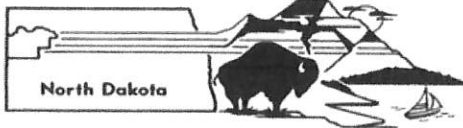


5.

Division of Land
Application

Map of Reversion

Eugene Turnquist
405 & 409 Main St. N



DIVISION OF LAND

REVERSIONARY PARCEL MAP

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

APPLICATION FEE:
\$675.00

REQUIREMENTS: All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A Reversionary Parcel Map shall be allowed in order to revert property back to acreage or to a configuration which may combine parcels as they may have been previously mapped. Reversionary Parcel Maps shall be allowed when street improvements, utility or other public improvements, public easements, or right of ways, whether public or private are not required or created. This parcel map will also not require the creation of new or enlarged parks, playgrounds, or open spaces. All lot design standards and zoning requirements are required to be met. Parcels must conform to the minimum lot area and width and not involve lots which have more than one zoning classification. A Reversionary Parcel Map is not intended to be used as one in a series as to circumvent the Subdivision process. Along with this application, please submit the following: N.D. Professionally Engineered/Surveyed map of parcels in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request/reasoning for Reversionary Map and a copy of property deed(s) and/or title report. Once approved by City Council, a 24" x 36" size mylar plat will need to be submitted for signatures and recordation. For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances: CHAPTER XV ARTICLE XXX SECTION 13.*

PROPERTY OWNER INFORMATION

OWNER NAME(S): Eugene and Sharon Turnquist	PHONE NUMBER: 701-580-2398	EMAIL: turnquist@restel.net
MAILING ADDRESS: PO Box 979, Watford City, ND 58854		

APPLICANT INFORMATION

Same as Owner

APPLICANT NAME: Eugene and Sharon Turnquist	PHONE NUMBER: 701-580-2398	EMAIL: turnquist@restel.net
MAILING ADDRESS: PO Box 979, Watford City, ND 58854		

DEVELOPER INFORMATION

DEVELOPER NAME: Eugene and Sharon Turnquist	PHONE NUMBER: 701-580-2398	EMAIL: turnquist@restel.net
MAILING ADDRESS: PO Box 979, Watford City, ND 58854		

PROPERTY INFORMATION

PROPERTY ADDRESS: 405 and 409 Main Street N		ZONING DISTRICT: R-1	
PARCEL NUMBER: 825002500 & 825003500	SUBDIVISION: Watford North	LOT # 7 & 12	BLOCK # 0
LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) IT 32 pt Lot 12 & Lot 7 except North 63' - IT 33 pt Lot 12	NEW LEGAL DESCRIPTION: Turnquist Subdivision		
EXISTING ACREAGE/SQ.FT.: 32,630	NEW ACREAGE/SQ.FT.: 32,630		
CURRENT USE OF PROPERTY: Residential	PROPOSED USE OF PROPERTY: Residential		

DESCRIPTION

Please give a brief description of the request or reason for Reversionary Map.

Request is to combine 2 existing legal descriptions into 1 new combined legal description to allow for building permit of a new detached garage to be in compliance with the zoning ordinance. The request abolishes the common lot line to combine 2 lots into 1.

APPLICANT SIGNATURE: (IF DIFFERENT THAN OWNER)

As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans submitted are in all respects true and correct to the best of my knowledge and belief.

APPLICANT SIGNATURE:

DATE:

APPLICANT PRINT NAME:

APPLICANT TITLE:

PROPERTY OWNER(S) AFFIDAVIT

I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.

PROPERTY OWNER SIGNATURE:

DATE:

PROPERTY OWNER SIGNATURE:

DATE:

PROPERTY OWNER NOTARY

On this 22 day of October, 2018 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Eugene Turnquist known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

Becky A. Smith
Notary Public

(NOTARIAL SEAL)

BECKY A. SMITH
Notary Public
State of North Dakota
My Commission Expires Jan. 1, 2021

Notary Public for the state of North Dakota
Residing at Watford City
My Commission Expires 1/21

▼ OFFICE USE ONLY ▼

- COPY OF PROPERTY DEED
- COPY OF TITLE REPORT
- COPY OF TITLE MEMORANDUM
- .PDF & LEDGER SIZE REVIEW COPY OF PLAT
- VICINITY MAP
- LEGAL DESCRIPTION
- JUSTIFICATION LETTER
- ORIGINAL SURVEYOR STAMP & SIGNATURE ON 24"X36" PLAT

LEGAL NOTICE DATES:

11, 14, 18

11, 21, 18

ADJACENT PROPERTY OWNER NOTICES MAILED

MEETING DATES:

PLANNING COMMISSION:

11, 26, 18

CITY COUNCIL:

12, 3, 18

INVOICE:

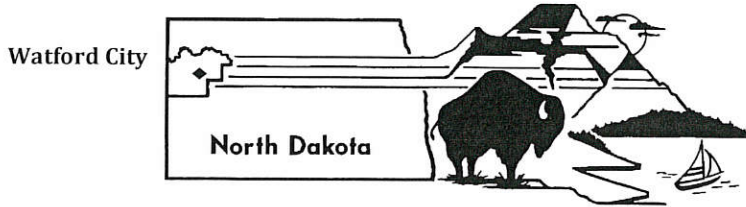
INVOICE NUMBER: 3654

DATE CREATED: 10, 22, 18 BY: UJS

PAYMENT: \$ **675.00**

DATE RECEIVED: 10, 22, 18 BY: BS

CARD CASH CHECK # _____



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

November 15, 2018

STAFF REPORT

Division of Land- Map of Reversion

APPLICANT:

Eugene Turnquist
405 Main ST N
Watford City ND, 58854

PROPERTY OWNERS:

Eugene Turnquist
405 Main ST N
Watford City ND, 58854

PROPERTY LOCATION:

Property is located in irregular tracts #32; #33 in Lots 12 of section 13, Township 150 North, Range 99 West, 405 & 409 Main St. N , McKenzie County, North Dakota

REQUEST:

A Division of Land Application has been submitted for a Map of Reversion for the purpose of combining two Irregular Tracts of land into one single lot.

ZONING:

R1- Single Family Residential District

CURRENT USE:

Single Family Home

REFERENCES:

Watford City, City Code Sec. XV – Article XXX, Section 13 Simple Lot Split

DISCUSSION:

The purpose of this proposed Division of Land Reversionary Parcel Map is to combine two Irregular Tracts (ITs) of land into one lot so that Mr. Turnquist can construct an additional garage on his property without crossing over the two lot lines. The combined lots will be recorded as one single parcel consisting of .75 acres. These lots are located on 405 & 409 Main Street North.

Mr. Turnquist has already started the construction of his new garage with an "At Risk" Building Permit. This permit was issued so that he could start construction before the approval of this map while hopefully beating the winter weather.

Mr. Turnquist submitted this application back in October however, as of the date of this report, Planning Staff has still not received a finalized map from Mr. Turnquist's surveyor/engineer. Even without reviewing the map, Planning staff would still like to recommend approval for this Division of Land Application. Staff views this application as another "house-keeping" item which we have been seeing lately as we are cleaning up other random ITs within the City. Planning Staff does not foresee any issues with moving forward with the approval process for this application. Please note that although there is not a map included, there are two other supporting documents included within the packet showing an image with the outline of both existing lots as well as another image showing the lots as being combined.

Article XXX, Section 13 of the Watford City Code of Ordinance states that "A simple lot split shall be allowed when street improvements, water or sewer line improvements or other public improvements are not required, and no more than four (4) lots are created. Upon approval by the City Council, a simple lot split may be recorded. Notwithstanding the foregoing, all lot design standards and zoning requirements are required to be met."

The City of Watford City mailed the property owners whom hold an interest in the property, as well as the adjacent property owners, a notice regarding the Division on Land Application for Map of Reversion. At the time of this report, none of the above mentioned noticed property owners have contacted The City regarding this Application.

SITE DEVELOPMENT:

Access: The property is currently accessed off of Main St North

Sewer: City Sanitary Sewer Services are available within this area.

Water: City Water Services are available within this area.

SURROUNDING LAND USE:

North: Zoning – R1- Single Family Residential
Use - Single Family Home

East: Zoning – R1- Single Family Residential
Use - Single Family Home

South: Zoning – CB- Central Business District
Use - Williston Council for the Aging INC.

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

RECOMMENDATION:

It is the recommendation of City Planning Department Staff to Approve the Land Use Application for Map of Reversion for the purpose of combining two existing Irregular Tracts of land into one lot.

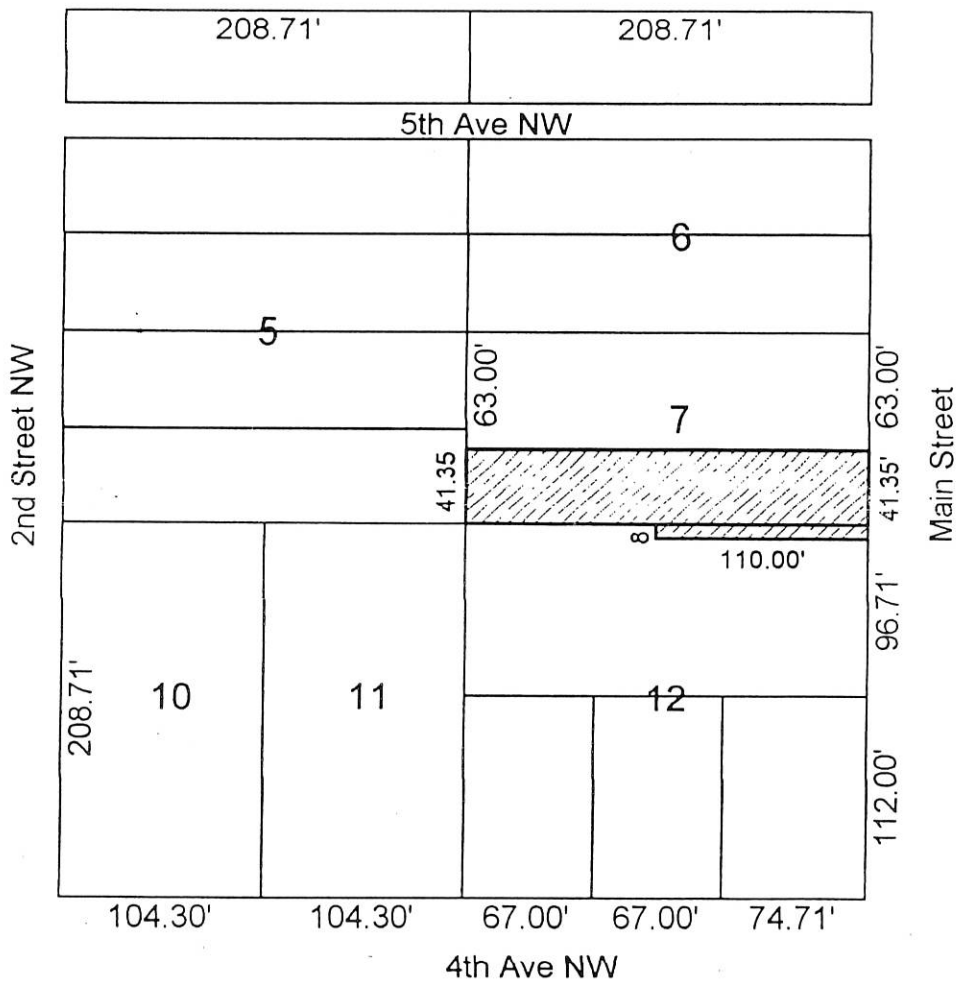
Approval will be contingent upon the following items:

1. City Staff will need a copy of a current Title Commitment of the properties prior to Map recordation.
2. A finalized Map of Reversion must be submitted for City Staff to review prior to recordation.

PLANNING DEPARTMENT STAFF CONTACT:

Becky Smith
basmith@nd.gov
(701)444-8402

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



MAP OF SURVEY

Map of survey of the South 41.35 feet of Lot 7, and 880 Sq. feet in Lot 12, North Watford Addition to Watford City, McKenzie County, North Dakota. Area is shown as hatched in the above plat.

I, Kelly D Olson, a registered North Dakota land surveyor, do hereby certify that I have surveyed the above described and platted parcel of land, and that this plat accurately represents said survey, to the best of my knowledge and belief.



June 7, 2003
Date

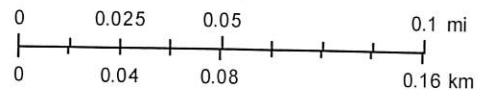
Eugene Turnquist Map of Reversion



November 19, 2018

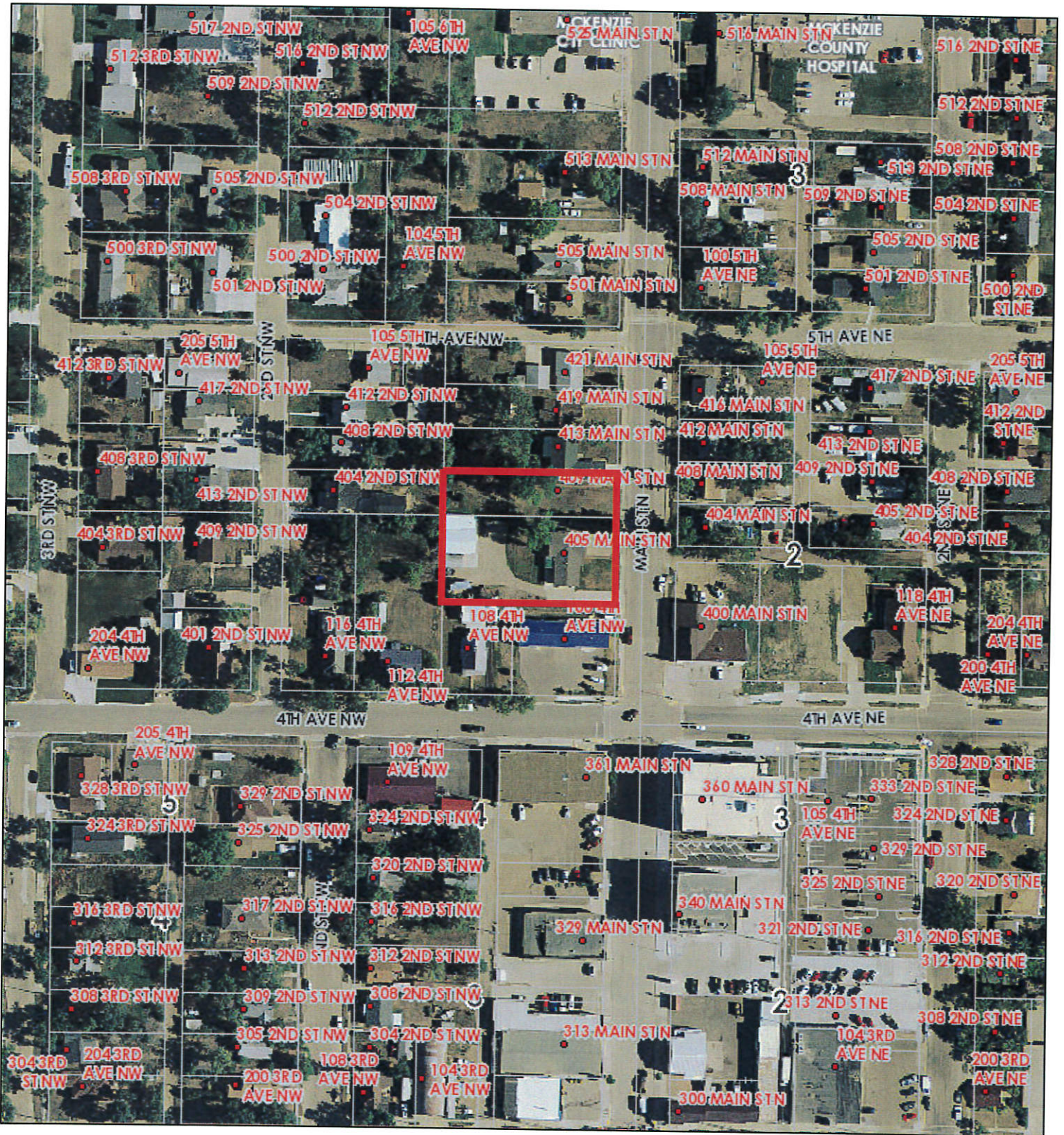
1:2,984

- McKenzie County Address
- StreetCenterlines
- Place Names
- Block Number
- Watford City Limits
- Extra-Territorial Area (ETA)
- Cherry Creek
- Parcels from McKenzie County



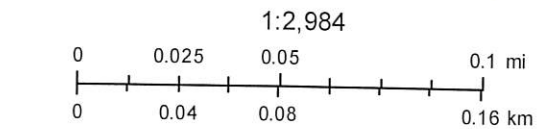
GIS, Watford City, AE2S

Eugene Turnquist Map of Reversion



November 19, 2018

- McKenzie County Address
- StreetCenterlines
- Place Names
- Block Number
- Watford City Limits
- Extra-Territorial Area (ETA)
- Cherry Creek
- Parcels from McKenzie County



GIS, Watford City, AE2S



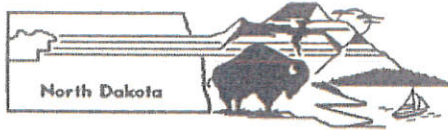
6.

Land Use Application

Zone Change

Mann Energy Services LLC

12257 26F St. NW



LAND USE

ZONE CHANGE

APPLICATION

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

APPLICATION FEE:

\$300.00

REQUIREMENTS: All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Zone Change Application* may be submitted in order to consider a changing the zoning district of property. Zoning Districts are set as specific areas within the City and/or ETA in order to govern the use of the property as well as such regulations pertaining to the height, area, size, and intensity of buildings, land, and open spaces. Along with this application, please submit the following: N.D. Professional survey of the property in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for *Zone Change* and a copy of current property deed(s) and/or title report. For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances: CHAPTER XV, ARTICLE XXVI: AMENDMENTS.*

PROPERTY OWNER INFORMATION

OWNER NAME(S): MANN ENERGY SERVICES, LLC	PHONE NUMBER: 701.751.4315	EMAIL: peterp@mannenergy.com
MAILING ADDRESS: 109 N 4TH STREET #200, BISMARCK, ND 58501		

APPLICANT INFORMATION

Same as Owner

APPLICANT NAME: AUSTIN CLARYS - WESTERN STEEL BUILDERS, INC.	PHONE NUMBER: 701.748.6305	EMAIL: austinwsb@westriv.com
MAILING ADDRESS: P.O. BOX 1001, HAZEN, ND 58545		

DEVELOPER INFORMATION

DEVELOPER NAME: WESTERN STEEL BUILDERS, INC. - AUSTIN CLARYS	PHONE NUMBER: 701.748.6305	EMAIL: austinwsb@westriv.com
MAILING ADDRESS: P.O. BOX 1001, HAZEN, ND 58545		

PROPERTY INFORMATION

PROPERTY ADDRESS: 12257 26F STREET NW, WATFORD CITY, ND 58854	CURRENT ZONING DISTRICT: NONE - AG	PROPOSED ZONING DISTRICT: HI - Heavy Industrial
PARCEL NUMBER(S): 200015814	LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) S22/T150/R98	
CURRENT USE OF PROPERTY: TRUCK SERVICE SHOP	PROPOSED USE OF PROPERTY: TRUCK SERVICE SHOP	

DESCRIPTION

 Please give a brief description of the proposed Zone Change.

The property was not within city limits before the inclusion zone was revised and existed as agricultural (AG) zoning. It is being proposed that the property be re zoned as Industrial Park (IP) within the city limits of Watford City.

APPLICANT SIGNATURE: (IF DIFFERENT THAN OWNER)

As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans submitted are in all respects true and correct to the best of my knowledge and belief.

APPLICANT SIGNATURE: 	DATE: 11 / 5 / 2018
APPLICANT PRINT NAME: AUSTIN CLARYS	APPLICANT TITLE: PROJECT MANAGER

PROPERTY OWNER(S) AFFIDAVIT

I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.

PROPERTY OWNER SIGNATURE:

[Handwritten Signature]

DATE:

10 / 3 / 18

PROPERTY OWNER SIGNATURE:

DATE:

____ / ____ / ____

PROPERTY OWNER NOTARY

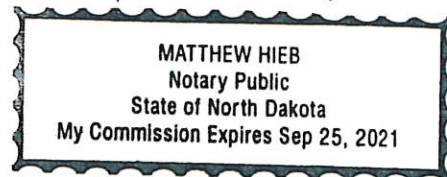
On this 3rd day of October, 2018 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Adam Dever known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

[Handwritten Signature]

Notary Public

(NOTARIAL SEAL)

Notary Public for the state of ND
Residing at Burleigh County
My Commission Expires 9-25-21



OFFICE USE ONLY

- COPY OF PROPERTY DEED
- COPY OF TITLE REPORT
- COPY OF TITLE MEMORANDUM
- .PDF & LEDGER SIZE REVIEW COPY OF SITE PLAN
- VICINITY MAP
- LEGAL DESCRIPTION
- JUSTIFICATION LETTER
- ORIGINAL SURVEYOR STAMP & SIGNATURE ON PLAN

LEGAL NOTICE DATES:

11 / 14 / 18

11 / 21 / 18

ADJACENT PROPERTY OWNER NOTICES MAILED

MEETING DATES:

PLANNING COMMISSION:

11 / 26 / 18

CITY COUNCIL:

12 / 3 / 18

INVOICE:

INVOICE NUMBER: 3683
DATE CREATED: 11 / 16 / 18 BY: LB

PAYMENT: \$300.00

DATE RECEIVED: ____ / ____ / ____ AMOUNT: \$ ____

CARD CASH CHECK # _____



WESTERN
STEEL BUILDERS, INC.

PO Box 1001 • 906 Main Street West • Hazen, ND 58545-1001 • 701-748-6305

October 3, 2018

City of Watford City

Planning and Zoning

P.O. Box 494

213 2nd Street Northeast

Watford City, ND 58854

Justification Letter for Survey and Zone Change: 12257 26F Street Northwest

To Whom It May Concern,

Western Steel Builders, Inc. is submitting this Justification Letter on behalf of Mann Energy Services, LLC.

The 16 acre property located at 12257 26F Street Northwest in parcel 200015714 with legal description of S22/T150/R98 belonging to Mann Energy Services, LLC was annexed into the limits of the city of Watford City without the proper zoning classification assigned.

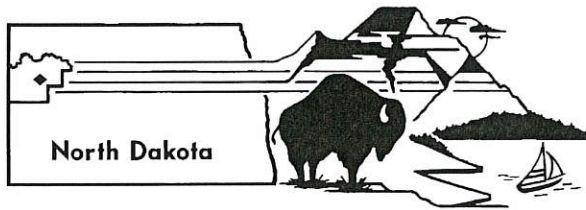
In preparation for construction of a cold-storage building, Interstate Engineering, Inc. has been hired to complete the site plan and vicinity map drawings and subsequent survey. By submitting the Land Use Zone Change application, we propose to have this property be rezoned as "Industrial Park (IP)".

Sincerely,

Austin Clarys

Project Manager – WSB, Inc.

Watford City



City of Watford City

213 2nd St., NE / PO Box 494

Watford City, ND 58854

Ph. 701- 444- 2533

Fax 701- 444- 3004

cityofwatfordcity.com

November 15, 2018

STAFF REPORT **Zone Change 09-2018**

APPLICANT:

Austin Clarys- Western Steel Builders INC.
Po. Box 1001
Hazen ND, 58501

PROPERTY OWNERS:

Mann Energy Services LLC
P.O. Box 1858
Bismarck ND, 58502- 1858

PROPERTY LOCATION:

Parcel ID: 20-00-15814, Section 22, Township 150, Range 98, 16.13 acres. Address: 12257 26th F ST. Watford City, McKenzie County, North Dakota.

REQUEST:

A Land Use Application for Zone Change has been submitted as a request for Heavy Industrial Zoning on this property.

ZONING:

No Current Zoning, AG: Agricultural

CURRENT USE:

Mann Energy Service LLC trucking shop.

REFERENCES:

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 by the owner of the property to be affected."

SITE DEVELOPMENT:

Access: The property is accessed from 26th F St. NW

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

Water: City Water Services are not available within this area.

SURROUNDING LAND USE:

North: Zoning – R4- High Density Residential District
Use - No Development at this time

East: Zoning – R1- Single Family Dwelling District
Use – Buffalo Hills Subdivision

South: Zoning – None, AG Agricultural
Use - Black Gold Cabins

West: Zoning – HI- Heavy Industrial
Use - White Owl Energy Service

DISCUSSION:

This property is located within The City's Extra Territorial Area (ETA). Historically, the use of the property fits within Industrial-type uses however, the property has not been properly zoned. Austin Clary's of Western Steel Builders submitted this application on behalf of Mann Energy Services, with intent to move forward with a Site Development Plan for this property so that they may construct a new storage building for their trucking business. At this time, the current and proposed uses of this property fit the criteria to allow for a zone change to Heavy Industrial.

If the zone change is approved to HI- Heavy Industrial, Mann Energy Services has been made aware that they will be responsible for additional site improvements in order to bring the property into compliance with City Zoning Ordinances. Mann Energy Services has had numerous in-depth conversations with City Staff as well as an on-site meeting in regards to these additional improvements. The improvements will be required to be made to their property once they decide to move forward with their Site Development Plan and Permitting for the their proposed new building.

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

RECOMMENDATION:

It is the recommendation of City Planning Department Staff to Approve the Land Use Application for a Zone Change to HI- Heavy Industrial. Approval of the zone change shall be contingent upon the following conditions:

1. Any future development and/or improvements to this property will require a Site Development Plan, generalized building plans, and any necessary permit applications be submitted to The City for review and approval prior to construction.

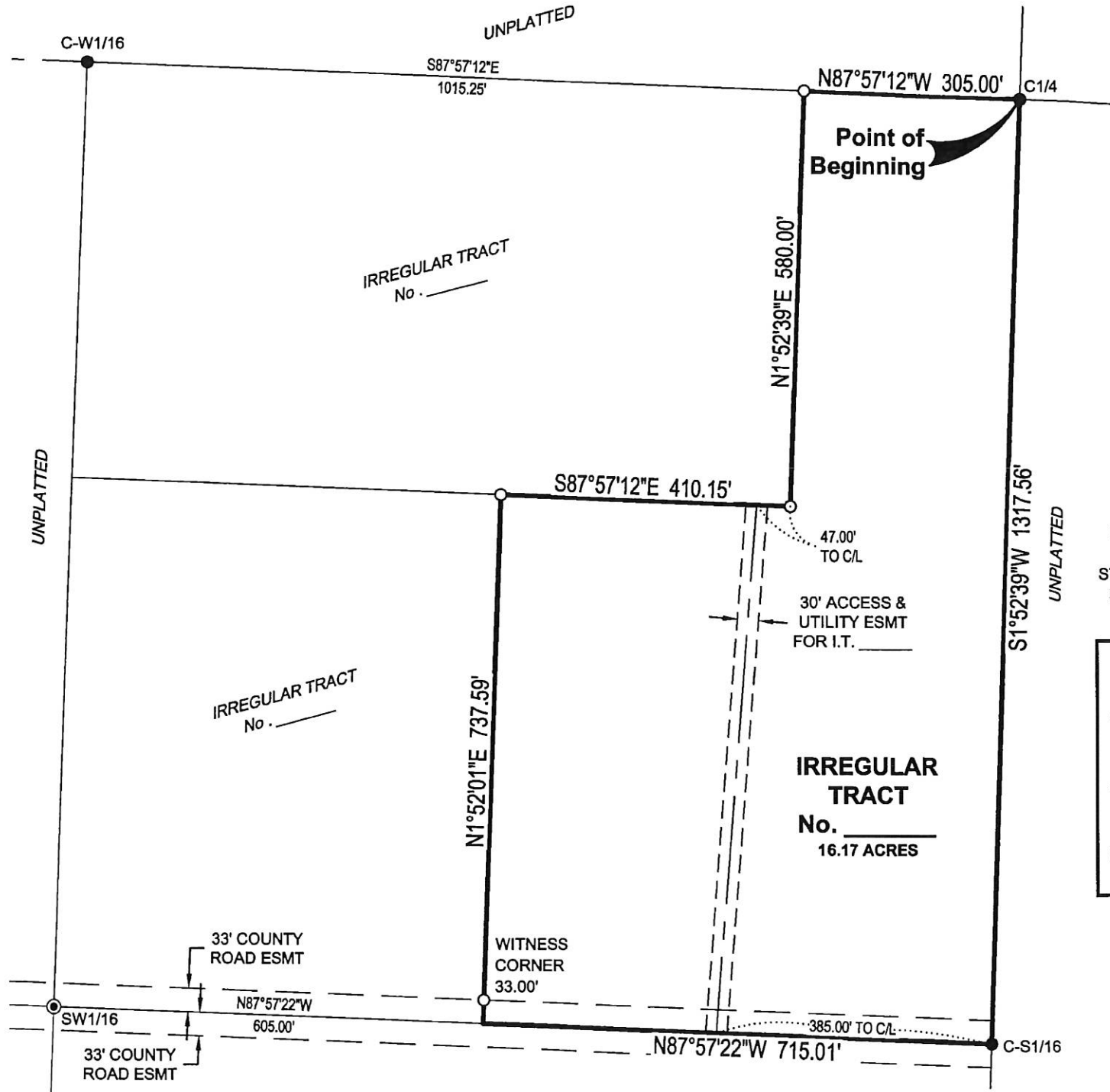
2. Prior to beginning any additional site development, an agreement for improvements or bonding will need to be in place for 26th F St. NW to be constructed to an approved industrial standard road from the eastern edge of White Owl's property to the eastern edge of Mann Energy property frontage.

PLANNING DEPARTMENT STAFF CONTACT:

Becky Smith
basmith@nd.gov
(701)444-8402

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

IRREGULAR TRACT No. 2307
IN THE NE1/4SW1/4 SECTION 22, T150N, R98W, 5th PM, MCKENZIE COUNTY, NORTH DAKOTA

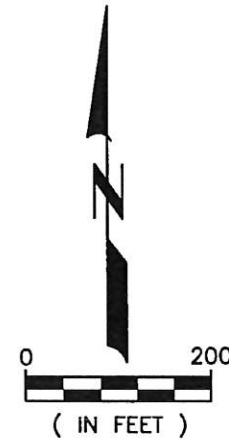


DESCRIPTION

A tract in the NE1/4SW1/4 Section 22, T150N, R98W, 5th PM, McKenzie County, North Dakota, and being further described as follows:

Beginning at the C1/4 of said Section 22; thence along the north-south mid-section line S001°52'39\"/>

Said parcel contains 16.17 acres.



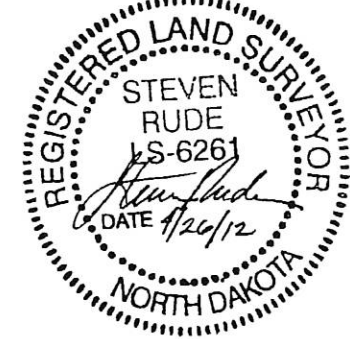
BASIS OF BEARING
 BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NAD83, NORTH ZONE. DISTANCES ARE GROUND.

- LEGEND**
- SET REBAR W/ RED CAP MARKED "ADVANCED ENG LS-6261"
 - FOUND YELLOW CAP MARKED "RLS 1095"
 - ⊙ FOUND REBAR, NO CAP

CERTIFICATE OF SURVEYOR

I, Steven Rude, a Registered Land Surveyor in the State of North Dakota, hereby certify that the survey shown hereon was conducted by me in March, 2012, and that monuments shown are of the nature and occupy the positions described hereon.

Steven Rude
 Steven Rude, RLS
 ND Reg. No. LS-6261

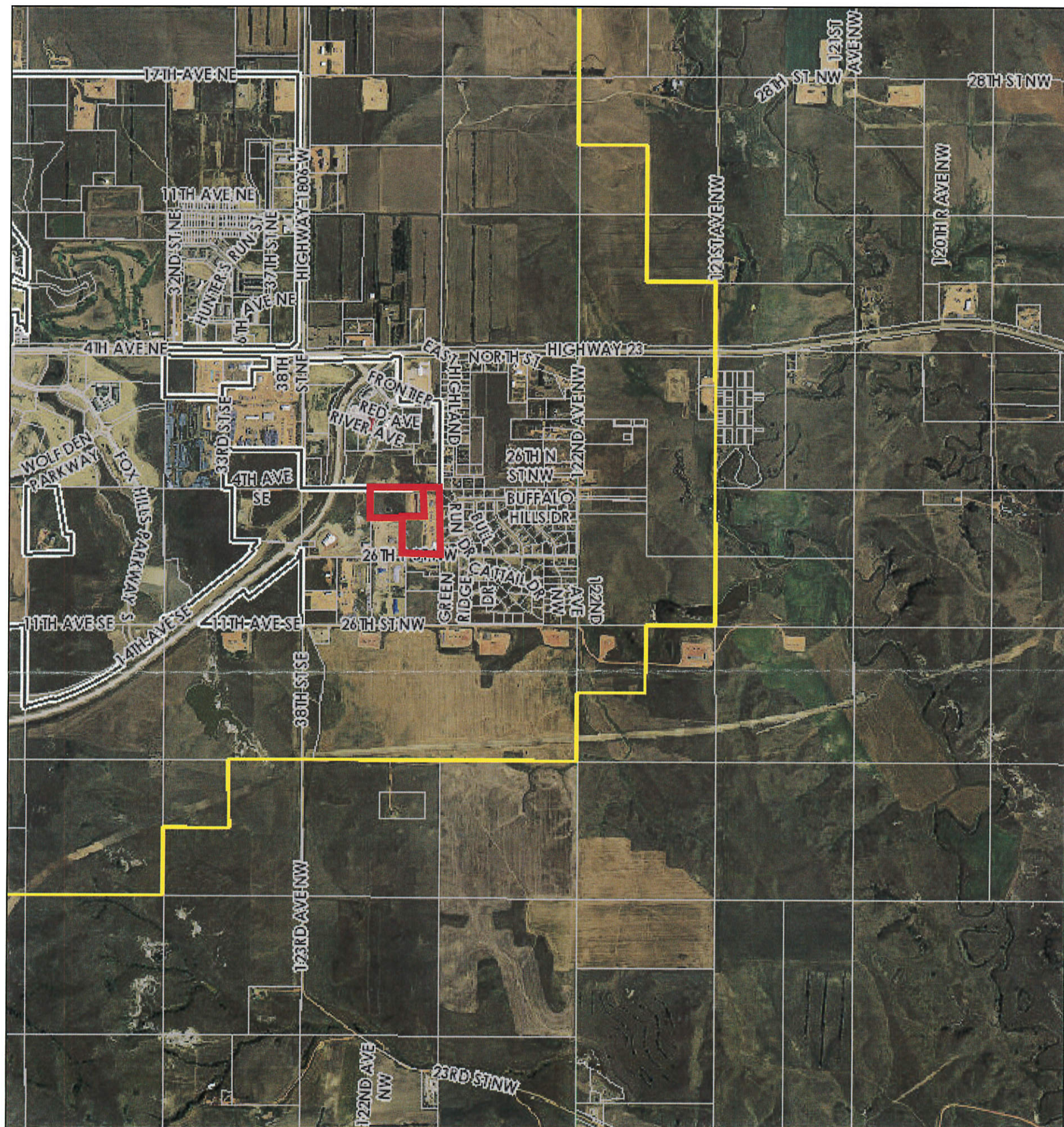


County Recorder
 McKenzie County
 Watford City ND 58854

433487

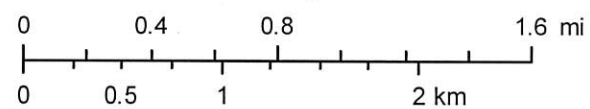
Page 3 of 4





Mann Energy Services LLC



October 29, 2018

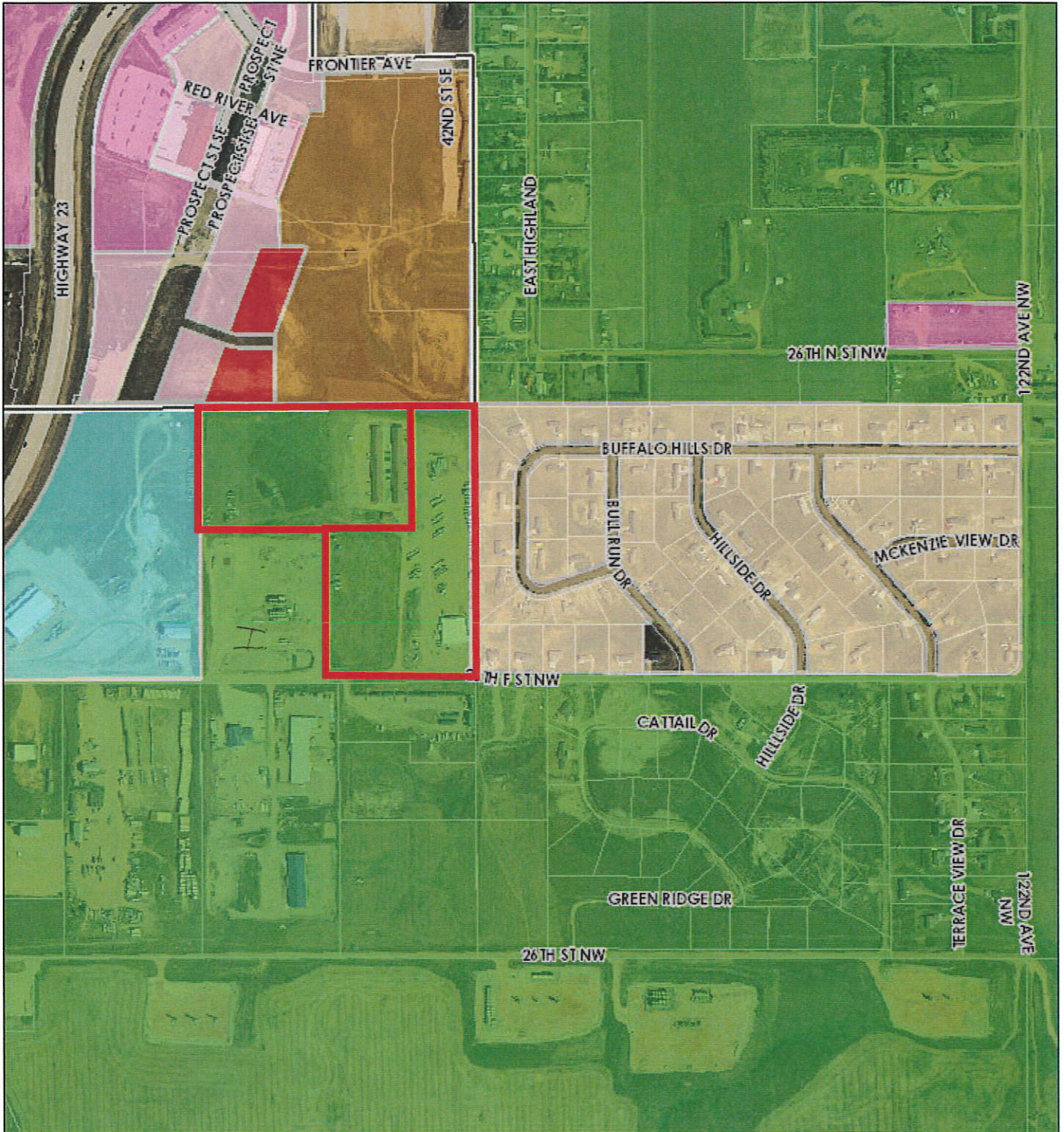
1:48,149



- StreetCenterlines
-  Watford City Limits
-  Extra-Territorial Area (ETA)
-  Cherry Creek
-  Parcels from McKenzie County


Watford City Planning Department, AE2S
GIS, Watford City, AE2S

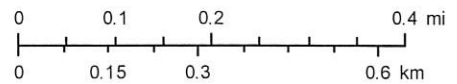
Mann Energy Services LLC



October 29, 2018

1:12,037

-  Street Centerlines
-  Watford City Limits
-  Extra-Territorial Area (ETA)
-  Cherry Creek



- Existing Zoning**
-  AG-Agricultural District
 -  AG-Agricultural District

Watford City Planning Department, AE2S
GIS, Watford City, AE2S



7.

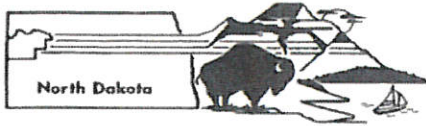
Land Use Application

Conditional Use Permit Annual Renewal

*Knife River
To allow Crushing
401 14th St SW*

LAND USE

CONDITIONAL USE PERMIT



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

APPLICATION FEE:
\$525.00

REQUIREMENTS: All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Conditional Use Permit Application* may be submitted in order to consider a particular use of property not permitted within the property's current zoning district. A *Conditional Use Permit* may be granted for the property and not to a particular person or firm. *Conditional Use Permits* must still conform to the regulations as set within the City of Watford City Municipal Code of Ordinances. Along with this application, please submit the following: N.D. Professionally Engineered/ Surveyed Site Development Plan of the property in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for *Conditional Use Permit* and a copy of current property deed(s) and/or title report. For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances: CHAPTER XV ARTICLE XXV: CONDITIONAL USES, SECTION 1-6.*

PROPERTY OWNER INFORMATION

OWNER NAME(S): WARREN HOVLAND	PHONE NUMBER: 701.570.2357	EMAIL: WARREN@ONEWAYSERVICEINC.COM
---	--------------------------------------	--

MAILING ADDRESS:
909 12TH ST SE, WATFORD CITY, ND 58854

APPLICANT INFORMATION

Same as Owner

APPLICANT NAME: KNIFE RIVER - NORTH CENTRAL	PHONE NUMBER: 701.530.1302	EMAIL: LUCI.SNOWDEN@KNIFERIVER.COM
---	--------------------------------------	--

MAILING ADDRESS:
3303 ROCK ISLAND PLACE, BISMARCK, ND 58504

DEVELOPER INFORMATION

DEVELOPER NAME: NA	PHONE NUMBER: Na	EMAIL: NA
------------------------------	----------------------------	---------------------

MAILING ADDRESS:
NA

PROPERTY INFORMATION

PROPERTY ADDRESS: 401 14TH ST SW, WATFORD CITY, ND 58854	ZONING DISTRICT: HI
--	-------------------------------

PARCEL NUMBER(S): 827307750	LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) SEC 23, T150N, R 99W, ANNEXED PORTION OF E 1/2 SW 1/4
---------------------------------------	---

CURRENT USE OF PROPERTY: INDUSTRIAL	PROPOSED USE OF PROPERTY: INDUSTRIAL
---	--

DESCRIPTION

Please give a brief description of the proposed Conditional Use.

APPROX 2 WEEKS OF CRUSHING ASPHALT RUBBLE ONLY (NO CONCRETE RUBBLE) FOR BENEFICIAL REUSE BETWEEN 12/1/2018 AND 03/31/2019.

APPLICANT SIGNATURE: (IF DIFFERENT THAN OWNER)

As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans submitted are in all respects true and correct to the best of my knowledge and belief.

APPLICANT SIGNATURE: 	DATE: 11 / 07 / 2018
---	--------------------------------

APPLICANT PRINT NAME: LUCI SNOWDEN	APPLICANT TITLE: ENVIRONMENTAL MANAGER
--	--

PROPERTY OWNER(S) AFFIDAVIT

I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.

PROPERTY OWNER SIGNATURE:

DATE:
____/____/____

PROPERTY OWNER SIGNATURE:

DATE:
____/____/____

PROPERTY OWNER NOTARY

On this ____ day of _____, 20__ before me, the undersigned, a notary public for the state of _____, personally appeared, _____ known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

(NOTARIAL SEAL)

Notary Public

Notary Public for the state of _____

Residing at _____

My Commission Expires _____

▼ OFFICE USE ONLY ▼

- COPY OF PROPERTY DEED
- COPY OF TITLE REPORT
- COPY OF TITLE MEMORANDUM
- .PDF & LEDGER SIZE REVIEW COPY OF SITE PLAN
- VICINITY MAP
- LEGAL DESCRIPTION
- JUSTIFICATION LETTER
- ORIGINAL SURVEYOR STAMP & SIGNATURE ON PLAN

LEGAL NOTICE DATES:

____/____/____

____/____/____

ADJACENT PROPERTY OWNER NOTICES MAILED

MEETING DATES:

PLANNING COMMISSION:

____/____/____

CITY COUNCIL:

____/____/____

INVOICE:

INVOICE NUMBER: _____

DATE CREATED: ____/____/____ BY: _____

PAYMENT: \$525.00

DATE RECEIVED: ____/____/____ AMOUNT: \$ _____

CARD CASH CHECK # _____



3303 Rock Island Place
Bismarck, ND 58504
(701) 223-5480
(701) 223-5557 FAX

November 8, 2018

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

RE: Land Use Reapplication – Conditional Use Permit

Enclosed please find a land use application for a conditional use permit to renew our existing CUP allowing operation of a concrete and asphalt rubble crusher at Knife River's ready mix concrete and asphalt plant located at 401 14th St SW.

Knife River requests renewal of this permit earlier than typical due to the nature of this year's crushing equipment availability. As previously submitted, we expect the crusher will run for approximately 2 weeks to process the rubble for beneficial reuse.

Dust is minimized using methods such as curtains on the crushing unit, water application to haul roads as appropriate for weather and safety conditions, and the use of Soil2O, a dust suppression water additive applied to haul roads.

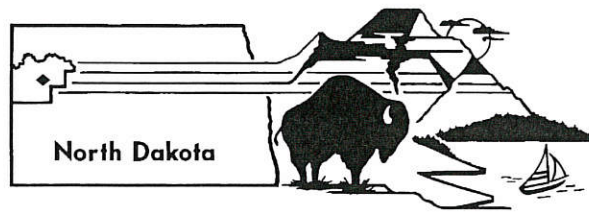
Additionally, Knife River requests to modify the existing CUP during the renewal process to restrict crushing to only asphalt rubble instead of concrete and asphalt rubble. Processing asphalt rubble results in less dust than processing concrete rubble. This change of allowed materials is directly intended to minimize fugitive dust at the location.

If you have any questions or require more information, please contact me at 701-530-1302 or luci.snowden@kniferiver.com.

Sincerely,

Luci Snowden
Environmental Manager
Knife River Corporation - North Central
North Dakota Division

Watford City



City of Watford City

213 2nd St., NE / PO Box 494

Watford City, ND 58854

Ph. 701- 444- 2533

Fax 701- 444- 3004

cityofwatfordcity.com

November 15, 2018

STAFF REPORT CUP Conditional Use Permit

APPLICANT:

Knife River –North Central
Attn: Luci Snowden
3303 Rock Island Place
Bismarck, ND 58504

PROPERTY OWNER:

Warren Hovland
One Way Service, Inc.
909 12th St SE
Watford City, ND 58854

PROPERTY LOCATION:

Parcel # 82-73-07750, Annexed portion of E ½ SE ¼ Section 23, Township 150 North, Range 99 West, 401 14th St SW, Watford City, McKenzie County, North Dakota.

REQUEST:

Annual Review of current Conditional Use Permit for the consideration of allowing crushing of asphalt.

ZONING:

HI: Heavy Industrial

CURRENT USE:

Industrial

REFERENCES:

Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinances, Article XIX (A) Heavy Industrial, Section E: Uses Subject to a Conditional Use Permit- *Rock Crushing and Stripping*.

DISCUSSION:

This property/applicant currently has two other Conditional Use Permits. They have previously been permitted for the operation of ready-mix concrete and asphalt batch plants. In the past few years, during winter months while construction has slowed, Knife River would typically load waste concrete and asphalt rubble into semi-trailers and transport the materials out of town to be crushed. After crushing, the concrete and asphalt would then be transported back to this property to essentially be recycled/reused. In an effort to save costs and time, Knife River applied for a Conditional Use Permit in December 2017 in order to bring equipment on-site to crush the waste concrete and asphalt. The current Conditional Use Permit was approved to allow crushing concrete and/or asphalt during winter months.

Knife River has requested to have their annual review of this Conditional Use Permit a month earlier in order to allow them to schedule crushing asphalt. Due to fugitive dust concerns, they will be eliminating the concrete crushing and will only crush asphalt. Knife River believes the processing of asphalt crushing results in less dust. This change is directly intended to minimize fugitive dust at the location site. Once the actual crushing operations have started, Knife River estimates that the process will only take approximately two weeks.

The City Planning Department would like to recommend that the site be improved to Industrial Standards since by this point in time, these uses are not exactly temporary. Knife River has been in operation at this location since 2015. The requirement for approval of this annual review to their existing Crushing Permit will require improvement to the property following our Heavy Industrial Zoning Ordinance. This would include the property frontage being paved with a hard surface being it concrete or asphalt as well as the drive aisle and parking.

There have been recent discussions of County Road 35 being improved in the near future. If construction of the road happens prior to Knife River's next Annual Review then at that time, Knife River will be required to improve their access on site for at least the first 40 ft. onto the property as an effort to help minimize material track-out from truck traffic onto the new road. If County Road 35 is not constructed prior to Knife River's next annual review, the access paving will be a contingency of approval for the review year of 2020.

While crushing operations are taking place, The City of Watford City will have zero tolerance for fugitive dust, material track-out, and noise disruptions outside of the hours of 7:00 AM – 9:00 PM. Any such violations may result in the implementation of fines as specified with City Ordinances as well as jeopardize the Conditional Use Permit in which The City holds the right to revoke. Watford City's Code Enforcement Officer(s) will be monitoring this property to ensure compliance with City Ordinances. The City Ordinances pertaining to this Conditional Use Permit are not limited to, but include the following:

- *Chapter IV: Public Health, Welfare, and Safety, Article 16- Lot Maintenance, Section 4-1602: Fugitive Dust*
- *Chapter IV: Public Health, Welfare, and Safety, Article 16- Lot Maintenance, Section 4-1601: Material Track Out.*
- *Chapter IV: Public Health, Welfare, and Safety, Article 13- Radio Interference and Noise Control, Section 4-1302: Loud Disturbing, Unnecessary Noises Prohibited; Following Exceptions #8 and #18.*

The City of Watford City mailed the property owners holding an interest in the property, as well as the adjacent property owners, a notice regarding the Conditional Use Permit Annual Review. At the time of this report, none of the above mentioned noticed property owners have contacted The City regarding this Application.

SITE DEVELOPMENT:

- Access: The property is accessed directly from 14th St SW (County Road 35) and off of 2nd Ave SW (a.k.a Hwy 85 Business)
- Sewer: City Sanitary Sewer Services are available within this area.
- Water: City Water Services are available within this area.

SURROUNDING LAND USE:

- North: Zoning – C1: General Commercial
Use - Commercial Businesses
- East: Zoning – AG: Agriculture
Use - McKenzie County Shop building and undeveloped land
- South: Zoning – AG: Agriculture & C1: General Commercial
Use - RTC Building, Church, and undeveloped land.
- West: Zoning – AG: Agriculture
Use - Undeveloped

RECOMMENDATION:

It is the recommendation of City Planning Department Staff to **Approve** the Land Use Application for Conditional Use Permit for the purpose of crushing asphalt. Approval shall be contingent upon the following items:

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.
7. The conditional use permit renewal shall be approved for a term of 1 year. The permit will be reviewed again in November 2019 at which time renewal or nonrenewal may be determined and/or may be subject to additional requirements.
8. The Conditional Use Permit shall only be active for a specified time period. Crushing operations may only occur during the winter months consisting of the date of City Council approval in December 2018 through March 31, 2019. Crushing operations must be concluded by, or before, March 31, 2019. Additionally, all related equipment must be removed from the property or properly stored for inactivity.

9. All City Ordinances and regulations must be strictly followed especially, but not limited to, the following: fugitive dust, material track-out, and noise disturbances. The specific fines set within the Ordinance will be imposed for any and all occurrences of any such violations. Violations may also lead to revocation of this Conditional Use Permit.
10. If construction of County Rd 35 and 14th St. happens prior to Knife River's next Annual Review then at that time, Knife River will be required to improve their access on site for at least the first 40 ft. onto the property as an effort to help minimize material track-out from truck traffic onto the new road. If County Road 35 is not constructed prior to Knife River's next annual review, the access paving will be a contingency of approval for the review year of 2020.

PLANNING DEPARTMENT STAFF CONTACT:

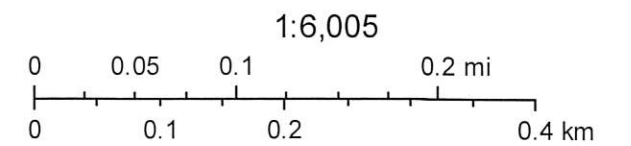
Becky Smith
basmith@nd.gov
(701)444-8402

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



March 21, 2018

- StreetCenterlines
- Place Names
- Watford City Limits
- Extra-Territorial Area (ETA)
- Cherry Creek
- Parcels from McKenzie County



GIS, Watford City, AE2S

Approximate Crusher Location

Knife River Company
Watford City
Ready Mix Concrete and Asphalt Plant

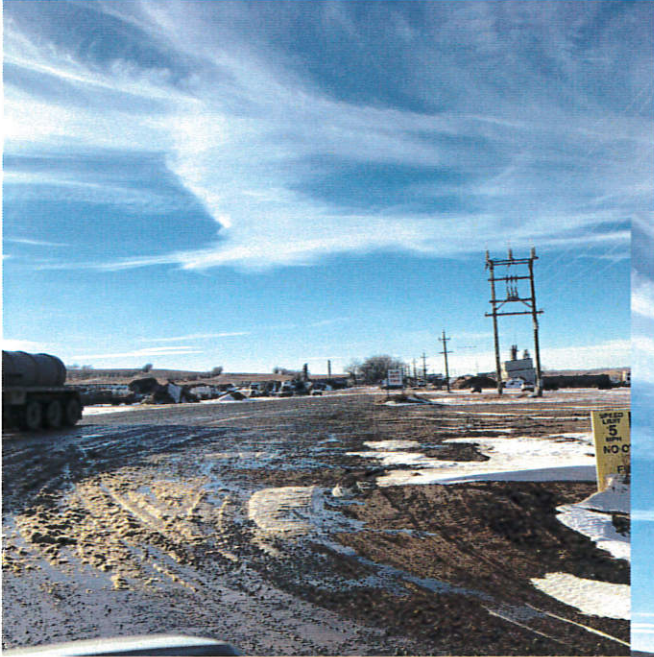
Legend



Google earth

©2017 Google

1000 ft



8.

Division of Land
Application

Map of Reversion

McKenzie County School District

Transportation Building

908 4th Ave. NE

DIVISION OF LAND

REVERSIONARY PARCEL MAP



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

APPLICATION FEE:
~~\$675.00~~

REQUIREMENTS: All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Reversionary Parcel Map* shall be allowed in order to revert property back to acreage or to a configuration which may combine parcels as they may have been previously mapped. *Reversionary Parcel Maps* shall be allowed when street improvements, utility or other public improvements, public easements, or right of ways, whether public or private are not required or created. This parcel map will also not require the creation of new or enlarged parks, playgrounds, or open spaces. All lot design standards and zoning requirements are required to be met. Parcels must conform to the minimum lot area and width and not involve lots which have more than one zoning classification. A *Reversionary Parcel Map* is not intended to be used as one in a series as to circumvent the Subdivision process. Along with this application, please submit the following: N.D. Professionally Engineered/Surveyed map of parcels in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request/reasoning for *Reversionary Map* and a copy of property deed(s) and/or title report. Once approved by City Council, a 24" x 36" size mylar plat will need to be submitted for signatures and recordation. For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances: CHAPTER XV ARTICLE XXX SECTION 13.*

PROPERTY OWNER INFORMATION

OWNER NAME(S): Mckenzie County School District	PHONE NUMBER: 701-444-3624	EMAIL: sholen@watford-city.k12.nd.us
MAILING ADDRESS:		

APPLICANT INFORMATION

Same as Owner

APPLICANT NAME:	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

DEVELOPER INFORMATION

DEVELOPER NAME: Brosz Engineering	PHONE NUMBER: 701-842-3526	EMAIL: djordan@broszengineering.com
MAILING ADDRESS: P.O. Box 551		

PROPERTY INFORMATION

PROPERTY ADDRESS: 908 4th Ave. NE		ZONING DISTRICT: CF- Community Facility	
PARCEL NUMBER: 82-13-17000; 82-15-13000	SUBDIVISION:	LOT #	BLOCK #
LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) Section 18; Township 150; Range 98	NEW LEGAL DESCRIPTION:		
EXISTING ACREAGE/SQ.FT.: 2.55; 4.63	NEW ACREAGE/SQ.FT.: 7.18		
CURRENT USE OF PROPERTY: Mckenzie County School Transportation Building and Storage	PROPOSED USE OF PROPERTY: Same		

DESCRIPTION Please give a brief description of the request or reason for Reversionary Map.

The reversionary map is to create one single lot out of 3 IT's. All three are owned by Mckenzie Co. School District and are all used for the transportation building.

APPLICANT SIGNATURE: (IF DIFFERENT THAN OWNER)

As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans submitted are in all respects true and correct to the best of my knowledge and belief.

APPLICANT SIGNATURE:

DATE:

11 / 7 / 2018

APPLICANT PRINT NAME:

Steven Holen

APPLICANT TITLE:

Superintendent

PROPERTY OWNER(S) AFFIDAVIT

I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.

PROPERTY OWNER SIGNATURE:

DATE:

11 / 7 / 2018

PROPERTY OWNER SIGNATURE:

DATE:

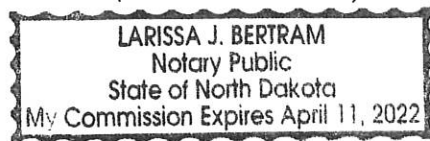
/ /

PROPERTY OWNER NOTARY

On this 7 day of Nov., 2018 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Steven Holen known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

Larissa J. Bertram
Notary Public

(NOTARIAL SEAL)



Notary Public for the state of ND
Residing at Watford City, ND
My Commission Expires 4.11.22

OFFICE USE ONLY

- COPY OF PROPERTY DEED
- COPY OF TITLE REPORT
- COPY OF TITLE MEMORANDUM
- .PDF & LEDGER SIZE REVIEW COPY OF PLAT
- VICINITY MAP
- LEGAL DESCRIPTION
- JUSTIFICATION LETTER
- ORIGINAL SURVEYOR STAMP & SIGNATURE ON 24"X36" PLAT

LEGAL NOTICE DATES:

11 / 19 / 18

11 / 21 / 18

ADJACENT PROPERTY OWNER NOTICES MAILED

MEETING DATES:

PLANNING COMMISSION:

11 / 26 / 18

CITY COUNCIL:

12 / 3 / 18

INVOICE:

INVOICE NUMBER: _____

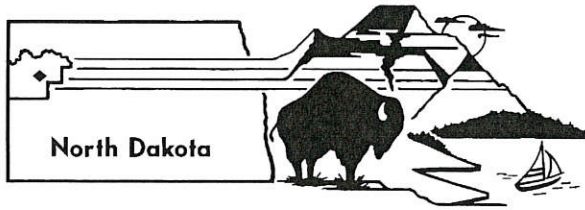
DATE CREATED: ___ / ___ / ___ BY: _____

PAYMENT: \$675.00

DATE RECEIVED: 11 / 7 / 18 BY: UP

CARD CASH CHECK # N/A

Watford City



City of Watford City

213 2nd St., NE / PO Box 494

Watford City, ND 58854

Ph. 701- 444- 2533

Fax 701- 444- 3004

cityofwatfordcity.com

November 15, 2018

STAFF REPORT

Division of Land Application- Map of Reversion

APPLICANT:

Steve Holen
P.O. Box 589
Watford City, ND 58854

PROPERTY OWNERS:

McKenzie County School District
P.O. Box 589
Watford City ND, 58854

PROPERTY LOCATION:

PID: 82-12-17000 ,82-15-13000, 321 908 4th Ave. NE in Section 18, Township 150 Range 98 of Watford City, McKenzie County, North Dakota.

REQUEST:

A Division of Land Application for a reversionary map has been submitted in consideration of changing the current 3 IT's into 1 single parcel ID.

ZONING:

CF- Community Facility

CURRENT USE:

McKenzie County School District is using this building and parking lot for the storage and maintenance of the school district buses. The School also has renovated a room on the inside of the building that is being rented for classroom use to the Head Start program. The rest of the building is being remodeled for future classroom use.

REFERENCES:

City Watford City Municipal Code of Ordinances, Chapter XV, Zoning Ordinances, Article XXX, Section 13- Simple Lot Split

SITE DEVELOPMENT:

Access: The property is currently accessed off of 4th Ave. NE

Sewer: City Sanitary Sewer Services are used on this property.

Water: City Water Services are used on this property.

SURROUNDING LAND USE:

North: Zoning – AG: Agricultural District
Use - AG Land

East: Zoning – C-1: General Commercial District
Use - Equine Stabling

South: Zoning – CF- Community Facility
Use - Tourist Park

West: Zoning – C-1: General Commercial District
Use - O.K. Implement Storage

DISCUSSION:

This reversionary map request is for the for the McKenzie County School District's transportation building which is located within City limits. The property is addressed as 908 4th Ave NE and was previously the McKenzie Electric Building. This building was purchased by McKenzie County School District for use as their new transportation building. The property is now currently zoned CF-Community Facility. The School District has recently applied for building permits for the interior space of the main building. It was discovered by Planning Staff during review that this property actually consists of 3 separate irregular tracts, or IT's. Since all of the separate tracts are being used for the same purpose, City staff contacted McKenzie School District's Superintendent, Steven Holen and proposed a Map of Reversion in order to combine the irregular tracts into one single lot. Mr. Holen agreed that the parcels should be cleaned up and submitted the application.

The City of Watford City mailed the property owners whom hold an interest in the property, as well as the adjacent property owners, a notice regarding the Division of Land Application received for Reversionary Map. At the time of this report, none of the above mentioned noticed property owners have contacted The City regarding this Application.

RECOMMENDATION:

It is the recommendation of City Planning Department Staff to **Approve** the Division of Land Application for Reversionary map to create 1 lot from 3 separate IT's.

PLANNING DEPARTMENT STAFF CONTACT:

Becky Smith
basmith@nd.gov
(701)444-8402

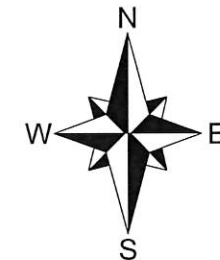
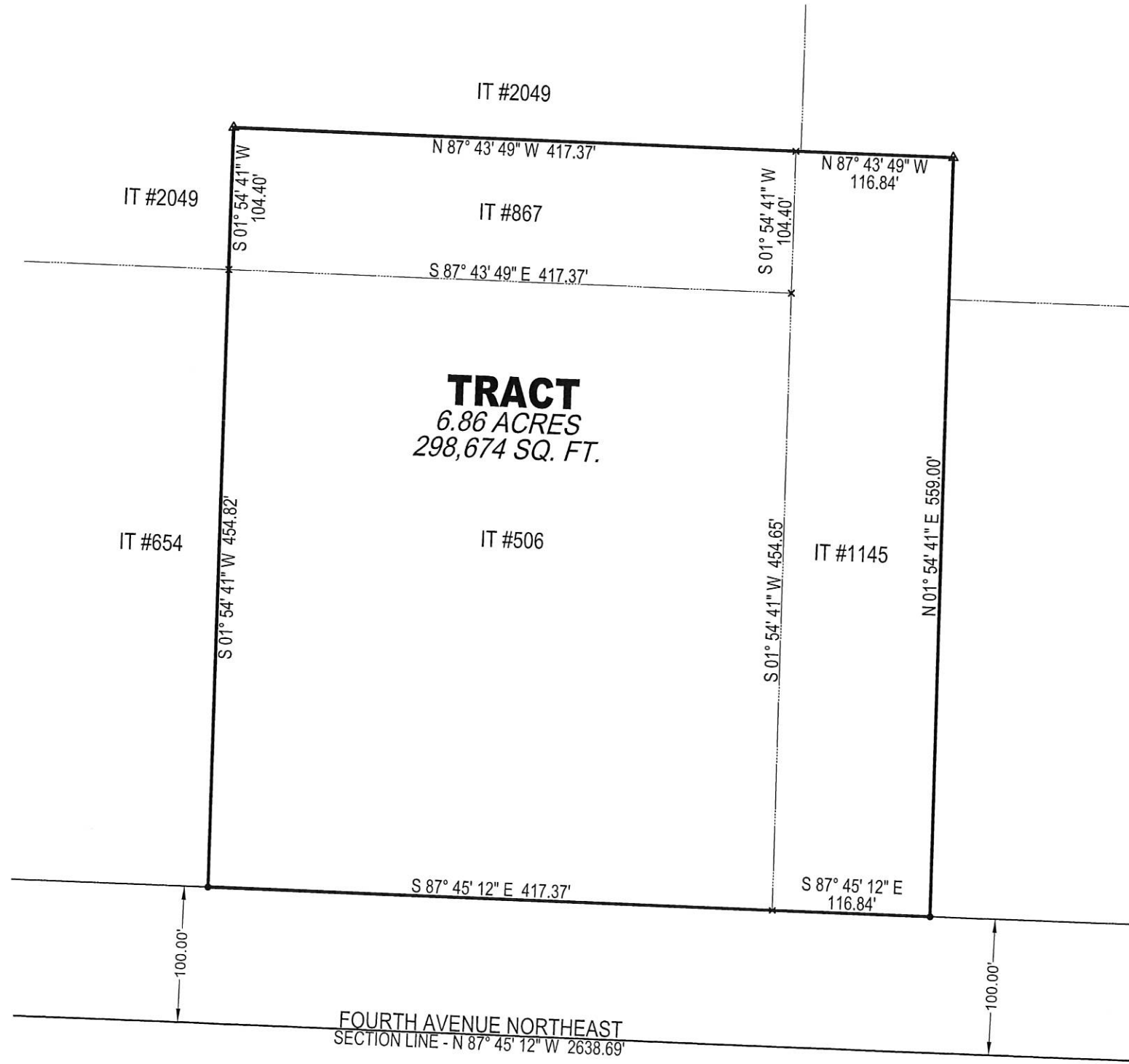
LaRissa Bertram
lbertram@nd.gov
(701)444-8406

**REVERSIONARY PLAT OF
IRREGULAR TRACTS #506, #867 & #1145
TO THE CITY OF WATFORD CITY, NORTH DAKOTA**

AS LOCATED IN THE S1/2SE1/4 OF SECTION 18
TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.
MCKENZIE COUNTY, NORTH DAKOTA

PROJECT NO. N18-W1012

PAGE 1 OF 2



SCALE
1" = 100'

- = REBAR & CAP SET
- ▲ = PIN FOUND
- = STONE FOUND
- ⊠ = R.O.W. MARKER
- × = COMPUTED

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

- = BOUNDARY LINE
- = SECTION LINE
- = QUARTER LINE
- = SIXTEENTH LINE
- = PROPERTY LINE
- = RIGHT-OF-WAY LINE

PROPERTY DESCRIPTION

OLD DESCRIPTION: IRREGULAR TRACTS #506, #867 & #1145 TO THE CITY OF WATFORD CITY, AS LOCATED IN THE S1/2SE1/4 OF SECTION 18, T150N, R98W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA.

NEW DESCRIPTION: BEGINNING AT THE SOUTHEAST CORNER OF IRREGULAR TRACT #1145; THENCE N 01°54'41" E, A DISTANCE OF 559.00 FEET TO THE NORTHEAST CORNER OF SAID IRREGULAR TRACT; THENCE N 87°43'49" W ALONG THE NORTH LINE OF SAID IRREGULAR TRACT, A DISTANCE OF 116.84 FEET TO THE NORTHWEST CORNER OF SAID IRREGULAR TRACT; THENCE N 87°43'49" W ALONG THE NORTH LINE OF IRREGULAR TRACT #867, A DISTANCE OF 417.37 FEET TO THE NORTHWEST CORNER OF SAID IRREGULAR TRACT; THENCE S 01°54'41" W ALONG THE WEST LINE OF SAID IRREGULAR TRACT, A DISTANCE OF 104.40 FEET TO THE SOUTHWEST CORNER OF SAID IRREGULAR TRACT; THENCE S 01°54'41" W ALONG THE WEST LINE OF IRREGULAR TRACT #506, A DISTANCE OF 454.82 FEET; THENCE S 87°45'12" E ALONG THE RIGHT-OF-WAY LINE OF FOURTH AVENUE NORTHEAST, A DISTANCE OF 534.21 FEET TO THE POINT OF BEGINNING.

A TRACT OF LAND LOCATED IN THE S1/2SE1/4 OF SECTION 18, T150N, R98W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA.

SAID TRACT CONTAINS 6.86 ACRES MORE OR LESS.

**REVERSIONARY PLAT OF
IRREGULAR TRACTS #506, #867 & #1145
TO THE CITY OF WATFORD CITY, NORTH DAKOTA**
AS LOCATED IN THE S1/2SE1/4 OF SECTION 18
TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.
MCKENZIE COUNTY, NORTH DAKOTA

PROJECT NO. N18-W1012
PAGE 2 OF 2



OWNER'S CERTIFICATE

I, (WE) THE UNDERSIGNED, BEING THE SOLE OWNER(S) AND MORTGAGE HOLDER(S) OF THE LAND PLATTED HEREIN, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT AND AGREE TO NOT VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE CITY OF WATFORD CITY. I (WE) DEDICATE EASEMENTS TO RUN WITH THE LAND FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON, OR OVER THE LAND DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN OR EXISTING.
DATED THIS _____ DAY OF _____, 2018

_____ MCKENZIE COUNTY SCHOOL DISTRICT #1 _____ DATE

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____, PERSONALLY APPEARED, _____, FOR MCKENZIE COUNTY SCHOOL DISTRICT #1, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

SURVEYOR'S CERTIFICATE

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

_____ DUSTIN JORDAN
REGISTERED LAND SURVEYOR NO. 10478 _____ DATE

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____, PERSONALLY APPEARED, DUSTIN JORDAN, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS _____ DAY OF _____, 2018 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

ON THIS _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, GLEN BEARD, CHAIRMAN, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

WATFORD CITY APPROVAL

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

_____ PHILIP RIELY, MAYOR _____ DATE

_____ PENI PETERSON, CITY AUDITOR _____ DATE

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, PHILIP RIELY, MAYOR AND PENI PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

AUDITOR'S CERTIFICATE OF TAXES

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

CERTIFIED THIS _____ DAY OF _____, 2018.

_____ ERICA JOHNSRUD, MCKENZIE COUNTY AUDITOR

CERTIFICATE OF MCKENZIE COUNTY RECORDER

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT _____ O'CLOCK A.M. / P.M. ON THIS _____ DAY OF _____, A.D., 2018 AND WAS RECORDED AS DOCUMENT NO. _____

_____ ANN M. JOHNSRUD, MCKENZIE COUNTY RECORDER

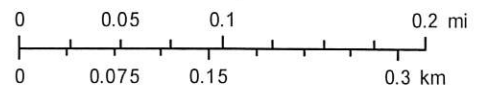
Mckenzie Co. School Transportaion Building Map of Reversion



November 19, 2018

1:5,968

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



GIS, Watford City, AE2S

Minutes

October 29, 2018

PLANNING & ZONING COMMISSION
MEETING MINUTES
October 29, 2018

The regularly scheduled monthly meeting of the Watford City Planning & Zoning Commission was held on Monday October 29, 2018 at 6:00 p.m. in the Heritage Room at City Hall. In attendance: Chairman Glen Beard, Vice Chairman Gregg Schuetze and Commission Members: Tom Dwyer, Rick Holm, Jesse Lawrence, and Jake Walters. Also in attendance: Assistant City Planners: LaRissa Bertram and Becky Smith, City Building Inspector Steven Williams, and City Attorney Wyatt Voll. Absent: Commission Member Marco Pelton

With the above mentioned present, the Public Hearing was called to order at 6:00 P.M. by Chairman Glen Beard.

Under consideration were the following:

1. Public Hearing to hear comment on Land Use Application for Zone Change submitted by the City of Watford City, on Behalf of the Watford City Park District, for property located at PID: 82-15-15050, 82-15-24150. In Section 19, Township 150, Range 98 W. of Watford City, McKenzie County, North Dakota.

Assistant City Planner LaRissa Bertram explained to the commission board that upon recent discovery by Assistant Planner Becky Smith, these 2 parcels consisting of property owned by Watford City Park District are currently Zoned C1- Commercial. This application proposes a zone change to CF Community Facilities in order to bring these properties into compliance with City Ordinances based on the current and intended use being a public park. Chairman Glen Beard ask if this was another cleanup project, and LaRissa notes that it in fact was. Commission Member Jake Walkers inquired the sand pit located within the map as being part of the park and if it was included in the rezone. City Attorney Wyatt Voll noted that he didn't believe the lines were correct on the map and that they border the lines of the parcels owned by the Park District. Commission member Jake Walters moved to approve upon determining that the sand pit was not part of park proposed for the rezone. There were no further comments at this time.

MOTION by J. Walters, SECOND by, R. Holm to recommend APPROVAL to City Council of Land Use Application for Zone Change to CF, Community Facility as submitted by the City of Watford City, on Behalf of the Watford City Park District.

Roll Call Vote:

Ayes: G. Beard, T. Dwyer, R. Holm J. Lawrence, G. Schuetze J. Walters

Nays: None.

MOTION Carried.

2. Public Hearing to hear comment on Land Use Application for Zone Change submitted by the City of Watford City for Property located at PID: 82-15-12050, 82-19-08000, 82-19-02450. In Section 19, Township 150, Range 98 W. of Watford City, McKenzie County, North Dakota.

Assistant City Planner LaRissa Bertram explained this application is similar to the previous zone change with the only difference being the property ownership.

MOTION by T. Dwyer, SECOND by G. Schuetze to recommend APPROVAL to City Council of the Land Use Application for Zone Change to CF, Community Facility as submitted by the City of Watford City.

Roll Call Vote:

Ayes: G. Beard, T. Dwyer, R. Holm J. Lawrence, G. Schuetze, J. Walters

Nays: None.

MOTION Carried.

3. Public Hearing to hear comment on Land Use Application for Zone Change submitted by Elk Industries, LLC for property located at 2610 Main St. South, IT 2068 Section 31, Township 150, Range 98 of Watford City, McKenzie County, North Dakota

Assistant City Planner LaRissa Bertram explained to the commission members that Elk Industries LLC has entered into a purchase agreement with HCJ Investments LLC and as the property owner, they were moving forward with the proposed rezone to IP- Industrial Park from the current AG- Agricultural District Zoned property for the future proposed use. LaRissa also commented that HCJ Investments LLC. is in the process of submitting a full Site Development Plan and fully understands what the City is going to require of them in order to improve this property to Industrial Standards. Chairman Glen Beard questions trailers being located on the property and if they would be allowed to be used after they rezone. Assistant City Planner LaRissa Bertram stated that they would have to go away once the rezone and improvements to the property start. Commission Member Jake Walters inquired if industrial use was allowed within that stretch of town and LaRissa assured him that our future land use map recommended commercial uses, but the Planning Staff sees Industrial Zoning as the trend of development for that area of town and recommends approval of the rezone to IP- Industrial Park. There were no further comments at this time.

MOTION by G. Schuetze , SECOND by J. Lawrence to recommend APPROVAL to City Council for the Land Use Application for Zone Change to IP Industrial Park as submitted by Elk Industries, LLC. Approval shall be contingent upon the following conditions as stated with the Planning Department Staff Report:

1. If no action is taken indicating Industrial use within one (1) year, the zone change is nullified, and the land reverts back to the original zoning.

Roll Call Vote:

Ayes: G. Beard, T. Dwyer, R. Holm, J. Lawrence, G. Schuetze, J. Walters

Nays: None.

MOTION Carried.

- ~~4. Public Hearing to hear Comment on Land Use Application for Zone Change submitted by Austin Clarys of Western Steel Builders on behalf of Mann Energy Services. LLC. for property located at PID: 20-00-15814, Section 22, Township 150, Range 98, 12257 26th F St. NW Watford City, McKenzie County, North Dakota. Application was pulled from agenda post public notification by property owner.~~

5. Public Hearing to hear comment Division on Land Application for Simple Lot Split submitted by Mammoth Properties, LLC for the property located at PID: 20-00-07730, in Section 10, Township 150, Range 98W, 3904 23rd Ave. NE Watford City, McKenzie County, North Dakota.

Assistant Planner Becky Smith explained to the Commission that Mammoth Properties LLC had previously gone through the Simple Lot Split process in 2017, but their parcel map was never recorded. Becky noted that all of the contingencies which were listed on the original approval have now been fulfilled. Mammoth Properties has submitted a full Site Development Plan and have pulled a Building Permit for their new shop building on the property. They have also filed an Infrastructure Improvement Agreement and bonding with the City and are currently near completion of the road improvements. With this new Application, the owners now intend to create 3 separate lots. Commission Member Jake Walters asked Planning Staff if they had received any complaints from McKenzie Electric. Becky stated there were none at that time. Chairman Glen Beard also asked if there were any concerns or complaints from Sorenson's? Becky always noted there were also none at that time. No further comments were made.

MOTION by, T. Dwyer SECOND by G. Schuetze to recommend APPROVAL to City Council of the Division of Land Application for Simple Lot Split submitted by Mammoth Properties. Approval shall be contingent upon the following conditions as stated with the Planning Department Staff Report:

1. Any future development and/or improvements to these parcels will require a Site Development Plan, generalized building plans, and any necessary permit applications to be submitted to The City for review and approval prior to construction

Roll Call Vote:

Ayes: G. Beard, T. Dwyer, R. Holm, J. Lawrence, G. Schuetze, J. Walters

Nays: None.

MOTION Carried.

6. Public Hearing to hear comment on Division of Land Application for Subdivision Preliminary Plat: "Fox Hills Village Replat" submitted by Jake Walters on behalf of Stenehjem Development, LLP for property located PID: 82-33-00100, 82-31-01000, 82-31-06000 in a portion of Section 20, Township 150 North, Range 98 West, 1.46 Acres, Watford City, and McKenzie County, North Dakota.

Assistant City Planner LaRissa Bertram explained to the commission that on the originally recorded plat for Fox Hills Village the 3rd Ave NE roadway was not depicted on the map. This application has been submitted to as a Re-plat in order to dedicate the newly constructed road. Commission Member Jake Walters mentioned that he is involved in this project and would be abstaining from the vote but could help answer any questions from the Commission. There were no further comments.

MOTION by J. Lawrence, SECOND by, G. Schuetze to recommend APPROVAL to City Council of on Division of Land Application for Subdivision Preliminary Plat: "Fox Hills Village Replat" submitted by Jake Walters on behalf of Stenehjem Development, LLP.

Roll Call Vote:

Ayes: G. Beard, T. Dwyer, R. Holm J. Lawrence, G. Schuetze

Nays: None.

Abstained: J. Walters

MOTION Carried.

7. Public Hearing to hear comment on Land Use Application for Conditional Use Permit submitted by Elkan, Inc. on behalf of Alice Simonson Family Trust for property located PID: 11-00-07400, Section 22, Township 150 N, Range 99 West, NE ¼ Ex. 10.86 acres and Ex. 24.46 acres, IT #2711, Former RR ROW, 2651 128th Ave NW, Watford City, North Dakota.

Assistant City Planner Becky explained to the commission members that this Conditional Use Permit has been a long time coming pending for an amendment to our ordinances allowing for Ag- Agricultural District bulk water storage. Becky stated that since it was adopted by City Council October 1, 2018 the property owners wanted to move forward with the CUP process. The property owners had previously been using smaller frac tanks for water storage and are now considering the construction of a larger bulk water storage tank to accommodate for the increased business. Adjacent property owners were in attendance and expressed concern about unappealing aesthetics of the proposed bulk water storage tank. The adjacent owners asked the Commission if there were any additional requirements for how the tank is going to look or if landscaping will be installed.. Chairman Glen Beard commented that his vision of the bulk water storage tank would be in resemblance to the large Poseidon tanks that Hartel's have on their property. Commission Member Jake Walters inquired if there was a landscaping requirement for AG zoning? Assistant Planner Becky Smith noted there are no landscaping requirements specifically pertaining to AG-zoning within our Ordinances but it could be listed as a contingency of approval within the Staff Report to revegetate the property and make sure the tank is kept as visually appealing as possible. Becky also stated that before they can move forward with the construction or placement of the bulk water storage tank, they will be required to submit plans for the proposed tank and will be subject to a permit review process within the Planning Department before it will be install on the property. Chairman Glen Beard asked Planning Staff to add the recommendation that if the proposed storage tank was not maintained it would be subject to violating the CUP conditions and would result in their CUP being pulled. There were no further comments at this time.

MOTION by J. Lawrence, SECOND by, J. Walters to recommend APPROVAL to City Council of Land Use Application for Conditional Use Permit submitted by Elkan, Inc. on behalf of Alice Simonson Family Trust.

Approval shall be contingent upon the following conditions:

1. The conditional use will not be detrimental to or endanger the public health, safety or general welfare of community.

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.
7. The Conditional Use Permit shall be in place for a period of 1 year (12 months), after such time, the permit may be reviewed for renewal/non-renewal.
8. The applicant must submit generalized building plans and obtain all necessary permits prior to the construction of the new storage tank.
9. The City will require a submittal of truck ticket counts from January 2017- January 2018 so that once upon annual review in October of 2019, City staff can in fact note that truck traffic has not exceeded the previous year's number.
10. A landscaping and maintenance plan must be submitted in order to assure that the property and tank storage area be kept in proper maintenance and visually appealing to the neighborhood.

Roll Call Vote:

Ayes: G. Beard, T. Dwyer, R. Holm J. Lawrence, G. Schuetze, J. Walters

Nays: None.

MOTION Carried.

CLOSE PUBLIC HEARING: 6:23 PM

CALL TO ORDER REGULAR MEETING: 6:23 PM

1. Division of Land Application for Final Plat: "Stepping Stone Phase 1" submitted by Paulo Ficara for property located NE ¼ portion of Section 17, Township 150 North, Range 98 West, 5th P.M. 69.6 Acres, Watford City, and McKenzie County, North Dakota.

Assistant Planner LaRissa Bertram explained this is the Final Plat for Phase 1 of Stepping Stone Development. She commented that there were a few minor changes in comparison to the Preliminary plat which had been reviewed and Approved by City Council last month. These changes included additional utility easement, widen the roadway, and wording changes to the signature page. LaRissa stated that this plat has been reviewed by City Engineer Rick Jore as well as City Public Works Director Justin Smith and that their comments and concerns had been addressed and they approved of the Final Plat. Commission Member Rick Holm asked about the maintenance of the dust control over the winter months. Paul Ficara, Partner with property owner Dakota Gold Properties was in attendance and noted that during this time they have Water Trucks on Site and plan to continue with saturation to the evident loose soil. Paul also noted that they are in the process of seeding loose soil and placing hay upon the seed for erosion control over the winter months. Commission Member Jake Walters mentioned that he is involved in this project and would be abstaining from the vote but could help answer any questions from the Commission. No further Comments at this time.

MOTION by G. Schuetze, SECOND by T. Dwyer to recommend APPROVAL to City Council on the Division of Land Application for Final Plat: "Stepping Stone Phase 1" submitted by Paulo Ficara.

Approval shall be contingent upon the following items:

1. The Subdivision Plat must follow all regulations as set forth within the City of Watford City Municipal Code of Ordinances pertaining to Subdivision Regulations and the Approval of Plats: *Chapter XV, Article XXX, Sections 5 & 6.*
2. All bonding for infrastructure must be in place before the Final Subdivision Plat is recorded.
3. The amended Development Agreement (DA) must be finalized and agreed upon between the City of Watford City and Developer before Final Subdivision Plat recordation.
4. A Subdivision Improvement, Maintenance, and Warranty Agreement (SIA) must be finalized and agreed upon between the City of Watford City and Developer before Final Subdivision Plat recordation.

Roll Call Vote:

Ayes: G. Beard, T. Dwyer, R. Holm J. Lawrence, G. Schuetze,

Nays: None.

Abstained: J. Walters

MOTION Carried.

2. Division of Land Application for Final Plat: "Stepping Stone Phase 2" submitted by Paulo Ficara for property located NE ¼ portion of Section 17, Township 150 North, Range 98 West, 5th P.M. 69.6 Acres, Watford City, and McKenzie County, North Dakota.

Assistant Planner LaRissa Bertram explained this is the Final Plat for Phase 2 of Stepping Stone Development. She commented that there were also a few minor changes in comparison to the Preliminary plat. LaRissa stated that this plat has been also been reviewed by City Engineer Rick Jore as well as City Public Works Director Justin Smith and that their comments and concerns had been address and they approved of the Final Plat. Commission Member Jake Walters mentioned that he would be abstaining from the vote again. No further Comments.

MOTION by G. Schuetze, SECOND by, J. Lawrence J. Walters to recommend APPROVAL to City Council of Division of Land Application for Final Plat: "Stepping Stone Phase 2" submitted by Paulo Ficara.

Approval shall be contingent upon the following items:

1. According to the City of Watford City Municipal Code of Ordinances: *Chapter XV, Article XXX, Section 6-5:* Approval of the Preliminary Subdivision Plat shall be effective for a maximum period of twelve (12) months. A Final Subdivision Plat must be submitted for approval by City Council within the time limit.
2. The Subdivision Plat must follow all regulations as set forth within the City of Watford City Municipal Code of Ordinances pertaining to Subdivision Regulations and the Approval of Plats: *Chapter XV, Article XXX, Sections 5 & 6.*
3. All bonding for infrastructure must be received before the Final Subdivision Plat is recorded.
4. The Current Recorded Development Agreement (DA) must be amended so that the HOA lots depicted on the plat are identified as unbuildable lots. And this is agreed upon between the City of Watford City and Developer before Final Subdivision Plat recordation.
5. A Subdivision Improvement and Warranty Agreement (SIA) must be finalized and agreed upon between the City of Watford City and Developer before Final Subdivision Plat recordation.
6. For the purpose of Final Plat recordation, all adjacent property owners as well as the property owners and partners whom hold an interest in the subject property need to be recognized within both the map and signature blocks.

Roll Call Vote:

Ayes: G. Beard, T. Dwyer, R. Holm J. Lawrence, G. Schuetze,
Nays: None.
Abstained: J. Walters
MOTION Carried.

MINUTES: September 24, 2018

Reviewed minutes as presented. Vice Chairman Gregg Schuetze noted that we needed a correction to the wording as to who called the meeting to order. It should be changed from Chairman Glen Beard to Vice Chairman Gregg Schuetze. No further comments.

MOTION by G. Schuetze, SECOND by J. Lawrence to APPROVE the August 24, 2018 Planning & Zoning Commission Meeting Minutes with the noted change.

Roll Call Vote:

Ayes: G. Beard, T. Dwyer, J. Lawrence, G. Schuetze, J. Walters

Nays: None.

MOTION Carried.

REVIEW PERMITS: September - October

- **OLD BUSINESS**

- **NEW BUSINESS**

1. *Commission Member Rick Holm asked if there had been any observation of the property West of 17th that used to be ol' Doc Nelson's Vet Clinic. He noted there had been 14-15 Semi Trucks parked there and they had a few in years past but wondered if their "Grandfather Status" was being abused. City Building Inspector/ Code Enforcement Official Steven Williams noted that he hadn't notice anything out of the norm but would make sure to take a drive by and investigate. There were no further comments at this time.*
2. *Commission Member Jake Walters asked that the City note that the "Pavement Ends" sign located in Fox Hills Village that no longer ends would please be removed.*
3. *Jake asked about the Quonset hut North of 17th that is torn apart if this was something being addressed. Steve said he is aware of that situation. There were no further comments at this time.*

ADJOURNMENT: 6:35 PM

MOTION by R. Holm, SECOND by J. Walters.

The next regularly scheduled Planning & Zoning Commission Meeting
Will be held Monday November 26, 2018 at 6:00 P.M.

Gregg Schuetze
Planning & Zoning Commission Vice Chairman

LaRissa Bertram
Assistant City Planner

Becky Smith
Assistant City Planner

1.

Division of Land Application

Final Plat
Fox Hills Village

DIVISION OF LAND

SUBDIVISION FINAL PLAT



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

APPLICATION FEE:

\$15.00 PER LOT

REQUIREMENTS: All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Subdivision Final Plat Application* may be submitted after a Preliminary Subdivision Plat is approved by City Council. The Subdivision process allows to plat parcels within the Corporate City limits and the designated Extra Territorial Area (ETA). All *Subdivision Final Plats* shall be subject to conform to the regulations as set within the City of Watford City Municipal Code of Ordinances and Chapter 40-48 of the North Dakota Century Code. Along with this application, please submit the following: N.D. Professionally Engineered/ Surveyed map of subdivision parcels in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for *Subdivision Final Plat* and a copy of current property deed(s) and/or title report. Once approved by City Council, the Final Subdivision Plat must be submitted in 24" x 36" size for City signatures and recordation. For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances: CHAPTER XV ARTICLE XXX: SUBDIVISION REGULATIONS.*

PROPERTY OWNER INFORMATION

OWNER NAME(S): Stenehjem Development LLP	PHONE NUMBER: 701-842-7320	EMAIL: theck@firstintlbank.com
--	--------------------------------------	--

MAILING ADDRESS:

APPLICANT INFORMATION

Same as Owner

APPLICANT NAME: Jake Walters	PHONE NUMBER: 760-851-8833	EMAIL: jake.walters@planningnd.com
--	--------------------------------------	--

MAILING ADDRESS:
PO Box 2800 Watford City, ND 58854

DEVELOPER INFORMATION

DEVELOPER NAME: Stenehjem Development, LLP	PHONE NUMBER: 701-842-7320	EMAIL: theck@firstintlbank.com
--	--------------------------------------	--

MAILING ADDRESS:
PO Box 607 Watford City, ND 58854

PROPERTY INFORMATION

PROPERTY ADDRESS/LOCATION: 3rd Ave NE	ZONING DISTRICT: C-1
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PARCEL NUMBER(S): 823-300-100,823-101-000,823-106-000&-100	PROPOSED SUBDIVISION NAME: Fox Hills Village (Replat)
--	---

LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE)
S20, T150, R98W

EXISTING ACREAGE/SQ.FT.: 1.46ac/63,716sf	NEW ACREAGE/SQ.FT.: 1.46ac/63,716sf	PROPOSED # OF LOTS: Dedication of Public R/W
--	---	--

CURRENT USE OF PROPERTY: Commercial	PROPOSED USE OF PROPERTY: Roadway Right of Way
---	--

DESCRIPTION Please give a brief description of the Final Subdivision Plat.

Platting of City roadway (3rd Ave NE extension)

APPLICANT SIGNATURE: (IF DIFFERENT THAN OWNER)

As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans submitted are in all respects true and correct to the best of my knowledge and belief.

APPLICANT SIGNATURE: [Signature]

DATE: 11 / 01 / 2018

APPLICANT PRINT NAME: **Jake Walters**

APPLICANT TITLE: **Owner's Representative**

PROPERTY OWNER(S) AFFIDAVIT

I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.

PROPERTY OWNER SIGNATURE: [Signature]

DATE: 10 / 30 / 18

PROPERTY OWNER SIGNATURE: _____

DATE: ____ / ____ / ____

PROPERTY OWNER NOTARY

On this 30th day of October, 2018 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Kiva Stenehjem Hall known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

[Signature]
Notary Public

(NOTARIAL SEAL)

TERESA HECK
Notary Public
State of North Dakota
My Commission Expires Aug. 7, 2019

Notary Public for the state of North Dakota
Residing at Watford City
My Commission Expires _____

▼ OFFICE USE ONLY ▼

- COPY OF PROPERTY DEED
- COPY OF TITLE REPORT
- COPY OF TITLE MEMORANDUM
- .PDF & LEDGER SIZE REVIEW COPY OF PLAT
- VICINITY MAP
- LEGAL DESCRIPTION
- JUSTIFICATION LETTER
- ORIGINAL SURVEYOR STAMP & SIGNATURE ON 24"X36" PLAT

LEGAL NOTICE DATES:
____ / ____ / ____
____ / ____ / ____

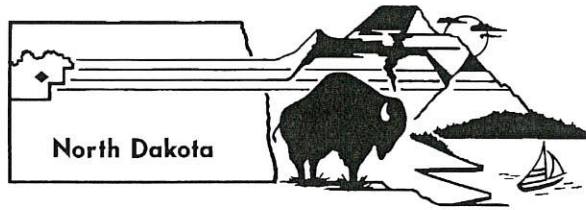
ADJACENT PROPERTY OWNER NOTICES MAILED

MEETING DATES:
PLANNING COMMISSION: 11.26.2018
CITY COUNCIL: 12.3.2018

INVOICE:
INVOICE NUMBER: N/A
DATE CREATED: ____ / ____ / ____ BY: _____

PAYMENT: **\$15.00 PER LOT**
DATE RECEIVED: ____ / ____ / ____ AMOUNT: \$ N/A
 CARD CASH CHECK # _____

Watford City



City of Watford City

213 2nd St., NE / PO Box 494

Watford City, ND 58854

Ph. 701- 444- 2533

Fax 701- 444- 3004

cityofwatfordcity.com

November 15, 2018

STAFF REPORT **Subdivision Final Re-plat**

APPLICANT:

Jake Walters
PO Box 2800
Watford City ND, 58854

PROPERTY OWNERS:

Stenehjem Development
PO Box 607
Watford City ND 58854

PROPERTY LOCATION:

Section 20, Township, 150 Range 98W, PID: 82-33-00100, 82-31-01000, 82-31-06000, 82-31-106100; Lots 3 & 7-9 of Block 2 of the Fox Hills Village now Known as Lots 10-13 of Block 2 of the Fox Hills Village, Watford City, McKenzie County, North Dakota.

REQUEST:

Final Re-plat review of the subdivision plat for Fox Hills Village.

ZONING:

C1- General Commercial District

CURRENT USE:

Undeveloped

REFERENCES:

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

DISCUSSION:

This re-plat is to create the extension of 3rd Ave Ne. The previous plat did not show any easements of right of ways for a possibility of a road being developed. With the approval of the proposed replant this will include the depicted road extension for 3rd Ave. NE.

This property currently as it stands would have no access to lots 10 and 13. The construction and completion of 3rd Ave NE will give an option for these lots to be accessed from this roadway.

This property is currently zone C1- General Commercial District and is located off of 4th Ave. NE. Fox Hills Village block 2 will have 4 Lots with 3rd Ave. NE separating Lot 13 from lots 10, 11, and 12.

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.

SITE DEVELOPMENT:

Access: *The property is accessible from 4th Ave NE.*

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

Water: *The property not have access to City water.*

SURROUNDING LAND USE:

North: Zoning – AG- Agricultural District / R3, RT- Medium Density Residential with Townhome overlay
Use - Single Family Homes

East: Zoning – C1- General Commercial District
Use - Stone Home Brewery

South: Zoning – CF- Community Facility
Use - Rough Rider Center/ Watford City High School

West: Zoning – R4: High Density Residential
Use - Apartment Buildings

RECOMMENDATION:

It is the recommendation of the Planning Department Staff to Approve Fox Hills Village Replat for Subdivision Final Plat. Contingent upon the following items.

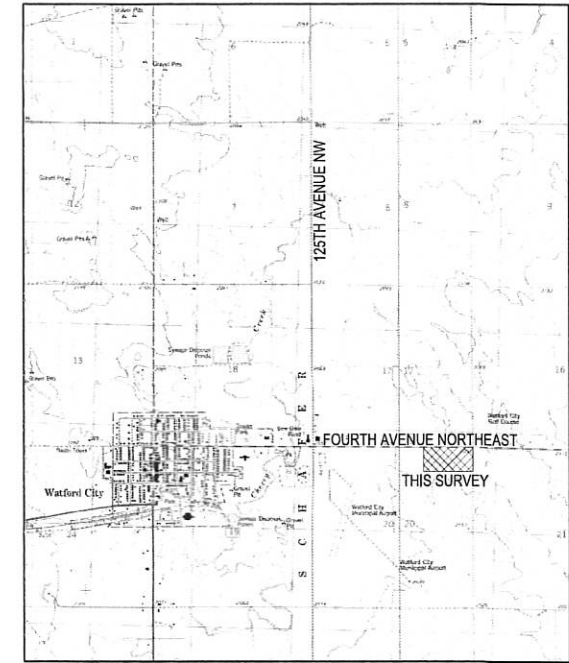
1. According to the City of Watford City Municipal Code of Ordinances: *Chapter XV, Article XXX, Section 6-5*: Approval of the Preliminary Subdivision Plat shall be effective for a maximum period of twelve (12) months. A Final Subdivision Plat must be submitted for approval by City Council within the time limit.
2. The Subdivision Plat must follow all regulations as set forth within the City of Watford City Municipal Code of Ordinances pertaining to Subdivision Regulations and the Approval of Plats: *Chapter XV, Article XXX, Sections 5 & 6*.
3. All bonding for infrastructure must be received before the Final Subdivision Plat is recorded.
4. A Development Agreement (DA) must be finalized and agreed upon between the City of Watford City and Developer before Final Subdivision Plat recordation.
5. A Subdivision Improvement and Warranty Agreement (SIA) must be finalized and agreed upon between the City of Watford City and Developer before Final Subdivision Plat recordation.

PLANNING DEPARTMENT STAFF CONTACT:

Becky Smith
basmith@nd.gov
(701)444-8402

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

**FINAL REPLAT OF
LOTS 3 & 7 - 9 OF BLOCK 2 OF THE FOX HILLS VILLAGE
NOW KNOWN AS
LOTS 10 - 13 OF BLOCK 2 OF THE FOX HILLS VILLAGE**
AS LOCATED IN THE N1/2NE1/4 OF SECTION 20 - TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.
MCKENZIE COUNTY, NORTH DAKOTA



VICINITY MAP
Not to Scale



SCALE 1" = 80'
0' 80' 160'

- = REBAR & CAP SET
- ▲ = PIN FOUND
- = STONE FOUND
- ⊠ = R.O.W. MARKER
- x = COMPUTED

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

- = BOUNDARY LINE
- - - = SECTION LINE
- = PROPERTY LINE
- - - = RIGHT-OF-WAY LINE
- - - = ROAD CENTERLINE
- - - = EXISTING 10' UTILITY EASEMENT LINE

Line Table		
Name	Length	Direction
L1	22.33	N 10°36'42" W
L2	41.70	N 10°36'42" W
L3	3.08	N 80°19'05" E
L4	40.04	S 11°48'49" E
L5	40.04	S 16°59'44" E
L6	36.40	S 8°42'10" W
L7	43.79	S 8°42'10" W

Curve Table							
Name	Radius	Arc Length	Chord Length	Tangent Length	Middle Ordinate	External Distance	Chord Direction
C1	740.00	204.53	203.88	102.92	7.06	7.12	S 10°21'58" W
C2	144.00	214.20	194.99	132.48	38.02	51.67	S 58°32'41" W
C3	690.00	253.08	251.66	127.98	11.57	11.77	S 86°06'11" W
C4	1625.00	343.63	342.99	172.46	9.07	9.13	N 75°39'32" E
C5	1625.00	51.48	51.47	25.74	0.20	0.20	S 68°41'41" W
C6	610.00	225.96	224.67	114.29	10.43	10.61	N 86°00'00" E
C7	144.00	260.06	226.13	182.58	54.83	88.53	S 31°39'07" E
C8	210.00	204.23	196.28	111.01	24.34	27.53	S 47°54'03" W
C9	1295.01	607.33	601.78	309.36	35.44	36.44	S 80°27'26" W
C10	14.00	21.24	19.26	13.27	3.84	5.29	N 70°40'21" W
C11	350.00	78.66	78.49	39.50	2.21	2.22	N 17°11'26" W
C12	1683.76	52.46	52.46	26.23	0.20	0.20	N 79°45'13" W
C13	210.00	65.57	65.31	33.06	2.55	2.59	S 84°42'25" W
C14	400.00	32.98	32.97	16.50	0.34	0.34	S 77°57'21" W
C15	650.00	222.49	221.41	112.35	9.50	9.64	S 85°23'59" W

The purpose of this plat is to dedicate the street outlined above to Public Right-of-Way.

Note: The centerline of the street is not located in the center of the Right-of-Way being dedicated.



FINAL REPLAT OF **LOTS 3 & 7 - 9 OF BLOCK 2 OF THE FOX HILLS VILLAGE NOW KNOWN AS LOTS 10 - 13 OF BLOCK 2 OF THE FOX HILLS VILLAGE** AS LOCATED IN THE N1/2NE1/4 OF SECTION 20 - TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M. MCKENZIE COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE

I, (WE) THE UNDERSIGNED, BEING THE SOLE OWNER(S) AND MORTGAGE HOLDER(S) OF THE LAND PLATTED HEREIN, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT AND AGREE TO NOT VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE CITY OF WATFORD CITY. I (WE) DEDICATE EASEMENTS TO RUN WITH THE LAND FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON, OR OVER THE LAND DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN OR EXISTING.
 DATED THIS _____ DAY OF _____, 2018

 STENEHJEM DEVELOPMENT LLP DATE _____

STATE OF _____
 COUNTY OF _____

ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____ FOR STENEHJEM DEVELOPMENT LLP, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

OWNER'S CERTIFICATE

I, (WE) THE UNDERSIGNED, BEING THE SOLE OWNER(S) AND MORTGAGE HOLDER(S) OF THE LAND PLATTED HEREIN, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT AND AGREE TO NOT VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE CITY OF WATFORD CITY. I (WE) DEDICATE EASEMENTS TO RUN WITH THE LAND FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON, OR OVER THE LAND DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN OR EXISTING.
 DATED THIS _____ DAY OF _____, 2018

 FIRST INTERNATIONAL BANK & TRUST DATE _____

STATE OF _____
 COUNTY OF _____

ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____ FOR FIRST INTERNATIONAL BANK & TRUST, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

SURVEYOR'S CERTIFICATE

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

 DUSTIN JORDAN REGISTERED LAND SURVEYOR NO. 10478 DATE _____

STATE OF _____
 COUNTY OF _____

ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, DUSTIN JORDAN, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN LOTS 3 & 7 - 9 OF BLOCK 2 OF THE FOX HILLS VILLAGE IN THE N1/2NE1/4 OF SECTION 20, T150N, R98W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA.

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS _____ DAY OF _____, 2018 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

ON THIS _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, GLEN BEARD, CHAIRMAN, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

WATFORD CITY APPROVAL

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

 PHILIP RIELY, MAYOR DATE _____

 PENI PETERSON, CITY AUDITOR DATE _____

STATE OF NORTH DAKOTA
 COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, PHILIP RIELY, MAYOR AND PENI PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

AUDITOR'S CERTIFICATE OF TAXES

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

CERTIFIED THIS _____ DAY OF _____, 2018.

 ERICA JOHNSRUD, MCKENZIE COUNTY AUDITOR

CERTIFICATE OF MCKENZIE COUNTY RECORDER

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT _____ O'CLOCK A.M. / P.M. ON THE _____ DAY OF _____, A.D., 2018 AND WAS RECORDED AS DOCUMENT NO. _____.

 ANN M. JOHNSRUD, MCKENZIE COUNTY RECORDER

RESERVATION TELEPHONE COOPERATIVE

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.
 DATED ON THIS _____ DAY OF _____, 2018.

 RESERVATION TELEPHONE COOPERATIVE, AUTHORIZED AGENT
 PRINTED NAME: _____

STATE OF NORTH DAKOTA
 COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____ KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

MONTANA DAKOTA UTILITIES COMPANY

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.
 DATED ON THIS _____ DAY OF _____, 2018.

 MONTANA DAKOTA UTILITIES COMPANY, AUTHORIZED AGENT
 PRINTED NAME: _____

STATE OF NORTH DAKOTA
 COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____ KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

MCKENZIE ELECTRIC COOPERATIVE, INC.

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.
 DATED ON THIS _____ DAY OF _____, 2018.

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

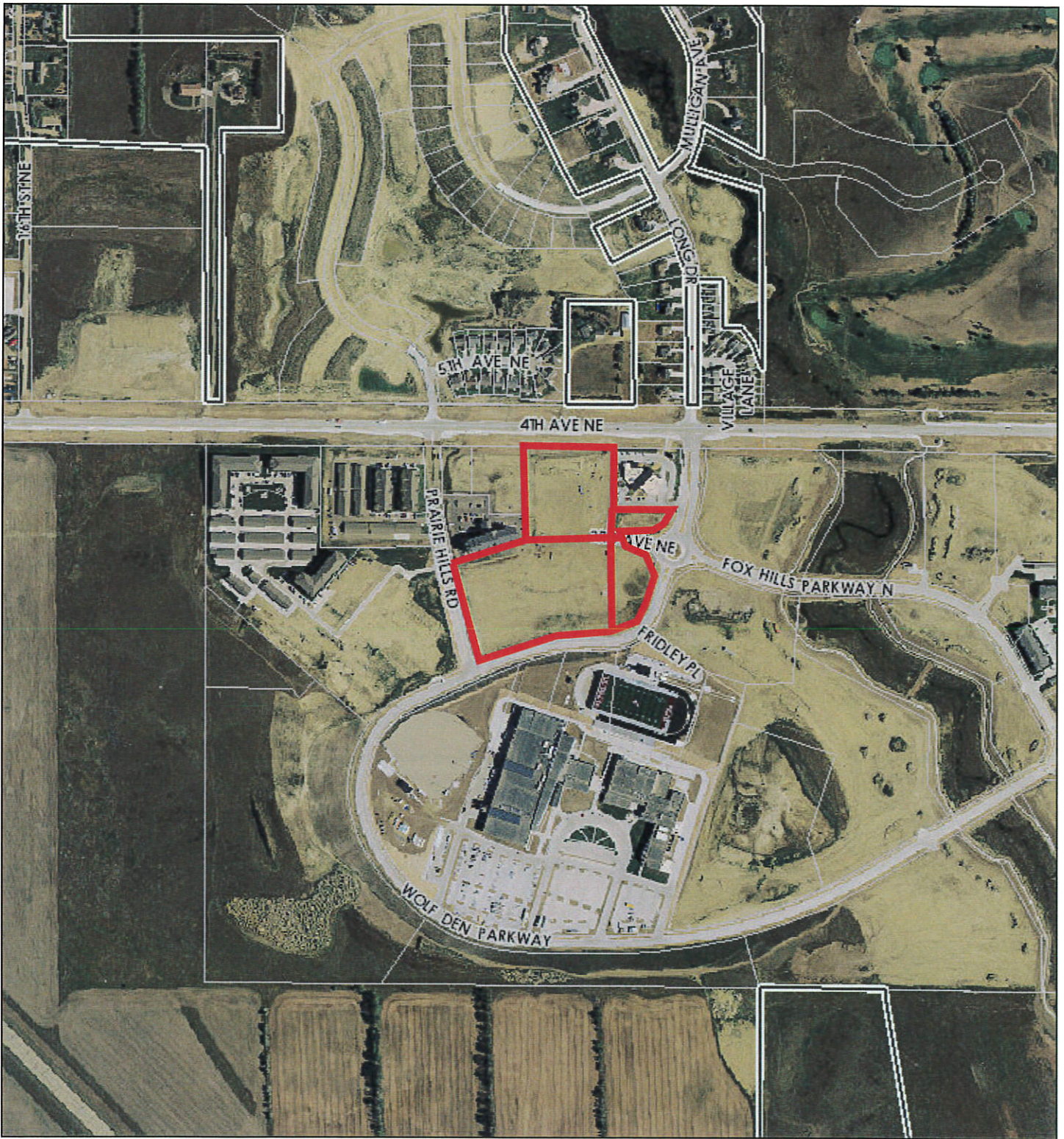
STATE OF NORTH DAKOTA
 COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____ KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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



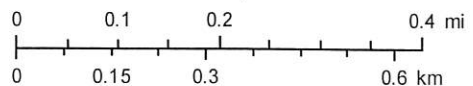
Fox Hills Village



October 24, 2018

1:11,937

-  StreetCenterlines
-  Watford City Limits
-  Extra-Territorial Area (ETA)
-  Cherry Creek
-  Parcels from McKenzie County



GIS, Watford City, AE2S

Completed road within Fox Hills
Village



Permit Records

October 2018 – November 2018

**2017-2018
PERMIT REVIEW**

November
1/21/2018

2017	
Month	# of Permits Issued
January	9
February	5
March	20
April	19
May	34
June	46
July	17
August	36
September	21
October	34
November	19
December	9

2017	269
November YTD	260

2017	
Month	Value
January	\$ 25,400.00
February	\$ 25,000.00
March	\$ 128,770.00
April	\$ 331,740.91
May	\$ 2,441,145.00
June	\$ 3,746,176.06
July	\$ 95,552.00
August	\$ 2,879,158.50
September	\$ 94,825.25
October *	\$ 12,181,098.00
November	\$ 185,320.00
December	\$ 2,704,572.54

2017	\$ 24,838,758.26
November YTD	\$ 22,134,185.72

2018	
Month	# of Permits Issued
January	13
February	10
March	7
April	16
May	42
June	25
July	33
August	30
September	27
October	38
November	16
December	0

2018 YTD	257
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2018	
Month	Value
January	\$ 72,163.78
February	\$ 50,500.00
March	\$ 216,793.00
April	\$ 209,002.00
May	\$ 16,749,663.91
June	\$ 500,597.52
July	\$ 846,674.72
August	\$ 6,082,106.70
September	\$ 939,525.00
October	\$ 496,725.00
November	\$ 1,367,413.00
December	\$ -

2018 YTD	\$ 27,531,164.63
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2017 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	0	0	\$ -
Duplex	0	0	\$ -
Apartment 3-4 Units	0	0	\$ -
Apartment 5+ Units	103*	3	\$ 10,800,000.00

2017 TOTAL*	103	3	\$ 10,800,000.00
	Units	Buildings	Value

*Total Apt. units = 3 Emerald Ridge Apt Buildings which had started construction without a building permit in 2015. Technically ZERO "new" residential permits issued in 2017.
October Value includes \$ 10,800,000.00 for the apartments

2018 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	8	8	\$ 2,149,783.69
Duplex	0	0	\$ -
Apartment 3-4 Units	0	0	\$ -
Apartment 5+ Units	0	0	\$ -

2018 YTD	8	8	\$ 2,149,783.69
	Units	Buildings	Value

November Total	1	1	\$ 211,888.00
	Units	Buildings	Value

YTD: Year To Date