

CITY OF WATFORD CITY

P.O. BOX 494

WATFORD CITY, NORTH DAKOTA 58854

AGENDA
March 31, 2014

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

Call to Order Public Hearing

1. Public Hearing to hear comment on a Zone Change Application submitted by Monday One/Kenny Dewan on property located in Pheasant Ridge Subdivision, Lots 57-67, in the NW1/4 of Section 18, T150N, R98W. The amendment will place the R-T (Townhome Residential Overlay) onto existing R-3 zoned property.
2. Public hearing to hear comment on a Variance Application submitted by Monday One/Kenny Dewan on property located in Pheasant Ridge Subdivision, Lots 57-67, in the NW1/4 of Section 18, T150N, R98W. The variance request is from 25' to 12.5' on R-3 zoned property.
3. Public hearing to hear comment on a Conditional Use Permit Annual Review submitted by Steve Sanford on the following described property 600 12th St NE, Sect-17 TWP-150 Rang-098, 2nd Annexation 150-98 to Watford City IT 1306 PT SW1/4SW1/4 2.87 acres 18.67 Acres. In consideration of Renewal of a Conditional Use Permit to allow Temporary Workforce Housing at the above described property.
4. Public hearing to hear comment on Conditional Use Permit Review submitted by JW Enterprises, LLC on the following described property 1001 4th St. SW S1/2SE1/4 Section 24, T150N, R99W McKenzie County In consideration of Renewal of a Conditional Use Permit to allow for Temporary Employee Housing within a commercial development.
5. Public hearing to hear comment on a Conditional Use Permit Annual Review submitted by C & A Realty Investments, LLC on the following described property 202 3rd Ave SW Sax Addition to Watford City IT 1547 PT E ½ In consideration of Renewal of a Conditional Use Permit to allow for temporary employee housing in a commercial district.
6. Public hearing to hear comment on Conditional Use Permit Annual Review submitted by Western Area Water Supply/Jaret Wirtz, on property located Section 15, T150N, and R98W, Highway 1806 & 23. In consideration of a Renewal of a Conditional Use Permit for a free standing, 80 ft. tower for telemetry.

Call to Order Regular Meeting

Minutes of February 24, 2014 Meeting

Minutes of March 13th 2014 Special Meeting

Unfinished Business:

1. Zone Change – Monday One/Kenny Dewan
2. Variance - Monday One/Kenny Dewan
3. Conditional Use Permit Annual Review- Steve Sanford
4. Conditional Use Permit Annual Review – JW Enterprises
5. Conditional Use Permit Annual Review – C&A Realty
6. Conditional Use Permit Annual Review – Western Area Water Supply/Jaret Wirtz
7. Final Plat- Emerald Ridge

New Business:

1. Extra Territorial Expansion Discussion
2. May Meeting Date is on Memorial Day

Review Building Permits

2796	Feb	Watford Express Laundry	1101 2nd Ave SE		Redoing the roof	\$2,500.00	2/11/14	\$72.00	Cash
2797	Feb	John Hall	309 3rd Ave NW		Fence	0.00	2/24/14	\$25.00	Cash
2798	Mar	Cheryl Butalon	412 N Main St.		Home addition & Deck	10,000.00	3/7/2014	\$177.00	#3213
2799	Mar	Indigo Sign Works	109 6th Ave SE #100		Taco Johns Sign		3/11/2014	\$100.00	Card
2800	Mar	DW Excavating	317 3rd Ave NE		Replace Windows& Doors	15,000.00	3/12/2014	\$247.00	#3620
2801	Mar	Hibachi Express/Sakura	105 9th Ave SE		interior Permit	80,000.00	3/13/2014	\$865.00	#1226
2802	Mar	Kevin Waliezer	417 3rd St NW		1900 go ft add to home	125,000.00	3/18/2014	\$1,177.00	#5180
2803	Mar	Chris Roff	3rd St SE		Movin MH Out		3/19/2014	\$25.00	Card
2804	Mar	Chris Roff	3rd St SE		Moving MH Out		3/19/14	\$25.00	Card
2805	Mar	Dale Garman	905 11th St SW		Moving a MH		3/19/14	\$25.00	Card
2806	Mar	Dale Garman	905 11th St SW		Moving a MH		3/19/14	\$25.00	Card
2807	Mar	Andrew	520 3rd St NE		Fence		3/19/14	\$25.00	Card
2808	Mar	Curtis Larson	600 2nd Ave NE		New Roof	\$8,500.00	3/20/14	\$156.00	#1274
2809	Mar	Jesse Lange	201 3rd St NE		interior Permit	\$325,000.00	3/21/14	\$2,477.00	#2809
2810	Mar	Paul Wisness	201 3rd St NE		Demo		3/21/14	\$50.00	Card
2811	Mar	Robin Greenhagen	1302 E Hwy 23		82-70-00100	Fence	3/21/14	\$25.00	Cash
2812	Mar	Brenda Witman	Cenex Lot-pending address	Lot 11	271 Sq Ft Coffee Shop	\$8,100.00	3/26/14	\$149.00	#1011

Adjournment

Melissa Sandry
Secretary/Planning Assistant

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

March 31, 2014 Planning Minutes

PLANNING COMMISSION MINUTES
WATFORD CITY, ND
March 31, 2014

The regular monthly meeting of the Watford City Planning Commission was held on March 31, 2014 at 6:00 p.m. at the Civic Center. In attendance: Chairman: Glen Beard. Board members: Phil Riely, Jesse Lawrence, Cory Johnson, Teri Wolff and Sonja Johnson. Also present City Attorney Wyatt Voll, Curt Moen, Seth Sampson, Mili Williams, Steve Williams and Melissa Sandry. Excused absence: Rick Holm.

Public Hearing called to order at 6:01 pm:

1. Public Hearing to hear comment on a Zone Change Application submitted by Monday One/Kenny Dewan on property located in Pheasant Ridge Subdivision, Lots 57-67, in the NW1/4 of Section 18, T150N, R98W. The amendment will place the R-T (Townhome Residential Overlay) onto existing R-3 zoned property.
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6. Public hearing to hear comment on Conditional Use Permit Annual Review submitted by Western Area Water Supply/Jaret Wirtz, on property located Section 15, T150N, and R98W, Highway 1806 & 23.
In consideration of a Renewal of a Conditional Use Permit for a free standing, 80 ft. tower for telemetry.

After discussion Chairman Glen Beard closed the Public Hearing at 6:25 p.m.

7. **Final Subdivision Plat: Emerald Ridge** – no motion, informational only.

NEW BUSINESS

1. Extra Territorial Expansion Discussion: P&Z board discussed amongst themselves informational.
2. May Meeting Date is on Memorial Day: May Meeting date changed to Tuesday, May 27th 2014 at 6 pm in Civic Center.

BUILDING PERMITS:

Building Permits reviewed and approved.

ADJOURNMENT:

J. Lawrence moved to adjourn, S. Johnson seconded the motion. All ayes, Motion carried. No further business, the meeting adjourned at 6:20 pm.

Glen Beard
Chairman

Mildred Williams
Assistant City Planner

March 13, 2014

Special Planning Minutes

PLANNING COMMISSION
SPECIAL MEETING MINUTES
WATFORD CITY, ND
March 13, 2014

The special meeting of the Watford City Planning Commission was held on Thursday, March 13, 2014 at 6 p.m. at City Hall. Present: Glen Beard, Teri Wolff, Phil Riley, Jesse Lawrence, Cory Johnson. Also present City Attorney Wyatt Voll, Steve Williams, Seth Sampson and Mildred Williams.

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

1. Public hearing to hear comment on Zone Change Application submitted by Foley Brothers Towing, for property located in Lots 26, 27 & 28, Block 1 of the Old West Subdivision, Section 25, T150N, R99W, 12.63 acres, McKenzie County, ND. Application will re-zone AG property to C1.
2. Public hearing to hear comment on expanding Extraterritorial Zoning to the full allowable one (1) mile of the city limits and affected sections of the Zoning Ordinances.

After discussion Chairman Glen Beard closed the Public Hearing at 7:15 p.m.

UNFINISHED BUSINESS:

1. **Zone Change- Foley Brothers Towing-** moved by P. Riley to recommend approval to City Council on a Zone Change Application submitted by Foley Brothers Towing changing 12.63 acres zoned AG (Agriculture) to C1 (Commercial). Seconded by C. Johnson and carried by the following roll call vote: ayes; T. Wolff, C. Johnson, R. Riley and J. Lawrence. Nays; None. Motion Carried.
2. **Extraterritorial Zoning-** motion to meet with McKenzie County for a transitional mtg regarding the Extra Territorial Expansion by T. Wolff. Seconded by P. Riley and carried by the following roll call vote: ayes; C. Johnson, T. Wolff, J. Lawrence, and P. Riley. Nays; None. Motion Carried. Minutes to reflect City of Watford City will post the transitional meeting date with McKenzie County on website and notify all adjacent property owners of meeting, the requested meeting will be a public meeting without a public forum. The ETA Zoning Expansion will be listed as a discussion item on the upcoming Planning and Zoning Meeting March 31st, 2014 at 6 pm held in the Civic Center.

ADJOURNMENT:

C. Johnson moved to adjourn, P. Riley seconded motion. All ayes, Motion carried. No further business, the meeting was adjourned at 7:27 p.m.

Glen Beard
Chairman

Mildred Williams
Assistant City Planner

1.

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

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE	DATE FILED: 3/11/14	APPLICATION NUMBER: 2C-03-2014
ZONE CHANGE	PROCESSES BY: MW	MEETING DATES: P&Z: 3/31/14 CC: 4/7/14
CONDITIONAL USE PERMIT	FEE: \$300.00	ADVERTISE DATE: 3/19/14 & 3/26/14
VARIANCE	RECEIPT #: PD	PROPERTY OWNERS NOTIFIED: YES
VACATION & ABANDONMENT	SECTION/TOWNSHIP/RANGE:	
STREET NAME	RELATED CASE #:	
	FINAL ACTION MEMORANDUM MAILED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: MONDAY ONE
APPLICANT: MONDAY ONE (ATTN: KENNY DEWAN)

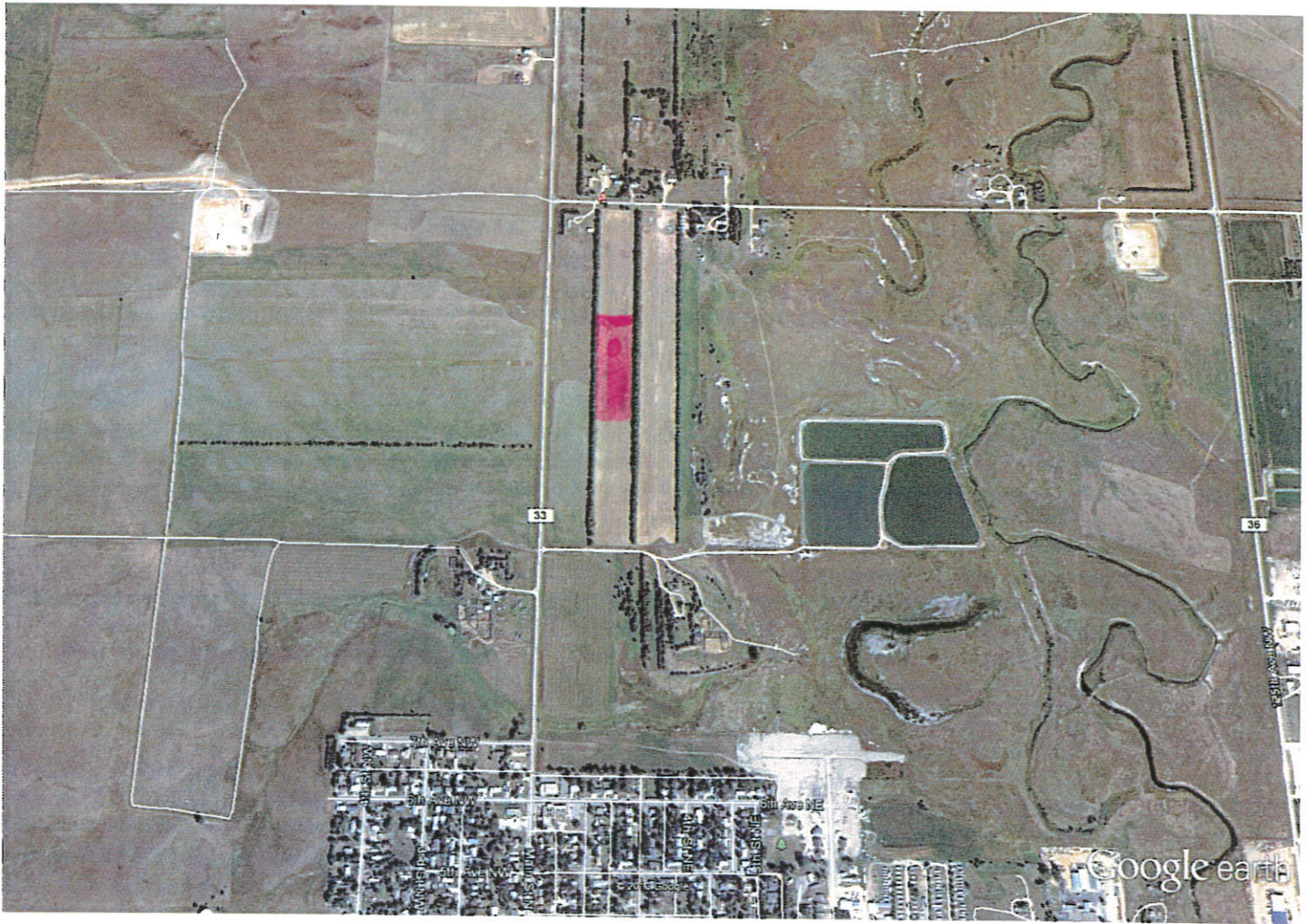
ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: MONDAY ONE (ATTN: KENNY DEWAN)
ADDRESS: 30 CORPORATE PARK, SUITE #104
CITY: IRVINE STATE: CA ZIP CODE: 92606
TELEPHONE: (310) 872 6700 EMAIL: kd@Mondayone.com
ASSESSOR'S PARCEL NUMBER(S): _____
LEGAL DESCRIPTION: _____
PROPERTY ADDRESS AND NEAREST CROSS STREETS: Phasant Ridge Subdivision
GROSS/NET ACREAGE: 4.57 ACRES PRESENT ZONE CLASSIFICATION: R-1 & R-3
DESIRED ZONE CLASSIFICATION: R-T CURRENT LAST USE: VACANT LAND

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

~~CHANGE OF ZONE REQUEST FOR FUTURE TOWN HOME DEVELOPMENT~~
~~BRING INTO LINE WITH ADJACENT LOTTING ZONING R-T~~
~~APPROVED 12-4-13~~

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



Google earth

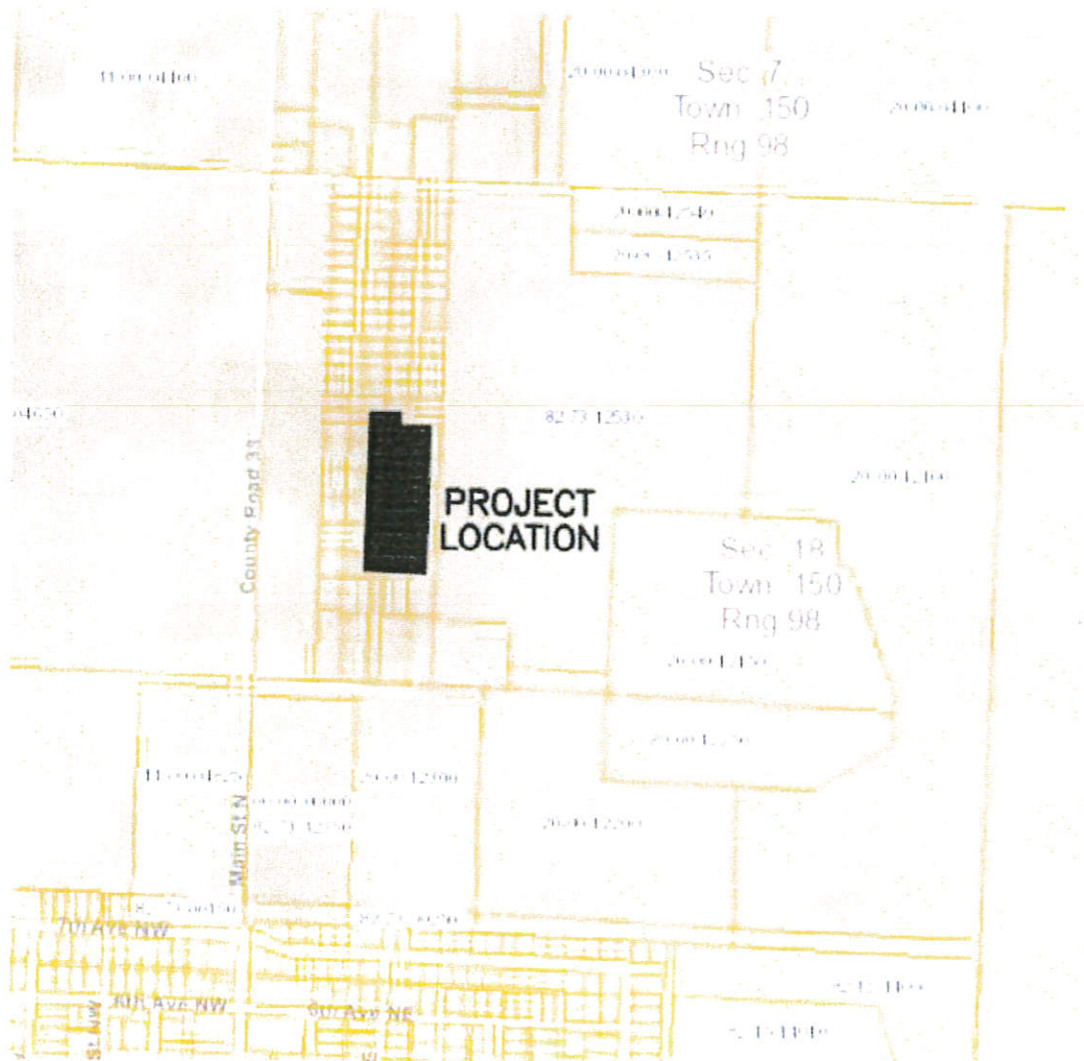
feet 4000
km 1



Trip Generation Report for Northwood Townhomes

INTRODUCTION

Northwood Townhomes is a proposed residential development consisting of 18 buildings with 104 units (six-plexes). Internal roads will be constructed to City of Watford standards. Water and Sewer services will be provided to service all the buildings and they will be connected to the existing City of Watford Water and Sewer Main lines. The project is located in a portion of section 18, T150N, R98W Watford City, McKenzie County, North Dakota. See Project location on GIS map below.



SCOPE

The scope of this project is to prepare a trip generation report arising from the above development.

REFERENCES

- 1) Trip Generation Handbook by the Institute of Transportation Engineers, 7th edition



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

March 26, 2014

STAFF REPORT
ZC-03-2014 ZONE CHANGE

Applicant
Monday One
30 Corporate Park, Suite 104
Irvine, CA 92606

Property Owners
Monday One

Property Address: Pheasant Ridge Subdivision Lot 57 (.228 acres)

Zone Change Requested: A request to change the zoning of the above-referenced lot from R1 to R3

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

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

-The property is not addressed at this time, it is located on lot 57 of the Pheasant Ridge Subdivision.

-The existing property is currently zoned as R1(low density residential) The applicant is asking for R3(media density residential) to be able to place apartments on the desired location. All off the lots to the south bordering this lot 57 are currently zoned R3 and the applicant wishes to turn this single lot into R3 as well to fit into the scheme of the intended development. The property is accessible by Pheasant Ridge Ave.

-The site has existing city sewer and water access.

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

The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the city's zone change request.

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

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

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

Surrounding Land Use Inventory:

West:	Zoning -	R4, Watford City
	Use -	High Density Residential
South:	Zoning -	R4, Watford City
	Use -	High Density Residential
North:	Zoning -	R1, Watford City
	Uses -	Single Family Residential
East:	Zoning -	R4, Watford City
	Uses -	High Density Residential

Comprehensive Zoning Plan and Zoning Comparison:

At this time, the city does not have a detailed Comprehensive Zoning Plan that can be used as a basis for this decision. Therefore, each request for a zoning amendment must be based solely on the judgment of the commission. The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible effect on surrounding properties must be considered when evaluating whether this zone change should be approved. The zone requested by the applicant R-3 Medium Density Residential is intended for the purpose of allowing low density multi-family dwellings along with compatible single-family and two-family dwellings and some community facilities

Site Development

Access: The property is accessible from Pheasant Ridge Ave, this is a paved road.

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

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

Analysis: The proposed zoning will allow the applicant to develop the property with the intent to place apartments on the site. The single lot they are requesting a zone change will have one structure placed on it along with minimal parking.

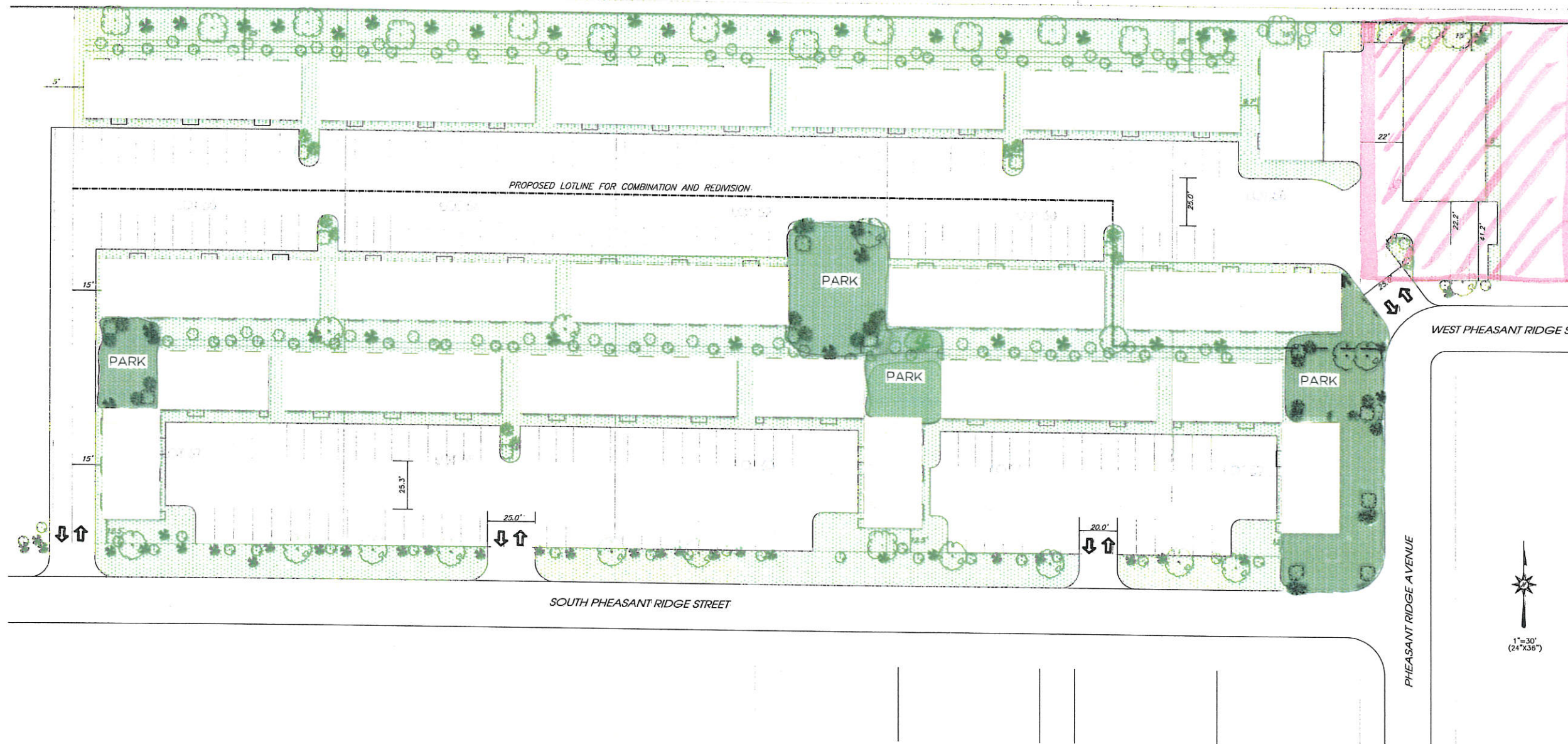
Recommendation:

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

1. The applicant/Property Owner/Developer must submit a detailed site plan for review. The site plan must address drainage, access, utilities, drive aisles, parking and the development standards for residential development.
2. The applicant must also record the previously approved SLS with the planning dept. before any further action is taken on this property.
3. All changes to the approved development plan are subject to further review and approval by the P&Z commission and the city council.

Contact:

Seth Sampson
Assistant City Planner



VICINITY MAP

DEVELOPER

MONDAYONE — KENNY A. DEWAN
 T # 310.872.6700
 F # 949.891.0433
 30 CORPORATE PARK SUITE 104
 IRVINE CA 92606

SITE DATA

TOTAL AREA: 4.57 ACRES
 NUMBER OF BUILDINGS: 18
 ENCLOSED PARKING PROVIDED: 104 SPACES
 OPEN PARKING PROVIDED: 226 SPACES
 TOTAL PARKING PROVIDED: 330 SPACES

PHYSICAL: 228 N. MAIN
 P.O. BOX 2813 — WATFORD CITY, ND 58051
 P:701-204-0591 F:701-204-0591
 mohave-engineering.com

MOHAVE
 ENGINEERING
 ASSOCIATES, INC.

SHEET TITLE

REZONE SITE PLAN

PROJECT

NORTHWOOD TOWNHOMES
 PHEASANT RIDGE SUBDIVISION
 WATFORD CITY, ND

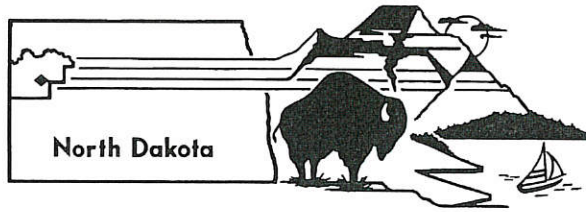
THIS DRAWING HAS BEEN APPROVED BY AND IS THE PROPERTY OF MOHAVE ENGINEERING ASSOC., INC. ANY USE OR REPRODUCTIONS OF THE DRAWING WITHOUT THE CONSENT OF MOHAVE ENGINEERING ASSOC., INC. IS PROHIBITED.

PLOT DATE: 3/9/2014 8:32PM
 FILE NAME: G:\Dropbox (MEAI)\MEAI Project Files\2013\13-260\design\13-260 CP 2014-03-09.pro
 DESIGNED BY: AR
 DRAWN BY: AR
 CHECKED BY: PP
 DATE: 03/08/2014
 PROJECT NUMBER: 13-260
 DRAWING NUMBER: 1 OF 1

2.

3.

Watford City



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

March 21, 2014

STAFF REPORT

CU-15-2014 Conditional Use Permit RENEWAL (original CU-10-2010)

Applicant
Steve Sanford
600 12th St NE
PO Box 474
Watford City

Property Owner
Same

Property Address: 1500 6th Ave NE
Sect-17 TWP-150 Rang-098
IT 1306 PT SW ¼ SW ¼ 2.87 acres

Conditional Use Requested: Temporary work force housing to allow up to **thirteen** (8) Eight Campers, RV's, **or Mobile Homes**.

Zone: C-1, General Commercial District

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

Discussion: The original application was amended to permit the subject property to be used as Temporary Workforce Housing with **13** 8 spaces to accommodate up to **13** 8 campers, recreational vehicles, **or mobile homes**. The anticipated increase in traffic generated could be slightly higher than the 55 additional vehicle trips per day estimated under the original application. This is due to the fact that mobile homes tend to have more bedroom space than a camper or RV and can comfortably accommodate more persons.

The site contains 2.87 acres and is improved with an existing shop building and a Quonset with city water available from 12th St., NE and city sewer available on 6th Ave., NE. The proposed use does not appear as though it would detract from the neighborhood as currently developed. The property subject to this application is located in a C-1 zone, General Commercial District and RV Parks and campgrounds have recently been added as a conditional use in the C-1 zone.

To the west is unzoned land in McKenzie County and is currently undeveloped. To the east is Sunland Construction's office site, zoned C-1, General Commercial District. To the north is Nelson Contracting's existing shop and a currently under construction sand storage facility located in a C-1 zone, General Commercial District. To the south are Taylor Ag's offices and shop building located in a C-1 zone, General Commercial District.

The commission should carefully consider all of the possible implications associated with approving this Conditional Use.

Article XXV, Section 1 of the Watford City Zoning Ordinance reads as follows regarding Conditional Uses:

A Conditional Use Permit may be granted following compliance with the procedure set forth in this section if the conditional use is one set forth in the District Regulations, provided that no application for a conditional use shall be granted unless all of the following conditions are found to be present:

1. The conditional use will not be detrimental to or endanger the public health, safety or general welfare;
2. The existing permitted uses in the neighborhood will not in any manner be substantially impaired or diminished by the establishment of the conditional use;
3. The conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district;
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided;
5. Adequate measures have or will be taken to provide access and exit so designed as to minimize traffic congestion in the public streets; and
6. The conditional use shall conform to all special provisions of the district in which it is located. The Conditional Use Permit may be issued for a specified period of time, with automatic cancellation at the end of that time unless it is renewed, or conditions may be applied to the issuance of the Permit and periodic review may be required to determine if the conditional use has any detrimental effects on neighboring uses or districts. The Permit shall be granted for a particular use and not for a particular person or firm.

The City of Watford City mailed the adjoining property owners a notice regarding the applicant's Conditional Use application. None of the noticed property owners contacted the city regarding the conditional use application.

Based on the Institute of Transportation Engineers' trip generation book each campsite can be expected to generate 5.54 vehicle trips per day. Based upon the applicant's requested ~~13~~ 8 units that equates to an additional 72 vehicle trips per day. The addition of mobile homes as a permitted use has the potential to increase that amount slightly.

The commission should carefully consider all of the possible implications associated with approving this Conditional Use. Chapter XV, Article XX of the City of Watford City ordinances require that "All required off-street parking areas, including access drives, shall be improved with asphalt, concrete or similar dust-free surface and all parking spaces shall be clearly marked." Given that this proposal is temporary in nature, it may not be in the long-term best interests of either the applicant or the city to require a paved or concreted surface. If the need for the housing were to go away, the remnants would be a large impermeable surface. At the CU permit's annual review, if it is determined that there is a long-term need, the P&Z commission can recommend to the city council that the permittee pave the access roads and parking areas. However, the P&Z Commission cannot waive the requirement to provide paved parking and driving surfaces. They can only make a recommendation to the City Council to do so. Should the use become long-term the requirement to pave should be implemented. In the interim, a dust palliative such as magnesium chloride can be applied. No site plan was provided by the applicant. However, based on RV Park guidelines, a minimum of 2,500 square feet should be provided per RV space. The drive aisle width should be a minimum of 24'. A minimum of two surfaced parking spaces should be provided for each site. There appears to be adequate area to make this accommodation. Lighting should be provided to provide for the security of the site and its residents. The utility company, MDU, can provide

recommend wattage and spacing for lighting fixtures. Water and sewer service is available to the site. City water is available via a pipeline located in 12th St., NE. A sanitary main owned and operated by the city is located in 6th Ave., NE. The developer must pay for all improvements to utilities. No provisions to address runoff from the site are provided. The site is located in a designated special flood hazard area. However, campers are permitted in these areas without being elevated above the flood plain elevation due to the fact that they are readily mobile. Mobile homes placed in a designated special flood hazard area must be elevated above the flood plain elevation and an elevation certificate must be submitted to the city's flood plain administrator certifying that the first floor of the mobile home is located at least one foot (1') above the 100 year flood elevation.

Runoff from travel ways, parking areas and roof areas must be conveyed to an adequate outfall to prevent standing water from becoming a mosquito breeding area and to minimize impacts to adjacent properties. The proposed development should provide for drainage to an adequate outfall rather than permitting all runoff to run off unabated. If this application is approved this detail can be worked out between the developer and the city engineer. All campgrounds and RV Parks in North Dakota must be licensed through the Health Department. Spaces shall be at least 33' in width, wider if the space will be used for an RV with two slide-outs, and 75' in length. An adequate number of trash receptacles must be provided to prevent an accumulation of trash and resultant blowing trash. The city recently enacted an ordinance to deal with substandard housing units moving into town. The ordinance is copied below:

4-1712 - Temporary Workforce Housing:

Temporary workforce housing, for purposes of this Chapter, is housing in a mobile home placed in the city or its extraterritorial limits to house employees/workers who reside elsewhere.

Mobile homes under this Section shall meet the requirements as stated above and shall in no instance house more occupants at any one time such that there is not at least 70 square feet of habitable space per occupant. Smoke alarms shall be installed in all mobile homes under this Section in conformance with Section R313 of the 2006 International Residence Code, and subsequent amendments thereto. In no instance shall there be less than one smoke alarm per unit. Smoke alarms can be either wired or battery operated. Each mobile home under this section shall have at least one operable gas alarm and one operable carbon monoxide alarm, both of which may be wired or battery operated.

Habitable space as stated in this Chapter is a space in a building for living, sleeping, dining or cooking. By way of example and not limitation, bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces

City code states that "All required off-street parking areas, including access drives, shall be improved with asphalt, concrete or similar dust-free surface and all parking spaces shall be clearly marked." The commission and council should decide whether this requirement may constitute a financial hardship for what could be a very temporary use. It is my recommendation that instead, the applicant should be required to regularly apply magnesium chloride or other dust palliative to minimize fugitive dust.

Recommendation:

At this time Staff recommends tabling the renewal until the next scheduled planning commission meeting, at that time more information will be available to staff regarding conditions of **approval**. The original listed site indicated the address as 600 12th St NE, the correct address is 1500 6th Ave NE.

1. Approval of the Conditional Use Permit application will fulfill an immediate need to provide temporary housing for the recent influx of oil-related field and office personnel.
2. Any approval should be conditioned on the applicant submitting a detailed site plan for final approval by the city engineer and a representative of the city council and the planning commission.
3. **The applicant must apply for and receive approval from the North Dakota Dept. of Health Division of Food and Lodging to operate an RV Park. The North Dakota Dept. of Health Division of Food and Lodging may require a separate permit for the placement of mobile homes.**
4. The conditional use permit should specifically state that only conventional, factory manufactured campers, recreational vehicles, and Housing and Urban Development (HUD) approved manufactured housing are permitted.
5. No skid shacks should be permitted.
6. Site lighting should be required.
7. The conditional use should be specific as to the total number of units permitted to be installed. It appears that the ~~13~~ 8 units proposed by the applicant can be readily accommodated on the site based on the minimum density of 2,500 square feet per site.
8. The conditional use permit should be specific as to number of parking spaces to be provided. A minimum of 2 per site should be provided.
9. Grading and drainage shall be provided so as to preclude the ponding of water or the creation of an erosion problem related to uncontrolled runoff.
10. A dust palliative should be required to be applied to parking and drive aisles from May through October.
11. Conditional Use Permit shall be for a term of one year and reviewed annually thereafter.
12. Roads, parking areas and travel ways 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.**
13. Extension of roadways and utilities shall be at the developer's expense.
14. Conditional Use Permit will expire after 6 months if no action is taken.

Contact:

Mildred Williams
City of Watford City Planning Department
miwilliams@nd.gov
701-444-2533

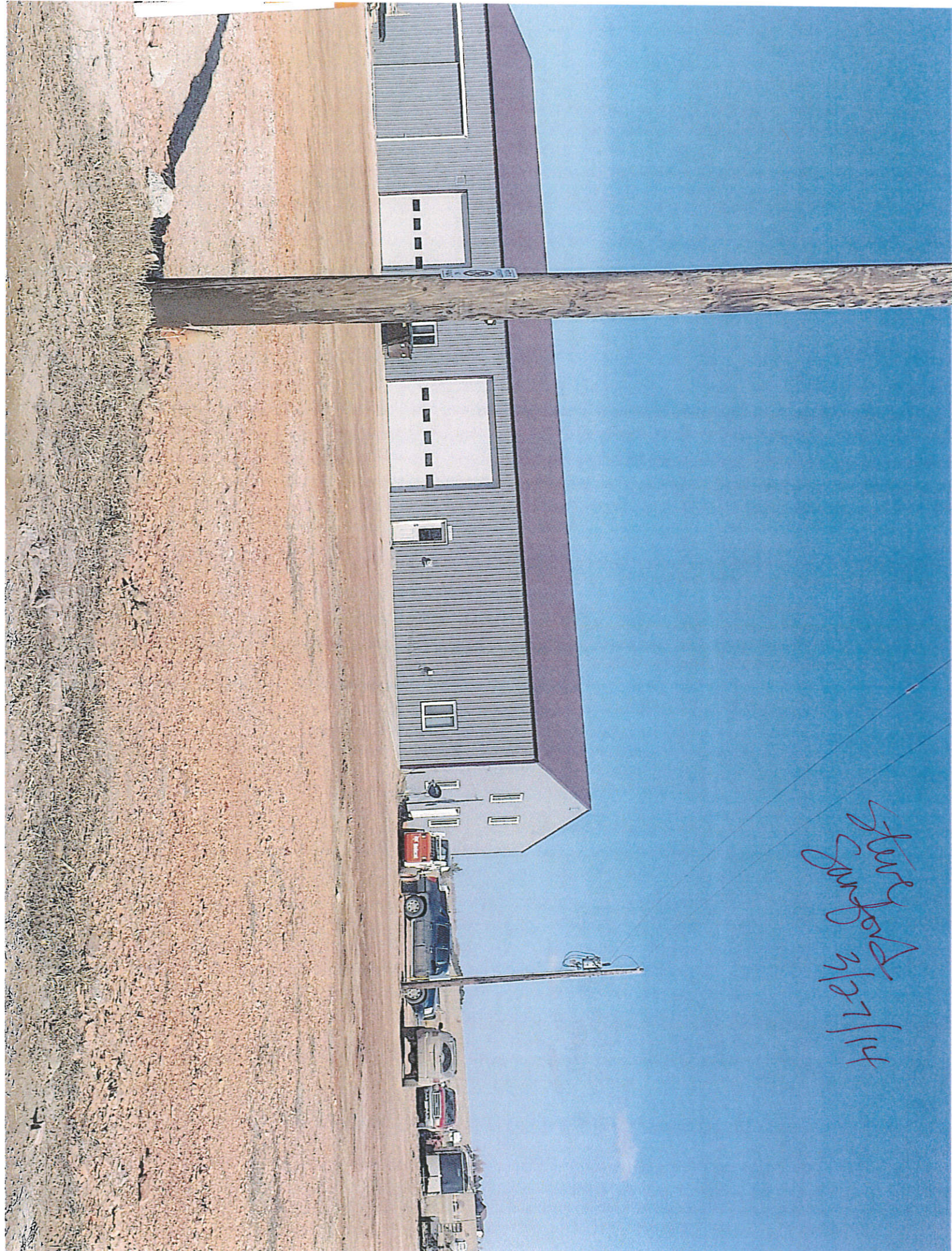
600 12th St. NE, view to the north



600 12th St. NE, view to the northeast

*incorrect
address to be reviewed*

Start of A
Spur 2/27/14





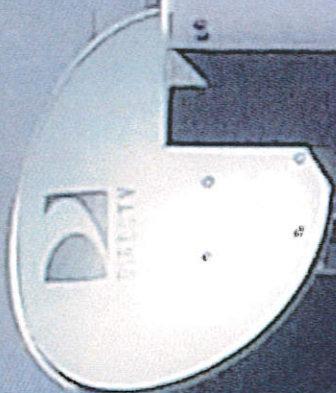


WTF inc

1500 6th Ave NE - #7



Jayco



4.

ORIGINAL APPLICATION

LAND USE APPLICATION

Watford City Planning Department

See Reverse for Submittal Requirements

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: 3-9-12	APPLICATION NUMBER:
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: P&P	MEETING DATES: P&Z: CC:
<input type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: 200.00	ADVERTISE DATE:
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE:	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input type="checkbox"/>	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: J.W. Enterprises LLC

APPLICANT: JASON Kannegieter

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: JW Enterprises LLC

ADDRESS: P.O. Box 2037

CITY: Gillette STATE: WY ZIP CODE: 82717

ELEPHONE: 307-686-0775 FAX/CELL: 307-680-2670

ASSESSOR'S PARCEL NUMBER(S):

LEGAL DESCRIPTION: Section 24 Township 150 North, Range 99 West S 1/2 SE 1/4

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 1001 4th St. S.W. WATFORD CITY, N.D.

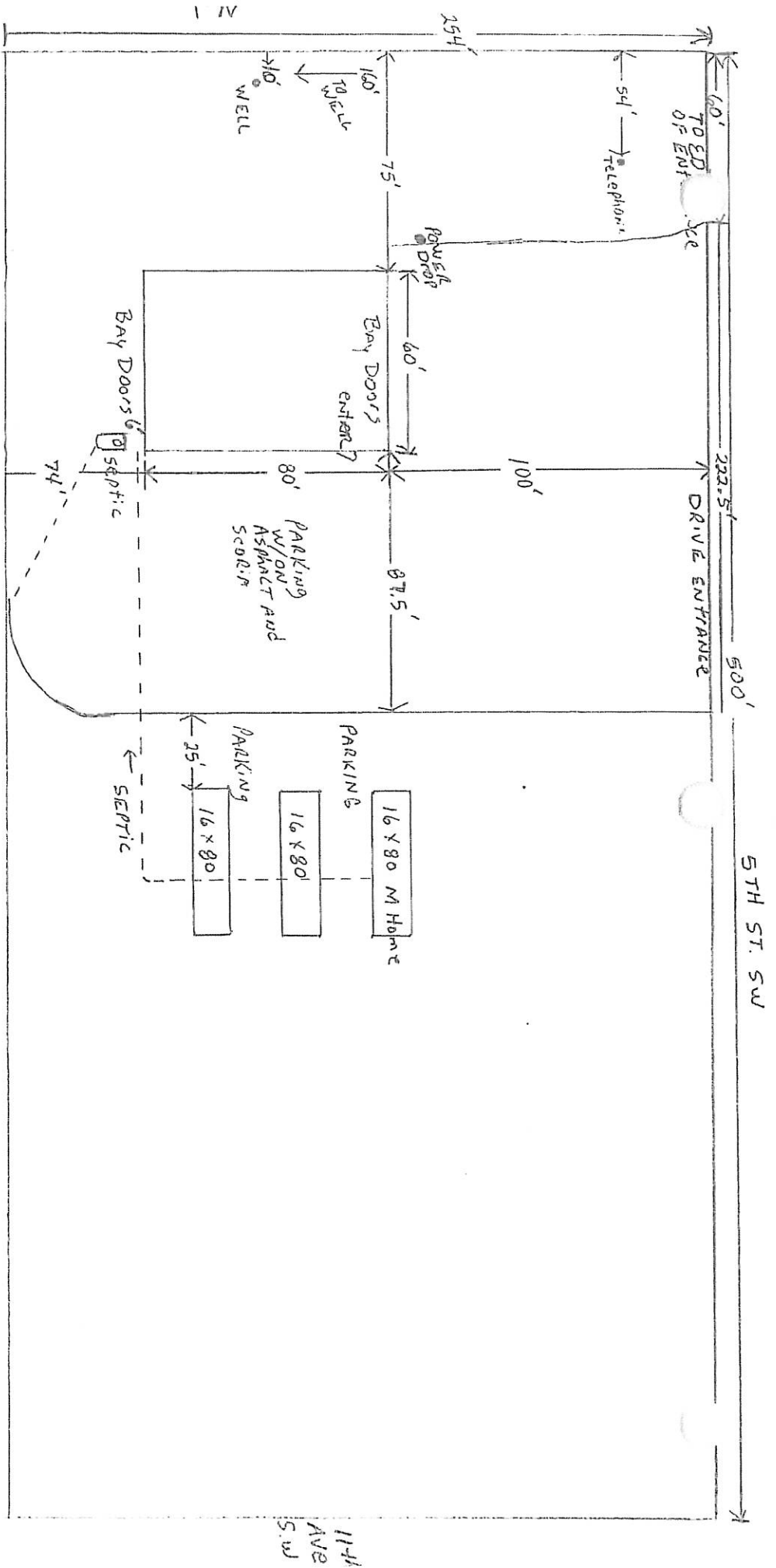
GROSS/NET ACREAGE: 2.91 PRESENT ZONE CLASSIFICATION: A-2

DESIRED ZONE CLASSIFICATION: C-1 CURRENT LAST USE: Machine Shop

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

Purchase property that has been a machine shop for previous 31 yrs. Lease to a company that will be using as a service center to repair pumps and compressors. We could possibly set up to 3 or 4 mobile homes or 5th wheels to house employees or and families of employees. as needed.

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



REZONE FROM A2 to C1 ON DALE KARPAT I HM Building
 Developer JW Enterprises LLC
 AGENT JASON KUNNEGETER 307.680-2670
 DATE 3-9-12
 Dimension 254' x 500'
 TO ADD UP TO 300 Mobile Homes
 for employees. And tie into existing
 utilities



N

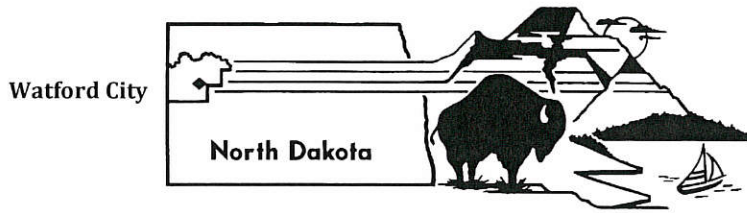
Hoggen's



State of ND

Hwy 85 9

S



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

March 21, 2014

STAFF REPORT
CU-16-2014 Conditional Use Permit RENEWAL (original CU-03-2012)

Applicant
Jason Kannegieter
PO Box 2037
Gillette WY 82717

Property Owners
JW Enterprises LLC

Property Address: 1001 4th St. SW, Watford City, ND. Parcel # 11-00-08980

Conditional Use Requested: Renewal of 3 temporary employee housing units permit within a commercial development.

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

Discussion: Original application filed to fill the need for employee housing on commercial development. The application is due for annual review and whether to renew/deny Conditional Use Permit. The property is located 1/4 mile west of Hwy. 85 on 11th Ave SW. The subject property contains 2.68 acres, currently listed (McKenzie County GIS) on property is two (2) 2008 16x80 mobile homes.

Site Development

Access: The property is accessible from 11th Ave. SW which is paved.

Sewer: There are no existing city sanitary sewer mains within the property. The property will be serviced by an individual sewage disposal system until such time as City sewer is available.

Water: There are no existing city water mains within the property. The property will be serviced by either rural water or private well until such time as City water is available.

Analysis: The proposed conditional use will provide for temporary employee housing.

The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the city's zone change request. None of the noticed property owners contacted the city regarding the application.

The commission should carefully consider all of the possible implications associated with approving this Conditional Use. An approved Conditional Use Permit is required in the C-1 Commercial Zoning District for "Employee Housing".

Surrounding Land Use Inventory:

West:	Zoning -	A-2, McKenzie County
	Use -	Agricultural
South:	Zoning -	C-1, McKenzie County
	Use -	Commercial
North:	Zoning -	A-2, McKenzie County
	Uses -	Agricultural/Commercial
East:	Zoning -	A-2, McKenzie County
	Uses -	Commercial

A Conditional Use Permit may be granted following compliance with the procedure set forth in this section if the conditional use is one set forth in the District Regulations, provided that no application for a conditional use shall be granted unless all of the following conditions are found to be present:

1. The conditional use will not be detrimental to or endanger the public health, safety or general welfare;
2. The existing permitted uses in the neighborhood will not in any manner be substantially impaired or diminished by the establishment of the conditional use;
3. The conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district;
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided;
5. Adequate measures have or will be taken to provide access and exit so designed as to minimize traffic congestion in the public streets; and
6. The conditional use shall conform to all special provisions of the district in which it is located. The Conditional Use Permit may be issued for a specified period of time, with automatic cancellation at the end of that time unless it is renewed, or conditions may be applied to the issuance of the Permit and periodic review may be required to determine if the conditional use has any detrimental effects on neighboring uses or districts. The Permit shall be granted for a particular use and not for a particular person or firm.

Recommendation:

Upon inspection of site staff found (3) 16x80 homes along with large commercial shop space (Flogistics), staff left messages with applicant to contact city hall to discuss conditional use permit. At the time of print Jason Kannegieter has yet to get in touch with City Staff.

At this time, staff request **to table this conditional use permit** until the next scheduled planning commission meeting when further information will be available by applicant and said applicant is able to speak with staff.

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

- ~~1. Conditional Use Permit shall be reevaluated after 1 year.~~

Contact:

Mildred Williams
City of Watford City Planning Department
miwilliams@nd.gov
701-444-2533



FLICK AND DAN E DOWDA LT

HEDDEN JOHNS FAMILY TRUST

DOUBLE MOUNTAIN INC

WINN DALE & SENE

S & J ENERGY PROPERTIES LLC

SCHOKER NORMAN E & BARLENE J JT

BROWN WILFRED & JAMES M BROWN

JOHNSTON REYBURN E & DUNNE M SCHWAB

JOHNSTON REYBURN E & DUNNE M SCHWAB

JOHNSTON REYBURN E & DUNNE M SCHWAB

ANDERSON DEAN M & JENNIFER L JT

KT OIL SERVICE INC 111003600

STATE OF N DAK 111003000

T & R TRUCKING 111003150

KT HOT OIL SERVICE INC 111003300

THREE WAY INC 111003300

THOMPSON DONALD J 111003300

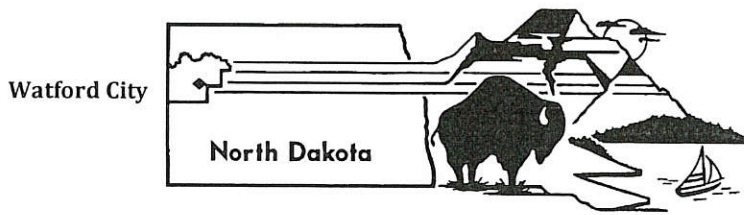
RED LAND LLC 111003100

CONSTRUCTION SERVICE INC 111003200

THREE WAY INC 111003200

COUNTRY CROSS RANCH LLC 111003100

5.



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

March 26, 2014

STAFF REPORT
Annual RENEWAL of original #CU-07-2012

CU-19-2014 (originally CU-07-2012) Conditional Use Annual RENEWAL

<u>Applicant</u>	<u>Property Owners</u>
C & A Realty Investments	Same
PO Box 1257	
Watford City, ND 58854	

Property Address: 202 3rd Ave SW

Conditional Use Requested: For Employee Housing

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

Discussion: The original application was filed with the intent of placing temporary employee housing in the C1 district. The ETA does allow for up to 5,000 square feet of employee housing per 1 acre of site.

The property is located just west of the grain elevator at 202 3rd Ave SW. The property is currently developed as bulk fuel storage site.

The site is in city limits and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission

Article XXV, Section 1 of the Watford City Zoning Ordinance reads as follows regarding Conditional Uses:

A Conditional Use Permit may be granted following compliance with the procedure set forth in this section if the conditional use is one set forth in the District Regulations, provided that no application for a conditional use shall be granted unless all of the following conditions are found to be present:

1. The conditional use will not be detrimental to or endanger the public health, safety or general welfare;
2. The existing permitted uses in the neighborhood will not in any manner be substantially impaired or diminished by the establishment of the conditional use;
3. The conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district;
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided;
5. Adequate measures have or will be taken to provide access and exit so designed as to minimize traffic congestion in the public streets; and
6. The conditional use shall conform to all special provisions of the district in which it is located. The Conditional Use Permit may be issued for a specified period of time, with automatic cancellation at the end of that time unless it is renewed, or conditions may be applied to the issuance of the Permit and periodic review may be required to determine if the conditional use has any

detrimental effects on neighboring uses or districts. The Permit shall be granted for a particular use and not for a particular person or firm.

The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the city's zone change request. None of the noticed property owners contacted the city regarding the application.

In granting a conditional use, the Planning Commission must satisfy itself from the evidence heard before it that the granting of the conditional use will not: adversely affect the health, safety, and welfare of the public; detract from the neighborhood; adversely affect future development; or cause traffic congestion. The Planning Commission may impose requirements upon the applicant to ensure that the proposed Conditional Use does not create a nuisance, is harmonious with adjacent development, and does not detract from property values. A Conditional Use Permit is only valid so long as the approved use is operated per the terms of the permit, i.e., if the use were changed from Temporary Workforce Housing to Manufacturing Operation, the permit would no longer be valid. A Conditional Use Permit should be specific as to: days/hours of operation, storage of appurtenant equipment, and provisions for parking, loading, and site improvements, and the type(s) of business(es) that can be operated under the terms of the permit. The Conditional Use Permit should be specific as to length of term. A Conditional Use Permit should be reviewed annually. After the use is established, the term of renewal can be increased or decreased as deemed appropriate.

Site Development:

Access: The property is accessible from 3rd Ave SW and is currently paved.

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

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

Analysis: The proposed CU allows will provide temporary employee housing for the commercial business. The site is just over an acre in size which would allow for 5,000 sq/ft of employee housing. Per city ordinance the 5,000 sq/ft may consist of either one (1) mobile home or two (2) RVs.

Recommendation:

Staff recommends **approval** of the conditional use subject to and in accordance with previous year conditions:

1. The conditional use permit will the existing structures to remain on site but no further campers or RVs will be permitted on location The conditional use permit is based on the acreage shown on the submitted site plan and shall not be expanded nor the intensity increased.
2. The conditional use permit shall be specific as to number of parking spaces to be provided. A minimum of 2 off-street parking spaces per site shall be provided.
3. A dust palliative should be required to be applied to parking areas from May through October.
4. Conditional Use Permit will expire after 6 months if no action is taken.
5. Conditional Use Permit shall be reevaluated after 1 year.

Contact:

Seth Sampson
Assistant City Planner



Google earth

feet
meters



6.

ORIGINAL APPLICATION

LAND USE APPLICATION

Watford City Planning Department

See Reverse for Submittal Requirements

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: 4/12	APPLICATION NUMBER: 11-10-1000
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY:	MEETING DATES: P&Z: 4/12 CC: 4/12
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE:	ADVERTISE DATE: 4/12
<input checked="" type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
<input checked="" type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE:	
<input checked="" type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS: 11-10-1000	
<input checked="" type="checkbox"/> SIMPLE LOT SPLIT - \$450.00	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Western Area Water Supply Authority
APPLICANT: Western Area Water Supply Authority, Jaret Wirtz

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: AE2S
ADDRESS: 2321 2nd Ave W Ste 5
CITY: Williston STATE: ND ZIP CODE: 58801
TELEPHONE: 701-746-8087 EMAIL: Matt.Odegard@AE2S.com
ASSESSOR'S PARCEL NUMBER(S):
LEGAL DESCRIPTION: Section 15 T150N, R98W
PROPERTY ADDRESS AND NEAREST CROSS STREETS: Hwy 1806
GROSS/NET ACREAGE: 0.00516 acres PRESENT ZONE CLASSIFICATION: R-1
DESIRED ZONE CLASSIFICATION: CURRENT LAST USE: Agricultural

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

The application is being submitted for a free-standing, 80 foot tall tower for telemetry. The proposed facility will be located at a site being used as a water depot. Applications is also submitted for the water depot. Technical questions can be directed to Matt Odegard, of AE2S, at 701-746-8087.

intended to include application for construction of
bulk water water depot, requires conditional use permit

DESCRIBE THE SOURCE OF WATER/SEWER: Western Area Water Supply Project Do you have a will serve letter ☐ YES ☒ NO

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

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

 Property Owner Signature

 Print of Type Owner Name

NOTARY

State of North Dakota

County of Williams

This instrument was acknowledged before me on 11.8.12

Date

by Kim Schilke

Name of Person

MELINDA RASMUSSEN

NOTARY PUBLIC

STATE OF NORTH DAKOTA

My Commission Expires: Feb. 25, 2017

Melinda Rasmussen

Signature of Notarial Officer

Documents Required for Submitting Land Use Applications

APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Dead	Legal Description	Justification Letter	Traffic Impact Analysis	Straight-line Drawing	Supplemental Info	Application Fees
Conditional Use Permit	1	1	4	1 ⁹		1 ¹¹	4 ¹²	1 ¹³	1 ¹⁴	\$350.00
one Change	1	1	4	1 ⁹	1 ⁸	1 ¹¹	4 ¹²		1 ¹⁴	\$200.00
Variance	1	1	4			1 ¹¹				\$200.00
Vacation and Abandonment	1		4	1 ⁹	1 ⁸	1 ¹¹				Refer to Fee Schedule
Street Name Change*	1					1 ¹¹				Refer to Fee Schedule

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

*Plus all sign costs

Procedures for Filing Land Use Applications:

- After assembling the required materials as outlined above, schedule an appointment by calling the Watford City Planning Department at (701) 444-2533. Filing an application without an appointment may delay your application processing and/or scheduled hearing(s). Only completed applications shall be accepted for filing.
- Review the Summary of Required Reviews or Hearings for your application type. ATTENDANCE AT ALL SCHEDULED MEETINGS IS MANDATORY, you may assign an agent to speak on your behalf. Failure to appear at any meeting may result in delays.
- Staff Report: To discuss a report or recommendation, contact the Planning Department to resolve concerns prior to the hearing.
- A letter indicating the Commission's decision and all conditions of approval is sent to the correspondent address on the application. All conditions must be met before an occupancy permit or a business license will be issued. In many cases, the Planning Commission is considered to be final action unless appealed, refer to the Summary or Required Reviews or Hearings.
- Any person may appeal, in writing, to the board within 30 calendar days from the date the Notice of Final Action was sent. The Office of the Zoning Administrator must physically receive the appeal by 4:00 pm. on the 30th calendar day.
- The Planning Commission has the authority to impose conditions, restrictions, safeguards and date of expiration on any land use application that is granted to ensure the health, safety and welfare of the neighborhood. Failure to comply with such conditions shall be deemed as a violation. Any such person who knowingly continues the violation after receiving written notification of the violation is guilty of misdemeanor. Site Development Plan Application is required on all Conditional Use Applications.

Watford City Planning Department
 213 2nd St NE

Watford City, ND 58854

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



WAWSA PHASE II - FILL STATION

MCKENZIE COUNTY



OWNER NAME: DEUTSCH/PAUL & NANCY/JT


PIN: 200010300

MAILING ADDRESS: BOX 1054
CITY, STATE, & ZIP: WATFORD CITY ND 58854




LEGAL DESCRIPTION:
IT 1109 PT SW1/4 EX IT'S 1424-1425, 1897
SECTION:
TOWNSHIP: 150
RANGE: 98

600 Feet

 PROPOSED FILL STATION

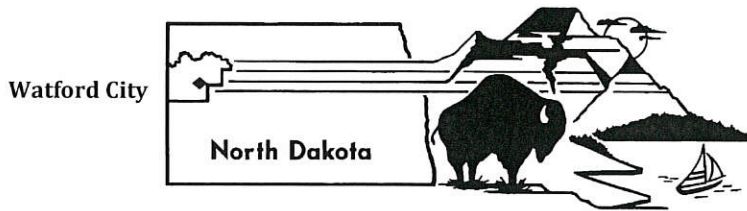
 SECTION LINE

 PROPERTY BOUNDARY

 SUBJECT PARCEL



LAST UPDATED:
11/15/2012



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

March 21, 2014

STAFF REPORT
CU 18-2014 Conditional Use Permit RENEWAL (original CU 15-2012)

Applicant

AE2S
2321 2nd Ave W Ste. #5
Williston, ND 58801

Property Owner

Western Area Water Supply
PO box 2343
Williston, ND

Property Address: NW1/4 Section 15 T150N, R98W, off Hwy 1806, .000516 acres of 5 acre parcel

Zone: C-1, General Commercial District

Reference: Watford City City Code Sec. XV – Article XVII, Conditional Uses, General Commercial District

Request: The applicant filed an application to permit the construction of a bulk water sales depot and installation of 80 ft. free standing tower for telemetry. This application is due for annual review and renewal.

Article XXV, Section 1 of the Watford City Zoning Ordinance reads as follows regarding Conditional Uses:

A Conditional Use Permit may be granted following compliance with the procedure set forth in this section if the conditional use is one set forth in the District Regulations, provided that no application for a conditional use shall be granted unless all of the following conditions are found to be present:

1. The conditional use will not be detrimental to or endanger the public health, safety or general welfare;
2. The existing permitted uses in the neighborhood will not in any manner be substantially impaired or diminished by the establishment of the conditional use;
3. The conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district;
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided;
5. Adequate measures have or will be taken to provide access and exit so designed as to minimize traffic congestion in the public streets; and

6. The conditional use shall conform to all special provisions of the district in which it is located. The Conditional Use Permit may be issued for a specified period of time, with automatic cancellation at the end of that time unless it is renewed, or conditions may be applied to the issuance of the Permit and periodic review may be required to determine if the conditional use has any detrimental effects on neighboring uses or districts. The Permit shall be granted for a particular use and not for a particular person or firm.

The City of Watford City mailed the adjoining property owners a notice regarding the Conditional Use RENEWAL application. None of the noticed property owners contacted the city regarding the application.

In granting a conditional use, the Planning Commission must satisfy itself from the evidence heard before it that the granting of the conditional use will not: adversely affect the health, safety, and welfare of the public; detract from the neighborhood; adversely affect future development; or cause traffic congestion. The Planning Commission may impose requirements upon the applicant to ensure that the proposed Conditional Use does not create a nuisance, is harmonious with adjacent development, and does not detract from property values. A Conditional Use Permit is only valid so long as the approved use is operated per the terms of the permit, i.e., if the use were changed from Temporary Workforce Housing to Manufacturing Operation, the permit would no longer be valid. A Conditional Use Permit should be specific as to: days/hours of operation, storage of appurtenant equipment, and provisions for parking, loading, and site improvements, and the type(s) of business(s) that can be operated under the terms of the permit. The Conditional Use Permit should be specific as to length of term. A Conditional Use Permit should be reviewed annually. After the use is established, the term of renewal can be increased or decreased as deemed appropriate.

Recommendation:

Staff recommends approval of this Conditional Use RENEWAL application subject to the following conditions:

1. Conditional Use Permit shall be reevaluated after 1 year.

Contact:

Mildred Williams
City of Watford City Planning Department
miwilliams@nd.gov
(701) 444-2533

7.

DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

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

APPLICATION TYPE	DATE FILED: <u>3/12/14</u>	APPLICATION NUMBER: <u>01-2014</u>
SUBDIVISION PRELIMINARY MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>3/31/14</u>
<u>SUBDIVISION FINAL MAP</u>	FEE: <u>PD</u>	CITY COUNCIL: <u>4/7/14</u>
SIMPLE LOT SPLIT	RECEIPT #: <u>PD</u>	SECTION / TOWNSHIP / RANGE: <u>14 / 150N / 99W</u>
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:

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

PROPERTY OWNER: SHANGCHENG DEVELOPMENT, LLC

APPLICANT: SHANGCHENG USA CORPORATION

CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:

NAME: DANIEL KUO, VICE PRESIDENT

PHONE: (701) 842-6344

ADDRESS: P.O. Box 2095

CITY: WATFORD CITY STATE: ND ZIP CODE: 58854

EMAIL: DANIEL.KUO@SHANGCHENGUSA.COM

ASSESSOR'S PARCEL NUMBER(S): 82-73-05220

LEGAL DESCRIPTION: SE 1/4 SE 1/4 SECTION 14 T150N R99W 5th P.M.

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 14th ST NW NEAR 4th ST. NW

GROSS/NET ACREAGE: 40.071 AC. NUMBER OF LOTS: 20 ZONING: R-3/C-B

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: PUBLIC WATER/SEWER

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

(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES) WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO FILING ANY REQUIRED APPLICATION

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

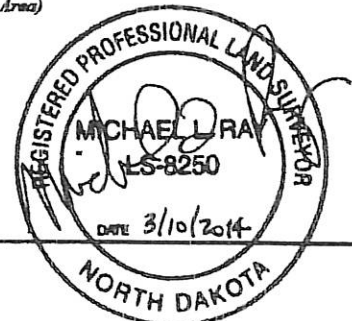
Property Owner (Signature): Brendan Liang

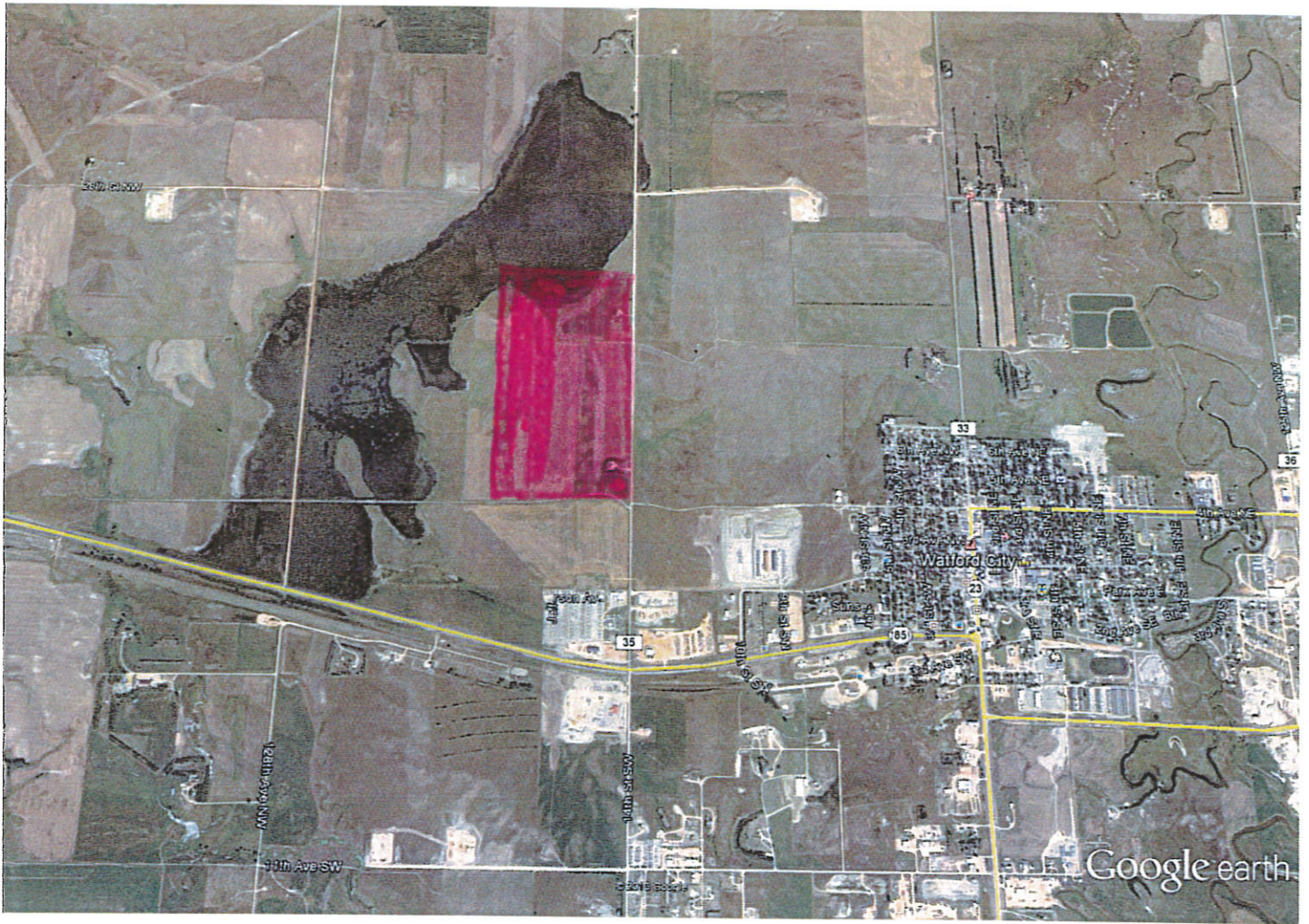
Property Owner (Print): BRENDAN LIANG

Property Owner (Signature): Brendan Liang

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

NAME: MICHAEL L. RAY LICENSE NO: LS-8250
 ADDRESS: MORRIS & RUTHE ASSOCIATES, INC. 713-A 6th ST. E
 CITY: WILLISTON STATE: ND ZIP: 58801
 PHONE: (701) 609-5250
 FAX/Email: (701) 609-5252 MRAY@MLAGTA.COM

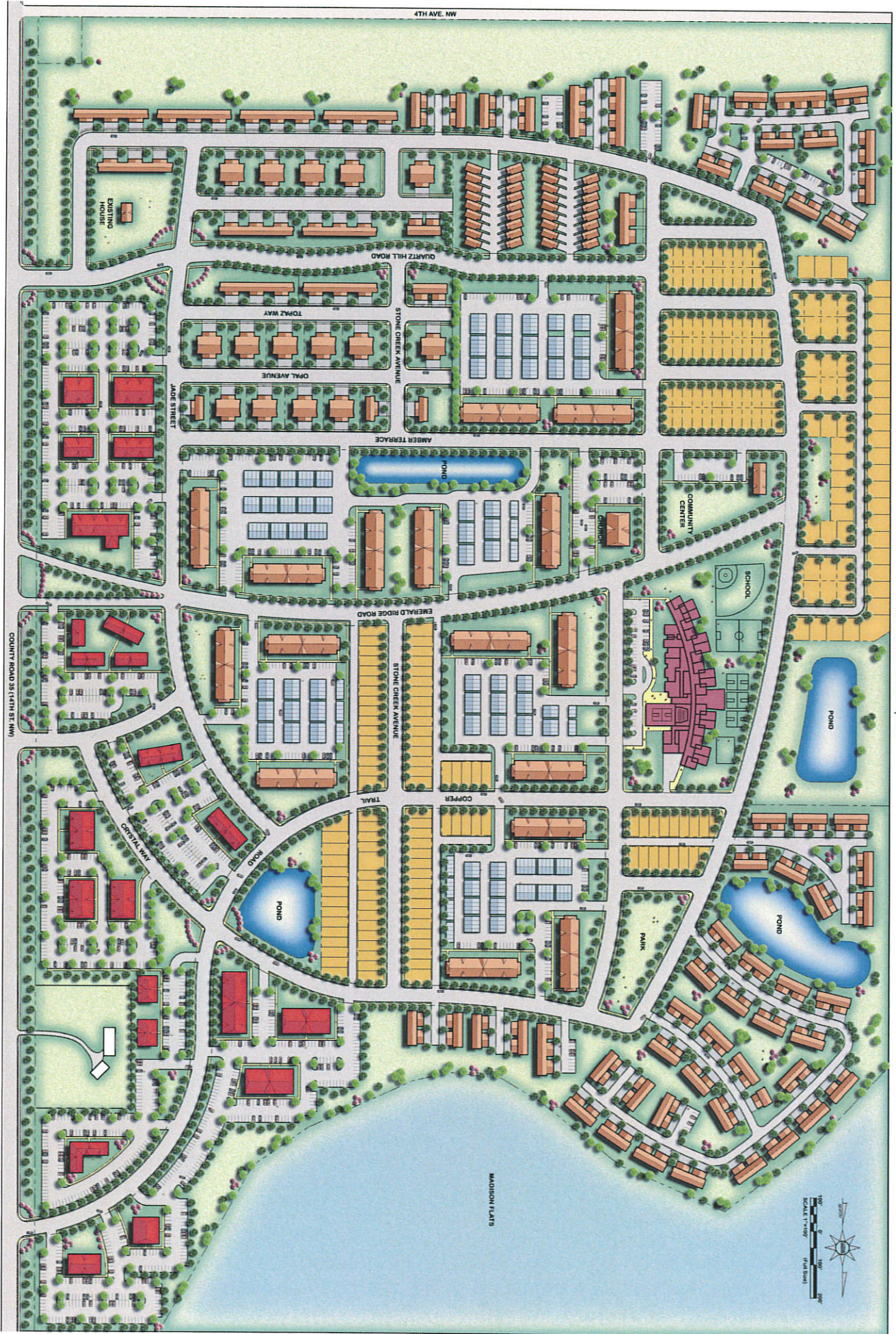




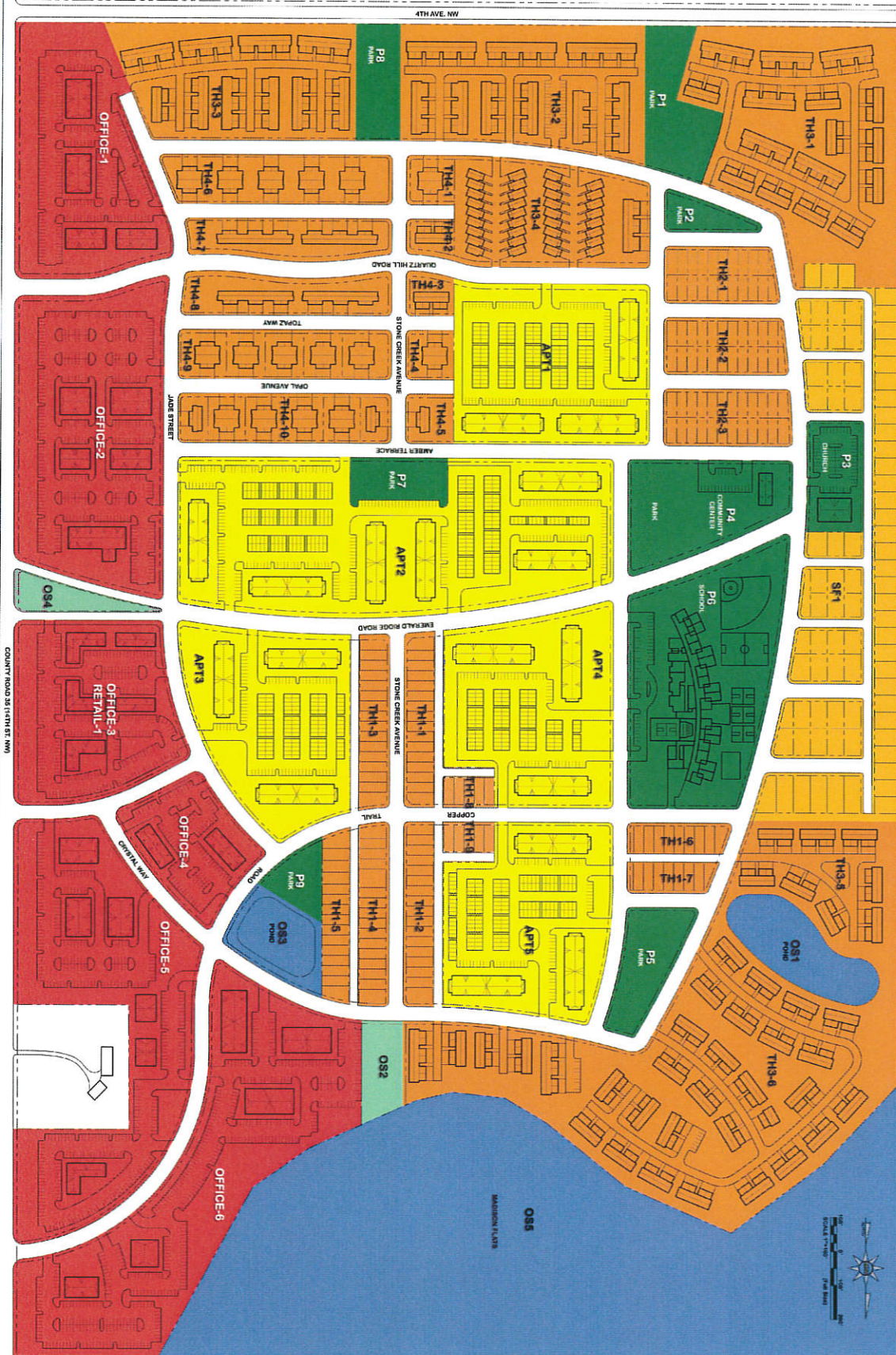
Google earth



EMERALD RIDGE ILLUSTRATIVE SITE PLAN WATFORD CITY, ND



LAND USE PLAN
WATFORD CITY, ND



ENHANCED NET ASSET SUE SUMMARY					
LAND USE	NET ASSET	DENSITY	PERMITTED	NOTES	
OFFICE 1	OFFICE (2000-21)				
OFFICE 1	OFFICE 1	2.00			
OFFICE 2	OFFICE 2	2.00			
OFFICE 3	OFFICE 3	2.00			
OFFICE 4	OFFICE 4	2.00			
OFFICE 5	OFFICE 5	2.00			
OFFICE 6	OFFICE 6	2.00			
OFFICE 7	OFFICE 7	2.00			
OFFICE 8	OFFICE 8	2.00			
OFFICE 9	OFFICE 9	2.00			
OFFICE 10	OFFICE 10	2.00			
OFFICE 11	OFFICE 11	2.00			
OFFICE 12	OFFICE 12	2.00			
OFFICE 13	OFFICE 13	2.00			
OFFICE 14	OFFICE 14	2.00			
OFFICE 15	OFFICE 15	2.00			
OFFICE 16	OFFICE 16	2.00			
OFFICE 17	OFFICE 17	2.00			
OFFICE 18	OFFICE 18	2.00			
OFFICE 19	OFFICE 19	2.00			
OFFICE 20	OFFICE 20	2.00			
OFFICE 21	OFFICE 21	2.00			
OFFICE 22	OFFICE 22	2.00			
OFFICE 23	OFFICE 23	2.00			
OFFICE 24	OFFICE 24	2.00			
OFFICE 25	OFFICE 25	2.00			
OFFICE 26	OFFICE 26	2.00			
OFFICE 27	OFFICE 27	2.00			
OFFICE 28	OFFICE 28	2.00			
OFFICE 29	OFFICE 29	2.00			
OFFICE 30	OFFICE 30	2.00			
OFFICE 31	OFFICE 31	2.00			
OFFICE 32	OFFICE 32	2.00			
OFFICE 33	OFFICE 33	2.00			
OFFICE 34	OFFICE 34	2.00			
OFFICE 35	OFFICE 35	2.00			
OFFICE 36	OFFICE 36	2.00			
OFFICE 37	OFFICE 37	2.00			
OFFICE 38	OFFICE 38	2.00			
OFFICE 39	OFFICE 39	2.00			
OFFICE 40	OFFICE 40	2.00			
OFFICE 41	OFFICE 41	2.00			
OFFICE 42	OFFICE 42	2.00			
OFFICE 43	OFFICE 43	2.00			
OFFICE 44	OFFICE 44	2.00			
OFFICE 45	OFFICE 45	2.00			
OFFICE 46	OFFICE 46	2.00			
OFFICE 47	OFFICE 47	2.00			
OFFICE 48	OFFICE 48	2.00			
OFFICE 49	OFFICE 49	2.00			
OFFICE 50	OFFICE 50	2.00			
OFFICE 51	OFFICE 51	2.00			
OFFICE 52	OFFICE 52	2.00			
OFFICE 53	OFFICE 53	2.00			
OFFICE 54	OFFICE 54	2.00			
OFFICE 55	OFFICE 55	2.00			
OFFICE 56	OFFICE 56	2.00			
OFFICE 57	OFFICE 57	2.00			
OFFICE 58	OFFICE 58	2.00			
OFFICE 59	OFFICE 59	2.00			
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OFFICE 62	OFFICE 62	2.00			
OFFICE 63	OFFICE 63	2.00			
OFFICE 64	OFFICE 64	2.00			
OFFICE 65	OFFICE 65	2.00			
OFFICE 66	OFFICE 66	2.00			
OFFICE 67	OFFICE 67	2.00			
OFFICE 68	OFFICE 68	2.00			
OFFICE 69	OFFICE 69	2.00			
OFFICE 70	OFFICE 70	2.00			
OFFICE 71	OFFICE 71	2.00			
OFFICE 72	OFFICE 72	2.00			

MARCH 7, 2014



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

March 26, 2014

STAFF REPORT
Subdivision Final Map-01-2014

Applicant

Daniel Kuo
PO Box 2895
Watford City, ND 58854

Property Owners

Shangcheng Development, LLC

Property Address: Pheasant Ridge Subdivision Lot 57 (.228 acres)

Subdivision Final Map: Emerald Ridge

Located: SE ¼ SE ¼ Section 14 T150N R99W 5th PM
Just off County Road 35 to the West

Discussion:

-Emerald Ridge is a mixed use subdivision containing a mix of single family, medium density residential, and commercial zoning containing:

40.5 acres Commercial

101.93 acres of R1, R2 and R3 Residential

48.22 acres Open Space

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

Surrounding Land Use Inventory:

West:	Zoning -	Ag, Watford City
	Use -	Agricultural
South:	Zoning -	R4, Watford City
	Use -	High Density Residential
North:	Zoning -	AG, Watford City
	Uses -	Agricultural
East:	Zoning -	R1, Watford City
	Uses -	Low Density Residential

Site Development

Access: The property is accessible from County Road 35.

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

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

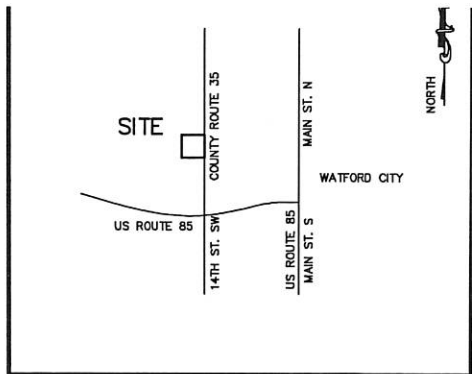
Recommendation:

It is recommended that the Watford City Planning Commission **approve** the Emerald Ridge Final Subdivision Map contingent upon:

1. All bonding for infrastructure is received for future phasing.
2. The Emerald Ridge development agreement is finalized and agreed upon with the Watford City planning department.
3. The developments SIA is finalized and approved by the Watford City planning department.

Contact:

Seth Sampson
Assistant City Planner



VICINITY MAP
(NOT TO SCALE)

UTILITY SIGNATURE BLOCKS

We the undersigned utility do hereby approve of the utility easements as shown on the plat as presented, dated this _____ day of _____, A.D., 20____

Reservation Telephone Cooperative
Printed name _____

State of North Dakota)
County of McKenzie) SS

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public for the state of North Dakota, personally appeared, _____, known to me to be the persons 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 _____

We the undersigned utility do hereby approve of the utility easements as shown on the plat as presented. Dated this _____ day of _____, A.D., 20____

Montana Dakota Utility
Printed name _____

State of North Dakota)
County of McKenzie) SS

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public for the state of North Dakota, personally appeared, _____, known to me to be the persons 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 _____

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD	TANGENT
C-1	19°08'28"	250.00'	86.71'	S 82°28'00" W	86.31'	43.76'	
C-2	26°54'31"	790.00'	371.02'	S 86°22'02" W	367.62'	189.00'	
C-3	08°05'34"	790.00'	111.56'	S 76°57'34" W	111.49'	55.88'	
C-4	18°48'57"	790.00'	259.44'	N 89°35'11" W	258.27'	130.90'	
C-5	16°13'35"	960.00'	271.88'	N 88°17'30" W	270.97'	136.85'	
C-6	23°13'47"	590.00'	239.21'	N 84°47'23" W	237.57'	121.27'	
C-7	19°06'26"	340.00'	113.39'	S 82°28'00" W	112.86'	57.22'	
C-8	07°03'17"	710.00'	87.42'	S 76°26'25" W	87.37'	43.77'	
C-9	06°36'37"	312.00'	36.00'	N 05°24'14" E	35.98'	18.02'	
C-10	13°12'57"	710.00'	163.77'	N 86°47'11" W	163.41'	82.25'	
C-11	16°13'35"	1040.00'	294.53'	N 88°17'30" W	293.53'	148.26'	
C-12	05°50'47"	1040.00'	106.12'	N 83°08'03" W	106.07'	53.11'	
C-13	10°22'48"	1040.00'	186.41'	S 86°47'07" W	186.16'	94.47'	
C-14	02°14'44"	510.00'	19.99'	S 84°43'05" W	19.99'	10.00'	
C-15	14°22'23"	510.00'	127.94'	N 77°56'41" W	127.60'	64.31'	

SURVEYOR'S CERTIFICATE

I, Michael L. Roy, being a Registered Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that I have surveyed and platted the property shown hereon; that this plat is a true and correct representation of said survey; and that I have complied with the provisions of the North Dakota Century Code and the Watford City Subdivision Ordinances to the best of my knowledge and belief.

Michael L. Roy _____ Date _____
Registered Professional Land Surveyor
ND Reg. No. LS-8250

STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 2014, before me, a notary public within and for said County and State, personally appeared _____, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as their free act and deed.

GENERAL NOTES

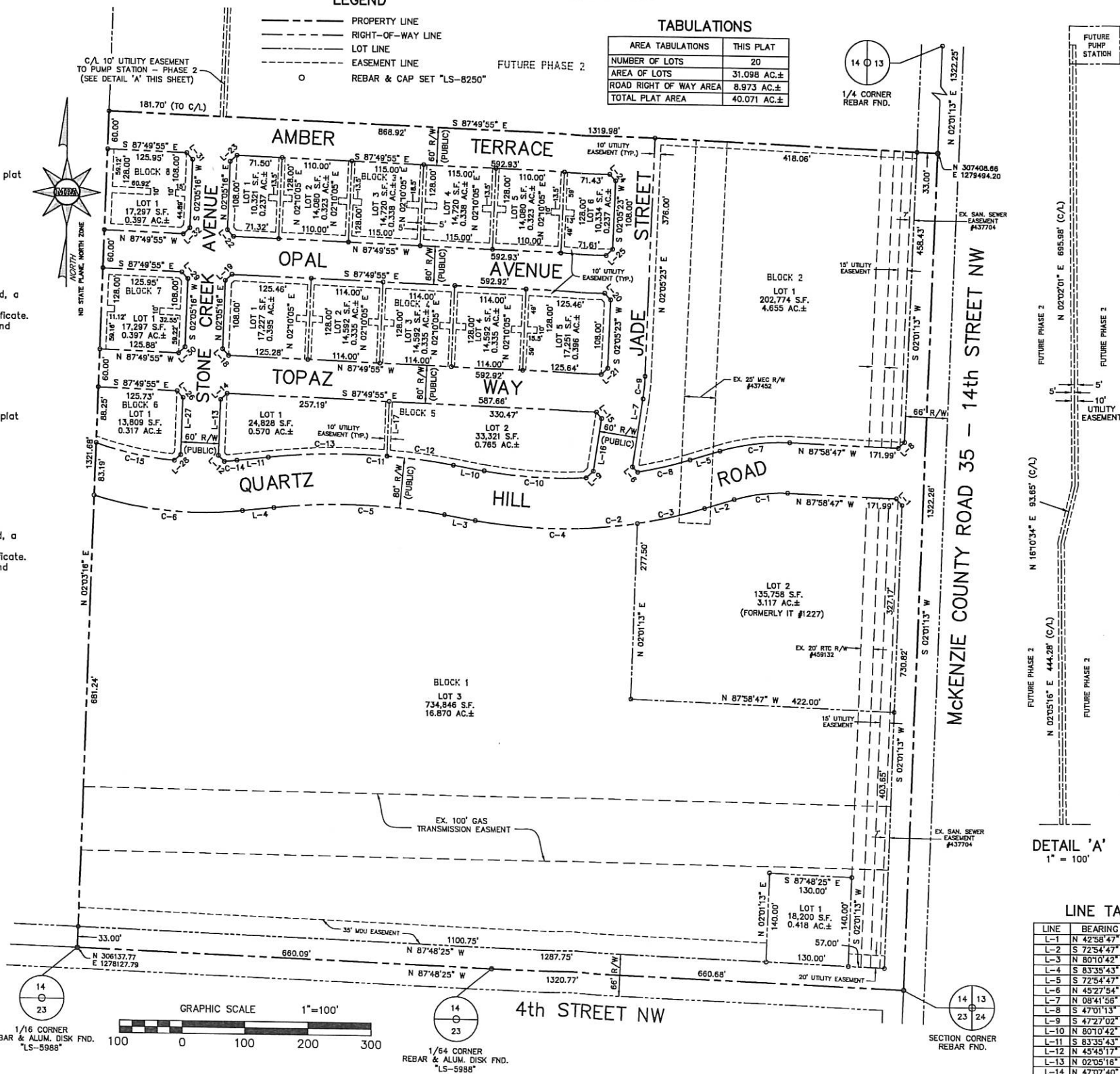
- Basis of Bearings: North Dakota State Plane Coordinate System, North Zone. Grid bearings and ground distances depicted hereon.
- Deed Reference: Instrument #453481.
- Survey and plat prepared without benefit of current abstract or title report. Additional easements, etc. of record may exist.
- Easements for installation and maintenance of utilities and drainage facilities are reserved over, under and along the strips marked "utility easements."
- Streets, alleys and other public areas shown on this plat and not heretofore dedicated to public use are hereby also dedicated.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- REBAR & CAP SET "LS-8250"

TABULATIONS

AREA TABULATIONS	THIS PLAT
NUMBER OF LOTS	20
AREA OF LOTS	31.098 AC.±
ROAD RIGHT OF WAY AREA	8.973 AC.±
TOTAL PLAT AREA	40.071 AC.±



LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 42°58'47" W	14.14'
L-2	S 72°54'47" W	50.00'
L-3	N 80°10'42" W	50.00'
L-4	S 83°35'43" W	50.00'
L-5	S 72°54'47" W	50.00'
L-6	N 45°27'54" W	11.71'
L-7	N 08°41'56" E	108.98'
L-8	S 47°01'13" W	14.14'
L-9	S 47°27'02" W	15.60'
L-10	N 80°10'42" W	50.00'
L-11	S 83°35'43" W	50.00'
L-12	N 45°45'17" W	13.42'
L-13	N 02°05'16" E	88.54'
L-14	N 47°07'40" E	14.13'
L-15	S 39°34'00" E	13.31'
L-16	S 08°41'56" W	84.41'
L-17	N 02°10'05" E	86.39'
L-18	N 42°52'20" W	14.15'
L-19	N 47°07'40" E	14.13'
L-20	S 42°52'16" E	14.15'
L-21	S 47°07'44" W	14.13'
L-22	N 42°52'20" W	14.15'
L-23	N 47°07'40" E	14.13'
L-24	S 42°52'16" E	14.15'
L-25	S 47°07'44" W	14.13'
L-26	S 42°52'20" E	14.15'
L-27	S 02°05'16" W	90.45'
L-28	S 48°10'51" W	13.87'
L-29	S 42°52'20" E	14.15'
L-30	S 47°07'41" W	14.13'

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 this _____ day of _____, A.D. 20____, and was recorded as Document No. _____

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 _____, 20____.

Linda Svihovec

We, the undersigned, being the sole owner and/or mortgage holder of the land platted hereon, do her consent to the execution of said plat and dedicate the streets, alleys, parks, and public grounds as shown hereon, including all sewers, culverts, bridges, water distribution lines, sidewalks, grounds, existin tralls, and any other existing easements, whether such improvements are shown or not, to the public use forever. We also agree not to vacate any portion of this plat without the consent of the City of Watford City. We also hereby dedicate easements to run with the land for water, sewer, gas, electric, telephone, or other public utility lines or services under, on, or over those certain strips of land designated hereon as "Utility Easements".

Dated _____ day of _____, A.D., 20____

Shangcheng Development, LLC, Owner
By: Brendan Liang

STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 2014, before me, a notary public within and for said County and State, personally appeared _____, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as their free act and deed.

Notary public, County: _____ State: _____
My commission expires: _____

PLANNING AND ZONING COMMISSION APPROVAL

This plat in the City of Watford City is hereby approved this _____ day of _____, 20____ 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 _____, 20____, before me, a Notary Public in and for said County and State, personally appeared Glen Beard, Chairman of the Watford City Planning and Zoning Commission, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same in the name of the Watford City Planning and Zoning Commission.

Notary Public, McKenzie County, North Dakota
My commission expires: _____

WATFORD CITY APPROVAL

The City of Watford City, North Dakota, has approved the attached plat as shown 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 not accepted at this time with the offer to remain open.

Date: _____
Brent Sanford, Mayor _____ Peni Peterson, City Auditor

State of North Dakota)
County of McKenzie) SS

On this _____ day of _____, 20____, before me, a Notary Public in and for said county and state, personally appeared Brent Sanford, Mayor of the Watford City Planning and Zoning Commission, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same in the name of the Watford City Planning and Zoning Commission.

Notary Public, McKenzie County, North Dakota
My commission expires: _____

On this _____ day of _____, 20____, before me, a Notary Public in and for said County and State, personally appeared Peni Peterson, City Auditor of the Watford City Planning and Zoning Commission, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same in the name of the Watford City Planning and Zoning Commission.

Notary Public, McKenzie County, North Dakota
My commission expires: _____



713-A 6th STREET E
WILLISTON, NORTH DAKOTA 58801
(701) 609-5250
FAX: (701) 609-5252

MIRAGTA.COM

EMERALD RIDGE SUBDIVISION -- PHASE
A SUBDIVISION OF THE SE1/4 SE1/4 OF SECTION 14, T150N, R9E
5th P.M., WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA