS: <u>Layton Construction Co., Inc.; * see below</u> APPLICANT: <u>DLM Development, LLC</u> CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO: NAME: <u>Bret Mackay</u> PHONE: <u>(310) 505-8585</u> ADDRESS: <u>9090 S. Sandy Parkway</u> CITY: <u>Sandy</u> STATE: <u>UT</u> ZIP CODE: <u>84070</u> EMAIL: <u>bmackay@dldmdevelopment.com</u>	
<input type="checkbox"/> LARGE PARCELS MAP FINAL		
<input type="checkbox"/> MAP OF REVERSION		
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP		
<input type="checkbox"/> AGRICULTURAL EXEMPTION		
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION		

ASSESSOR'S PARCEL NUMBER(S): n/a
 LEGAL DESCRIPTION: see attached
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: Highway 23 & Long Drive
 GROSS/NET ACREAGE: 306.79 NUMBER OF LOTS: 4 5 ZONING: R-4, AG
 DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: available in Highway 23
 ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: no
 (IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD

(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 _____ 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): [Signature]
 Property Owner (Print): MARK A. BRACE, MANAGING MEMBER
 Property Owner (Signature): [Signature]
 Property Owner (Print): MARK A. BRACE, MANAGING MEMBER

SURVEYOR / ENGINEER INFORMATION

NAME: _____ LICENSE NO: _____
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____
 PHONE: _____ FAX/Email: _____

* additional owners: Fox Hills Village, LLC; Fox Hills Village II, LLC; Judith H. Stenehjem SLS Limited Partnership

DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY
PO Box 494 / 213 2nd St NE Watford City, ND 58854

<input type="checkbox"/> SUBDIVISION PRELIMINARY MAP	DATE FILED:	APPLICATION NUMBER:
<input type="checkbox"/> SUBDIVISION FINAL MAP	PROCESSED BY:	PLANNING AND ZONING:
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	FEE:	CITY COUNCIL:
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RECEIPT #:	SECTION / TOWNSHIP / RANGE:
<input type="checkbox"/> ROAD/STREET ABANDONMENT	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
<input type="checkbox"/> LARGE PARCELS MAP	PROPERTY OWNERS: <u>Layton Construction Co., Inc.; * see below</u> APPLICANT: <u>DLM Development, LLC</u> CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO: NAME: <u>Bret Mackay</u> PHONE: <u>(310) 505-8585</u> ADDRESS: <u>9090 S. Sandy Parkway</u> CITY: <u>Sandy</u> STATE: <u>UT</u> ZIP CODE: <u>84070</u> EMAIL: <u>bmackay@dlddevelopment.com</u>	
<input type="checkbox"/> LARGE PARCELS MAP FINAL		
<input type="checkbox"/> MAP OF REVERSION		
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP		
<input type="checkbox"/> AGRICULTURAL EXEMPTION		
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION		

ASSESSOR'S PARCEL NUMBER(S): n/a

LEGAL DESCRIPTION: see attached

PROPERTY ADDRESS AND NEAREST CROSS STREETS: Highway 23 & Long Drive

GROSS/NET ACREAGE: 306.79 NUMBER OF LOTS: 4 5 ZONING: R-4, AG

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: available in Highway 23

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: no

(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD

(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 _____ 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): _____

Property Owner (Print): _____

Property Owner (Signature): [Signature] Judith H. Stenehjem (SLS) LP

Property Owner (Print): _____

SURVEYOR / ENGINEER INFORMATION

NAME: _____ LICENSE NO.: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ FAX/Email: _____

* additional owners: Fox Hills Village, LLC; Fox Hills Village II, LLC; Judith H. Stenehjem SLS Limited Partnership

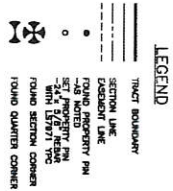
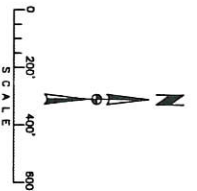
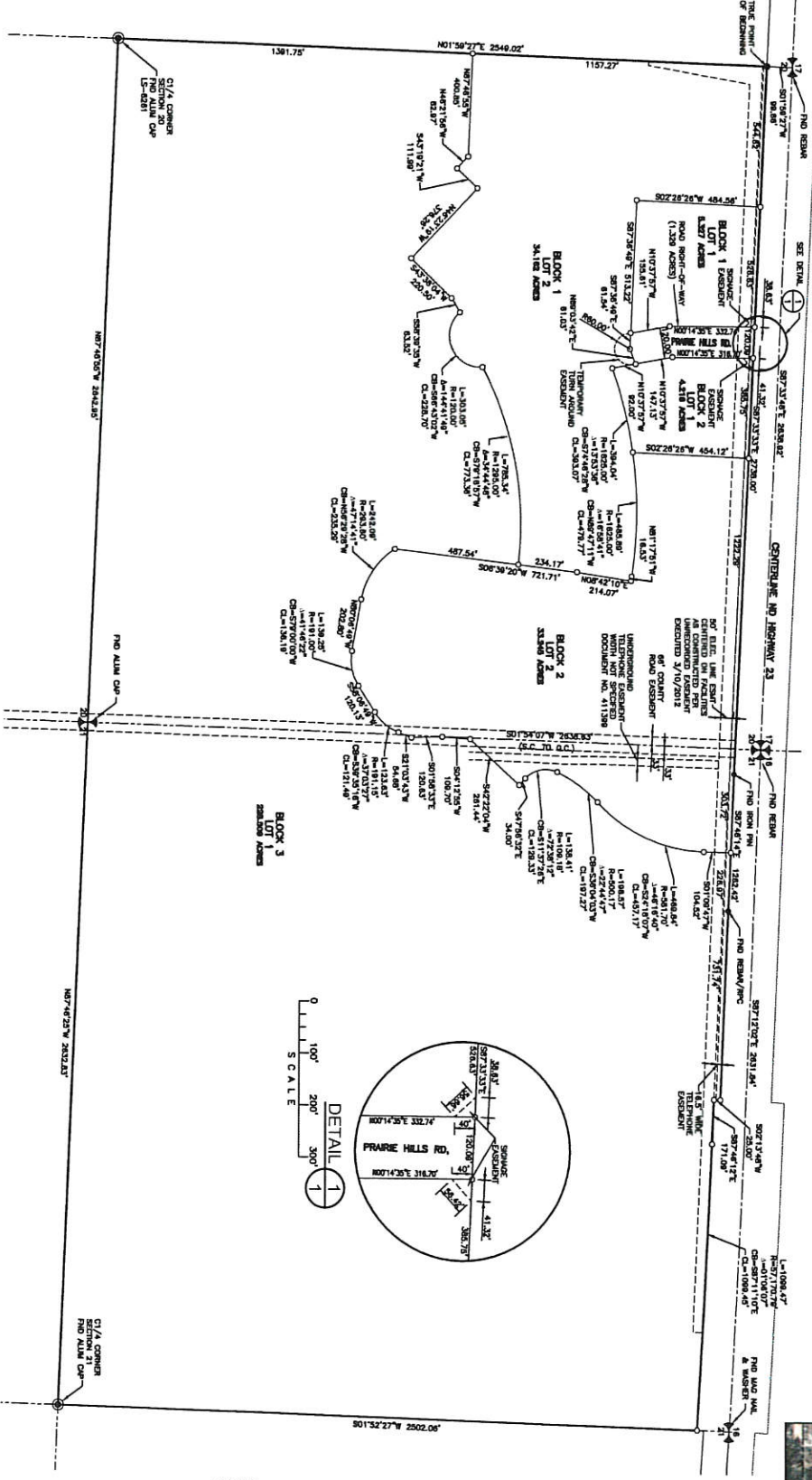
Subject Property Description

The NE $\frac{1}{4}$ Section 20 and the NW $\frac{1}{4}$ Section 21, excepting therefrom the North Dakota Highway 23 right-of-way, T150N, R98W, 5th P.M., McKenzie County, North Dakota.

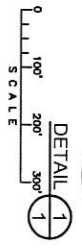
A SUBDIVISION PLAT OF FOX HILLS VILLAGE

LOCATED IN THE NE ¼ OF SECTION 20 AND THE NW ¼ OF SECTION 21, T150N, R98W,
5TH P.M., WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

LAND OWNERS: JUDITH H. STENHEJEM (S/S) LIMITED PARTNERSHIP
FOX HILLS VILLAGE, LLC
LANTON CONSTRUCTION COMPANY



AREA OF LOTS = 305.459 ACRES
AREA OF DEDICATED R/W = 1.329 ACRES
TOTAL AREA = 306.789 ACRES



FOR REVIEW ONLY 7-10-13

SHEET 1 OF 2

TD&K
Engineering

DRAWN BY: TMC DATE: 7/10/13
CHECKED BY: JHJ DATE: 7/10/13
DESIGNED BY: JHJ DATE: 7/10/13
PROJECT: FOX HILLS VILLAGE, LLC
SUBDIVISION PLAT

BASED ON REMAINING RECORDS AND BASED ON THE NORTH DAKOTA STATE
PLAT COMPASS SYSTEM, NORTH ZONE, DENOMINATES METERS

MW

LAND USE APPLICATION

Watford City Planning Department

See Reverse for Submittal Requirements

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: 7-8-2013	APPLICATION NUMBER: 20-28-2d3
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: US	MEETING DATES: P&Z: 7/29 CC: 8/5
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: 200.00	ADVERTISE DATE: 7/17 & 7/24
<input checked="" type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: S25413	PROPERTY OWNERS NOTIFIED:
<input checked="" type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: S 30 / T150N / R 98W	
<input checked="" type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input checked="" 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: Corey Elliot
 APPLICANT: Troy Knutson 701-651-7195

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Corey Elliot
 ADDRESS: P.O. Box 315
 CITY: WATFORD CITY STATE: ND ZIP CODE: 58854
 TELEPHONE: 701 570 5413 EMAIL: _____
 ASSESSOR'S PARCEL NUMBER(S): 20-00-21200
 LEGAL DESCRIPTION: _____
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 404 20TH AVE NE SE
 GROSS/NET ACREAGE: 1 PRESENT ZONE CLASSIFICATION: AG
 DESIRED ZONE CLASSIFICATION: Industrial 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)

See Attached

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

LAND USE APPLICATION

(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




 Print of Type Owner Name

NOTARY

State of North Dakota
 County of Mckenzie

This instrument was acknowledged before me on July 11, 2013 Date by Gregory Elliot Name of Person

DAWN TSCHETTER
 Notary Public
 State of North Dakota
 My Commission Expires June 23, 2016



 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	Straight-line Drawing	Supplemental Info.	Application Fees
Conditional Use Permit	1	1	4	1 ⁹		1 ¹¹	4 ¹²	1 ¹³	1 ¹⁴	\$350.00
Zone Change	1	1	4	1 ⁹	1 ⁸	1 ¹¹	4 ¹²		1 ¹⁴	\$200.00
Variance	1	1	4			1 ¹¹				\$200.00
Vacation and Abandonment	1		4	1 ⁹	1 ⁸	1 ¹¹				Refer to Fee Schedule
Street Name Change*	1 ¹⁶					1 ¹¹				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, schedule an appointment by calling the Watford City Planning Department at (701) 444-2533. Filing an application without an appointment may delay your application processing and/or scheduled hearing(s). 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
 Watford City, ND 58854
 Phone: (701)444-2533 Fax: (701)444-3004 Website: www.mckenziecounty.net

Company Name: Raptor Enterprises, Inc.

Primary Business: Sandblasting/Coating services

Description:

Removing paint, rust, rubberized coatings from tanks (Frac Tanks, Semi-vacuum tanks, etc) or trailers with various sandblasting grits. (sand, metal grits) Primarily working on the inside of the tanks.

Applying Elastomeric (rubberized) coatings to the inside of the tanks & trailers. This is primarily sprayed on with a machine and in some cases needs to be rolled on.

Some painting of the trailers if needed when done applying coatings or after sandblasting will be done also.

Owners:

Troy Knutson – Watford City, ND

Dave Freemont – Spearfish, SD



Google earth

miles
km

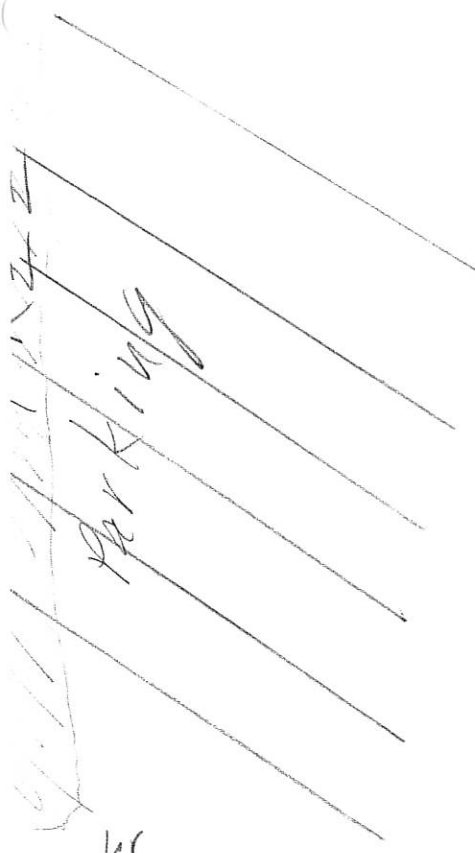
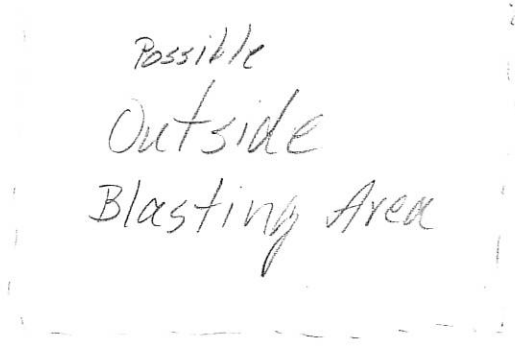
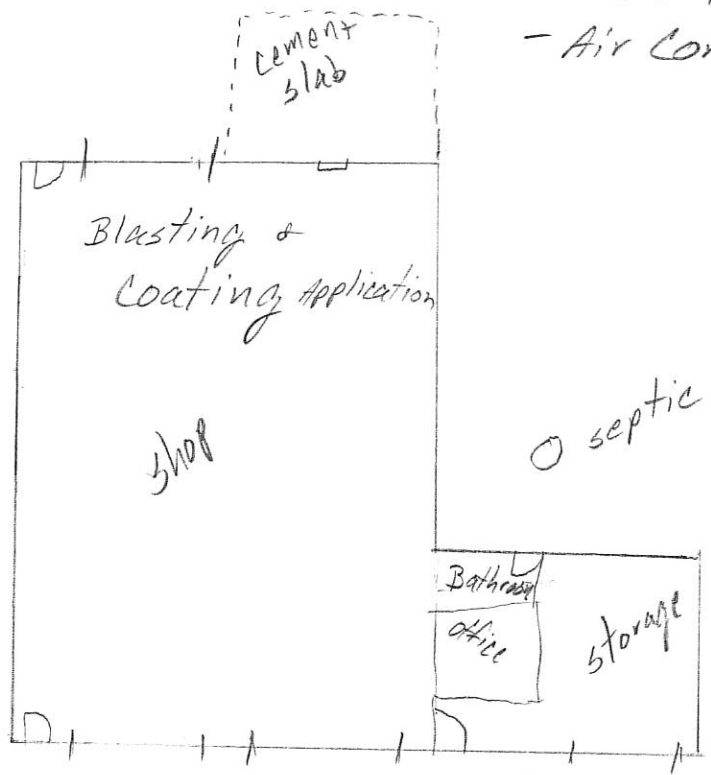




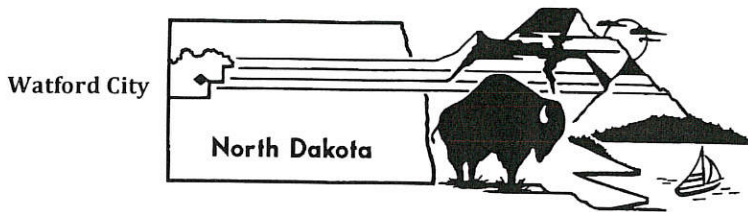
Raptor Enterprises, Inc.

Proposed
✓ for
Equip

- sandblasting/Recovery Unit
- Generator (until 3 Phase power)
- Air Compressor



LINE



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

July 17, 2013

STAFF REPORT

ZC-28-2013

ZONE CHANGE

Applicant

Troy Knutson
404 20th Ave NE
Watford City, ND 58854

Property Owners

Greg Elliot
Po Box 315
Watford City, ND 58854

Property Address: 404 20th Ave NE, 1 acre

Zone Change Requested: A request to change the zoning of the above-referenced lot from A-2 (Agriculture) to Industrial Park (I-P).

Reference: Watford City City Code Sec. XV – Article XXVI, Amendments

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

The property is located on 404 20th Ave NE, 1.0 acres

The existing property is currently zoned Agriculture. The site is accessible from Hwy. 85 S onto 20th Ave NE which is a gravel/scoria roadway. The site is in the newly created Extra Territorial Area (ETA) and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission. The intent of the ETA is to regulate growth and development within one mile of the City but to not be restrictive in nature.

The intent of the zone change application is to allow for development of the property into a Sandblasting/Coating Service; to allow for this type of use the property must be zoned Industrial Park according to the Watford City Zoning Ordinance to permit “Manufacturing or Fabricating Establishments”.

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.

In granting a zone change, the Planning Commission must satisfy itself, from the evidence heard before it that the granting of the zone change is in the best long-term interests of the City of Watford City and the other affected properties.

The Planning Commission shall also find that the zone change, if granted, is in harmony with the intended spirit and purpose of the zoning ordinance (established & proposed master plan) and does not constitute "spot zoning" so as to allow a use that would otherwise not be permitted. Under no circumstances shall the Planning Commission recommend a zone change not permissible under the terms of this ordinance.

Surrounding Land Use Inventory:

West:	Zoning -	A-2, McKenzie County
	Use -	Agricultural/Residential
South:	Zoning -	A-2, McKenzie County
	Use -	Agricultural
North:	Zoning -	A-2, McKenzie County
	Uses -	Agricultural/Residential
East:	Zoning -	A-2, McKenzie County
	Uses -	Legal Non-Conforming Single Family Residence

Comprehensive Zoning Plan and Zoning Comparison:

At this time, the city does not have a detailed Comprehensive Zoning Plan that can be used as a basis for this decision. Therefore, each request for a zoning amendment must be based solely on the judgment of the commission. The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible effect on surrounding properties must be considered when evaluating whether this zone change should be approved. the intent of the "I-P" Industrial Park District to allow certain industrial land uses in a park-like atmosphere and to control the type of use, setback, parking, loading and unloading. It is also intended that this zone be compatible with adjoining dwelling and commercial land uses

Site Development

Access: The property is accessible from Hwy 85.

Sewer: There are no city sanitary sewer mains on the property.

Water: There are no city water mains on the property.

Analysis: The proposed zoning will bring the use of the property into compliance for the intended use.

Recommendation:

Applicant shall prepare and submit a preliminary development plan for review and approval by the Planning Commission.

Upon approval of the preliminary development plan by the Planning Commission, the applicant shall prepare and submit a final development plan, which shall incorporate any changes or alterations requested. The final development plan and the Planning Commission recommendation shall be forwarded to the City Council for review and final action.

It is recommended that the Watford City Planning Commission approve a zone change from A-2 to I-P (Industrial Park) for the property subject to the following conditions:

1. The developer must submit a detailed site plan for review. The site plan must address drainage, access, utilities, lighting, drive aisles, parking and the development standards for an industrial development.

2. Such applicant also shall prepare and submit a preliminary development plan for review and approval by the Planning Commission, which shall include:
A topographic map showing contours at intervals of two (2) feet.
A plot plan showing:
 - 1) Building locations on the tract.
 - 2) Access from streets/highways.
 - 3) Parking arrangement and number of spaces.
 - 4) Interior drives and service areas.
3. Location map showing the development and zoning of the adjacent property within two hundred (200) feet, including the location and the type of buildings and structures thereon.
4. The full legal description of the boundaries of the properties to be included in the area to be zoned "I-P" Industrial Park District.
5. A map showing location of proposed sewer, water and other utility lines.
6. A description of general character of the proposed buildings

Contact:

Mili Williams
Assistant City Planner
701-444-2533 ext. 3
miwilliams@nd.gov

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>7/11</u>	APPLICATION NUMBER:
<input type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>JS</u>	MEETING DATES: P&Z: <u>7/29</u> CC: <u>8/5</u>
<input type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: <u>450.00</u>	ADVERTISE DATE: <u>7/17 & 7/24</u>
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>#525626</u>	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: <u>S7 / TISON / R98W</u>	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input checked="" 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: MARLENE + R.D. NELSON Joint Trust
 APPLICANT: BLUE BISON DEVELOPMENT

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: ROBIN GREENHAGEN
 ADDRESS: P.O. Box 2603
 CITY: WATFORD CITY STATE: ND ZIP CODE: 58854
 TELEPHONE: (701) 580 5501 EMAIL: robin@bluebisonnd.com
 ASSESSOR'S PARCEL NUMBER(S): 20-00-05400
 LEGAL DESCRIPTION: SEE ATTACHED
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: EAST OF N. MAIN, 1/2 MILE N OF 17TH AVE
 GROSS/NET ACREAGE: 60.86 PRESENT ZONE CLASSIFICATION: R-2
 DESIRED ZONE CLASSIFICATION: R-2 CURRENT LAST USE: AG

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

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

Land Use Applications Cannot be Accepted over the Front Counter

Please Call (701) 444-2533 to schedule an appointment

(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.

Moxley & Rod Helmer (Joint Trust)
Property Owner Signature

Robert D. Nelson trustee
Print of Type Owner Name

NOTARY

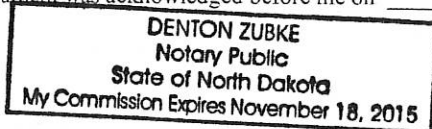
State of North Dakota

County of Mckenzie

This instrument was acknowledged before me on 22nd of July by Robert D. Nelson

Date

Name of Person



[Signature]
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	Straight-line Drawing	Supplemental Info.	Application Fees
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Variance	1	1	4			1 ¹¹				\$200.00
Vacation and Abandonment	1		4	1 ⁹	1 ⁸	1 ¹¹				Refer to Fee Schedule
Street Name Change*	1					1 ¹¹				Refer to Fee Schedule

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*Plus all sign costs

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- C. Staff Report: To discuss a report or recommendation, contact the Planning Department to resolve concerns prior to the hearing.
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Watford City Planning Department
213 2nd St NE

Watford City, ND 58854

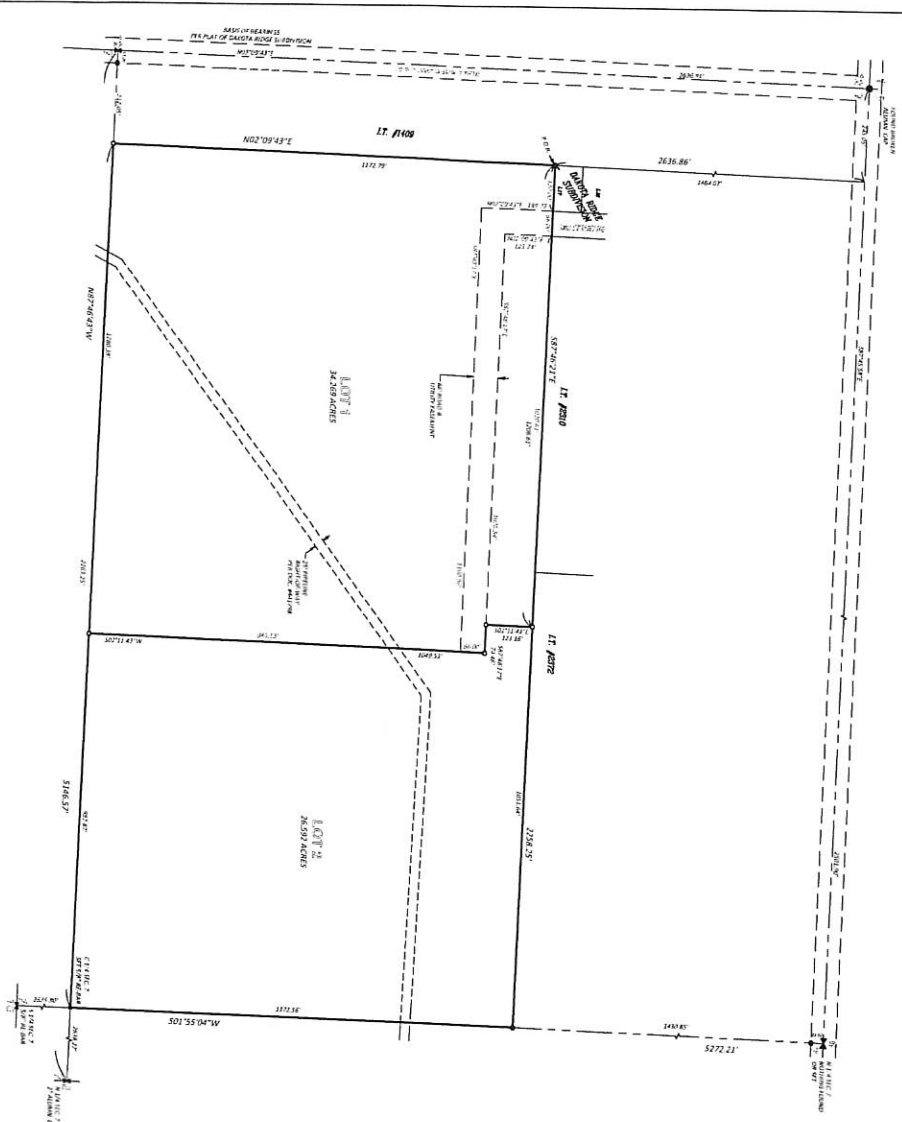
Phone: (701)444-2533 Fax: (701)444-3004 Website: www.4eyes.net



REGISTERED PROFESSIONAL SURVEYOR
 STATE OF NORTH DAKOTA
 No. 12345
 JOHN D. SMITH
 12345 SURVEYOR DRIVE
 BISMARCK, ND 58103
 PHONE: (701) 555-1234
 FAX: (701) 555-5678

LITTLE BISON SUBDIVISION

LOCATED IN A PORTION OF LOT 7 AND THE S 1/2 NW 1/4 OF SECTIONS 7, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH AND 13TH, RANGE 56N, TOWNSHIP 104N, SHERIDAN COUNTY, NORTH DAKOTA



DESCRIPTION

THIS SUBDIVISION IS A PART OF THE SECTION 7, TOWNSHIP 104N, RANGE 56N, SHERIDAN COUNTY, NORTH DAKOTA. THE SUBDIVISION IS LOCATED IN A PORTION OF LOT 7 AND THE S 1/2 NW 1/4 OF SECTIONS 7, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH AND 13TH, RANGE 56N, TOWNSHIP 104N, SHERIDAN COUNTY, NORTH DAKOTA. THE SUBDIVISION IS BOUND BY THE S 1/2 NW 1/4 OF SECTION 7, TOWNSHIP 104N, RANGE 56N, SHERIDAN COUNTY, NORTH DAKOTA TO THE NORTH, THE S 1/2 NW 1/4 OF SECTION 7, TOWNSHIP 104N, RANGE 56N, SHERIDAN COUNTY, NORTH DAKOTA TO THE SOUTH, THE S 1/2 NW 1/4 OF SECTION 7, TOWNSHIP 104N, RANGE 56N, SHERIDAN COUNTY, NORTH DAKOTA TO THE WEST, AND THE S 1/2 NW 1/4 OF SECTION 7, TOWNSHIP 104N, RANGE 56N, SHERIDAN COUNTY, NORTH DAKOTA TO THE EAST.

LEGAL DESCRIPTION

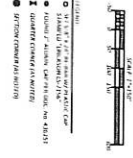
THE SUBDIVISION IS A PART OF THE SECTION 7, TOWNSHIP 104N, RANGE 56N, SHERIDAN COUNTY, NORTH DAKOTA. THE SUBDIVISION IS LOCATED IN A PORTION OF LOT 7 AND THE S 1/2 NW 1/4 OF SECTIONS 7, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH AND 13TH, RANGE 56N, TOWNSHIP 104N, SHERIDAN COUNTY, NORTH DAKOTA. THE SUBDIVISION IS BOUND BY THE S 1/2 NW 1/4 OF SECTION 7, TOWNSHIP 104N, RANGE 56N, SHERIDAN COUNTY, NORTH DAKOTA TO THE NORTH, THE S 1/2 NW 1/4 OF SECTION 7, TOWNSHIP 104N, RANGE 56N, SHERIDAN COUNTY, NORTH DAKOTA TO THE SOUTH, THE S 1/2 NW 1/4 OF SECTION 7, TOWNSHIP 104N, RANGE 56N, SHERIDAN COUNTY, NORTH DAKOTA TO THE WEST, AND THE S 1/2 NW 1/4 OF SECTION 7, TOWNSHIP 104N, RANGE 56N, SHERIDAN COUNTY, NORTH DAKOTA TO THE EAST.

STATE OF NORTH DAKOTA

BEFORE ME, the undersigned authority, on this _____ day of _____, 2011, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

NOTARIAL PUBLIC FOR THE STATE OF NORTH DAKOTA

My Commission Expires _____



PLANNED USES OF THE SUBDIVISION

THE SUBDIVISION IS PLANNED FOR USE AS A RESIDENTIAL SUBDIVISION. THE SUBDIVISION IS BOUND BY THE S 1/2 NW 1/4 OF SECTION 7, TOWNSHIP 104N, RANGE 56N, SHERIDAN COUNTY, NORTH DAKOTA TO THE NORTH, THE S 1/2 NW 1/4 OF SECTION 7, TOWNSHIP 104N, RANGE 56N, SHERIDAN COUNTY, NORTH DAKOTA TO THE SOUTH, THE S 1/2 NW 1/4 OF SECTION 7, TOWNSHIP 104N, RANGE 56N, SHERIDAN COUNTY, NORTH DAKOTA TO THE WEST, AND THE S 1/2 NW 1/4 OF SECTION 7, TOWNSHIP 104N, RANGE 56N, SHERIDAN COUNTY, NORTH DAKOTA TO THE EAST.

LEGAL DESCRIPTION

THE SUBDIVISION IS A PART OF THE SECTION 7, TOWNSHIP 104N, RANGE 56N, SHERIDAN COUNTY, NORTH DAKOTA. THE SUBDIVISION IS LOCATED IN A PORTION OF LOT 7 AND THE S 1/2 NW 1/4 OF SECTIONS 7, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH AND 13TH, RANGE 56N, TOWNSHIP 104N, SHERIDAN COUNTY, NORTH DAKOTA. THE SUBDIVISION IS BOUND BY THE S 1/2 NW 1/4 OF SECTION 7, TOWNSHIP 104N, RANGE 56N, SHERIDAN COUNTY, NORTH DAKOTA TO THE NORTH, THE S 1/2 NW 1/4 OF SECTION 7, TOWNSHIP 104N, RANGE 56N, SHERIDAN COUNTY, NORTH DAKOTA TO THE SOUTH, THE S 1/2 NW 1/4 OF SECTION 7, TOWNSHIP 104N, RANGE 56N, SHERIDAN COUNTY, NORTH DAKOTA TO THE WEST, AND THE S 1/2 NW 1/4 OF SECTION 7, TOWNSHIP 104N, RANGE 56N, SHERIDAN COUNTY, NORTH DAKOTA TO THE EAST.

STATE OF NORTH DAKOTA

BEFORE ME, the undersigned authority, on this _____ day of _____, 2011, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

NOTARIAL PUBLIC FOR THE STATE OF NORTH DAKOTA

My Commission Expires _____



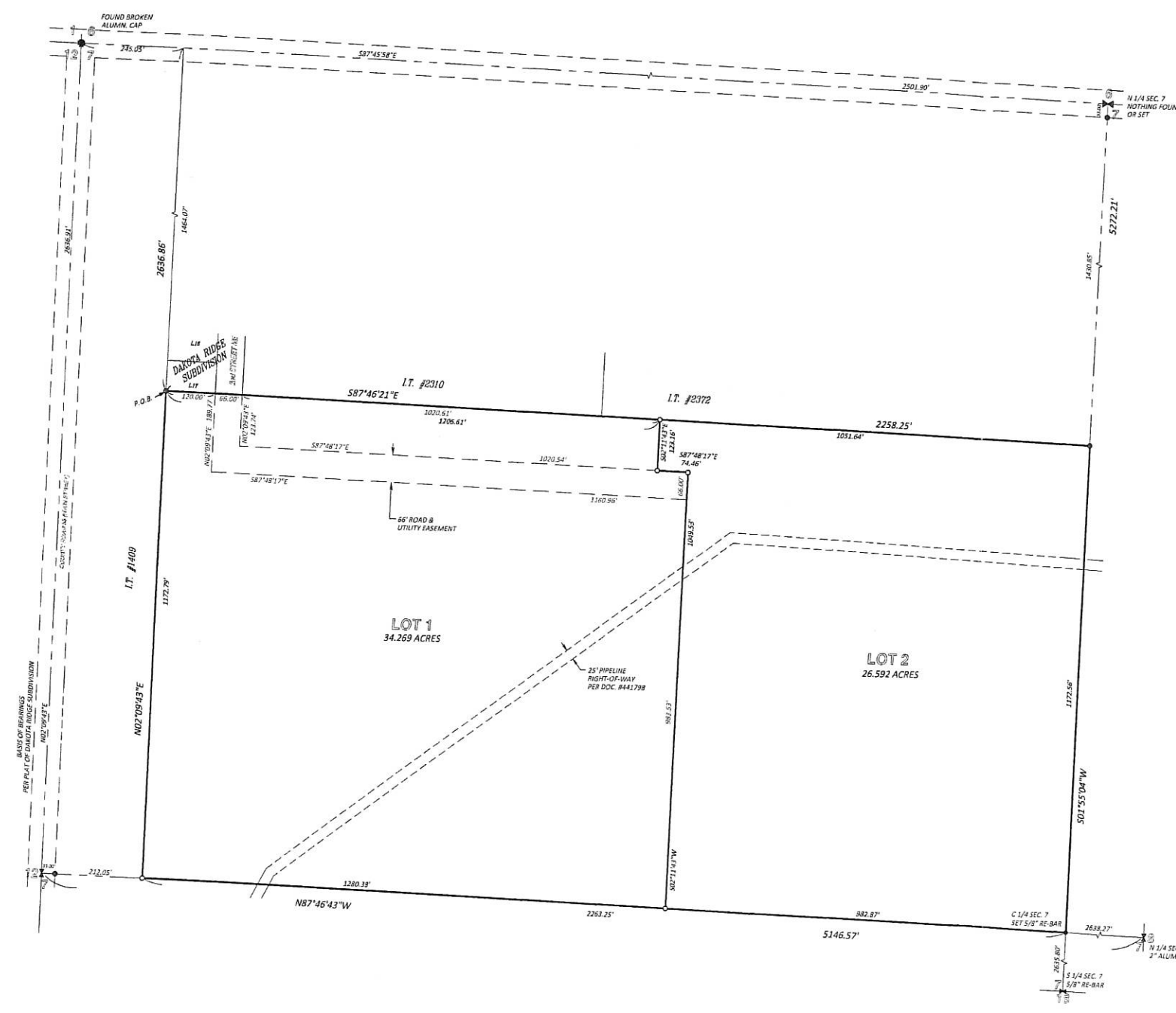
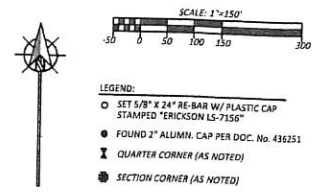
PREPARED BY:
 JACKOLA ENGINEERING & ARCHITECTURE, P.C.
 2250 HWY 93 SOUTH
 P.O. BOX 1134
 KALISPELL, MT 59903
 406-753-3208

PREPARED FOR:
 LITTLE BISON DEVELOPMENT
 P.O. BOX 4693
 WATFORD CITY, ND 58854

OWNERS:
 R. D. & MARLENE S. NELSON
 P.O. BOX 463
 WATFORD CITY, ND 58854

LITTLE BISON SUBDIVISION

LOCATED IN A PORTION OF GOV'T. LOT 2 AND THE S 1/2 NW 1/4 OF SECTION 7, T150N, R88W, 5th PM, MCKENZIE COUNTY, NORTH DAKOTA



DESCRIPTION

A PARCEL OF LAND LOCATED IN A PORTION OF GOVERNMENT LOT 2 AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 7, EXCEPTING DOC. #136149, TOWNSHIP 150 NORTH, RANGE 88 WEST, 5TH PRINCIPAL MERIDIAN, MCKENZIE COUNTY, NORTH DAKOTA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 7; THENCE S87°45'58\"/>

OWNER'S CONSENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND MORTGAGE HOLDERS OF THE LANDS PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO CERTIFY THAT NO NEW EXTENSION OF PUBLIC STREETS, SEWERS, AND/OR WATER DISTRIBUTION LINES ARE REQUIRED TO SERVICE SAID LANDS.

R.D. NELSON
 MARLENE S. NELSON

STATE OF NORTH DAKOTA)
 COUNTY OF MCKENZIE) SS

BE IT KNOWN THAT ON THIS _____ DAY OF _____, 2013, BEFORE ME PERSONALLY APPEARED R.D. NELSON and MARLENE S. NELSON AND ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE ABOVE TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA

CERTIFICATE OF SURVEYOR

I, ROBERT A. ERICSON BEING A REGISTERED NORTH DAKOTA LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE PROPERTY SHOWN HEREIN AND THE WITHIN MAP IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE NORTH DAKOTA CENTURY CODE AND THE CITY OF WATFORD CITY SUBDIVISION ORDINANCES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT A. ERICSON LS-7156

STATE OF MONTANA)
 COUNTY OF FLATHEAD) SS

BE IT KNOWN THAT ON THIS _____ DAY OF _____, 2013, BEFORE ME PERSONALLY APPEARED AND ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE ABOVE CERTIFICATE OF REGISTERED LAND SURVEYOR TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC, FLATHEAD COUNTY, MONTANA
 MY COMMISSION EXPIRES: _____

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS _____ DAY OF _____, 2013 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) SS

ON THIS _____ DAY OF _____, 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GLEN BEARD, CHAIRMAN OF THE WATFORD CITY PLANNING AND ZONING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WATFORD CITY PLANNING AND ZONING COMMISSION.

NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES: _____

WATFORD CITY APPROVAL

THE CITY OF WATFORD CITY, NORTH DAKOTA, HAS APPROVED THE ATTACHED PLAT AS SHOWN HEREON, AND LYING WITHIN THE JURISDICTION OF THE CITY OF WATFORD CITY, HAS APPROVED THE STREETS, ALLEYS, AND OTHER PUBLIC WORKS AND GROUNDS OF THE ATTACHED PLAT, SHOWN HERE AS AN AMENDMENT TO THE COMPREHENSIVE STREET AND HIGHWAY PLAN AND OTHER APPROPRIATE PORTION OF THE COMPREHENSIVE PLAN OF THE CITY OF WATFORD CITY, NORTH DAKOTA.

BRENT SANFORD, MAYOR
 PENI PETERSON, CITY AUDITOR

STATE OF NORTH DAKOTA)
 COUNTY OF MCKENZIE) SS

ON THIS _____ DAY OF _____, 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRENT SANFORD, MAYOR, AND PENI PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WATFORD CITY PLANNING AND ZONING COMMISSION.

NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES: _____

AUDITOR'S CERTIFICATE OF TAXES

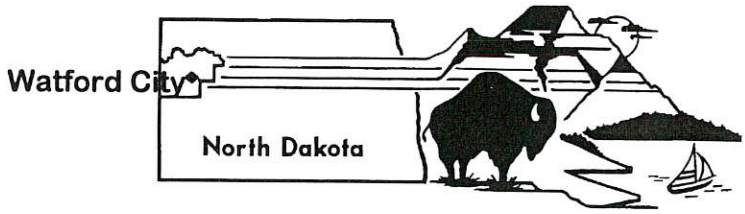
TAXES, DELINQUENT TAXES, DELINQUENT SPECIAL ASSESSMENT OR INSTALLMENTS OF SPECIAL ASSESSMENTS OR TAX ESTIMATES FOR THE PROPERTY DESCRIBED ON THE ATTACHED INSTRUMENT ARE UNPAID IN THE AMOUNT OF \$ _____ PLUS PENALTY AND INTEREST, CERTIFIED THIS _____ DAY OF _____, 2013.

LINDA SINDOVC, 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 _____ M ON THE _____ DAY OF _____, A.D. 2013 AND WAS RECORDED AS DOCUMENT NUMBER _____.

ANN JOHNSRUD, MCKENZIE COUNTY RECORDER
 DEPUTY, MCKENZIE COUNTY RECORDER



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

July 24, 2013

STAFF REPORT

SLP-04-2013

Simple Lot Split

Applicant
Blue Bison Development
PO Box 2603
Watford City, ND 58854

Property Owners
Marlene & R.D. Nelson Joint Trust

Property Address:
Simple Lot Split Requested:

LOG-DATA REFERENCE ONLY
SLS Staff Reports not created for SLS

Reference:
Discussion:
Surrounding Land Use Inventory:

- West: Zoning -
Use - Agricultural
- South: Zoning -
Use - Agricultural/Commercial
- North: Zoning -
Uses - Agricultural
- East: Zoning -
Uses - Residential

Comprehensive Zoning Plan and Zoning Comparison:

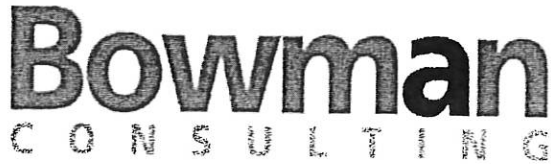
At this time, the city does not have a detailed Comprehensive Zoning Plan that can be used as a basis for this decision. Therefore, each request for a zoning amendment must be based solely on the judgment of the commission. The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible affect on surrounding properties must be considered when evaluating whether this zone change should be approved. The zone requested by the applicant (R-2, Medium Residential) is to allow for medium to low density residential units or housing.

Site Development
Access:
Sewer:
Water:
Analysis:

Recommendation:

Contact:

Seth Sampson
Assistant City Planner
City of Watford City
(701) 444-2533



July 10, 2013

City of Watford City
213 2nd Street NE
Watford City, ND 58854
Attn: Curt Moen

Re: Land Planning Application for Final Subdivision Map

Mr. Moen,

Please find the enclosed documents for your review of an application for a final subdivision map submittal for a portion of the Bakken Land Holdings, LLC property in the NW ¼ Section 22, T150N, R98W.

- A signed Land Planning Application (affidavit is already on file)
- A review fee check in the amount of \$60.00 (\$10/lot)
- Three 24"x36" and 15 11"x17" copies of the proposed plat
- One copy of the revised master plan
- One copy of a draft developer agreement
- One copy of an engineer's cost estimate
- One copy of a master grading and stormwater management plan
- One copy of a plan and profile of Prospect Street
- One copy of the previously approved preliminary subdivision map
- One copy of the title report.


Bakken Land Holdings, LLC intends to create a final subdivision map for a portion of the above referenced property. Legal access will be available to all parcels. This final subdivision map does not reflect any significant changes to the previously approved preliminary subdivision map, or the previously discussed master plan.

The purpose of this final subdivision map is to create six parcels. One parcel is for a confirmed sale to a 3rd party for future development by the 3rd party. Two more are for future sales to 3rd parties and future development by the 3rd parties. An existing road will be extended through the remaining three parcels, which will be offered as public right-of-way to The City. These parcels are intended for the construction of the extension of Prospect Street, which will contain two 60' rights-or-way containing two one way travel lanes and a parking lane on each side of existing 50 and 30 foot gas easements. When individual parcels in this phase of The Crossings are further developed engineering site plans and other materials will be submitted to The City for review.

Waterline and sanitary sewer between Frontier Avenue and White Butte Avenue, as shown on the master plan will be constructed along with Prospect Street. A will-serve letter has already been provided to Bakken Development Solutions by The City. No zoning changes are proposed with this submission.

If you have any questions or comments please call me at 701-297-2684 or e-mail me at jwhitebread@bowmancg.com

Thank You,
Bowman Consulting Group, Ltd.



Joe Whitebread
Project Manager

DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY
PO Box 494 / 213 2nd St NE Watford City, ND 58854

APPLICATION TYPE	DATE FILED: 7/10/13	APPLICATION NUMBER:
<input type="checkbox"/> SUBDIVISION PRELIMINARY MAP	PROCESSED BY: MS	PLANNING AND ZONING: 7/29
<input checked="" type="checkbox"/> SUBDIVISION FINAL MAP	FEE: 600.00	CITY COUNCIL: 8/5
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #: #525611	SECTION // TOWNSHIP // RANGE: 22 / 150N / 98W
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:

<input type="checkbox"/> ROAD/STREET ABANDONMENT <input type="checkbox"/> LARGE PARCELS MAP PRELIMINARY <input type="checkbox"/> LARGE PARCELS MAP FINAL <input type="checkbox"/> MAP OF REVERSION <input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP <input type="checkbox"/> AGRICULTURAL EXEMPTION <input type="checkbox"/> FAMILY CEMETERY DESIGNATION	<p>PROPERTY OWNER: BAKKEN LAND HOLDINGS, LLC</p> <p>APPLICANT: BAKKEN DEVELOPMENT SOLUTIONS 11012 DECIMAL DR., LOUISVILLE, KY 40299</p> <p style="text-align: center;"><i>CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</i></p> <p>NAME: <u>BOWMAN CONSULTING GROUP, LTD. ATTN: JOE WHITEBREAD</u> PHONE: <u>701-297-2684</u> ADDRESS: <u>2121 EISENHOWER AVENUE, SUITE 302</u> CITY: <u>ALEXANDRIA</u> STATE: <u>VA</u> ZIP CODE: <u>22314</u> EMAIL: <u>jwhitebread@bowmancg.com</u></p>
---	--

ASSESSOR'S PARCEL NUMBER(S): 20-02-01000

LEGAL DESCRIPTION: PORTION OF THE NW 1/4 SECTION 22, T150N, R98W

PROPERTY ADDRESS AND NEAREST CROSS STREETS: SOUTH OF HIGHWAY 23, EAST OF COUNTY ROAD 37

GROSS/NET ACREAGE: 14.37 (GROSS) NUMBER OF LOTS: 4 ZONING: C-1

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: WATFORD CITY UTILITIES

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: NO
 (IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO FILING ANY REQUIRED APPLICATION.

(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 ENGINEERS and its designee, to enter the premises of the property subject to this application for the purposes of gathering ~~information for the purpose~~ information for the purpose of advising the public of the proposed application.

Property Owner (Signature): _____ *[Signature]*

Property Owner (Print): RICHARD G. WILSON, PRESIDENT

Property Owner (Signature): _____

Property Owner (Print): _____

SURVEYOR / ENGINEER INFORMATION

NAME: STEVE RUDE, PLS LICENSE NO: LS-6261

ADDRESS: 446 3RD AVENUE WEST

CITY: DICKINSON STATE: NORTH DAKOTA ZIP: 58601

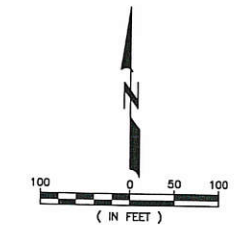
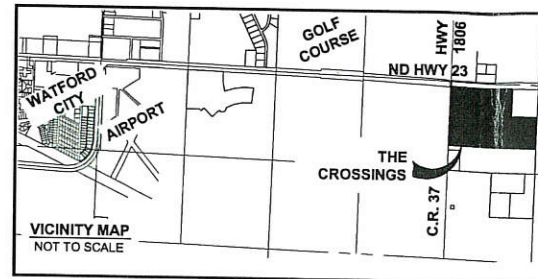
PHONE: 701-225-9636 FAX/Email: steve.rude@ae2s.com

PLAT of

LOTS 4 & 5 in BLOCK 1 AND LOTS 1 & 2 in BLOCK 2 of

THE CROSSINGS AT WATFORD CITY

IN THE NW1/4 SECTION 22, T150N, R98W, 5th P.M., WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



BASIS OF BEARING
BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE. DISTANCES ARE GROUND.

- LEGEND**
- SET REBAR W/ RED CAP MARKED "ADVANCED ENG LS-6261"
 - ◇ PROPERTY CORNER-NO MONUMENT SET
 - FOUND REBAR W/ RED CAP MARKED "ADVANCED ENG LS-6261"
- GROSS areas consist of the areas of individual parcels as shown hereon.
- RW areas consist of the areas of public street dedication within each parcel.
- NET areas are the net areas of individual lots after removal of public street dedications.

OWNER
BAKKEN LAND HOLDINGS, LLC
11012 DECIMAL DRIVE
LOUISVILLE, KY 40299

DESCRIPTION
A portion of Lot 1 of Bakken Land Holdings Subdivision in the NW1/4 Section 22, T150N, R98W, 5th P.M., Watford City, McKenzie County, North Dakota, and being further described as follows:

Beginning at the northwest corner of Lot 3 in Block 1 of The Crossings at Watford City; thence along the west line of said Lot 3 through the following five courses:

- S01°52'46"W a distance of 175.00 feet,
- N89°34'17"W a distance of 67.30 feet,
- S22°12'58"W a distance of 443.67 feet,
- S04°25'15"W a distance of 74.73 feet, and
- S01°52'46"W a distance of 153.83 feet

to the north line of Lot 4 of Bakken Land Holdings Subdivision; thence along said north line N87°57'33"W a distance of 529.28 feet; thence N22°12'58"E a distance of 715.79 feet; thence N67°47'02"W a distance of 250.00 feet; thence N22°12'58"E a distance of 44.76 feet; thence N18°06'53"W a distance of 71.32 feet; thence N38°02'29"W a distance of 36.63 feet; thence S53°57'31"W a distance of 23.50 feet; thence N38°02'29"W a distance of 200.28 feet; thence along a non-larger arc to the right a distance of 224.36 feet, said arc having a radius of 910.00 feet, a central angle of 14°07'34", a chord bearing of N46°53'44"E, and a chord length of 223.79 feet; thence N53°57'31"E a distance of 242.41 feet to the west corner of Lot 1 in Block 4 of The Crossings at Watford City; thence along the south line of said Block 4 through the following five courses:

- S36°02'29"E a distance of 417.83 feet,
- along an arc to the left a distance of 88.52 feet, said arc having a radius of 310.00 feet and a central angle of 16°21'36",
- S22°12'57"W a distance of 82.34 feet,
- along a non-larger arc to the left a distance of 231.04 feet, said arc having a radius of 390.00 feet, a central angle of 33°56'34", a chord bearing of S72°33'45"E, and a chord length of 227.68 feet, and
- S89°33'15"E a distance of 40.70 feet to the Point of Beginning.

Said parcel contains 14.30 acres.

CERTIFICATE OF CONSENT and DEDICATION
We, the undersigned, being sole owners and mortgage holders of the land platted herein, do hereby consent to the execution of this plat and dedicate the streets, alleys, parks, and public grounds as shown hereon and all utilities within such areas, including all storm drain systems, sanitary sewer systems, water distribution systems, culverts, and other public utility lines and appurtenances, whether such are shown or not, to the public forever. This offer of dedication shall remain in effect in perpetuity. If the offer of dedication is declined, the areas shown hereon to be dedicated as streets are hereby granted to the public as public access and utility easements until such time as said offer is accepted by the City. We further agree to not vacate any portion of this plat without the consent of the City of Watford City.

We also hereby dedicate easements to run with the land for water, sewer, gas, electric, telephone, or other public utility lines or services; under, on, or over those certain strips of land designated hereon as "Utility Easements".

Dated this _____ day of _____, 2013.

Bakken Land Holdings, LLC
By: Richard G. Wilson, President

STATE OF _____)
COUNTY OF _____) ss

Be it known that on this _____ day of _____, 2013, before me personally appeared Richard G. Wilson, President of Bakken Land Holdings, LLC, known to me to be the persons described in the within instrument, and who acknowledged to me that he executed the same for and on behalf of said corporation.

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

CERTIFICATE OF SURVEYOR
I, Steven Rude, a Professional Land Surveyor in the State of North Dakota, hereby certify that this survey was conducted by me or under my direct supervision, that this plat is a correct representation of said survey, and that the monuments shown are of the nature and occupy the locations shown hereon.

Dated this _____ day of _____, 2013.

Steven Rude, PLS
ND Reg. No. LS-6261
Advanced Engineering & Environmental Services, Inc.

STATE OF NORTH DAKOTA)
COUNTY OF _____) ss

Be it known that on this _____ day of _____, 2013, before me personally appeared Steven Rude, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

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

CERTIFICATE OF CITY COUNCIL
The City Council of Watford City, ND, has approved the subdivision of land as shown on this plat and has approved the grounds as shown hereon as an amendment to the master plan of Watford City. The offer of dedication of all streets, storm drain systems, sanitary sewer systems, water distribution systems, culverts, and other public utility lines and appurtenances is declined at this time, but the offer shall remain open in perpetuity, and the areas shown hereon to be dedicated as streets shall be public access and utility easements until such time as the offer of dedication is accepted by the City. This action of the Council was taken by resolution approved the _____ day of _____, 2013.

Brent Sanford, Mayor
Attest: Paul Peterson, Auditor

STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE) ss

Be it known that on this _____ day of _____, 2013, before me personally appeared Brent Sanford and Paul Peterson, known to me to be the persons described in the within instrument, and acknowledged to me that they executed the same.

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

CERTIFICATE OF PLANNING & ZONING COMMISSION
This plat is hereby approved by the Planning & Zoning Commission of Watford City in accordance with the laws of the State of North Dakota, ordinances of Watford City, and the regulations of the Planning and Zoning Commission of Watford City.

Glen Beard, Chairman
Date _____

STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE) ss

Be it known that on this _____ day of _____, 2013, before me personally appeared Glen Beard, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

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

CERTIFICATE OF COUNTY AUDITOR
I, Linda Svihovec, Auditor of McKenzie County, hereby certify that current taxes, delinquent taxes, delinquent special assessments or installments of special assessments, or tax estimates for the property shown hereon are unpaid in the amount of \$ _____ plus penalty and interest.

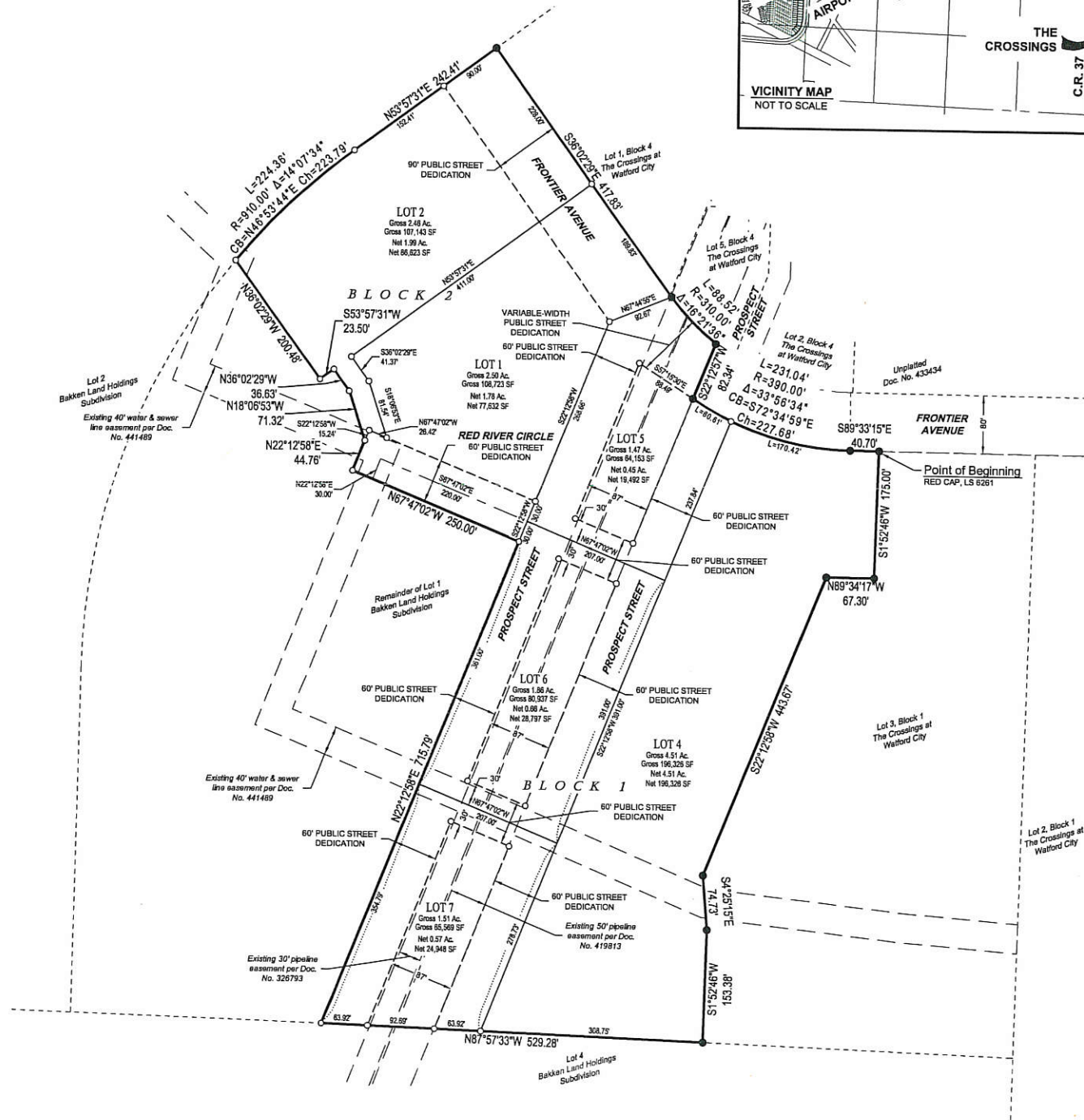
Dated this _____ day of _____, 2013.

Linda Svihovec, Auditor

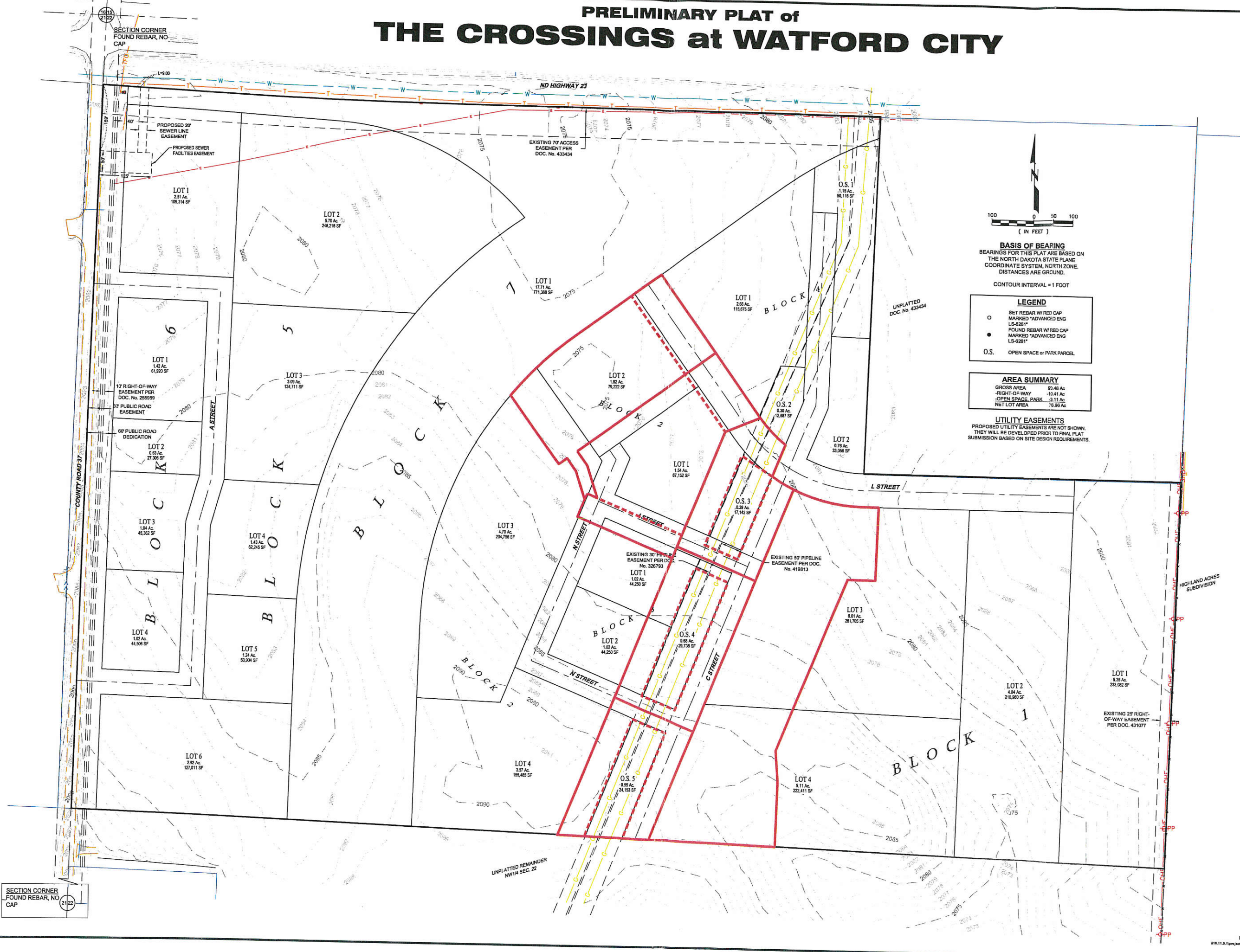
STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE) ss

Filed for record in the office of the Recorder of McKenzie County, North Dakota, at _____ o'clock AM / PM this _____ day of _____, 2013, and assigned Document No. _____

Ain Johnsrud, Recorder



PRELIMINARY PLAT of THE CROSSINGS at WATFORD CITY



SECTION CORNER
FOUND REBAR, NO
CAP

PROPOSED 20" SEWER LINE
EASEMENT
PROPOSED SEWER
FACILITIES EASEMENT

ND HIGHWAY 23

EXISTING 70' ACCESS
EASEMENT PER
DOC. No. 433434

LOT 1
2.51 Ac.
109,314 SF

LOT 2
5.70 Ac.
248,219 SF

LOT 1
17.71 Ac.
771,368 SF

LOT 1
2.88 Ac.
125,875 SF

O.S. 1
1.15 Ac.
50,118 SF

LOT 1
1.42 Ac.
61,920 SF

LOT 3
3.09 Ac.
134,711 SF

LOT 2
1.82 Ac.
79,222 SF

O.S. 2
0.30 Ac.
13,007 SF

LOT 2
0.83 Ac.
37,365 SF

LOT 4
1.43 Ac.
62,249 SF

LOT 3
4.70 Ac.
204,758 SF

LOT 1
1.54 Ac.
67,152 SF

LOT 2
0.78 Ac.
33,956 SF

LOT 3
1.84 Ac.
82,382 SF

LOT 5
1.24 Ac.
53,904 SF

LOT 4
3.37 Ac.
155,485 SF

LOT 1
1.02 Ac.
44,256 SF

O.S. 4
0.39 Ac.
17,142 SF

LOT 3
8.01 Ac.
347,765 SF

LOT 4
1.02 Ac.
44,508 SF

LOT 6
2.32 Ac.
102,111 SF

LOT 4
1.02 Ac.
44,250 SF

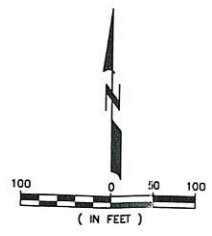
O.S. 5
0.55 Ac.
24,153 SF

LOT 4
5.11 Ac.
222,411 SF

LOT 2
4.84 Ac.
215,900 SF

LOT 1
5.38 Ac.
233,082 SF

EXISTING 25' RIGHT-
OF-WAY EASEMENT
PER DOC. 431077



BASIS OF BEARING
BEARINGS FOR THIS PLAT ARE BASED ON
THE NORTH DAKOTA STATE PLANE
COORDINATE SYSTEM, NORTH ZONE.
DISTANCES ARE GROUND.
CONTOUR INTERVAL = 1 FOOT

LEGEND

- SET REBAR W/ RED CAP
MARKED "ADVANCED ENG
LS-6281"
- FOUND REBAR W/ RED CAP
MARKED "ADVANCED ENG
LS-6281"
- O.S. OPEN SPACE or PARK PARCEL

AREA SUMMARY

GROSS AREA	93.48 Ac
RIGHT-OF-WAY	-13.41 Ac
OPEN SPACE/PARK	-3.11 Ac
NET LOT AREA	76.96 Ac

UTILITY EASEMENTS
PROPOSED UTILITY EASEMENTS ARE NOT SHOWN.
THEY WILL BE DEVELOPED PRIOR TO FINAL PLAT
SUBMISSION BASED ON SITE DESIGN REQUIREMENTS.

PROPOSED ZONING

C-B	74.75 Ac.
R-4	15.73 Ac.

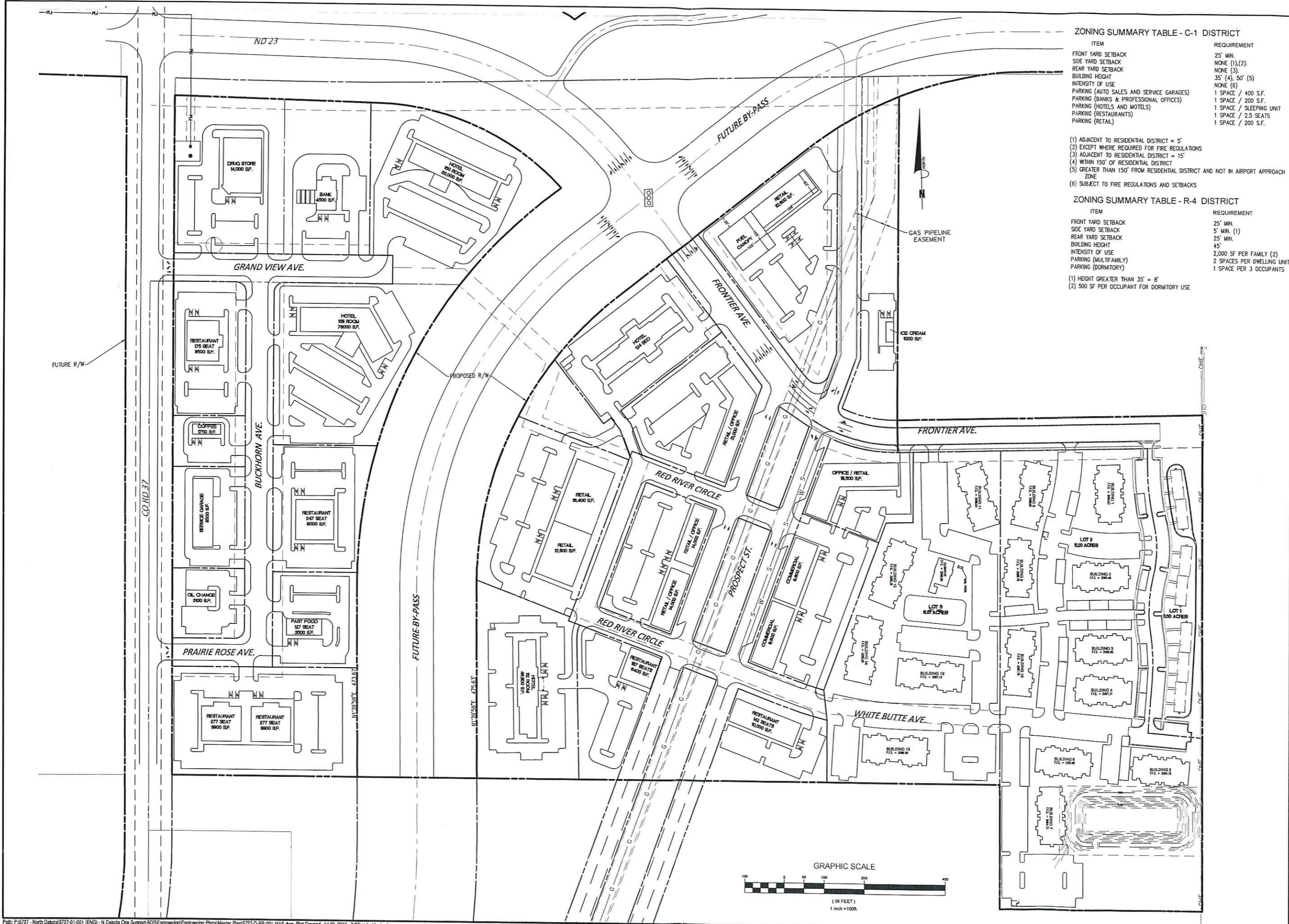
SECTION CORNER
FOUND REBAR, NO
CAP

UNPLATTED REMAINDER
NW1/4 SEC. 22

UNPLATTED
DOC. No. 433434

HIGHLAND ACRES
SUBDIVISION





ZONING SUMMARY TABLE - C-1 DISTRICT

ITEM	REQUIREMENT
FRONT YARD SETBACK	25' MIN.
SIDE YARD SETBACK	NONE (1),(2)
REAR YARD SETBACK	NONE (3)
BUILDING HEIGHT	35' (4), 50' (5)
INTENSITY OF USE	NONE (6)
PARKING (AUTO SALES AND SERVICE GARAGES)	1 SPACE / 400 S.F.
PARKING (BANKS & PROFESSIONAL OFFICES)	1 SPACE / 200 S.F.
PARKING (HOTELS AND MOTELS)	1 SPACE / SLEEPING UNIT
PARKING (RESTAURANTS)	1 SPACE / 2.5 SEATS
PARKING (RETAIL)	1 SPACE / 200 S.F.

- (1) ADJACENT TO RESIDENTIAL DISTRICT = 5'
- (2) EXCEPT WHERE REQUIRED FOR FIRE REGULATIONS
- (3) ADJACENT TO RESIDENTIAL DISTRICT = 15'
- (4) WITHIN 150' OF RESIDENTIAL DISTRICT
- (5) GREATER THAN 150' FROM RESIDENTIAL DISTRICT AND NOT IN AIRPORT APPROACH ZONE
- (6) SUBJECT TO FIRE REGULATIONS AND SETBACKS

ZONING SUMMARY TABLE - R-4 DISTRICT

ITEM	REQUIREMENT
FRONT YARD SETBACK	25' MIN.
SIDE YARD SETBACK	5' MIN. (1)
REAR YARD SETBACK	25' MIN.
BUILDING HEIGHT	45'
INTENSITY OF USE	2,000 SF PER FAMILY (2)
PARKING (MULTIFAMILY)	2 SPACES PER DWELLING UNIT
PARKING (DORMITORY)	1 SPACE PER 3 OCCUPANTS

- (1) HEIGHT GREATER THAN 35' = 8'
- (2) 500 SF PER OCCUPANT FOR DORMITORY USE

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
3951 Westlark Parkway
Suite 150
Richmond, Virginia 23233
Phone: (804) 616-5240
Fax: (804) 270-8008
www.bowmanconsulting.com
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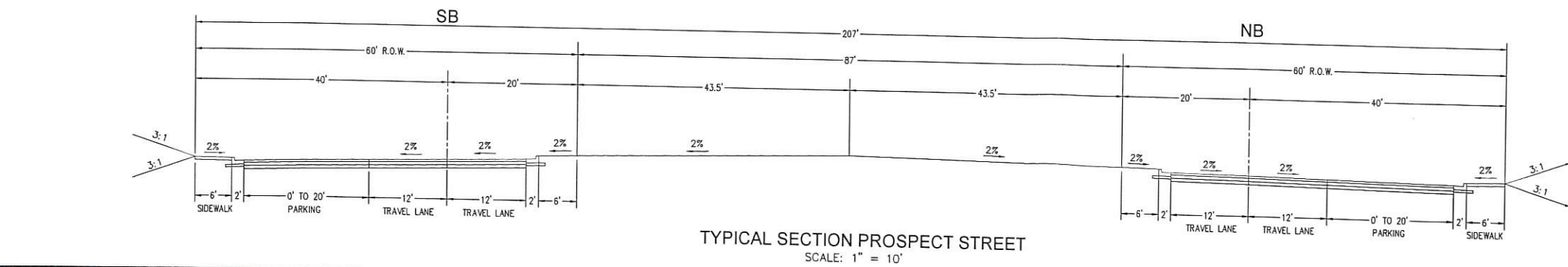
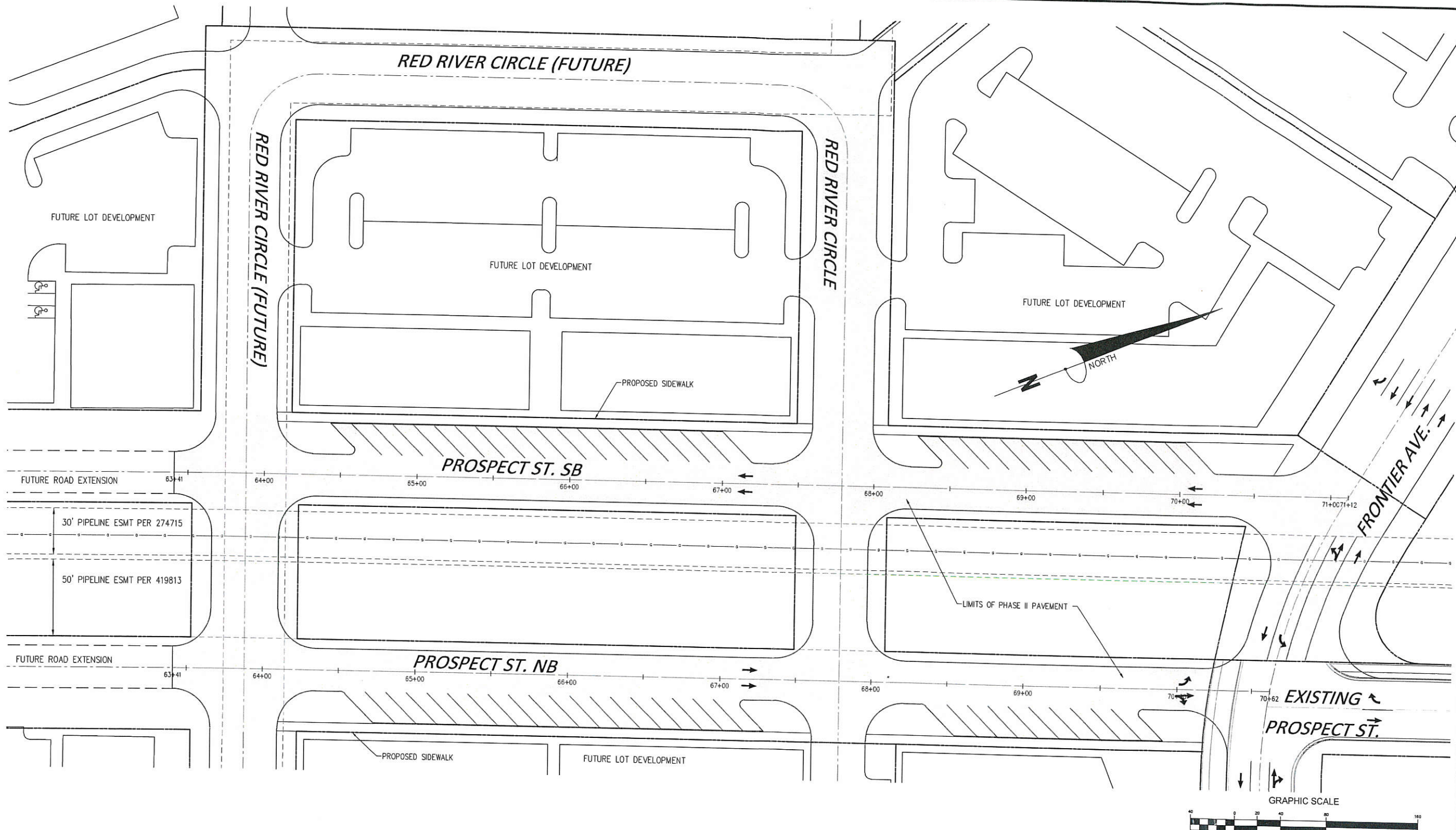
MASTER PLAN
THE CROSSINGS
AT WATFORD CITY

WATFORD CITY
NORTH DAKOTA

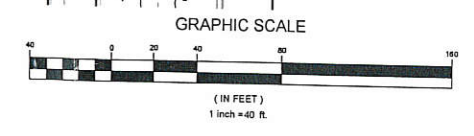
BAKKEN
DEVELOPMENT SOLUTIONS

DD/KL	KLL	RJR
DESIGN	DRAWN	CHKD
SCALE: H: 1" = 100'		
JOB No. 5727-01-001		
DATE: 07/09/2013		
FILE No. 5727-01-001		

Path: P:\5727 - North Dakota\5727-01-001 (ENG) - N Dakota Ops Support\BOS\Engineering\Engineering Plans\Master Plan\5727-D-PR-001-MAS.dwg, Plot Created Jul 09, 2013 - 3:27pm by Klawnski



TYPICAL SECTION PROSPECT STREET
SCALE: 1" = 10'



Bowman
CONSULTING

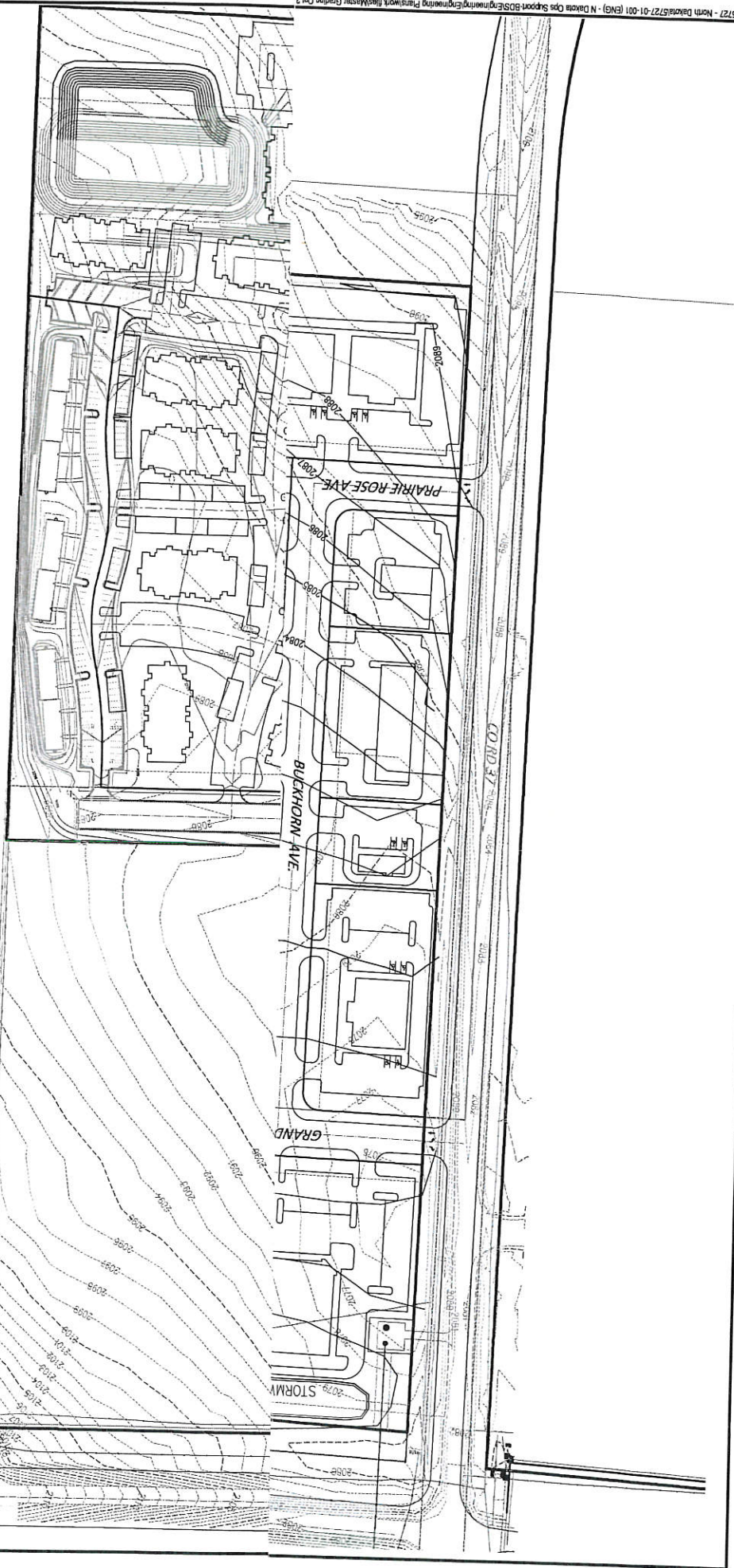
Bowman Consulting Group, Ltd.
3951 Western Parkway
Richmond, Virginia 23233
Phone: (804) 616-3240
Fax: (804) 270-0008
www.bowmanconsulting.com
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PROSPECT STREET PLAN
THE CROSSINGS
AT WATFORD CITY
NORTH DAKOTA
WATFORD CITY

BAKKEN
DEVELOPMENT SOLUTIONS

DD/KL	KLL	RJR
DESIGN	DRAWN	CHKD
SCALE	H:	V:
JOB No.	5727-01-001	
DATE	07/09/2013	
FILE No.	5727-01-001	
SHEET	1	OF 2

Path: P:\5727 - North Dakota\5727-01-001 (ENG) - N Dakota Ops Support-BDS\Engineering\Engineering Plans\Prospect\Prospect PP.dwg, Plot Created: Jul 09, 2013 - 3:23pm by kiaziewicz



DRAWN	RJR
CHKD	RJR
DESIGN	RJR
H:	
V:	
SCALE	
JOB No.	5727-01-001
DATE	07/09/2013
FILE No.	5727-01-001



MASTER GRADING AND SWM PLAN
THE CROSSINGS
AT WATFORD CITY
 WATFORD CITY
 NORTH DAKOTA

Bowman Consulting Group, Ltd.
 3951 Western Parkway
 Suite 150
 Richmond, Virginia 23233
 Phone: (804) 816-3240
 Fax: (804) 270-2008
 www.bowmanconsulting.com
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