

CITY OF WATFORD CITY

P.O. BOX 494

WATFORD CITY, NORTH DAKOTA 58854

AGENDA

October 30, 2014

PLANNING COMMISSION

Heritage Room, City Hall @ **5:00 P.M.**

SPECIAL PLANNING & ZONING MEETING

Call to Order Public Hearing

1. Public hearing to hear comment on Zone Change Application submitted by City of Watford City for property located Lots 1-7, 10 & 11 of Block 3 of Fox Hills Village, 46.3 acres, Watford City, and McKenzie County, North Dakota. In consideration of re-zoning the following lots: Lot 1: 2.01 acres to CF; Lot 2: 2.90 acres to CF; Lot 3: 4.51 acres to CF; Lot 4: 11.10 acres to CF; Lot 5: 9.06 acres to CF; Lot 6: 7.36 acres to CF; Lot 7: 4.49 acres to CF; Lot 10: 2.48 acres to CF; Lot 11: 2.40 acres to CF.

Adjournment

Becky O'Neill
Planning Assistant

LAND USE APPLICATION pg. 1 of 2

Watford City Planning Department

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE	DATE FILED: 10/14/14	APPLICATION NUMBER:
<u>ZONE CHANGE</u>	PROCESSES BY: mw	MEETING DATES: P&Z: 10/30/14 CC: 11/3/14
CONDITIONAL USE PERMIT	FEE: waived	ADVERTISE DATE: 10/22/14 & 10/29/14
VARIANCE	RECEIPT #:	PROPERTY OWNERS NOTIFIED: yes
VACATION & ABANDONMENT	SECTION/TOWNSHIP/RANGE: Sect. 20 & portion of Sect. 21, T150N, R98W	
STREET NAME	RELATED CASE #:	
	FINAL ACTION MEMORANDUM MAILED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: _____
APPLICANT: _____ City of Watford City

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: _____ City of Watford City, Planning & Zoning Dept.
ADDRESS: _____ PO Box 494
CITY: _____ Watford City STATE: _____ North Dakota ZIP CODE: _____ 58854
TELEPHONE: _____ EMAIL: _____ miwilliams@nd.gov
ASSESSOR'S PARCEL NUMBER(S): _____ 82-31-00400 & 82-31-00500
LEGAL DESCRIPTION: _____ Lots 1-7, 10 & 11 of Block 3 Fox Hills Village Subdivision
PROPERTY ADDRESS AND NEAREST CROSS STREETS: _____ 2209 Wolves Way & 2313 Wolves Way
GROSS/NET ACREAGE: _____ 46.3 +/- PRESENT ZONE CLASSIFICATION: _____
DESIRED ZONE CLASSIFICATION: _____ CF CURRENT LAST USE: _____

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

DESCRIBE THE SOURCE OF WATER/SEWER: _____ City Serviced Do you have a will serve letter ☐ YES ☐ NO

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

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

LAND USE APPLICATION pg. 2

Watford City Planning Department

(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.

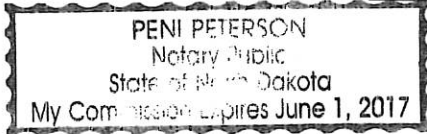
Brent W. Sanford, Mayor
Property Owner Signature

Brent W. Sanford
Print of Type Owner Name

NOTARY

State of North Dakota
County of McKenzie

This instrument was acknowledged before me on 10-15-14 by Brent Sanford
Date Name of Person



Peni Peterson
Signature of Notarial Officer

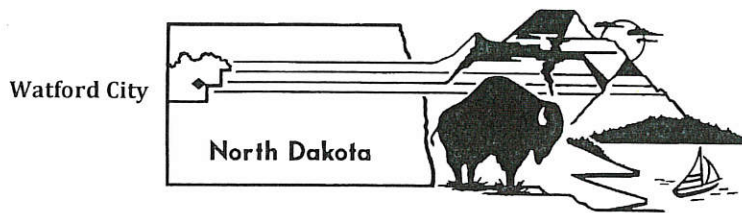
Documents Required for Submitting Land Use Applications

APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	PDF	Supplemental Info.	Application Fees
Conditional Use Permit	1 ⁶	1	1	1 ⁹	1 ⁸	1 ¹¹	1 ¹²	1	1 ¹⁴	\$525 + publishing costs
Zone Change	1	1	1	1 ⁹	1 ⁸	1 ¹¹	1 ¹²	1	1 ¹⁴	\$300
Variance	1	1	1		1 ⁸	1 ¹¹		1		\$300
Vacation and Abandonment	1		1	1 ⁹	1 ⁸	1 ¹¹		1		Refer to Fee Schedule
Street Name Change*	1	1	1			1 ¹¹		1		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, 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.



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

watford.mckenziecounty.net

Dear Property Owner,

In accordance with the City of Watford City Ordinances and North Dakota Century Code pertaining to Land Use Applications-zone changes, variances, conditional use permits: Division of Land Applications-simple lot splits, preliminary plats, final plat and annexation, you are receiving a copy of the notice posted in the McKenzie County Farmer newspaper.

The City of Watford City is required by North Dakota Century Code and City Ordinances to notify adjacent property owners when application to the City of Watford City has been made for a change in Land Use and or Division of Land. The notice must include the time and place of public hearing, description of property involved, description of the nature, scope and purpose of the applications and a statement of the times at which it will be available for public inspection.

www.municode.com

Watford City/Chapter 15 Zoning Ordinances

www.legis.nd.gov/cencode/t40.html

NDCC-North Dakota Century Code/Municipal Govt.

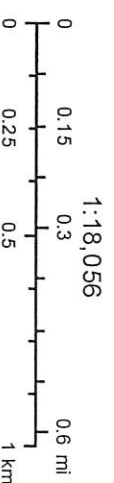
City of Watford City

zone change



October 14, 2014

- World Transportation
- Walford City Limits
- Extra-Territorial Area (ETA)
- Lot Lines
- Cherry Creek
- Parcels Data from McKenzie County



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomapping, Aerogrid, IGN, IGP

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE the Watford City Planning Commission will hold a Public Hearing on October 30th, 2014 at 5 p.m. at City Hall-Heritage Room to hear comment on Zone Change application submitted by City of Watford City for property located Lots 1-7, 10 & 11 of Block 3 of Fox Hills Village, 46.3 acres, Watford City, and McKenzie County, North Dakota.

In consideration of rezoning the following lots:

- Lot 1: 2.01 acres to (CF) Community Facility
- Lot 2: 2.90 acres to (CF) Community Facility
- Lot 3: 4.51 acres to (CF) Community Facility
- Lot 4: 11.10 acres to (CF) Community Facility
- Lot 5: 9.06 acres to (CF) Community Facility
- Lot 6: 7.36 acres to (CF) Community Facility
- Lot 7: 4.49 acres to (CF) Community Facility
- Lot 10: 2.48 acres to (CF) Community Facility
- Lot 11: 2.40 acres to (CF) Community Facility

This proposal will be available to the public for inspection and copying at the office of the City Auditor from 8:00am to 4:00pm Monday through Friday.

Dated this 14th day of October, 2014

Mildred Williams, Assistant City Planner

Run: 10/22 & 10/29

Published: McKenzie County Farmer

Faxed/Emailed: 10/14/2014

Mailed to:

Fox House LLC
41 East 65th St.
New York, NY 10065

Judith H. Stenehjem (SLS) LTD PTR.
PO Box 607
Watford City, ND 58854

Watford City Hotel Partners LLC
C/O NPS Corp
3303 Spirit Way
Green Bay, WI. 54304

Mark Bragg
64515 Via Fermato
Palm Springs, CA 92264

Jake Walters
PO Box 2286
Watford City, ND 58854