

LAND USE APPLICATION

Watford City Planning Department

See Reverse for Submittal Requirements

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: 10/8/13	APPLICATION NUMBER:
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: NIS	MEETING DATES: P&Z: 10/28 CC: 11/4
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: 2000	ADVERTISE DATE: 10/16 & 10/23
<input checked="" type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: 467172	PROPERTY OWNERS NOTIFIED:
<input checked="" type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: 22/150N/98W	
<input checked="" type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input checked="" type="checkbox"/> SIMPLE LOT SPLIT - \$450.00	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: BAKKEN LAND HOLDINGS, LLC

APPLICANT: BAKKEN DEVELOPMENT SOLUTIONS 11012 DECIMAL DR., LOUISVILLE, KY 40299

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: BOWMAN CONSULTING GROUP, INC. ATTN: JOE WHITEBREAD

ADDRESS: 2121 EISENHOWER AVENUE, SUITE 302

CITY: ALEXANDRIA STATE: VIRGINIA ZIP CODE: 22314

TELEPHONE: 703-548-2188 EMAIL: JWHITEBREAD@BOWMANCG.COM

ASSESSOR'S PARCEL NUMBER(S): 20-02-01000

LEGAL DESCRIPTION: PORTION OF THE NW 1/4 SEC 22, T150N, R98W

PROPERTY ADDRESS AND NEAREST CROSS STREETS: SOUTH OF HIGHWAY 23, EAST OF COUNTY ROAD 37

GROSS/NET ACREAGE: 16.35 PRESENT ZONE CLASSIFICATION: C-1 GENERAL COMMERCIAL

DESIRED ZONE CLASSIFICATION: CB CENTRAL BUSINESS DISTRICT CURRENT LAST USE: AGRICULTURE

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

Owner intends to rezone Block 1 Lots 5-10, Block 2 Lots 1 and 6, Block 3 Lot 1, and Block 4 Lot 2 to CB Central Business district, which was a former zoning classification of this property. The rezone is required to accommodate proposed live/work concepts that consist of ground floor commercial space and several rental apartments on the upper stories. The office space and the rental apartments will all be owned by the same entity.

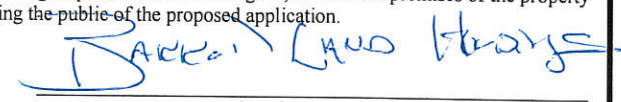
DESCRIBE THE SOURCE OF WATER/SEWER: WATFORD CITY UTILITIES Do you have a will serve letter YES NO

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

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



 Property Owner Signature

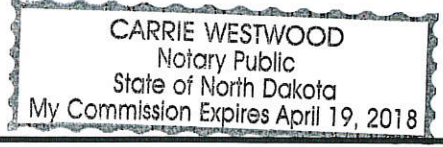



 Print of Type Owner Name

NOTARY

State of NORTH DAKOTA
 County of MCKENZIE

This instrument was acknowledged before me on 10/8/2013 by RICHARD WILSON
 Date Name of Person





 Signature of Notarial Officer

Documents Required for Submitting Land Use Applications

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

Superscript notes on this table refer to the same item number on the Explanation of the Document Submittal Requirements for Planning Applications
 *Plus all sign costs

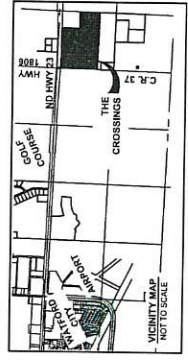
Procedures for Filing Land Use Applications:

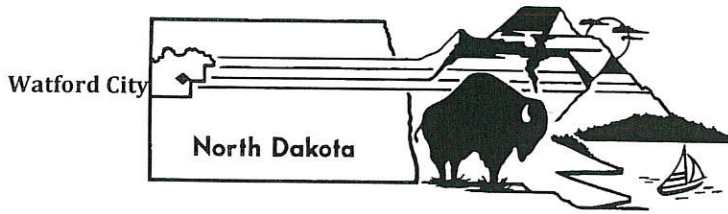
- A. After assembling the required materials as outlined above, schedule an appointment by calling the Watford City Planning Department at (701) 444-2533. Filing an application without an appointment may delay your application processing and/or scheduled hearing(s). Only completed applications shall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

Watford City Planning Department
 213 2nd St NE
 Watford City, ND 58854
 Phone: (701)444-2533 Fax: (701)444-3004 Website: www.4eyes.net

ZONE MAP AMENDMENT

LOTS 5-10 in BLOCK 1, LOTS 1 & 6 in BLOCK 2, LOT 1 in BLOCK 3, and LOT 2 in BLOCK 4 of THE CROSSINGS AT WATFORD CITY





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

October 15, 2013

STAFF REPORT

ZC-35-2013 ZONE CHANGE

Applicant

Bakken Development Solutions
11012 Decimal Dr.
Louisville, KY 40299

Property Owners

Bakken Land Holdings, LLC

Bowman Consulting Group, INC Attn: Joe Whitebread

Property Address: Parcel #20-02-01000, Portion of the NW ¼ Sec 22, T150N, R98W,
16.35 acres
(Block 1 lots 5-10, Block 2 lots 1 & 6, Block 3 lot 1 and Block 4 lot 2)

Zone Change Requested: A request to change the zoning of the above-referenced lots from
C1 General Commercial to CB Central Business District.

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

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

The property is located in a portion of the NW 1/4 Section 22, T150N, R98W, 16.35 acres.

-The existing property is currently zoned as C1. The site will have access to city water and sewer service and is accessed from Hwy 23 and County Road 37. The site is in the newly created Extra Territorial Area (ETA) and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission. The intent of the ETA is to regulate growth and development within one mile of the City but to not be restrictive in nature.

-The intent of the zone change application is to accommodate proposed live/work concepts that consist of ground floor commercial space and several rental apartments on the upper stories; the office space and the rental apartments will all be owned by the same entity.

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

In granting a zone change, the Planning Commission must satisfy itself, from the evidence heard before it that the granting of the zone change is in the best long-term interests of the City of Watford City and the other affected properties. The Planning Commission shall also find that the zone change, if granted, is in harmony with the intended spirit and purpose of the zoning ordinance and does not constitute "spot zoning" so as to allow a use that would otherwise not be permitted.

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

Surrounding Land Use Inventory:

West: Zoning -	C1, McKenzie County
Use -	Commercial
South: Zoning -	Ag, McKenzie County
Use -	Commercial
North: Zoning -	C1, McKenzie County
Uses -	Commercial
East: Zoning -	R4, McKenzie County
Uses -	Multifamily/Residential

Comprehensive Zoning Plan and Zoning Comparison:

At this time, the city does not have a detailed Comprehensive Zoning Plan that can be used as a basis for this decision. Therefore, each request for a zoning amendment must be based solely on the judgment of the commission. The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible effect on surrounding properties must be considered when evaluating whether this zone change should be approved. The "CB" Central Business District is intended for the purpose of grouping retail merchandising activities into a concentrated area serving the general shopping needs of the trade area. It is also important to keep people living and visiting this district. Though residential users are permitted to co-habitat in the Central Business District, principal permitted uses include department stores, apparel stores, general retail sales and services and similar uses appropriate for comparison shopping. The grouping is intended to strengthen the business level of the Central Business District.

Site Development

Access: The property is accessible from Hwy 23 and County Road 37.

Sewer: There are currently city sanitary sewer mains on the property that will be available.

Water: There are city water mains accessible to the property.

Analysis: The proposed zoning will allow the developer development of proposed live/work space jointly with in centralized business area. The desired zone change is appropriate use with current and future development.

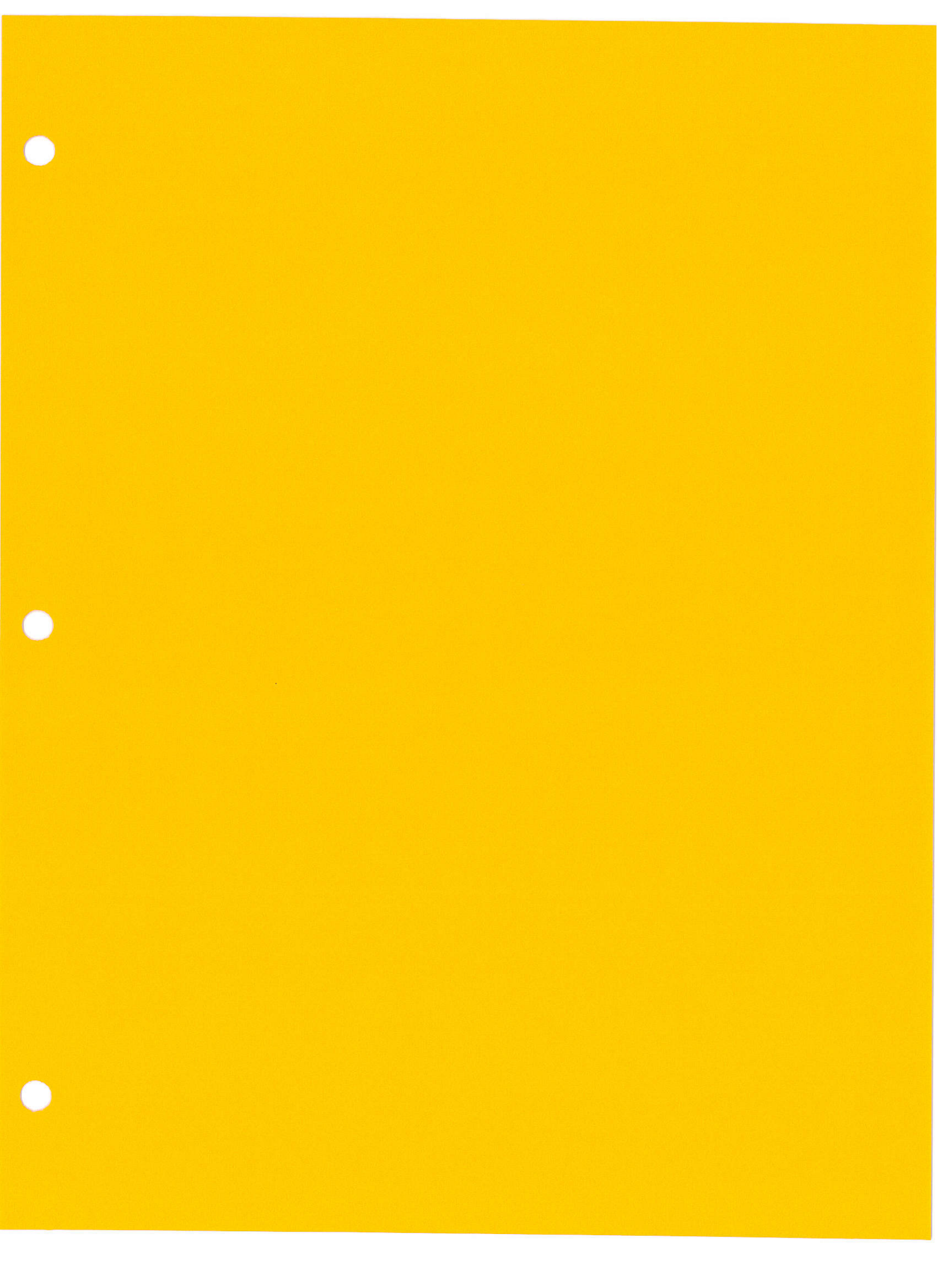
Recommendation:

It is recommended that the Watford City Planning Commission approve a zone change from C1 to CB for the property subject to the following conditions for any future development within the site:

1. The developer must finalize all civil improvement plans and annexation must be completed.
2. The development plan is subject to final approval by the city council.
3. All changes to the approved development plan are subject to further review and approval by the P&Z commission and the city council.

Contact:

Mildred Williams
Assistant City Planner
701-444-2533
miwilliams@nd.gov



DIVISION OF LAND / PLANNING APPLICATION

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

APPLICATION TYPE	DATE FILED: <u>10/8/13</u>	APPLICATION NUMBER:
<input type="checkbox"/> SUBDIVISION PRELIMINARY MAP	PROCESSED BY: <u>MS</u>	PLANNING AND ZONING: <u>10/28/13</u>
<input checked="" type="checkbox"/> SUBDIVISION FINAL MAP	FEE: <u>170⁰⁰</u>	CITY COUNCIL: <u>11/4/13</u>
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #: <u>467172</u>	SECTION / TOWNSHIP / RANGE: <u>22 / 150N / 98W</u>
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
<input type="checkbox"/> ROAD/STREET ABANDONMENT <input type="checkbox"/> LARGE PARCELS MAP PRELIMINARY <input type="checkbox"/> LARGE PARCELS MAP FINAL <input type="checkbox"/> MAP OF REVERSION <input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP <input type="checkbox"/> AGRICULTURAL EXEMPTION <input type="checkbox"/> FAMILY CEMETERY DESIGNATION	PROPERTY OWNER: BAKKEN LAND HOLDINGS, LLC AND THE CROSSINGS AT WATFORD CITY APPLICANT: BAKKEN DEVELOPMENT SOLUTIONS 11012 DECIMAL DR., LOUISVILLE, KY 40299 <p style="text-align: center;"><i>CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</i></p> NAME: <u>BOWMAN CONSULTING GROUP, LTD. ATTN: JOE WHITEBREAD</u> PHONE: <u>703-548-2188</u> ADDRESS: <u>2121 EISENHOWER AVENUE, SUITE 302</u> CITY: <u>ALEXANDRIA STATE: VA</u> ZIP CODE: <u>22314</u> EMAIL: <u>jwhitebread@bowmancg.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 20-02-01000, AND 20-06-00300,

LEGAL DESCRIPTION: PORTION OF THE NW 1/4 SECTION 22, T150N, R98W

PROPERTY ADDRESS AND NEAREST CROSS STREETS: SOUTH OF HIGHWAY 23, EAST OF COUNTY ROAD 37

GROSS/NET ACREAGE: 29.82 (GROSS) NUMBER OF LOTS: 17 ZONING: C-1

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: WATFORD CITY UTILITIES

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: NO
(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO FILING ANY REQUIRED APPLICATION.

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

Property Owner (Signature): [Signature]

Property Owner (Print): BAKKEN LAND HOLDINGS & BAKKEN DEVELOPMENT SOLUTIONS

Property Owner (Signature): _____

Property Owner (Print): BARVIS OR KATHIE SOBENSON

SURVEYOR / ENGINEER INFORMATION

NAME: STEVE RUDE, PLS LICENSE NO: LS-6261
 ADDRESS: 446 3RD AVENUE WEST
 CITY: DICKINSON STATE: NORTH DAKOTA ZIP: 58601
 PHONE: 701-225-9636 FAX/Email: steve.rude@ae2s.com

Bowman

C O N S U L T I N G

October 8, 2013

City of Watford City
213 2nd Street NE
Watford City, ND 58854
Attn: Curt Moen

Re: Land Planning Application – Final Subdivision Map, Boundary Line Adjustment and Rezone

Mr. Moen,

Please find the enclosed documents for your review of an application for a boundary line adjustment request and a rezone request for a portion of the Bakken Land Holdings, LLC property in the NW ¼ Section 22, T150N, R98W and associated rezone request.

- Two signed Land Planning Applications (the affidavit is already on file with The City)
- A signed Land Use Application
- A review fee check in the amount of \$580.00
- Three 24"x36" and two 11"x17" copies of the proposed plat
- Five copies of a proposed zone map amendment
- Five copies of the revised master plan

The purpose of this plat is to

- Dedicate an additional 10 feet to the width of Frontier Avenue, thereby increasing it from 90 feet to 100 feet in order to accommodate anticipated traffic volumes beyond what was anticipated when The Crossings at Watford City was originally planned and platted. The result will be Lot 6 in Block 1 which is entirely encumbered by a public street dedication.
- Reconfigure Lots 1, 2, 4, and 5 in Block 4 to make better use of land.
- Reduce the Prospect Street rights-of-way from a total width of 120 feet (two at 60 feet each) to 96 feet (two at 48 feet each) due to elimination of diagonal on-street parking from the master plan.
- Reconfigure Lot 2 in Block 2 to accommodate purchaser's requirements.
- Add a 30-foot-wide public access and utility easement across Lot 1 in Block 2. An access drive is currently being constructed in that area.
- Add a private water and sewer line easement across Lot 1 in Block 2 for the benefit of Lot 1 in Block 4.
- Dedicate White Butte Avenue and the remainder of Red River Circle.
- Divide the remainder of Lot 1 of Bakken Land Holdings Subdivision.

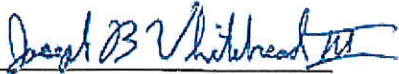
These adjustments will provide more effective use of the land and facilitate sale and development by third-party developers.

Additionally, Lots 5- 10 in Block 1, Lots 1 and 6 in Block 2, Lot 1 in Block 3, and Lot 2 in Block 4 are proposed to be rezoned to from the current zoning of C-1 to CB-Central Business. This area was previously zoned CB prior to being rezoned to C-1 in February of 2013. The rezone is necessary to accommodate live/work concepts that were not previously anticipated. The intent on the rezoned lots is to allow buildings with ground floor commercial space and rental apartments above. All commercial space and all rental units will be owned by the same entity; no vertical division of property is proposed.

There are no further utility improvements proposed at this time. A will-serve letter has already been provided to Bakken Development Solutions by The City.

If you have any questions or comments please call me at 703-548-2188 or e-mail me at jwhitebread@bowmancg.com

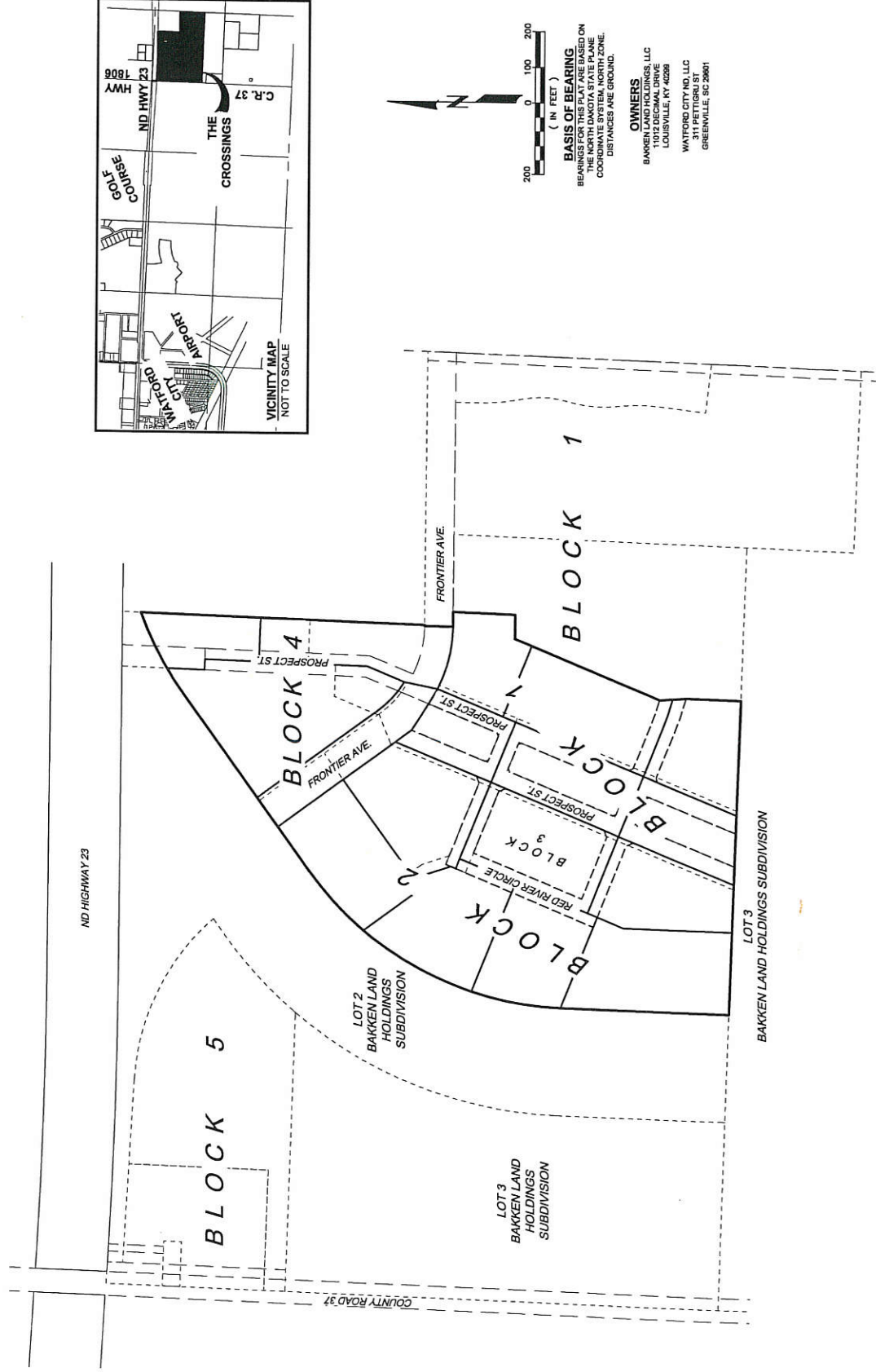
Thank You,
Bowman Consulting Group, Ltd.

A handwritten signature in blue ink that reads "Joe Whitebread". The signature is written in a cursive style and is positioned above a horizontal line.

Joe Whitebread
Project Manager

PLAT of LOTS 5-10 in BLOCK 1, BLOCKS 2 & 3, and LOTS 1-2 & 4-6 in BLOCK 4 of THE CROSSINGS AT WATFORD CITY

A Replat of Lots 4-7 in Block 1, Lots 1-2 in Block 2, and Lots 1-2 & Lots 4-5 in Block 4 of the Crossings at Watford City and the Remainder of Lot 1 of Bakken Land Holdings Subdivision in the NW1/4 Section 22, T150N, R98W, 5th PM, Watford City, McKenzie County, North Dakota



BASIS OF BEARING
BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM WITH ZONE DISTANCES ARE ORIGINAL.

OWNERS
BAKKEN LAND HOLDINGS, LLC
10000 FRONTIER AVE
LOUISVILLE, KY 40291

WATFORD CITY, ND, LLC
10000 FRONTIER AVE
GREENVILLE, SC 29601

CERTIFICATE OF CONSENT and DEDICATION

We, the undersigned, being sole owners and legal owners of the land herein, do hereby consent to the execution of this plat and dedicate the streets, alley ways, water distribution systems, culverts, and other public utility lines and all storm drain systems, sanitary sewer systems, water distribution systems, culverts, and other public utility lines and appurtenances, whether such are shown or not, to the public forever. This offer of dedication shall remain in effect in perpetuity. If the offer of dedication is declined, the areas shown hereon to be dedicated as streets are hereby granted to the public as public access and utility easements unit such time as said offer is accepted by the City. We further agree to not vacate any portion of this plat without the consent of the City of Watford City.

We also hereby dedicate easements to run with the land for water, sewer, gas, electric, telephone, or other public utility lines or services under, on, or over those certain strips of land designated hereon as "Utility Easements".

Dated this _____ day of _____, 2013.

Bakken Land Holdings, LLC

By: Richard G. Wilson, President
STATE OF _____ } as
COUNTY OF _____ }

Be it known that on this _____ day of _____, 2013, before me personally appeared Richard G. Wilson, President of Bakken Land Holdings, LLC, known to me to be the persons described in the within instrument, and who acknowledged to me that he executed the same for and on behalf of said corporation.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

Dated this _____ day of _____, 2013.
Watford City ND, LLC

By: _____
Title: _____
STATE OF _____ } as
COUNTY OF _____ }

Be it known that on this _____ day of _____, 2013, before me personally appeared _____, _____ (title) of Watford City ND, LLC, known to me to be the persons described in the within instrument, and who acknowledged to me that he executed the same for and on behalf of said corporation.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

I, Steven Rude, a Professional Land Surveyor in the State of North Dakota, hereby certify that this survey was conducted by me or under my direct supervision, that this plat is a correct representation of said survey, and that the monuments shown are of the nature and occupy the locations shown hereon.



STATE OF NORTH DAKOTA }
COUNTY OF _____ }

Be it known that on this _____ day of _____, 2013, before me personally appeared Steven Rude, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF CITY COUNCIL

The City Council of Watford City, ND, has approved the subdivision of land as shown on this plat and has approved the grounds as shown hereon as an amendment to the master plan of Watford City. The offer of dedication of all streets, storm drain systems, sanitary sewer systems, water distribution systems, culverts, and other public utility lines and appurtenances is declined at this time, but the offer shall remain open in perpetuity, and the City of Watford City shall have the right to acquire public access and utility easements until such time as the offer of dedication is accepted by the City. This action of the Council was taken by resolution approved the _____ day of _____, 2013.

Brent Sanford, Mayor
STATE OF NORTH DAKOTA } as
COUNTY OF MCKENZIE }

Be it known that on this _____ day of _____, 2013, before me personally appeared Brent Sanford and Pami Peterson, known to me to be the persons described in the within instrument, and acknowledged to me that they executed the same.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF PLANNING & ZONING COMMISSION

This plat is hereby approved by the Planning & Zoning Commission of Watford City in accordance with the laws of the State of North Dakota, ordinances of Watford City, and the regulations of the Planning and Zoning Commission of Watford City.

Glen Beard, Chairman
STATE OF NORTH DAKOTA } as
COUNTY OF MCKENZIE }

Be it known that on this _____ day of _____, 2013, before me personally appeared Glen Beard, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF COUNTY AUDITOR

I, Linda Svihovec, Auditor of McKenzie County, hereby certify that current taxes, delinquent taxes, delinquent special assessments or installments of special assessments, or tax estimates for the property shown hereon are unpaid in the amount of \$ _____ plus penalty and interest.

Dated this _____ day of _____, 2013.

Linda Svihovec, Auditor
STATE OF NORTH DAKOTA }
COUNTY OF MCKENZIE }

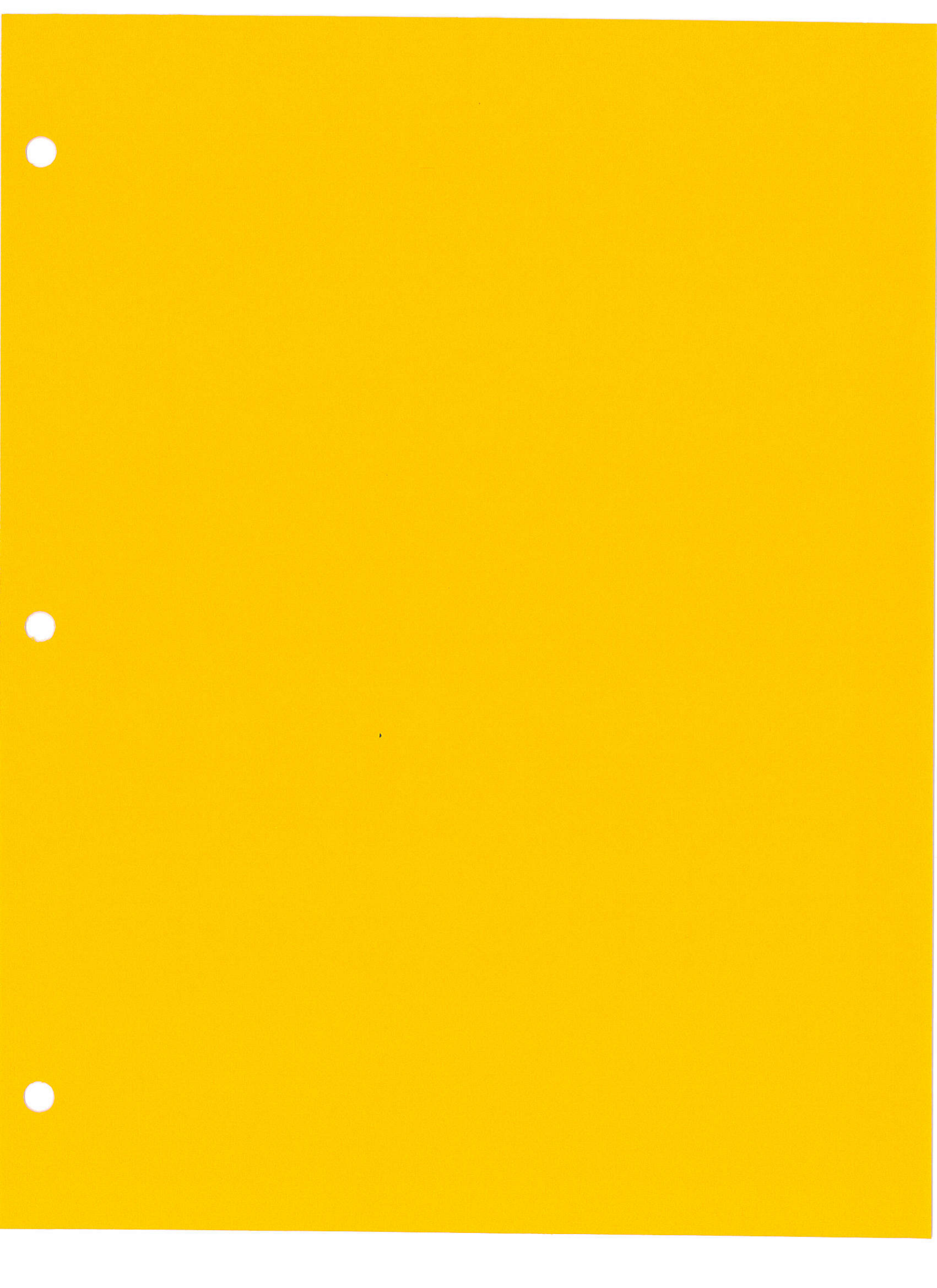
CERTIFICATE OF RECORDER

Filed for record in the office of the Recorder of McKenzie County, North Dakota, at _____ o'clock AM / PM this _____ day of _____, 2013, and assigned Document No. _____

Ann Johnson, Recorder



Advanced Engineering and Environmental Services, Inc.
446 3rd Ave. West, Dickinson, ND
Ph: 701-225-9838 Fax: 701-225-9810 Web: www.AE2S.com
Email: info@ae2s.com
Solutions/Survey/Reports/Docs/2013/01/03/1042-Plat.dwg
PAGE 1 OF 2



DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

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

<input type="checkbox"/> APPLICATION TYPE	DATE FILED: <u>10/9/13</u>	APPLICATION NUMBER:
<input type="checkbox"/> SUBDIVISION PRELIMINARY MAP	PROCESSED BY: <u>MS</u>	PLANNING AND ZONING: <u>10-28-13</u>
<input checked="" type="checkbox"/> SUBDIVISION FINAL MAP	FEE: \$ <u>10</u>	CITY COUNCIL: <u>11-4-13</u>
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #: <u>467173</u>	SECTION / TOWNSHIP // RANGE: <u>16 / 150 N / 98 W</u>
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
<input type="checkbox"/> ROAD/STREET ABANDONMENT	PROPERTY OWNER: <u>Hunter's Run, LLC</u> APPLICANT: <u>Hunter's Run, LLC</u> <p style="text-align: center;"><i>CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</i></p> NAME: <u>Marco Nordio</u> PHONE: <u>(701-339-2390)</u> ADDRESS: <u>P.O. Box 2802</u> CITY: <u>Watford City</u> STATE: <u>ND</u> ZIP CODE: <u>58854</u> EMAIL: <u>marco@stevemartel.com</u>	
<input type="checkbox"/> LARGE PARCELS MAP		
<input type="checkbox"/> LARGE PARCELS MAP FINAL		
<input type="checkbox"/> MAP OF REVERSION		
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP		
<input type="checkbox"/> AGRICULTURAL EXEMPTION		
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION		

ASSESSOR'S PARCEL NUMBER(S): 20-00-10700

LEGAL DESCRIPTION: a portion of the E 1/2, Section 16, T150N, R98W, 5th PM, McKenzie County, ND

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 17th Ave NE & HWY 1806, McKenzie County, ND

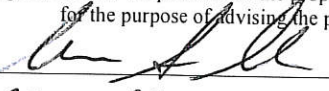
GROSS/NET ACREAGE: 7.002 / 5.045 NUMBER OF LOTS: 1 lot (1 lot + 1 Road R/W) ZONING: Industrial (I)

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

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

(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD

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

Property Owner (Signature): 

Property Owner (Print): MARCO-ABER NORDIO MANAGING MEMBER

Property Owner (Signature): _____

Property Owner (Print): _____

SURVEYOR / ENGINEER INFORMATION

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

ADDRESS: 32 Discovery Drive

CITY: Bozeman STATE: MT ZIP: 59718

PHONE: (406-582-0221) FAX/Email: kthompson@alliedengineering.com

AFFIDAVIT TO ACCOMPANY CITY OF WATFORD CITY DIVISION OF LAND APPLICATION

AP#: 20-00-10700

Application/Owner: HUNTERS RUN LLC

In the State of ND, County of McKENZIE

I/We MARCO-ABEL NORDBO MANAGING MEMBER

I/We will make provisions to ensure for compliance with the disclosure and recording requirements of McKenzie County/Watford City related to the applicable map application type as follows:

(check appropriate map type)

Subdivision of Land Tentative Map

Parcel Map

Subdivision of Land Final Map

[Signature]
(Signature)

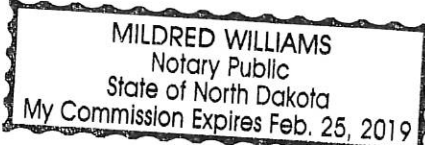
(Signature)

MARCO-ABEL NORDBO MANAGING MEMBER
(Printed name & title)

(Printed name & title)

I, Mildred Williams, a Notary Public of the County and State aforesaid, hereby certify that Marco Abel Nordbo personally known to me to be the affiant in the foregoing affidavit, personally appeared before me this day and having been by me duly sworn deposes and says that the facts set forth in the above affidavit are true and correct.

Witness my hand and official seal this the 9 day of October, 2013.

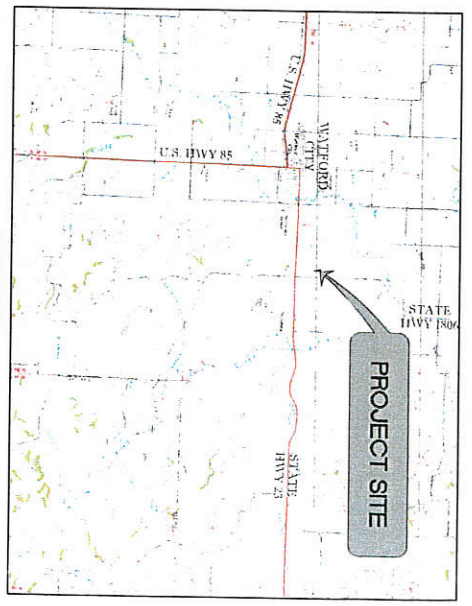
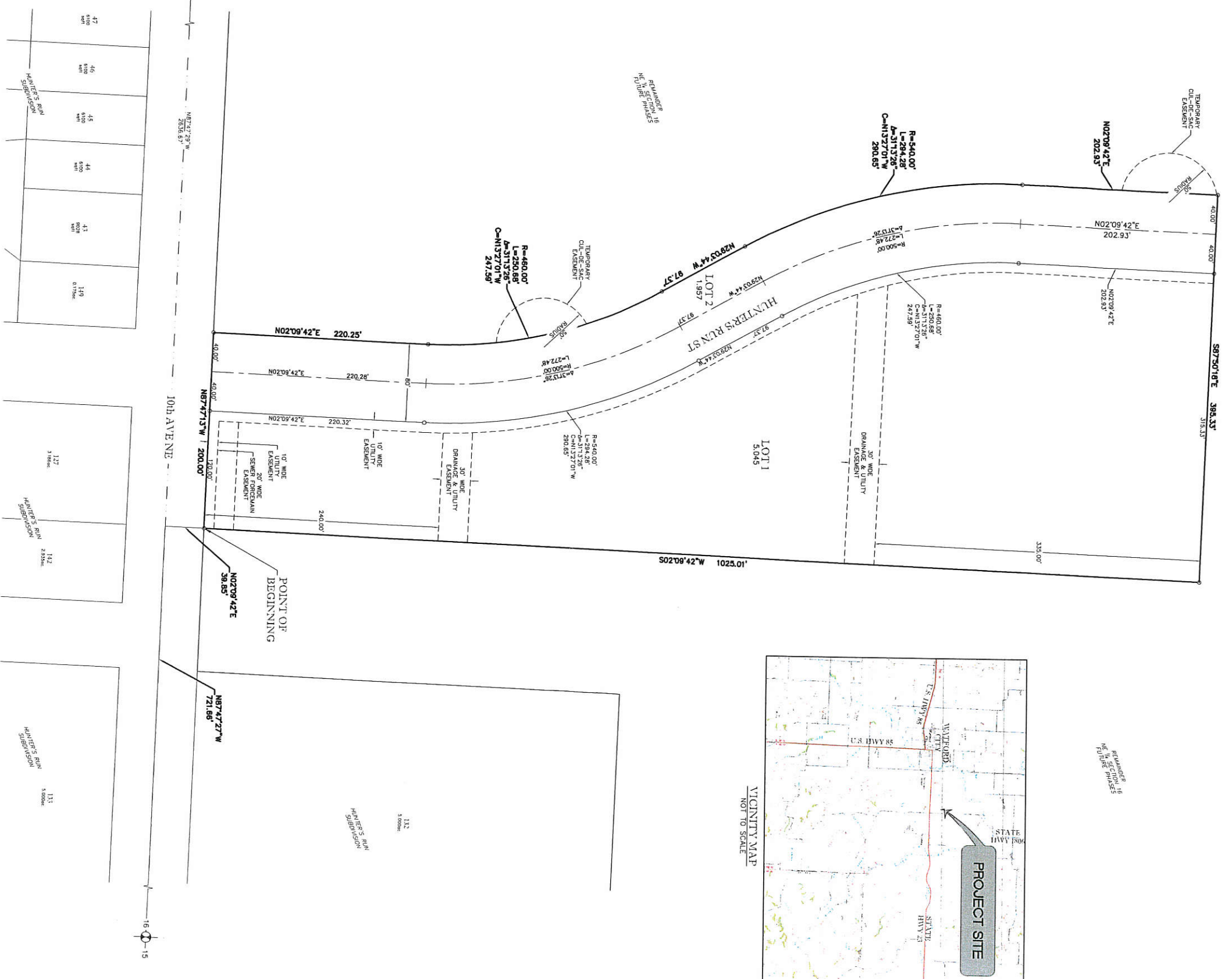
(SEAL) 

Mildred Williams
Notary Public

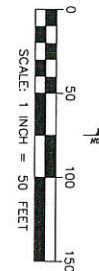
My Commission expires:
2/25/2019

State of: North Dakota
County of: McKenzie

HUNTER'S RUN SUBDIVISION, 1st ADDITION
 A TRACT BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 16,
 TOWNSHIP 150 NORTH, RANGE 98 WEST, 5th PRINCIPAL MERIDIAN,
 WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



LIST OF BEARING QUADRANTS:
 BEARINGS SHOWN ARE NORTH DATUM. ALL DISTANCES ARE GROUND DISTANCES IN U.S. SURVEY FEET.
 NORTH DATUM: NORTH ZONE 3201, CONGRUATE SYSTEM AND 83
 (Geoidless) Datums Reference System
 DATUM: NAD 83
 NORTH DATUM STATE PLANE AND 83 (2011) (PROJ=2010.0000)
 WEST LONGITUDE: 102°29'42.287"
 CONVERSION CODE: 42710387
 VERTICAL DATUM: NAD 83 UNITS: U.S. SURVEY FEET



AREA TABLE

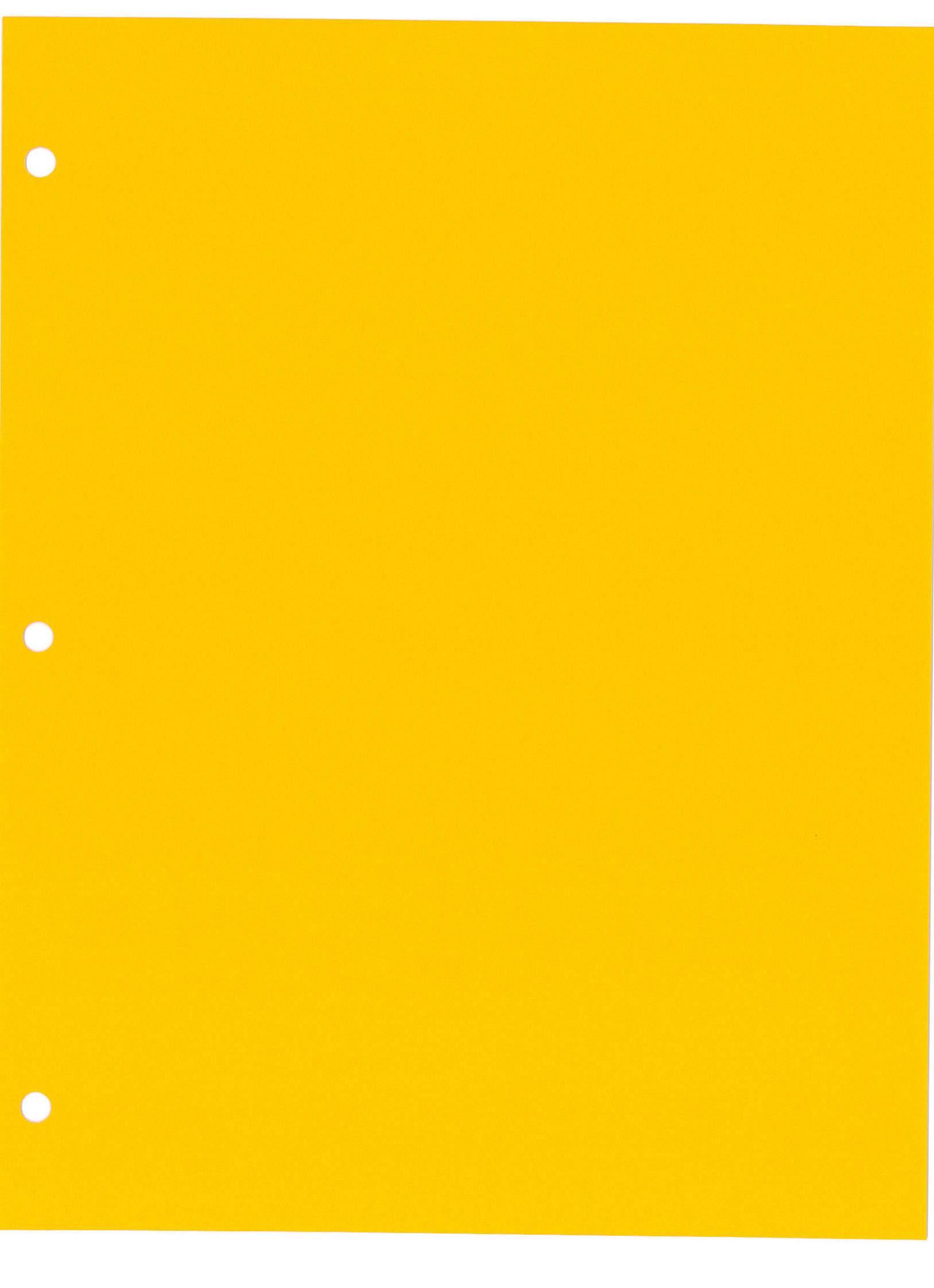
AREA INDUSTRIAL LOTS (LOT 1)	5,045	SQ FEET
AREA OF PUBLIC ROW (LOT 2)	1,957	SQ FEET
TOTAL AREA	7,002	SQ FEET

LOT NO.	AREA	SQUARE FEET
LOT 1	5,045	518,394
LOT 2	1,957	55,543

- LEGEND**
- PROPERTY LINE
 - - - LOT LINE
 - - - EASEMENT LINE
 - - - ROAD CENTERLINE
 - - - SECTION LINE
 - - - ADJOINING PROPERTY LINE
 - ⊗ FOUND SECTION CORNER AS NOTED
 - ⊙ FOUND QUARTER CORNER AS NOTED
 - ⊙ FOUND CENTER QUARTER CORNER AS NOTED
 - ⊙ FOUND MONUMENT AS NOTED
 - SET 3/4" REBAR WITH 2" ALUMINUM CAP (6986)

- NOTES:**
- PLAT MAP MAY NOT INCLUDE ALL EASEMENTS OF RECORD UTILITIES MAY TRAVEL THROUGH PUBLIC RIGHT-OF-WAY AND PUBLIC OPEN SPACE.

1/4 Sec. T. R.	16 150N98W	32 DISCOVERY DRIVE WATFORD CITY, ND 58201 P: 701.858.5770 www.alliedsurveying.com	Civil Engineering Geotechnical Engineering Land Surveying	ALLIED SURVEYING	PROJECT: HUNTERS RUN DRAWN BY: JDS REVIEWED BY: WIT DATE: 10/24/2013	SHEET 2 OF 2
----------------	------------	--	--	----------------------------	---	-----------------



DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

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

APPLICATION TYPE	DATE FILED: <u>10/9/13</u>	APPLICATION NUMBER:
<input type="checkbox"/> SUBDIVISION PRELIMINARY MAP	PROCESSED BY: <u>MS</u>	PLANNING AND ZONING: <u>10/28/13</u>
<input checked="" type="checkbox"/> SUBDIVISION FINAL MAP	FEE: <u>\$70</u>	CITY COUNCIL: <u>11/4/13</u>
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #: <u>467174</u>	SECTION / TOWNSHIP / RANGE: <u>16 / 150 N / 98 W</u>
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
<input type="checkbox"/> ROAD/STREET ABANDONMENT	PROPERTY OWNER: <u>Hunter's Run, LLC</u> APPLICANT: <u>Hunter's Run, LLC</u> CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO: NAME: <u>Marco Nordio</u> PHONE: <u>(701-339-2390)</u> ADDRESS: <u>P.O. Box 2802</u> CITY: <u>Watford City</u> STATE: <u>ND</u> ZIP CODE: <u>58854</u> EMAIL: <u>marco@stevemartel.com</u>	
<input type="checkbox"/> LARGE PARCELS MAP		
<input type="checkbox"/> LARGE PARCELS MAP FINAL		
<input type="checkbox"/> MAP OF REVERSION		
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP		
<input type="checkbox"/> AGRICULTURAL EXEMPTION		
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION		

ASSESSOR'S PARCEL NUMBER(S): 20-00-10700

LEGAL DESCRIPTION: a portion of the E 1/2, Section 16, T150N, R98W, 5th PM, McKenzie County, ND

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 17th Ave NE & HWY 1806, McKenzie County, ND

GROSS/NET ACREAGE: 18.112 / 11.769 NUMBER OF LOTS: 7lots (7 lots + OS + 1 Road R/W) ZONING: Industrial (I)

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

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

(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD

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

Property Owner (Signature): [Signature]

Property Owner (Print): MARCO ABEL NORDIO MANAGING MEMBER

Property Owner (Signature): _____

Property Owner (Print): _____

SURVEYOR / ENGINEER INFORMATION

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

ADDRESS: 32 Discovery Drive

CITY: Bozeman STATE: MT ZIP: 59718

PHONE: (406-582-0221) FAX/Email: kthompson@alliedengineering.com

AFFIDAVIT TO ACCOMPANY CITY OF WATFORD CITY DIVISION OF LAND APPLICATION

AP#: 20-00-10700

Application/Owner: HUNTERS RUN LLC

In the State of ND, County of McKENZIE,

I/We ~~HE~~ MARCO-ABEL NORO MANAGER OF HUNTERS RUN LLC

I/We will make provisions to ensure for compliance with the disclosure and recording requirements of McKenzie County/Watford City related to the applicable map application type as follows:

(check appropriate map type)

Subdivision of Land Tentative Map

Parcel Map

Subdivision of Land Final Map

[Signature]
(Signature)

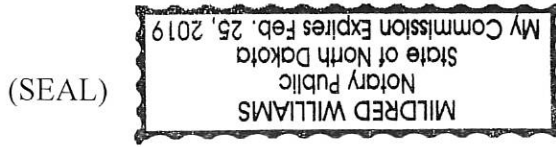
(Signature)

MARCO-ABEL NORO MANAGING MEMBER
(Printed name & title)

(Printed name & title)

I, MILDRED WILLIAMS, a Notary Public of the County and State aforesaid, hereby certify that MARCOABEL NORO personally known to me to be the affiant in the foregoing affidavit, personally appeared before me this day and having been by me duly sworn deposes and says that the facts set forth in the above affidavit are true and correct.

Witness my hand and official seal this the 9 day of October, 2013.



[Signature]
Notary Public

My Commission expires: 2/25/2019

State of: North Dakota
County of: McKenzie

HUNTER'S RUN SUBDIVISION, 2nd ADDITION
A TRACT BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 16,
TOWNSHIP 150 NORTH, RANGE 98 WEST, 5th PRINCIPAL MERIDIAN,
WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

PLANNING ZONING COMMISSION APPROVAL

This plat in the city of Watford City is hereby approved this _____ day of _____, 20____, in accordance with the laws of the State of North Dakota, ordinances of the city of Watford City, North Dakota, and regulations of the Planning and Zoning Commission of the City of Watford City, North Dakota.

Glen Beard, Chairman _____ DATE: _____
 State of North Dakota }
) ss
 County of McKenzie }

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

Notary Public, McKenzie County, North Dakota
 My Commission Expires: _____

WATFORD CITY APPROVAL

The city of Watford City, North Dakota, has approved the attached plat as shown hereon, and lying within the jurisdiction of the city of Watford City, has approved the streets, alleys, and other public ways and grounds of the attached plat, shown here as an amendment to the comprehensive street and highway plan and other appropriate portion of the comprehensive plan of the city of Watford City, North Dakota.

Brent Sanford, Mayor _____ DATE: _____
 Peni Peterson, City Auditor _____ DATE: _____
 State of North Dakota }
) ss
 County of McKenzie }

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

Notary Public, McKenzie County, North Dakota
 My Commission Expires: _____

MONTANA DAKOTA UTILITY APPROVAL

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

Montana Dakota Utility
 (Printed Name)

State of North Dakota }
) ss
 County of McKenzie }

On this _____ day of _____, 20____, before me, the undersigned, a notary public for the State of North Dakota, personally appeared _____ known to me to be the persons who executed the certificate. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

Notary Public, for the State of North Dakota
 Residing at: _____
 My Commission Expires: _____

RESERVATION TELEPHONE APPROVAL

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

Reservation Telephone Cooperative
 (Printed Name)

State of North Dakota }
) ss
 County of McKenzie }

On this _____ day of _____, 20____, before me, the undersigned, a notary public for the State of North Dakota, personally appeared _____ known to me to be the persons who executed the certificate. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

Notary Public, for the State of North Dakota
 Residing at: _____
 My Commission Expires: _____

MCKENZIE ELECTRIC COOPERATIVE

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

McKenzie Electric Company
 (Printed Name)

State of North Dakota }
) ss
 County of McKenzie }

On this _____ day of _____, 20____, before me, the undersigned, a notary public for the State of North Dakota, personally appeared _____ known to me to be the persons who executed the certificate. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

Notary Public, for the State of North Dakota
 Residing at: _____
 My Commission Expires: _____

AUDITOR'S CERTIFICATE ON TAXES

Taxes, delinquent taxes, delinquent special assessments or installment of special assessments or tax estimates for the property described on the attached instrument are unpaid in the amount of \$ _____ plus penalty and interest.

Certified this _____ day of _____, 20____.

Linda Svihovec, 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 AM/PM on the _____ day of _____, A.D., 20____, and was recorded as document No. _____.

Ann M. Johnsrud, McKenzie County Recorder

LEGAL DESCRIPTION

A tract of land being a portion of the Northeast One-Quarter of Section 16, Township 150 North, Range 98 West, 5th Principal Meridian, Watford City, McKenzie County, North Dakota, and being more particularly described as follows:
 Beginning at a point being the East One-Quarter Corner of said Section 16;
 thence North 02°09'42" East a distance of 474.84 feet along the East Section line;
 thence North 87°47'13" West a distance of 75.00 feet to a point on the west Right-of-Way of Highway 1806 and the True Point of Beginning;
 thence North 87°47'13" West, a distance of 500.66 feet to a point on the east Right-of-Way of 39th St NE;
 thence South 02°09'42" West, along said east Right-of-Way, a distance of 435.04 feet to a point on the north Right-of-Way of 10th Ave NE;
 thence North 87°47'13" West, along said north Right-of-Way, a distance of 146.00 feet;
 thence North 02°09'42" East, a distance of 1,025.01 feet;
 thence North 87°50'18" West, a distance of 395.33 feet to a point on the west Right-of-Way of Hunter's Run St;
 thence North 02°09'42" East, along said west Right-of-Way a distance of 361.62 feet;
 thence South 87°50'18" East, a distance of 541.33 feet to a point on the east Right-of-Way of 39th St NE;
 thence South 02°09'42" West, along said east Right-of-Way, a distance of 66.00 feet;
 thence South 87°50'18" East, a distance of 500.66 feet to a point on the west Right-of-Way of Highway 1806;
 thence South 02°09'42" West, along said west Right-of-Way, a distance of 886.17 feet
 to the True Point of Beginning.

Said tract of land being 18.112 acres, along with and subject to any existing easements.

OWNERS CERTIFICATE

We, the undersigned, being the owners of the lands platted herein, do hereby voluntarily consent to the execution of said plat, and do dedicate the streets, access easements, alleys, parks and public grounds as shown thereon, including all sewers, culverts, bridges, water distribution lines, sidewalks, grounds, whether such improvements are shown or not, to the public use forever.

We agree not to vacate any portion of this plat without the consent of the Watford City Commission. We also hereby dedicate easements to run with the land, for water, sewer, gas, electric, telephone, or other public utility lines of services under, or over those certain strips of land designated hereon as "Utility Easement", "Access Easements", "Drainage Easements", "Sight Distance Easements", or other easements depicted on the plat map:

DATED this _____ day of _____, 20____.

Hunter's Run, LLC

 (Printed Name)
 Its: _____

Be it known on this _____ day of _____, 20____, before me personally appeared _____ known to me to be the _____ of the Corporation executed the within instrument, and acknowledged to me that such Corporation executed the same.

My Commission Expires: _____
 Notary Public
 (Printed Name)

SURVEYOR'S CERTIFICATE

I, Kyle I. Thompson, Registered Land Surveyor, do hereby certify that the survey plat shown hereon was completed by me or under my direct supervision and that this plat is the correct representation of the survey shown hereon, and that the monuments are placed as shown, and that I am a duly registered land surveyor under the laws of the state of North Dakota.

Kyle I. Thompson
 Registered Land Surveyor No. 6986
 State of North Dakota
 Survey Date: _____



State of _____)
) ss
 County of _____)

Be it known on this _____ day of _____, 20____, before me personally appeared Kyle I. Thompson, North Dakota Registered Land Surveyor, and acknowledged the execution and signing of the above.

My Commission Expires: _____
 Notary Public
 (Printed Name)

CONSENT OF MORTGAGEE

I, the undersigned mortgagee, do hereby join in and consent to the described plat, releasing our respective liens, claims or encumbrances as to any portion of said lands now being platted into roads, avenues, parks or other public uses and dedicated to the use of the public forever.

DATED this _____ day of _____, 20____.

Corporation
 By: _____
 Title: _____

State of _____)
) ss
 County of _____)

Be it known on this _____ day of _____, 20____, before me personally appeared _____ known to me to be the _____ of the corporation executed the within instrument and acknowledged to me that said corporation executed the same.

My Commission Expires: _____
 Notary Public
 (Printed Name)

1/4	Sec.	T.	R.
15	15	50N	98W

32 DISCOVERY DRIVE
 BOZEMAN, MT 59718
 PHONE (406) 582-0221
 FAX (406) 582-9770
 www.alliedengineering.com

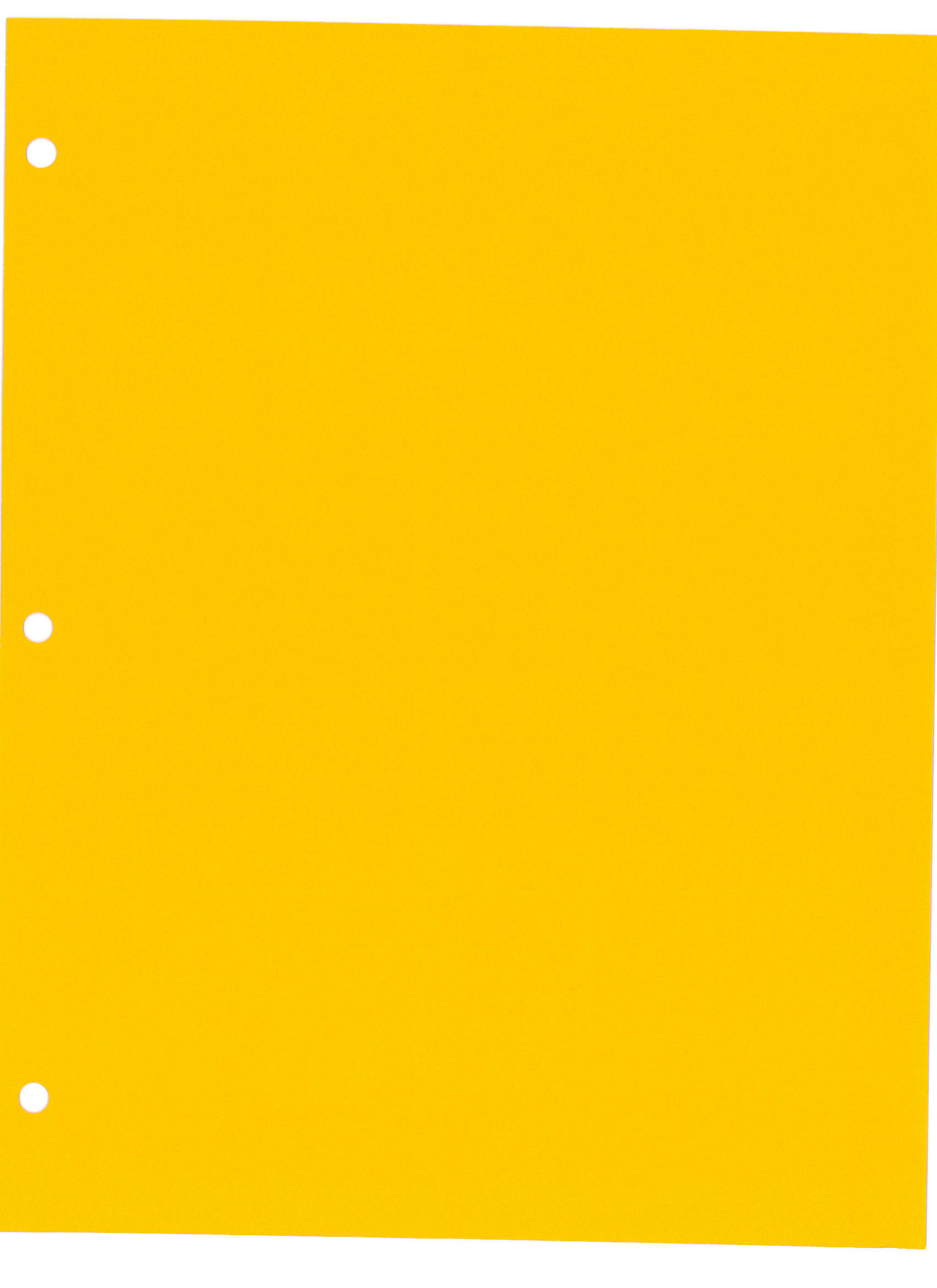
Civil Engineering
Geotechnical Engineering
Land Surveying

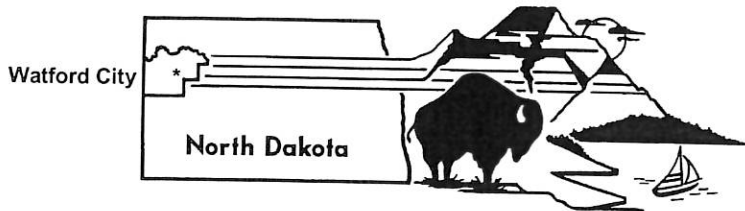


PROJECT SURVEYOR: KJT
 DRAWN BY: JDS
 REVIEWED BY: KJT
 DATE: 10/07/2013

SHEET
1 OF 2
 PROJECT No. 13-013
 -Survey/Plan Plat.dwg

P:\2013\13-013 Hunter's Run\3-CAD-Survey\2nd Addition Preliminary Plat.dwg Oct. 07, 2013 - 12:07pm





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

October 22, 2013

CU-14-2013 Conditional Use RENEWAL

Applicant

BBR RV Park (Ray Morken)
1004 4th Ave SE
Watford City, ND 58854
(701) 770-2201

Property Owners

Property Addresses:

1004 4th Ave SE Lot 1-2 Blk 3
2nd addition- Cherry Creek to Watford City

Conditional Use Requested:

Conditional Use Permit to operate a Home Occupation to operate a home based office at the above described property.

Zone: R-2M

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

Request: The applicant filed an application to permit the subject property to be used as a home based office.

Conditions of Approval:

1. Approval of the Conditional Use Permit application will fulfill a need for an onsite office to provide a needed office for the existing RV Park.
2. The applicant must provide evidence of a valid RV Park license issued through the North Dakota Dept. of Health Division of Food and Lodging.
3. Conditional Use Permit will expire after 6 months if no action is taken.
4. If approved, the applicant should be given 90 days after approval to bring the properties into compliance.
5. Conditional Use Permit shall be reevaluated after 90 days and every 90 days thereafter.

The conditional use permit has been reviewed and the site was inspected for compliance with the conditions of approval. No major issues were found.

Contact:

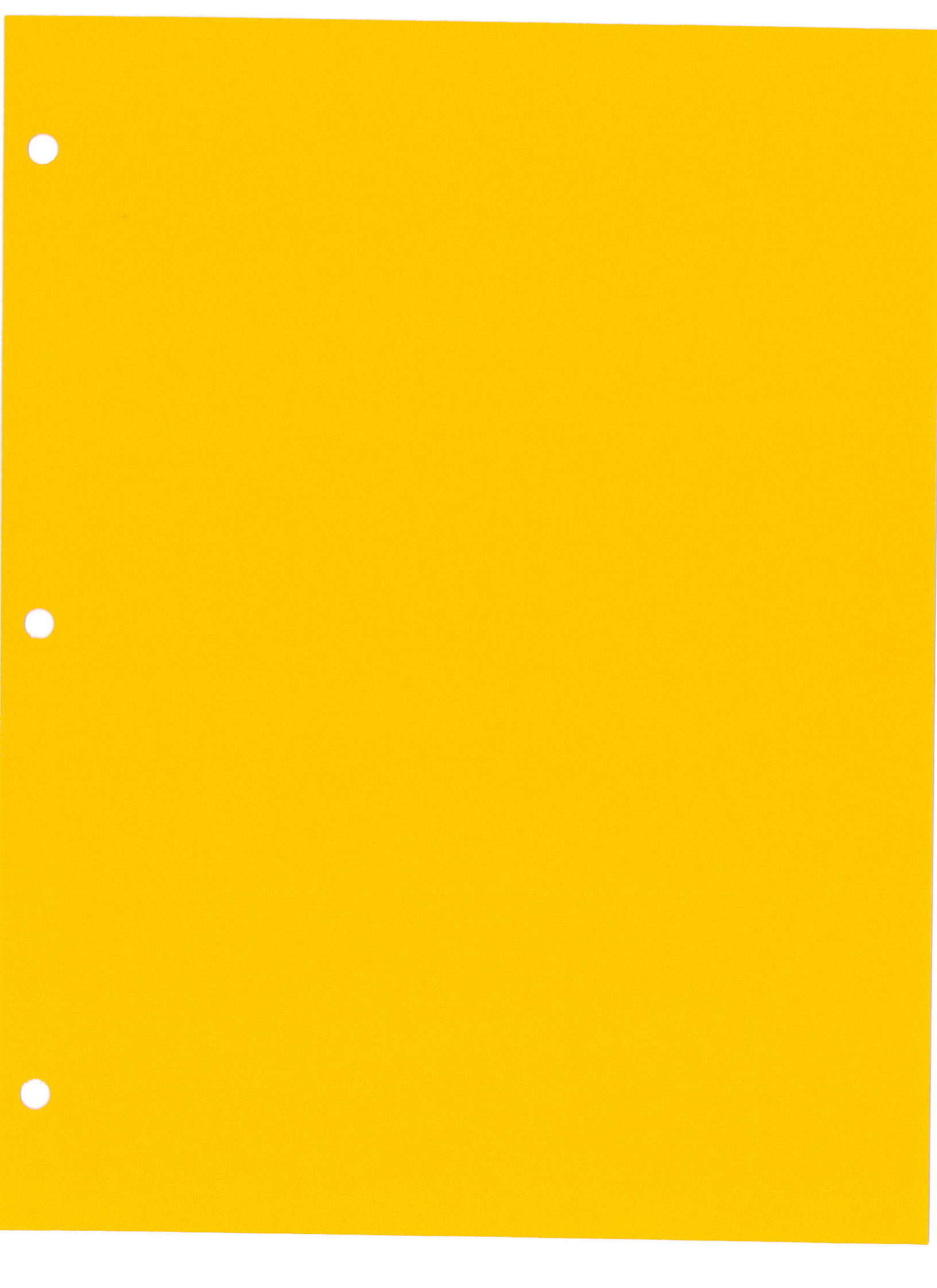
Seth Sampson, Assistant City Planner
ssampson@nd.gov

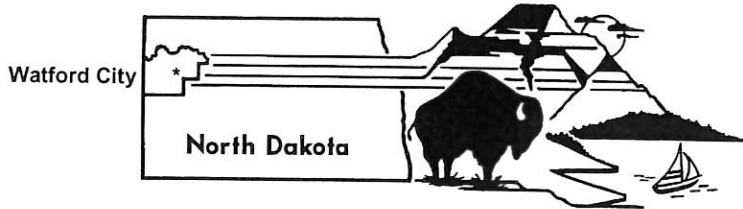


Google earth

feet
meters







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

October 22, 2013

CU-15-2013 Conditional Use RENEWAL

Applicant

Ray Morken Jr.
1004 4th Ave SE
Watford City, ND 58854
(701) 770-2201

Property Owners

Property Addresses: 905 3rd Ave SE, 305 10th St SE, 313 10th St SE, 308 10th St SE, 312 10th St SE, 400 10th St SE, 1005 4th Ave SE, 305 11th St SE, 316 9th St SE, 312 Bolken Dr. Cherry Creek Addition and Cherry Creek 2nd Addition.

Conditional Use Requested:

Conditional Use Permit to allow Temporary Workforce Housing at the above described properties.

Zone: R-2M

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

Request: The applicant filed an application to permit the subject properties to be used for temporary workforce housing.

Conditions of Approval:

1. Approved renewal of the Conditional Use Permit application will fulfill a need for temporary workforce housing to provide housing for oil field related workforce.
2. The applicant must provide evidence of a valid RV Park license issued through the North Dakota Dept. of Health Division of Food and Lodging.
3. Conditional Use Permit will expire after 6 months if no action is taken.
4. If approved, the applicant should be given 90 days after approval to bring the properties into compliance.
5. Conditional Use Permit shall be reevaluated after 90 days and every 90 days thereafter.

The conditional use permit has been reviewed and the site was inspected for compliance with the conditions of approval. No major issues were found.

Contact:

Seth Sampson, Assistant City Planner

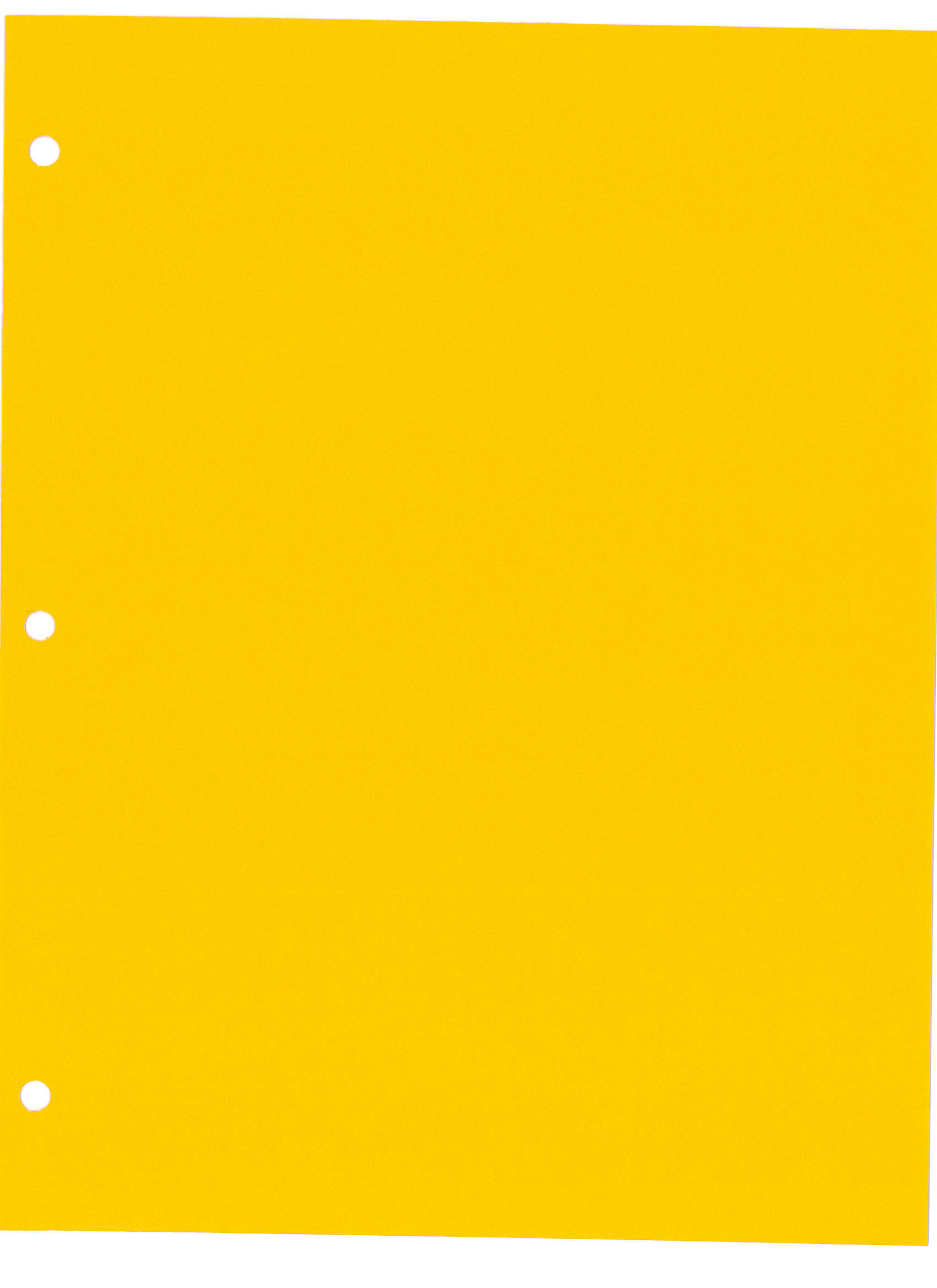
ssampson@nd.gov

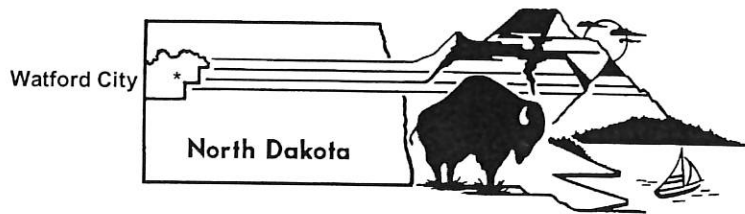


Google earth

feet
meters







City of Watford City
213 2nd St., NE
PO Box 494
Watford City, ND 58854
Ph. 701- 444- 2533
Fax 701- 444- 3004
www.4eyes.net

October 22nd, 2013

CU-16-2013

<u>Applicant</u>	<u>Property Owner</u>
Marty & Chrystal Mulder PO Box 1003 Watford City	Same

Property Address: 608 2nd Ave., SW
Lots 33 & 34, Block 1, Schell & Jarland Addition to Watford City

Conditional Use Requested:

A conditional use to permit Temporary Workforce Housing.

Zone: C-1, General Commercial District

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

Request: The applicant filed an application to permit the installation of up to 20 Temporary Workforce Housing units located at the above-referenced address.

Conditions of Approval:

1. Approval of the Conditional Use Permit application will fulfill an immediate need to provide temporary housing for the recent influx of oil-related field and office personnel.
2. The applicant is proposing to install "Park Model" units which are more visually appealing than "skid shacks". The conditional use permit should specifically state that only "Park Model" units as submitted with the application are permitted.
3. The conditional use should be specific as to the total number of units permitted to be installed (20 as indicated on the site plan).
4. The conditional use permit should be specific as to number of parking spaces to be provided. The applicant has indicated that 78 spaces will be provided.
5. Grading and drainage shall be provided so as to preclude the ponding of water or the creation of an erosion problem related to uncontrolled runoff.
6. A dust palliative should be required to be applied to parking and drive aisles from May through October.
7. Conditional Use Permit shall be for a term of one year and reviewed annually thereafter.
8. Roads, parking areas and travel ways shall be surfaced with a minimum of 6" of crushed aggregate, not scoria.
9. Extension of roadways and utilities shall be at the developer's expense.
10. Conditional Use Permit will expire after 6 months if no action is taken.

The site was inspected for compliance with the conditions of approval and no issues were found to be of concern.

Contact:

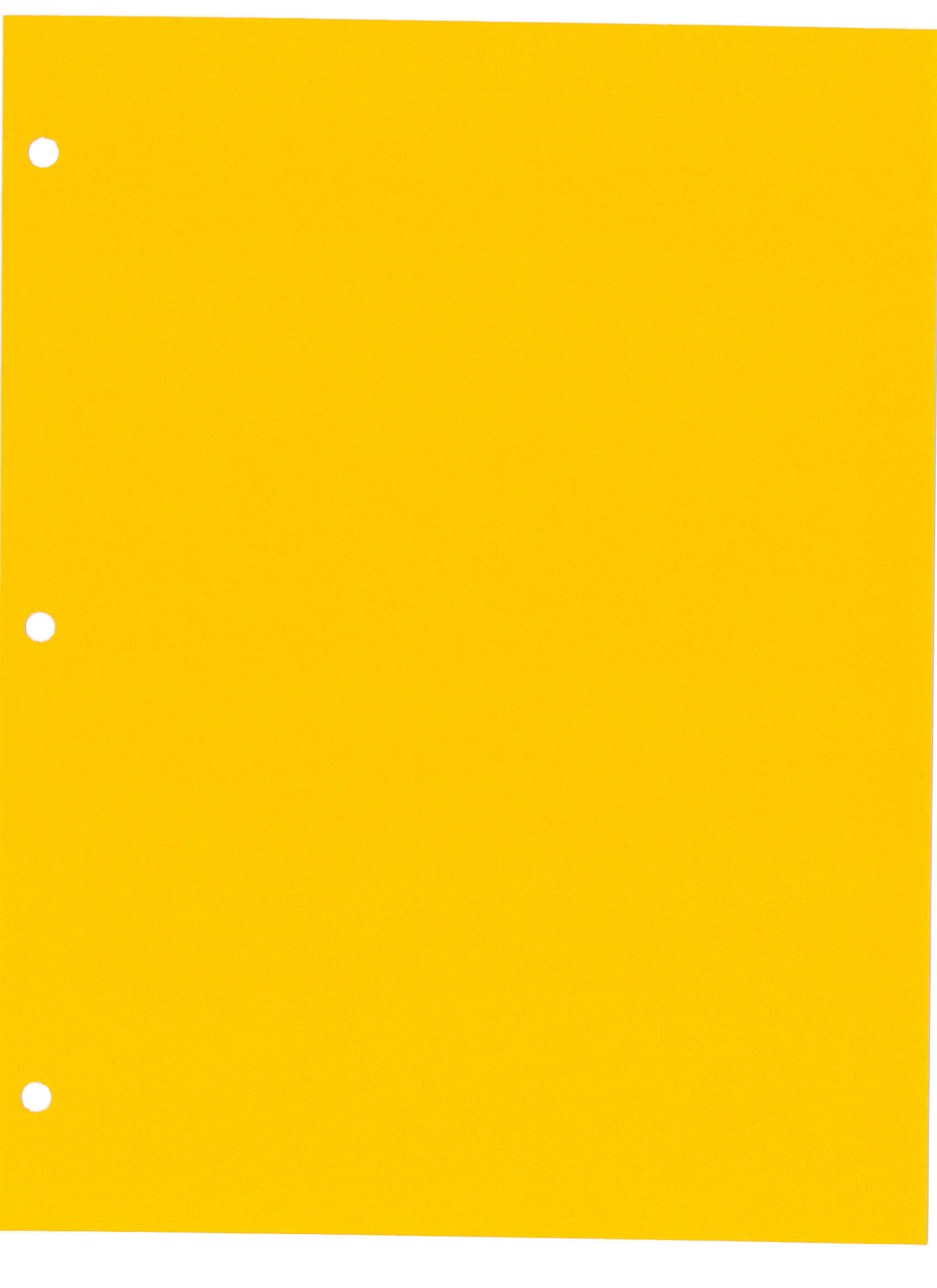
Seth Sampson, Assistant City Planner
ssampson@nd.gov
(701) 444-2533



Google earth

feet
meters





LAND USE APPLICATION

Watford City Planning Department

See Reverse for Submittal Requirements

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: 9/9/13	APPLICATION NUMBER: 20-29-2013
<input checked="" type="checkbox"/> ZONE CHANGE- \$200.00 fee	PROCESSES BY: MS	MEETING DATES: P&Z: 9/30 CC: 10/7
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT- \$350.00 fee plus publishing cost	FEE: \$260.00	ADVERTISE DATE: 9/18 & 9/25
<input checked="" type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: #467144	PROPERTY OWNERS NOTIFIED: yes
<input checked="" type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: S 24, 150N, 98W	
<input checked="" type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input checked="" type="checkbox"/> SIMPLE LOT SPLIT - \$450.00	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: GRAY BUILDING PARTNERSHIP
APPLICANT: MIDWEST REALTY ADVISORS

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Thomas M. Dillow % Midwest Realty Advisors
ADDRESS: PO Box #52 WAYzata MN 55391
CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: (612) 388-9432 EMAIL: TomDillow-SPM@ComCast.NET

ASSESSOR'S PARCEL NUMBER(S): SEE ATTACHED

LEGAL DESCRIPTION: SEE ATTACHED

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 501-509-513 PARK AVENUE WEST

GROSS/NET ACREAGE: APPROX 17,920 SF PRESENT ZONE CLASSIFICATION: C-1 AND R-1

DESIRED ZONE CLASSIFICATION: C-1 CURRENT LAST USE: VACANT LAND

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

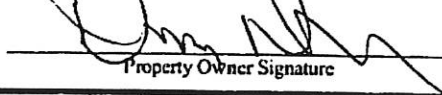
SEE ATTACHED

DESCRIBE THE SOURCE OF WATER/SEWER: Municipal

Do you have a will serve letter YES NO

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

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


Property Owner Signature

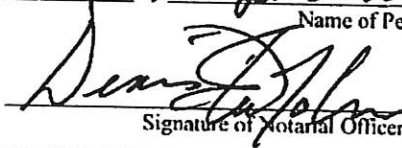
Douglas Nordby, partner
Print of Type Owner Name

NOTARY

State of North Dakota
County of McKenzie

This instrument was acknowledged before me on 10/10/13 by Douglas Nordby
Date Name of Person

DENNIS EDWARD JOHNSON
Notary Public
State of North Dakota
My Commission Expires Nov. 13, 2016


Signature of Notarial Officer

Documents Required for Submitting Land Use Applications

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

Superscript notes on this table refer to the same item number on the Explanation of the Document Submittal Requirements for Planning Applications
*Plus all sign costs

Procedures for Filing Land Use Applications:

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

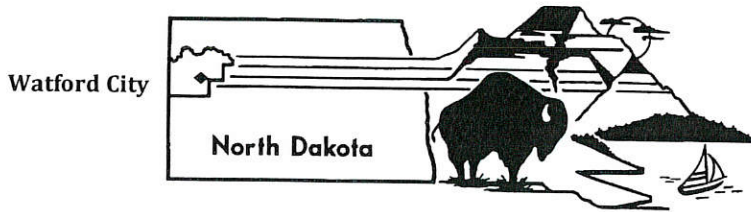
Watford City Planning Department
213 2nd St NE
Watford City, ND 58854
Phone: (701)444-2533 Fax: (701)444-3004 Website: www.4eyes.net

Park Avenue West Development – Land Use Application

Project Description:

The Park Avenue West development is generally described to include five separate real estate parcels located on the Gray Building Partnership land currently owned by Ross Sundeen and Dennis Johnson. The planned development will have one building with two stories of commercial/retail/office space and containing approximately 15,000 square feet of gross space. The commercial space will be designed to accommodate either general office/service/clinic or retail space.

The development will require a rezoning of the current zoning which is combination of both C-1 and R-1 zoning. The proposed development includes five land parcels – lots 1,2,3,4 and 5 of Block 2 in the Schell Jarland Addition. Lots 1, 2, 3 and 4 are currently zoned C-1. Lot 5 is currently zoned R-1 and requires to rezoned to C-1.



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

Sept 18, 2013

STAFF REPORT

ZC-29-2013

ZONE CHANGE

Applicant

Midwest Realty Advisors
PO Box #52
Wayzata, MN 55391

Property Owners

Gray Building Partnership

Property Address: 501-509-513 Park Ave West

Zone Change Requested: A request to change the zoning of the above-referenced lot from R-1(residential) to C1(commercial).

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

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

The property is located on 501-509-513 Park Ave West

The existing property is currently zoned Commercial and Residential. The site is accessible from Park Ave W and 5th St SW. The site is in the city limits and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission. The intent of the ETA is to regulate growth and development within one mile of the City but to not be restrictive in nature.

The intent of the zone change application is to allow for development of the property into a two story commercial building providing office and retail space.

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

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

The Planning Commission shall also find that the zone change, if granted, is in harmony with the intended spirit and purpose of the zoning ordinance (established & proposed master plan) and does not constitute "spot zoning" so as to allow a use that would otherwise not be permitted. Under no circumstances shall the Planning Commission recommend a zone change not permissible under the terms of this ordinance.

Surrounding Land Use Inventory:

West:	Zoning -	R1, Watford City
	Use -	Residential
South:	Zoning -	C1, Watford City
	Use -	Commercial
North:	Zoning -	R4, Watford City
	Uses -	High Residential
East:	Zoning -	R1, Watford City
	Uses -	Residential

Comprehensive Zoning Plan and Zoning Comparison:

At this time, the city does not have a detailed Comprehensive Zoning Plan that can be used as a basis for this decision. Therefore, each request for a zoning amendment must be based solely on the judgment of the commission. The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible effect on surrounding properties must be considered when evaluating whether this zone change should be approved. The intent of the "C-1" Commercial District is to allow basic retail, service and office uses. This district is also intended to provide locations for commercial activity that do not require a central location downtown. Also included are business uses needing large floor areas, particularly those of a service nature and certain industrial uses that do not create obnoxious sounds, glare, dust, or odor. The District is not intended for heavy commercial uses, uses that would be considered industrial in nature, or those businesses that may not be considered compatible with adjacent traditional General Commercial uses.

Site Development

Access: The property is accessible from Park Ave W and 5th St SW

Sewer: There are city sanitary sewer mains on the property.

Water: There are city water mains on the property.

Analysis: The proposed zoning will bring much needed office/retail space into an area that is appropriate for such development.

Recommendation:

Upon approval of the preliminary development plan by the Planning Commission, the applicant shall prepare and submit a final development plan, which shall incorporate any changes or alterations requested. The final development plan and the Planning Commission recommendation shall be forwarded to the City Council for review and final action.

It is recommended that the Watford City Planning Commission approve a zone change from R1 to C1 (Commercial) for the property subject to the following conditions:

1. The developer must submit a detailed site plan for review. The site plan must address drainage, access, utilities, lighting, drive aisles, parking and the development standards for a commercial development.

2. Such applicant also shall prepare and submit a preliminary development plan for review and approval by the Planning Commission, which shall include:
 - A topographic map showing contours at intervals of two (2) feet.
 - A plot plan showing:
 - 1) Building locations on the tract.
 - 2) Access from streets.
 - 3) Parking arrangement and number of spaces.
 - 4) Interior drives and service areas.

3. Location map showing the development and zoning of the adjacent property within two hundred (200) feet, including the location and the type of buildings and structures thereon.
4. The full legal description of the boundaries of the property to be included in C1 district.
5. A map showing location of proposed sewer, water and other utility lines.
6. A description of general character of the proposed buildings

Contact:

Seth Sampson
Assistant City Planner
701-444-2533
ssampson@nd.gov