

CITY OF WATFORD CITY

P.O. BOX 494

WATFORD CITY, NORTH DAKOTA 58854

AGENDA

June 30, 2014

PLANNING COMMISSION

Heritage Room in City Hall @ **6:00 P.M.**

Call to Order Public Hearing

1. Public Hearing to hear comment on Subdivision Preliminary Plat submitted by City of Watford City via Hunters Run, LLC. for property located portion of Lot 2 Rolfson Subdivision, portion of NW1/4, Section 16, T150N, R98W, 44.87 acres, Watford City, ND.
2. Public hearing to hear comment on Subdivision Preliminary Plat submitted by David & Jan Rolfson JT via Hunters Run, LLC. for property located NW1/4 Section 16, T150N, R98W, 17th Ave NE & Hwy 1806, 11.27 acres; one lot (industrial), one ROW lot, Watford City, ND..
3. Public hearing to hear comment on Preliminary Subdivision Plat Application submitted by Hunters Run, LLC/ Touraj Jason Vedadi for property located in a portion of the East ½ of Section 16, T150N, R98W, 119.85 acres, Watford City, ND.
4. Public Hearing to hear comment on Zone Change Application submitted by City of Watford City via Hunters Run, LLC. for property located portion of Lot 2 Rolfson Subdivision, portion of NW1/4, Section 16, T150N, R98W, 44.87 acres, Watford City, ND.
5. Public hearing to hear comment on Zone Change Application submitted by David & Jan Rolfson JT via Hunters Run, LLC. for property located NW1/4 Section 16, T150N, R98W, 17th Ave NE & Hwy 1806, 11.27 acres; one lot (industrial), one ROW lot, Watford City, ND.
6. Public hearing to hear comment on Zone Change Application submitted by Hunters Run, LLC/ Touraj Jason Vedadi for property located in a portion of the East ½ of Section 16, T150N, R98W, 119.85 acres, Hunter's Run Subdivision, Watford City, ND. For the purpose of: updating existing zoned areas for consistency with proposed subdivision layout and provide zoning areas in the subsequent phases. Rezoning: 50.965 acres to R2, 45.361 =Acres to R4, 33.802 acres to I, 25.219 acres to open space, 20.640 acres public Right-of-Way. Total acreage: 175.99 acres
7. Public Hearing to hear comment on Zone Change Application submitted by Wesleyan Methodist Church/Jeff Ruggles. The application requests to re-zone property located 302 2nd Ave NE. For the purpose of re-zoning: .96 acres from R1 (low density residential) to CB (central business) allowing for zero setbacks, adjacent properties currently zoned CB.

8. Public hearing to hear comment on Conditional Use Application submitted by Wesleyan Methodist Church/Jeff Ruggles for property located at 302 2nd Ave NE. For the purpose of conditional use application: operate and maintain a church in the CB (central business), city zoning ordinance lists a church as a conditional permit use.
9. Public hearing to hear comment on a Zone Change Application submitted by Veeder Estates-David Veeder. The application requests to re-zone property located Lot 1 of Block 1 of Veeder Estates: For the purpose of rezoning: Lot 1 Block 1 of Veeder Estates to CB (central business)
10. Public Hearing to hear comment on Variance Application submitted by Kip Garland on property located at 105 5th Ave NE, Lot 10 Block 2 of Aarhus Addition, Watford City, ND. For the purpose of: application requests an 18.5ft set back of the 30 ft. setback requirements in R1 zoning of city ordinance.
11. Public hearing to hear comment on Simple Lot Split submitted by Watford City Town Center, LLC/ Dianna Guadagnino for property located west parcel of 902 11th Ave SW, Section 24, Township 150 North, Range 99 West, 59 acres, Watford City, ND. For the purpose of splitting the parcel into 3 lots rezoning and development.
12. Public hearing to hear comment on a Simple Lot Split submitted by the Watford City Park District & Mark Thorland for property located 3rd Street SE, IT# 1832, Parcel # 82-73-0450, 1.31 acres, Watford City, ND. For the purpose of acquiring a 20' strip of land into owners current parcel make one larger lot.
13. Public Hearing to hear comment on a Simple Lot Split submitted by WC16, LLC / Israel Weinberger & Mohave Engineering on property located NW1/4 Section 18, 150 North, Range 98 West, IT # 1249 PT NW1/4 EX IT 1250, 2142, 2144, 2361, 60.52 acres, Watford City, ND. For the purpose splitting one parcel into 3 lots: Lot 1 = 5.54 acres, Lot 2=4.17 acres, Lot 3=6.85 acres. (Madison Heights Subdivision)
14. Public hearing to hear comment on a Simple Lot Split submitted by Sun Investments/Harry Chyle on property located 18-150-98, IT# 2587 PT NW ¼ NW1/4, .99 acres, Watford City, ND. For the purpose splitting one parcel into 2 lots: Lot 1 = .77 acres, Lot 2=.22
15. Public hearing to hear comment on Simple Lot Split submitted by Mike Tschetter for property located at 517 2nd St NW & 513 2nd St NW, Watford City, ND. For the purpose of adjusting boundary parcel lines on parcel # 82-51-01100 and 82-51-0100.
16. Public hearing to hear comment on Simple Lot Split submitted by Arnold Holm / Gary & Linda Melland for property located at 7th Ave NW & 3rd St NW, parcel # 82-73-00100 & 11-00-04840, .43 acres, Watford City, ND. For the purpose of creating a two lots from original parcel #'s 82-73-00100 & 11-00-04840.

Call to Order Regular Meeting

Minutes of May 27, 2014 Meeting

Minutes of Special June 23rd, 2014 Meeting

Unfinished Business:

1. Subdivision Preliminary Plat- City of Watford City via Hunters Run LLC. 44.87 acres
2. Subdivision Preliminary Plat- David & Jan Rolfson via Hunters Run, LLC. 11.27 acres
3. Subdivision Preliminary Plat – Hunters Run, LLC / Touraj-Jason Vedadi 119.85 acres
4. Zone Change – City of Watford City via Hunters Run, LLC. 44.87 acres
5. Zone Change – David & Jan Rolfson via Hunters Run, LLC. 11.27 acres
6. Zone Change – Hunters Run, LLC. / Touraj-Jason Vedadi 119.85
7. Zone Change – Wesleyan Methodist Church, Jeff Ruggles .96 acres
8. Conditional Use Permit – Wesleyan Methodist Church, Jeff Ruggles
9. Zone Change – Veeder Estates, David Veeder
10. Variance – Kip Garland, 105 5th Ave NE
11. Simple Lot Split – Watford City Town Center, Dianna Guadagnino 59 acres
12. Simple Lot Split – Watford City Park District & Mark Thorland 1.31 acres
13. Simple Lot Split – WC16, LLC. Israel Weinberger via Mohave Engineering 60.52 acres
14. Simple Lot Split – Sun Investments, Harry Chyle .99 acres
15. Simple Lot Split – Mike Tschetter, 517 & 513 2nd St NW
16. Simple Lot Split – Arnold Holm / Gary & Linda Melland .43 acres
17. Final Plat Subdivision- The Highlands @ Watford City / Consolidated Investment Group, 42.6 acres

New Business:

Review Building Permits: attached

Adjournment

Mildred Williams
Assistant City Planner

June 30, 2014
Meeting Minutes

PLANNING COMMISSION MINUTES
WATFORD CITY, ND
June 30, 2014

The regular monthly meeting of the Watford City Planning Commission was held on Monday, June 30, 2014 at 6:00 p.m. at City Hall in the Heritage Room. In attendance: Chairman Glen Beard, Board members: Jesse Lawrence, Phil Riley, Sonja Johnson, Terri Wolff, Rick Holm and Cory Johnson also present City Attorney Wyatt Voll, Building Inspector Steven Williams, City Planner Curt Moen, Assistant Planner Seth Sampson and Assistant City Planner Mildred Williams.

With the above mentioned present the Public Hearing was called to order at 6:01 PM by Glen Beard.

Under consideration were the following:

Public Hearing to hear comment on Subdivision Preliminary Plat submitted by City of Watford City via Hunters Run, LLC. for property located portion of Lot 2 Rolfson Subdivision, portion of NW1/4, Section 16, T150N, R98W, 44.87 acres, Watford City, ND.

Public hearing to hear comment on Subdivision Preliminary Plat submitted by David & Jan Rolfson JT via Hunters Run, LLC. for property located NW1/4 Section 16, T150N, R98W, 17th Ave NE & Hwy 1806, 11.27 acres; one lot (industrial), one ROW lot, Watford City, ND.

Public hearing to hear comment on Preliminary Subdivision Plat Application submitted by Hunters Run, LLC/ Touraj Jason Vedadi for property located in a portion of the East ½ of Section 16, T150N, R98W, 119.85 acres, Watford City, ND.

Public Hearing to hear comment on Zone Change Application submitted by City of Watford City via Hunters Run, LLC. for property located portion of Lot 2 Rolfson Subdivision, portion of NW1/4, Section 16, T150N, R98W, 44.87 acres, Watford City, ND.

Public hearing to hear comment on Zone Change Application submitted by David & Jan Rolfson JT via Hunters Run, LLC. for property located NW1/4 Section 16, T150N, R98W, 17th Ave NE & Hwy 1806, 11.27 acres; one lot (industrial), one ROW lot, Watford City, ND.

Public hearing to hear comment on Zone Change Application submitted by Hunters Run, LLC/ Touraj Jason Vedadi for property located in a portion of the East ½ of Section 16, T150N, R98W, 119.85 acres, Hunter's Run Subdivision, Watford City, ND. For the purpose of: updating existing zoned areas for consistency with proposed subdivision layout and provide zoning areas in the subsequent phases. Rezoning: 50.965 acres to R2, 45.361 =Acres to R4, 33.802 acres to I, 25.219 acres to open space, 20.640 acres public Right-of-Way. Total acreage: 175.99 acres

Public Hearing to hear comment on Zone Change Application submitted by Wesleyan Methodist Church/Jeff Ruggles. The application requests to re-zone property located 302 2nd Ave NE. For the purpose of re-zoning: .96 acres from R1 (low density residential) to CB (central business) allowing for zero setbacks, adjacent properties currently zoned CB.

Public hearing to hear comment on Conditional Use Application submitted by Wesleyan Methodist Church/Jeff Ruggles for property located at 302 2nd Ave NE. For the purpose of conditional use application: operate and maintain a church in the CB (central business), city zoning ordinance lists a church as a conditional permit use.

Public hearing to hear comment on a Zone Change Application submitted by Veeder Estates-David Veeder. The application requests to re-zone property located Lot 1 of Block 1 of Veeder Estates: For the purpose of re-zoning: Lot 1 Block 1 of Veeder Estates to CB (central business)

Public Hearing to hear comment on Variance Application submitted by Kip Garland on property located at 105 5th Ave NE, Lot 10 Block 2 of Aarhus Addition, Watford City, ND. For the purpose of: application requests an 18.5ft set back of the 30 ft. setback requirements in R1 zoning of city ordinance.

Public hearing to hear comment on Simple Lot Split submitted by Watford City Town Center, LLC/ Dianna Guadagnino for property located west parcel of 902 11th Ave SW, Section 24, Township 150 North, Range 99 West, 59 acres, Watford City, ND. For the purpose of splitting the parcel into 3 lots rezoning and development.

Public hearing to hear comment on a Simple Lot Split submitted by the Watford City Park District & Mark Thorland for property located 3rd Street SE, IT# 1832, Parcel # 82-73-0450, 1.31 acres, Watford City, ND. For the purpose of acquiring a 20' strip of land into owners current parcel make one larger lot.

Public Hearing to hear comment on a Simple Lot Split submitted by WC16, LLC / Israel Weinberger & Mohave Engineering on property located NW1/4 Section 18, 150 North, Range 98 West, IT # 1249 PT NW1/4 EX IT 1250, 2142, 2144, 2361, 60.52 acres, Watford City, ND. For the purpose splitting one parcel into 3 lots: Lot 1 = 5.54 acres, Lot 2=4.17 acres, Lot 3=6.85 acres. (Madison Heights Subdivision)

Public hearing to hear comment on a Simple Lot Split submitted by Sun Investments/Harry Chyle on property located 18-150-98, IT# 2587 PT NW ¼ NW1/4, .99 acres, Watford City, ND. For the purpose splitting one parcel into 2 lots: Lot 1 = .77 acres, Lot 2=.22

Public hearing to hear comment on Simple Lot Split submitted by Mike Tschetter for property located at 517 2nd St NW & 513 2nd St NW, Watford City, ND. For the purpose of adjusting boundary parcel lines on parcel # 82-51-01100 and 82-51-0100.

Public hearing to hear comment on Simple Lot Split submitted by Arnold Holm / Gary & Linda Melland for property located at 7th Ave NW & 3rd St NW, parcel # 82-73-00100 & 11-00-04840, .43 acres, Watford City, ND. For the purpose of creating a two lots from original parcel #'s 82-73-00100 & 11-00-04840.

After a discussion Chairman Glen Beard closed the Public Hearing at 6:49 pm

The minutes for the meeting held May 27th and special meeting minutes from June 23rd of 2014 were reviewed. C. Johnson moved to approve minutes as presented, seconded by T. Wolff. All ayes; Motion carried.

UNFINISHED BUSINESS:

1. Subdivision Preliminary Plat- City of Watford City via Hunters Run LLC. 44.87 acres

Moved by C. Johnson to recommend approval to City Council of preliminary plat submitted by Hunter's Run for City of Watford City on property located on Lot 2 of Rolfson Subdivision, 44.87 acres. Seconded by T. Wolff and carried by the following roll call vote: ayes; S. Johnson, R. Holm, T. Wolff, C. Johnson, P. Riely and J. Lawrence. Motion Carried.

2. Subdivision Preliminary Plat- David & Jan Rolfson via Hunters Run, LLC. 11.27 acres

Moved by R. Holm to recommend approval to City Council of preliminary plat submitted by Hunter's Run for David & Jan Rolfson on property located NW1/4 Section 16, T150N, R98W, 11.27 acres; one lot industrial, one ROW (right of way) lot. Seconded by S. Johnson and carried by the following roll call vote: ayes; S. Johnson, R. Holm, T. Wolff, C. Johnson, P. Riely and J. Lawrence. Motion Carried.

3. Subdivision Preliminary Plat – Hunters Run, LLC / Touraj-Jason Vedadi 119.85 acres

Moved by P. Riely to recommend approval to City Council of preliminary plat submitted by Hunter's Run for Touraj, Jason Vedadi on property located E1/2 Section 16, T150N, R98W, 119.85 acres. Seconded by R. Holm and carried by the following roll call vote: ayes; S. Johnson, R. Holm, T. Wolff, C. Johnson, P. Riely and J. Lawrence. Motion Carried.

4. Zone Change – City of Watford City via Hunters Run, LLC. 44.87 acres

Moved by J. Lawrence to recommend approval to City Council of zone change application submitted by Hunter's Run for City of Watford City on property located on Lot 2 of Rolfson Subdivision, 44.87 acres. The application will rezone AG land to R2, R3 and R4 for a total of 44.87 acres. Rezoning application approval is as shown on Exhibit 1 Land Use Map (6-10-14). Seconded by C. Johnson and carried by the following roll call vote: ayes; S. Johnson, R. Holm, T. Wolff, C. Johnson, P. Riely and J. Lawrence. Motion Carried.

5. Zone Change – David & Jan Rolfson via Hunters Run, LLC. 11.27 acres

Moved by T. Wolff to recommend approval to City Council zone change application submitted by Hunter's Run for David & Jan Rolfson on property located located NW1/4 Section 16, T150N, R98W, 11.27 acres. Application will rezone one lot industrial, one ROW lot. Seconded by J. Lawrence and carried by the following roll call vote: ayes; S. Johnson, R. Holm, T. Wolff, C. Johnson, P. Riely and J. Lawrence. Motion Carried.

6. Zone Change – Hunters Run, LLC. / Touraj-Jason Vedadi 119.85

Moved by P. Riely to recommend approval to City Council zone change application submitted by Hunter's Run for Touraj, Jason Vedadi on property located E1/2 Section 16, T150N, R98W, 119.85 acres. Application will rezone 50.9 acres to R2, 45.3 acres to R4, 33.8 acres to I, 25.2 acres to open space and 20.6 acres public right-of-way, zoning approval is based on application as submitted. Seconded by S. Johnson and carried by the following roll call vote: ayes; S. Johnson, R. Holm, T. Wolff, C. Johnson, P. Riely and J. Lawrence. Motion Carried.

7. Zone Change – Wesleyan Methodist Church, Jeff Ruggles .96 acres

Moved by J. Lawrence to recommend approval to City Council zone change application submitted by Wesleyan Methodist Church, Jeff Ruggles on property located 302 2nd Ave NE. Application will rezone .96 acres from R1 to CB, church and school have a long standing agreement on shared parking of the school parking lot. Seconded by T. Wolff and carried by the following roll call vote: ayes; S. Johnson, R. Holm, T. Wolff, C. Johnson, P. Riely and J. Lawrence. Motion Carried.

8. Conditional Use Permit – Wesleyan Methodist Church, Jeff Ruggles

Moved by C. Johnson to recommend approval to City Council conditional use permit application submitted by Wesleyan Methodist Church, Jeff Ruggles on property located 302 2nd Ave NE. Application will allow operation of a church in the CB (central business) district for a term of 5 years on conditional use permit or until such time operation of a church becomes a use by right of the zoning. Seconded by T. Wolff and carried by the following roll call vote: ayes; S. Johnson, R. Holm, T. Wolff, C. Johnson, P. Riely and J. Lawrence. Motion Carried.

Zone Change – Veeder Estates, David Veeder

Application pulled by applicant.

9. Variance – Kip Garland, 105 5th Ave NE

Moved by P. Riely to recommend approval to City Council variance application submitted by Kip Garland for property located 105 5th Ave NE, application requests a variance of 11.5 feet variance into the front yard setback requirement of 30 feet. Application applied for front variance only, advertised as front variance only. Property will require an application for rear yard variance of 12.5 feet into the required rear yard setback requirement of 25 feet (one half rule). Seconded by J. Lawrence and carried by the following roll call vote: ayes; S. Johnson, R. Holm, T. Wolff, C. Johnson, P. Riely and J. Lawrence. Motion Carried.

10. Simple Lot Split – Watford City Town Center, Dianna Guadagnino 59 acres

Moved by C. Johnson to recommend approval to City Council simple lot split application submitted by Watford City Town Center, Dianna Guadagnino on property located west parcel of 902 11th Ave SW/Section 24, T150N, R98W, 59 acres. Application will separate one parcel into two lots. Seconded by S. Johnson and carried by the following roll call vote: ayes; S. Johnson, R. Holm, T. Wolff, C. Johnson, P. Riely and J. Lawrence. Motion Carried.

11. Simple Lot Split – Watford City Park District & Mark Thorland 1.31 acres

Moved by J. Lawrence to recommend approval to City Council simple lot split application submitted by Watford City Park District, Mark Thorland on property located 3rd St SE, IT#1832, Parcel # 82-73-0450, 1.31 acres. Application will facilitate acquisition of 20' strip of land into owner's current parcel. Seconded by P. Riely and carried by the following roll call vote: ayes; S. Johnson, R. Holm, T. Wolff, C. Johnson, P. Riely and J. Lawrence. Motion Carried.

12. Simple Lot Split – WC16, LLC. Israel Weinberger via Mohave Engineering 60.52 acres

Moved by R. Holm to recommend approval to City Council simple lot split application submitted by WC16 LLC, Israel Weinberger on property located NW1/4 Section 18, T150N, R98W, IT#1249 PT NW1/4 ex IT 1250, 2142m 2144m 2361, 16.56 acres. Application will separate on parcel into three lots; lot 1 5.54 acres, lot 2 4.17 acres, lot 3 6.85 acres (Madison Heights Subdivision). Approval is contingent upon recommendations as stated in staff report. Seconded by S. Johnson, R. Holm, T. Wolff, C. Johnson, P. Riely and J. Lawrence. Motion Carried.

13. Simple Lot Split – Sun Investments, Harry Chyle .99 acres

Moved by R. Holm to recommend approval to City Council simple lot split application submitted by Sun Investments, Harry Chyle on property located NW1/4NW1/4 Section 18, T150, R98W, IT# 2587, .99 acres. Application will separate one parcel into 2 lots; lot 1 .77 acres, lot 2 .22 acres. Lots meet the minimum lot size requirements as stated in city ordinances;

Ch. XV, Article X, Section 4 (R-1 Single Family Dwelling District). Seconded by R. Holm and carried by the following roll call vote: ayes; S. Johnson, R. Holm, T. Wolff, C. Johnson, P. Riely and J. Lawrence. Motion Carried.

14. Simple Lot Split – Mike Tschetter, 517 & 513 2nd St NW

Moved by R. Holm to recommend approval to City Council simple lot split application submitted by Mike Tschetter on property located at 513 & 517 2nd St NW. Application adjusts boundary lot lines on parcels 82-51-01100 and 82-51-0100. Seconded by C. Johnson and carried by the following roll call vote: ayes; S. Johnson, R. Holm, T. Wolff, C. Johnson, P. Riely and J. Lawrence. Motion Carried.

15. Simple Lot Split – Arnold Holm / Gary & Linda Melland .43 acres

Moved by P. Riely to recommend approval to City Council simple lot split application submitted by Arnold Holm, Gary & Linda Melland on property located at 7th Ave NW & 3rd St NW, parcel # 82-73-00100 & 11-00-04840, .43 acres. Application will create 1 lot from the original large parcel to facilitate sale of .43 acres to buyer. Buyer must submit application for annexation to the City prior to recording of simple lot split, buyer must also seek will serve letter from City/Public Works regarding city services to the lot. Seconded by S. Johnson and carried by the following roll call vote: ayes; S. Johnson, T. Wolff, C. Johnson, P. Riely and J. Lawrence. R. Holm abstained from vote. Motion Carried.

16. Final Plat Subdivision- The Highlands @ Watford City / Consolidated Investment Group

Moved by J. Lawrence to recommend approval to City Council amended final plat submitted by The Highlands @ WC, Adam Berger (42.6 acres original). Approval is contingent upon staff recommendation as stated in staff report. Seconded by C. Johnson and carried by the following roll call vote: ayes; S. Johnson, R. Holm, T. Wolff, C. Johnson, P. Riely and J. Lawrence. Motion Carried.

NEW BUSINESS:

Churches as a conditional use in Central Business (CB) District was discussed. City Attorney Wyatt Voll will research conditional uses of church operation in all zoning districts, Planning & Zoning will revisit after information is researched and more information supplied.

BUILDING PERMITS:

Building Permits for June were reviewed.

ADJOURNMENT:

R. Holm moved to adjourn at 7:03 p.m., seconded by P. Riley.

Glen Beard
Chairman

Mildred Williams
Assistant City Planner

DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

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

APPLICATION TYPE	DATE FILED: <u>6-11-14</u>	APPLICATION NUMBER: <u>06-2014</u>
<u>SUBDIVISION PRELIMINARY MAP</u>	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>6-30-14</u>
SUBDIVISION FINAL MAP	FEE: <u>\$1575.00</u>	CITY COUNCIL: <u>7-7-14</u>
SIMPLE LOT SPLIT	RECEIPT #: <u>CHK# 002623</u>	SECTION / TOWNSHIP / RANGE: <u>16 / 150N / R98W</u>
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES: <u>by Watford builders</u>	FINAL ACTION LETTER ISSUED DATE:
LARGE PARCEL MAP FINAL		

PARCEL MAP SUBSEQUENT
PARCEL MAP NON-SUBSEQUENT
FAMILY CEMETERY DESIGNATION
AGRICULTURAL EXEMPTION

PROPERTY OWNER: City of Watford City

APPLICANT: City of Watford City, via Hunter's Run, LLC

CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:

NAME: City of Watford City

PHONE: (701)-444-2533

ADDRESS: P.O. Box 494

CITY: Watford City STATE: ND ZIP CODE: 58854

EMAIL: cumoen@nd.gov

ASSESSOR'S PARCEL NUMBER(S): 20-24-00200

LEGAL DESCRIPTION: a portion of Lot 2 of Rolfson Subdivision, NW 1/4, Sec 16, T150N, R98W

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 17th Ave. NE & Highway 1806

GROSS/NET ACREAGE: 44.87 gross NUMBER OF LOTS: 30 ZONING: R2, R3, R4

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City Water & City Sewer

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: None Requested

(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES) WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENT'S 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 Watford City 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): _____

SURVEYOR / ENGINEER INFORMATION *(Place Surveyor Stamp in Open Area)*

NAME: Kyle I. Thompson LICENSE NO: LS - 6986

ADDRESS: 32 Discovery Dr.

CITY: Bozeman STATE: MT ZIP: 59718

PHONE: (406)-582-0221

FAX/Email: (406)-582-5770 kthompson@alliedengineering.com



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

June 25, 2014

STAFF REPORT
Subdivision Prelim Map-05-2014

Applicant

City of Watford City (via Hunters Run)
Po Box 494
Watford City, ND 58854

Property Owners

City of Watford City

Property Address: 17th Ave NE

Subdivision Prelim Map: City of Watford City (via Hunters Run 3rd Edition) Total of 44.87 acres

Located: A portion of Lot 2 of Rolfson Subdivision, NW1/4, Sec16, T150N, R98W. The property is south of 17th Ave NE.

Discussion:

-Watford City prelim Subdivision contains a portion of Rolfson Lot 2 . The property will become part of Hunters Run 3rd Edition along with Rolfson Lot 1. This property is located just south of 17th and to the west of current Hunters Run phase 2. The property will contain zoning of R2, R3, and R4 residential zoning.

-The site is in the City of Watford City, City Limits and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

Surrounding Land Use Inventory:

West:	Zoning -	AG, McKenzie County
	Use -	Agricultural
South:	Zoning -	CF, Watford City
	Use -	Golf Course
North:	Zoning -	I, McKenzie County
	Uses -	Industrial (Rolfson lot 1)
East:	Zoning -	R1, R2, Watford City
	Uses -	Low and Medium Density Residential(Hunters Run Phase2)

Site Development

Access: The property will be accessible from 17th Ave.

Sewer: There is no city sanitary sewer mains within the property.

Water: There is no city water mains within the property.

Recommendation:

It is recommended that the Watford City Planning Commission **approve** the City of Watford City Preliminary Subdivision Map.

Contact:

Seth Sampson
Assistant City Planner



Corporate Office
32 Discovery Drive
Bozeman, Montana 59711
Ph (406) 582-0221
Fa (406) 582-5770

North Dakota Office
120 S Main St., Lower Level
Stanley, North Dakota 58734
Ph (701) 629-0221
Cell (701) 629-0245

June 11, 2014

City of Watford City
c/o Curtis Moen, City Planner
P.O. Box 2802
Watford City, ND 58854

**RE: Division of Land / Planning Application for Watford City (via Hunter's Run, LLC)
Hunter's Run Subdivision – 3rd Addition (Ph 2) (~44.87 acres)
Portion of Lot 2 of Rolfson Subdivision
Portion of NW ¼, Section 16, T150N, R98W, McKenzie County, Watford City, ND**

Dear Mr. Moen:

Please find enclosed the Division of Land / Planning Application for Hunter's Run Subdivision – 3rd Addition – Phase 2 (~44.87 acres)

The subject property is in the Watford City ETA (Extra Territorial Area), McKenzie County, North Dakota. We understand there are some questions as to whether this property has been annexed, therefore we are also submitting an annexation application for concurrent review. We are also requesting zoning approval as a mixed use development, for the 44.87 acres proposed to be developed. The subject property is located east of Watford City, North Dakota. This portion of the project is generally located within the Northwest Quarter of Section 16, Township 150 North, Range 98 West. The overall property is bounded by the Watford City Golf Course to the south, Hunter's Run Subdivision to the east, and the Rolfson Property to the north (ie. Lot 1 of Rolfson Subdivision), and undeveloped property to the west. **The attached Subdivision Preliminary Map Application is specific to property owned by Watford City, consisting of approximately 44.87 acres, and is being referred as Hunter's Run Subdivision – 3rd Addition – Phase 2.** In addition to the underlying property (44.87 acres) in the NW ¼, of Section 16, Hunter's Run, LLC is proposing to develop the property east of the mid-section line, currently owned by Hunter's Run, LLC (119.85 acres) and property to the north, owned by David A. and Jan A. Rolfson (11.27 acres). The total proposed area to be developed consists of approximately 175.99 acres.

Hunter's Run, Third Addition (Phase 2) is a mixed used development to consist of the following zoning districts plus road right-of-way, parks and open space, as outlined in the Watford City Zoning Ordinance.

- Residential 2 (R-2)
- Residential 3 (R-3)
- Residential 4 (R-4)
- Parks and Open Space

A new Land Use Map has been submitted for this property, and concurrent review is requested. The zoning areas are generally consistent with the currently approved Land Use Map, and overall densities are consistent with the Land Use Map for the Hunter's Run property.

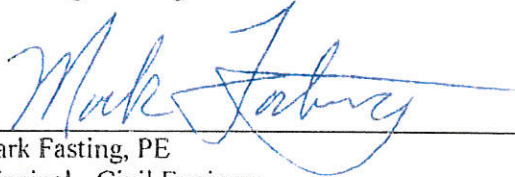
Based on the most recent layout of the project, there are three (3) proposed accesses. One extending north to 17th Ave. NE, one extending east into Hunter's Run – 3rd Addition, and another extending south-east, onto 10th Ave. NE, within Hunter's Run Subdivision. Allied Engineering has been working with Watford City, and the property is proposed to connect to the municipal water and sewer system of Watford City. The internal subdivision layout will consist of city streets, water mains, sewer mains, storm drainage improvements, etc.

Please find enclosed the attachments for your use.

- ___ Division of Land / Planning Application (signed)
- ___ Vicinity Maps
- ___ Subdivision Preliminary Map (11" x 17")
- ___ Land Use Map (11" x 17")
- ___ Hunter's Run Recorded Plats
 - Hunter's Run Subdivision – Recorded Plat (September 11, 2013)
 - Hunter's Run – 1st Addition – Recorded Plat (December 3, 2013)
 - Hunter's Run – 2nd Addition – Recorded Plat (December 3, 2013)
- ___ Application Fee – (pending confirmation from Watford City)

Feel free to call if you have any comments or questions regarding this submittal. Thank you.

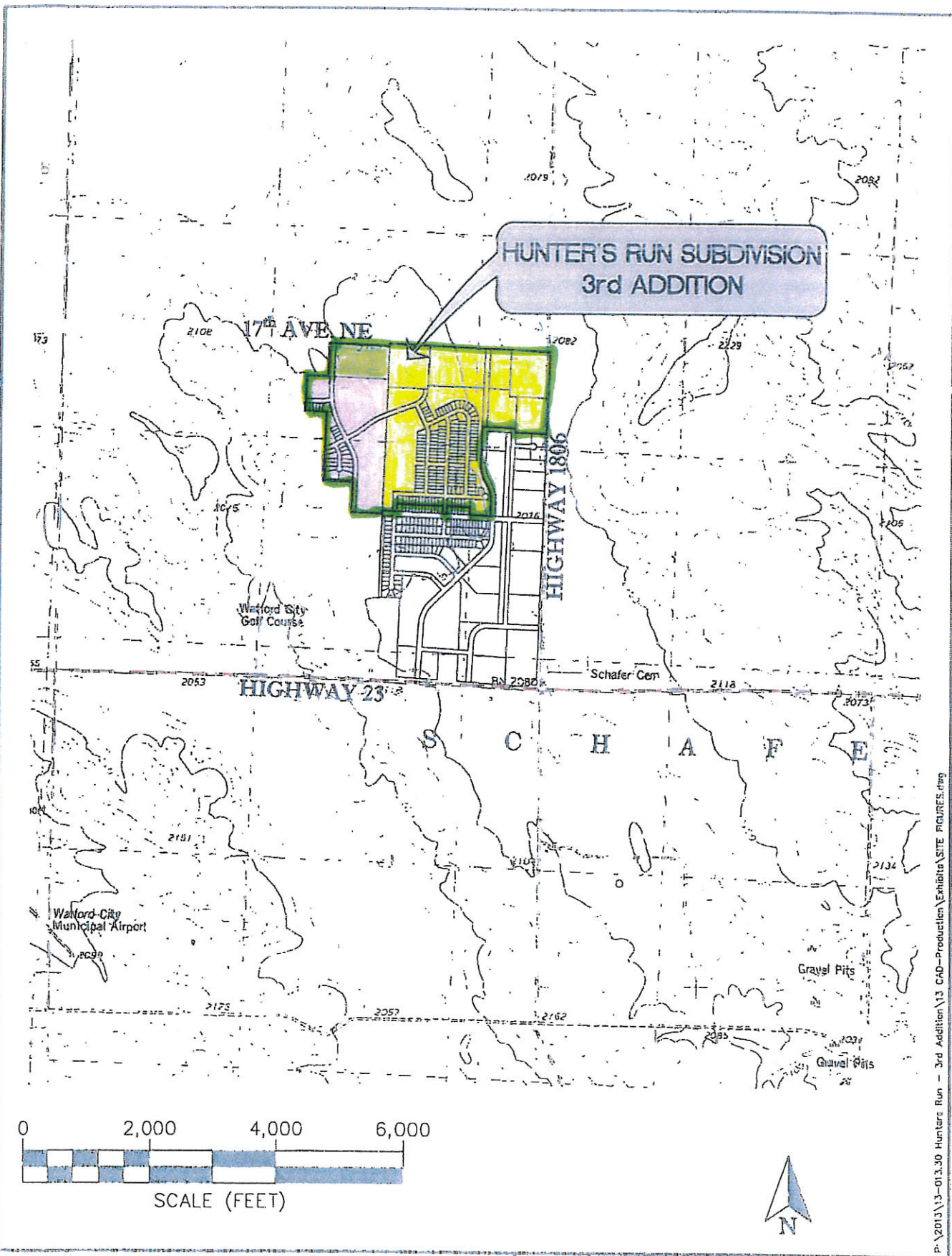
Sincerely,
Allied Engineering Services, Inc.



Mark Fasting, PE
Principal - Civil Engineer

enc: Division of Land / Planning Application and attachments

P:\2013\13-013.30 Hunters Run - 3rd Addition\4 Permitting & Entitlements\Division of Land-Planning Application\Hunters Run - Third Add
2014_06_10\Documents\Preliminary Map Application - Third Addition - 2014_06_11 Watford City.docx



HUNTER'S RUN SUB., 3RD ADDITION
QUADRANGLE MAP
 N 1/2, SEC 16, T150N, R98W, MCKENZIE COUNTY, ND

Civil Engineering
Geotechnical Engineering
Land Surveying
 32 DISCOVERY DRIVE BOZEMAN, MT 59718
 PHONE (406) 532-0221 FAX (406) 532-5770
 www.jill-science.com



FIGURE 2
 DRAWN BY: JDS
 DATE: 06/10/2014
 PROJECT #13-013.30

P:\2013\13-013.30 Hunter Run - 3rd Addition\13 CAD-Production\Exhibits\SITE FIGURES.dwg

HUNTER'S RUN SUBDIVISION
LAND USE MAP
 6/10/2014

4.87 acres
11.27 acres
Run 119.85 acres

LEGEND

- CENTRAL COMMERCIAL (C-1)
- COMMERCIAL/RESIDENTIAL (C-2)
- CENTRAL BUSINESS (C-3)
- INDUSTRIAL (I)
- PARK - OPEN SPACE
- SINGLE FAMILY RESIDENTIAL (R-1)
MIN LOT SIZE 9,200 SF
- TWO-FAMILY RESIDENTIAL (R-2)
MIN LOT SIZE 8,000 SF
- MEDIUM DENSITY RESIDENTIAL (R-3)
- HIGH DENSITY RESIDENTIAL (R-4)
- ROAD RIGHT-OF-WAY

DISCLAIMER NOTE
 THIS LAYOUT DOES NOT SHOW ALL PROPOSED EASEMENTS. ALL LOT, 1/4, 1/2, 3/4, AND INDUSTRIAL PARCELS WILL NEED SPECIFIC EASEMENTS. EACH PARCEL WILL BE REQUIRED TO MEET MINIMUM WATER RUNOFF PER CITY STANDARDS, USING RETENTION PONDING. OR OTHER APPROPRIATE EROSION/SPACE STORAGE MEASURES.

PROJECT INFORMATION

PROJECT #13-0130	FIGURE 1 of 1
DATE 06/10/2014	
PROJECT CHAIRMAN: MAF, CH	
DESIGNED BY: JDE	
REVIEWED BY: MAF	

Civil Engineering
Geotechnical Engineering
Land Surveying

12000-3070-0100
002314141 01010
PHONE (407) 242-2221
PAUL@CIVILSOLUTIONS.COM
www.civilsolutions.com

HUNTER'S RUN SUBDIVISION
LAND USE MAP
 SECTION 16, T150N, R98W, 5th PM, MCKENZIE COUNTY, ND

City 44.87 acres
Rolfson 11.27 acres
Hunter's Run 119.85 acres

DISSENT NOTED
THIS LAYOUT DOES NOT SHOW ALL PROPOSED EASEMENTS. ALL LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842,

HUNTER'S RUN SUBDIVISION
LAND USE MAP
SECTION 16, T150N, R98W, 5th PM, MCKENZIE COUNTY, ND

12 CEDAR CREEK RD.
DOVER, PA, MT 15718
PHONE (412) 962-0221
FAX (412) 962-0773
www.cedarcreekmtns.com

Civil Engineering
Geotechnical Engineering
Land Surveying

PROJECT R13-01330
DATE: 08/10/2014
PROJECT ENGINEER: M
DRAWN BY: JDS
REMOVED BY: M

FIGURE
1 of 1

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Watford City Planning Commission will hold a public hearing on June 30th, 2014 at 6:00 o'clock PM at City Hall-Heritage Room for the purpose of considering a Subdivision Preliminary Plat submitted by City of Watford City via Hunters Run, LLC. for property located portion of Lot 2 Rolfson Subdivision, portion of NW1/4, Section 16, T150N, R98W, 44.87 acres, McKenzie County, ND.

This proposal will be available to the public for inspection and copying at the office of the City Auditor from 8:00 A.M. to 4:00 P.M. Monday through Friday.

Dated ~~this~~ 12th day of June 2014 .



Mildred Williams
Watford City Assistant City Planner
Run: 2 times

Published: McKenzie County Farmer 6/18 & 6/25/14

Emailed: June 12, 2014

Paul & Desiree Sorenson
PO Box 195
Watford City, ND 58854

Hunters Run, LLC.
15043 North 55th St
Scottsdale, AZ. 85254

David and Jan Rolfson
3121 124th Ave NW
Watford City, ND 58854

Dale & Vicki Karpyak
PO Box 747
Watford City, ND 58854

Premium Oilfield Services
547 Vincent Rd.
Lafayette, LA. 70508

Prairie Housing Services
235 E. Lake St.
Wayzata, MN. 55391

Edward & Charlotte Schilke
PO Box 637
Watford City, ND 58854

Stenehjem Development, LLP.
PO Box 607
Watford City, ND 58854

DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

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

APPLICATION TYPE	DATE FILED:	APPLICATION NUMBER:
<u>SUBDIVISION PRELIMINARY MAP</u>	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING:
SUBDIVISION FINAL MAP	FEE: <u>\$1155.00</u>	CITY COUNCIL:
SIMPLE LOT SPLIT	RECEIPT #: <u>CHK # 002623</u>	SECTION / TOWNSHIP / RANGE:
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES: <u>by Lithium builders</u>	FINAL ACTION LETTER ISSUED DATE:
LARGE PARCEL MAP FINAL		

PARCEL MAP SUBSEQUENT
PARCEL MAP NON-SUBSEQUENT
FAMILY CEMETERY DESIGNATION
AGRICULTURAL EXEMPTION

PROPERTY OWNER David A. & Jan A. Rolfson, JT

APPLICANT: David A. & Jan A. Rolfson, JT, via Hunter's Run, LLC

CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:

NAME David A. & Jan A. Rolfson

PHONE: (701)-842-2040

ADDRESS: 3121 124th Ave. NW

CITY: Watford City STATE: ND ZIP CODE: 58854

EMAIL: rfarm-and-ranch@hotmail.com

ASSESSOR'S PARCEL NUMBER(S): 20-24-00100

LEGAL DESCRIPTION: a portion of Lot 1 of Rolfson Subdivision, NW 1/4, Sec 16, T150N, R98W

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 17th Ave. NE & Highway 1806

GROSS/NET ACREAGE: 11.27 gross NUMBER OF LOTS: 1 ZONING: Industrial

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City Water & City Sewer

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: None Requested

(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 Watford City 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): _____

SURVEYOR / ENGINEER INFORMATION (Place Surveyor Stamp in Open Area)

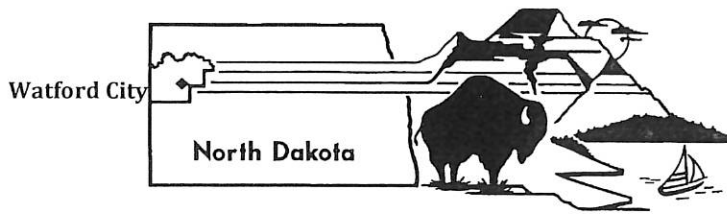
NAME: Kyle I. Thompson LICENSE NO: LS - 6986

ADDRESS: 32 Discovery Dr.

CITY: Bozeman STATE: MT ZIP: 59718

PHONE: (406)-582-0221

FAX/Email: (406)-582-5770 kthompson@alliedengineering.com



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

June 25, 2014

STAFF REPORT
Subdivision Prelim Map-04-2014

Applicant

David and Jan Rolfson
3121 124th Ave NW
Watford City, ND 58854

Property Owners

David and Jan Rolfson

Property Address: 17th Ave NE,

Subdivision Prelim Map: Rolfson Subdivision, 11.27 acres

Located: A portion of Lot 1 of Rolfson Subdivision, NW ¼, Sec16. T150N, 98W. Just south of 17th Ave.

Discussion:

-Lot1 of Rolfson Subdivision contains 11.27 acres of Industrial zoned land. The property will become part of Hunters Run 3rd Edition.

-The site is in the City of Watford City, City Limits and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

Surrounding Land Use Inventory:

West: Zoning -	AG, McKenzie County
Use -	Agricultural
South: Zoning -	R4, Watford City
Use -	High Density Residential
North: Zoning -	AG, McKenzie County
Uses -	Agricultural
East: Zoning -	R1, R2, Watford City
Uses -	Low and Medium Density Residential

Site Development

Access: The property is accessible from 17th Ave.

Sewer: There is no city sanitary sewer mains within the property.

Water: There is no city water mains within the property.

Recommendation:

It is recommended that the Watford City Planning Commission **approve** the Rolfson Preliminary Subdivision Map (Hunters Run 3rd Addition) contingent upon:

1. Preliminary Plat approval will expire after 12 months if no work towards submittal of a final plat or commencement of construction is undertaken by the applicant.

Contact:

Seth Sampson
Assistant City Planner



Corporate Office

32 Discovery Drive
Bozeman, Montana 59713
Ph (406) 582-0221
Fa (406) 532-5770

North Dakota Office

120 S. Main St., Lower Level
Stanley, North Dakota 58704
Ph (701) 623-0221
Cell (701) 629-0245

June 11, 2014

City of Watford City
c/o Curtis Moen, City Planner
P.O. Box 2802
Watford City, ND 58854

**RE: Division of Land / Planning Application for Rolfson (via Hunter's Run, LLC)
Hunter's Run Subdivision – 3rd Addition (Ph 3) (~11.27 acres)
Portion of Lot 1 of Rolfson Subdivision
Portion of NW ¼, Section 16, T150N, R98W, McKenzie County, Watford City, ND**

Dear Mr. Moen:

Please find enclosed the Division of Land / Planning Application for Hunter's Run Subdivision – 3rd Addition – Phase 3 (~11.27 acres)

The subject property is in the Watford City ETA (Extra Territorial Area), McKenzie County, North Dakota. We understand there are some questions as to whether this property has been annexed, therefore we are also submitting an annexation application for concurrent review. We are also requesting zoning approval for Industrial Use (the remainder to remain Agricultural), for the 11.27 acres proposed to be developed. The subject property is located east of Watford City, North Dakota. This portion of the project is generally located within the Northwest Quarter of Section 16, Township 150 North, Range 98 West. The overall property is bounded by Watford City property to the south (ie. Lot 2 of Rolfson Subdivision), Hunter's Run Subdivision to the east, 17th Ave. NE to the north, and undeveloped property to the west. **The attached Subdivision Preliminary Map Application is specific to property owned by David A. & Jan A. Rolfson, consisting of approximately 11.27 acres, and is being referred as Hunter's Run Subdivision – 3rd Addition – Phase 3.** In addition to the underlying property (11.27 acres) in the NW ¼, of Section 16, Hunter's Run, LLC is proposing to develop the property east of the mid-section line, currently owned by Hunter's Run, LLC (119.85 acres) and property to the south, owned by Watford City (44.87 acres). The total proposed area to be developed consists of approximately 175.99 acres.

Hunter's Run, Third Addition (Phase 3) is proposed for Industrial Use, plus road right-of-way, parks and open space, as outlined in the Watford City Zoning Ordinance.

• Industrial

• Parks and Open Space

A new Land Use Map has been submitted for this property, and concurrent review is requested. The zoning areas are generally consistent with the currently approved Land Use Map, and overall densities are consistent with the Land Use Map for the Hunter's Run property.

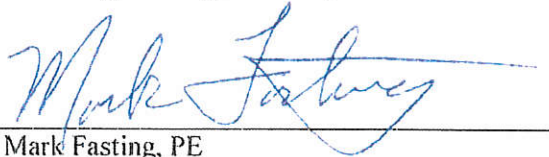
Based on the most recent layout of the project, there is one proposed accesses for this property. One extending north to 17th Ave. NE, and the remainder of the road network will extent east into Hunter's Run – 3rd Addition, and another extending south into the Watford City Property. Allied Engineering has been working with Watford City, and the property is proposed to connect to the municipal water and sewer system of Watford City. The internal subdivision layout will consist of city streets, water mains, sewer mains, storm drainage improvements, etc.

Please find enclosed the attachments for your use.

- ___ Division of Land / Planning Application (signed)
- ___ Vicinity Maps
- ___ Subdivision Preliminary Map (11" x 17")
- ___ Land Use Map (11" x 17")
- ___ Hunter's Run Recorded Plats
 - Hunter's Run Subdivision – Recorded Plat (September 11, 2013)
 - Hunter's Run – 1st Addition – Recorded Plat (December 3, 2013)
 - Hunter's Run – 2nd Addition – Recorded Plat (December 3, 2013)
- ___ Application Fee – (pending confirmation from Watford City)

Feel free to call if you have any comments or questions regarding this submittal. Thank you.

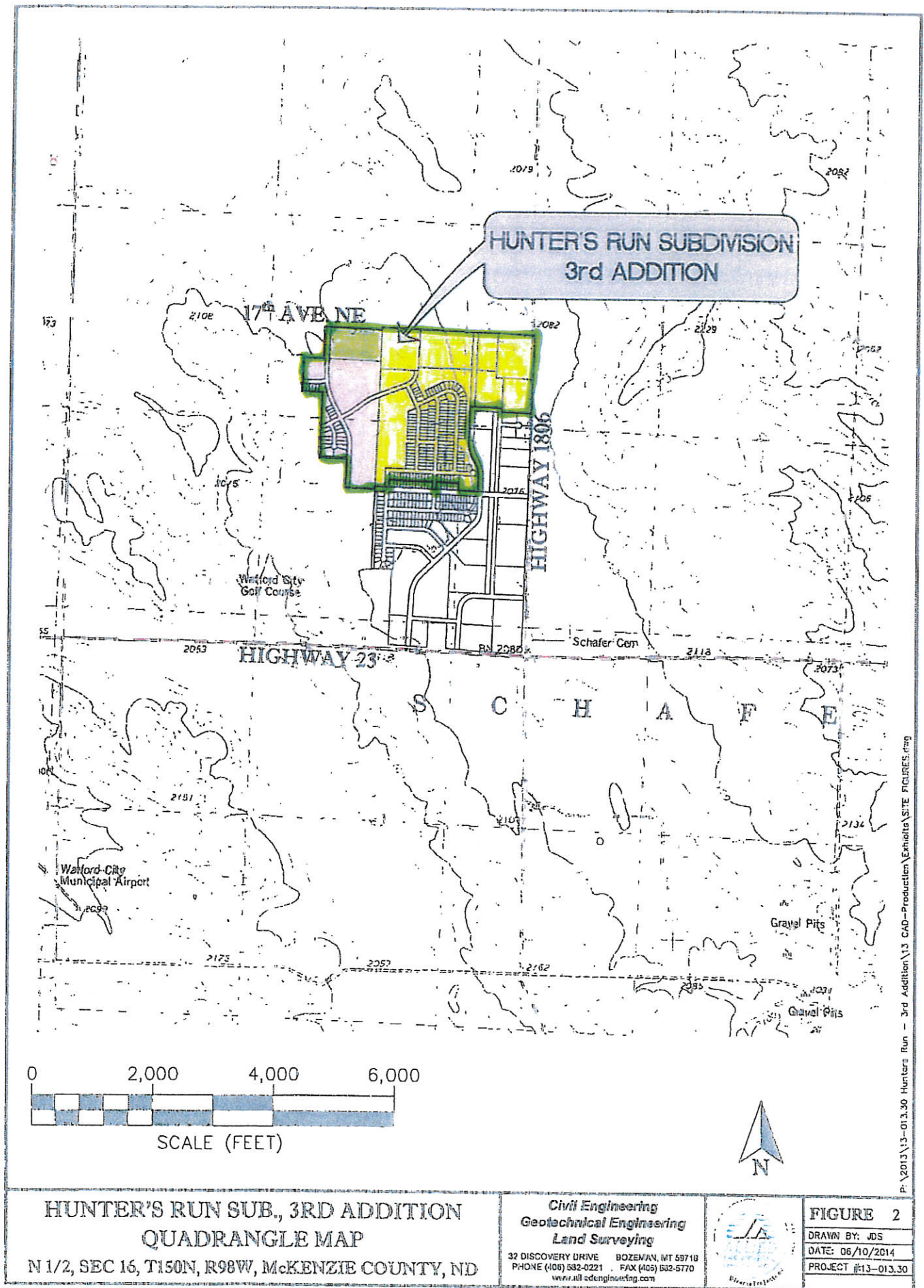
Sincerely,
Allied Engineering Services, Inc.



Mark Fastang, PE
Principal - Civil Engineer

enc: Division of Land / Planning Application and attachments

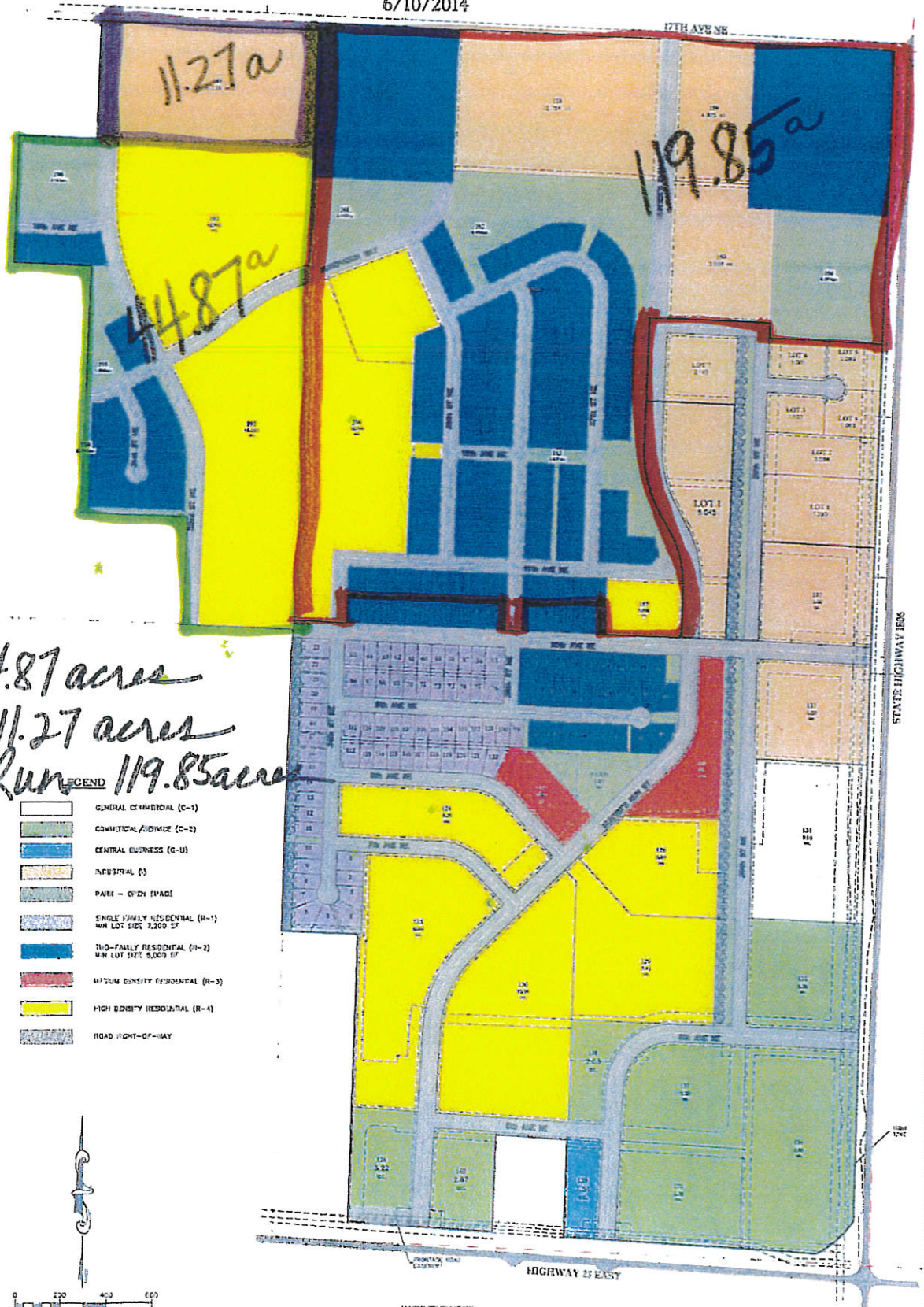
P:\2013\13-013.30 Hunters Run - 3rd Addition\4 Permitting & Entitlements\Division of Land-Planning Application\Hunters Run - Third Add
2014_06_10\Documents\Preliminary Map Application - Third Addition - 2014_06_11 Rollson.docx



HUNTER'S RUN SUBDIVISION

LAND USE MAP

6/10/2014



City 44.87 acres
 Rollson 11.27 acres
 Hunter's Run 119.85 acres

- LEGEND
- GENERAL COMMERCIAL (C-1)
 - COMMERCIAL/RESIDENTIAL (C-2)
 - CENTRAL BUSINESS (C-3)
 - INDUSTRIAL (I)
 - PARK - OPEN SPACE
 - SINGLE FAMILY RESIDENTIAL (R-1)
MIN LOT SIZE 7,200 SF
 - TWO-FAMILY RESIDENTIAL (R-2)
MIN LOT SIZE 5,000 SF
 - MEDIUM DENSITY RESIDENTIAL (R-3)
 - HIGH DENSITY RESIDENTIAL (R-4)
 - ROAD RIGHT-OF-WAY



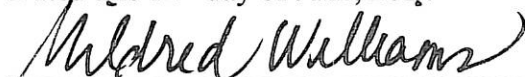
DISCLAIMER NOTE:
 THIS LAYOUT DOES NOT SHOW ALL PROPOSED EASEMENTS. ALL LOTS, 1/4, 1/2, 3/4, AND INDUSTRIAL PARCELS WILL NEED TO BE WATER
 EGRESSIBLE. EACH PARCEL WILL BE REQUIRED TO RETAIN SOME WATER RUNOFF FOR CITY STANDARDS. USGS RETENTION PERIODS OF
 OTHER APPROVED SURFACE STORAGE VEHICLES.

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Watford City Planning Commission will hold a public hearing on June 30th, 2014 at 6:00 o'clock PM at City Hall-Heritage Room for the purpose of considering a Subdivision Preliminary Plat submitted by David & Jan Rolfson JT via Hunters Run, LLC. for property located NW1/4 Section 16, T150N, R98W, 17th Ave NE & Hwy 1806, 11.27 acres; one lot (industrial), one ROW lot, McKenzie County, ND.

This proposal will be available to the public for inspection and copying at the office of the City Auditor from 8:00 A.M. to 4:00 P.M. Monday through Friday.

Dated this 12th day of June, 2014



Mildred Williams

Watford City Assistant City Planner

Run: 2 times

Published: McKenzie County Farmer 6/18 & 6/25/14

Emailed: June 12, 2014

Paul & Desiree Sorenson
PO Box 195
Watford City, ND 58854

Hunters Run, LLC.
15043 North 55th St
Scottsdale, AZ. 85254

David and Jan Rolfson
3121 124th Ave NW
Watford City, ND 58854

Dale & Vicki Karpyak
PO Box 747
Watford City, ND 58854

Premium Oilfield Services
547 Vincent Rd.
Lafayette, LA. 70508

Prairie Housing Services
235 E. Lake St.
Wayzata, MN. 55391

Edward & Charlotte Schilke
PO Box 637
Watford City, ND 58854

Stenehjem Development, LLP.
PO Box 607
Watford City, ND 58854

DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

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

APPLICATION TYPE	DATE FILED: <u>6.11.14</u>	APPLICATION NUMBER:
<u>SUBDIVISION PRELIMINARY MAP</u>	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING:
SUBDIVISION FINAL MAP	FEE: <u>\$3630.00</u>	CITY COUNCIL:
SIMPLE LOT SPLIT	RECEIPT#: <u>CHK# 002623</u>	SECTION / TOWNSHIP / RANGE:
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES: <u>Kyle Thompson Builders</u>	FINAL ACTION LETTER ISSUED DATE:
LARGE PARCEL MAP FINAL		

PARCEL MAP SUBSEQUENT	PROPERTY OWNER <u>Hunter's Run, LLC</u>
PARCEL MAP NON-SUBSEQUENT	APPLICANT: <u>Hunter's Run, LLC</u>
FAMILY CEMETERY DESIGNATION	
AGRICULTURAL EXEMPTION	

CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:

NAME: Touraj Jason Vedadi
 PHONE: (701)-770-5975
 ADDRESS: P.O. Box 2802
 CITY: Watford City STATE ND ZIP CODE 58854
 EMAIL: vedadicorp@gmail.com

ASSESSOR'S PARCEL NUMBER(S): 82-73-10700

LEGAL DESCRIPTION: a portion of the E 1/2, Section 16, T150N, R98W, Watford City, ND

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 17th Ave. NE & Highway 1806

GROSS/NET ACREAGE: 119.85 gross NUMBER OF LOTS: 167 ZONING: C2, I, R2, R3, R4

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City Water & City Sewer

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: None Requested

(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 Watford City 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): Touraj Jason Vedadi

Property Owner (Signature): _____

SURVEYOR / ENGINEER INFORMATION (Place Surveyor Stamp in Open Area)

NAME: Kyle I. Thompson LICENSE NO: LS - 6986

ADDRESS: 32 Discovery Dr.

CITY: Bozeman STATE: MT ZIP: 59718

PHONE: (406)-582-0221

FAX/Email: (406)-582-5770 kthompson@alliedengineering.com



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

June 25, 2014

STAFF REPORT
Subdivision Prelim Map-06-2014

Applicant
Hunters Run LLC
PO Box 2802
Watford City, ND 58854

Property Owners
Hunters Run LLC

Property Address: 17th Ave NE and Highway 1806

Subdivision Prelim Map: Hunters Run LLC 119.85 acres

Located: Parcel# 82-73-10700. A portion of the E1/2, Sec16, T150N, R98W Watford City, ND. Just south of 17th Ave and west of Highway 1806.

Discussion:

-Hunters Run LLC prelim Subdivision contains a 119.85 Acres of mixed zoning of C2, I, R2, R3, R4 . The property will become part of Hunters Run 3rd Edition.

-The site is in the City of Watford City, City Limits and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

Surrounding Land Use Inventory:

West: Zoning -	R2, R3, R4, McKenzie County
Use -	Medium and High Density Residential
South: Zoning -	C1, R1, R2,R3, Watford City
Use -	Commercial, Single Family and Medium Residential
North: Zoning -	AG, McKenzie County
Uses -	Agriculture
East: Zoning -	AG & C1, Watford City
Uses -	Agriculture and General Commercial

Site Development

Access: The property is accessible from 17th Ave.

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

Water: There are currently no city water mains within the property.

Recommendation:

It is recommended that the Watford City Planning Commission **approve** the Hunters Run LLC, 3rd Edition Preliminary Subdivision Map contingent upon:

1. Bonding for future improvements in place prior to recordation of final map.
2. A development agreement is agreed upon by Hunters Run LLC and The City of Watford City for Hunters Run 3rd Edition before final map is recorded.
3. SIA is agreed upon for Hunters Run 3rd Edition with The City of Watford City before final map recordation.

Contact:

Seth Sampson
Assistant City Planner



Corporate Office

32 Discovery Drive
Bozeman, Montana 59710
Ph (406) 562-0221
Fa (406) 562-5770

North Dakota Office

120 S. Main St. Lower Level
Stanley, North Dakota 58784
Ph (701) 629-0221
Cell (701) 629-0245

June 11, 2014

City of Watford City
c/o Curtis Moen, City Planner
P.O. Box 2802
Watford City, ND 58854

**RE: Division of Land / Planning Application for Hunter's Run, LLC
Hunter's Run Subdivision – 3rd Addition (Ph 1) (~ 119.85 acres)
Portion of E½, Section 16, T150N, R98W, McKenzie County, Watford City, ND**

Dear Mr. Moen:

Please find enclosed the Division of Land / Planning Application for Hunter's Run Subdivision – 3rd Addition – Phase 1 (~119.85 acres)

The subject property is in the Watford City ETA (Extra Territorial Area), McKenzie County, North Dakota, and has recently been annexed, and also received zoning approval as a mixed use development. The subject property is located east of Watford City, North Dakota. The overall Hunter's Run property is a 294.10 acres parcel, generally located within the East Half of Section 16, Township 150 North, Range 98 West. The overall property is bounded by Highway 23 to the south, Highway 1806 to the east, 17th Ave. NE to the north, the City Golf Course and farmland to the west. **The attached Subdivision Preliminary Map Application is specific to property owned by Hunter's Run, LLC, consisting of approximately 119.85 acres, and is being referred as Hunter's Run Subdivision – 3rd Addition – Phase 1.** In addition to the underlying property (119.85 acres) in the E½ of Section 16, Hunter's Run, LLC is proposing to develop the property west the mid-section line, currently owned by Watford City (44.87 acres) and David A. and Jan A. Rolfson (11.27 acres). The total proposed to be developed consists of approximately 175.99 acres.

Hunter's Run, Third Addition, is a mixed used development to consist of the following zoning districts plus road right-of-way, parks and open space, as outlined in the Watford City Zoning Ordinance.

- Commercial 2 (C-2)
- Industrial (I)
- Residential 2 (R-2)
- Residential 3 (R-3)
- Residential 4 (R-4)
- Parks and Open Space

It should be noted there are some internal subdivision layout revisions since the Land Use Map was approved by Watford City in 2013. A new Land Use Map (dated: June 10, 2014) has been submitted for this property, and concurrent review is requested. The site layout revisions are due to several factors, including site terrain. The zoning areas are generally consistent with the currently approved Land Use Map, and overall densities are consistent, or less than the currently approved Land Use Map for the Hunter's Run property.


Based on the most recent layout of the project, there are three (3) proposed accesses to 17th Ave. NE. two (2) specific to the property owned by Hunter's Run, LLC. The applicant and Allied Engineering have been working with Watford City, and the property is proposed to connect to the municipal water and sewer system of Watford City. The internal subdivision layout will consist of city streets, water mains, sewer mains, storm drainage improvements, etc.

Please find enclosed the attachments for your use.

- ___ Division of Land / Planning Application (signed)
- ___ Vicinity Maps
- ___ Subdivision Preliminary Map (11" x 17")
- ___ Land Use Map (11" x 17")
- ___ Watford City - Intent to Serve Letter for Hunter's Run Subdivision
- ___ Annexation Document #00449373
- ___ Hunter's Run Recorded Plats
 - Hunter's Run Subdivision – Recorded Plat (September 11, 2013)
 - Hunter's Run – 1st Addition – Recorded Plat (December 3, 2013)
 - Hunter's Run – 2nd Addition – Recorded Plat (December 3, 2013)
- ___ Deed - Hunter's Run, LLC (Document #00450172)
- ___ Signature Representation (Minutes of the Member Meeting of Hunter's Run, LLC)
- ___ Abstract of Title
- ___ Payment of property taxes
- ___ Application Fee – (pending confirmation from Watford City)

Feel free to call if you have any comments or questions regarding this submittal. Thank you.

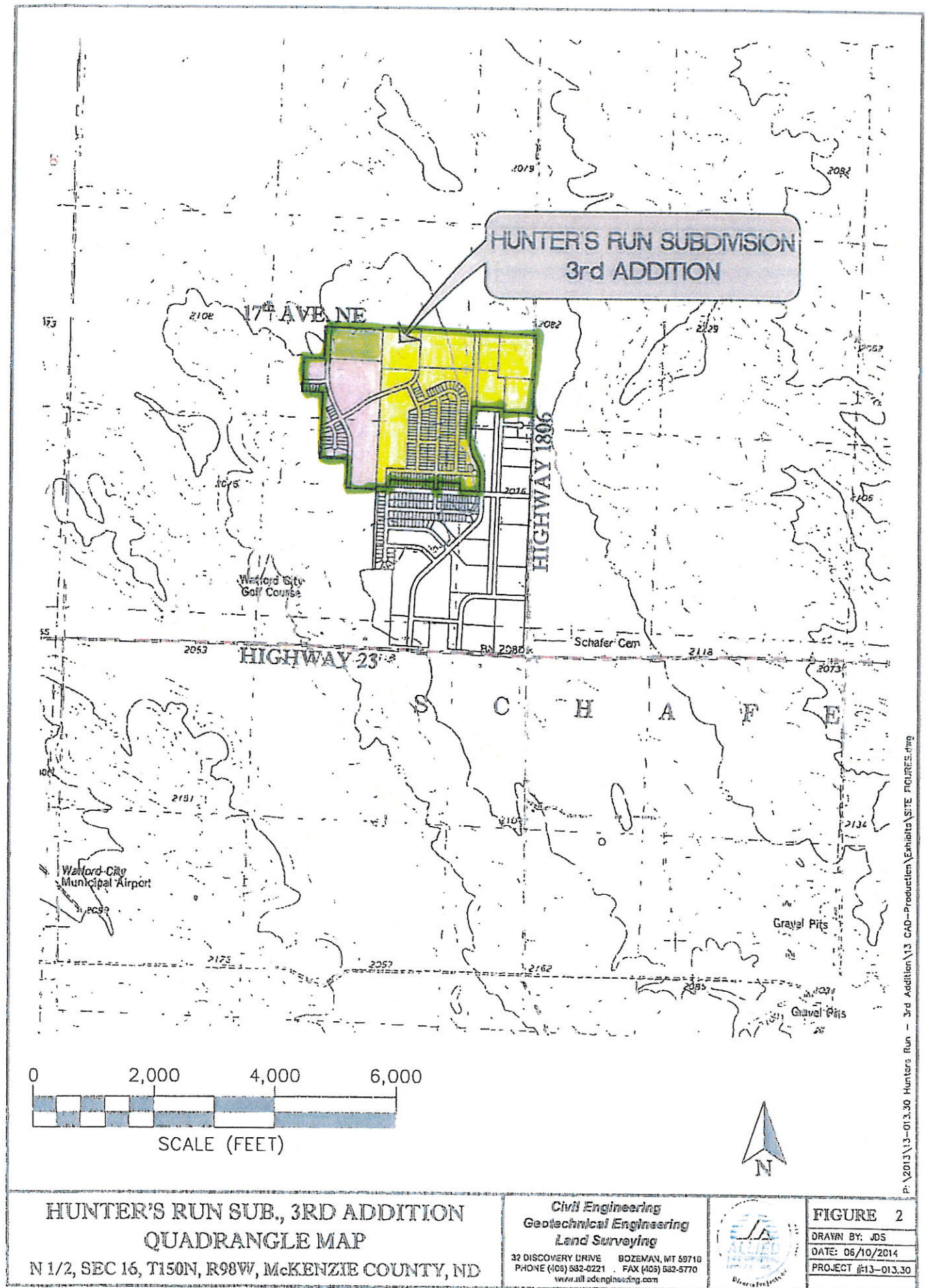
Sincerely,
Allied Engineering Services, Inc.



Mark Fasting, PE
Principal - Civil Engineer

enc: Division of Land / Planning Application and attachments

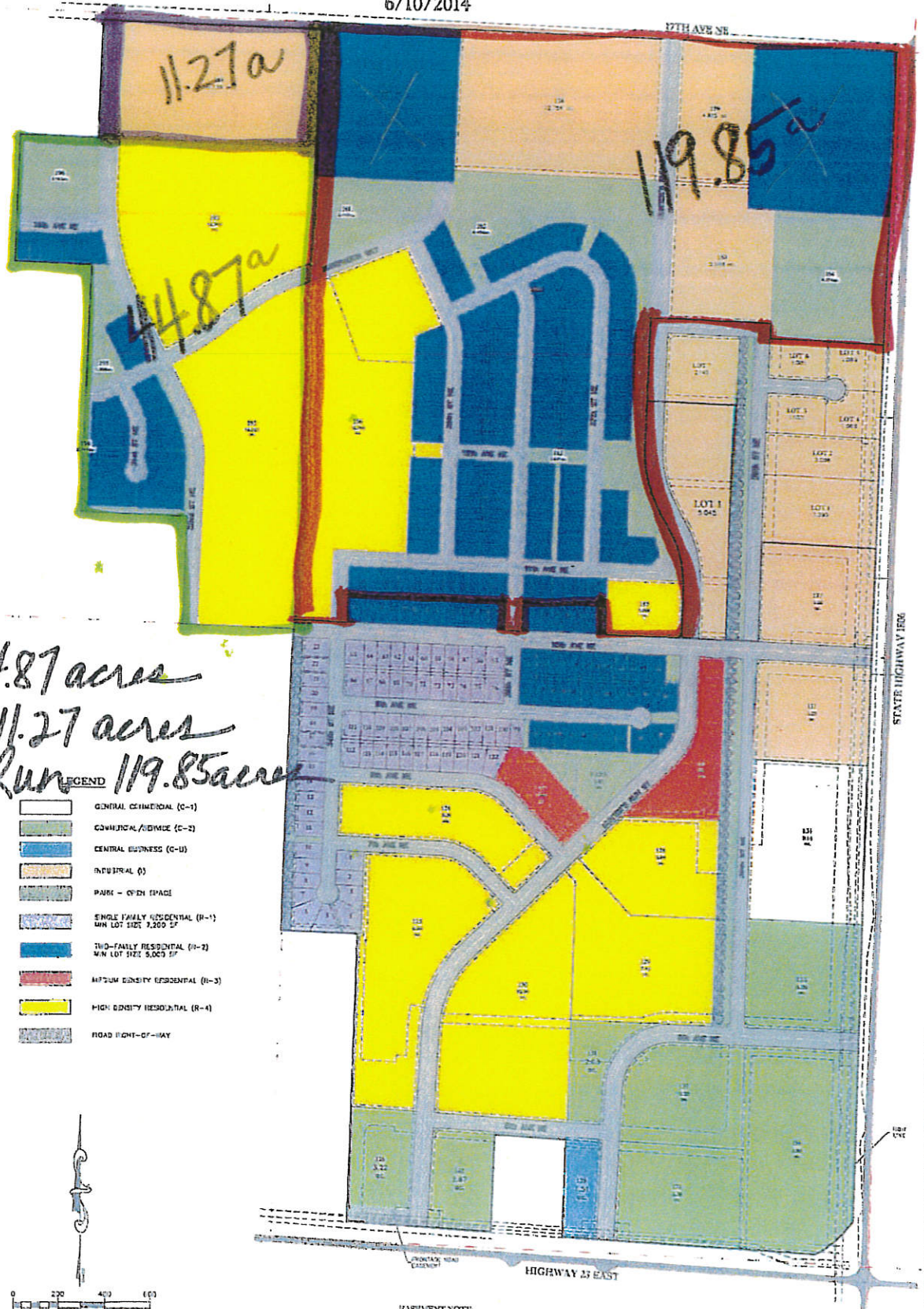
P:\2013\13-013.30 Hunters Run - 3rd Addition\4 Permitting & Entitlements\Division of Land-Planning Application\Hunters Run - Third Add
2014_06_10\Documents\Preliminary Map Application - Third Addition - 2014_06_11 - IIR.docx



HUNTER'S RUN SUBDIVISION

LAND USE MAP

6/10/2014



City 44.87 acres
 Rollson 11.27 acres
 Hunter's Run 119.85 acres

- LEGEND**
- CENTRAL COMMERCIAL (C-1)
 - COMMERCIAL/INDUSTRIAL (C-2)
 - CENTRAL BUSINESS (C-3)
 - INDUSTRIAL (I)
 - PARK - OPEN SPACE
 - SINGLE FAMILY RESIDENTIAL (R-1)
MIN LOT SIZE 7,200 SF
 - TWO-FAMILY RESIDENTIAL (R-2)
MIN LOT SIZE 5,000 SF
 - MEDIUM DENSITY RESIDENTIAL (R-3)
 - HIGH DENSITY RESIDENTIAL (R-4)
 - ROAD RIGHT-OF-WAY

DISCLAIMER NOTE
 THIS LAYOUT DOES NOT SHOW ALL PROPOSED EASEMENTS. ALL LOT, UTILITY, C-1, C-2, AND INDUSTRIAL PARCELS WILL NEED STORM WATER EASEMENTS. EACH PARCEL WILL BE REQUIRED TO RETAIN STORM WATER RUNOFF FOR CITY STORMWATER MANAGEMENT PROGRAMS. OTHER APPROVED SURFACE STORAGE VEHICLES.

HUNTER'S RUN SUBDIVISION
 LAND USE MAP
 SECTION 16, T150N, R98W, 5th PM, MCKENZIE COUNTY, ND

22 CROOKS DRIVE
 BOZEMAN, MT 59717
 PHONE (406) 552-2221
 FAX (406) 552-2221
 WWW.C2E.COM

Civil Engineering
 Geotechnical Engineering
 Land Surveying



PROJECT #13-0133
 DATE: 6/10/2014
 PROJECT CHIEF: DJS, CHS
 DRAWN BY: JDS
 REVIEWED BY: MJS
 FIGURE 1 of 1

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE the Watford City Planning Commission will hold a Public Hearing on June 30th, at 6 p.m. at City Hall-Heritage Room to hear comment on a Preliminary Subdivision Plat Application submitted by Hunters Run, LLC/ Touraj Jason Vedadi for property located in a portion of the East ½ of Section 16, T150N, R98W, 119.85 acres, McKenzie County, ND.

This proposal will be available to the public for inspection and copying at the office of the City Auditor from 8:00am to 4:00pm Monday through Friday.

Dated this 12th day of June, 2014 -



Mildred Williams

Watford City Assistant City Planner

Run: 2

Published: McKenzie County Farmer 6/18 & 6/25/14

Faxed:

Mailed to:

David & Jan Rolfson
3121 124th Ave NW
Watford City, ND 58854

QEP Energy
Independence Plaza
1050 17th St Suite 500
Denver, CO 80265

Black Hills Trucking
Drawer 2360
Casper, WY 82602

Tesoro High Plains Pipeline Co.
19100 Ridgewood Pkwy
San Antonio, TX 78259

Lund Oil
3605 4th Ave NE
Watford City, ND 58854

Badlands Powerfuels
PO Box 1369
Minot, ND 58702

Badlands Powerfuels
3711 4th Ave NE
Watford City, ND 58854

Paul & Desiree Sorenson
PO Box 195
Watford City, ND 58854

Dale & Vicki Karpyak
PO Box 747
Watford City, ND 58854

Concord Energy
7901 Shaffer Pkwy
Littleton, CO 80127

Herbert Lundin
PO Box 544
Watford City, ND 58854

Paul & Nancy Deutsch
PO Box 1054
Watford City, ND 58854

Badlands Shooting Club
PO Box 145
Watford City, ND 58854

LAND USE APPLICATION pg. 1 of 2

Watford City Planning Department

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE	DATE FILED: 6.11.14	APPLICATION NUMBER: 20-13-2014
<u>ZONE CHANGE</u>	PROCESSES BY: MW	MEETING DATES: P&Z: 6.30.14 CC: 7.7.14
CONDITIONAL USE PERMIT	FEE: \$300.00	ADVERTISE DATE: 6.18 + 6.25.14
VARIANCE	RECEIPT #: 002623*	PROPERTY OWNERS NOTIFIED:
VACATION & ABANDONMENT	SECTION/TOWNSHIP/RANGE: NW 1/4 16, T150N, R98W	
STREET NAME	RELATED CASE #:	
	FINAL ACTION MEMORANDUM MAILED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: City of Watford City

APPLICANT: City of Watford City, via Hunter's Run, LLC

*Titanium Builders

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: City of Watford City

ADDRESS: P.O. Box 494

CITY: Watford City

STATE: North Dakota

ZIP CODE: 58854

TELEPHONE: (701)-444-2533

EMAIL: cumoen@nd.gov

ASSESSOR'S PARCEL NUMBER(S): 20-24-00200

LEGAL DESCRIPTION: a portion of Lot 2 of Rolfson Subdivision, portion of NW 1/4, Section 16, T150N, R98W

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 17th Ave. NE and Hwy 1806

GROSS/NET ACREAGE: 44.87 PRESENT ZONE CLASSIFICATION: Agricultural

DESIRED ZONE CLASSIFICATION: R2, R3, R4 CURRENT LAST USE: Ag/Crops

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

Purpose of this Land Use Application is to rezone the property for consistency with proposed subdivision layout (ie. Hunter's Run, 3rd Addition). Zoning areas are consistent with adjoining Master Planned Hunter's Run Subdivision.

The Land Use Map proposes zoning of R2, R3, & R4 for this area of the development.

Watford City has provided an intent to serve letter for the Hunter's Run Property, and plan to finalize a will serve letter as part of the Development of the Watford City Property.

DESCRIBE THE SOURCE OF WATER/SEWER: Watford City

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.

Property Owner Signature

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	PDF	Supplemental Info.	Application Fees
Conditional Use Permit	1G	1	1	1 ⁹	1 ⁸	1 ¹¹	1 ¹²	1	1 ¹⁴	\$525 + publishing costs
Zone Change	1	1	1	1 ⁹	1 ⁸	1 ¹¹	1 ₁₂	1	1 ¹⁴	\$300
Variance	1	1	1		1 ⁸	1 ¹¹		1		\$300
Vacation and Abandonment	1		1	1 ⁹	1 ⁸	1 ¹¹		1		Refer to Fee Schedule
Street Name Change*	1	1	1			1 ¹¹		1		Refer to Fee Schedule

Superscript notes on this table refer to the same item number on the Explanation of the Document Submittal Requirements for Planning Applications

*Plus all sign costs

Procedures for Filing Land Use Applications:

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

Watford City Planning Department

213 2nd St NE / PO Box 494

Watford City, ND 58854

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



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

June 24, 2014

STAFF REPORT
ZC-13-2014 ZONE CHANGE

Applicant

City of Watford City
PO Box 494
Watford City, ND 58854

Property Owners

City of Watford City

Property Address: 17th Ave NE and Highway 1806

Zone Change Requested: Requested change from Ag to R2, R3, 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 just south of 17th Ave and contains 44.87 acres.**

-The existing property is **currently zoned as AG but is requesting new zoning of R2, R3, and R4 Residential for better consistency with the proposed subdivision layout for this properties future development by Hunters Run 3rd addition.**

-The request for the zone change is to accommodate future development that compliments and supports future surrounding development.

-The site is within 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 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, McKenzie County
Use -	Agriculture
South: Zoning -	AG & CF Watford City

Use -	Agriculture/Golf Course
North: Zoning -	I, McKenzie County
Uses -	Industrial
East: Zoning -	R4, Watford City
Uses -	High Density Residential

Comprehensive Zoning Plan and Zoning Comparison:

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 zone requested by the applicant R2, R3 & R4 is 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.

Site Development

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

Sewer: *There will be city sanitary sewer mains within the property.*

Water: *There will be city water mains within the property.*

Analysis: *The proposed zoning will allow the applicant to accommodate future development that compliments and supports surrounding development in the neighboring properties in the future when the land is purchased by Hunters Run LLC from the City of Watford City. The requested zoning is appropriate for what the city envisions future use of the surrounding properties at this location.*

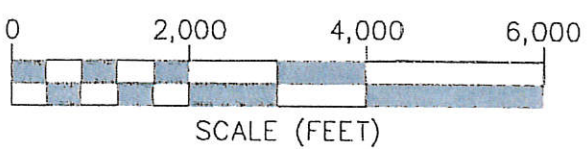
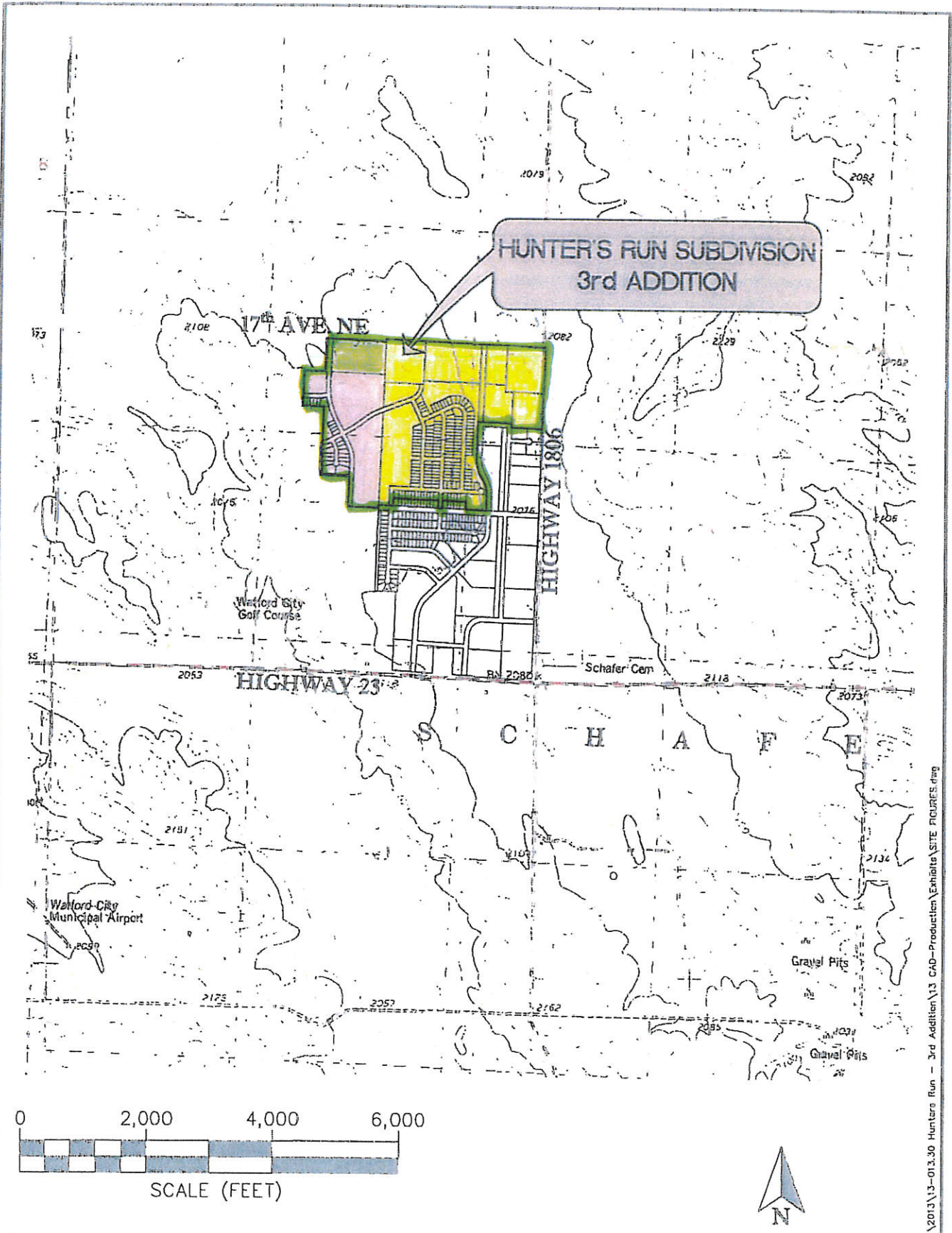
Recommendation:

It is recommended that the Watford City Planning Commission **approve** a Zone Change Application submitted by the City of Watford City with the following conditions:

1. If the property is not closed on by the intended purchaser within one year of this applications approval, the property will return to the original designated zone.

Contact:

Seth Sampson
Assistant City Planner



HUNTER'S RUN SUB., 3RD ADDITION
QUADRANGLE MAP
 N 1/2, SEC 16, T150N, R98W, MCKENZIE COUNTY, ND

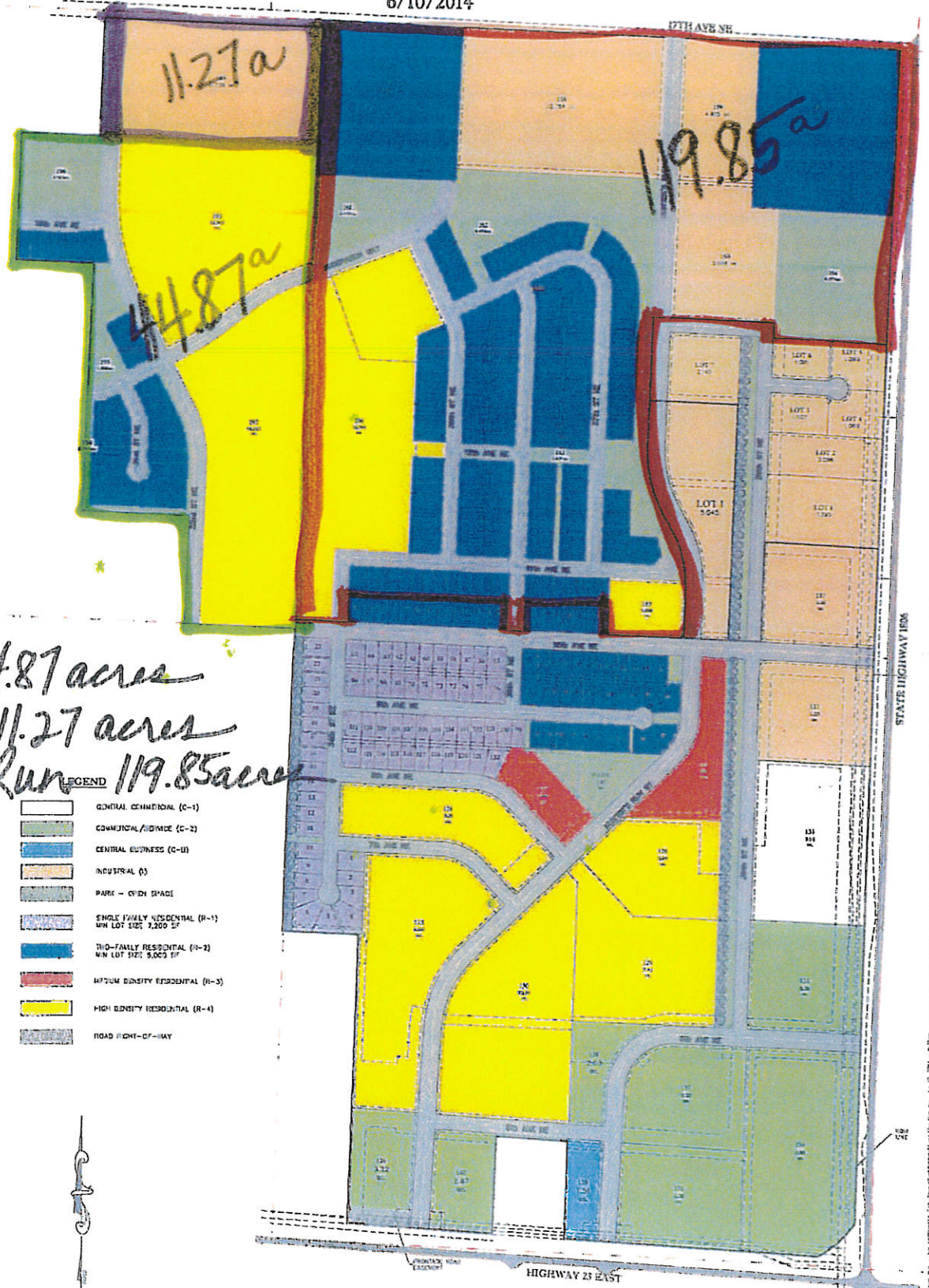
Civil Engineering
Geotechnical Engineering
Land Surveying
 32 DISCOVERY DRIVE BOZEMAN, MT 59710
 PHONE (408) 532-0221 FAX (408) 532-5770
www.alliedengineering.com



FIGURE 2
 DRAWN BY: JDS
 DATE: 06/10/2014
 PROJECT #13-013.30

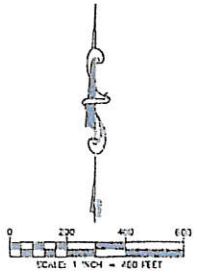
P:\2013\13-013.30 Hunter's Run - 3rd Addition\13 CAD-Production\Exhibits\SITE FIGURES.dwg

HUNTER'S RUN SUBDIVISION LAND USE MAP 6/10/2014



City 44.87 acres
 Rollson 11.27 acres
 Hunter's Run 119.85 acres

- LEGEND**
- CENTRAL COMMERCIAL (C-1)
 - COMMERCIAL/DIVIDE (C-2)
 - CENTRAL BUSINESS (C-3)
 - INDUSTRIAL (I)
 - PARK - OPEN SPACE
 - SINGLE FAMILY RESIDENTIAL (R-1)
MIN LOT SIZE: 2,000 SF
 - TWO-FAMILY RESIDENTIAL (R-2)
MIN LOT SIZE: 5,000 SF
 - MEDIUM DENSITY RESIDENTIAL (R-3)
 - HIGH DENSITY RESIDENTIAL (R-4)
 - ROAD FRONT-OF-WAY



DISCLAIMER NOTE:
 THIS LAYOUT DOES NOT SHOW ALL PROPOSED EASEMENTS. ALL LOT, RLA, CL, CO, AND INDUSTRIAL PARCELS WILL NEED SHOW WATER
 EASEMENTS. EACH PARCEL WILL BE REQUIRED TO RETAIN SHOW WATER RIGHTS FOR CITY STORMWATER USING RETENTION PONDOR. BY
 ORDER APPROVED SURFACE STORAGE METHODS.



Corporate Office

32 Discovery Drive
Bozeman, Montana 59713
Ph (406) 582-0221
Fa (406) 582-5770

North Dakota Office

120 S Main St., Lower Level
Stanley, North Dakota 58784
Ph (701) 623-0221
Cell (701) 629-0245

June 11, 2014

City of Watford City
c/o Curtis Moen, City Planner
P.O. Box 2802
Watford City, ND 58854

**RE: Justification Letter for Land Use Application for Watford City (via Hunter's Run, LLC)
Hunter's Run Subdivision – 3rd Addition (Ph 2) (~44.87 acres)
Portion of Lot 2 of Rolfson Subdivision
Portion of NW ¼, Section 16, T150N, R98W, McKenzie County, Watford City, ND**

Dear Mr. Moen:

Purpose

Please find enclosed the Land Use Application for Hunter's Run Subdivision – 3rd Addition – Phase 2 (~44.87 acres).

The purpose of this justification letter is to provide a Land Use Application for development of the Watford City property west of Hunter's Run Subdivision. The Land Use Application and Land Use Map designate zoning areas consistent with the proposed Subdivision Preliminary Map, as provided in the Division of Land / Planning Application. Please also note the zoning designations are consistent with the recorded subdivision layout for Hunter's Run - Phase 1, Hunter's Run – 1st Addition, and Hunter's Run – 2nd Addition, and the proposed Hunter's Run – 3rd Addition. The overall maps also provides for zoning areas in the subsequent phases of Hunter's Run.

General

The subject property is in the Watford City ETA (Extra Territorial Area), McKenzie County, North Dakota, located east of Watford City, North Dakota. We understand there are some questions as to whether this property has been annexed, therefore we are also submitting an annexation application for concurrent review. This application is requesting zoning approval as a mixed use development, for the 44.87 acres proposed to be developed. The subject property is located east of Watford City, North Dakota. This portion of the project is generally located within the Northwest Quarter of Section 16, Township 150 North, Range 98 West. The overall property is bounded by the Watford City Golf Course to the south, Hunter's Run Subdivision to the east, and the Rolfson Property to the north (ie. Lot 1 of Rolfson Subdivision), and undeveloped property to the west. **The attached Land Use Application is specific to property owned by Watford City, consisting of approximately 44.87 acres, and is being referred as Hunter's Run Subdivision – 3rd Addition – Phase 2.** In addition to the underlying property (44.87 acres) in the NW ¼, of Section 16, Hunter's Run, LLC is proposing to develop the property east

of the mid-section line, currently owned by Hunter's Run, LLC (119.85 acres) and property to the north, owned by David A. and Jan A. Rolfson (11.27 acres). The total proposed area to be developed consists of approximately 175.99 acres.

Proposed Land Use

The mixed used development of the overall area will consist of the following zoning districts, as outlined in the Watford City Zoning Ordinance: Please note, there are no changes to present zoning classifications, whereas the revised Land Use Map maintains the same zoning as previously approved for the entire property.

- | | |
|-----------------------|-------------------------------------|
| • Residential (R-1) | Single Family Dwelling District |
| • Residential 2 (R-2) | Two-Family Dwelling District |
| • Residential 3 (R-3) | Medium Density Residential District |
| • Residential 4 (R-4) | High Density Residential District |
| • Commercial (C-1) | General Commercial District |
| • Commercial 2 (C-2) | Commercial/Service District |
| • Industrial (I) | Industrial |

Hunter's Run, Third Addition (Phase 2) is a mixed used development to consist of the following zoning districts plus road right-of-way, parks and open space, as outlined in the Watford City Zoning Ordinance.

- | | |
|-----------------------|------------------------|
| • Residential 2 (R-2) | • Residential 4 (R-4) |
| • Residential 3 (R-3) | • Parks and Open Space |

A new Land Use Map (dated: June 10, 2014) has been submitted for this property, and concurrent review is requested, and concurrent review is requested with the Division of Land / Planning Application.

Water and Sanitation

Allied Engineering has worked closely with Watford City, and the Hunter's Run Property is proposing to connect to the municipal water and sewer system of Watford City, in the immediate vicinity of the project site. The water main connection for this 44.87 acres is proposing to connect to the water network within the existing Hunter's Run Subdivision. Also the regional water tower is being constructed, and would serve as the primary source of water in this region. The proposed sewer main connection is being coordinated with Watford City for this portion of the project.

Access

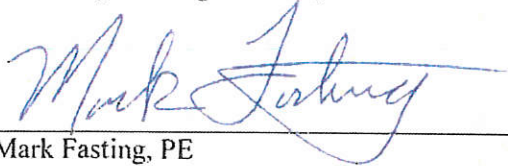
Based on the most recent layout of the project, there are three (3) proposed accesses. One extending north to 17th Ave. NE, one extending east into Hunter's Run – 3rd Addition, and another extending south-east, onto 10th Ave. NE, within Hunter's Run Subdivision. Allied Engineering has been working with Watford City, and the property is proposed to connect to the municipal water and sewer system of Watford City. The internal subdivision layout will consist of city streets, water mains, sewer mains, storm drainage improvements, etc.

Phasing Plan

The project will be developed in phases as market demand dictates. The site will be developed from south to north.

Feel free to call if you have any comments or questions regarding this submittal. Thank you.

Sincerely,
Allied Engineering Services, Inc.



Mark Fasting, PE
Principal - Civil Engineer

enc: Land Use Application and attachments

P:\2013\13-013.30 Hunters Run - 3rd Addition\4 Permitting & Entitlements\Land Use Application\Land Use Application - Third Addition -
2014_06_11 - Watford City.docx

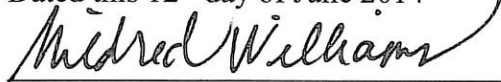
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Watford City Planning Commission will hold a public hearing on June 30th, 2014 at 6:00 o'clock PM at City Hall-Heritage Room for the purpose of considering a Zone Change Application submitted by City of Watford City via Hunters Run, LLC. for property located portion of Lot 2 Rolfson Subdivision, portion of NW1/4, Section 16, T150N, R98W, 44.87 acres, McKenzie County, ND.

For the purpose of: rezoning newly acquired property for consistency within proposed subdivision Hunters Run 3rd addition.

This proposal will be available to the public for inspection and copying at the office of the City Auditor from 8:00 A.M. to 4:00 P.M. Monday through Friday.

Dated this 12th day of June 2014



Mildred Williams

Watford City Assistant City Planner

Run: 2 times

Published: McKenzie County Farmer 6/18 & 6/25/14

Emailed: June 12, 2014

Paul & Desiree Sorenson
PO Box 195
Watford City, ND 58854

Hunters Run, LLC.
15043 North 55th St
Scottsdale, AZ. 85254

David and Jan Rolfson
3121 124th Ave NW
Watford City, ND 58854

Dale & Vicki Karpyak
PO Box 747
Watford City, ND 58854

Premium Oilfield Services
547 Vincent Rd.
Lafayette, LA. 70508

Prairie Housing Services
235 E. Lake St.
Wayzata, MN. 55391
Edward & Charlotte Schilke
PO Box 637
Watford City, ND 58854

Stenehjem Development, LLP.
PO Box 607
Watford City, ND 58854

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

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE	DATE FILED: <u>6-11-14</u>	APPLICATION NUMBER: <u>20-12-2014</u>
<u>ZONE CHANGE</u>	PROCESSES BY: <u>MW</u>	MEETING DATES: P&Z: <u>6-30-14</u> CC: <u>7-7-14</u>
CONDITIONAL USE PERMIT	FEE: <u>\$ 300.00</u>	ADVERTISE DATE: <u>6-18 + 6-25-14</u>
VARIANCE	RECEIPT #: <u>002623</u>	PROPERTY OWNERS NOTIFIED:
VACATION & ABANDONMENT	SECTION/TOWNSHIP/RANGE: <u>NW 1/4 16, T150N, R98W</u>	
STREET NAME	RELATED CASE #:	
	FINAL ACTION MEMORANDUM MAILED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: David A. & Jan A. Rolfson, JT

APPLICANT: David A. & Jan A. Rolfson, JT, via Hunter's Run, LLC

**titanium builders*

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: David A. & Jan A. Rolfson, JT

ADDRESS: 3121 124th Ave. NW

CITY: Watford City

STATE: North Dakota

ZIP CODE: 58854

TELEPHONE: _____ EMAIL: _____

ASSESSOR'S PARCEL NUMBER(S): 20-24-00200

LEGAL DESCRIPTION: a portion of Lot 1 of Rolfson Subdivision, portion of NW 1/4, Section 16, T150N, R98W

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 17th Ave. NE and Hwy 1806

GROSS/NET ACREAGE: 11.27 PRESENT ZONE CLASSIFICATION: Agricultural

DESIRED ZONE CLASSIFICATION: Industrial CURRENT LAST USE: Ag/Crops

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

Purpose of this Land Use Application is to rezone the property for consistency with proposed subdivision layout (ie. Hunter's Run, 3rd Addition). Zoning areas are consistent with adjoining Master Planned Hunter's Run Subdivision.

The Land Use Map proposes zoning of Industrial for this area of the development, adjacent to 17th Ave. NE.

Watford City has provided an intent to serve letter for the Hunter's Run Property, and plan to finalize a will serve letter as part of the Development of the Rolfson Property, in conjunction with the Watford City Property.

DESCRIBE THE SOURCE OF WATER/SEWER: Watford City

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.

Pamela J Walter
Property Owner Signature

David A Rolfsen
Print of Type Owner Name

NOTARY

State of North Dakota

County of Stark

This instrument was acknowledged before me on 11-20-14 by David A Rolfsen

Date Name of Person

PAMELA J WALTER
Notary Public
State of North Dakota
My Commission Expires Dec 6, 2017

Pamela J Walter
Signature of Notarial Officer

Documents Required for Submitting Land Use Applications

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

Superscript notes on this table refer to the same item number on the Explanation of the Document Submittal Requirements for Planning Applications

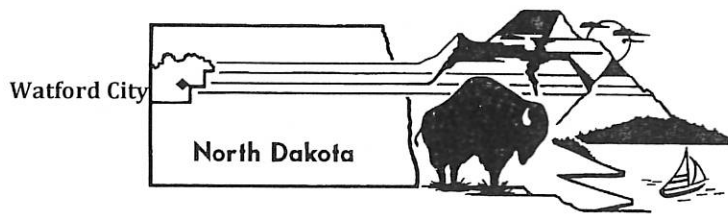
*Plus all sign costs

Procedures for Filing Land Use Applications:

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- 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.
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- 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



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

June 24, 2014

STAFF REPORT
ZC-12-2014 ZONE CHANGE

Applicant

David and Jan Rolfson
3121 124th Ave NW
Watford City, ND 58854

Property Owners

David and Jan Rolfson

Property Address: 17th Ave NE Parcel# 20-24-00200

Zone Change Requested: The applicant is requesting a change from AG to I(industrial).

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 the southern boundary of 17th Ave NE**, just north of the Golf Course and property the City of Watford City is selling to Hunters Run 3rd addition. There are currently no buildings on the property.

-The existing property is **currently zoned as AG(agriculture)**. The applicant is **asking for it to be rezoned to (I) Industrial**. The property contains 11.27 acres

-The request for this zoning is felt to be necessary due to the well pads being located within close proximity to the development.

-The site is within 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 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, McKenzie County
	Use -	Agriculture
South:	Zoning -	R4, Watford City
	Use -	High Density Residential
North:	Zoning -	AG, McKenzie County
	Uses -	Agriculture
East:	Zoning -	R2, Watford City
	Uses -	Medium Residential

Comprehensive Zoning Plan and Zoning Comparison:

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 zone requested by the applicant I (Industrial) is intended for the purpose 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 17th Ave NE

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

Water: There are no existing city water mains within the property.

Analysis: The proposed zoning will allow the applicant to accommodate future development of industrial use on this property. It is determined that due to the well pads close proximity to this property that Industrial development would be suitable for this location.

Recommendation:

It is recommended that the Watford City Planning Commission **approve** a Zone Change Application submitted by David and Jan Rolfson with the following conditions:

1. If the purchase of this property is not closed on within one year of this application, the property will return to its previous zoning use.

Contact:

Seth Sampson
Assistant City Planner



Corporate Office

32 Discovery Drive
Bozeman, Montana 59711
Ph (406) 562-0221
Fa (406) 562-5770

North Dakota Office

120 S Main St., Lower Level
Stanley North Dakota 58784
Ph (701) 629-0221
Cell (701) 629-0245

June 11, 2014

City of Watford City
c/o Curtis Moen, City Planner
P.O. Box 2802
Watford City, ND 58854

**RE: Justification Letter for Land Use Application for Rolfson (via Hunter's Run, LLC)
Hunter's Run Subdivision – 3rd Addition (Ph 3) (~11.27 acres)
Portion of Lot 1 of Rolfson Subdivision
Portion of NW ¼, Section 16, T150N, R98W, McKenzie County, Watford City, ND**

Dear Mr. Moen:

Purpose

Please find enclosed the Land Use Application for Hunter's Run Subdivision – 3rd Addition – Phase 3 (~11.27 acres).

The purpose of this justification letter is to provide a Land Use Application for development of the Rolfson property west of Hunter's Run Subdivision. The Land Use Application and Land Use Map designate zoning areas consistent with the proposed Subdivision Preliminary Map, as provided in the Division of Land / Planning Application. Please also note the zoning designations are consistent with the recorded subdivision layout for Hunter's Run - Phase 1, Hunter's Run – 1st Addition, and Hunter's Run – 2nd Addition, and the proposed Hunter's Run – 3rd Addition. The overall maps also provides for zoning areas in the subsequent phases of Hunter's Run.

General

The subject property is in the Watford City ETA (Extra Territorial Area), McKenzie County, North Dakota, located east of Watford City, North Dakota. We understand there are some questions as to whether this property has been annexed, therefore we are also submitting an annexation application for concurrent review. This application is requesting zoning approval for Industrial Use, for the 11.27 acres proposed to be developed. The subject property is located east of Watford City, North Dakota. This portion of the project is generally located within the Northwest Quarter of Section 16, Township 150 North, Range 98 West. The overall property is bounded by Watford City property to the south (ie. Lot 2 of Rolfson Subdivision), Hunter's Run Subdivision to the east, 17th Ave. NE to the north, and undeveloped property to the west. **The attached Subdivision Land Use Application is specific to property owned by David A. & Jan A. Rolfson, consisting of approximately 11.27 acres, and is being referred as Hunter's Run Subdivision – 3rd Addition – Phase 3.** In addition to the underlying property (11.27 acres) in the NW ¼, of Section 16, Hunter's Run, LLC is proposing to develop the

property east of the mid-section line, currently owned by Hunter's Run, LLC (119.85 acres) and property to the south, owned by Watford City (44.87 acres). The total proposed area to be developed consists of approximately 175.99 acres.

Proposed Land Use

The mixed used development of the overall area will consist of the following zoning districts, as outlined in the Watford City Zoning Ordinance: Please note, there are no changes to present zoning classifications, whereas the revised Land Use Map maintains the same zoning as previously approved for the entire property.

- | | |
|-----------------------|-------------------------------------|
| • Residential (R-1) | Single Family Dwelling District |
| • Residential 2 (R-2) | Two-Family Dwelling District |
| • Residential 3 (R-3) | Medium Density Residential District |
| • Residential 4 (R-4) | High Density Residential District |
| • Commercial (C-1) | General Commercial District |
| • Commercial 2 (C-2) | Commercial/Service District |
| • Industrial (I) | Industrial |

Hunter's Run, Third Addition (Phase 3) is proposed for Industrial Use plus road right-of-way, parks and open space, as outlined in the Watford City Zoning Ordinance.

- | | |
|------------------|------------------------|
| • Industrial (I) | • Parks and Open Space |
|------------------|------------------------|

A new Land Use Map (dated: June 10, 2014) has been submitted for this property, and concurrent review is requested, and concurrent review is requested with the Division of Land / Planning Application.

Water and Sanitation

Allied Engineering has worked closely with Watford City, and the Hunter's Run Property is proposing to connect to the municipal water and sewer system of Watford City, in the immediate vicinity of the project site. The water main connection for this 11.27 acres is proposing to connect to the water network within the existing Hunter's Run Subdivision and the proposed 44.87 acres to the south, owned by Watford City. Also the regional water tower is being constructed, and would serve as the primary source of water in this region. The proposed sewer main connection is being coordinated with Watford City for this portion of the project.

Access

Based on the most recent layout of the project, there is one proposed accesses for this property. One extending north to 17th Ave. NE, and the remainder of the road network will extent east into Hunter's Run – 3rd Addition, and another extending south into the Watford City Property. Allied Engineering has been working with Watford City, and the property is proposed to connect to the municipal water and sewer system of Watford City. The internal subdivision layout will consist of city streets, water mains, sewer mains, storm drainage improvements, etc.

Phasing Plan

The project will be developed in phases as market demand dictates. The site will be developed from south to north.

Feel free to call if you have any comments or questions regarding this submittal. Thank you.

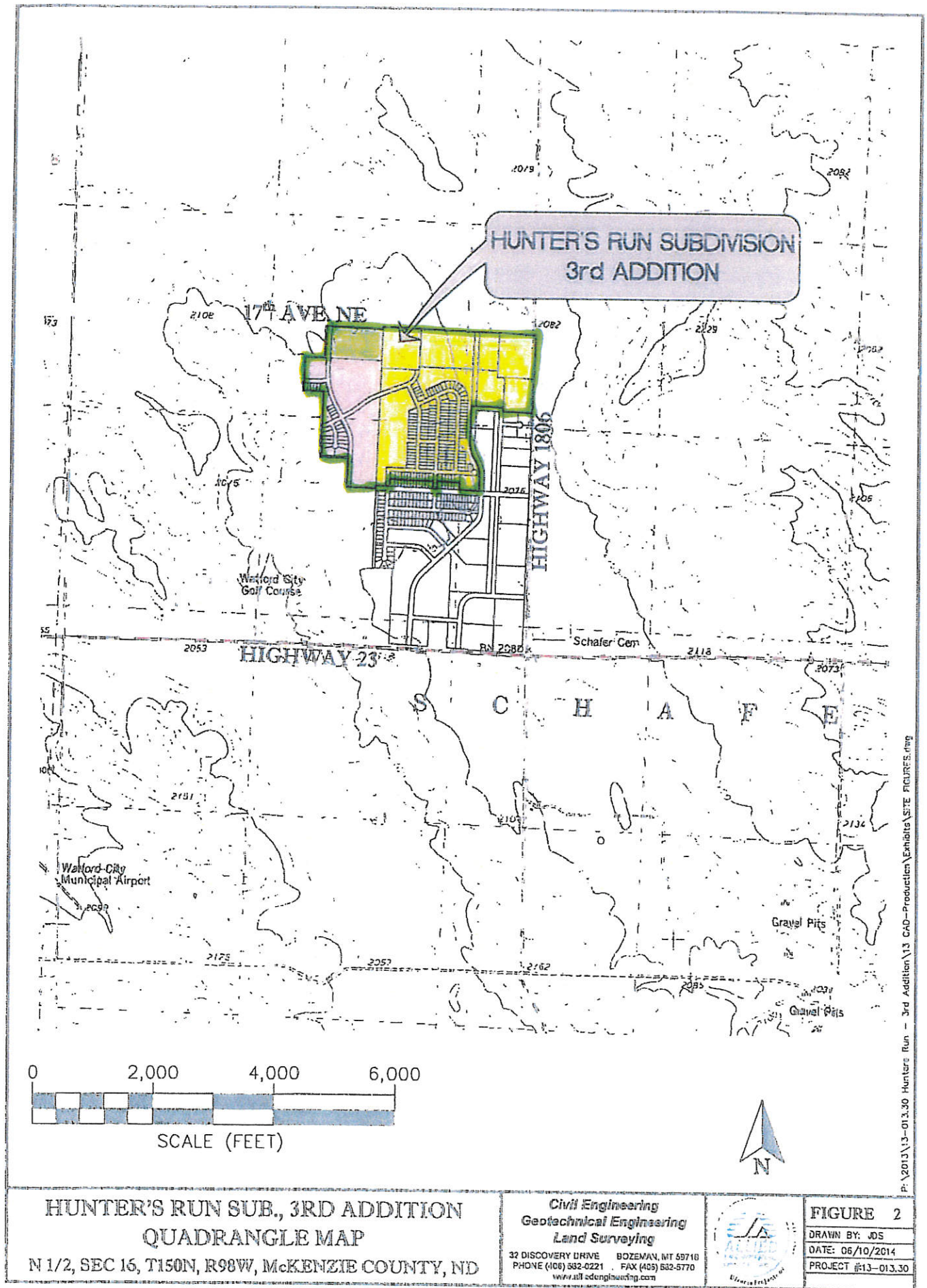
Sincerely,
Allied Engineering Services, Inc.



Mark Fasting, PE
Principal - Civil Engineer

enc: Land Use Application and attachments

P:\2013\13-013.30 Hunters Run - 3rd Addition\4 Permitting & Entitlements\Land Use Application\Land Use Application - Third Addition - 2014_06_11 - Rolfson.docx



P:\2013\13-013.30 Hunter's Run - 3rd Addition\13 CAD-Production\Exhibits\SITE FIGURES.dwg

HUNTER'S RUN SUB., 3RD ADDITION QUADRANGLE MAP

N 1/2, SEC 16, T150N, R98W, MCKENZIE COUNTY, ND

Civil Engineering
Geotechnical Engineering
Land Surveying

32 DISCOVERY DRIVE BOZEMAN, MT 59710
PHONE (406) 582-0221 FAX (406) 582-5770
www.sil.edenghunting.com



FIGURE 2

DRAWN BY: JDS
DATE: 06/10/2014
PROJECT #13-013.30

6/10/2014

11.27a

44.87a

119.85a

4.87 acres

11.27 acres

Run 119.85 acres











LEGEND

- CENTRAL COMMERCIAL (C-1)
- COMMERCIAL/OFFICE (C-2)
- CENTRAL BUSINESS (C-U)
- INDUSTRIAL (I)
- PARK - OPEN SPACE
- SINGLE FAMILY RESIDENTIAL (R-1)
MIN LOT SIZE: 7,200 SF
- TWO-FAMILY RESIDENTIAL (R-2)
MIN LOT SIZE: 9,000 SF
- MEDIUM DENSITY RESIDENTIAL (R-3)
- HIGH DENSITY RESIDENTIAL (R-4)
- ROAD RIGHT-OF-WAY

0 200 400 600
SCALE: 1" = 400 FEET

PLANNING NOTE
THIS LAYOUT DOES NOT SHOW ALL PROPOSED EASEMENTS. ALL LOTS, ST, CR, AND INDUSTRIAL PARCELS WILL NEED STORM WATER DRAINAGE. EACH PARCEL SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW.

LEGEND

	CENTRAL COMMERCIAL (C-1)
	COMMUTATIONAL RESIDENCE (C-2)
	CENTRAL BUSINESS (C-U)
	INDUSTRIAL (I)
	PARK - OPEN SPACE
	SINGLE FAMILY RESIDENTIAL (R-1) MIN LOT SIZE: 7,200 SF
	TWO-FAMILY RESIDENTIAL (R-2) MIN LOT SIZE: 5,000 SF
	MEDIUM DENSITY RESIDENTIAL (R-3)
	HIGH DENSITY RESIDENTIAL (R-4)
	ROAD FRONT-CF-WAY

IMPORTANT NOTE:
THIS LAYOUT DOES NOT SHOW ALL PARCELS EASEMENTS. ALL LOTS, CL, C2, AND INDUSTRIAL PARCELS WILL NEED STORAGE EASEMENTS. EACH PARCEL WILL BE REQUIRED TO RETAIN OPEN SPACE PER CITY STANDARDS, USING RETENTION POWERS OF OTHER APPROVED SURFACES STORAGE VERTICES.

HUNTER'S RUN SUBDIVISION
LAND USE MAP
SECTION 16, T150N, R98W, 5th PM, McKENZIE COUNTY, ND

12 HUNTERS CREEK,
ROCKFORD, VT 05765
PHONE (802) 882-7711
FAX (802) 882-6774
www.zdilling-engineering.com

PROJECT: R13-01130	FIGURE 1 of 1
DATE: 05/12/2014	
PROJECT ENGINEER: MAP, GINI	
DRAWN BY: JDS	
REVIEWED BY: MAP	

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Watford City Planning Commission will hold a public hearing on June 30th, 2014 at 6:00 o'clock PM at City Hall-Heritage Room for the purpose of considering a Zone Change Application submitted by David & Jan Rolfson JT via Hunters Run, LLC. for property located NW1/4 Section 16, T150N, R98W, 17th Ave NE & Hwy 1806, 11.27 acres; one lot (industrial), one ROW lot, McKenzie County, ND.

For the purpose of: rezoning AG(agriculture) property to I (industrial) zoning, on parcel # 20-24-00200, 11.27 acres.

This proposal will be available to the public for inspection and copying at the office of the City Auditor from 8:00 A.M. to 4:00 P.M. Monday through Friday.

Dated this 12th day of June, 2014

Mildred Williams
Watford City Assistant City Planner
Run: 2 times

Published: McKenzie County Farmer 6/18 & 6/25/14

Emailed: June 12, 2014

Paul & Desiree Sorenson
PO Box 195
Watford City, ND 58854

Hunters Run, LLC.
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Stenehjem Development, LLP.
PO Box 607
Watford City, ND 58854

LAND USE APPLICATION pg. 1 of 2

Watford City Planning Department

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE	DATE FILED: 6.11.14	APPLICATION NUMBER: 26-11-2014
<u>ZONE CHANGE</u>	PROCESSES BY: MW	MEETING DATES: P&Z: 6.30.14 CC: 7.7.14
CONDITIONAL USE PERMIT	FEE: \$300.00	ADVERTISE DATE: 6.18 + 6.25.14
VARIANCE	RECEIPT #: 002623	PROPERTY OWNERS NOTIFIED:
VACATION & ABANDONMENT	SECTION/TOWNSHIP/RANGE: NW 1/4 Sect. 16, T150N, R98W	
STREET NAME	RELATED CASE #:	
	FINAL ACTION MEMORANDUM MAILED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Hunter's Run, LLC

APPLICANT: Hunter's Run, LLC

**titatum builders*

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Touraj Jason Vedadi

ADDRESS: P.O. Box 2802

CITY: Watford City

STATE: North Dakota

ZIP CODE: 58854

TELEPHONE: (701)-770-5975

EMAIL: vedadicorp@gmail.com

ASSESSOR'S PARCEL NUMBER(S): 82-73-10700

LEGAL DESCRIPTION: a portion of the E 1/2, Section 16, T150N, R98W

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 17th Ave. NE and Hwy 1806

GROSS/NET ACREAGE: 119.85

PRESENT ZONE CLASSIFICATION: R1, R2, R3, R4, C1, C2, I

DESIRED ZONE CLASSIFICATION: R1, R2, R3, R4, C1, C2, I CURRENT LAST USE: Master Planned Subdivision

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

Purpose of revised Land Use Application is to update areas for consistency with proposed subdivision layout (ie. Hunter's Run, 3rd Addition) and provide for updated zoning areas in the subsequent phases. Please note there are no changes to present zoning Classifications, whereas, the revised Land Use Map maintains the same zoning (ie. R1, R2, R3, R4, C1, C2, I).

Although we do not currently have a will serve letter, Watford City has provided an intent to serve letter.

We would appreciate a will serve letter.

DESCRIBE THE SOURCE OF WATER/SEWER: Watford City

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.

[Signature]

Property Owner Signature

Touraj Jason Vedadi

Print of Type Owner Name

NOTARY

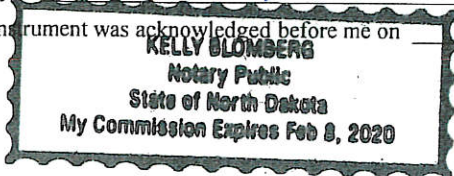
State of ND

County of Williams

This instrument was acknowledged before me on June 11, 2014 by Touraj Jason Vedadi

Date

Name of Person



Kelly Blomberg
Signature of Notarial Officer

Documents Required for Submitting Land Use Applications

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Vacation and Abandonment	1		1	1 ^g	1 ⁸	1 ¹¹		1		Refer to Fee Schedule
Street Name Change*	1	1	1			1 ¹¹		1		Refer to Fee Schedule

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*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 / PO Box 494
Watford City, ND 58854

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



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

June 30, 2014

STAFF REPORT
ZC-11-2014 ZONE CHANGE

Applicant
Hunters Run LLC
PO Box 2802
Watford City, ND 58854

Property Owners
Hunters Run LLC

Property Address: 17th Ave NE and Hwy 1806

Zone Change Requested: Hunters Run subdivision currently contains R1, R2, R3, R4, C1, C2 and I zoning. This zone change application is not adding or taking away any additional zoning area but rather rearranging zoning from the previously submitted conceptual zoning map of the 119.85 acres of Hunters Run 3rd Addition.

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 off HWY 1806 and 17th Ave NE**. It is a mixed use subdivision.

-The existing property is **currently zoned for R2, R3, R4 and I**.

The applicant is **asking for additional Park/Open Space be added to the lot located just east of Hunters Run St to total 10.47 acres**.

-The second request is that **R3(medium density residential) be added on the northern border of 17th Ave NE, cutting the previously zoned Industrial property in half by creating lot 184 which will contain 5.9 acres of R3**.

-The final ZC request involves **Lot 187, previously zoned for open space, they would now like to zone this as R4 and R2. The R4 lot will contain 1.739 acres. The R2 lots would be 11 new lots bordering Subdivision Way**.

-The site is within 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 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, McKenzie County
Use -	Agricultural
South: Zoning -	R3,R4, Watford City
Use -	Medium and High Density Residential
North: Zoning -	AG, McKenzie County
Uses -	Agricultural
East: Zoning -	I & R4, Watford City
Uses -	Industrial and High Density Residential

Comprehensive Zoning Plan and Zoning Comparison:

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 zoning requested by the applicant of R1, R2, R3, R4 again is not changing previously designated zoning to this area, but rather rearranging the areas of the zoning designations.

Site Development

Access: The property is accessible from Highway 1806 and 17th Ave NE.

Sewer: There are no existing city sanitary sewer mains within the property. Access is available to the south.

Water: There are no existing city water mains within the property, access is available to the south.

Analysis: The proposed zoning will allow the applicant to rearrange previously requested zoning on this new addition to Hunters Run. The rearrangement of these zones does not affect the previously requested development. It does allow for a better alignment with future development to the east of this addition.

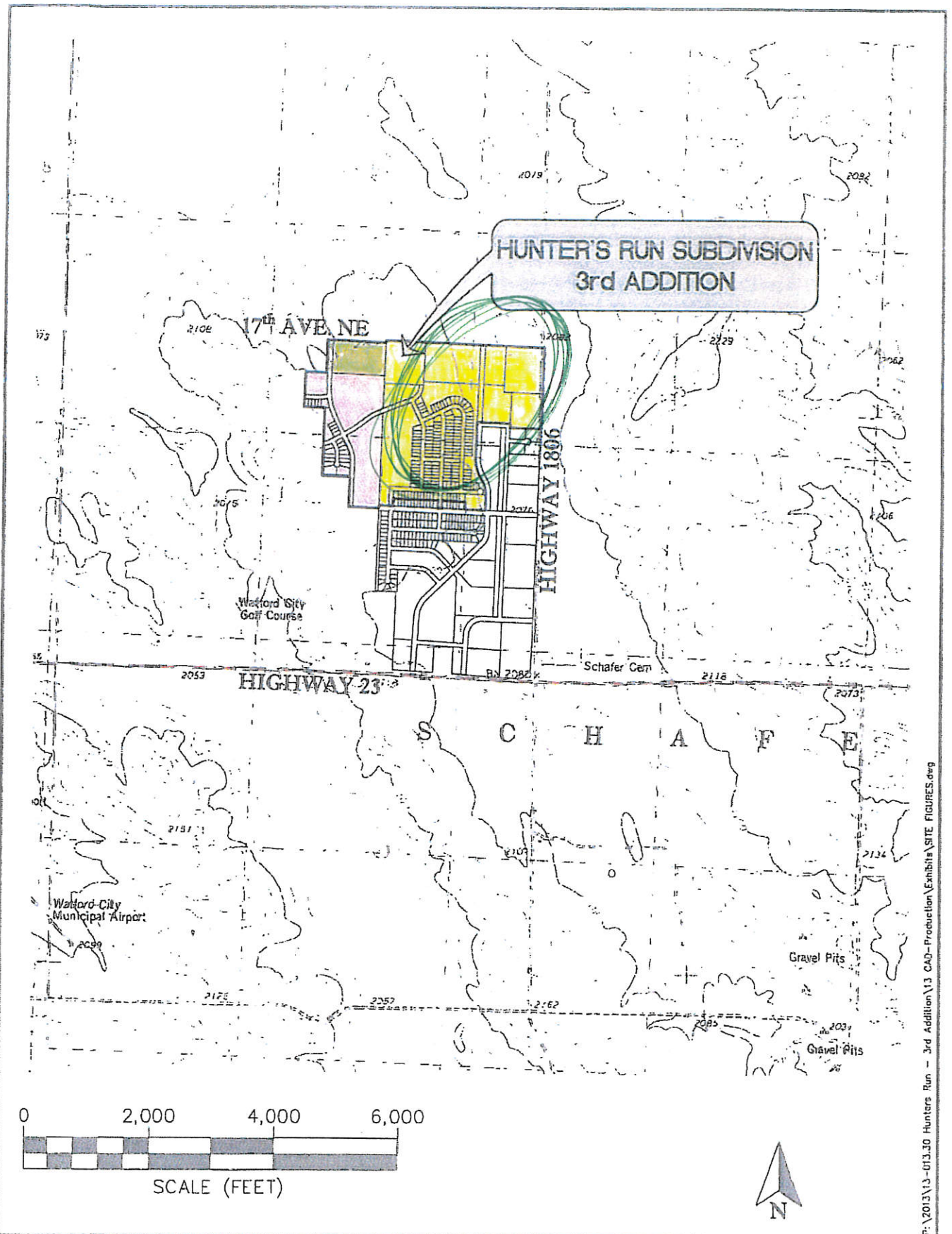
Recommendation:

It is recommended that the Watford City Planning Commission **approve** a Zone Change Application submitted by Hunters Run LLC with the following conditions:

1. Finalization of Development agreement and SIA be submitted for Hunters Run 3rd Addition.
2. All Bonding for offsite improvements be in place for 3rd Addition.
3. The Developer must submit a site plan to the Planning Department for approval of any development on this property.
4. All changes to the approved development plan are subject to further review.

Contact:

Seth Sampson
Assistant City Planner



P:\2013\13-013.10 Hunters Run - 3rd Addition\13 CAD-Production\Exhibits\SITE FIGURES.dwg

**HUNTER'S RUN SUB., 3RD ADDITION
QUADRANGLE MAP**
N 1/2, SEC 16, T150N, R98W, MCKENZIE COUNTY, ND

**Civil Engineering
Geotechnical Engineering
Land Surveying**
32 DISCOVERY DRIVE BOZEMAN, MT 59718
PHONE (406) 582-0221 FAX (406) 582-5770
www.alliedengineering.com

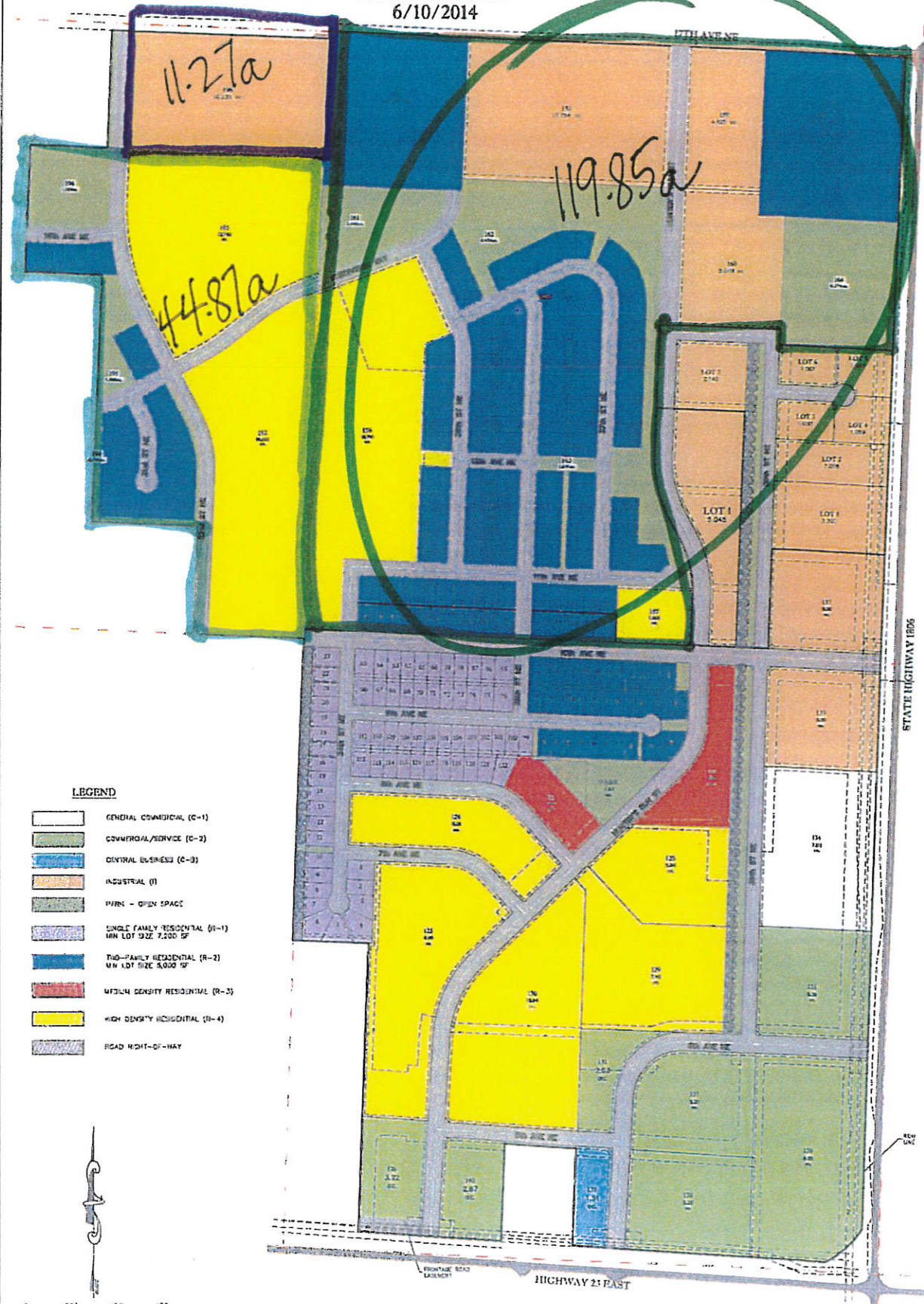


FIGURE 2
DRAWN BY: JDS
DATE: 06/10/2014
PROJECT #13-013.30

HUNTER'S RUN SUBDIVISION

LAND USE MAP

6/10/2014



LEGEND

- GENERAL COMMERCIAL (C-1)
- COMMERCIAL/SERVICE (C-2)
- CENTRAL BUSINESS (C-3)
- INDUSTRIAL (I)
- PARK - OPEN SPACE
- SINGLE FAMILY RESIDENTIAL (R-1)
MIN LOT SIZE 7,200 SF
- TWO-FAMILY RESIDENTIAL (R-2)
MIN LOT SIZE 5,000 SF
- MEDIUM DENSITY RESIDENTIAL (R-3)
- HIGH DENSITY RESIDENTIAL (R-4)
- ROAD RIGHT-OF-WAY



STATEMENT NOTE:
THIS LAYOUT DOES NOT SHOW ALL PROPOSED SEWERAGE. ALL AL, R4, C1, C2, AND INDUSTRIAL PARCELS WILL NEED STORM WATER
EASEMENTS. EACH PARCEL WILL BE REQUIRED TO RETAIN STORM WATER RUNOFF PER CITY STANDARDS, USING RETENTION POND, OR
OTHER APPROVED SUBSURFACE STORAGE METHODS.

HUNTER'S RUN SUBDIVISION
LAND USE MAP

SECTION 16, T150N, R98W, 5th PM, MCKENZIE COUNTY, ND

DISCOVERY DRIVE
EDMONT, MT 59718
PHONE (406) 462-0271
FAX (406) 502-0778
www.cd-engineering.com

Civil Engineering
Geotechnical Engineering
Land Surveying



PROJECT #13-01320
DATE: 05/10/2014
PROJECT ENGINEER: MAF, CHM
DRAWN BY: JJS
CHECKED BY: MAF

FIGURE
1 of 1



Corporate Office
32 Discovery Drive
Bozeman, Montana 59710
Ph (406) 562-0221
Fa (406) 562-5770

North Dakota Office
120 S. Main St., Lower Level
Stanley, North Dakota 58784
Ph (701) 629-0221
Cell (701) 629-0245

June 11, 2014

City of Watford City
c/o Curtis Moen, City Planner
P.O. Box 2802
Watford City, ND 58854

**RE: Justification Letter for Land Use Application for Hunter's Run, LLC
Hunter's Run Subdivision – 3rd Addition (Ph 1) (~119.85 acres)
Portion of E½, Section 16, T150N, R98W, McKenzie County, Watford City, ND**

Dear Mr. Moen:

Purpose

Please find enclosed the Land Use Application for Hunter's Run Subdivision – 3rd Addition – Phase 1 (~119.85 acres).

The purpose of this justification letter is to provide an updated Land Use Application for Hunter's Run Subdivision. The updated Land Use Application and Land Use Map designate zoning areas consistent with the proposed Subdivision Preliminary Map, as provided in the Division of Land / Planning Application. Please also note the zoning designations are consistent with the recorded subdivision layout for Hunter's Run, Phase 1, Hunter's Run – 1st Addition, and Hunter's Run – 2nd Addition. The overall maps also provides for zoning areas in the subsequent phases of Hunter's Run.

General

The subject property is in the Watford City ETA (Extra Territorial Area), McKenzie County, North Dakota, located east of Watford City, North Dakota. The subject property was annexed and also received zoning approval as a mixed use development in 2013. The overall property is a 294.10 acre parcel, generally located within the East Half of Section 16, Township 150 North, Range 98 West. The overall property is bounded by Highway 23 to the south, Highway 1806 to the east, 17th Ave. NE to the north, the City Golf Course and farmland to the west. **The attached Land Use Application is specific to property owned by Hunter's Run, LLC, consisting of approximately 119.85 acres, and is being referred as Hunter's Run Subdivision – 3rd Addition – Phase 1.** In addition to the underlying property (119.85 acres) in the E½ of Section 16, Hunter's Run, LLC is proposing to develop the property west the mid-section line, currently owned by Watford City (44.87 acres) and David A. and Jan A. Rolfson (11.27 acres). The total proposed to be developed consists of approximately 175.99 acres.

111
119.85
44.87
11.27
175.99

Proposed Land Use

The mixed used development of the overall area will consist of the following zoning districts, as outlined in the Watford City Zoning Ordinance: Please note, there are no changes to present zoning classifications, whereas the revised Land Use Map maintains the same zoning as previously approved for the entire property.

- | | |
|-----------------------|-------------------------------------|
| • Residential (R-1) | Single Family Dwelling District |
| • Residential 2 (R-2) | Two-Family Dwelling District |
| • Residential 3 (R-3) | Medium Density Residential District |
| • Residential 4 (R-4) | High Density Residential District |
| • Commercial (C-1) | General Commercial District |
| • Commercial 2 (C-2) | Commercial/Service District |
| • Industrial (I) | Industrial |

Hunter's Run, Third Addition, is a mixed used development to consist of the following zoning districts plus road right-of-way, parks and open space, as outlined in the Watford City Zoning Ordinance.

- | | |
|-----------------------|------------------------|
| • Commercial 2 (C-2) | • Residential 3 (R-3) |
| • Industrial (I) | • Residential 4 (R-4) |
| • Residential 2 (R-2) | • Parks and Open Space |

It should be noted there are some internal subdivision layout revisions since the Land Use Map was approved by Watford City in 2013. A new Land Use Map (dated: June 10, 2014) has been submitted for this property, and concurrent review is requested with the Division of Land / Planning Application.

Water and Sanitation

Allied Engineering has worked closely with Watford City, and the Hunter's Run Property has connected to the municipal water and sewer system of Watford City, in the immediate vicinity of the project site. The water main connection was south of the intersection of ND Highway 23 and ND Highway 1806. Watford City was proposing to connect south of the intersection of Hunter's Run St. and ND Highway 23. Also the regional water tower is being constructed, and would serve as the primary source of water in this region. Two (2) 12-inch water stubs have been extended west of Hunter's Run for connection to this regional water tower. The proposed sewer main connection is a gravity sewer manhole connection just south of the City Golf Course. An "Intent to Serve" Letter, dated: June 5, 2013, has been provided as part of this submittal.

Access

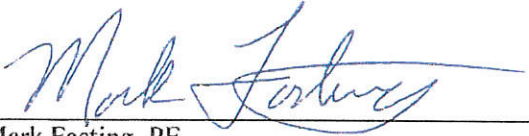
Based on the most recent layout for Phase 1 of the project, there are two (2) accesses to Highway 23 and two (2) proposed accesses to Highway 1806. We anticipate up to two (2) access to the north, via 17th Ave. NE. The internal subdivision layout will consist of city streets, water mains, sewer mains, storm drainage improvements, etc.

Phasing Plan

The project will be developed in phases as market demand dictates. The site will be developed from south to north.

Feel free to call if you have any comments or questions regarding this submittal. Thank you.

Sincerely,
Allied Engineering Services, Inc.

A handwritten signature in blue ink, appearing to read "Mark Fasting", is written over a horizontal line.

Mark Fasting, PE
Principal - Civil Engineer

enc: Land Use Application and attachments

P:\2013\13-013.30 Hunters Run - 3rd Addition\4 Permitting & Entitlements\Land Use Application\Land Use Application - Third Addition -
2014_06_11 - HIR.docx

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE the Watford City Planning Commission will hold a Public Hearing on June 30th, at 6 p.m. at City Hall-Heritage Room to hear comment on a Zone Change Application submitted by Hunters Run, LLC/ Touraj Jason Vedadi for property located in a portion of the East ½ of Section 16, T150N, R98W, 119.85 acres, Hunter's Run Subdivision, McKenzie County, ND.

For the purpose of: updating existing zoned areas for consistency with proposed subdivision layout and provide zoning areas in the subsequent phases. Rezoning: 50.965 acres to R2

45.361 =Acres to R4

33.802 acres to I

25.219 acres to open space

20.640 acres public Right-of-Way.

Total acreage: 175.99 acres

This proposal will be available to the public for inspection and copying at the office of the City Auditor from 8:00am to 4:00pm Monday through Friday.

Dated this 12th day of June, 2014



Mildred Williams

Watford City Assistant City Planner

Run: 2

Published: McKenzie County Farmer 6/18 & 6/25/14

Faxed:

Mailed to:

David & Jan Rolfson
3121 124th Ave NW
Watford City, ND 58854

QEP Energy
Independence Plaza
1050 17th St Suite 500
Denver, CO 80265

Black Hills Trucking

Drawer 2360
Casper, WY 82602

Tesoro High Plains Pipeline Co.
19100 Ridgewood Pkwy
San Antonio, TX 78259

Lund Oil
3605 4th Ave NE
Watford City, ND 58854

Badlands Powerfuels
PO Box 1369
Minot, ND 58702

Badlands Powerfuels
3711 4th Ave NE
Watford City, ND 58854

Paul & Desiree Sorenson
PO Box 195
Watford City, ND 58854

Dale & Vicki Karpyak
PO Box 747
Watford City, ND 58854

Concord Energy
7901 Shaffer Pkwy
Littleton, CO 80127

Herbert Lundin
PO Box 544
Watford City, ND 58854

Paul & Nancy Deutsch
PO Box 1054
Watford City, ND 58854

Badlands Shooting Club
PO Box 145
Watford City, ND 58854

LAND USE APPLICATION pg. 1 of 2

Watford City Planning Department

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE	DATE FILED: 6.11.14	APPLICATION NUMBER: 2C-09-2014
ZONE CHANGE ✓	PROCESSES BY: MW	MEETING DATES: P&Z: 6.30.14 CC: 7.7.14
CONDITIONAL USE PERMIT ✓	FEE:	ADVERTISE DATE: 6.18 + 6.25.14
VARIANCE	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
VACATION & ABANDONMENT	SECTION/TOWNSHIP/RANGE:	
STREET NAME	RELATED CASE #:	
	FINAL ACTION MEMORANDUM MAILED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: WESLEYAN METHODIST CHURCH

APPLICANT: SAME

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: PASTOR JEFF RUEGLES

ADDRESS: P.O. Box 428

CITY: WATFORD CITY STATE: NORTH DAKOTA ZIP CODE: 58854

TELEPHONE: (701) 444 2355 EMAIL: jruggles8@gmail.com

ASSESSOR'S PARCEL NUMBER(S): 82-05-01500

LEGAL DESCRIPTION: SEE ATTACHED

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 302 2ND AVE NE / 3RD ST NE

GROSS/NET ACREAGE: 0.96 AC PRESENT ZONE CLASSIFICATION: R-1

DESIRED ZONE CLASSIFICATION: C-B CURRENT LAST USE: CHURCH.

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: EXISTING CITY SERVICES 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



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

June 24, 2014

STAFF REPORT
ZC-09-2014 ZONE CHANGE

Applicant
Wesleyan Methodist Church
PO Box 428
Watford City, ND 58854

Property Owners
Wesleyan Methodist Church

Property Address: 302 2nd Ave NE & 3rd ST NE

Zone Change Requested: Applicant requesting change from R1 to CB.

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 302 2nd Ave NE just north of the current high school and is occupied by the current church.**

-The existing property is **currently zoned as R1(Single Family Residential)** The applicant is **asking for the rezoning of this lot to C-B(Commercial Business).**

-The Lot is a total of .96 Acres

-The request for the zone change is to accommodate future development of a larger church venue as well as receiving the CU (conditional use) allowing for churches to be built.

-The site is within 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 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 -	CB, Watford City
	Use -	Central Business District
South:	Zoning -	CF, Watford City
	Use -	Community Facility/High School
North:	Zoning -	R1, Watford City
	Uses -	Single Family Residential
East:	Zoning -	R1, Watford City
	Uses -	Single Family Residential

Comprehensive Zoning Plan and Zoning Comparison:

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 zone requested by the applicant CB (central business district) is intended for the purpose of grouping retail merchandising activities into a concentrated area serving the general shopping needs of the trade area. It is also important to keep people living and visiting this district. Though residential users are permitted to cohabitate in the central business district, principal permitted uses include department stores, apparel stores, general retail sales and services, and similar uses appropriate for comparison shopping. The grouping is intended to strengthen the business level of the central business activity.

Site Development

Access: The property is accessible from 2nd Ave NE and 3rd St NE

Sewer: There are existing city sanitary sewer mains within the property.

Water: There are existing city water mains within the property.

Analysis: The proposed zoning will allow the applicant to construct a larger church on this property, also asking for the CB zoning will make the church compliant with the necessary zoning. The surrounding properties present good compatibility for this lots CB zoning.

Recommendation:

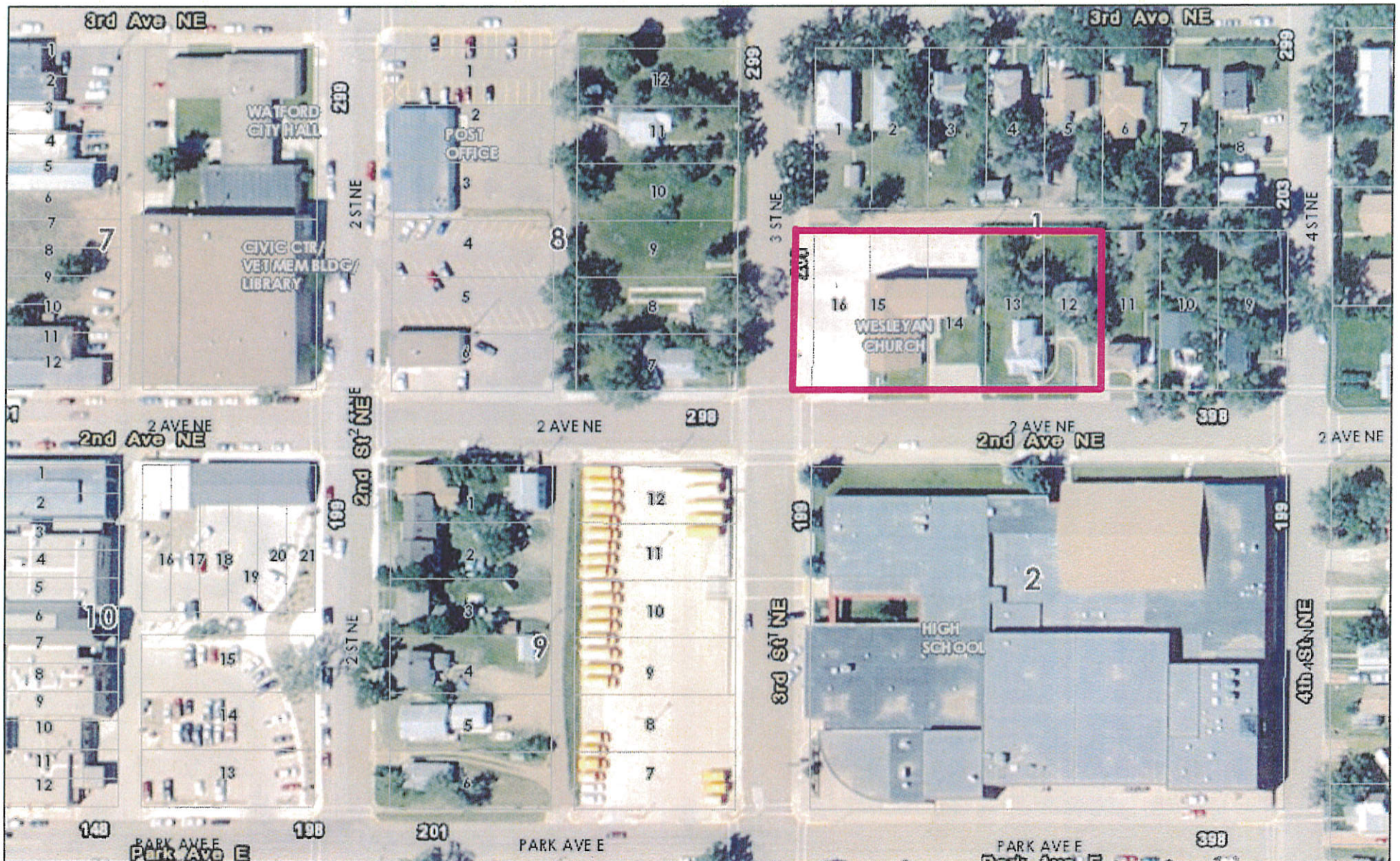
It is recommended that the Watford City Planning Commission **approve** a Zone Change Application submitted by Wesleyan Methodist Church with the following conditions:

1. The developer must submit generalized building plans for the types of building proposed within the property for review and approval.
2. The Developer must submit a site plan to the Planning Department for approval of any development on this property.
3. All changes to the approved site development plan are subject to further review.

Contact:

Seth Sampson
Assistant City Planner

Wesleyan Church



June 27, 2014

World Transportation

Street Centerlines

Place Names

Block Number

Lot Number

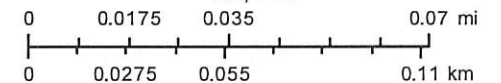


Watford City Limits



Extra-Territorial Area (ETA)

1:2,145



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP,

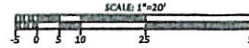


PREPARED BY:
JACKOLA ENGINEERING & ARCHITECTURE, P.C.
 MAIN OFFICE: 7520 HWY 53 SOUTH
 P.O. BOX 1134 KALISPELL, MT 59903
 406-755-3208
 BRANCH OFFICE: 1300 HWY 73, SUITE D
 WATFORD CITY, ND 58854
 701-842-2567

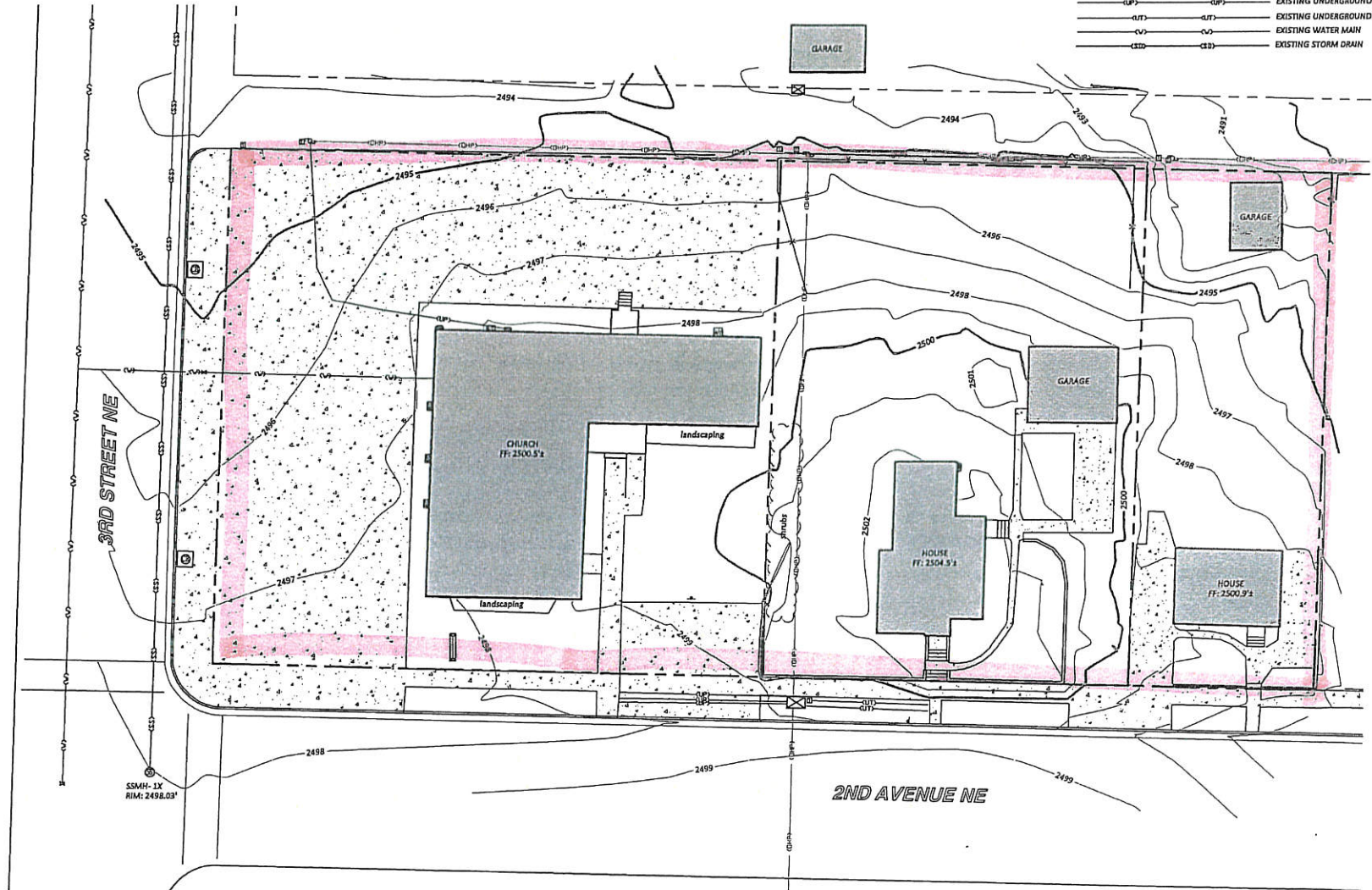
SURVEY REQUESTED BY:
CROSSPOINT CHURCH
 PASTOR JEFF RUGGLES

PROPERTY OWNER:
WESLEYAN METHODIST CHURCH
 P.O. BOX 428
 WATFORD CITY, ND 58854

TOPOGRAPHY SURVEY
LOTS 11-16, BLOCK 1
FOURTH ADDITION TO WATFORD CITY
 SECTION 17, T150N, R98W, 5TH PRINCIPAL MERIDIAN, MCKENZIE COUNTY, NORTH DAKOTA



- ⊠ GAS METER
- ⊠ ELECTRICAL METER
- ⊠ WATER GATE VALVE
- ⊠ WATER CURB STOP
- ⊠ TELEPHONE PEDESTAL
- ⊠ TRAFFIC SIGN
- ⊠ UTILITY POLE
- ⊠ FIRE HYDRANT
- ⊠ STORM DRAIN CATCH BASIN
- ⊠ SANITARY SEWER MANHOLE
- ⊠ ELECTRICAL VAULT
- FENCE
- EXISTING SANITARY SEWER MAIN
- EXISTING GAS MAIN
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER
- EXISTING UNDERGROUND PHONE
- EXISTING WATER MAIN
- EXISTING STORM DRAIN



CB central business



Po Box 428
304 2nd Ave NE
Watford City, ND 58854

Phone: 701-444-2355
E-mail: info@crosspointnd.com

Re: Application for Zone Change and Conditional Use Permit

Cross Point Church has quickly outgrown their facility while trying to provide a sanctuary to the many people moving into the Watford City community. It has become very obvious that a significant expansion of the existing building is the best avenue to meet the needs of the church members and everyone in our community. The new expansion will be much more than a typical church facility. It is the intentions of Cross Point church to provide an area of social gathering that is open 7 days a week to anyone in the community. The new lobby would be Wi-Fi friendly and allow for coffee and other non-alcoholic drink purchase and consumption, while children enjoy a 2 story indoor play park. There would be a separate man cave that would provide an area for workers to take a shower, do laundry, Wi-Fi and get something to eat and drink while they watch large screen TV's or play pool. This would be a non-alcoholic area that would provide a safe hangout for members to our community. Office space would be provided for counseling services to reside and meeting rooms would be made available to businesses within the community to meet. The expansion would house a 500 person auditorium with upscale stage, sound and lighting for larger community functions.

In order for the expansion to be most beneficial to the community the Church plans to expand from the existing 4,000 SF footprint to a roughly 20,000 SF footprint. As a result of attempting to fit so many varying community needs onto the site the Church is requesting a zone change from the current R-1 to a C-B. The C-B zone has an allowance for zero setbacks, however it is anticipated that the buildings will be setback a minimum of 10' from 2nd Ave NE. With the current R-1 zoning the building footprint would have to be reduced to such an extent that the community facilities would likely be discarded. The C-B request is appropriate given that this zoning exists across the street west of the existing Church. The Church has a long standing agreement with the high school to share the large high parking area SE of the Church. The existing high school is zoned C-F as a community facility, however this zoning requires a 25' front setback similar to the R-1 zoning.

At the same time as the zone change the Church is requesting a conditional use permit to operate a Place of Worship. This is a conditionally allowed use per the City of Watford City zoning regulations.

Thank you for your consideration of our request and assisting us in providing these much needed facilities in our growing community.

Sincerely,

Kyle S. Hartel

Vice-Chairman of CrossPoint Church

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Watford City Planning Commission will hold a Public Hearing on June 30th, 2014 @ 6 P.M. at City Hall-Heritage Room to hear comment on a Zone Change Application submitted by Wesleyan Methodist Church/Jeff Ruggles. The application requests to re-zone property located 302 2nd Ave NE.

For the purpose of re-zoning: .96 acres from R1 (low density residential) to CB (central business) allowing for zero setbacks, adjacent properties currently zoned CB.

This proposal will be available to the public for inspection and copying at the office of the City Auditor from 8:00 A.M. to 4:00 P.M. Monday through Friday.

Dated this 12th day of June, 2014



Mildred Williams
Watford City Assistant City Planner

Run: 2 time 6/18 & 6/25/2014

Faxed: June 12, 2014

Paul and Sandi Wisness
3862 Hwy 23
Keene, ND 58847

Gertrude Hanna
PO Box 225
Watford City, ND 58854

McKenzie County School Dist. #1
PO Box 589
Watford City, ND 58854

Thomas & Krisanne Dufek JT
PO Box 509
Watford City, ND 58854

Johnston Enterprises LLP
PO Box 1331
Watford City, ND 58854

Adeline Nordeng ET AL
No listed mailing address on county GIS or City GIS

Sara Forsman
PO Box 631
Watford City, ND 58854

Edith & Frederick Zuber
41100 Sterling Valley Rd.
Lincoln, WA 99147

DW Excavating
PO Box 1432
Watford City, ND 58854

Lynden Johnson
RT 2 Box 148H
Lake Park, MN 56554

John Tweit
PO Box 110
Watford City, ND 58854

Rita Hovet
1936 118th Ave NW
Watford City, ND 58854