

CITY OF WATFORD CITY

P.O. BOX 494

WATFORD CITY, NORTH DAKOTA 58854

AGENDA

Monday February 25, 2013

PLANNING COMMISSION

City Hall @ 6:00 P.M.

Call to Order Public Hearing

Public hearing to hear comment on Subdivision Preliminary Plat application filed by Greg and Monica Simonson / Jackola Robin Greenhagen on property located Section 18, T 150N, R98W, Plat of Bison Meadows Subdivision, 62.58 acres, McKenzie County, ND.

Public hearing to hear comment on Subdivision Preliminary Plat application filed by Reservation Telephone Cooperative / Warren Hovland for property located NE1/4SE1/4 Section 23, T150N, R99W; Irregular Tract contains 5.317 acres, McKenzie County, ND.

Public hearing to hear comment on Simple Lot Split application submitted by Watford City Enterprises, LLC / AE2s Steve Rude to create two parcels from one on property located Lot 7 in Watford City Courtyard Addition, NE1/4 Section 23, T150N, R99W, 2.37 acres, McKenzie County, ND.

Public hearing to hear comment on Simple Lot Split submitted by Paul Deutsch / AE2S Steve Rude to create two parcels for transfer; one to applicant and one to another party at later date on property located NW1/4 Section 15, T150N, R98W, 17.52 acres, McKenzie County, ND

Public hearing to hear comment on a Zone Change Application submitted by Reservation Telephone Cooperative / Warren Hovland on property located NE1/4 SE1/4 Section 23, T150N, R99W; Irregular Tract contains 5.317 acres, McKenzie County, ND. Application would re-zone H-I to C1.

Public hearing to hear comment on a Zone Change Application submitted by Paul Deutsch / Western Area Water Supply / AE2S Steve Rude on property located NW1/4 Section 15, T150N, R98W, 17.52 acres, McKenzie County, ND. Application would re-zone AG2 to C1.

Call to Order Regular Meeting

Minutes of January 28, 2013 Meeting

Unfinished Business:

1. Subdivision Preliminary Plat – Bison Meadows: Greg & Monica Simonson, Jackola, Robin Greenhagen
2. Subdivision Preliminary Plat – Warren Hovland and RTC
3. Simple Lot Split – Block 7: Watford City Enterprises, LLC. (Greg's Welding)
4. Simple Lot Split – East Watford Depot: Paul Deutsch, Western Area Water Supply
5. Zone Change – Warren Hovland, RTC
6. Zone Change – Paul Deutsch, Western Area Water Supply

New Business:

Review Building Permit

2490	Jan	WAWS	Hwy 1806 & 23		1144 sq. ft. bldg water depot	\$171,600.00	12/18/13	\$1,386.00	#1607
2500	Jan	WAWS	1004 Hwy 1806		80 ft tower telemetry	\$32,000.00	1/17/13	\$460.00	#1855
2501	Jan	WAWS	608 4th Ave W	11-00-04820	60 ft tower telemetry	\$25,000.00	1/17/13	\$387.00	#1855
2502	Jan	Rice Building Systems	South Park Grocery Shell		includes contractor license fee of \$50	\$4,250,000.00	1/17/13	\$18,500.00	#44134
2503	Jan	Foley Brothers Construction	1604 W Pheasant Ridge		1246 sq.ft. Single Family Home	\$120,000.00	2/1/13	\$1,130.00	CHK #1137
2504	Jan	Colt Ford/Ace in hole Construction	2502 17th Ave NE	20-00-06515	moving permit	\$20,000.00	2/7/13	\$25.00	pd
2506	Feb	City Housing Authority	4th Street SE Houses		new windows in 8 of the homes	\$50,000.00	2/15/13	\$640.00	pd chk
2507	Feb	Sharon Krabenhoft	501 10th St		new flooring & minor bath remodel	\$5,000.00	2/20/13	\$106.00	pd cash
2508	Feb								

Adjournment

Mildred Williams
Secretary/Planning Assistant

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

PLANNING COMMISSION MINUTES
WATFORD CITY, ND
January 28, 2013

The regular monthly meeting of the Watford City Planning Commission was held on January 28, 2013 at 6:30 p.m. at City Hall. In attendance: Chairman Glen Beard, Board members: Doug Bolken, and Cory Johnson. Also present City Planner Curt Moen, City Attorney Wyatt Voll, City Auditor Peni Peterson and Building Inspector Steve Williams. Excused absence Shane Homiston, Sonja Johnson and Rick Holm.

Public hearing to hear comment on Preliminary Subdivision Map submitted by Valley View RE LLC / Adam Berger for property located on Irregular Tract No. 2204 in the SE1/4 Section 13, T150N, R99W, and 42.66 acres McKenzie County.

Public hearing to hear comment on a Zone change application submitted by Valley View RE LLC / Adam Berger for property located on Irregular Tract No. 2204 in the SE1/4 Section 13, T150N, and R99W. The application will re-zone A-1 to R-1, R-2, R-3, R-4 and C-1 on 42.66 acres

Public hearing to hear comment on a Variance Application submitted by Valley View RE LLC / Adam Berger for property located on Irregular Tract No. 2204 in the SE1/4 Section 13, T150N, and R99W. The application requests front setback requirements for R-3 zoning be changed from 25 ft. to 10 ft.

Public hearing to hear comment on a Zone change application submitted by Mark Thorland / Bakken Housing Partners, LLC. for property located Lots 2-5 Block 2, Re-Survey of Block 2 of Dahl Addition located in Lot 2 of Section 19, T150N, and R98W. The application will re-zone R-2m to C-F on .08 acres.

Public hearing to hear comment on a Zone change application submitted by Wolf Run Village, Inc. / Bakken Housing Partners, LLC. for property located Lots 2-5 Block 2, Re-Survey of Block 2 of Dahl Addition located in Lot 2 of Section 19, T150N, and R98W, 380 sq. ft. of Parcel # 82-25-00300.

Public Hearing to hear comment on a Zone change application submitted by Wolf Creek Estates / John J. Tennant for property located SW1/4 Section 18, T150N, R98W (Main Street North and 7th Ave), 14.88 acres, McKenzie County. The application will re-zone R-1 & R-2 to C-B to allow for mixed use development consisting of residential above office parking space.

Public Hearing to hear comment on a Zone change application submitted by Bayfront Builders / Jeff Hausmann, LLC for property located 1105, 1101, 1013, and 1009 South Pheasant Ridge St., Lots 68, 69, 70, 71 of NW1/4 Section 18, T150N, R98W, 2.079 acres McKenzie County. The application will re-zone R-3 to R-4

Public Hearing to hear comment on a Zone change application submitted by Jarvis & Kadie Sorenson for property located NW1/4 Section 22, T150N, R98W, parcel # 20-00-15200. The application will re-zone 103.82 acres from AG, R1, and CB to C-1. Property owner intends to create several parcels for transfer to Bakken Development Solutions.

~~Public Hearing to hear comment on a Zone change application submitted by Elsie Gilbertson / Axton Land, LLC — Randy Warner for property located NE1/4SW1/4 Section 16, T150N, and R98W. The application will re-zone 294.28 acres from AG to R-2, R-3, R-4, C-1, C-2 and L. application pulled~~

Public Hearing to hear comment on a Zone change application submitted by Cherry Creek Developers, LLC for property located at 904 17th Ave NE, Section 7, T150N, R98W, 60 acres McKenzie County. The application will re-zone R-3 to R-4.

After discussion Chairman Glen Beard closed the Public Hearing at 7:20 p.m.

The minutes for meeting held on December 27, 2012 were reviewed. C. Johnson moved to approve minutes as presented, seconded by D. Bolken. All ayes; motion carried

UNFINISHED BUSINESS:

1. **Preliminary Subdivision Map – Valley View RE LLC/Adam Berger** - Moved by D. Bolken to recommend to City Council to deny the Preliminary Subdivision Map presented by Valley View RE LLC/Adam Berger for property located at Irregular Tract No. 2204 in the SE1/4 Section 13, T150N, R99W, and 42.66 acres McKenzie County. Seconded by C. Johnson and carried by the following roll call vote: ayes; D. Bolken, C. Johnson and J. Lawrence. Nays; none. Motion Carried.
2. **Zone Change Application – Valley View RE LLC/Adam Berger** -
Item tabled until approval of a Preliminary Subdivision Map
3. **Variance Application – Valley View RE LLC/Adam Berger** -
Item tabled until approval of a Preliminary Subdivision Map
4. **Zone Change Application – Mark Thorland/Bakken Housing Partners, LLC** - Moved by D. Bolken to recommend to City Council approval of Zone Change Application submitted by Mark Thorland / Bakken Housing Partners, LLC. for property located Lots 2-5 Block 2, Re-Survey of Block 2 of Dahl Addition located in Lot 2 of Section 19, T150N, and R98W. The application will re-zone R-2m to C-F on .08 acres. Seconded by C. Johnson and carried by the following roll call vote: ayes; D. Bolken, C. Johnson and J. Lawrence. Nays; none. Motion Carried.
5. **Zone Change Application – Wolf Run Village, Inc./Bakken Housing Partners, LLC** - Moved by C. Johnson to recommend to City Council approval of Zone Change Application submitted by Wolf Run Village, Inc. / Bakken Housing Partners, LLC. for property located Lots 2-5 Block 2, Re-Survey of Block 2 of Dahl Addition located in Lot 2 of Section 19, T150N, and R98W, 380 sq. ft. of Parcel # 82-25-00300. Seconded by J. Lawrence and carried by the following roll call vote: ayes; D. Bolken, C. Johnson and J. Lawrence. Nays; none. Motion Carried.
6. **Zone Change Application – Wolf Creek Estates/ John J. Tennant** - Moved by C. Johnson to recommend to City Council approval of Zone Change Application submitted by Wolf Creek Estates / John J. Tennant for property located SW1/4 Section 18, T150N, R98W (Main Street North and 7th Ave), 14.88 acres, McKenzie County. The application will re-zone R-1 & R-2 to C-B to allow for mixed use development consisting of residential above office parking space. Seconded by J. Lawrence and carried by the following roll call vote: ayes; D. Bolken, C. Johnson and J. Lawrence. Nays; none. Motion Carried.
7. **Zone Change Application – Bayfront Builders/ Jeff Hausmann, LLC** - Moved by D. Bolken to recommend to City Council approval of Zone Change Application submitted by Bayfront Builders / Jeff Hausmann, LLC for property located 1105, 1101, 1013, and 1009 South Pheasant Ridge St., Lots 68, 69, 70, 71 of NW1/4 Section 18, T150N, R98W, 2.079 acres McKenzie County, with the contingency that each apartment building cannot exceed 42 units. The application will re-zone R-3

to R-4. Seconded by C. Johnson and carried by the following roll call vote: ayes; D. Bolken, C. Johnson and J. Lawrence. Nays; none. Motion Carried.

8. **Zone Change Application – Jarvis & Kadie Sorenson -** Moved by D. Bolken to recommend to City Council approval of Zone Change Application submitted by Jarvis & Kadie Sorenson for property located NW1/4 Section 22, T150N, R98W, parcel # 20-00-15200, contingent that prior to construction building plans must be provided and approved before construction as set forth under Recommendations in the Staff Report dated 1-21-2013. The application will re-zone 103.82 acres from AG, R1, and CB to C-1. Seconded by C. Johnson and carried by the following roll call vote: ayes; D. Bolken, C. Johnson and J. Lawrence. Nays; none. Motion Carried.
9. **Zone Change Application – Cherry Creek Developers, LLC -** Moved by C. Johnson to recommend to City Council approval of Zone Change Application submitted by Cherry Creek Developers, LLC for property located at 904 17th Ave NE, Section 7, T150N, R98W, 60 acres McKenzie County. The application will re-zone R-3 to R-4. Seconded by D. Bolken and carried by the following roll call vote: ayes; D. Bolken, C. Johnson and J. Lawrence. Nays; none. Motion Carried.

NEW BUSINESS

1. **City of Arnegard – Sister City** - City Planner Moen reported that the City of Arnegard has contacted him regarding their city adopting our ordinances and city standards. It was felt by the committee that the city of Watford City should assist the City of Arnegard. Moved by D. Bolken to recommend to council to enter into an agreement with the City of Arnegard allowing City Planner Moen to work with the City of Arnegard. Seconded by C. Johnson and carried by the following roll call vote: ayes; D. Bolken, C. Johnson and J. Lawrence. Nays; none. Motion Carried
2. **Ordinances – Condominium/Townhomes, Rural Residential District, Highway Frontage Overlay Zone** - City Planner Moen indicated that input would be needed from the Planning Commission to work on or create ordinances that pertain to Condominium/ Townhomes, Rural Residential District, and a Highway Frontage Overlay Zone.
3. **City Standards & Specifications** - City Planner Moen reported that our current city standard and specifications have not been updated in quite some time. Public Works Director Justin Smith has been reviewing Minot's specifications and Justin and Curt will be making recommendations to upgrade our current standards and specifications.

BUILDING PERMITS:

2012 Annual Building Permit Report was reviewed.

ADJOURNMENT:

C. Johnson moved to adjourn, D. Bolken seconded motion. All ayes, Motion carried. No further business, the meeting was adjourned at 8:35 pm

Glen Beard
Chairman

Peni Peterson
Auditor

DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY
FOR SUBMITTAL REQUIREMENTS, PLEASE SEE BELOW AND REVERSE

APPLICATION TYPE	DATE FILED: <u>2/5/12</u>	APPLICATION NUMBER:
<input checked="" type="checkbox"/> SUBDIVISION TENTATIVE MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>2/25/13</u>
<input type="checkbox"/> SUBDIVISION FINAL MAP	FEE: <u>\$2190 - 750 + 10 Lot (14 Lots) 21</u>	CITY COUNCIL: <u>3/4/13</u> BOCC (IF APPLICABLE): _____
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #: <u>Dr. Chk # 1009/19/13</u>	SECTION, TOWNSHIP, RANGE: <u>18 150N 98W</u> CONFORMANCE TO WATFORD CITY CO COMP PLAN? YES <input type="checkbox"/> NO <input type="checkbox"/>
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
<input type="checkbox"/> ROAD/STREET ABANDONMENT	IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERS! (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE) <u>Brown Meadow Subdivision</u>	
<input type="checkbox"/> LARGE PARCELS MAP TENTATIVE	PROPERTY OWNER: <u>GREG + MONICA SIMONSON</u>	
<input type="checkbox"/> LARGE PARCELS MAP FINAL	APPLICANT: <u>JACKOLA ENG + ARCH (ON THE BEHALF OF ROBIN GREENHAGEN)</u>	
<input type="checkbox"/> MAP OF REVERSION	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:	
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP	NAME: <u>JACKOLA ENGINEERING + ARCHITECTURE</u>	
<input type="checkbox"/> AGRICULTURAL EXEMPTION	ADDRESS: <u>P.O. Box 2268</u>	
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION	CITY: <u>WATFORD CITY</u> STATE: <u>ND</u> ZIP CODE: <u>58854</u>	
	TELEPHONE: <u>(408) 212 2525</u> EMAIL: <u>ryoung@jackola.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 20-00-12530

LEGAL DESCRIPTION: (SEE ATTACHED)

PROPERTY ADDRESS AND NEAREST CROSS STREETS: OFF 17TH AVE NE 501 17TH AVE NE

GROSS/NET ACREAGE: 62.58 NUMBER OF LOTS: 144

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: CITY SERVED

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

SUBMITTAL REQUIREMENTS: All submittals shall be legible, printed in ink or typed and suitable for reproduction.

- Two copies of each map page sized suitable for reproduction (8.5"x 11" or 11"x 17") are required. Full size copies of maps (24"x 36") must be submitted with each application as required on the reverse. PLEASE NOTE THAT ALL MAPS (except Mylar) MUST BE FOLDED SO THEY CAN BE PLACED IN A LEGAL SIZE FILE.
- All maps must be drawn by a Professional Engineer or Land Surveyor.

PROCEDURES FOR FILING DIVISION OF LAND APPLICATIONS.

- To file a Map Application, assemble the required documents and submit packet. Only completed applications shall be accepted for filing.
- Refer to "DOCUMENT REQUIRED" for your application type. Staff reports and recommendations are mailed to the applicant and surveyor/engineer addresses listed on the application. To discuss a report or recommendation please contact the Planning Department.
- All conditions of approval must be met before a map will be recorded.

map ✓

DOCUMENTS REQUIRED FOR SUBMITTING PLANNING APPLICATIONS

MAP TYPE	Application & Affidavit	Number of Map Copies	Mylar	Intent to Serve Will Serve Letter	Title Report	Application Fees
Subdivision Map Tentative	1 ^{1&4}	12		1	1	
Subdivision Map Final	1 ¹	4	1 ³	1 ²	1	
Parcel Map Subsequent	1 ^{1&4}	7	1 ³	1 ²	1	
Parcel Map Non-subsequent	1 ^{1&4}	7	1 ³	1 ²	1	
Road/Street Abandonment	1 ¹		1 ³			
Large Parcels Map Tentative	1 ^{1&4}	7		1 ²	1	
Large Parcels Map Final	1 ¹	4	1 ³	1 ²	1	
Map of Reversion	1 ¹	7	1 ³	1 ²	1	
Boundary Line Adjustment	1 ¹	7	1 ³	1 ²	1	
Family Cemetery Designation	1 ¹	1				no charge

¹ If needed signing authority must be provided, corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation or provides signature in a representative capacity.

² If located within a water/sewer utility's service area, "Intent to Serve" required at tentative / first submittal stage, "Will Serve" required at technical review / final submittal stage.

³ Mylar maps are submitted for recording after all reviews and approvals are completed.

⁴ Affidavit to ensure the payment of taxes for compliance with the disclosure and recording requirements.

<p style="text-align: center;">SURVEYOR / ENGINEER INFORMATION</p> <p>NAME: <u>ROBY YOUNG</u> LICENSE NO: <u>PE-8109</u></p> <p>ADDRESS: <u>P.O. Box 2268</u></p> <p>CITY: <u>WATFORD CITY</u> STATE: <u>ND</u> ZIP: <u>58854</u></p> <p>TELEPHONE: <u>(408) 212 2525</u> FAX/CELL: <u>(408) 755 3218</u></p>	<p style="text-align: center;">SEND ALL CORRESPONDENCE TO:</p> <p style="text-align: center;">City of Watford City PO Box 494 Watford City, ND 58854 Phone: (701) 444-2533 Fax: (701) 444-3004</p>
<p>(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under WATFORD CITY CODE; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the _____ and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.</p>	
<p>Property Owner (Signature): <u>Robin Greenhager</u> Property Owner (Print): <u>Robin Greenhager</u></p> <p>Property Owner (Signature): _____ Property Owner (Print): _____</p>	

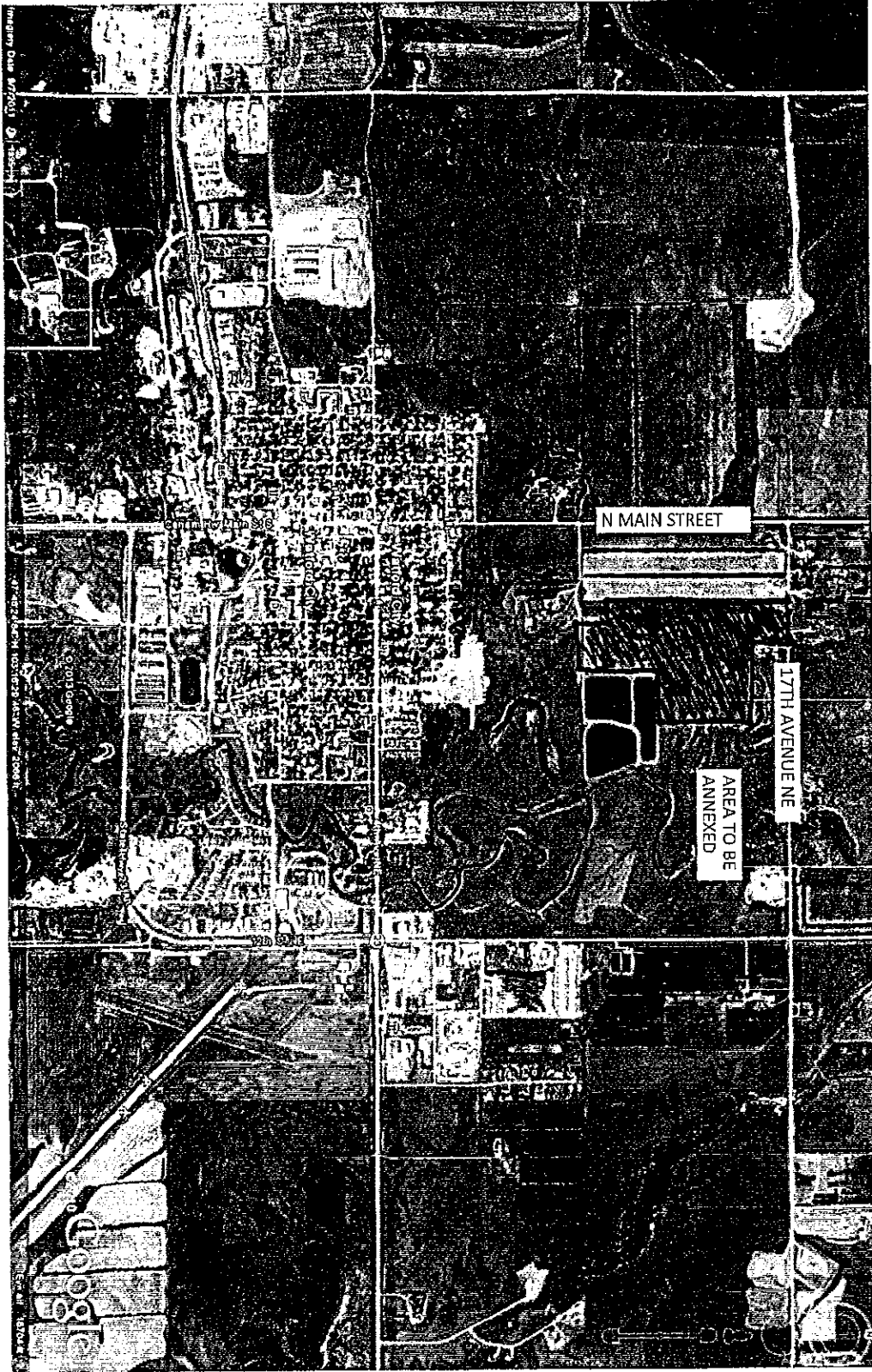
Bison Meadows Subdivision Legal Description

A tract of land located in the northwest quarter of Section 18, Township 150 North, Range 98 West, 5th Principal Meridian, Mckenzie County, North Dakota and more particularly described as follows:

Commencing at the Northwest Corner of Section 18; Thence on and along the north line of said section $S89^{\circ}58'25''3$, a distance of 983.99 feet to the true point of beginning;

Thence $S89^{\circ}58'25''E$ continuing on said north line of Section 18, a distance of 268.00 feet to a point; Thence $S00^{\circ}09'29''W$, a distance of 454.54 feet; Thence $S89^{\circ}56'46''E$, a distance of 284.57 feet to the southwest corner of Irregular Tract #2142; Thence $S89^{\circ}56'46''E$ continuing on the south line of said tract, a distance of 982.81 feet to the east line of the northwest quarter of Section 18; Thence $S00^{\circ}15'26''E$ along said east line, a distance of 1190.81 feet to the northeast corner of Irregular Tract #1250; Thence along the boundaries of said tract the following three courses: $N89^{\circ}59'46''W$, a distance of 679.18 feet; $S00^{\circ}01'27''E$, a distance of 333.25 feet; $S89^{\circ}58'25''E$, a distance of 20.54 feet to the northwest corner of the city lagoon; Thence $S00^{\circ}15'26''E$ along the west boundary of the city lagoon, a distance of 660.00 feet to the south line of the northwest quarter of Section 18; Thence $N89^{\circ}58'25''W$ along said line, a distance of 586.22 feet to the southeast corner of Irregular Tract #2361; Thence along the boundaries of said tract the following two courses: $N00^{\circ}09'40''E$, a distance of 345.40 feet; $N89^{\circ}58'25''W$, a distance of 305.00 feet to the east boundary of Pheasant Ridge Subdivision; Thence $N00^{\circ}09'29''E$ along said east boundary, a distance of 2294.05 feet to the true point of beginning.

This tract contains 62.58 acres, more or less, and subject to and together with all appurtenant easements, recorded and unrecorded.



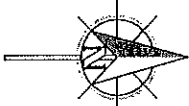
N MAIN STREET

17TH AVENUE NE

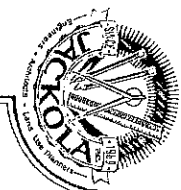
AREA TO BE ANNEXED

VICINITY MAP
1" = 2000'

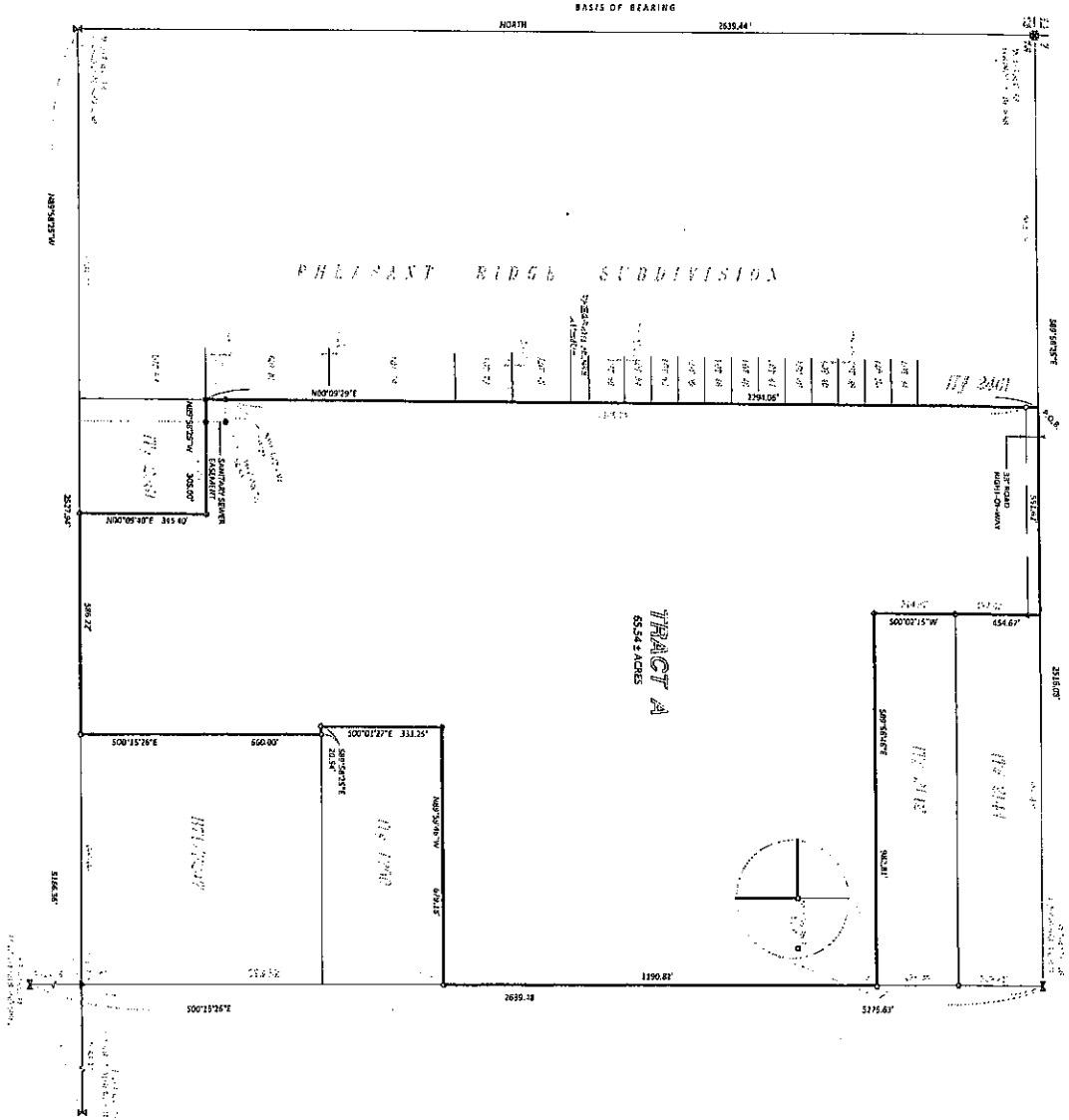
2250 HWY 83 SOUTH
WATFORD CITY, ND 58208
PHONE: 406-755-3219
FAX: 406-755-3219
WEB PAGE: www.jedell.com



BISON MEADOWS SUBDIVISION
ROBIN GREENHAGEN
WATFORD CITY, ND



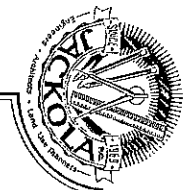
R2 SDX

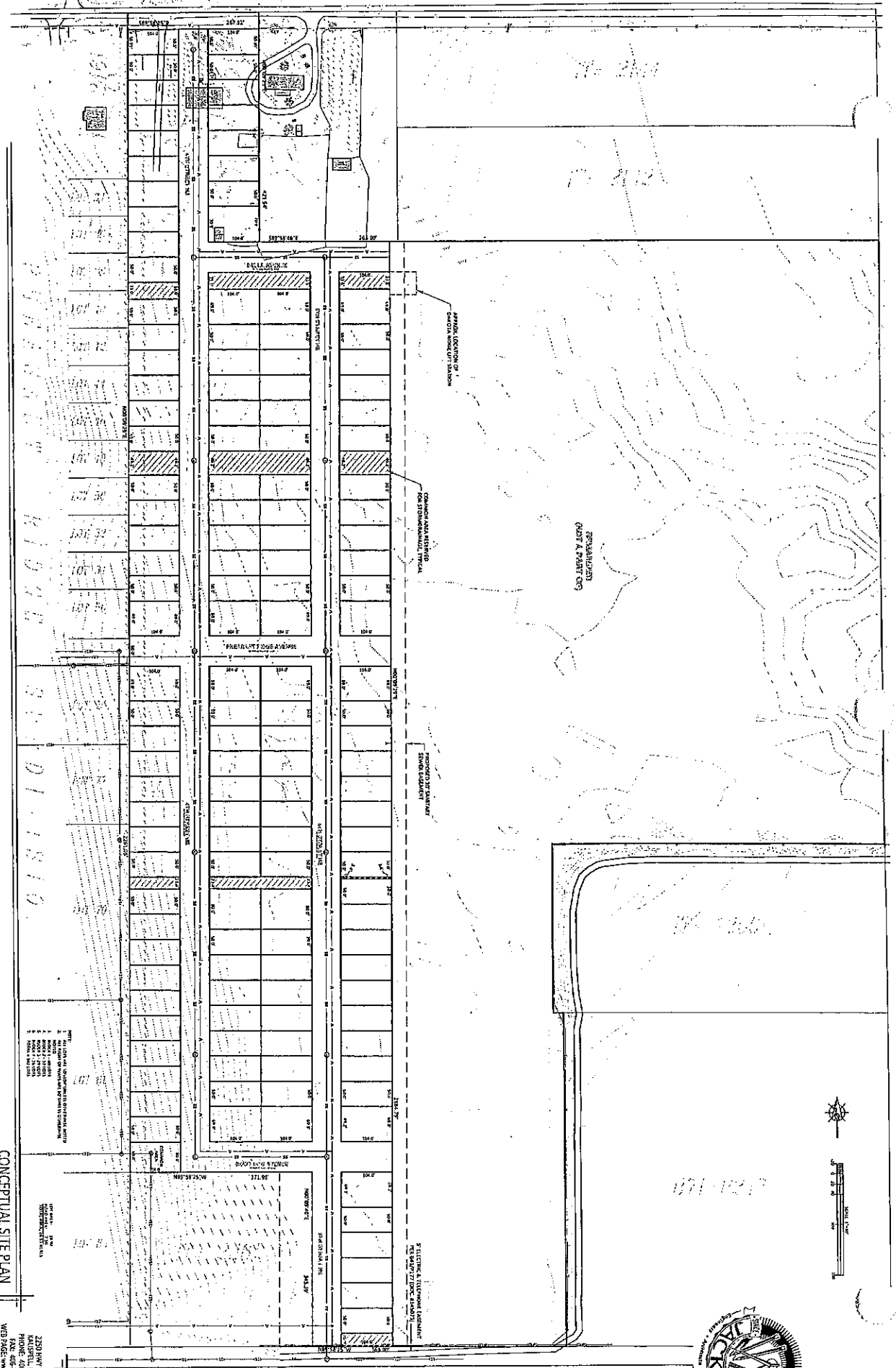


SURVEY EXHIBIT
1" = 500'

2250 HWY 53 SOUTH
WATFORD CITY, ND 58203
PHONE: 701-755-3008
FAX: 701-755-3008
WEB PAGE: www.pulsar.com

BISON MEADOWS SUBDIVISION
ROBIN GREENHAGEN
WATFORD CITY, ND



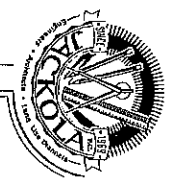


- 1. ALL LOTS ARE UNDEVELOPED UNLESS OTHERWISE NOTED
- 2. ALL LOTS ARE UNDEVELOPED UNLESS OTHERWISE NOTED
- 3. ALL LOTS ARE UNDEVELOPED UNLESS OTHERWISE NOTED
- 4. ALL LOTS ARE UNDEVELOPED UNLESS OTHERWISE NOTED
- 5. ALL LOTS ARE UNDEVELOPED UNLESS OTHERWISE NOTED
- 6. ALL LOTS ARE UNDEVELOPED UNLESS OTHERWISE NOTED
- 7. ALL LOTS ARE UNDEVELOPED UNLESS OTHERWISE NOTED
- 8. ALL LOTS ARE UNDEVELOPED UNLESS OTHERWISE NOTED
- 9. ALL LOTS ARE UNDEVELOPED UNLESS OTHERWISE NOTED
- 10. ALL LOTS ARE UNDEVELOPED UNLESS OTHERWISE NOTED

CONCEPTUAL SITE PLAN
1" = 80'

2201 HWY 53 SOUTH
KALIBRELL, ND 58001
PHONE: 605-555-2888
FAX: 605-555-2889
WEB PAGE: www.bisonland.com

BISON MEADOWS SUBDIVISION
ROBIN GREENHAGEN
NW 1/4 SEC. 18, T150N, R98W, 5TH PM, MCKENZIE COUNTY, NORTH DAKOTA



DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

*AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY
FOR SUBMITTAL REQUIREMENTS, PLEASE SEE BELOW AND REVERSE*

<input type="checkbox"/> APPLICATION TYPE	DATE FILED: <u>2/7/13</u>	APPLICATION NUMBER:	
<input checked="" type="checkbox"/> SUBDIVISION TENTATIVE MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>2/25/13</u>	
<input type="checkbox"/> SUBDIVISION FINAL MAP	FEE: <u>760.00</u>	CITY COUNCIL: <u>3/4/13</u>	BOCC (IF APPLICABLE): _____
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #: <u>pd 2/14/13 CR# 75026</u>	SECTION, TOWNSHIP, RANGE: <u>23 150N 99W</u>	CONFORMANCE TO WATFORD CITY CO COMP PLAN? YES <input type="checkbox"/> NO <input type="checkbox"/>
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:	
<input type="checkbox"/> ROAD/STREET ABANDONMENT	<i>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</i>		
<input type="checkbox"/> LARGE PARCELS MAP TENTATIVE	PROPERTY OWNER: <u>Warren Hovland</u>		
<input type="checkbox"/> LARGE PARCELS MAP FINAL	APPLICANT: <u>Reservation Telephone Cooperative</u>		
<input type="checkbox"/> MAP OF REVERSION	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:		
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP	NAME: <u>Royce Aslakson</u> <u>Trans Jey</u>		
<input type="checkbox"/> AGRICULTURAL EXEMPTION	ADDRESS: <u>PO Box 68</u>		
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION	CITY: <u>Parshall</u>	STATE: <u>ND</u>	ZIP CODE: <u>58770</u>
	TELEPHONE: <u>701-862-3115</u>	EMAIL: <u>royce@restel.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 11-00-07700

LEGAL DESCRIPTION: See attached plat

PROPERTY ADDRESS AND NEAREST CROSS STREETS: _____

GROSS/NET ACREAGE: 5.3 NUMBER OF LOTS: 1

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: Watford City public water and sewer

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

SUBMITTAL REQUIREMENTS: All submittals shall be legible, printed in ink or typed and suitable for reproduction.

- Two copies of each map page sized suitable for reproduction (8.5"x 11" or 11"x 17") are required. Full size copies of maps (24"x 36") must be submitted with each application as required on the reverse. **PLEASE NOTE THAT ALL MAPS (except Mylar) MUST BE FOLDED SO THEY CAN BE PLACED IN A LEGAL SIZE FILE.**
- All maps must be drawn by a Professional Engineer or Land Surveyor.

PROCEDURES FOR FILING DIVISION OF LAND APPLICATIONS.

1. To file a Map Application, assemble the required documents and submit packet. Only completed applications shall be accepted for filing.
2. Refer to "DOCUMENT REQUIRED" for your application type. Staff reports and recommendations are mailed to the applicant and surveyor/engineer addresses listed on the application. To discuss a report or recommendation please contact the Planning Department.
3. All conditions of approval must be met before a map will be recorded.

DOCUMENTS REQUIRED FOR SUBMITTING PLANNING APPLICATIONS

MAP TYPE	Application & Affidavit	Number of Map Copies	Mylar	Intent to Serve Will Serve Letter	Title Report	Application Fees
Subdivision Map Tentative	1 ^{1&4} 1	12		1	1	
Subdivision Map Final	1 ¹	4	1 ³	1 ²	1	
Parcel Map Subsequent	1 ^{1&4} 1	7	1 ³	1 ²	1	
Parcel Map Non-subsequent	1 ^{1&4} 1	7	1 ³	1 ²	1	
Road/Street Abandonment	1 ¹		1 ³			
Large Parcels Map Tentative	1 ^{1&4} 1	7		1 ²	1	
Large Parcels Map Final	1 ¹	4	1 ³	1 ²	1	
Map of Reversion	1 ¹	7	1 ³	1 ²	1	
Boundary Line Adjustment	1 ¹	7	1 ³	1 ²	1	
Family Cemetery Designation	1 ¹	1				no charge

¹ If needed signing authority must be provided, corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation or provides signature in a representative capacity.

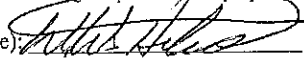
² If located within a water/sewer utility's service area, "Intent to Serve" required at tentative / first submittal stage, "Will Serve" required at technical review / final submittal stage.

³ Mylar maps are submitted for recording after all reviews and approvals are completed.

⁴ Affidavit to ensure the payment of taxes for compliance with the disclosure and recording requirements.

<p align="center">SURVEYOR / ENGINEER INFORMATION</p> <p>NAME: <u>Allied Engineering</u> LICENSE NO: _____</p> <p>ADDRESS: <u>PO Box 1251</u></p> <p>CITY: <u>Stanley</u> STATE: <u>ND</u> ZIP: <u>58784</u></p> <p>TELEPHONE: <u>701-628-0221</u> FAX/CELL: <u>701-425-0172</u></p>	<p align="center">SEND ALL CORRESPONDENCE TO:</p> <p align="center">City of Watford City PO Box 494 Watford City, ND 58854 Phone: (701) 444-2533 Fax: (701) 444-3004</p>
---	---

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

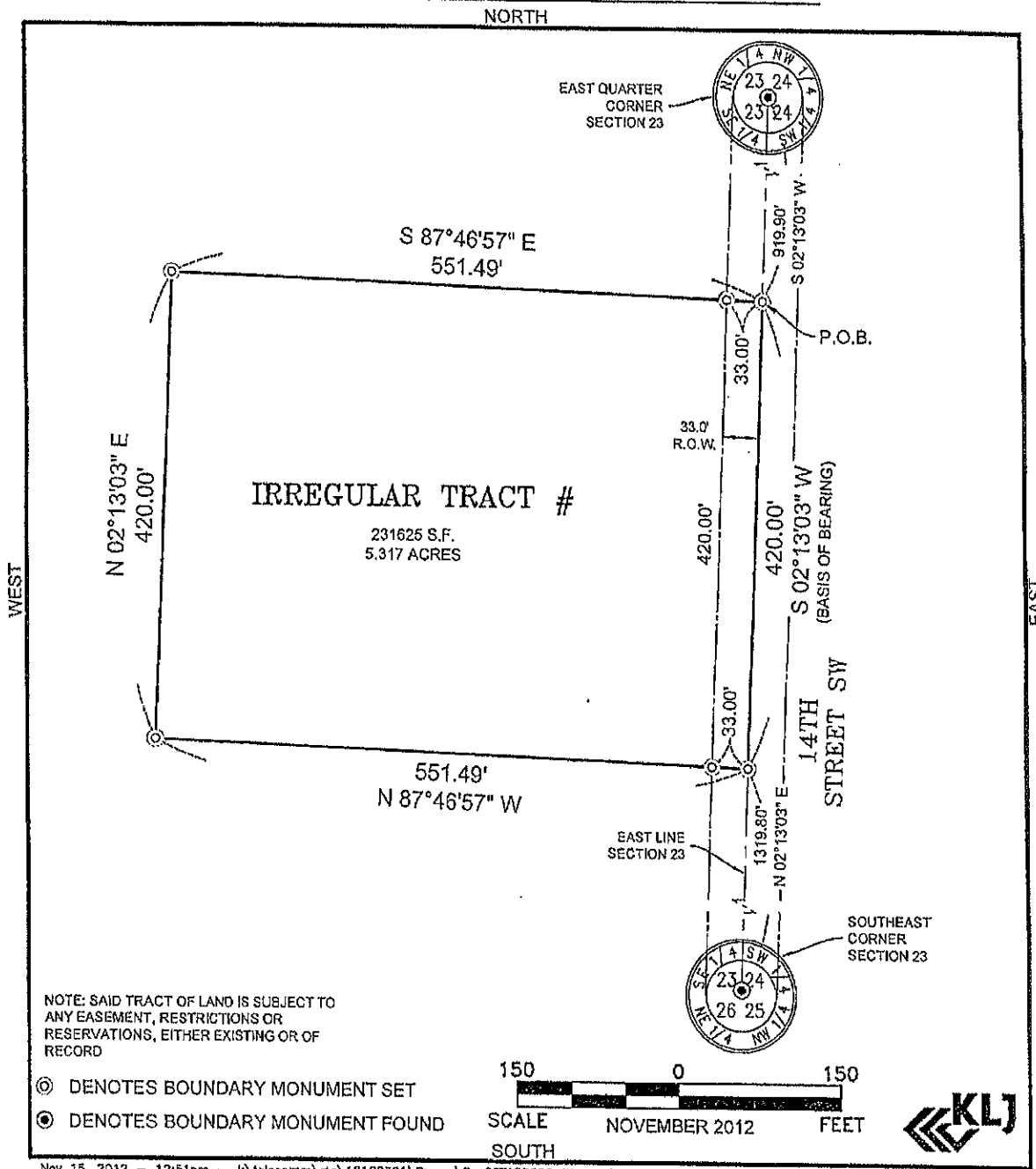
Property Owner (Signature)  Property Owner (Print): WARREN HOULAND

Property Owner (Signature): _____ Property Owner (Print): _____

PLAT OF

IRREGULAR TRACT OF THE NE1/4SE1/4 OF Section 23 , Township 150 , Range 99

Present Owner WARREN HOVLAND



Nov 15, 2012 -- 12:51pm -- J:\telecomm\rtc\18120301\Survey\Sec23T150R99-WarronHovland.dwg

Description

IRREGULAR TRACT OF THE NE1/4SE1/4 OF Section 23 , Township 150

Range 99 , described as follows:

A TRACT OF LAND LYING IN THE NE1/4 SE1/4 OF SECTION 23, TOWNSHIP 150 NORTH, RANGE 99 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MCKENZIE COUNTY, NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF SAID SECTION 23, S 02°13'03" W FOR 919.90 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID EAST LINE, S 02°13'03" W FOR 420.00 FEET; THENCE N 87°46'57" W FOR 551.49 FEET; THENCE N 02°13'03" E FOR 420.00 FEET; THENCE S 87°46'57" E FOR 551.49 FEET TO THE SAID POINT OF BEGINNING.

AFFIDAVIT TO ACCOMPANY CITY OF WATFORD CITY DIVISION OF LAND APPLICATION

AP#: 11-00-07700

Application/Owner: WARREN HOVELAND

In the State of NORTH DAKOTA County of MCKENZIE,

I/We WARREN HOVELAND

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

 X Parcel Map

 Subdivision of Land Final Map

Warren Houland
(Signature)

(Signature)

WARREN HOVLAND - OWNER
(Printed name & title)

(Printed name & title)

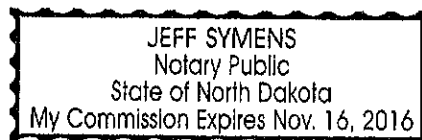
I, JEFF SYMENS, a Notary Public of the County and State aforesaid, hereby certify that WARREN HOVLAND personally known to me to be the affiant in the foregoing affidavit, personally appeared before me this day and having been by me duly sworn deposes and says that the facts set forth in the above affidavit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

Witness my hand and official seal this the 6th day of Feb., 2013.

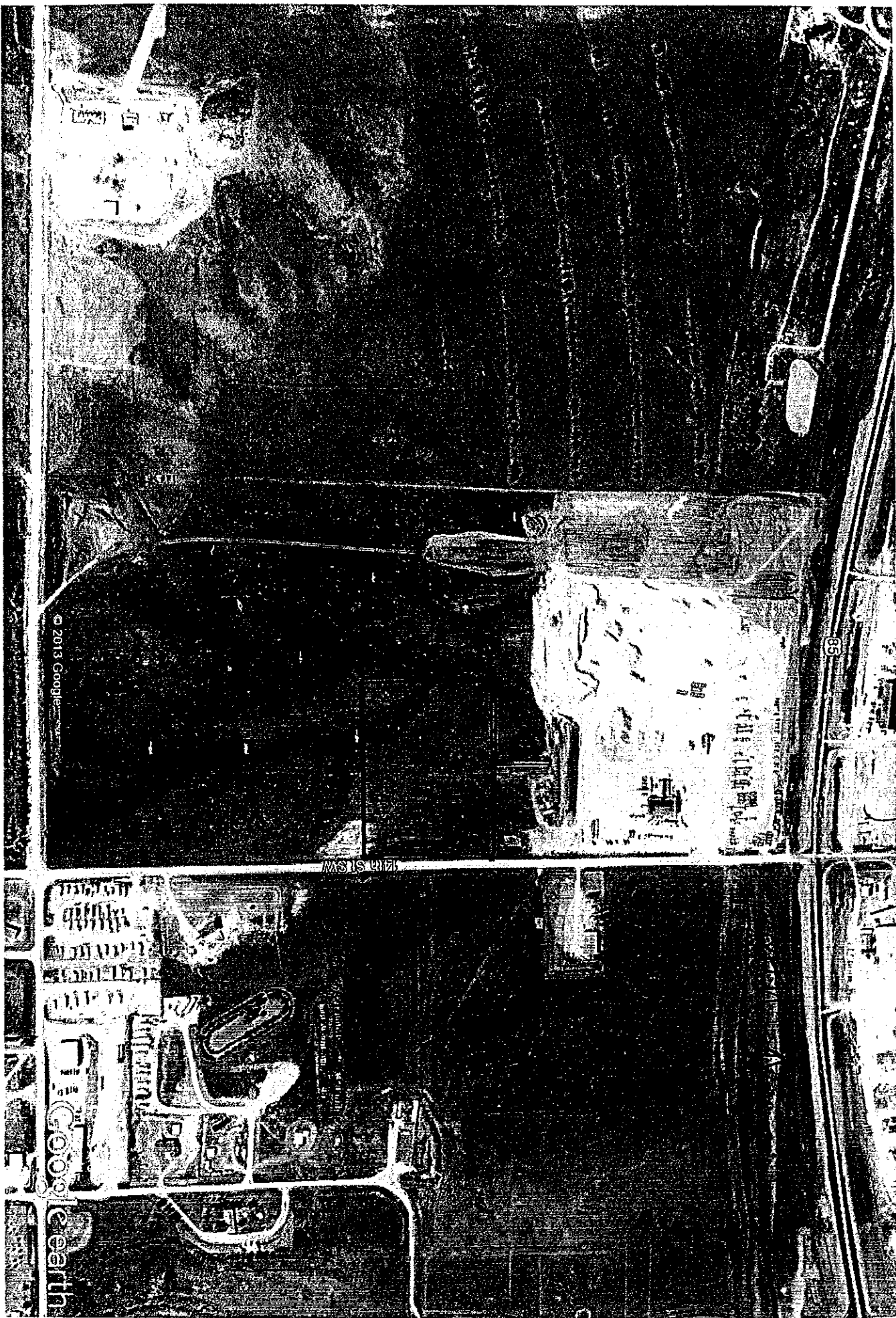
(SEAL)

Jeff Symens
Notary Public

My Commission expires:
11 / 16 / 2016



Northern Holland. Vicinity map. 5.21.2002



Google earth

feet
meters

2000

800



LAND USE APPLICATION

Watford City Planning Department
See Reverse for Submittal Requirements
AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: <i>2/5/13</i>	APPLICATION NUMBER:
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <i>MW</i>	MEETING DATES: P&Z: <i>2/25</i> CC: <i>2/14/13</i>
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE:	ADVERTISE DATE: <i>2/13 + 2/20</i>
<input checked="" type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
<input checked="" type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: <i>S23 T15DN R99W</i>	
<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: Watford City Enterprises, LLC, PO Box 3104 Gillette, WY 82717
APPLICANT: Same as owner

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: AE2S, Attn: Steve Rude, PLS
ADDRESS: PO Box 2023
CITY: Dickinson STATE: ND ZIP CODE: 58602
TELEPHONE: 701-225-9636 EMAIL: steve.rude@ae2s.com
ASSESSOR'S PARCEL NUMBER(S): ~~82-76-111~~ *82-76-17700*

LEGAL DESCRIPTION: Lot 7 in Watford City Court Yard Addition
PROPERTY ADDRESS AND NEAREST CROSS STREETS: Grant Ave between Lincoln & Kennedy Streets
GROSS/NET ACREAGE: 2.37 Acres PRESENT ZONE CLASSIFICATION: C-1
DESIRED ZONE CLASSIFICATION: No change CURRENT LAST USE: Commercial/Industrial

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 create two parcels for financing purposes.

DESCRIBE THE SOURCE OF WATER/SEWER: Watford City utilities

Do you have a will serve letter NO

"Greg's Welding"

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.

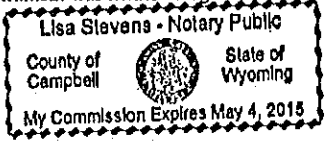
Greg Dougherty
Property Owner Signature

Greg Dougherty
Print of Type Owner Name

NOTARY

State of Wyoming
County of Campbell

This instrument was acknowledged before me on Feb 4 2013 by Greg Dougherty
Date Name of Person



Lisa Stevens
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*		1 ¹¹	4 ¹¹	1 ¹¹	1 ¹¹	\$350.00
Zone Change	1	1	4	1*	1 ⁸	1 ¹¹	4 ¹¹		1 ¹¹	\$200.00
Variance	1	1	4			1 ¹¹				\$200.00
Vacation and Abandonment	1		4	1*	1 ⁴	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



January 28, 2013

Curt Moen
City of Watford City
213 2nd St NE
Watford City, ND 58854

**RE: Land Use Application – Simple Lot Split
Replat of Block 7, Watford City Court Yard Add'n**

Dear Curt:

Please find enclosed the following items for your review of an application for a simple lot split request in Block 7 of the Watford City Court Yard Addition.

- A signed Land Use Application.
- A review fee check in the amount of \$450.
- One 24"x36" and five 11"x17" copies of the proposed subdivision plat.
- A copy of the deed which shows current ownership. The deed refers to Schell Industrial Park; Watford City Court Yard Addition was a replat of portions thereof.

Project Description. Due to certain financial arrangements, the applicant desires to create two parcels in Block 7, each of which will encompass one of the buildings on site. The line between Lots 1 and 2 is midway between the buildings. No zone change is requested.

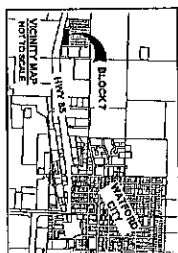
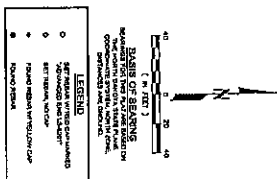
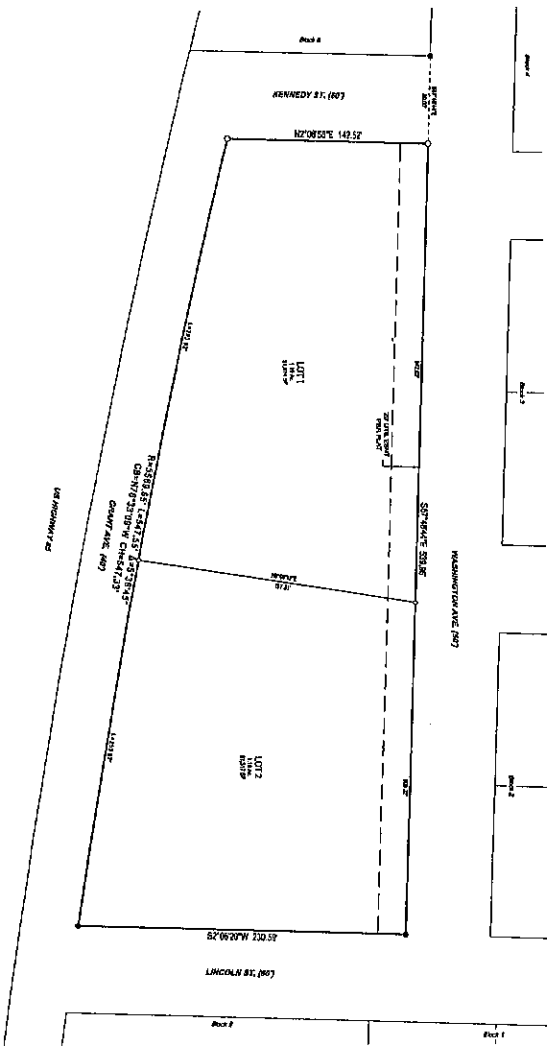
If you have any questions or require any additional information, please call us at 701-225-9636 or email me at steve.rude@ae2s.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Rude', written in a cursive style.

Steve Rude, PLS
Land Surveyor

REPLAT of BLOCK 7 of WATFORD CITY COURTYARD ADDITION IN THE NE1/4 SECTION 23, T150N, R99W, 5th PM, WATFORD CITY, NORTH DAKOTA



Block 7 of Watford City, North Dakota, is situated in the NE 1/4 Section 23, T150N, R99W, 5th PM, Watford City, North Dakota, and is shown on the plat as follows:

DESCRIPTION 1. Block 7 of Watford City, North Dakota, is situated in the NE 1/4 Section 23, T150N, R99W, 5th PM, Watford City, North Dakota, and is shown on the plat as follows:

CERTIFICATE OF SURVEY

I, Shawn N. Halverson, of the State of North Dakota, being duly sworn, do hereby certify that the survey was conducted by me or under my direction and supervision in accordance with the laws of the State of North Dakota, and that the same is correct and true.

Witness my hand and seal of office at Watford City, North Dakota, this 15th day of September, 2011.

Dated this 15th day of September, 2011.

CERTIFICATE OF SURVEY

I, Shawn N. Halverson, of the State of North Dakota, being duly sworn, do hereby certify that the survey was conducted by me or under my direction and supervision in accordance with the laws of the State of North Dakota, and that the same is correct and true.

Witness my hand and seal of office at Watford City, North Dakota, this 15th day of September, 2011.

Dated this 15th day of September, 2011.

CERTIFICATE OF RECORD

I, Shawn N. Halverson, of the State of North Dakota, being duly sworn, do hereby certify that the survey was conducted by me or under my direction and supervision in accordance with the laws of the State of North Dakota, and that the same is correct and true.

Witness my hand and seal of office at Watford City, North Dakota, this 15th day of September, 2011.

Dated this 15th day of September, 2011.

CERTIFICATE OF PLANNING & ZONING COMMISSION

This plat is the City of Watford City, North Dakota, and is shown on the plat as follows:

CERTIFICATE OF PLANNING & ZONING COMMISSION

This plat is the City of Watford City, North Dakota, and is shown on the plat as follows:

CERTIFICATE OF COUNTY AUDITOR

I, Shawn N. Halverson, of the State of North Dakota, being duly sworn, do hereby certify that the survey was conducted by me or under my direction and supervision in accordance with the laws of the State of North Dakota, and that the same is correct and true.

Witness my hand and seal of office at Watford City, North Dakota, this 15th day of September, 2011.

Dated this 15th day of September, 2011.

CERTIFICATE OF RECORDER

I, Shawn N. Halverson, of the State of North Dakota, being duly sworn, do hereby certify that the survey was conducted by me or under my direction and supervision in accordance with the laws of the State of North Dakota, and that the same is correct and true.

Witness my hand and seal of office at Watford City, North Dakota, this 15th day of September, 2011.

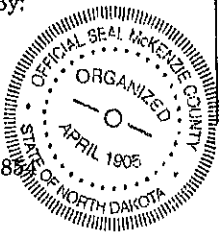
Dated this 15th day of September, 2011.



Document Prepared By:

Johnson & Sundeen
P.O. Box 1260
Watford City, ND 58854

701-444-2211



Return to:

JOHNSON & SUNDEEN
PO BOX 1260

WATFORD CITY ND 58854
COUNTY RECORDER, MCKENZIE COUNTY, ND

County Recorder
McKenzie County
Watford City ND 58854
Page 1 of 2

399359

I certify that this instrument was filed and recorded,
Ann M Johnson, County Recorder Fee \$13.00

399359

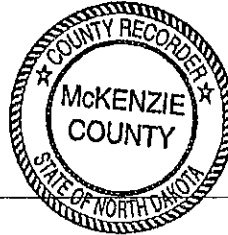
By Ammon Johnson Mar 16, 2010 03:55 PM

Delinquent Taxes and Special Assessments, or Installments
of Special Assessments, paid and transferred this

16 day of March, 2010.

by Frances M. Olson County Auditor

by Alma Hoffmann Deputy



QUIT CLAIM DEED

THIS INDENTURE, Made this 12th day of March, 2010, between
Greg Dougherty dba Greg's Welding, whose mailing address is 1011 E Energy - PO Box
3104 - Gillette WY 82717, hereinafter grantor, whether one or more, and Watford City
Enterprises, LLC, grantee, whether one or more, whose mailing address 1011 E Energy -
PO Box 3104 - Gillette WY 82717.

For and in consideration of the sum of Ten Dollars (\$10.00) and other valuable
consideration, grantor does hereby convey, grant and QUIT CLAIM to the grantee all of the
following real property lying and being in the County of McKenzie, State of North
Dakota, and described as follows, to-wit:

LOTS 1, 2, 3, IN BLOCK 1; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, AND
16 IN BLOCK 2; AND LOTS 1, 2, 3, 4, 5, 6, AND 7 IN BLOCK 3, IN THE SCHELL
INDUSTRIAL PARK ACCORDING TO THE MAP OR PLAT THEREOF ON FILE
AND OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS, MCKENZIE
COUNTY, NORTH DAKOTA AND LOCATED IN THE SOUTHEAST QUARTER
OF THE NORTHEAST QUARTER (SE1/4NE1/4) OF SECTION TWENTY-THREE
(23), TOWNSHIP ONE HUNDRED FIFTY (150) NORTH, RANGE NINETY-NINE
(99) WEST OF THE FIFTH (5TH) PRINCIPAL MERIDIAN, MCKENZIE COUNTY,
NORTH DAKOTA.

Subject to easements and reservations including mineral reservations of record,
matter of fact or use

WITNESS, The hand of the grantor:

Greg Dougherty
Greg Dougherty

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF MCKENZIE)

On this 12th day of March, 2010, before me personally appeared Greg Dougherty, and is known to me, or proved to me under oath, to be the person who is described in and who executed the within and foregoing instrument and acknowledged to me that he executed the same.

ROSS L. SUNDEEN
Notary Public
State of North Dakota
My Commission Expires Nov. 24, 2011

[Signature]
Notary Public
My Commission Expires: _____

I certify that the requirement for a report or statement of full consideration paid does not apply because this deed is for one of the transactions exempted by subdivision i. of subsection 7 of Section 11-18-02.2, N.D.C.C.

Signed: [Signature] Date: 3/12/2010
Grantee or Agent

County Recorder
McKenzie County
Watford City ND 58854

399359

Page 2 of 2

LAND USE APPLICATION

Watford City Planning Department
See Reverse for Submittal Requirements
AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: <u>2/5/13</u>	APPLICATION NUMBER:
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>MW</u>	MEETING DATES: P&Z: <u>2/25</u> CC: <u>3/4/13</u>
<input type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE:	ADVERTISE DATE: <u>2/13 + 2/20</u>
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: <u>S15 T150N R98W</u>	
<input 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: Paul & Nancy Deutsch, PO Box 1054 Watford City, ND 58854
 APPLICANT: Western Area Water Supply Authority PO Box 2343 Williston, ND 58802 701-774-6605

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: AE2S, Attn: Steve Rude, PLS
 ADDRESS: PO Box 2023
 CITY: Dickinson STATE: ND ZIP CODE: 58602
 TELEPHONE: 701-225-9636 EMAIL: steve.rude@ae2s.com
 ASSESSOR'S PARCEL NUMBER(S): 20-00-10300
 LEGAL DESCRIPTION: Portion of the NW1/4 Sec 15, T150N, R98W
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 1/2 mile north of Hwy 23, east of Hwy 1806
 GROSS/NET ACREAGE: 17.52 Acres PRESENT ZONE CLASSIFICATION: AG2
 DESIRED ZONE CLASSIFICATION: C1 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 create two parcels for transfer, one to the applicant and one to another party at a later date.

DESCRIBE THE SOURCE OF WATER/SEWER: Watford City utilities

Do you have a will serve letter 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.

Paul Deutsch
Property Owner Signature

Paul Deutsch
Print of Type Owner Name

NOTARY

State of North Dakota
County of McKenzie

This instrument was acknowledged before me on 2/5/13 Date by Paul Deutsch Name of Person

MELANIE TALLEY
Notary Public
State of North Dakota
My Commission Expires August 29, 2017

Melanie Talley
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



February 1, 2013

Curt Moen
City of Watford City
213 2nd St NE
Watford City, ND 58854

**RE: Land Use Application – Simple Lot Split and Zone Change Request
Paul Deutsch Subdivision No. 2**

Dear Curt:

Please find enclosed the following items for your review of an application for a simple lot split and zone change request for the Deutsch property in the NW1/4 Section 15, T150N, R98W.

- A signed Land Use Application.
- One 24"x36" and five 11"x17" copies of the proposed subdivision plat.
- One copy of the deed which shows current ownership.
- One copy of the proposed site plan for Lot 2.

Project Description. A 5-acre parcel on this property was proposed and approved by the City in the fall of 2012. Since then, the Western Area Water Supply determined that it needs a 10-acre parcel. Therefore, this subdivision proposes to create two parcels, one being a 10-acre parcel for transfer to the Western Area Water Supply and another which Mr. Deutsch intends to sell at a later date.

Zoning. The applicant hereby requests a zoning designation of C-1 for the area shown hereon.

Utilities. The proposed Lot 2 will contain a water depot, but it will not include facilities for potable water supply or sewage disposal. Development on Lot 1 will require on-site water supply and sewage disposal facilities; it will not be connected to City services.

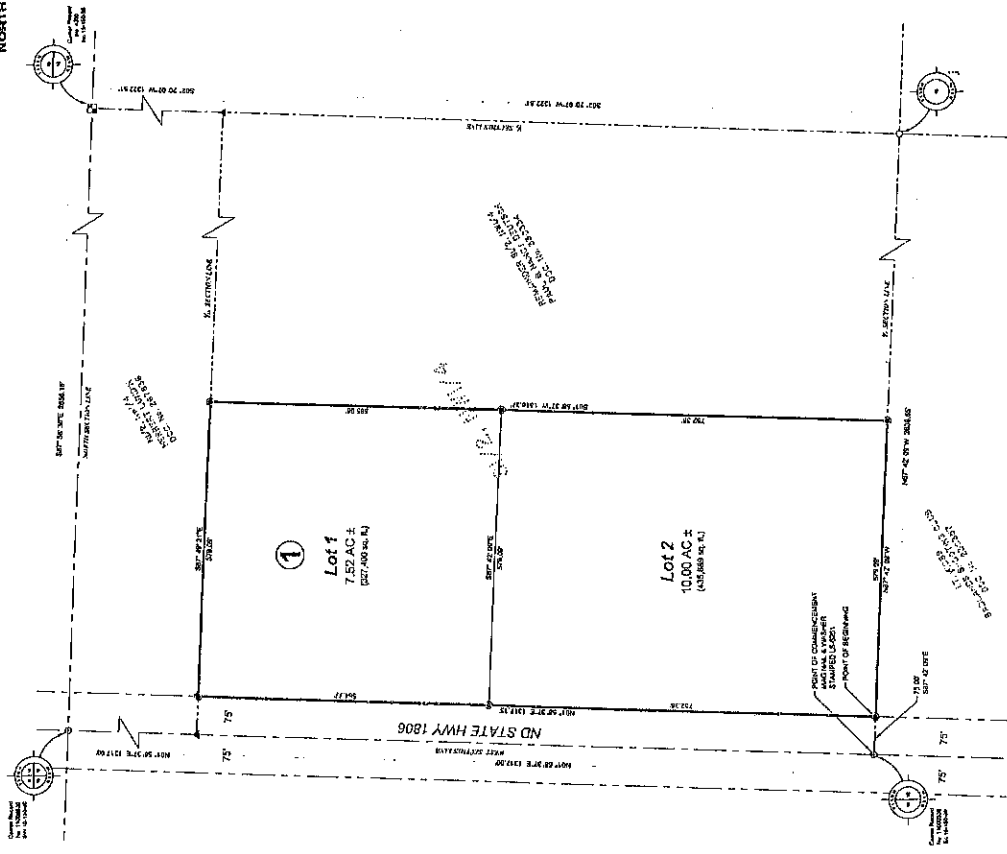
If you have any questions or require any additional information, please call us at 701-225-9636 or email me at steve.rude@ae2s.com.

Sincerely,

Steve Rude, PLS
Land Surveyor

PLAT of EAST WATFORD DEPOT SUBDIVISION

BEING A PORTION OF THE SOUTH HALF (S 1/2) OF THE WESTERLY QUARTER (NW 1/4) OF SECTION 15, TOWNSHIP 155 NORTH, RANGE 55 WEST, THE FIFTH PRINCIPAL MERIDIAN, HENNINGSEN COUNTY, NORTH DAKOTA.



WATFORD CITY APPROVAL

The City of Watford City, North Dakota, has approved the plat of the above described land as shown hereon and has authorized the plat to be recorded in the Office of the County Auditor of the County of Henningsen, North Dakota.

City Clerk: _____
City Auditor: _____

PLANNING AND ZONING COMMISSION APPROVAL

The Planning and Zoning Commission of the City of Watford City, North Dakota, has approved the plat of the above described land as shown hereon and has authorized the plat to be recorded in the Office of the County Auditor of the County of Henningsen, North Dakota.

Commission Chair: _____
Commission Member: _____

AUDITOR'S CERTIFICATE OF TAXES

I, the County Auditor of Henningsen County, North Dakota, have examined the plat of the above described land and find that the same is correct and true to the original survey and that the same is in accordance with the laws of the State of North Dakota.

County Auditor: _____

CERTIFICATE OF RECORDERS

I, the County Recorder of Henningsen County, North Dakota, have received the plat of the above described land and find that the same is correct and true to the original survey and that the same is in accordance with the laws of the State of North Dakota.

County Recorder: _____

OWNER'S CONSENT AND DESIGNATION

I, the undersigned, being the owner of the above described land, do hereby consent to the recording of the plat of the above described land as shown hereon and designate the same as the plat of the above described land.

Owner: _____

CERTIFICATE OF SURVEYOR

I, the undersigned, being a Licensed Surveyor in the State of North Dakota, have surveyed the above described land and find that the same is correct and true to the original survey and that the same is in accordance with the laws of the State of North Dakota.

Surveyor: _____

AUDITOR'S CERTIFICATE OF TAXES

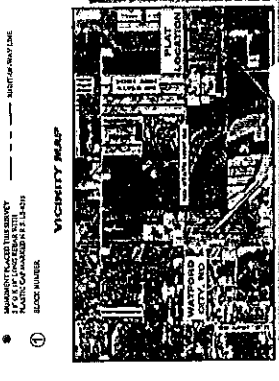
I, the County Auditor of Henningsen County, North Dakota, have examined the plat of the above described land and find that the same is correct and true to the original survey and that the same is in accordance with the laws of the State of North Dakota.

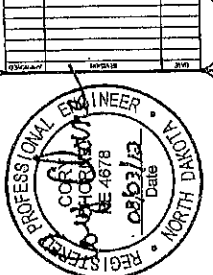
County Auditor: _____

CERTIFICATE OF RECORDERS

I, the County Recorder of Henningsen County, North Dakota, have received the plat of the above described land and find that the same is correct and true to the original survey and that the same is in accordance with the laws of the State of North Dakota.

County Recorder: _____





WESTERN AREA WATER SUPPLY PROJECT
 PHASE II - BULK WATER FILL DEPOTS - PART 2
 MCKENZIE AND WILLIAMS COUNTIES, NORTH DAKOTA

DATE: AUG 2013
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 1107
 SHEET NO: 1107-10
 WFC
 C1

PAVING LEGEND

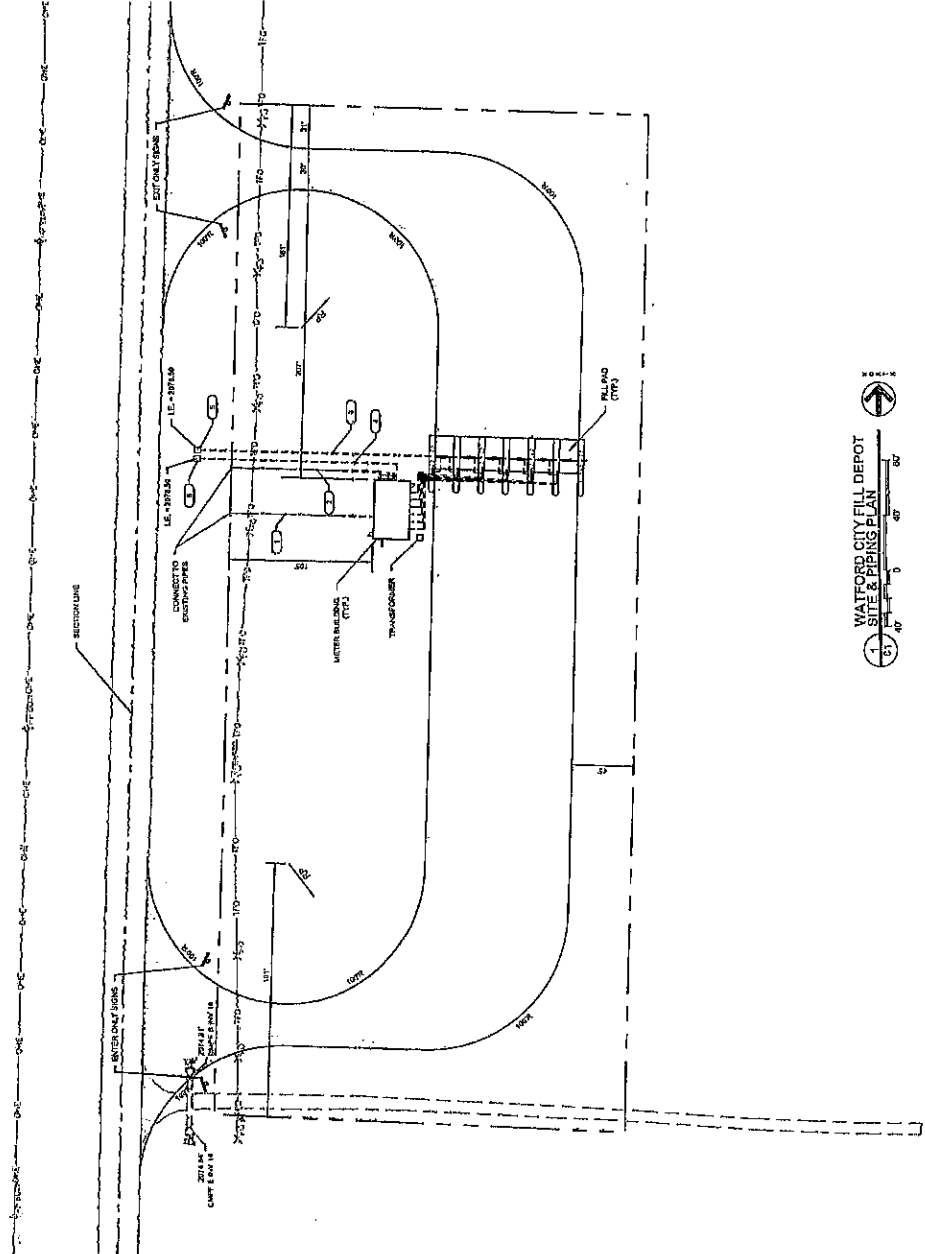


PIPING LIST

- ① 8" WATER PIPE - 15' LF
- ② 12" WATER PIPE - 115' LF
- ③ 8" PVC FILL AND DRAIN PIPE - 180' LF
- ④ 8" PVC FLOOR DRAIN - 180' LF - PART OF ALTERNATE 2
- ⑤ 6" DRAIN TILE OUTLET - SEE DRAIN TILE SET SCHEDULE
- ⑥ 2" DRAIN TILE OUTLET - PART OF ALTERNATE 2

CONSTRUCTION NOTES

- ① PROVIDE ALL MATERIALS NECESSARY TO CONNECT ANY FILL DEPOT PIPING TO EXISTING TRANSMISSION PIPELINE.
- ② PROVIDE ALL MATERIALS NECESSARY TO CONNECT ANY FILL DEPOT PIPING TO EXISTING TRANSMISSION PIPELINE.
- ③ PROVIDE ALL MATERIALS NECESSARY TO CONNECT ANY FILL DEPOT PIPING TO EXISTING TRANSMISSION PIPELINE.
- ④ PROVIDE ALL ONE VALVES WITH 12" NODD VALVE BOXES



1. WATFORD CITY FILL DEPOT
 SITE & PIPING PLAN

Advanced Engineering and Environmental Services, Inc. • 2321 2nd Ave W. Ste 5 Williston, ND 58801 • 774-3080 (F) 701-774-3087 • www.aees.com

282650

WARRANTY DEED

THIS INSTRUMENT, Made this 14th day of August, 1986, between Lakeside State Bank, a corporation, whose post office address is P.O. Box 781, New Town, North Dakota, hereinafter referred to as grantor (whether one or more), and Paul Deutch and Nancy Deutch, as Joint tenants, hereinafter referred to as grantees (whether one or more), whose post office address is Hatford City, North Dakota, Box 10514 PD

WITNESSETH, For and in consideration of the sum of Ten and no/100ths Dollars (\$10.00) and other valuable consideration, grantor does hereby grant, bargain, sell, and convey to the grantees all of the following real property lying and being in the County of McKenzie, State of North Dakota, and described as follows, to-wit:

A parcel of land located in the Southwest Quarter (SW1/4) of Section Fifteen (15), Township One Hundred Fifty (150) North of Range Ninety-Eight (98) West of the Fifth Principal Meridian, McKenzie County, North Dakota: Beginning at a point 100.0 feet due North of the South quarter corner of Section 15, Township 150 North, Range 98 West to the true point of beginning and described as follows: Thence due North, on quarter line, a distance of 250.0 feet, to the center of section; thence due West, on quarter line, a distance of 1525.5 feet; thence due South, a distance of 1694.0 feet; thence due West, a distance of 389.5 feet; thence due South, a distance of 913.0 feet; thence North 86° 53' West, a distance of 1325.0 feet to the point of beginning, tract contains .99.31 acres more or less; except for two tracts described as follows:

Tract 1: A tract of land located in the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section Fifteen (15), Township One Hundred Fifty (150) North Range Ninety-eight (98) West of the Fifth (5th) Principal Meridian, described as follows, to-wit:

Beginning at a point, marked by an existing iron pin, said point being the southeast corner of the First Addition to the Hatford City (Schefer) Cemetery, said point further described as lying 33.0 feet (record distance) due north and 714.0 feet (record distance) due east of the southwest corner of said Section 15; thence due north along a line parallel to and 714.0 east of the west line of said Section 15 a distance of 913.0 feet; thence due east along a line parallel to the south line of said Section 15 a distance of 25.0 feet; thence due South along a line parallel to said west line of said Section 15 a distance of 913.0 feet; thence due west along a line 33.0 feet (record distance) north and parallel to the said south line of said Section 15 a distance of 25.0 feet to the point of beginning.

Said tract contains 0.524 acres according to the above description.

Tract 2: A parcel of land lying in the SW1/4, Sec. 15, T150N, R98W, 5th PM, McKenzie County, North Dakota, more particularly described as follows:

Beginning at a point 33.00 feet North and 739.0 feet East of the SW corner of said Sec. 15; thence 89°04', 591.51 feet parallel to ND Highway 23; thence 0°00' 256.05 feet; thence 269°04', 531.51 feet parallel to ND Highway 23; thence 180°00', 256.05 feet to the point of beginning, said parcel contains 3.48 acres, more or less.

EXCEPTING AND RESERVING unto said grantor, their heirs, personal representatives and assigns, all of the oil, gas, related hydrocarbons, uranium and other fissionable ores and all minerals of any nature whatsoever, as defined and indicated by Section 47-16-25 of the North Dakota Century Code as amended July 1, 1983, excluding sand.

And the grantor for itself, its heirs, executors and administrators, does covenant with the grantees that it is well seized in fee of the land and premises aforesaid and has good right to sell and convey the same in manner and form aforesaid; that the same is free from all encumbrances, except installments of special assessments or assessments for special improvements which have not been certified to the County Treasurer for collection, and the above granted lands and premises in the quiet and peaceable possession of the grantees, against all persons lawfully claiming or to claim the whole or any part thereof, the grantor will warrant and defend.

WITNESS, The hand of the grantor this 14th day of August, 1986.

STATE OF NORTH DAKOTA }
COUNTY OF MCKENZIE } ss.

LAKESIDE STATE BANK
BY: Darold Petersen
ITS: _____
BY: Paul Deutch
ITS: _____

On this 14th day of August, 1986, before me personally appeared Darold Petersen and Paul Deutch known to me or proved to me to be the Grantor and Grantee respectively, of the property therein described, and that executed the within instrument and acknowledged to me that such cooperation executed by them was their free and voluntary act.

JOHN D. HAGEN - Notary Public
Mountrail County, New Town, ND
My Commission Expires 12/31/88
STATE OF NORTH DAKOTA
NOTARY PUBLIC SEAL

Notary Public
My Commission Expires 12/31/88

Grantee hereby certifies that payment of the full consideration paid for the property described in this deed has been filed with the North Dakota State Board of Equalization.

Dated this 14th day of August, 1986.

Paul Deutch
Grantor or Agent

LAND USE APPLICATION

Watford City Planning Department

See Reverse for Submittal Requirements

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: <u>2/5/13</u>	APPLICATION NUMBER: <u>2C 10-2013</u>
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>MW</u>	MEETING DATES: P&Z: <u>2/25</u> CC: <u>3/4/13</u>
<input type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE:	ADVERTISE DATE: <u>2/13 + 2/20</u>
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: <u>S15 T150N R98W</u>	
<input 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: Paul & Nancy Deutsch, PO Box 1054 Watford City, ND 58854

APPLICANT: Western Area Water Supply Authority PO Box 2343 Williston, ND 58802 701-774-6605

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: AE2S, Attn: Steve Rude, PLS

ADDRESS: PO Box 2023

CITY: Dickinson STATE: ND ZIP CODE: 58602

TELEPHONE: 701-225-9636

EMAIL: steve.rude@ae2s.com

ASSESSOR'S PARCEL NUMBER(S): 20-00-10300

LEGAL DESCRIPTION: Portion of the NW1/4 Sec 15, T150N, R98W

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 1/2 mile north of Hwy 23, east of Hwy 1806

GROSS/NET ACREAGE: 17.52 Acres

PRESENT ZONE CLASSIFICATION: AG2

DESIRED ZONE CLASSIFICATION: C1

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 create two parcels for transfer, one to the applicant and one to another party at a later date.

DESCRIBE THE SOURCE OF WATER/SEWER: Watford City utilities

Do you have a will serve letter 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.

Paul Deutsch
Property Owner Signature

Paul Deutsch
Print of Type Owner Name

NOTARY

State of North Dakota
County of McKenzie

This instrument was acknowledged before me on 2/5/13 Date by Paul Deutsch Name of Person

MELANIE TALLEY
Notary Public
State of North Dakota
My Commission Expires August 29, 2017

Melanie Talley
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



February 1, 2013

Curt Moen
City of Watford City
213 2nd St NE
Watford City, ND 58854

**RE: Land Use Application – Simple Lot Split and Zone Change Request
Paul Deutsch Subdivision No. 2**

Dear Curt:

Please find enclosed the following items for your review of an application for a simple lot split and zone change request for the Deutsch property in the NW1/4 Section 15, T150N, R98W.

- A signed Land Use Application.
- One 24"x36" and five 11"x17" copies of the proposed subdivision plat.
- One copy of the deed which shows current ownership.
- One copy of the proposed site plan for Lot 2.

Project Description. A 5-acre parcel on this property was proposed and approved by the City in the fall of 2012. Since then, the Western Area Water Supply determined that it needs a 10-acre parcel. Therefore, this subdivision proposes to create two parcels, one being a 10-acre parcel for transfer to the Western Area Water Supply and another which Mr. Deutsch intends to sell at a later date.

Zoning. The applicant hereby requests a zoning designation of C-1 for the area shown hereon.

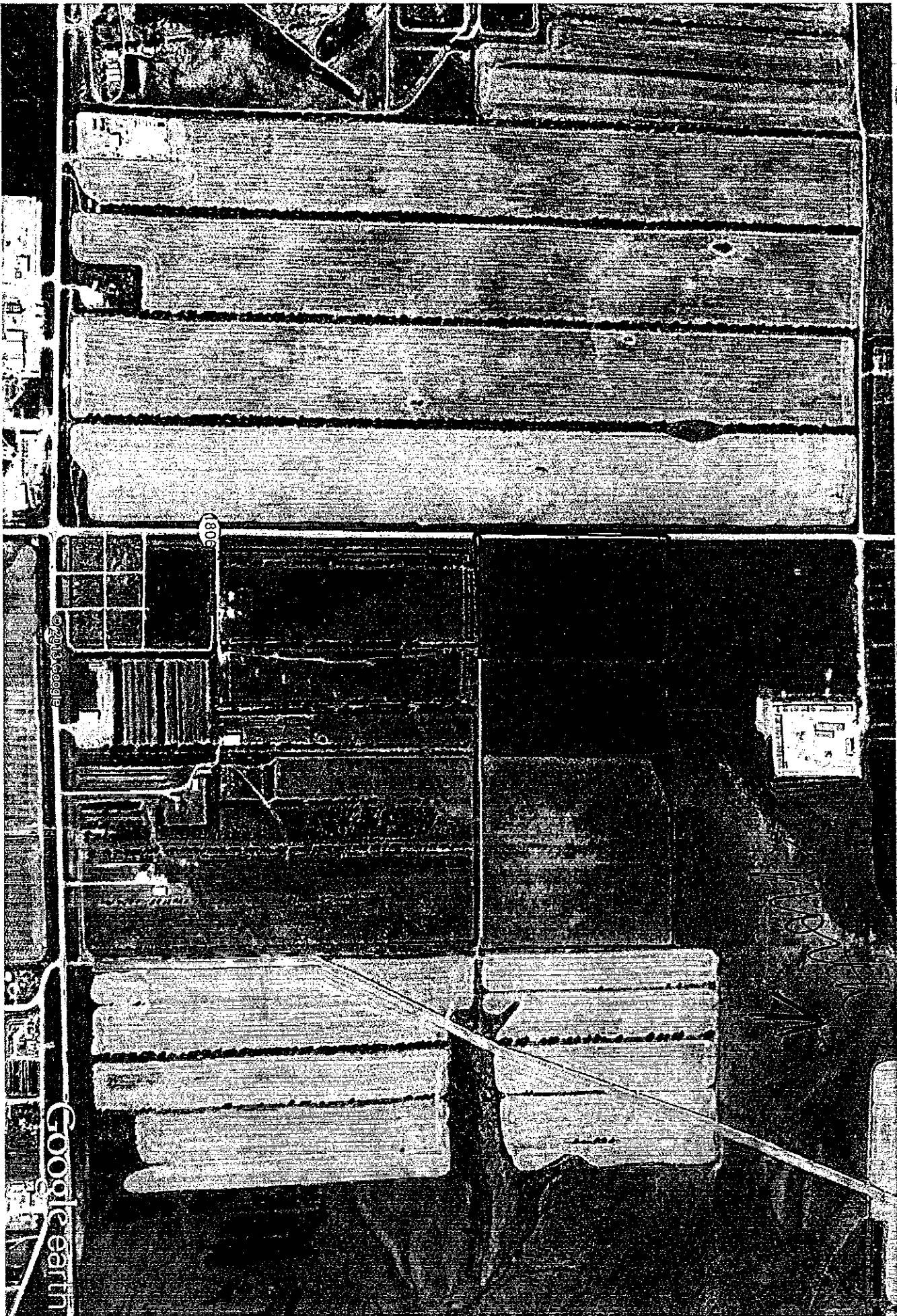
Utilities. The proposed Lot 2 will contain a water depot, but it will not include facilities for potable water supply or sewage disposal. Development on Lot 1 will require on-site water supply and sewage disposal facilities; it will not be connected to City services.

If you have any questions or require any additional information, please call us at 701-225-9636 or email me at steve.rude@ae2s.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Rude', written in a cursive style.

Steve Rude, PLS
Land Surveyor



Google earth

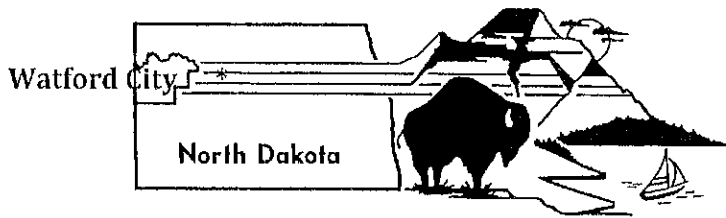
feet
km



5000

Google earth





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

February 19, 2013

STAFF REPORT

ZC-10-2013

ZONE CHANGE

Applicant

Jaret Wirtz
PO Box 2343
Williston, ND 58802

Property Owners

Paul Deutsch / Western Area Water Supply

Property Address: NW1/4 Section 15, T150N, R98W (off of Hwy 1806), 17.52 acres

Zone Change Requested:

A request to change the zoning of the above-referenced lot from A-2 (Agriculture) to C-1 (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 Hwy 1806, NW1/4 Section 15, T150N, R98W, 17.52 acres

The existing property is currently undeveloped. The site is accessible from Hwy. 1806 which is a full-width paved roadway. 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 facilitate the construction of a bulk water sales terminal and a commercial shop.

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

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 "C-1" General Commercial District is intended for the purpose of allowing 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 Hwy 1806.

Sewer: There are no city sanitary sewer mains on the property.

Water: There are no city water mains on the property.

Analysis: The proposed zoning will bring the use of the property into compliance for the intended use.

Recommendation:

It is recommended that the Watford City Planning Commission approve a zone change from A-2 to C-1 for the property subject to the following conditions for any future development within the site:

1. The developer must submit generalized building plans for the types of units proposed within the development for review and approval.
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:

Curtis Moen
City Planner/Zoning Administrator