



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

PLANNING AND ZONING COMMISSION
MEETING AGENDA
Monday March 28th, 2021
6:00 PM City Hall, Heritage Room

- **CALL TO ORDER PUBLIC HEARING**

1. The Public Hearing will be held to hear comment on amendments to City of Watford City Municipal Code of Ordinances Chapter XV–Zoning Ordinance, Articles X, XI, XII, XIII, XIII(A), XIV- Residential Zoning to Discuss if Parks should be a permitted use in these zoning districts or if we need to consider all parks to be zoned CF- Community Facilities.

- **CLOSE PUBLIC HEARING**

- **CALL TO ORDER REGULAR MEETING**

1. Division of Land Application, Final Plat- South Holms at 7 - Applicant Terrence and Diane Gariety.

- **MINUTES**

February 28th, 2022, Meeting

- **PERMIT RECORDS**

February-March Permits

- **OLD BUSINESS**

1. Division of Land Application for Simple Lot Split submitted by The Crossings at Watford City LLC.

- **NEW BUSINESS**

- **ADJOURNMENT**

1.

Ordinances Chapter XV–Zoning Ordinance, Articles X, XI, XII, XIII, XIII(A), XIV- Residential Zoning to Discuss if Parks should be a permitted use in these zoning districts or if we need to consider all parks to be zoned CF- Community Facilities.

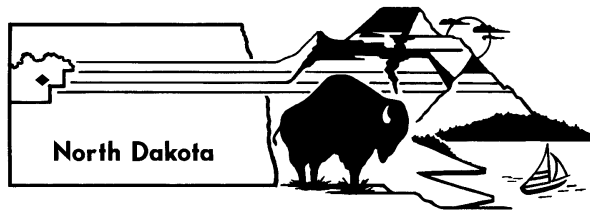
Uses	Zoning District																				
	A1	A2	RR1	RR2.5	RR5	R1	R2	R2M	R3	RT	R4	MH	CG	RP	C1	CB	C2	CF	RC	ID	HI
Park (Public or Private)										P											
Park or Garden (Public or Private)																			P		
Parks and Gardens	P	P				P	P	P	P		P										
Parks and Open Spaces.																P	P	P			

2.

Division of Land Application

Final Plat

Holms at 7



March 2022

STAFF REPORT

Subdivision Final Plat

APPLICANT:

Terence Gariety
3743 NE 2th Ave.
Portland, OR 97212

PROPERTY OWNERS:

Terence Gariety
3743 NE 24th Ave.
Portland, OR 97212

PROPERTY LOCATION:

Section 13, Township 150 North, Range 99 West, Parcel ID: 82-73-00150, Watford City, McKenzie County, North Dakota.

REQUEST:

Preliminary review of a subdivision plat for the purpose of dividing the property into 6 lots for planned future development of Single-Family Homes.

CURRENT ZONING:

R1- Single Family Home Residential District

CURRENT USE:

Undeveloped

REFERENCES:

- City of Watford City Municipal Code of Ordinances: *CHAPTER XV- ZONING ORDINANCE, ARTICLE XXX- SUBDIVISION REGULATIONS, SECTION 5- APPROVAL OF PLATS AND SECTION 6- PROCEDURE FOR APPROVAL OF PLATS*: "Plat approval as required herein and in conformity with statutory authority within the Planning Commission's territorial jurisdiction, shall be by the Planning Commission, with confirmation approval by the City Council. In all cases where land is offered for dedication for streets, utilities, or other public purposes, the governing body affected shall act to accept or reject the offer of dedication and the deed for the fee to such lands. The approval of other jurisdictional

SITE DEVELOPMENT:

Access: The property is accessed from 7th Ave NW

Sewer: City Sanitary Sewer Services are available within this area. Properties are not yet serviced.

Water: City Water Services are available within this area. Properties are not yet serviced.

SURROUNDING LAND USE:

North: Zoning- AG- Agricultural District
Use - Undeveloped

East: Zoning – CB- Central Business District
Use - Wolf Creek Development

South: Zoning- R1- Single Family Home Residential
Use- Single Family Home

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

DISCUSSION:

Property owners, Terry and Diane Gariety have submitted a Division of Land Application for a Subdivision Final Plat for the purpose of splitting the existing parcel 82-73-00150 Into 6 smaller parcels. The owner's future plan is for these smaller parcels to be a subdivision with an intention for single family homes.

This Final plat will be a small subdivision that will complete housing along the east end of 7th Ave NW. The Final plat is proposing 6 smaller subdivided lots consisting of 11,987 square feet each.

There are issues regarding the timeline for completion of the road improvements proposed by the Developer. This is an existing, open City Street, therefore once the project is started it will need to be constructed in a timely manner. This will need to be highlighted in the SI&A document which we have not even discussed with the Developer yet. They have not submitted any cost estimates or bonding either for their proposed improvements.

Also, they have not submitted a justification letter, Title Commitment, or a Development Agreement for this development. Also, they did not come in and meet with City staff prior to Final map submittal which was a condition of approval for the Preliminary Plat. At this time City Staff would recommend denial due to lack of required submittals.

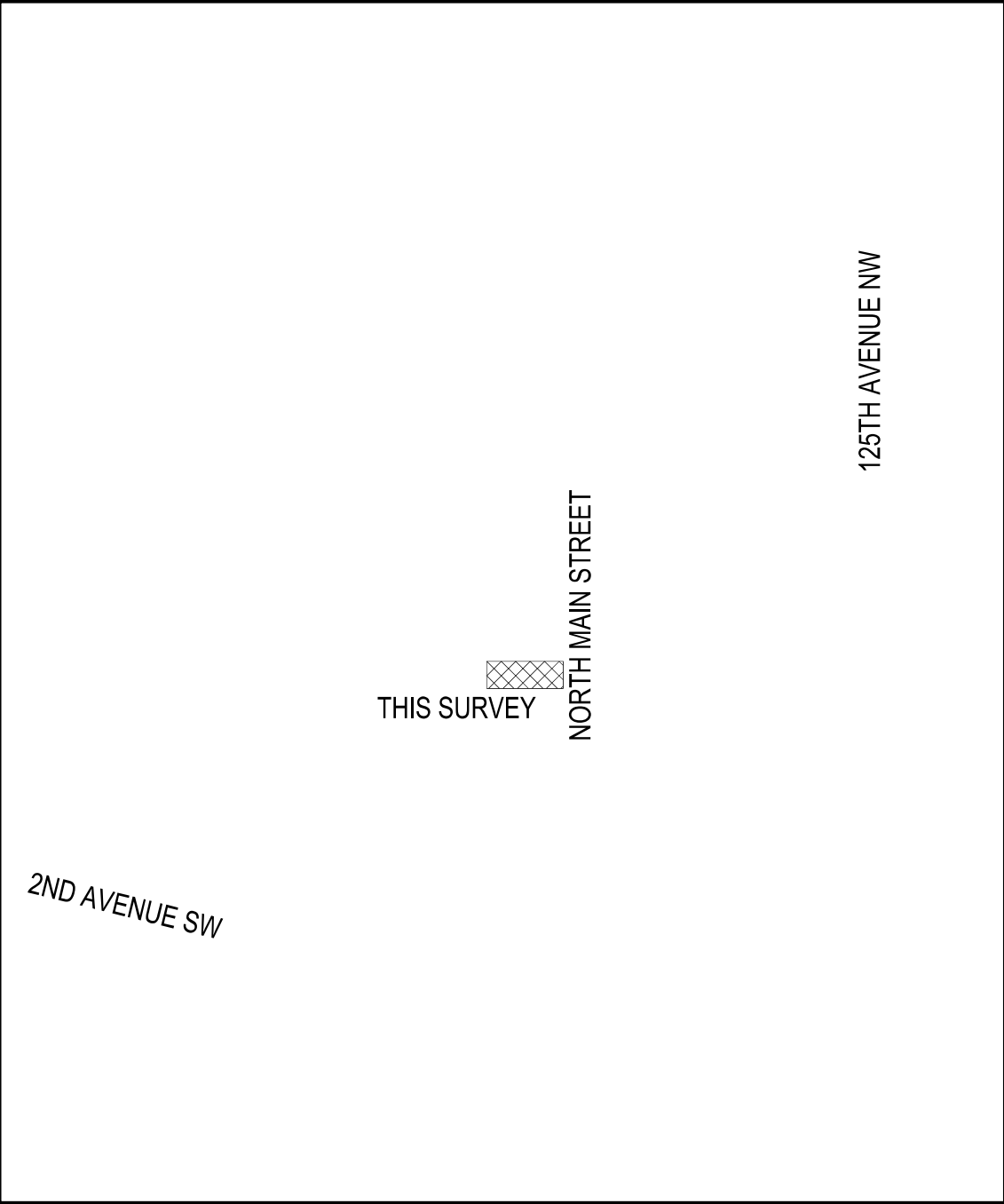
RECOMMENDATION:

It is the recommendation of the Planning Department Staff to **Deny** the Division of Land Application for Subdivision Preliminary Plat.

PLANNING DEPARTMENT STAFF CONTACT:

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

PLAT OF
LOTS 1 THRU 6 OF HOLM AT 7
AS LOCATED IN IT #1929 OF SECTION 13
TOWNSHIP 150 NORTH - RANGE 99 WEST - 5TH P.M.
WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



SCALE 1" = 40'
0' 40' 80'
BASIS OF BEARING: N.D. STATE PLANE - NORTH ZONE
GROUND DISTANCES SHOWN - C/F: 0.9998485

● = REBAR & CAP SET
▲ = PIN FOUND
■ = STONE FOUND
⌵ = R.O.W. MARKER
x = COMPUTED
—— = BOUNDARY LINE
- - - = SECTION LINE
- · - · = QUARTER LINE
—— = NEW PROPERTY LINE
- · - · = EXISTING PROPERTY LINE
—— = EXISTING RIGHT-OF-WAY LINE



PLAT OF
LOTS 1 THRU 6 OF HOLM AT 7
AS LOCATED IN IT #1929 OF SECTION 13
TOWNSHIP 150 NORTH - RANGE 99 WEST - 5TH P.M.
WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE

I, (WE) THE UNDERSIGNED, BEING THE SOLE OWNER(S) AND MORTGAGE HOLDER(S) OF THE LAND PLATTED HEREIN, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT AND AGREE TO NOT VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE CITY OF WATFORD CITY. I (WE) DEDICATE EASEMENTS TO RUN WITH THE LAND FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON, OR OVER THE LAND DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN OR EXISTING.
DATED THIS _____ DAY OF _____, 2021

TERRENCE AND DIANE GARIETY

DATE

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2021 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____, PERSONALLY APPEARED, RICK HOLM, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

SURVEYOR'S CERTIFICATE

I, DUSTIN JORDAN, REGISTERED LAND SURVEYOR NO. 10478, IN THE STATE OF NORTH DAKOTA ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, DO HEREBY CERTIFY THAT AT THE REQUEST OF SAID OWNER(S), THE SURVEY REPRESENTED BY THIS DRAWING IS IN ALL RESPECTS CORRECT, AND WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, ON THE GROUND, TO THE NORMAL STANDARD CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF NORTH DAKOTA. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD AS PERFORMED BY MYSELF OR BY BROSZ ENGINEERING.

DUSTIN JORDAN
REGISTERED LAND SURVEYOR NO. 10478

DATE

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2021 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____, PERSONALLY APPEARED, DUSTIN JORDAN, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

PROPERTY DESCRIPTION

LOTS 1 THRU 6 OF HOLM AT 7 AS LOCATED IN IT #1929 OF SECTION 13, T150N, R99W, 5TH P.M., WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA.

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF WATFORD CITY NORTH DAKOTA, AND REGULATIONS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WATFORD CITY, NORTH DAKOTA.

JACOB WALTERS, CHAIRMAN

DATE

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, JACOB WALTERS, CHAIRMAN, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

WATFORD CITY APPROVAL

THE CITY OF WATFORD CITY, NORTH DAKOTA HAS APPROVED THE ATTACHED PLAT AS SHOWN HEREIN, AND LYING WITHIN THE JURISDICTION OF THE CITY OF WATFORD CITY, HAS APPROVED THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT, SHOWN HERE AS AN AMENDMENT TO THE COMPREHENSIVE STREET AND HIGHWAY PLAN AND OTHER APPROPRIATE PORTIONS OF THE COMPREHENSIVE PLAN OF THE CITY OF WATFORD CITY, NORTH DAKOTA. ALL STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT ARE DEDICATED, BUT NOT ACCEPTED AT THIS TIME WITH THE OFFER TO REMAIN OPEN.

PHILIP RIELY, MAYOR

DATE

PENI PETERSON, CITY AUDITOR

DATE

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, PHILIP RIELY, MAYOR AND PENI PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

AUDITOR'S CERTIFICATE OF TAXES

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

CERTIFIED THIS _____ DAY OF _____, 2021.

ERICA JOHNSRUD, MCKENZIE COUNTY AUDITOR

CERTIFICATE OF MCKENZIE COUNTY RECORDER

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT _____ O'CLOCK A.M. / P.M. ON THE _____ DAY OF _____, A.D., 2021 AND WAS RECORDED AS DOCUMENT NO. _____.

KATIE PAULSON, MCKENZIE COUNTY RECORDER

RESERVATION TELEPHONE COOPERATIVE

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS _____ DAY OF _____, 2021.

RESERVATION TELEPHONE COOPERATIVE, AUTHORIZED AGENT
PRINTED NAME: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

MONTANA DAKOTA UTILITIES COMPANY

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS _____ DAY OF _____, 2021.

MONTANA DAKOTA UTILITIES COMPANY, AUTHORIZED AGENT
PRINTED NAME: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

MCKENZIE ELECTRIC COOPERATIVE, INC.

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS _____ DAY OF _____, 2021.

MCKENZIE ELECTRIC COOPERATIVE, INC., AUTHORIZED AGENT
PRINTED NAME: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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





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

FINAL PLAT AND PLAN REVIEW CHECKLIST

PROJECT INFORMATION

PROJECT NAME:
Holm at 7 Subdivision

PROJECT NUMBER:
WCP22-1003

REVIEWED BY:
Grace Demars, City Engineer

DATE REVIEWED:
03/16/2022

REVIEW SUBMITTAL REQUIREMENTS

CITY STAFF REVIEW

GENERAL

Developers Agreement is signed by Developer.

Subdivision Improvement, Maintenance, and Warranty Agreement is signed by Developer.

PLAT

Name of subdivision meets requirements.

Basis of Bearing is identified.



Legal Description is provided.

Plat error of closure is one foot in ten thousand feet.



Location of monuments are noted and/or shown.



Locations of lots, streets, public highways, alleys, parks, and other features are shown with accurate dimensions shown.



Boundary lines for public easements are shown.



Lots are clearly numbered, and square footage of each lot provided.



Block numbers are shown in the center of the block.

Streets are named.



Name and address of the engineer, and/or developers or designer of the plat and the surveyor and his registration number are shown.

Scale is not less than 1" = 100'.



Myler language is correct for Owner, City, and Utilities.

GENERAL PLANS

Plans are signed and sealed by a Professional Engineer.

Public Improvements Construction Schedule has been submitted.

Floodplain Development Permit Application has been submitted, if required.

N/A

Erosion Control Review & Checklist has been submitted, if applicable.

Total disturbance area: _____ Sq.Ft. and/or Acres

Storm Water Management Review & Checklist has been submitted, if applicable.

Total impervious area: _____ Sq.Ft.

Existing and proposed contours are provided.



Wetlands and floodplain boundaries are identified and outlined.



Locations and invert elevations of storm sewers, drainage ditches, and culverts within 100 feet beyond the platted area are provided.

<u>GENERAL PLANS</u>	
Existing and proposed streets area depicted along with right of way and pavement widths. Widths meet requirements.	
Existing and proposed centerline grades of public and private streets are provided and meet requirements.	
Locations and widths of trails and sidewalks are provided and meet requirements.	
Proposed street centerline stationing is provided.	✓
Street angle of intersection is provided and meets requirements.	✓
Street horizontal and vertical curve information is provided and meets requirements.	
Geotechnical report for pavement design has been provided.	
Street typical section has been provided and meets requirements.	
Traffic Impact Analysis has been provided, if required.	N/A
Locations and widths of existing and proposed utility easements are shown and meet requirements.	✓
Location, width, size, type, and invert elevations of existing and proposed sanitary sewers, water mains, storm sewers, culverts, manholes, lift stations, hydrants, valves, and any other underground facilities within the plat and to 100 feet beyond are shown and meet requirements.	
Federal, State, and County permit approvals have been received.	
<u>PUBLIC IMPROVEMENT CONSTRUCTION PLANS</u>	
Plans are signed and sealed by a Professional Engineer.	
Title Page	
List of Standard Drawings	
Plan Notes	
Construction Details	
Typical Sections	
Quantities and Basis of Estimate	
Road centerline, storm sewer, sanitary sewer, and water main plan and profiles.	✓
Grading Plans	✓
Striping and Signing Plans	
Lighting Plans	N/A
Cross Sections	✓
Temporary Traffic Control Plan	
Trail Construction Plans	N/A
Erosion Control Plans	
Specifications are identified.	
Comments: Items not checked either need to be completed or updated. Many of the "Final Plat Submittal Requirements" on the Final Plat Application have not been received to date. See additional review comments on Final Plat and Plans provided. 7th Avenue NW is on CIP to have a mill & overlay in 2024 or 2031. Need to verify. Does the Developer intend to develop the land to the north of this property and how will that tie into this project?	

PLAT OF
LOTS 1 THRU 6 OF HOLM AT 7
AS LOCATED IN IT #1929 OF SECTION 13
TOWNSHIP 150 NORTH - RANGE 99 WEST - 5TH P.M.
WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

Should this be a replat of Lazy E
Overbar Estates Lot 3? Would
this be Block 1?

Terence and Diane Gariety
IT #1929

Lot 2, Block 1 of Lazy E
Overbar Estates?

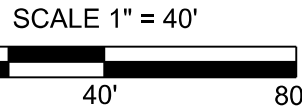
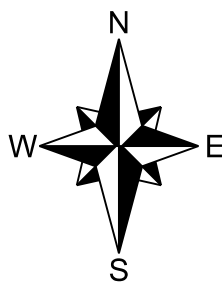
If we know that Lot 6 is
likely not to be built on
due to the wetlands, what
is this lot considered and
how should it be labeled
so it doesn't go back on
taxes?

Are there existing utility easements missing from this plat? There appears to be existing gas
and electric lines that run on the property. Are there any easements for them?

Show existing ROW
dimensions?

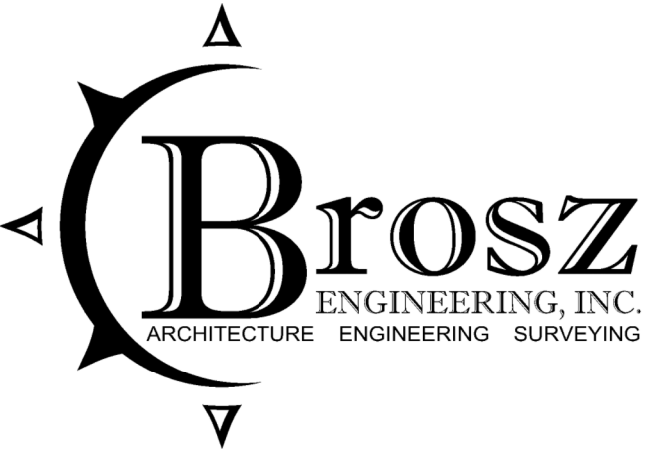
Fix vicinity map

VICINITY MAP
Not to Scale



BASIS OF BEARING: N.D. STATE PLANE - NORTH ZONE
GROUND DISTANCES SHOWN - C/F: 0.9998485

- REBAR & CAP SET
- PIN FOUND
- STONE FOUND
- R.O.W. MARKER
- COMPUTED
- BOUNDARY LINE
- SECTION LINE
- QUARTER LINE
- NEW PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE



Brosz's address is missing from the plat. Required per ordinance.

PLANNING AND ZONING COMMISSION APPROVAL

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

CERTIFIED THIS _____ DAY OF _____, 2021.

CERTIFICATE OF MCKENZIE COUNTY RECORDER

KATIE PAULSON, MCKENZIE COUNTY RECORDER

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS _____ DAY OF _____, 2021.

RESERVATION TELEPHONE COOPERATIVE, AUTHORIZED AGENT
PRINTED NAME: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

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DATED ON THIS _____ DAY OF _____, 2021.

MONTANA DAKOTA UTILITIES COMPANY, AUTHORIZED AGENT
PRINTED NAME: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE _____ PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

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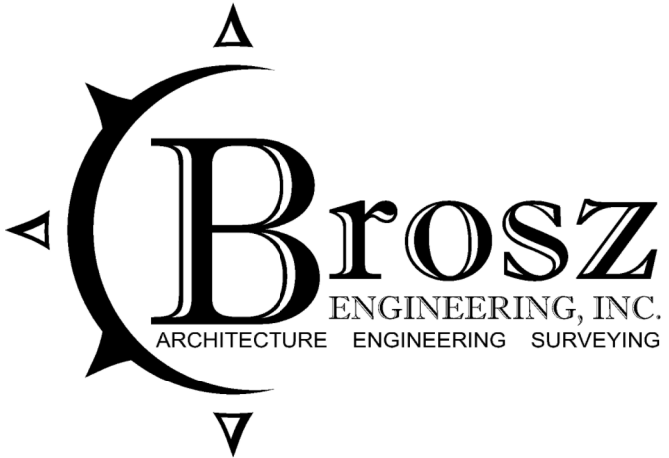
DATED ON THIS _____ DAY OF _____, 2021.

MCKENZIE ELECTRIC COOPERATIVE, INC., AUTHORIZED AGENT
PRINTED NAME: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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



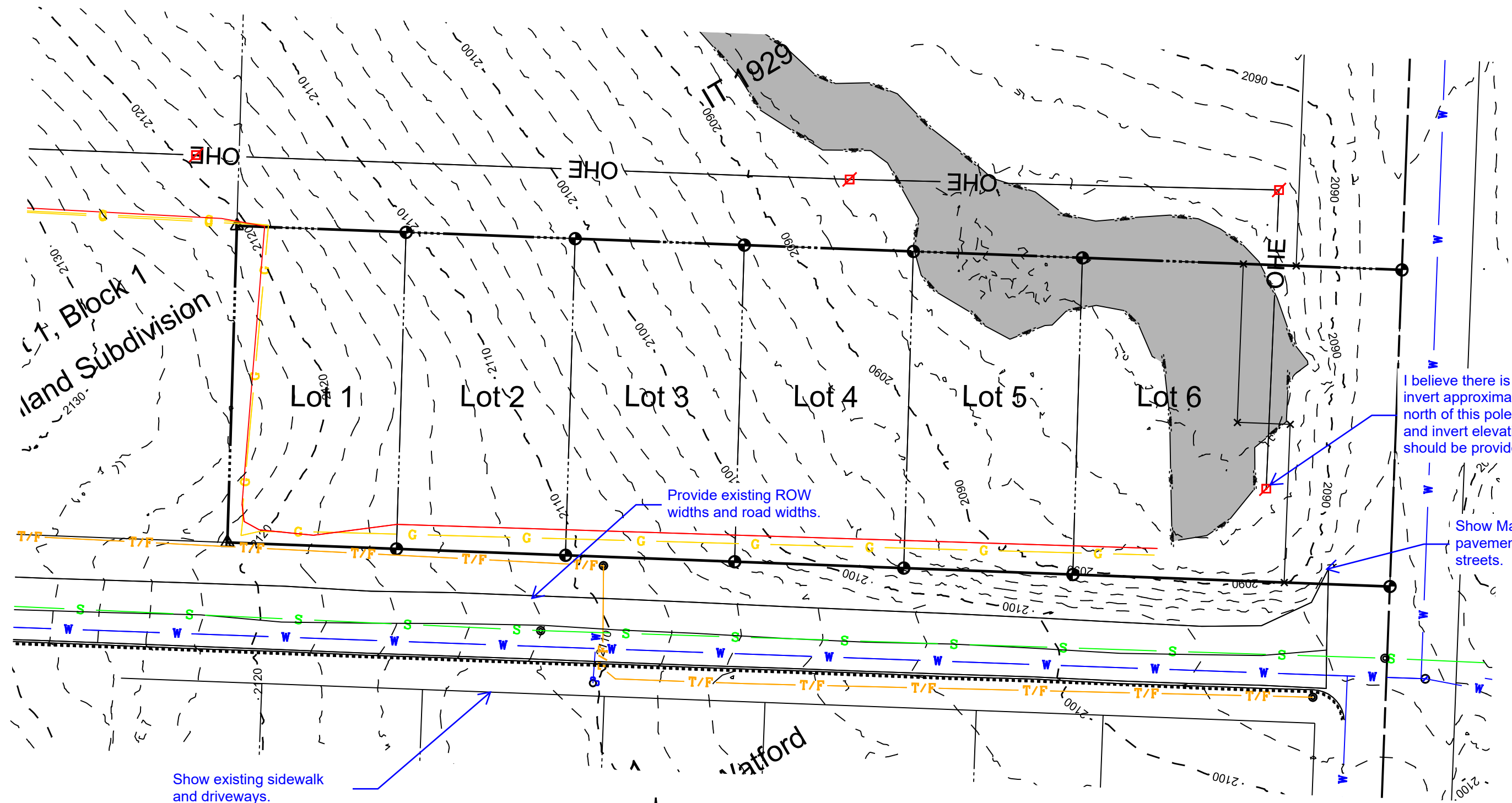
DESIGNED BY: NB
DRAWN BY: KD
DATE PRINTED: 03/09/22

REVISION	DATE	xx/xx/xx
1		
2		
3		
4		

SHEET DESCRIPTION: Existing Site Condi
PROJECT NAME: Holm at 7 Subdivision
PROJECT NO.: 2106110

504 12th ST. NE • Box 551
Waford City, ND 58854
Ph: 701.842.3526
Brosz
ENGINEERING, INC.

This document
is preliminary
and not for
construction or
implementation
purposes.



Show existing sidewalk
and driveways.

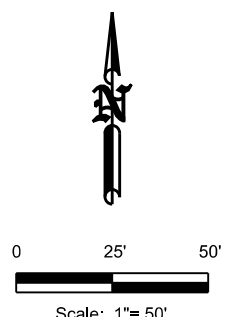
Provide existing ROW
widths and road widths.

I believe there is a culvert
invert approximately 64.4'
north of this pole. Invert
and invert elevation
should be provided.

Show Main Street N
pavement edge. Label
streets.

Legend needs to be
updated.

- ⊕ = REBAR & CAP SET
- △ = PIN FOUND
- ⊞ = STONE FOUND
- ⊞ = R.O.W. MARKER
- x = COMPUTED



BASIS OF BEARING: N.D. STATE PLANE - NORTH ZONE
GROUND DISTANCES SHOWN - C/F: 0.9998485

- = SECTION LINE
- = QUARTER LINE
- = NEW PROPERTY LINE
- = EXISTING PROPERTY LINE
- = EXISTING RIGHT-OF-WAY LINE

■ = WETLANDS

DESIGNED BY: NB
DRAWN BY: KD
DATE PRINTED: 03/09/22

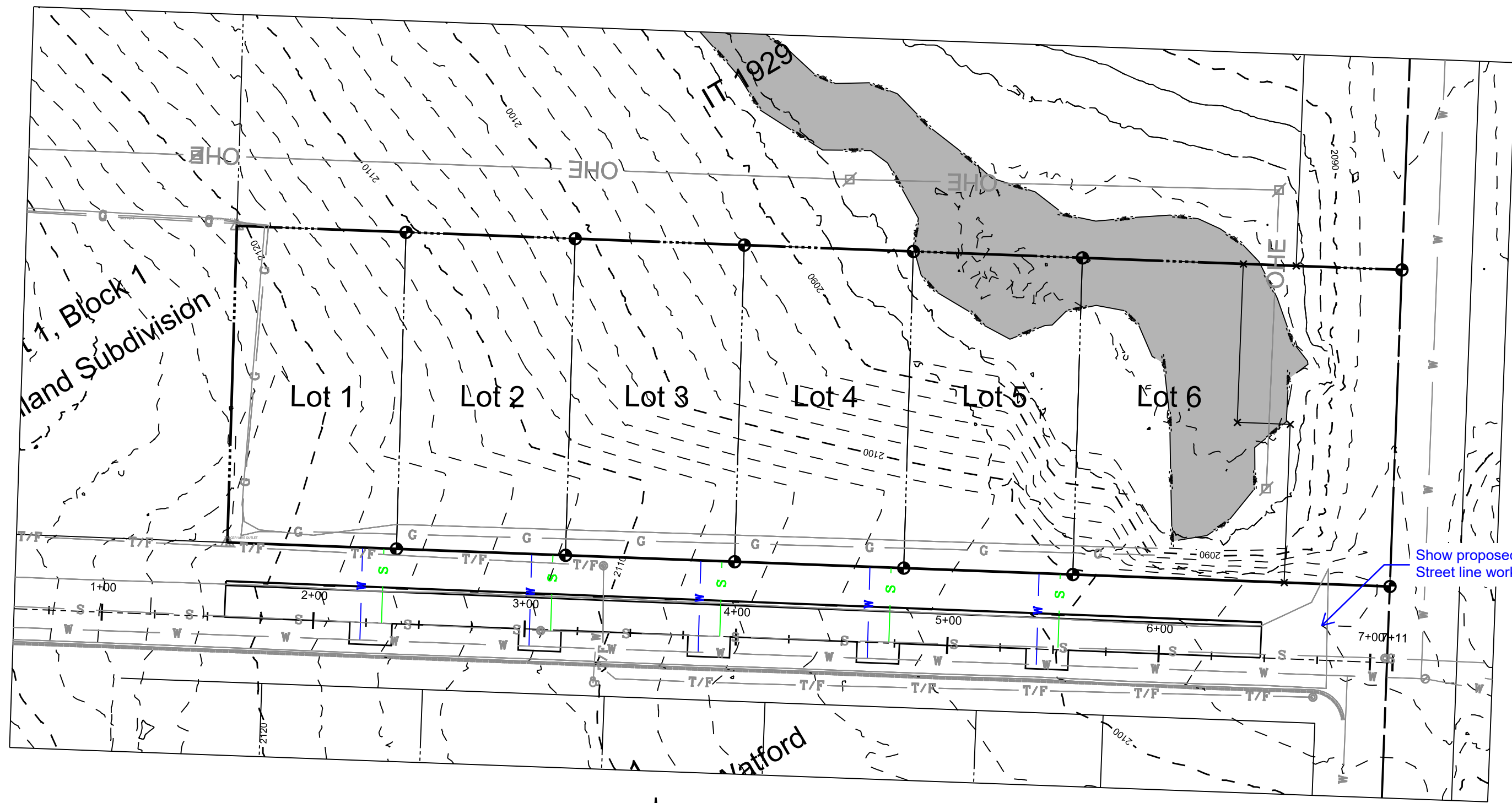
REVISION	DATE
1	xx/xx/xx
2	
3	
4	

SHEET DESCRIPTION: Proposed Site Co
PROJECT NAME: Holm at 7 Subdivision
PROJECT NO.: 2106110

504 12th ST. NE • Box 551
Waford City, ND 58854
Ph: 701.842.3526

Brosz
ENGINEERING, INC.

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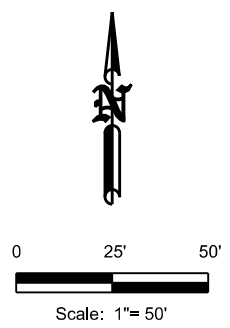


Provide removals sheet.

Overlay proposed contours on top of existing contours (show differently). Provide grades and drainage arrows.

Add sidewalk and connect sidewalk to Main Street.

- ⊕ = REBAR & CAP SET
- △ = PIN FOUND
- ⊞ = STONE FOUND
- ⊞ = R.O.W. MARKER
- × = COMPUTED

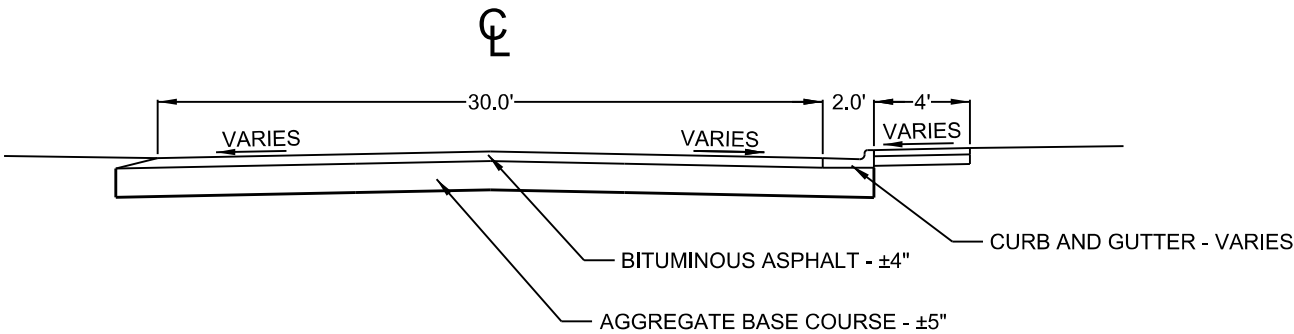


BASIS OF BEARING: N.D. STATE PLANE - NORTH ZONE
GROUND DISTANCES SHOWN - C/F: 0.9998485

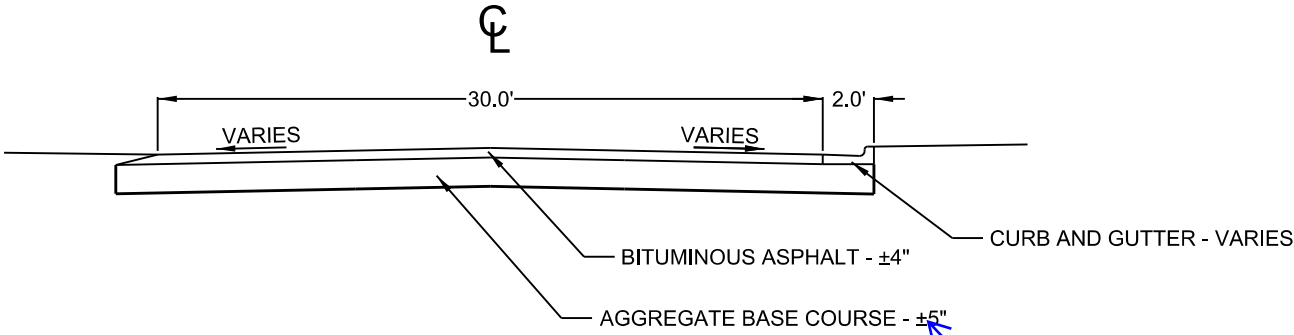
- = SECTION LINE
- = QUARTER LINE
- = NEW PROPERTY LINE
- = EXISTING PROPERTY LINE
- = EXISTING RIGHT-OF-WAY LINE

■ = WETLANDS

Update the legend.



7TH AVENUE
EXISTING TYPICAL
STA. 0+00 TO 3+25



7TH AVENUE
EXISTING TYPICAL
STA. 3+25 TO 7+11

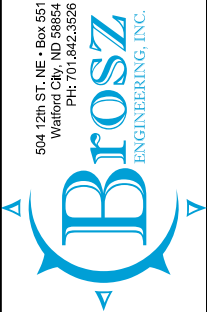
How was the existing
pavement section
information gathered?

DESIGNED BY: NB
DRAWN BY: KD
DATE PRINTED: 03/09/22

REVISION	DATE
1	xx/xx/xx
2	
3	
4	

SHEET DESCRIPTION: Typical Sections - Existing Conditions
PROJECT NAME: Holm At 7 Subdivision
PROJECT NO.: 2106110

This document
is preliminary
and not to be
used for
construction or
implementation
purposes.



DESIGNED BY: NB
DRAWN BY: KD
DATE PRINTED: 03/09/22

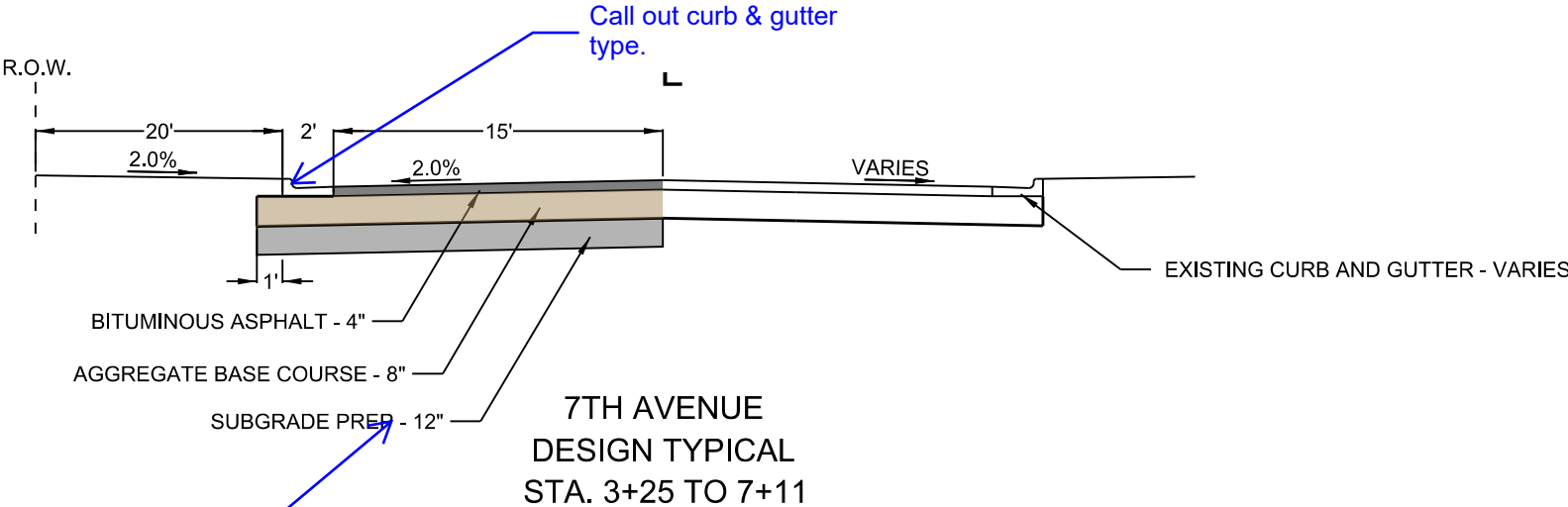
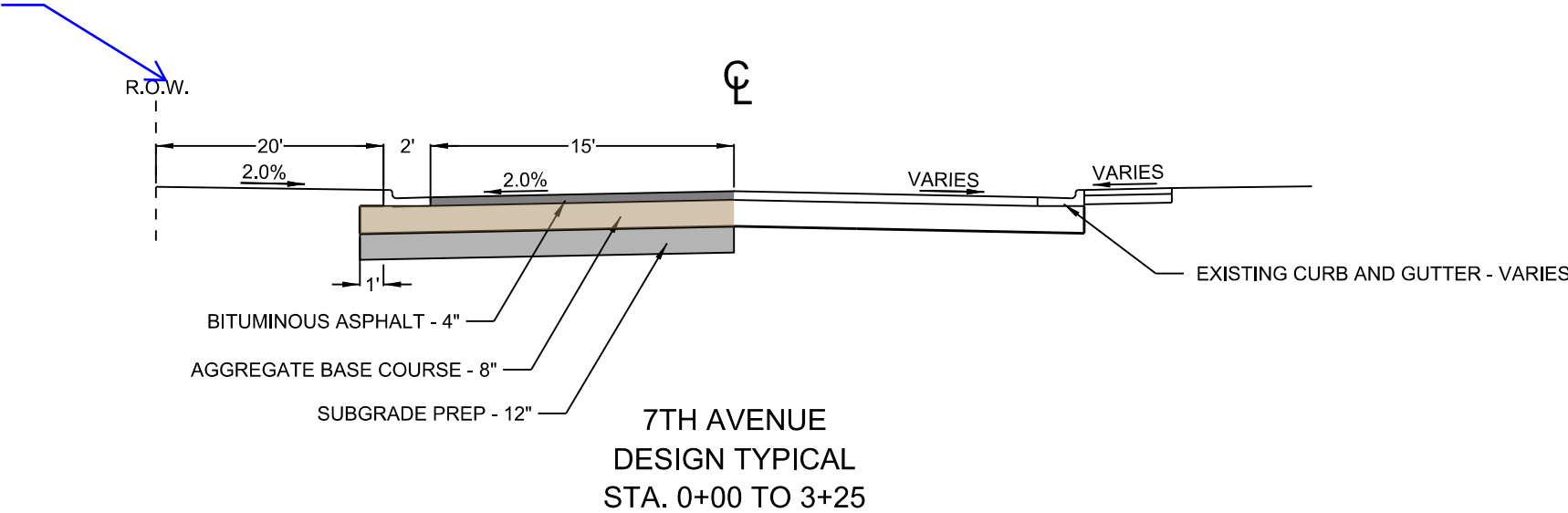
DATE	REVISION
xx/xx/xx	
1	
2	
3	
4	

SHEET DESCRIPTION: Typical Sections - Proposed Conditions
PROJECT NAME: Holm At 7 Subdivision
PROJECT NO.: 2106110

504 12th ST. NE • Box 551
Ward, ND 58054
Ph: 701.842.3526
Brosz
ENGINEERING, INC.

This document
is preliminary
and not for
construction or
implementation
purposes.

What is the existing
ROW width?



How was proposed
pavement section
derived?

Per discussion with Curt Moen on 03/23/2022:
If the Developer is proposing to
improve/reconstruct half of the roadway, they
need to widen the half of the road to City
standards and install sidewalks.

Questions for City Staff:

- Should the Developer be required to widen the road to meet residential standards since THEY are proposing to complete this work? They would need to add about 5.5 more feet of pavement to the typical section proposed. (20.5 ' instead of 15')
- If the road is not widened, do no parking signs need to be installed?
- Should the Developer be required to install sidewalk (min of 5 ft) that connects to the Main Street sidewalk? Should a 5' boulevard be required as well?

Lot 1, Block
Melland Subdivision

Lot 1

Lot 2

Lot 3

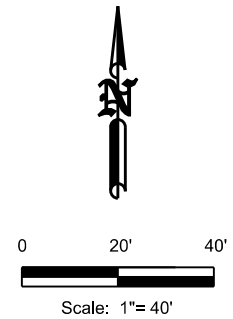
GRADING LIMITS

CLEAR & GRUB TREES

TIE INTO EXISTING PAVEMENT

ADJUST EXISTING
MANHOLE CASTING & LID

What is the start station?



DESCRIPTION

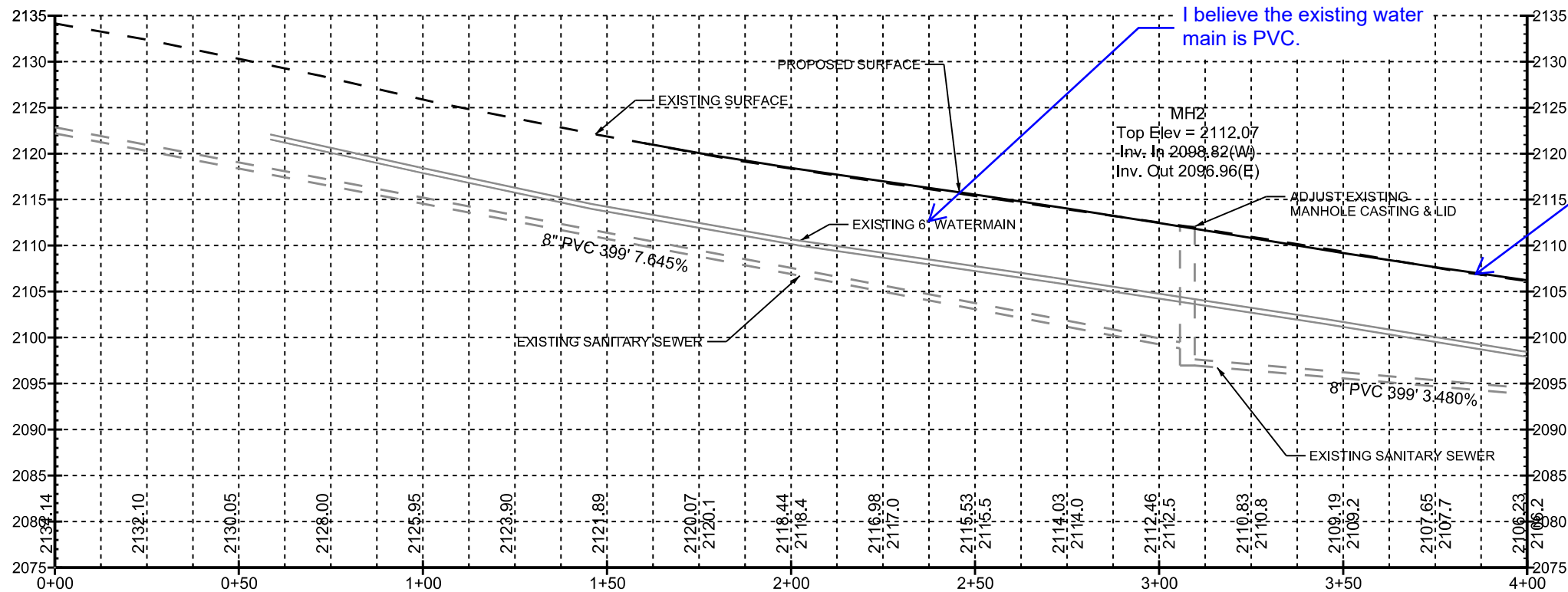
UNIT QUANTITY

1" WATER SERVICE CONNECTION

STA 2+19.47 - 34.56' L	EACH	1.00
STA 2+99.47 - 34.68' L	EACH	1.00
STA 3+79.47 - 34.80' L	EACH	1.00

4" SANITARY SERVICE CONNECTION

STA 2+29.47 - 34.65' L	EACH	1.00
STA 3+09.47 - 34.77' L	EACH	1.00
STA 3+89.47 - 34.89' L	EACH	1.00



I believe the existing water
main is PVC.

Provide road profile
grades.

This document
is preliminary
and not for
construction or
implementation
purposes.

DESIGNED BY: NB

DRAWN BY: KD

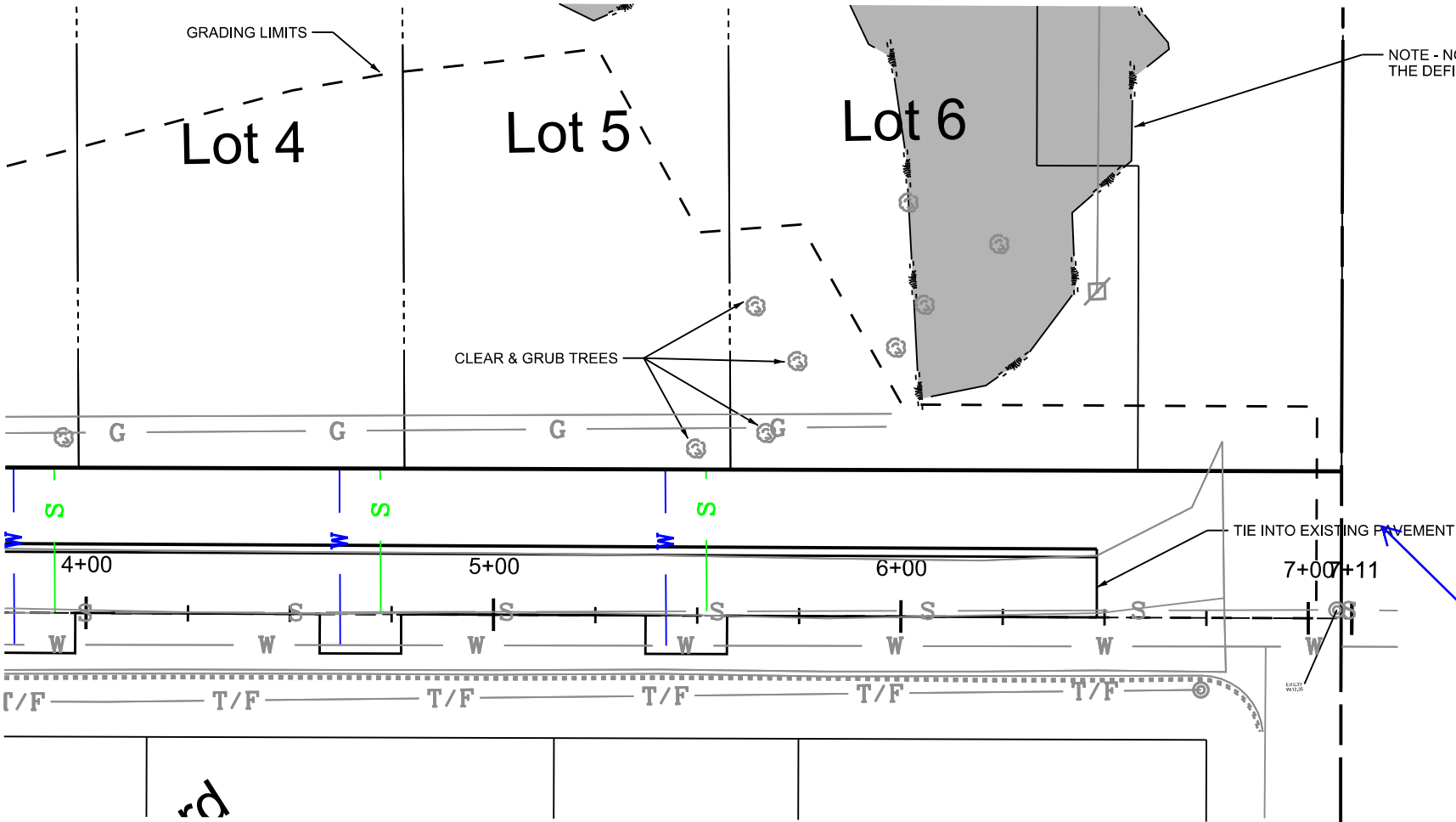
DATE PRINTED: 03/09/22

DATE	xx/xx/xx			
REVISION				
1				
2				
3				
4				

SHEET DESCRIPTION: 7th Ave Plan and Profile

PROJECT NAME: Holm at 7 Subdivision

PROJECT NO.: 2106110



It appears that the grading limits and cross sections do not end where this is calling to tie into existing. Is that correct?

Is this where the 2020 ETA Project ends?

Connect proposed sidewalk to Main Street sidewalk.

NOTE - NO FILL SHALL BE PLACED WITHIN THE LIMITS OF THE DEFINED WETLAND

Will this be fenced off on the temporary erosion control plan?

DESCRIPTION

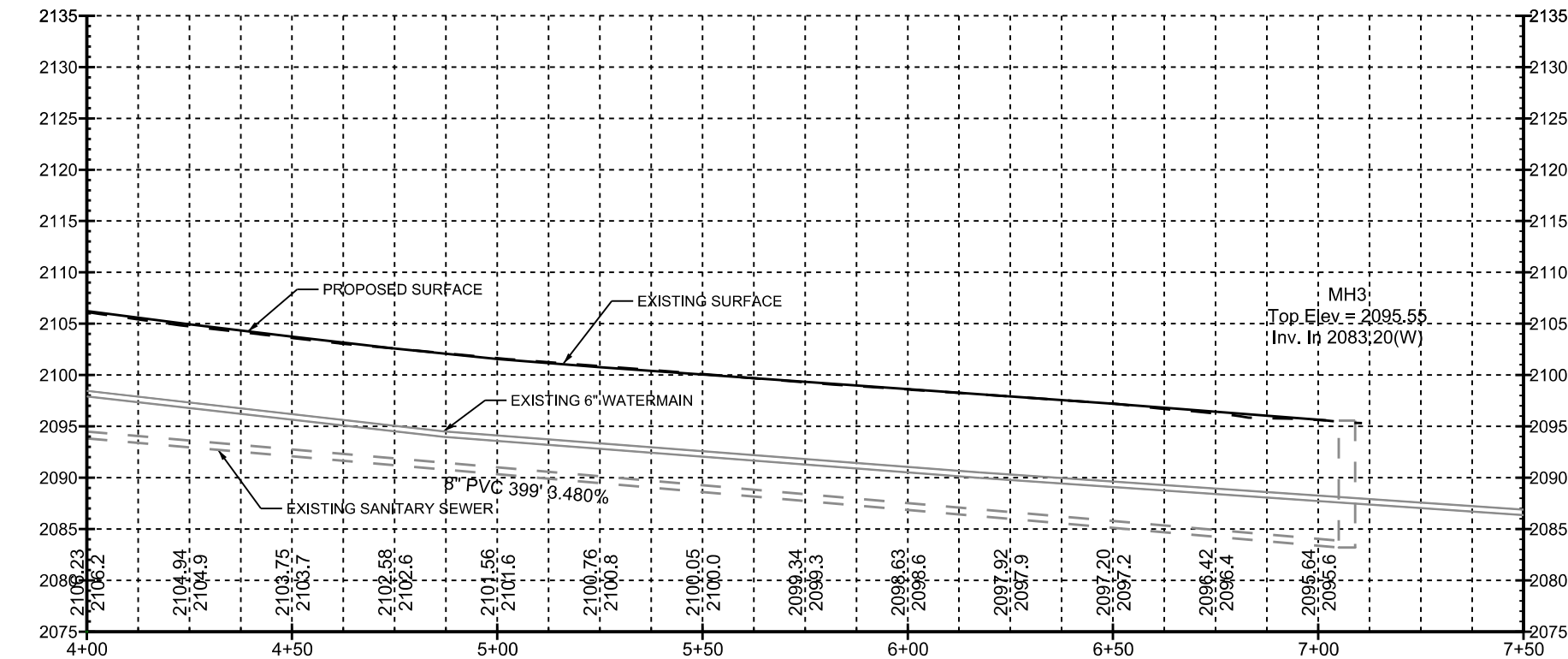
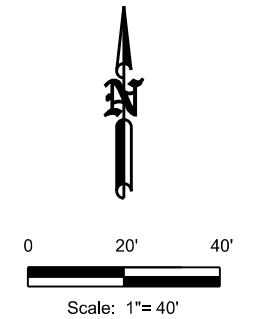
UNIT QUANTITY

1" WATER SERVICE CONNECTION

STA 4+59.47 - 34.93' L	EACH	1.00
STA 5+39.48 - 35.05' L	EACH	1.00

4" SANITARY SERVICE CONNECTION

STA 4+69.47 - 35.02' L	EACH	1.00
STA 5+52.02 - 35.85' L	EACH	1.00



How many acres will be disturbed?

Update/Add legends.

How much impervious surface will be disturbed?

This document is preliminary and not for construction or implementation purposes.

DESIGNED BY: NB

DRAWN BY: KD

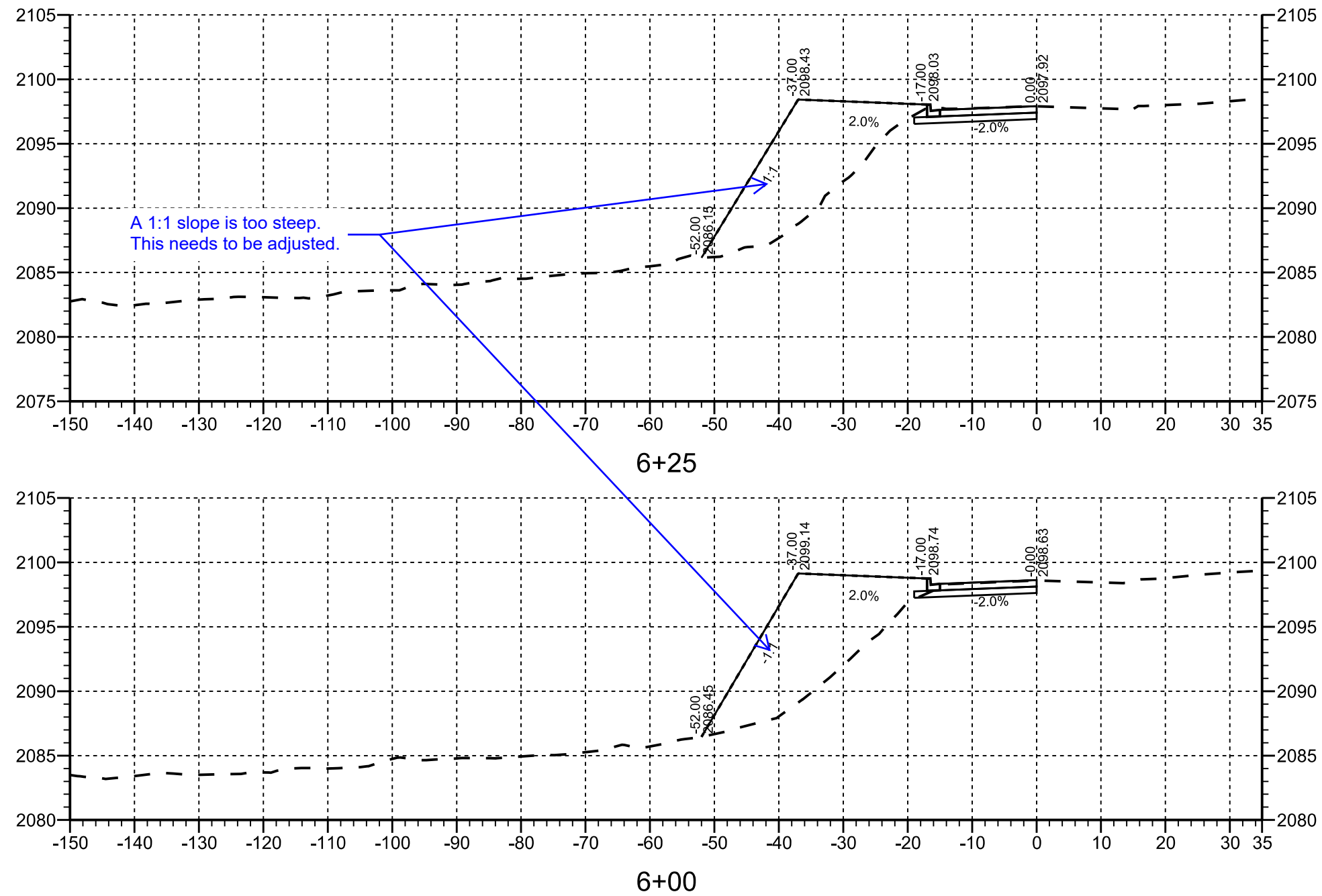
DATE PRINTED: 03/09/22

DATE	REVISION	1	2	3	4
xx/xx/xx					

SHEET DESCRIPTION: 7th Ave Plan and Profile

PROJECT NAME: Holm at 7 Subdivision

PROJECT NO.: 2106110

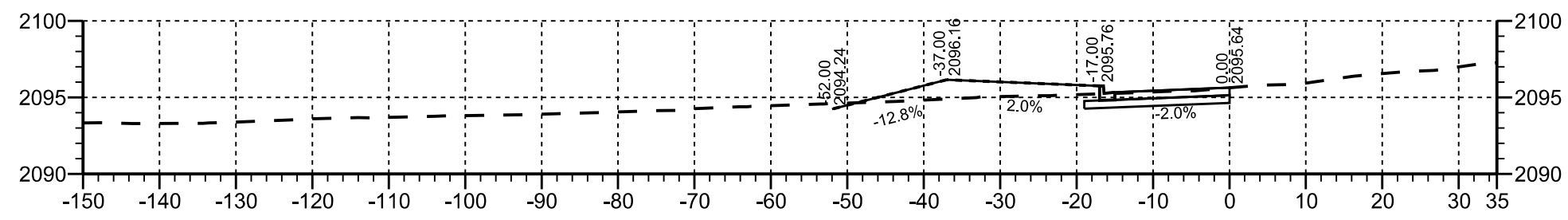


REVISION	DATE
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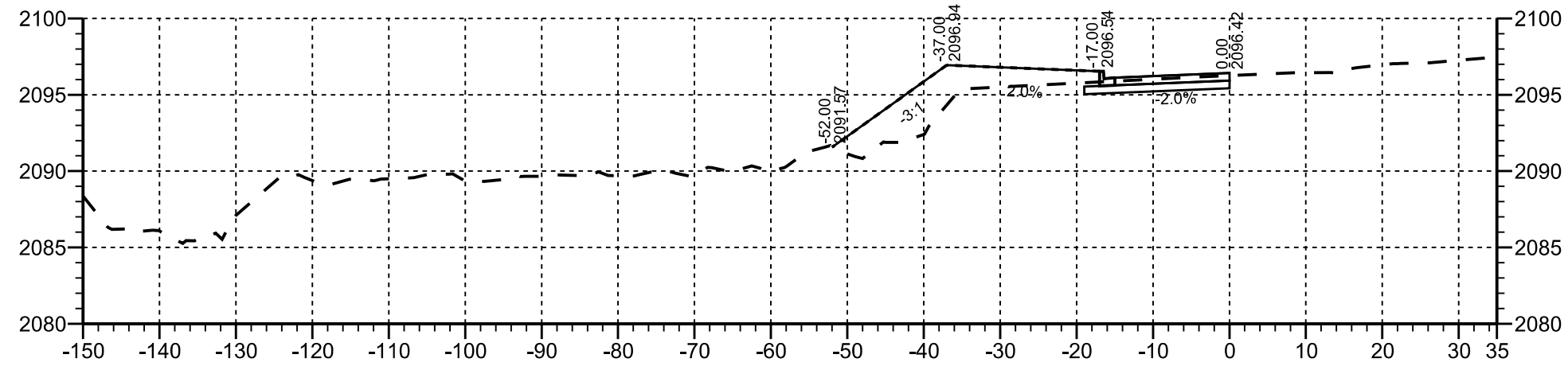
SHEET DESCRIPTION: Cross Sections

PROJECT NAME: Holm at 7 Subdivision

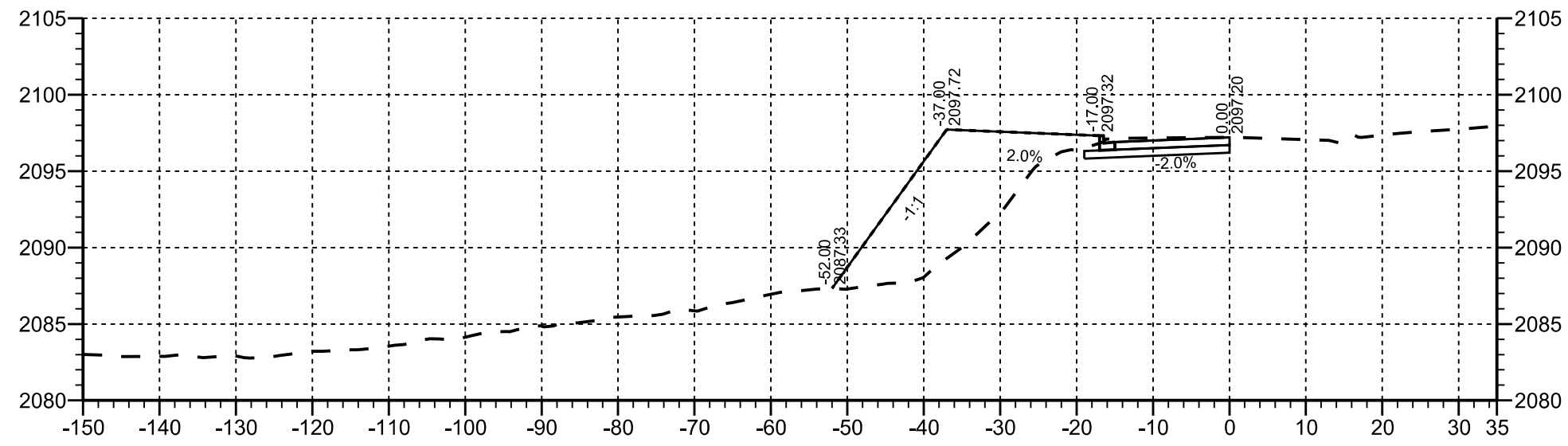
PROJECT NO.: 2106110



7+00



6+75



6+50

REVISION	DATE
1	xx/xx/xx
2	
3	
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SHEET DESCRIPTION: Cross Sections

PROJECT NAME: Holm at 7 Subdivision

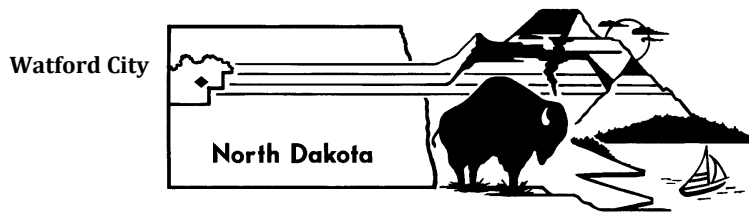
PROJECT NO.: 2106110

3.

Division of Land Application

Simple Lot Split

Paul Dries The Crossings at Watford City



City of Watford City
213 2nd St., NE / PO Box 494
Watford City, ND 58854
Ph. 701- 444- 2533
Fax 701- 444- 3004
cityofwatfordcity.com

March 2022

STAFF REPORT

SLS 01- 2022

APPLICANT:

The Crossings at Watford City LLC
P.O. Box 2009
Watford City ND, 58854

PROPERTY OWNERS:

The Crossings at Watford City LLC
P.O. Box 2009
Watford City ND, 58854

PROPERTY LOCATION:

Section 22, Township 150 North N, Range 98 West, Parcel # 82-23-03900 & 82-23-04100, Watford City, McKenzie County, North Dakota.

REQUEST:

Application submitted for the purpose of dividing one 5-acre lot out for commercial development.

ZONING:

R4- High Density Residential

CURRENT USE:

No development at this time.

SITE DEVELOPMENT:

Access: *The property is accessible from Frontier Ave.*

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

Water: *The property does have access to City water.*

SITE DEVELOPMENT:

North: Zoning – C1- General Commercial
Use - undeveloped

East: Zoning – CB- General Business District
Use - undeveloped

South: Zoning – R4- High Density Residential
Use - undeveloped

West: Zoning – CB- Central Business District
Use - undeveloped

REFERENCES:

- Watford City City Code Sec. XV – Article XXX, Section 13 Simple Lot Split" *A simple lot split shall be allowed when street improvements, water or sewer line improvements or other public improvements are not required, and no more than four (4) lots are created. Upon approval by the City Council, a simple lot split may be recorded. Notwithstanding the foregoing, all lot design standards and zoning requirements are required to be met."*
- Watford City City Ordinance Number 443 amending Section 14 of Article XXX of Chapter XV of The City of Watford City Ordinances Relating to Exception to Subdivision Requirements.

DISCUSSION:

This Division of Land Application for Minor Plat Simple Lot Split has been submitted by Paul Dries representing The Crossings at Watford City LLC for an interested party in the property for the purchase of the 5-acre parcel for commercial development. This Simple Lot Split Application has been reviewed by City Staff and would recommend approval.

This lot currently is a vacant lot that the interested parties' intents to construct and develop on the property. The building will be used for an office space.

This map was seen Planning and Zoning February meeting and Commission stated that they did not make a motion on this. The applicant sent a letter of extension. This was received on March 1st, 2022. The items that were in question have been addressed and City Council will see this map at their April 4th meeting.

The City of Watford City mailed the adjacent property owners as well as the property owners who hold an interest in the property, a notice regarding the Land Use Application which was received for Zone Change. At the time of this report, none of the noticed property owners have contacted The City regarding this Application.

PANNING DEPARTMENT STAFF CONTACT:

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

Minutes

February 28th 2022



**PLANNING AND ZONING COMMISSION
MEETING MINUTES
Monday February 28th, 2022**

The regularly scheduled August meeting of the Watford City Planning & Zoning Commission was held on Monday February 28th, 2022, at City Hall in the Heritage Room. In attendance: Chairman Jacob Walters, Vice Chairman Gregg Schuetze, and Commission Members Eva Bertagnolli, Warren Hovland, Troy Knutson, Jesse Lawrence, Marco Pelton and Ross Sundeen. Also in attendance: Assistant City Planner LaRissa Bertram, City Engineer Grace Demars, City Building Inspector Steven Williams, and City Attorney Wyatt Voll.

With the above-mentioned present, the public hearing was called to order at 6:00 P.M. by Chairman Jacob Walters.

Under consideration was the following agenda:

1. Land Use Application for Conditional Use Permit submitted by Michels Pipeline, Inc. for the property located at PID 20-00-14950 for consideration of a temporary laydown yard for storing equipment and materials for a pipeline project.

Assistant City Planner LaRissa Bertram explained the reason for the original Conditional Use Permit (CUP) Application based off the discussion portion of the Staff Report, highlighted that if the CUP is granted it would only be valid for six months or they would need to reapply. At this time there was no longer a need for the pipeline to continue the use of the property for a lay down yard and it was recommended for termination. There were no further comments.

MOTION: G. Schuetz, SECOND: E. Bertagnolli to recommend Termination to City Council of the Land Use Application for Conditional Use Permit for consideration of a temporary laydown yard for storing equipment and materials for a pipeline project. Approval is contingent upon the following conditions as set forth within the Planning Department Staff Report:

ROLL CALL VOTE:

AYES: Bertagnolli, Hovland, Knutson, Lawrence, Pelton, Schuetze, Sundeen, Walters

NAYS: none

MOTION: CARRIED

2. Land Use Application, Conditional Use Permit – for Conditional Use Permit Application originally submitted by U.S. Forest Services for property located at 1901 Main St. S. Section 25, Township 150N Range 99, Watford City, McKenzie County, ND. Public Hearing will be held for the consideration of the Conditional Use Permit to allow for employee housing on C1- General Commercial Zoned property. (trailers)

Assistant City Planner LaRissa Bertram stated that this property was originally denied in July of 2021 with the motion of giving the property owner and the Forest Service 12 months to work with the City to bring this property into compliance and have it be a permitted use. After many extensive back and forth conversations between the property owner and the Representative of the Property Owner Steven Rude it was made very clear that there would only be one way to allow this property to be a permitted use and that would be by obtaining an additional 4 acres to create a 5 acre parcel then allowing them to rezone to MH- Mobile Home Park and continue on their use.

Steven Rude (property owner representative) was in attendance and he asked the commission to look at the site as a whole. With our ordinance requirements this site was missing the bar by one item or another. For instance, this would not be allowed to be an apartment because of the structure type. Where in reality this is exactly what these trailers are used for are apartment type uses. Steven also noted that the purchase of more real state was not an option for the Girard's at this time. Commission member

Marco Pelton then enquired on why the Forest Service originally needed to have employee housing. Lucas Head Forest Ranger was also in attendance and stated that this was prior to his time but, from what he understood this was in the county when they had originally moved to Watford City, and they have always been allowed to have some sort of employee housing be it Rv's or trailers.

City Attorney Wyatt Voll explained that prior to enough housing the CUP for Temporary workforce housing was used as a "Stop Gap" for the entities that needed places for their employees to go. Now that we have seen an increase in apartment type housing throughout the community there is no longer a need for employee type housing.

Chairman Jake Walters also asked why there was not a special CUP for government entities. Wyatt noted that is a slippery slope and it wouldn't be in the best interest of the city to move in that type of direction.

Steven Rude had asked the commission why this type of use wouldn't be allowed within the Community Facility Zoning. Assistant City Planner noted that this was once discussed but, having ownership of the property being private and Zones Stay with the property forever until applied for a change it wouldn't be something to consider since this building would not be owned by a public entity. There were no further comments.

MOTION: R. Sundeen, SECOND: J. Lawrence to recommend Deny to City Council of the Land Use Application, Conditional Use Permit – for Conditional Use Permit Application originally submitted by U.S. Forest Services for property located at 1901 Main St. S. Section 25, Township 150N Range 99, Watford City, McKenzie County, ND. Public Hearing will be held for the consideration of the Conditional Use Permit to allow for employee housing on C1- General

Commercial Zoned property. (trailers)

ROLL CALL VOTE:

AYES: Bertagnolli, Hovland, Knutson, Lawrence, Pelton, Schuetze, Sundeen, Walters

NAYS: none

MOTION: CARRIED

3. Land Use Application for Zone Change Application submitted by Jon Girard for property located at 1905 Main St. S. Section 25, Township 150N Range 99, Watford City, McKenzie County, ND. Public Hearing will be held for the consideration to change the current Zoning from C1- General Commercial to R3- Medium Density Residential. (Apartment)

Assistant City Planner LaRissa Bertram stated that after many recent discussions of phasing out temporary workforce housing, the continuation of the use of a Conditional Use Permit for Temporary Workforce Housing by City Council was denied in July 2021. The recommendation was made based on removing temporary housing Conditional Use Permits from City jurisdiction. No negative changes to the specific properties were noted in issuing the denial of the continuation of the Conditional Use Permit. City Staff has been working with the Forest Service as well as the property owners of the land on bringing their property into compliance. Originally, the parties submitted an application to rezone all 3 parcels (IT 827, 1168, 1136) to C2- Commercial Service District. City Staff stated that the Zone requested would not be recommended for approval because the use of that (C2) zone was not intended for what the parties were intending. At this time, the property owner has applied only for the apartments parcel (IT 827) to be rezoned from C1- General Business District to R3- Medium Density Residential. The property owner has also applied for the other two ITs (1168, and 1136) to be rezoned to C2- Commercial Service District.

Commission member Ross Sundeen asked what would make this so that it wasn't "spot zoning" and City Attorney Wyatt Voll noted that it was because to the North of the property the zoning is R2- two dwelling home residential and that was what made it not allowable to do so. There were no further comments.

MOTION: E. Bertagnolli, SECOND: G. Schuetze to recommend Approval to City Council of the Land Use Application for Zone Change Application submitted by Jon Girard for property located at 1905 Main St. S. Section 25, Township 150N Range 99, Watford City, McKenzie County, ND. Public Hearing will be held for the consideration to change the current Zoning from C1- General Commercial to R3- Medium Density Residential. (Apartment)

ROLL CALL VOTE:

AYES: Bertagnolli, Hovland, Knutson, Lawrence, Pelton, Schuetze, Sundeen, Walters

NAYS: none

MOTION: CARRIED

4. Division of Land Application for Simple Lot Split submitted by The Crossings at Watford City LLC. for property located at PID: 82-23-03900 & 82-23-04100, Lots 12 and 14 of Block 1 of The Crossings, Section 22, Township 150 N, Range 98W, Watford City, McKenzie County, ND. Public Hearing will be held for the consideration to of splitting a 5-acre parcel for purchase for commercial development.

Assistant City Planner LaRissa Bertram stated this application was submitted in the intent that a 5acre parcel was divided off for future commercial development. City Engineer Grace Demars had a few items that she wanted addressed prior to the map being recorded. It was stated by City Attorney Wyatt Voll that due to the timeline the comments Grace needed addressed would not meet our thirty-day timeline for tabling and they would ultimately have to resubmit at that time. Or the property owner could request and extension. Once that extension is requested the comments could be addresses at and the Map could move forward with recording. It was then discussed amongst commissioners that they would move forward with approval with the intent that the property owner would request and extension if the property owner did not request an extension by March 8th the map would be denied. There were no further comments.

MOTION: R. Sundeen, SECOND: J. Lawrence to recommend Deny unless an extension letter is submitted to City Council of the Division of Land Application for Simple Lot Split submitted by The Crossings at Watford City LLC. for property located at PID: 82-23-03900 & 82-23-04100, Lots 12 and 14 of Block 1 of The Crossings, Section 22, Township 150 N, Range 98W, Watford City, McKenzie County, ND. Public Hearing will be held for the consideration to of splitting a 5-acre parcel for purchase for commercial development.

ROLL CALL VOTE:

AYES: Bertagnolli, Hovland, Knutson, Lawrence, Pelton, Schuetze, Sundeen, Walters

NAYS: none

MOTION: CARRIED

5. Land Use Application for Zone Change submitted by The Crossings at Watford City LLC. for property located at PID: 82-23-03900 & 82-23-04100, Lots 12 and 14 of Block 1 of The Crossings, Section 22, Township 150 N, Range 98W, Watford City, McKenzie County, ND. Public Hearing will be held for the consideration to of Rezoning the previously slit 5-

acre parcel for purchase from R3- Medium Density Residential to C1- General Commercial for commercial development.

Assistant City Planner LaRissa Bertram stated this application was submitted in association with the previous plat. The intent for this zone change is to develop a commercial property. It was discussed among commission members for approval if the plat follows through. There were no further comments

MOTION: J. Lawrence, SECOND: M. Pelton to recommend Approval to City Council of the Land Use Application for Zone Change submitted by The Crossings at Watford City LLC. for property located at PID: 82-23-03900 & 82-23-04100, Lots 12 and 14 of Block 1 of The Crossings, Section 22, Township 150 N, Range 98W, Watford City, McKenzie County, ND. Public Hearing will be held for the consideration to of Rezoning the previously slit 5-acre parcel for purchase from R3- Medium Density Residential to C1- General Commercial for commercial development.

Approval shall be contingent upon the following conditions:

- If no action is taken indicating C1- General Business District within one (1) year of approval of the zone change, the change shall be nullified, and the land will revert to its original R4- High Density Residential District Zoning.
- If the plat does not move forward with approval this Zone Change will be denied.

ROLL CALL VOTE:

AYES: Bertagnolli, Hovland, Knutson, Lawrence, Pelton, Schuetze, Sundeen, Walters

NAYS: none

MOTION: CARRIED

CLOSE PUBLIC HEARING: 07:29 PM

CALL TO ORDER REGULAR MEETING: 07:29 PM

MINUTES: January 30th, 2022

Minutes were reviewed as presented. No additional comments.

MOTION: J. Lawrence, SECOND: G. Schuetze to Approve the meeting minutes as presented.

VOICE VOTE:

AYES: all in favor

NAYS: none

PERMIT RECORDS:

Reviewed permit records as presented. No additional comments.

NEW BUSINESS:

No new business presented.

OLD BUSINESS:

ADJOURNMENT: 07:33 PM

MOTION by J. Lawrence

The next regularly scheduled Planning and Zoning Commission Meeting will be held on
Monday March 28th, 2022 at 06:00 pm.

Jacob Walters, Chairman

LaRissa Bertram, Assistant City Planner

Permit Records

February-March

2022 Permit Records
City of Watford City

PERMIT #	PERMIT TYPE	MONTH	ISSUE DATE	PROPERTY OWNER	CONTRACTOR	ADDRESS	LOT/BLOCK	SUBDIVISION	PARCEL #	DESCRIPTION OF WORK	VALUE	PERMIT FEE
5180	EXCAVATION	Jan	1/11/2022	Jordan and Riley Hanson	Woodrock inc.	911 13th Ave. SW	Lot 4 Block 3	Tara Estates	82-64-04030	Sewer Repair w/in 15ft of back of curb 8' deep; remove blockage and patch hole	\$ 10,000.00	\$ 177.00
5181	COMMERCIAL BUILDING	Jan	1/24/2022	SUSO3 Watford Management	Darr Construction	113 6th Ave Se St.		South Park 1st Add	82-74-00500	Build out for Chiropractic Clinic	\$ 60,000.00	\$ 790.00
5182	RESIDENTIAL BUILDING	Jan	1/26/2022	LT Development Group	Mark Campbell	1221 9th St SE	Lot 15 of Block 3	Tara Estates	82-64-02150	1750 Sq ft home with 576 sq ft attached garage	\$ 152,000.00	\$ 3,478.00
5183	WATER/SEWER ACCESS	Jan	1/26/2022	LT Development Group	Mark Campbell	1221 9th St SE	Lot 15 of Block 3	Tara Estates	82-64-02150	1' water line 3/4' meter with SFH sewer connection	\$ -	\$ 3,132.53
5184	RESIDENTIAL BUILDING	Jan	1/26/2022	LT Development Group	Mark Campbell	1217 9th St SE	Lot 16 of Block 3	Tara Estates	82-64-02160	1750 Sq ft home with 576 sq ft attached garage	\$ 152,000.00	\$ 3,478.00
5185	WATER/SEWER ACCESS	Jan	1/26/2022	LT Development Group	Mark Campbell	1217 9th St SE	Lot 16 of Block 3	Tara Estates	82-64-02160	1' water line 3/4' meter with SFH sewer connection	\$ -	\$ 3,132.53
5186	EXCAVATION	Jan	1/27/2022	City of Watford City	BEK Consulting LLC	141 3rd ST. SW				WATER MAIN BREAK	\$ 5,000.00	\$ 107.00
5187	RESIDENTIAL BUILDING	February	2/9/2022	Marshall and Hannah Krebs	Self	117 7th Ave NE	Lot 4 Block 6	Veeder estates	82-75-05800	Finish Basement	\$ 12,000.00	\$ 205.00
5188	RESIDENTIAL BUILDING	February	2/14/2022	Paramount Builders Inc	Paramount Builders Inc	1504 Eagleview Ct.	Lot 19 Block 1	Fox Hills	83-25-11900	Insulate & sheet rock garage walls	\$ 1,500.00	
5189	EXCAVATION	February	2/14/2022	City of Watford City	BEK Consulting LLC	N Golf Course	NA	NA	NA	8" Gate Vaulte on Forcemain	\$ 24,000.00	\$ 373.00
5190	EXCAVATION	February	2/14/2022	City of Watford City	BEK Consulting LLC	300 E Park Ave	NA	NA	NA	Emergency Repair of Water Leak on East Park Ave Just South of Middle School	\$ 5,000.00	\$ 107.00
4911	RENEWAL	February	2/18/2022	KLT Enterprises LLC	Branch Construction Services LLC	1116 Tara Lane SW	Lot 49	Tara Estates		touch ups and final inspections	\$ -	\$ 20.00
4953	RENEWAL	February	2/18/2022	KLT Enterprises LLC	Branch Construction Services LLC	1124 Tara Lane SW	Lot 48	Tara Estates		touch ups and final inspections	\$ -	\$ 20.00
5019	RENEWAL	February	2/18/2022	KLT Enterprises LLC	Branch Construction Services LLC	1232 Tara Lane SW	Lot 41	Tara Estates		touch ups and final inspections	\$ -	\$ 20.00
5191	DEMOLITION	February	2/18/2022	James T Brooks	Self	418 6th St NE				tear down house & attached middle building on lot.	\$ -	\$ 25.00
5192	SIGN	February	2/23/2022	Blue Goose LLP	DRS Ennterprises LLC	217 M St	lot 8 block 6	Original Townsite of W.C	82-0109300	Stud Mounted Sign Installed on Front of Building	\$ -	\$ 100.00
5193	COMMERCIAL BUILDING	March	3/10/2022	Shane Mckinney	Same	1101 2nd Ave Se				replace front door, patch drywall, install new windows	\$ 2,000.00	\$ 49.00
5194	COMMERCIAL BUILDING	March	3/10/2022	James T Brooks	Falcon Construction	418 6th St NE	Lot 1 Block 2	Stevens Addtions		poor floor in N. Shop 30x40 thick edge, Raise door up replace garage door	\$ 9,000.00	\$ 163.00
5195	COMMERCIAL BUILDING	March	3/22/2022	Bakken Villiage LLC	Priority Plumbing	104 Prospect St Ste 107	Lot 9 block 1	The Crossings	82-23-03200	building additional walls to enclose office, conference room, and storage room	\$ 7,500.00	\$ 99.40
5196	RESIDENTIAL BUILDING	March	3/24/2022	Debre Kellog	Sanford Construction	1513 Meadow Lark Court				Building an interior basement walls add 2 bedrooms finish basement	\$ 30,000.00	\$ 220.00