

CITY OF WATFORD CITY

P.O. BOX 494

WATFORD CITY, NORTH DAKOTA 58854

AGENDA

March 29, 2016

PLANNING COMMISSION

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

- **Call to Order Public Hearing**

1. Public Hearing to hear comment on Division of Land Application-Simple Lot Split submitted by City of Watford City for Curtis Sorenson, for property located (2517 11th Ave SE) Portion of NW ¼ Section 28, T150N, R98W, 10.38 acres. Application to create 4 lots from large parcel of land, 2 of those parcels are for City of Watford City Right of Way.
2. Public Hearing to hear comment on Land Use Application-Zone Change submitted by Kirk Wold for property located (1013 12th St SE) IT# 1687 and IT# 950 1.83 acres. Application requests C1, General Commercial Zoning on AG Agriculture zoned parcels.
3. ~~Public Hearing to hear comment on Land Use Application-Zone Change submitted by Kirk Wold for property located 2939 24 M Ave NW, NE ¼ Section 34, T150, R99W, Block 6 of Countryside Estates Subdivision, 48.07 acres. Application requests C1, General Commercial Zoning on AG Agriculture zoned parcels. **Application removed-County**~~
4. Public Hearing to hear comment on Land Use Application-Zone Change submitted by Bakken Communities, Shane Albers for property located (209 24th Ave SW) NE ¼ NE ¼ Section 36, T150N, R99W, 6.0 acres. Application requests C1 General Commercial Zoning on AG Agriculture zoned parcel.
5. Public Hearing to hear comment on City of Watford City Future Land Use Plan.

- **Close Public Hearing**

- **Call to Order Regular Meeting**

- **Approve Minutes:** February 25, 2016 & March 3, 2016 Meeting

- **Old Business:**

Express Laundry CUP

- **Final Plat Applications:**

Replat of LDS Church Lot 2

- **New Business:**

- **Review Permits:** Attached

- **Adjournment**

1.

Simple Lot Split

2517 11th Ave SE

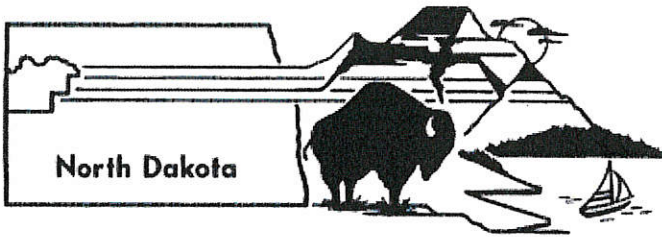
City of Watford City for Curtis Sorenson

2.

Zone Change

1013 12th St SE

Kirk Wold



North Dakota

LAND USE APPLICATION

City of Watford City Planning Department

GRAY AREA FOR STAFF USE ONLY

ZONE CHANGE	STAFF: <u>MW</u>	P&Z: <u>3.29.16</u> CC: <u>4.4.16</u>
CONDITIONAL USE	FEE: <u>\$ 200 ✓</u>	ADVERTISE DATE:
VARIANCE	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
STREET NAME	SECTION/TOWNSHIP/RANGE:	

FINAL ACTION MEMORANDUM MAILED:

DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Kirk Wold
 APPLICANT: Kirk Wold

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Kirk Wold
 ADDRESS: PO Box 1109
 CITY: Watford City STATE: ND ZIP CODE: 58854
 TELEPHONE: 701-770-5521 EMAIL: kwold@pantherpvt.com
 ASSESSOR'S PARCEL NUMBER(S): 20-00-13300 & 20-00-13400
 LEGAL DESCRIPTION: Irregular Tract #1687 and Irregular Tract #950
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 1013 12th Street SE, 11th Ave SE
 GROSS/NET ACREAGE: 1.836 Acres PRESENT ZONE CLASSIFICATION: AG
 DESIRED ZONE CLASSIFICATION: C-1 CURRENT LAST USE: Existing Old House

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

Currently the property and surrounding area is zoned AG. This request is to rezone these two properties to C-1.

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

LAND USE APPLICATION pg. 2

(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.

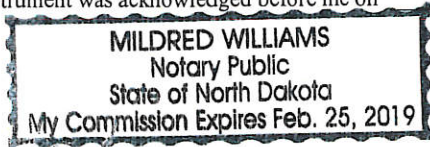
Kirk Wold
Property Owner Signature

Kirk Wold
Print of Type Owner Name

NOTARY

State of *North Dakota*
County of *McKenzie*

This instrument was acknowledged before me on *3/2/16* Date by *KIRK WOLD* Name of Person



Mildred Williams
Signature of Notarial Officer

Required Documents for Land Use Application

APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	*.pdf/*.dwg	Supplemental Info.	Application Fees
Conditional Use Permit ❖	1	1	1	1 ⁹	1 ⁸	1 ¹¹	1 ¹²	1	1 ¹⁴	\$525 + publishing costs
Zone Change	1 <i>X</i>	1 <i>X</i>	1 <i>X</i>	1 ⁹	1 ⁸ <i>X</i>	1 ¹¹	1 ¹²	1	1 ¹⁴	\$300
Variance	1	1	1		1 ⁸	1 ¹¹		1		\$300
Street Name Change*	1	1	1			1 ¹¹		1		Refer to Fee Schedule

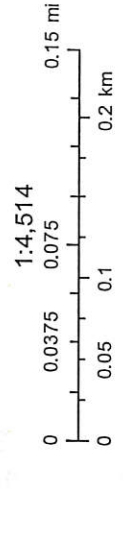
- ❖ Site Development Plan Application is required on all Conditional Use Applications.
- ❖ Only completed applications shall be accepted for filing.
- ❖ Review the Summary of Required Reviews or Hearings for your application type. ATTENDANCE AT ALL SCHEDULED MEETINGS IS HIGHLY SUGGESTED, you may assign 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 Watford City City Council's decision and all conditions of approval is sent to the correspondent address on the application. All conditions must be met before an occupancy permit or a business license will be issued. In many cases, the Planning Commission is considered to be final action unless appealed, refer to the Summary or Required Reviews or Hearings.
- ❖ Any person may appeal, in writing, to the board within 30 calendar days from the date the Notice of Final Action was sent. The Office of the Zoning Administrator must physically receive the appeal by 4:00 pm. on the 30th calendar day.
- ❖ The Planning Commission and City Council 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.

Kirk Wold Zone Change

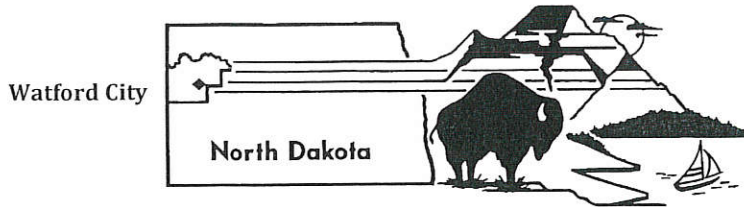


March 14, 2016

- Street Centerlines
- Extra-Territorial Area (ETA)
- Place Names
- Watford City Limits
- Lot Lines
- Cherry Creek
- Parcels from McKenzie County



GIS, Watford City, AEZS
Furgo Geospatial Inc.



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

March 16, 2016

STAFF REPORT
ZC 04-2016 Zone Change

Applicant
Kirk Wold
PO Box 1109
Watford City, ND 58854

Property Owners
SAME

Property Address: 1013 12th St SE, Irregular Tract # 1687 & 950
PID # 20-00-13300 & 20-00-13400, 1.836 acres

Discussion: Applicant requests Zone Change of 2 parcels of land adjacent from the Law Enforcement Center, and other Commercial Businesses on 11th Ave SE. Applicant requests Commercial Zoning on 2 parcels, 1.836 acres.

-The site is in the Watford City Extra Territorial Area and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

Surrounding Land Use Inventory:

North: Zoning - R1, Low Density Residential
Use - Single Family Homes
East: Zoning - C1, Commercial
Use - New Orleans Sand & Spray foam, Almquist Welding, etc.
South: Zoning - CF, Community Facilities, Watford City
Use - Law Enforcement Center
West: Zoning - AG & proposed C1
Uses - Single Family Home on AG land, proposed C1 for quarry.

Site Development

Access: *The property is accessible from 12th St SE which is a substandard street section. 12th St SE will be improved to a Collector Street Standard with upcoming reconstruction.*

Sewer: *There are NO city services to property.*

Water: *There are NO city services to the property, property is serviced by Rural Water. Property is in vicinity of newly installed city water main; east side of 12th St SE and follows south to service the Law Enforcement Center.*

Recommendation:

It is recommended to the Watford City Planning & Zoning Commission to **APPROVE** the Zone Change Application for property at 1013 12th St SE with the following requirements:

1. Site Plan Application must be submitted, reviewed, and approved prior to further development of the property.
2. Commercial zoning granted for 1 year, if no further development within this time the property shall return back to its original zoning – AG Agriculture.

Contact:

Mildred Williams, Assist. Planner

miwilliams@nd.gov

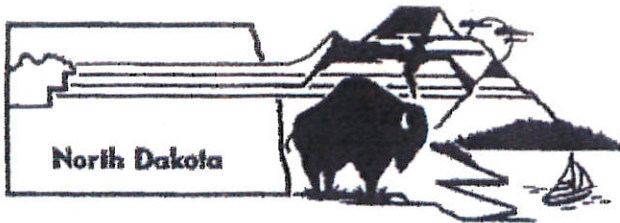
701/444-8406

3.

Zone Change

209 24th Ave SW

Bakken Communities, Shane Albers



LAND USE APPLICATION

City of Watford City Planning Department

GRAY AREA FOR STAFF USE ONLY

ZONE CHANGE	STAFF: <u>MW</u>	P&Z: <u>3.29.16</u>
CONDITIONAL USE	FEE: <u>\$300-</u>	CC: <u>4.4.16</u>
VARIANCE	RECEIPT #:	ADVERTISE DATE:
STREET NAME	SECTION/TOWNSHIP/RANGE:	

FINAL ACTION MEMORANDUM MAILED: _____

DOES THIS USE CONFORM TO THE MASTER PLAN? _____

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Bakken Communities, LLC
 APPLICANT: Shane Albers as Manager of Bakken Communities, LLC

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Shane Albers, Bakken Communities, LLC
 ADDRESS: 7373 N. Scottsdale Road, Suite 6270
 CITY: Scottsdale STATE: AZ ZIP CODE: 85256
 TELEPHONE: 866-828-6009 x 210 EMAIL: s.albers@bakkencommunities.com
 ASSESSOR'S PARCEL NUMBER(S): 11-00-14722
 LEGAL DESCRIPTION: See Attached
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 209 24th Ave SW
 GROSS/NET ACREAGE: 6.0 PRESENT ZONE CLASSIFICATION: _____
 DESIRED ZONE CLASSIFICATION: Industrial Commercial CURRENT LAST USE: AG?

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

Please see attached regarding current permitting of site. Current tax assessment for 2015 indicates a commercial assessment, see attached

DESCRIBE THE SOURCE OF WATER/SEWER: Well/water, no sewer Do you have a well serve letter YES NO

LAND USE APPLICATION pg. 2

(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.

Shane Albers
Property Owner Signature

Shane Albers
Print of Type Owner Name

NOTARY

State of Arizona

County of Maricopa

This instrument was acknowledged before me on Mar 8, 2016 by Shane Albers
Date Name of Person



[Signature]
Signature of Notarial Officer

Required Documents for Land Use Application

APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	* pdf / * dwg	Supplemental Info	Application Fees
Conditional Use Permit	1	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
Street Name Change*	1	1	1			1 ¹¹		1		Refer to Fee Schedule

- ❖ Site Development Plan Application is required on all Conditional Use Applications.
- ❖ Only completed applications shall be accepted for filing.
- ❖ Review the Summary of Required Reviews or Hearings for your application type. ATTENDANCE AT ALL SCHEDULED MEETINGS IS HIGHLY SUGGESTED, 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.
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- ❖ Any person may appeal, in writing, to the board within 30 calendar days from the date the Notice of Final Action was sent. The Office of the Zoning Administrator must physically receive the appeal by 4:00 pm. on the 30th calendar day.
- ❖ The Planning Commission and City Council 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.

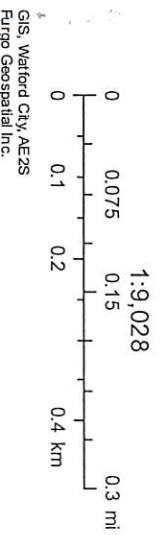
Storage 85 Bakken Communities



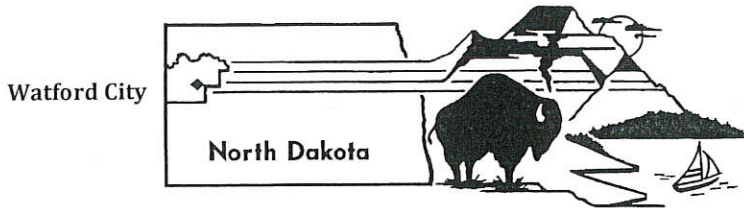
March 14, 2016

- Street Centerlines 
- Place Names 
- 3rd City Limits 
- Extra-Territorial Area (ETA) 
- Lot Lines 
- Cherry Creek 

Parcels from McKenzie County



GIS, Watford City, A&S
Furgo Geospatial Inc.



City of Watford City
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Watford City, ND 58854
Ph. 701- 444- 2533
Fax 701- 444- 3004
watford.mckenziecounty.net

March 16, 2016

STAFF REPORT
ZC 05-2016 Zone Change

Applicant

Shane Albers
7373 N. Scottsdale Rd Suite #B270
Scottsdale, AZ 85256

Property Owners

Bakken Communities
SAME

Property Address: 209 24th Ave SW, PID # 11-00-14722
NE ¼ NE ¼ Section 36, T150, R99, IT# 2601 & 2215 6.0 acres

Discussion: Shane Albers of Bakken Communities requests to re-zone 6.0 acres of AG Agriculture land to C-1 General Commercial Zoning, this change will bring property into compliance with the development of mini storage units. The project was started in the county, therefore zoning was not established as the property was located within the "buffer zone" area of the expanded extra territorial area for the city in 2015 and not yet formalized. Soon after the ETA expansion was established Bakken Communities submitted plans in accordance with Watford City Site Development Plan requirements. The project was permitted at risk until the easements filing with McKenzie Electric could be resolved.

-The site is in the Watford City Extra Territorial Area and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

Surrounding Land Use Inventory:

North: Zoning - AG, Agriculture
Use - Single Family Homes and Assembly of God Church
East: Zoning - N/A
Use - McKenzie Electric substation
South: Zoning - C1, General Commercial
Use - undeveloped property
West: Zoning - AG, Agriculture
Uses - developed land assumed by city with county uses established.

Site Development

Access: *The property is accessible from 24th Ave SE.*
Sewer: *There are NO city services to property.*
Water: *There are NO city services to the property. A city water main is on the west side of Hwy 85 South, continuing south to service Stenehjem Commons proposed development. .*

Recommendation:

It is recommended to the Watford City Planning & Zoning Commission to **APPROVE** the Zone Change Application for property at 209 25th Ave SW with the following requirements:

1. Site Development Plan Application (SDP) must be submitted, reviewed, and approved prior to any future development of the property.

Contact:

Mildred Williams, Assist. Planner

miwilliams@nd.gov

701/444-8406

4.

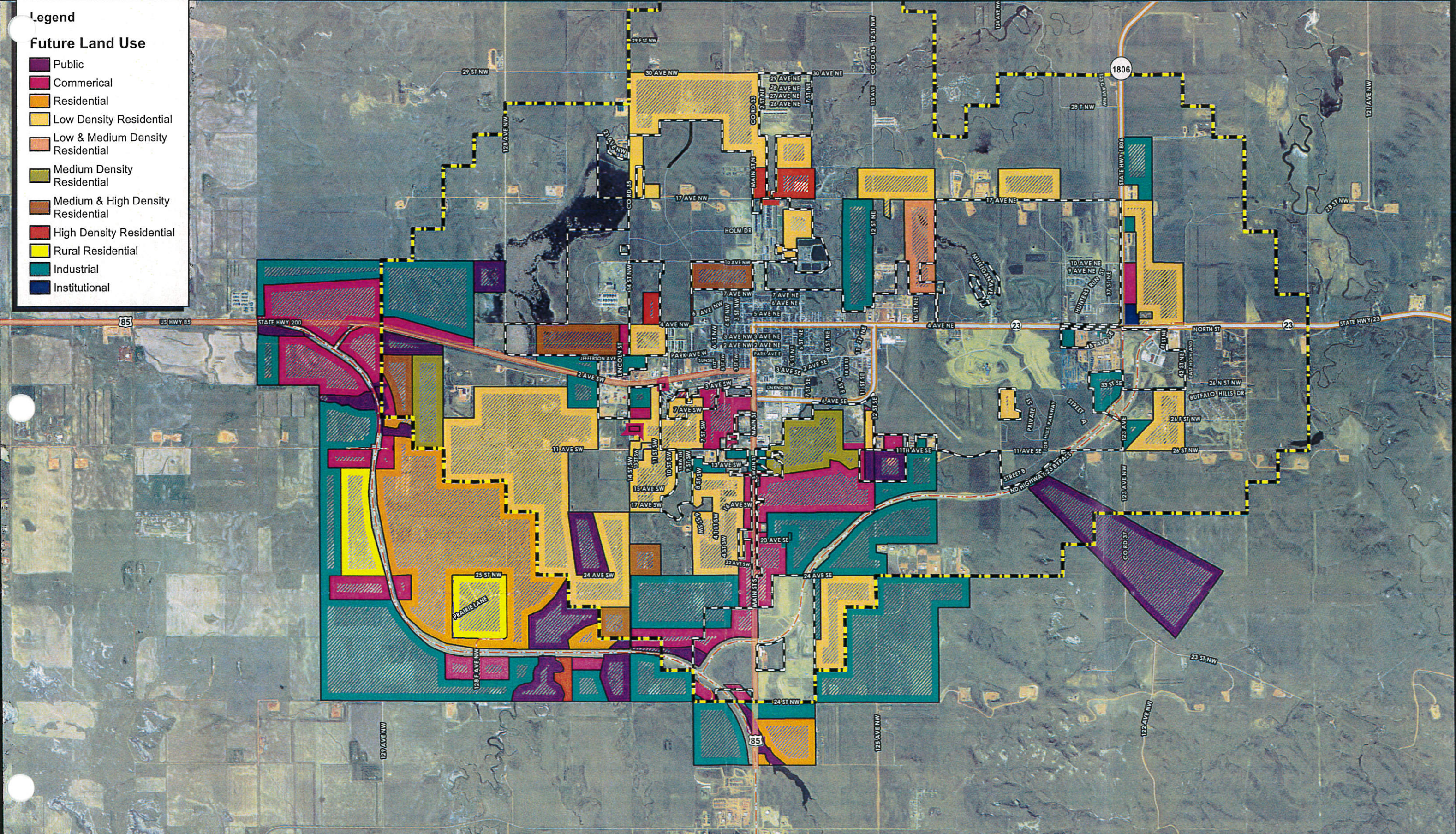
Future Land Use Plan



Legend

Future Land Use

- Public
- Commercial
- Residential
- Low Density Residential
- Low & Medium Density Residential
- Medium Density Residential
- Medium & High Density Residential
- High Density Residential
- Rural Residential
- Industrial
- Institutional



ROADS State Highway County Road Bypass

MUNICIPAL BOUNDARIES

City Limits

ETA

0 0.5 1 Miles

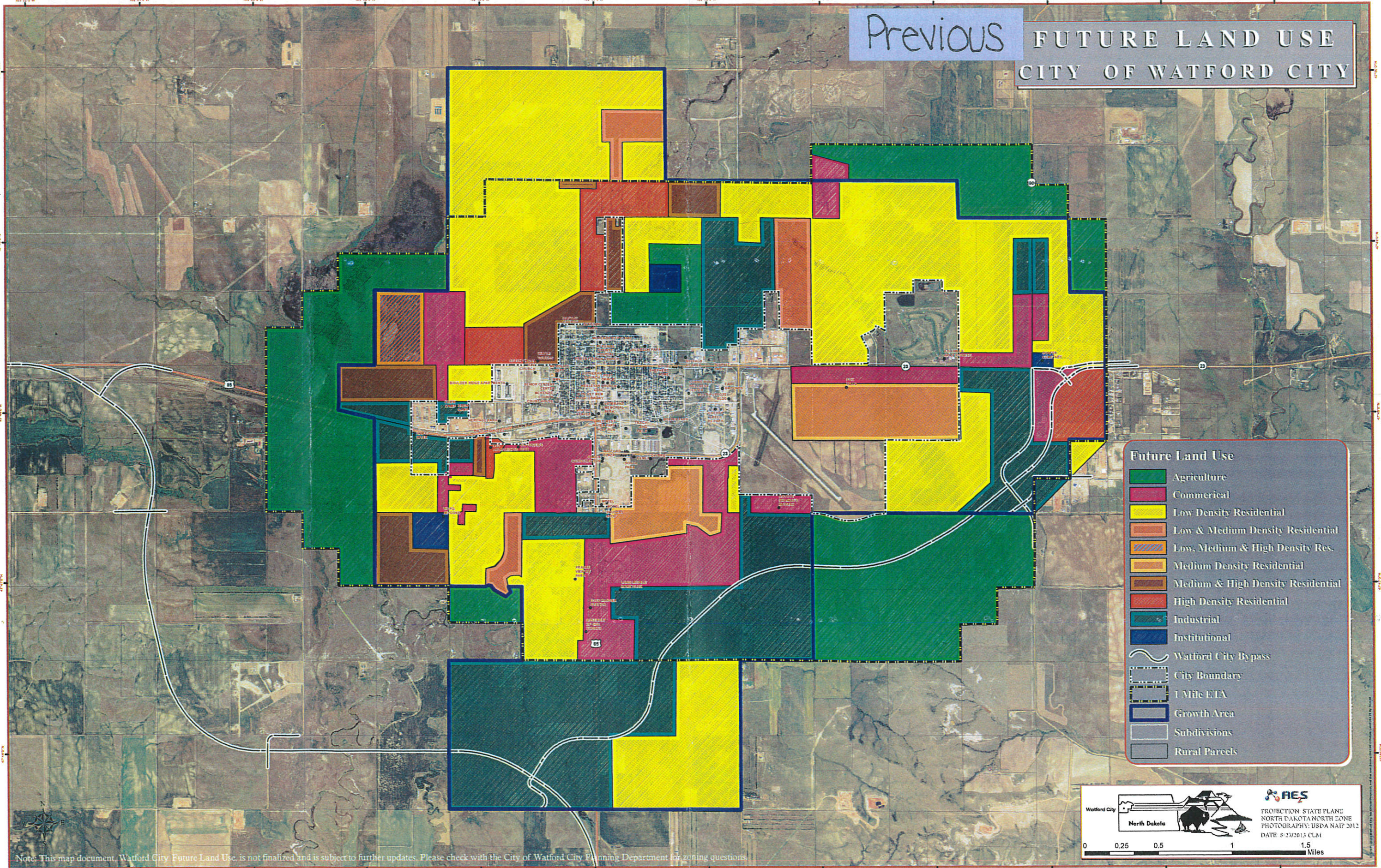


Updated: 3/11/2016 CLM

PROJECTION: STATE PLANE
 NORTH DAKOTA NORTH ZONE
 Any reliance upon this map is at user's own risk.
 AES does not warrant the map or its features are either
 spatially or temporally accurate or fit for a particular use.
 Imagery: 2015 Fugro, 6" Resolution

Previous

FUTURE LAND USE CITY OF WATFORD CITY



Future Land Use

- Agriculture
- Commerical
- Low Density Residential
- Low & Medium Density Residential
- Low, Medium & High Density Res.
- Medium Density Residential
- Medium & High Density Residential
- High Density Residential
- Industrial
- Institutional
- Watford City Bypass
- City Boundary
- 1 Mile ETA
- Growth Area
- Subdivisions
- Rural Parcels

Watford City
North Dakota

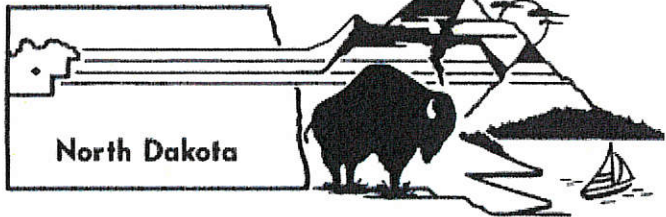
PROJECTION: STATE PLANE
NORTH DAKOTA NORTH ZONE
PHOTOGRAPHY: USDA NAIP 2012
DATE: 8/27/2013 CLM

0 0.25 0.5 1 1.5 Miles

Note: This map document, Watford City Future Land Use, is not finalized and is subject to further updates. Please check with the City of Watford City Planning Department for zoning questions.

Final Plat Application

Replat of LDS Church Lot 2



North Dakota

Division of Land APPLICATION
 City of Watford City Planning Department

GRAY AREA FOR STAFF USE ONLY

Subdivision Preliminary Plat

Subdivision Final Plat	<i>MW</i>	P&Z: <i>3.29.16</i> CC: <i>4.4.16</i>
Amend Final Plat	FEE:	ADVERTISE DATE:
Simple Lot Split	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
Other:	SECTION / TOWNSHIP / RANGE:	

FINAL ACTION MEMORANDUM MAILED:

DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Coulee Man LLC & Roseholm, LLC

APPLICANT: Adam Berger Development LLC

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Adam Berger

ADDRESS: 171 S Ivy Street

CITY: Denver STATE: CO ZIP CODE: 80224

TELEPHONE: 720-568-0033 EMAIL: adam@adamberger.com

ASSESSOR'S PARCEL NUMBER(S): _____

LEGAL DESCRIPTION: See Legal Description in Plat attached

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 8th Street NW & 7th Avenue NW

GROSS/NET ACREAGE: 5.50 Gross Acres PRESENT ZONE CLASSIFICATION: R3

SOURCE OF Water / Sewer: City of Watford City

WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION? N/A

If YES, attach a justification letter describing such waivers or variances. Waivers and Variances should be discussed with Planning Department Staff prior to filing any application

PROPERTY OWNER

(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.

[Handwritten Signature]

Property Owner Signature

Diane R. Gariety

Print Owner Name

[Handwritten Signature]

Property Owner Signature

Coulee Man, LLC

Print Owner Name

NOTARY

State of California

County of Riverside

This instrument was acknowledged before me on 3/8th/2016 by Diane R. Gariety
Date Name of Person(s)

[Handwritten Signature]

Signature of Notary



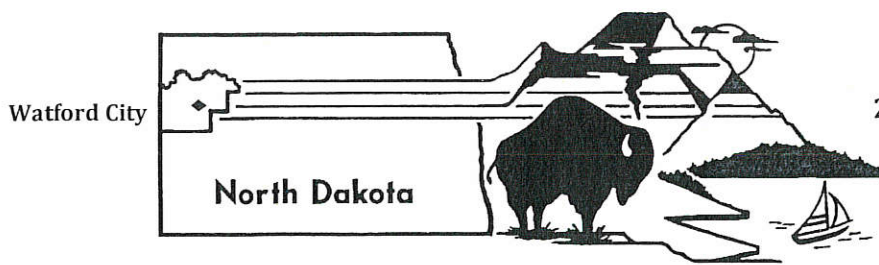
SURVEYOR / ENGINEER

Name: _____ License: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____



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

March 16, 2016

STAFF REPORT
Re-plat of Lot 2 LDS Church @ Watford

Applicant

Adam Berger Development
 171 S. Ivy St
 Denver, CO 80224

Property Owners

Diane Gariety, Coulee Man LLC & Roseholm LLC
 3724 24th Ave
 Portland, OR 97212

Property Address: at this time no address. Lot 2 of LDC Church @ WC Subdivision,
 Section 13, T150N, R99W 5.50 acres.

Discussion: Adam Berger on behalf of Gariety & Holm family submitted proposed re-plat of Lot 2 of LDS subdivision, proposed plat will divide Lot 2 into 18 smaller parcels for individual sale and development of single family housing. The original zoning shows R3, Medium Density Residential District, which allows for single family, townhouse, two-family and multi-family up to 6 dwelling units per structure.

-The site is in the City of Watford City, ETA 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 -	R1, R2, R3, Watford City
Use -	Mixed Use Residential
North: Zoning -	R1, R2, R3, R4, Watford City
Uses -	Mixed Use Residential
East: Zoning -	R1, R2, R3, CF, Watford City
Uses -	Mixed Use Residential

Site Development

Access: to be constructed with development of subdivision

Sewer & Water: City water, sanitary sewer, and storm sewer service the development area

Recommendation:

1. It is recommended that the Watford City Planning Staff to **approve** Replat of Lot 2 LDS Church Subdivision **Final Plat**. Site Development Plan Application(s) and generalized building plans must be submitted, reviewed and approved before any development can commence on this property.
2. Final Plat will not be recorded until an approved Development Agreement and Subdivision Improvement Agreement along with the appropriate bonding requirement are in place and approved.
3. If no action is taken to record the plat within 1 year, the plat becomes void.
4. Suggested edits detailed in 3-17-16 email are made and approved.

Contact:

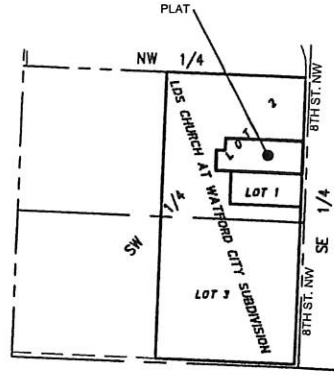
Mildred Williams, Asst. City Planner

miwilliams@nd.gov

701/444-8406

PLAT OF LOTS 4-21 OF THE LDS CHURCH AT WATFORD CITY SUBDIVISION

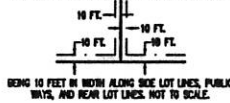
A REPLAT OF LOT 2 OF THE LDS CHURCH AT WATFORD CITY SUBDIVISION SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, T.150N., R.99W., 5TH PM, MCKENZIE COUNTY, NORTH DAKOTA



SW 1/4 SECTION 13, T. 150 N, R. 99 W.

VICINITY MAP
(NOT TO SCALE)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THERE

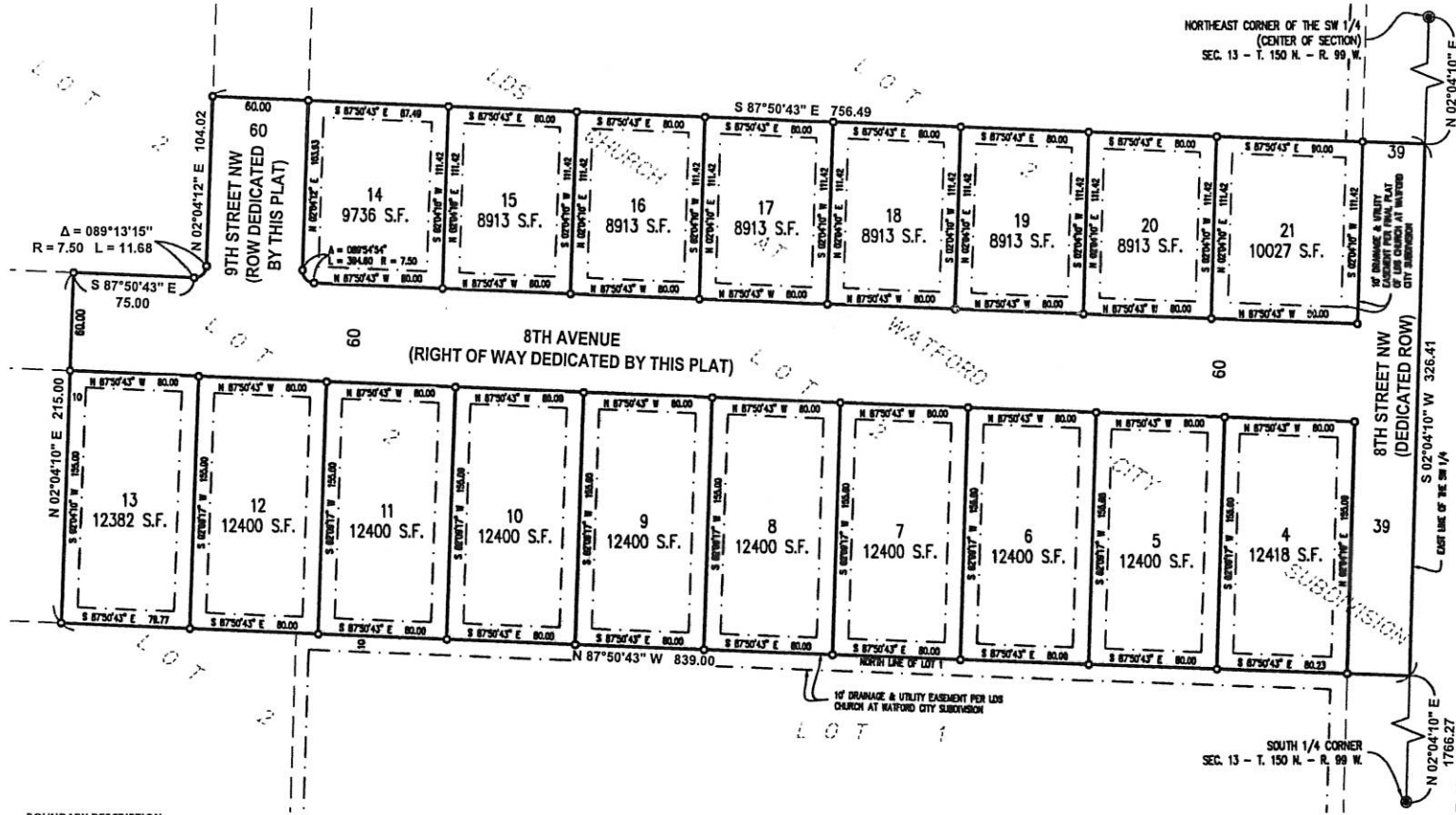


BEARING BASIS

Orientation of the bearing system is based on McKenzie County
Ground Coordinates. They are derived from the North Dakota
Coordinate System of 1983, NAD83 (CURS)

LEGEND

- DENOTES A SET 5/16" X 18" REBAR SET
- DENOTES MCKENZIE COUNTY SECTION CORNER



BOUNDARY DESCRIPTION

THAT PART OF LOT 2, LDS CHURCH AT WATFORD CITY SUBDIVISION, LOCATED IN SECTION 13, TOWNSHIP 150 NORTH, RANGE 99 WEST, MCKENZIE COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 13, THENCE NORTHERLY ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION NORTH 02 DEGREES 04 MINUTES 10 SECONDS EAST (ASSUMED BEARING) A DISTANCE OF 1766.27 FEET TO THE POINT OF BEGINNING OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 87 DEGREES 50 MINUTES 43 SECONDS WEST A DISTANCE OF 839.00 FEET; THENCE NORTH 02 DEGREES 04 MINUTES 10 SECONDS EAST A DISTANCE OF 185.00 FEET; THENCE SOUTH 87 DEGREES 50 MINUTES 43 SECONDS EAST A DISTANCE OF 75.00 FEET; THENCE NORTHERLY A DISTANCE OF 11.68 FEET ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 7.50 FEET AND A CENTRAL ANGLE OF 89 DEGREES 13 MINUTES 15 SECONDS; THENCE NORTH 02 DEGREES 04 MINUTES 10 SECONDS EAST TANGENT TO LAST SAID CURVE A DISTANCE OF 104.02 FEET; THENCE SOUTH 87 DEGREES 50 MINUTES 43 SECONDS EAST A DISTANCE OF 756.49 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 02 DEGREES 04 MINUTES 10 SECONDS WEST A DISTANCE OF 296.41 FEET TO THE POINT OF BEGINNING.

EXCEPTING OUT THAT PORTION OF SUBJECT PROPERTY DEDICATED AS RIGHT OF WAY ON SAID PLAT OF LDS CHURCH AT WATFORD CITY SUBDIVISION.
SUBJECT PROPERTY CONTAINS 5.78 ACRES & IS SUBJECT TO EASEMENTS OF RECORD.

WATFORD CITY APPROVAL

THE CITY OF WATFORD CITY, NORTH DAKOTA, HAS APPROVED THE ATTACHED PLAT AS SHOWN HERON, 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 PORTION 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.

BRENT SANFORD, MAYOR DATE _____ PENI PETERSON, CITY AUDITOR DATE _____

STATE OF NORTH DAKOTA }
COUNTY OF MCKENZIE } SS:

ON THIS _____ DAY OF _____, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, BRENT SANFORD, 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 ABOVE WRITTEN.

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

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS _____ DAY OF _____, 2016 IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF WATFORD CITY, NORTH DAKOTA, AND REGULATIONS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WATFORD CITY, NORTH DAKOTA.

GLEN BEARD, CHAIRMAN DATE _____

STATE OF NORTH DAKOTA }
COUNTY OF MCKENZIE } SS:

ON THIS _____ DAY OF _____, 2016, 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 ABOVE WRITTEN.

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

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, BEING SOLE OWNERS AND MORTGAGE HOLDER OF THE LAND PLATTED HEREIN, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT AND AGREE NOT TO VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE CITY OF WATFORD CITY.
DATED THIS _____ DAY OF _____, 2015,

ROSEHOLM LLC DATE _____

STATE OF NORTH DAKOTA }
COUNTY OF MCKENZIE } SS:

ON THIS _____ DAY OF _____, 2016, 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 ABOVE WRITTEN.

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

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, BEING SOLE OWNERS AND MORTGAGE HOLDER OF THE LAND PLATTED HEREIN, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT AND AGREE NOT TO VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE CITY OF WATFORD CITY.
DATED THIS _____ DAY OF _____, 2015,

COULEE MAN, LLC DATE _____

STATE OF NORTH DAKOTA }
COUNTY OF MCKENZIE } SS:

ON THIS _____ DAY OF _____, 2016, 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 ABOVE WRITTEN.

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

UTILITY COMPANY APPROVAL OF EASEMENTS

-RESERVATION TELEPHONE COOPERATIVE

WE THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED.
DATED THIS _____ DAY OF _____, A.D., 2016

RESERVATION TELEPHONE COOPERATIVE, AUTHORIZED AGENT

PRINTED NAME _____

STATE OF NORTH DAKOTA }
COUNTY OF MCKENZIE } SS:

ON THIS _____ DAY OF _____, 2016, 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 ABOVE WRITTEN.

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

-MONTANA-DAKOTA UTILITIES COMPANY

WE THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED.
DATED THIS _____ DAY OF _____, A.D., 2016

MONTANA-DAKOTA UTILITIES COMPANY, AUTHORIZED AGENT

PRINTED NAME _____

STATE OF NORTH DAKOTA }
COUNTY OF MCKENZIE } SS:

ON THIS _____ DAY OF _____, 2016, 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 ABOVE WRITTEN.

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

-MCKENZIE ELECTRIC COOPERATIVE, INC.

WE THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED.
DATED THIS _____ DAY OF _____, A.D., 2016

MCKENZIE ELECTRIC COOPERATIVE, INC. AUTHORIZED AGENT

PRINTED NAME _____

STATE OF NORTH DAKOTA }
COUNTY OF MCKENZIE } SS:

ON THIS _____ DAY OF _____, 2016, 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 ABOVE WRITTEN.

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 INSTALLMENTS OF SPECIAL ASSESSMENTS OR TAX ESTIMATES FOR THE PROPERTY DESCRIBED ON THE ATTACHED INSTRUMENT ARE UNPAID IN THE AMOUNT OF \$ _____ PLUS PENALTY AND INTEREST. CERTIFIED THIS _____ DAY OF _____, 2016.

LINDA SVIHOVEC, MCKENZIE COUNTY AUDITOR

CERTIFICATE OF MCKENZIE COUNTY RECORDER

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT _____ O'CLOCK _____ M ON THE _____ DAY OF _____, 2016 AND WAS RECORDED AS DOCUMENT NUMBER: _____.

ANN M. JOHNSRUD, MCKENZIE COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, JESSE T. BENGTON, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY PLAT SHOWN HERON WAS COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS THE CORRECT REPRESENTATION OF THE SURVEY SHOWN HERON, AND THAT THE MONUMENTS ARE PLACED AS SHOWN, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

JESSE T. BENGTON
ND REG. NO. LS-9752

STATE OF MINNESOTA }
COUNTY OF KANDIYOHI } SS:

ON THIS _____ DAY OF _____, 2016, 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 ABOVE WRITTEN.

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

True North Surveys, P.A.
PHONE: 320.212.1009
21 1ST AVE SW
NEW LONDON, MN 56273

VICINITY MAP FOR THE PLAT OF LOTS 4-21 OF THE LDS CHURCH AT WATFORD CITY SUBDIVISION

A REPLAT OF LOT 2 OF THE LDS CHURCH AT WATFORD CITY SUBDIVISION SITUATED IN THE NORTHEAST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 13, T.150N., R.99W., 5TH PM, MCKENZIE COUNTY, NORTH DAKOTA

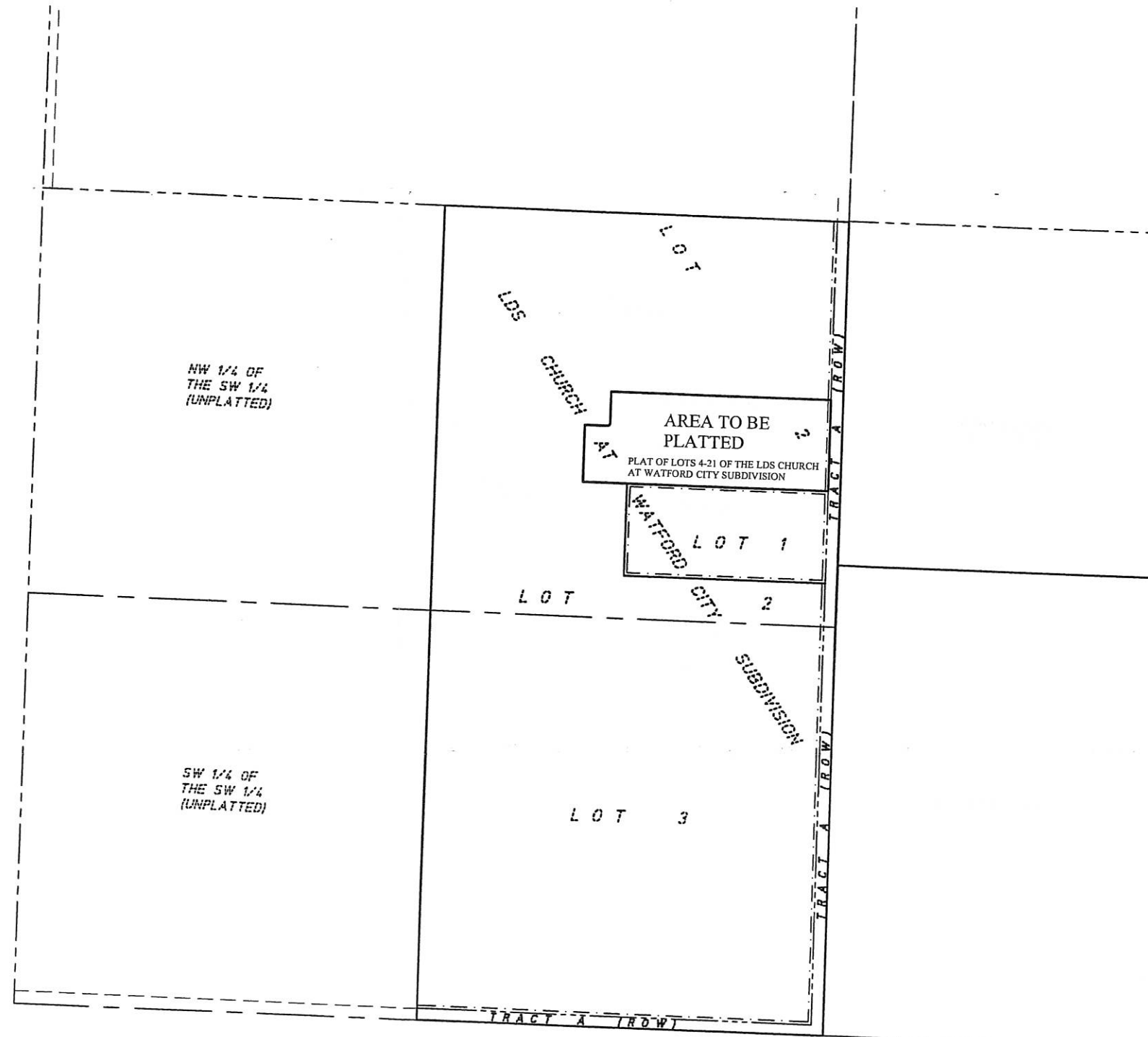


BEARING BASIS

Orientation of the bearing system is based on McKenzie County
Grand Coordinates. They are derived from the North Dakota
Coordinate System of 1983, NAD83 (D27C).

LEGEND

●	DENOTES A 1/2" IRON PIPE MONUMENT
⊙	DENOTES MCKENZIE COUNTY SECTION COVER
—	SECTION LINE
—	PLAT/BOUNDARY LINE
- - -	RIGHT-OF-WAY LINE
- - -	UTILITY EASEMENT LINE



SURVEYORS NOTES

-VICINITY MAP (PAGE 2) REQUESTED TO SHOW FUTURE PLAT IN
PARENT PARCEL OF LDS CHURCH AT WATFORD CITY SUBDIVISION.

Minutes

PLANNING & ZONING COMMISSION MEETING MINUTES
February 29, 2016

The regular monthly meeting of the Watford City Planning & Zoning Commission was held on Monday February 29, 2016 at 6:00 p.m. in the Heritage Room at City Hall. In attendance: Chairman Glen Beard and Commission Member Jesse Lawrence. Also present: Assistant City Planner Mildred (Mili) Williams, Planning Assistant Becky Smith, Building Inspector Steven Williams, and City Attorney Wyatt Voll. Absent: Commission Members: William Carlson, Rick Holm, Shane Homiston, Cory Johnson, and Jason Taylor.

With the above mentioned present, the Public Hearing was called to order at 6:05 P.M. by Chairman Glen Beard.

Due to lack of attendance, the Commission was unable to establish a quorum. The meeting will be rescheduled for Thursday March 3, 2016 at 5:30 PM in the Heritage Room at City Hall.

CLOSE PUBLIC HEARING: 6:08 PM

The rescheduled Planning & Zoning Commission Meeting will be held on
THURSDAY MARCH 3, 2016 at 5:30 PM.

Glen Beard
Planning Commission Chairman

Becky Smith
Planning & Zoning Assistant

PLANNING & ZONING COMMISSION MEETING MINUTES
March 3, 2016

The rescheduled monthly meeting of the Watford City Planning & Zoning Commission was held on Thursday March 3, 2016 at 5:30 p.m. in the Heritage Room at City Hall. In attendance: Chairman Glen Beard, Commission Members: William Carlson, Rick Holm, Shane Homiston, Jesse Lawrence, and Jason Taylor. Also present: Assistant City Planner Mildred (Mili) Williams, Planning Assistant Becky Smith. Absent: City Planner Curtis Moen, Building Inspector Steven Williams, City Attorney Wyatt Voll, and Commission Member Cory Johnson.

With the above mentioned present, the Public Hearing was called to order at 5:32 P.M. by Chairman Glen Beard.

Under consideration were the following:

1. Public Hearing to hear comment on Land Use Application-Conditional Use Permit submitted by MAK Properties, Matt Sparby of Blackduck Power Equipment Inc., for Employee Housing on C1 Commercial zoned property. 1906 23rd St NE, SE1/4 Section 8, T150, R98W, McKenzie County, ND.

Assistant City Planner Mili Williams explained that this is still the same property owner, just a different business. The housing will consist of the existing 6 cabins and modular home. There will not be any campers.

MOTION by W. Carlson, SECOND by R. Holm to recommend APPROVAL to City Council of the Conditional Use Permit. Approval is contingent upon the following recommendations set forth in the Planning Department Staff Report:

1. The Conditional Use Permit will allow only factory manufactured campers and DOT approved recreational vehicles or Housing and Urban Development (HUD) approved manufactured housing or commercial coaches (skid units) are permitted. No non-factory housing shall be permitted.
2. The Conditional Use Permit is based on the number of spaces shown on the submitted site plan and shall not be expanded nor the intensity increased unless by Conditional Use Permit.
3. The Conditional Use Permit shall be specific as to the number of parking spaces to be provided. A minimum of 2 off-street parking spaces per site shall be provided.
4. A dust palliative should be required to be applied to parking areas from May through October.
5. Parking areas shall be surfaced with a minimum of 6" of crushed aggregate, not scoria. Scoria may be used as a base course for the final surfacing.
6. Conditional Use Permit will expire after 6 months if no action is taken.
7. Conditional Use Permit shall be reevaluated after 1 year or prior to the 1 year should the City set a date for non-continuation of CUP's for temporary employee housing.
8. Williams County Standards for temporary housing will be required.

**Roll Call Vote: Ayes; W. Carlson, R. Holm, S. Homiston, J. Lawrence, J. Taylor, G. Beard
Nays; None.**

MOTION Carried.

2. Public Hearing to hear comment on Division of Land Application-Simple Lot Split submitted by Nathan Sievers of Consolidated Investment Group for Valley View RE, LLC & Tim Bertoch. IT# 2204 PT SE ¼ Section 13, T150, R99, 42.64 acres creating 3 lots from one parent parcel.

Assistant City Planner Mili Williams explained that this lot split will allow the park land to be given to Watford City's Park District.

MOTION by J. Lawrence, SECOND by J. Taylor to recommend APPROVAL to City Council of the Simple Lot Split. Approval is contingent on the following recommendations set forth in the Planning Department Staff Report:

1. Submitted Simple Lot Split Plat meets all requirements per the Land Division Ordinance.

**Roll Call Vote: Ayes; W. Carlson, R. Holm, S. Homiston, J. Lawrence, J. Taylor, G. Beard
Nays; None.**

MOTION Carried.

3. Public Hearing to hear comment on Land Use Application-Zone Change submitted by First Lutheran Church, Bakken Environmental & Safety Training (BEST) Academy Of ND, requesting C1 General Commercial zoning on property located 201 3rd Ave NW, Watford City, ND.

Assistant City Planner Mili Williams explained that this application is for a Zone Change. The Zone change will be contingent upon bringing property into C1 compliance with an approved Site Development Plan to address parking and drainage issues. To address parking shortage issue, once available, the property owners may be asked to participate in the City's parking structure project. Potential owner, Mrs. Hyce, explained that their proposed use of the building will be for an employee and community training facility where most classes will be held in the morning, starting around 7am-9am and the number of people of attending the classes will vary but general around 10-20 persons. Mrs. Hyce also explained that they have a parking agreement with the church to allow use of their lot and will also be making an effort to provide additional parking spaces within the building's property. Neighboring residents expressed their concerns about increased traffic and parking issues- not being able to get in or out of personal driveways; suggested posting "No Parking" signs on street in front of homes. Police Department will be able to help enforce any parking issues. Ari Johnson from First Lutheran Church explained that they had received several other purchase offers for this building and had ultimately decided to go with this agreement from the Hyce's due to their clear plan for what they intend to use the property for. He also explained that the church would like to be a good neighbor to all owners in the area and plans to help them provide parking for the facility with a parking agreement to use spaces within the Church's parking lot.

MOTION by J. Taylor, SECOND by R. Holm to recommend APPROVAL to City Council for the Zone Change Application. Approval is contingent upon the following recommendations set forth in the Planning Department Staff Report:

1. Prior to occupancy the owner must submit a Site Plan application to address drainage and parking issues related to the site. No occupancy for the commercial uses of the property will be allowed until these issues have been dealt with and a site plan has been approved.

**Roll Call Vote: Ayes; W. Carlson, R. Holm, S. Homiston, J. Lawrence, J. Taylor
Abstained; G. Beard
Nays; None.
MOTION Carried.**

4. Public Hearing to hear comment on Division of Land Application-Preliminary Plat submitted by Adam Berger Development for Diane Gariety, Coulee Man, LLC. and Roseholm, LLC. for property located NE ¼ of SW ¼ of Section 13, T150N, R99W (Homestead Subdivision), Watford City, McKenzie County, ND.

Assistant City Planner Mili Williams explained that this is their first stage of development. Planning staff recently met with Adam Berger and made the City's expectations clear: this project will not be like the Highlands where the streets were paved and a park put in but no further steps toward development have been taken.

MOTION by S. Homiston, SECOND by R. Holm to recommend APPROVAL to City Council for the Preliminary Plat Application. Approval is contingent upon the following recommendations set forth in the Planning Department Staff Report:

1. Site Development Plan Application(s) and generalized building plans must be submitted, reviewed, and approved before any development can commence on this property.
2. Final Plat will not be recorded until an approved Development Agreement (DA) and Subdivision Improvement Agreement (SIA) along with the appropriate bonding requirements are in place and approved.
3. If no action is taken to record the plat within 1 year, the plat becomes void.

**Roll Call Vote: Ayes; W. Carlson, R. Holm, S. Homiston, J. Lawrence, J. Taylor, G. Beard
Nays; None.
MOTION Carried.**

CLOSE PUBLIC HEARING: 5:58 PM

CALL TO ORDER REGULAR MEETING: 5:58 PM

MINUTES: January 25, 2016

No Comments from Commission.

**MOTION by S. Homiston, SECOND by J. Lawrence to APPROVE the Minutes as presented.
Roll Call Vote: Ayes; W. Carlson, R. Holm, S. Homiston, J. Lawrence, J. Taylor, G. Beard
Nays; None.
MOTION Carried.**

REVIEW PERMITS:

Permits were reviewed as presented. No discussion from Commission.

New/Old Business:

1. Potential solutions to tumbleweed problems- Code enforcement.
2. Follow up from Express Laundry's CUP application.
3. The next regularly scheduled P&Z Meeting is scheduled for the Monday (3-28-16) right after Easter holiday.
Motion to move the meeting to Tuesday (3-29-16).

**Roll Call Vote: Ayes; W. Carlson, R. Holm, S. Homiston, J. Lawrence, J. Taylor, G. Beard
Nays; None.
MOTION Carried.**

Adjournment at 6:05 PM

MOTION by R. Holm, SECOND by S. Homiston.

The next regularly scheduled Planning & Zoning Commission Meeting will be held on
TUESDAY MARCH 29, 2016 at 6:00 p.m.

Glen Beard
Planning Commission Chairman

Becky Smith
Planning & Zoning Assistant

Permits

2015 - 2016 PERMIT COMPARISONS

March
03/22/16

2015	
Month	# of Permits Issued
January	14
February	10
March	20
April	40
May	31
June	76
July	52
August	35
September	25
October	25
November	14
December	19
YEAR TOTAL	361
March 2015 YTD	44

2015	
Month	Value
January	\$585,000.00
February	\$14,071,200.00
March	\$6,886,622.00
April	\$4,734,086.61
May	\$1,164,739.41
June	\$55,468,577.00
July	\$15,749,439.94
August	\$1,303,339.48
September	\$35,375,541.45
October	\$3,653,756.00
November	\$732,874.88
December	\$401,310.98
YEAR TOTAL	\$ 140,126,487.75
Feb 2015 YTD	\$21,542,822.00

2016	
Month	# of Permits Issued
January	38
February	17
March	26
April	
May	
June	
July	
August	
September	
October	
November	
December	
2016 YTD	81

2016	
Month	Value
January	\$ 2,043,696.31
February	\$ 24,216.18
March	\$ 370,745.30
April	
May	
June	
July	
August	
September	
October	
November	
December	
2016 YTD	\$ 2,438,657.79

2015 Residential Permits				
Type	# of Units	# of Buildings	Value	
Single Family Home	44	44	\$ 7,845,551.00	
Duplex	20	10	\$ 2,260,000.00	
Apartment 3-4 Units	40	10	\$ 4,000,000.00	
Apartment 5+ Units	173	7	\$ 10,250,577.50	
YEAR TOTAL	277	71	\$ 24,356,128.50	Value
	Units	Buildings		

2016 Residential Permits				
Type	# of Units	# of Buildings	Value	
Single Family Home	7	7	\$ 2,167,836.61	
Duplex				
Apartment 3-4 Units				
Apartment 5+ Units				
2016 YTD	7	7	\$ 2,167,836.61	Value
	Units	Buildings		

March Total				
Type	# of Units	# of Buildings	Value	
	1	1	\$ 124,140.30	
	Units	Buildings		Value

YTD : Year To Date