

CITY OF WATFORD CITY

P.O. BOX 494

WATFORD CITY, NORTH DAKOTA 58854

AGENDA

Monday, July 30, 2012

PLANNING COMMISSION

City Hall

6:00 P.M.

Call to Order Public Hearing

Public Hearing to hear comment on a Simple Lot Split Application submitted by Shawn Simonson for property located at 1300 Hwy 23. The applicant is requesting to relocate the common boundaries between the two existing irregular tracts (IT #2014 and IT #2370) to create one new commercial lot.

Public Hearing to hear comment on a Simple Lot Split Application submitted by McKenzie County Grazing Association for property located at 801 2nd Ave SW. The applicant is requesting to split their 1.67 acre lot into two lots.

Public Hearing to hear comment on a Simple Lot Split Application submitted by Glenn and Vicky Stenehjem for property located at 108 4th St NE. The applicant is requesting to split their 12,504 sq ft lot into two lots.

Public Hearing to hear comment on a Conditional Use Application submitted by McKenzie County School District #1 to allow for Employee Housing (8 -14' x 64' mobile homes) located at 300 3rd St SE,

Public Hearing to hear comment on a Conditional Use Application submitted by Knife River to allow for a concrete batch plant in a H-I Zone located at 401 14th SW, 3 acres.

Public Hearing to hear comment on a Zone Change Application submitted by Gregory Simonson (Steve's Spray Foam, LLC) for property located at Sec 20, T150N, R98W, 1316 11th Ave SE, McKenzie County, 6.06 acres. The applicant is requesting this property be rezoned to I-P from A-2.

Public Hearing to hear comment on a Zone Change Application submitted by Jarvis and Katie Sorenson for property located at NW1/4 Section 22, T150N, R98W, 92.88 acres. The applicant is requesting this property be rezoned to R-1, R-4, C-B, C-1 from A-2.

Public Hearing to hear comment on a Zone Change Application submitted by Warren Hovland for property located at E1/2SE1/4 Section 23, T150N, R99W, 35 acres. The applicant is requesting this property be rezoned to H-I (Heavy Industrial) from A-2.

Public Hearing to hear comment on a Zone Change Application submitted by Travis Evans for property located at SWSE, E1/2 SWSW, SESW Section 29, T150N, R98W, McKenzie County, 105.58 acres. The applicant is requesting this property be rezoned to I-P (Industrial Park) from A-2.

Public Hearing to hear comment on a Subdivision Preliminary Plat filed by Travis Evans for property located at SWSE, E1/2 SWSW, SESW Section 29, T150N, R98W, McKenzie County, 105.58 acres. Plat of GTI Subdivision.

Public Hearing to hear comment on a Subdivision Preliminary Plat filed by Jarvis and Kadie Sorenson for property located at NW1/4 Section 22, T150N, R98W, McKenzie County, 92.88 acres. Plat of The Crossings at Watford City Subdivision.

Public Hearing to hear comment on a Subdivision Final Plat filed by GT Investments, Inc. for property located at E1/2, NE1/4, NE1/4, Section 17, T150N, R98W, McKenzie County, 20 acres. Plat of Polaris Subdivision.

Public Hearing to hear comment on a Subdivision Final Plat filed by CKW Properties, LLC for property located at Part of Government Lot 3 & 4, Section 19, T150N, R98W, McKenzie County, 48.35 acres. Plat of South Park Addition.

Call to Order Regular Meeting

Minutes of June 25, 2012 and July 9, 2012 Meetings

Unfinished Business:

1. Simple Lot Split – Simonson
2. Simple Lot Split – McKenzie County Grazing Association
3. Simple Lot Split – Stenehjem
4. Conditional Use Application – McKenzie County School Dist 1
5. Conditional Use Application – Knife River
6. Zone Change Application – Simonson (Steve's Spray Foam, LLC)
7. Zone Change Application - Sorenson
8. Zone Change Application – Hovland
9. Zone Change Application – Evans
10. Preliminary Plat Application – Evans
11. Preliminary Plat Application – Sorenson
12. Final Plat Application – GT Investments, Inc.
13. Final Plat Application – CKW Properties, LLC

Review Building Permits

Greg Dougherty	3000 2 nd Ave SW	60 x 120 shop
Larry Signalness	308 5 th St NE	move off garage
Matt Fogle	212 5 th St NE	House addition
Kori Berdahl	508 3 rd St NW	40 x 20 backyard fence
Brent Cluchie	505 6 th Ave NE	restore basement (flood)

June Lynner	116 5 th St SE	12 x 17 cement pad
Steve's Sprayfoam	1316 11 th Ave SE	storage/office addition
Jamie Demeritt	309 3 rd Ave NE	new roof bathroom remodel
Roma Builders	1101 11 th Ave SE	60 x 100 pole barn
Dale Wahus	504 2 nd St NW	new roof
MRV Developers	317 W Pheasant Rdg	new home construction
MRV Developers	313 W Pheasant Rdg	new home construction
Eleanor Wehrung	408 N Main St	re-shingle roof
MC Bldg Center	1504 4 th Ave NE	2 divider walls
Marquis Alliance	113 Reagan St	moving permit

Adjournment

Peni Peterson
Secretary

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

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>7-12-12</u>	APPLICATION NUMBER: <u>SLG-01-2012.</u>
<input type="checkbox"/> ZONE CHANGE- \$200.00 fee	PROCESSES BY: <u>PSA</u>	MEETING DATES: P&Z: CC:
<input type="checkbox"/> CONDITIONAL USE PERMIT- \$350.00 fee plus publishing cost	FEE: <u>450.00 pd.</u>	ADVERTISE DATE:
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>Ue 1020</u>	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE:	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input checked="" type="checkbox"/> SIMPLE LOT SPLIT	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: WATFORD PROPERTIES, LLC. and STEVE'S SPRAYFOAM INSULATION, LLC.

APPLICANT: Greg Simonson

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Shawn Simonson

ADDRESS: 630 Manning Road

CITY: Kalispell STATE: MT ZIP CODE: 59901

TELEPHONE: 406-755-3208 EMAIL: _____

ASSESSOR'S PARCEL NUMBER(S): 82-15-04030

LEGAL DESCRIPTION: IT #2014 and IT #2370 located in SW1/4 SW1/4 of S.17, T150N, R98W

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 1300 Hwy 23 near Hwy 23 and 12 Street NE

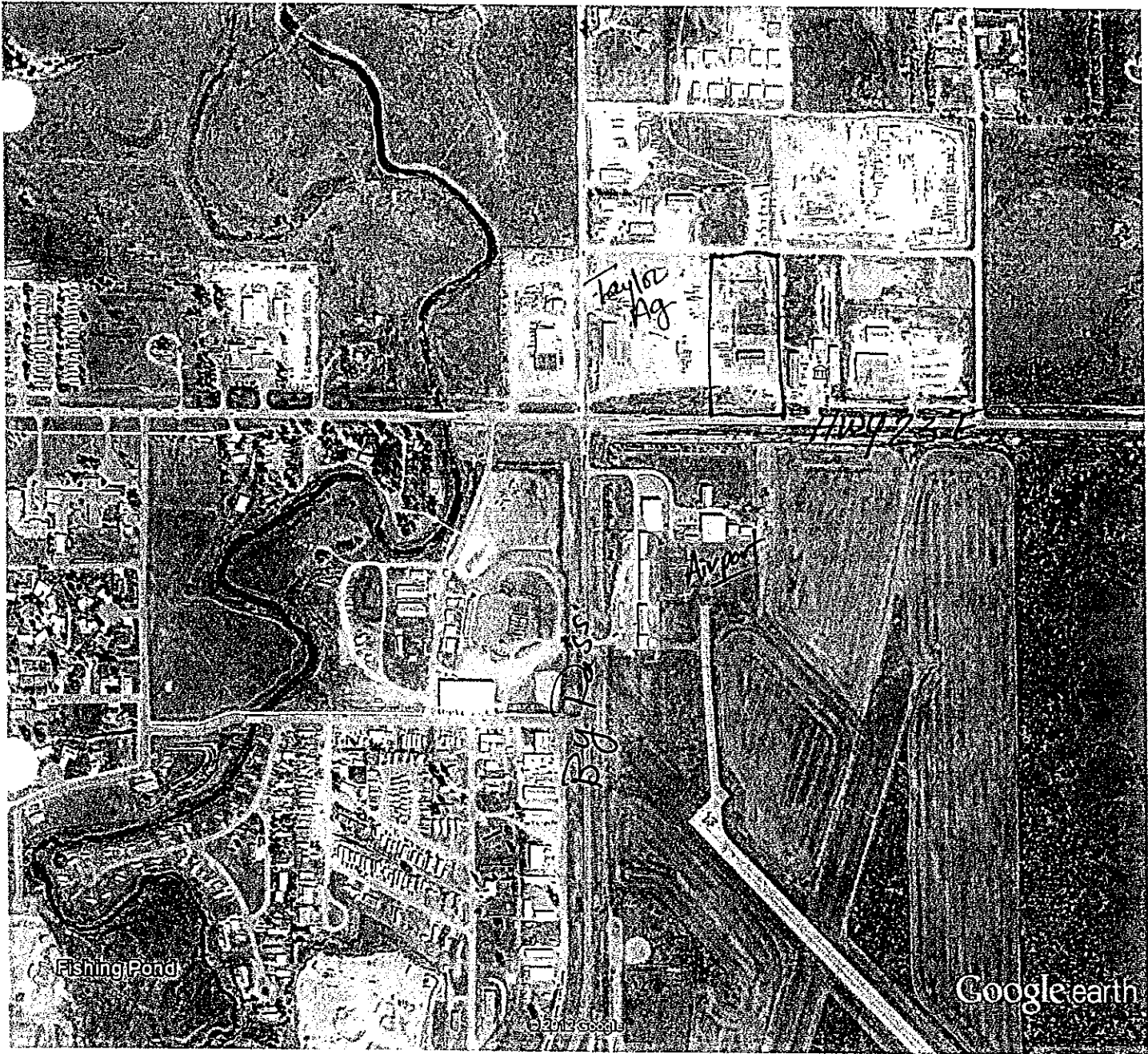
GROSS/NET ACREAGE: 3.36 GROSS PRESENT ZONE CLASSIFICATION: C-1

DESIRED ZONE CLASSIFICATION: C-1 CURRENT LAST USE: COMMERCIAL

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

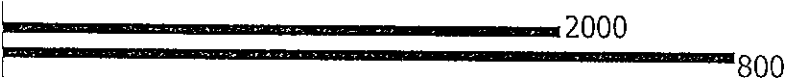
The property currently consists of Irregular Tract No's. 2014 and 2370. The purpose of this request is to relocate the common boundaries between the two existing irregular tracts and to create one new commercial lot. Lots 1, 2 and 3 as shown on the attached plat have existing commercial buildings currently served with public water and sewer services. No extensions of public water mains, sewer mains or roadways will be required.

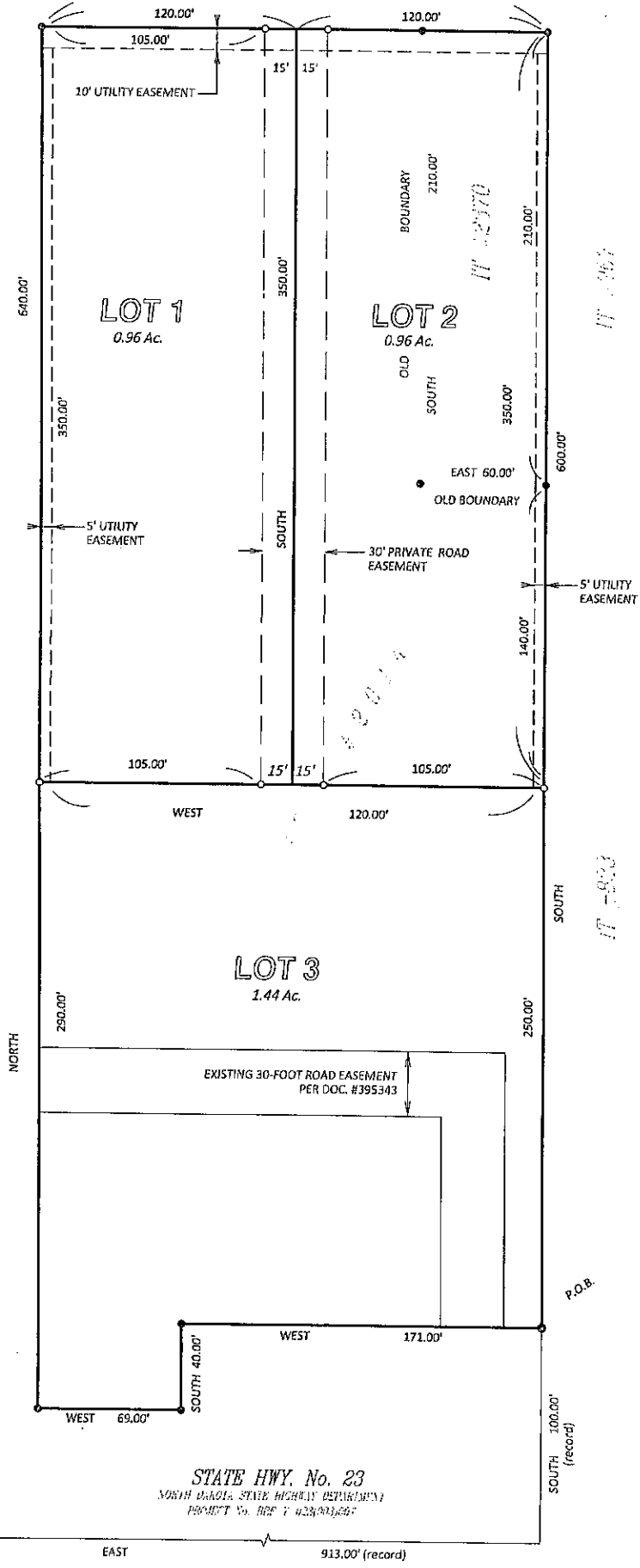
DESCRIBE THE SOURCE OF WATER/SEWER: _____ Do you have a will serve letter YES NO



Google earth

feet
meters





STATE HWY. No. 23
 NORTH CAROLINA STATE HIGHWAY DEPARTMENT
 PERMIT No. REC 7 423(93)667

18 | 17
 19 | 20

IT 1766

IT 1767

IT 1768

IT 1769

SOUTH 100.00'
 (record)

EAST 913.00' (record)

P.O.B.

NORTH

WEST

WEST

WEST

SOUTH

WEST

SOUTH

SOUTH

SOUTH

SOUTH

SOUTH

OLD SOUTH BOUNDARY

OLD BOUNDARY

30' PRIVATE ROAD EASEMENT

EAST 60.00'

350.00'

210.00'

140.00'

600.00'

105.00'

120.00'

15'

15'

105.00'

350.00'

350.00'

640.00'

120.00'

105.00'

120.00'

105.00'

120.00'

105.00'

120.00'

105.00'

120.00'

105.00'

120.00'

105.00'

120.00'

105.00'

120.00'

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>7-12-12</u>	APPLICATION NUMBER: <u>BLG-02-2012</u>
<input type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>PSD</u>	MEETING DATES: P&Z: CC:
<input type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: <u>pd 450.00</u>	ADVERTISE DATE:
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>CL 17298</u>	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE:	
<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: McKenzie County Grazing Association
 APPLICANT: _____

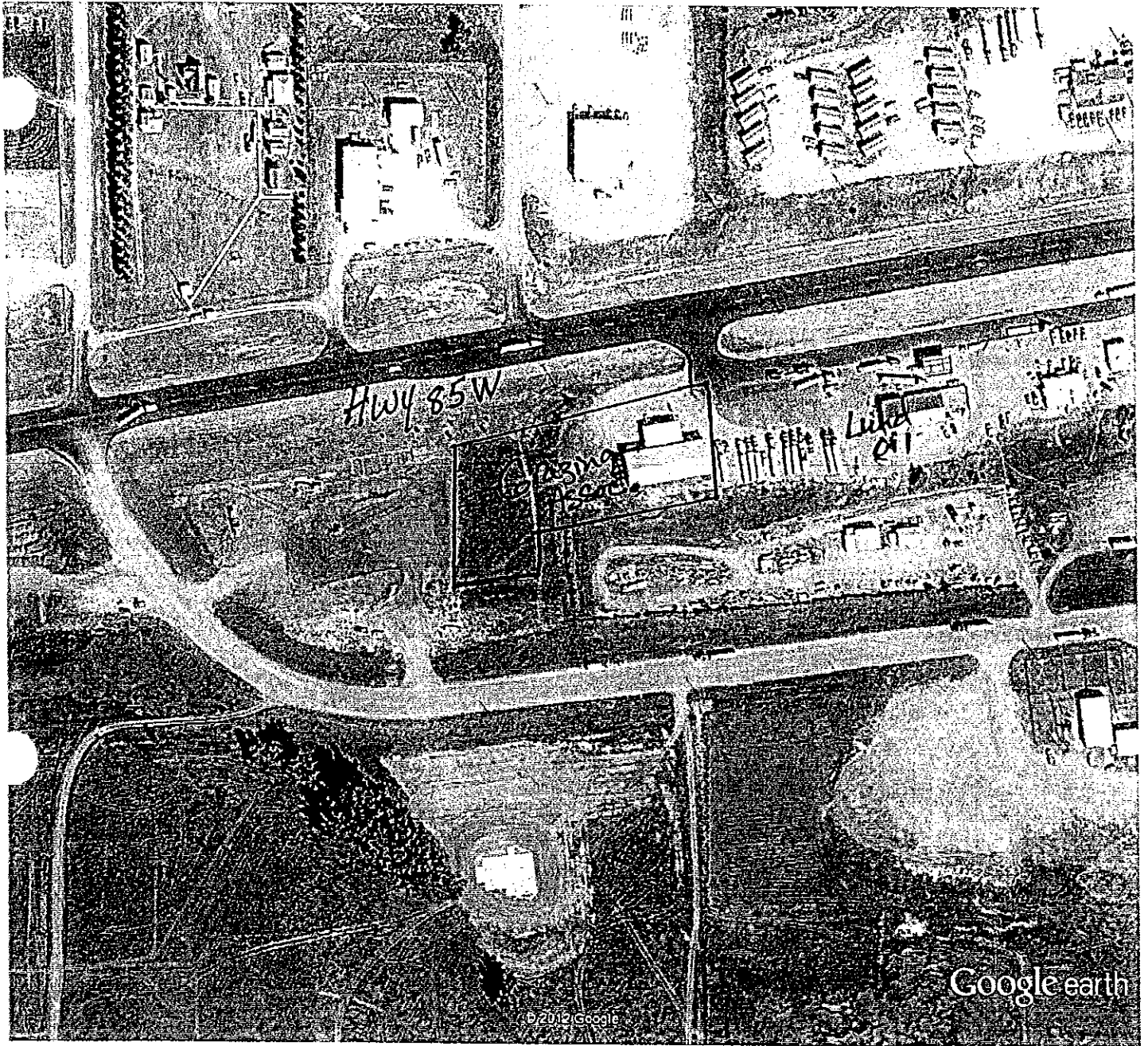
ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: McKenzie County Grazing Association
 ADDRESS: Box 572
 CITY: Watford City STATE: ND ZIP CODE: 58854
 TELEPHONE: 701- EMAIL: _____
 ASSESSOR'S PARCEL NUMBER(S): 82-46-03000
 LEGAL DESCRIPTION: IT 807 PT SE 1/4 NW 1/4
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 801 2nd Ave. SW
 GROSS/NET ACREAGE: 1.67 PRESENT ZONE CLASSIFICATION: C-1
 DESIRED ZONE CLASSIFICATION: _____ 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)

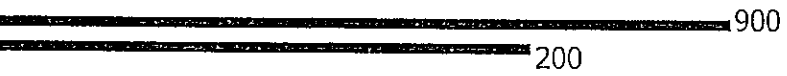
Split 1 lot into 2 lots

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



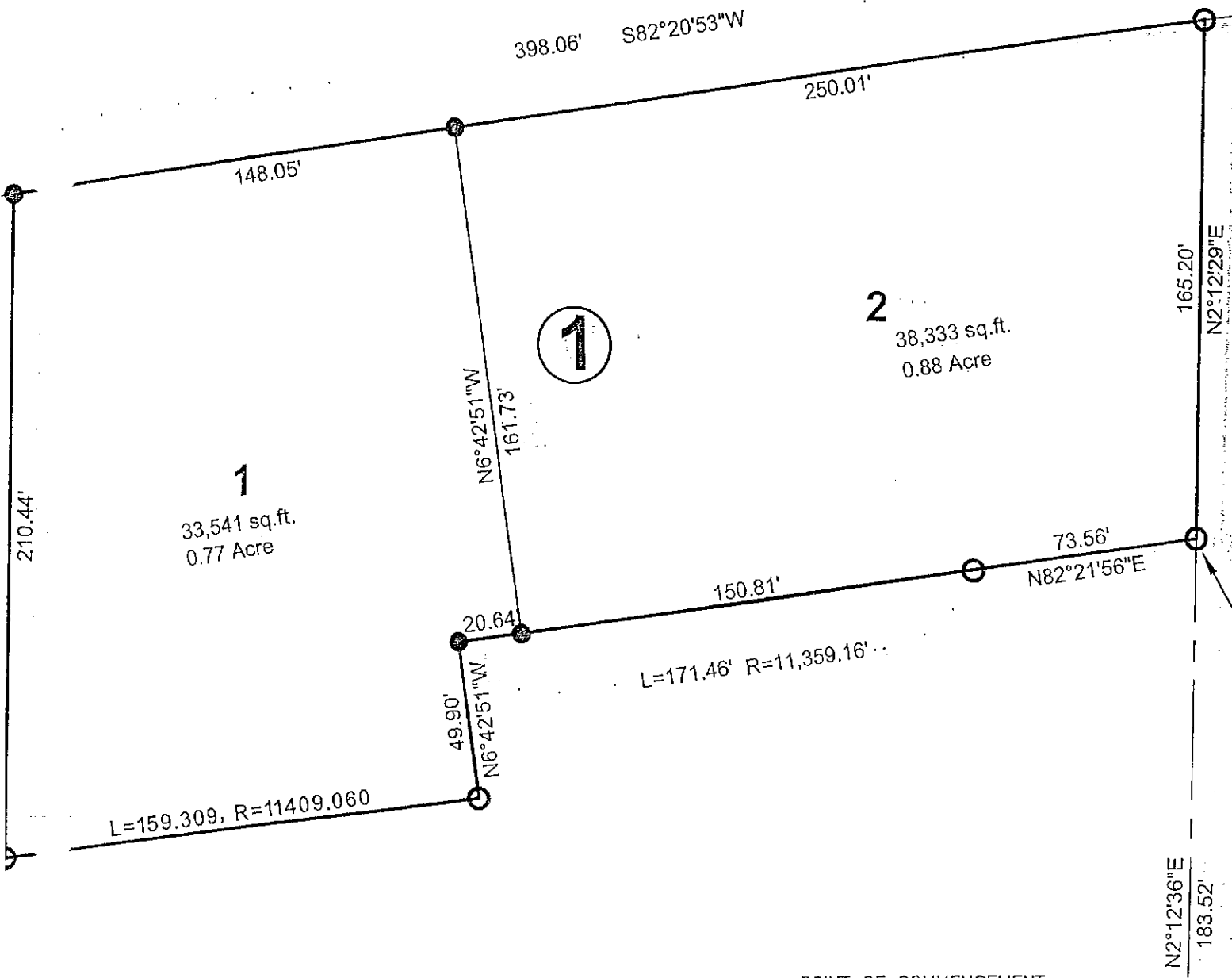
Google earth

feet
meters



US HIGHWAY-85

¼ SECTION LINE



POINT OF COMMENCEMENT
SE CORNER NW ¼

LAND USE APPLICATION

Watford City Planning Department

See Reverse for Submittal Requirements

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: 7-12-12	APPLICATION NUMBER: GLB-03-2012
<input type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: PSP	MEETING DATES: P&Z: CC:
<input type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: 450.00	ADVERTISE DATE:
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: CR 1565	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE:	
<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: Glenn & Vicky Stenehjem, 521 2nd Ave SE, Watford City, ND
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):

82-28-02700

LEGAL DESCRIPTION: Portions of Lots 5 and 6, East Watford

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 130' N of 4th St SE & Park Ave E 684th St. NE

GROSS/NET ACREAGE: 12,504 SqFt

PRESENT ZONE CLASSIFICATION: R-3

DESIRED ZONE CLASSIFICATION: No change

CURRENT LAST USE: Residential

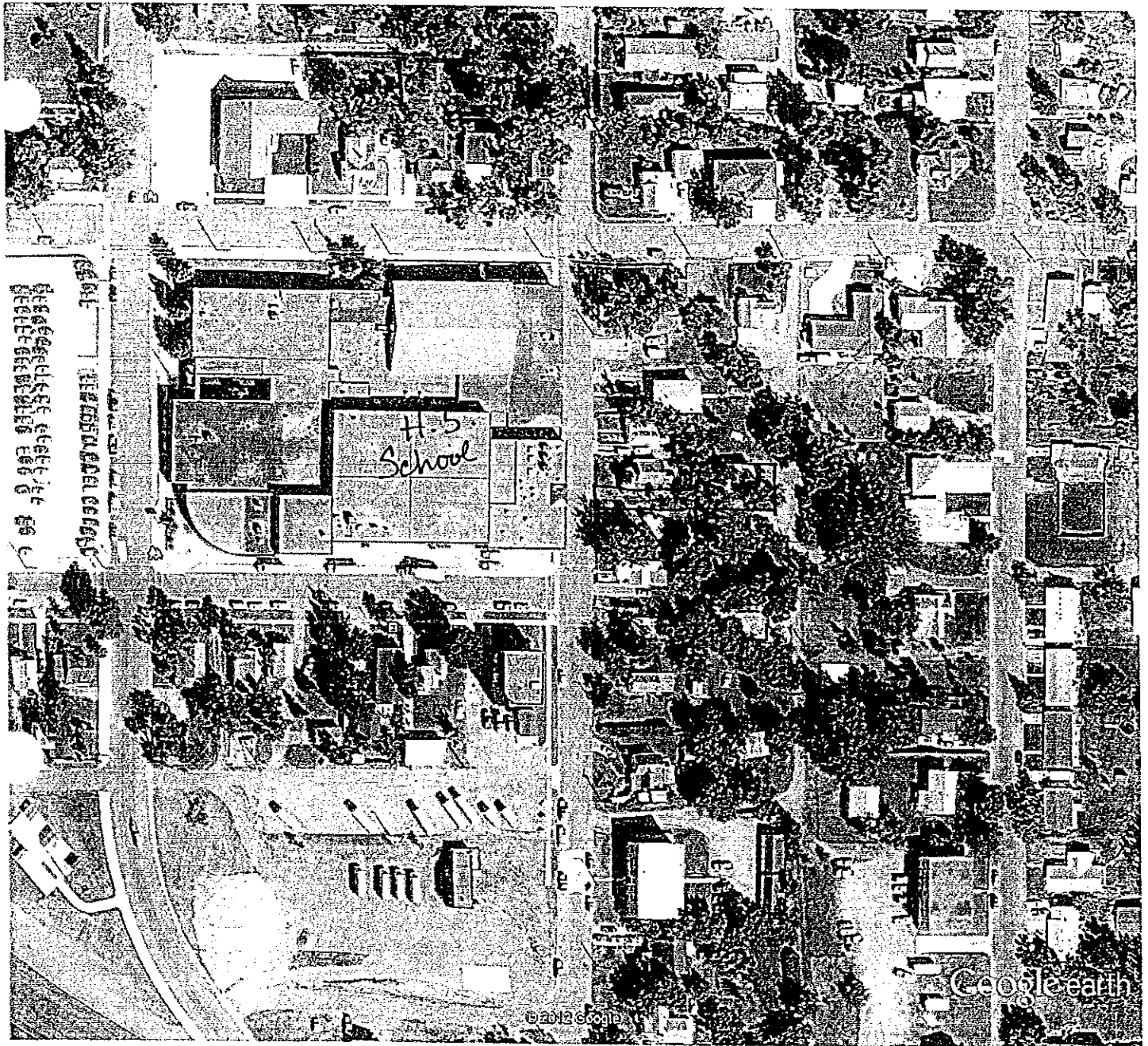
DESCRIBE YOUR REQUEST IN DETAIL. YOU MUST CITE ANY RELEVANT CODE SECTIONS, WAIVERS, OR CONDITIONAL USE PERMITS (USE ADDITIONAL PAGES IF NEEDED)

Applicant intends to create two parcels so that parcel configuration more reasonably corresponds to terrain and existing usage.

Applicant intends to retain ownership of Lot 6A and sell Lot 5A.

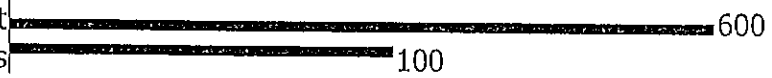
DESCRIBE THE SOURCE OF WATER/SEWER: Watford City utilities

Do you have a will serve letter YES NO



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: <u>7-11-12</u>	APPLICATION NUMBER: <u>CU-12-2012</u>
<input type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>Pop</u>	MEETING DATES; P&Z: <u>CC:</u>
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: <u>(Bill)</u>	ADVERTISE DATE:
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
<input checked="" type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE:	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input 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: McKenzie County Public School District #1
 APPLICANT: McKenzie County Public School District #1

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

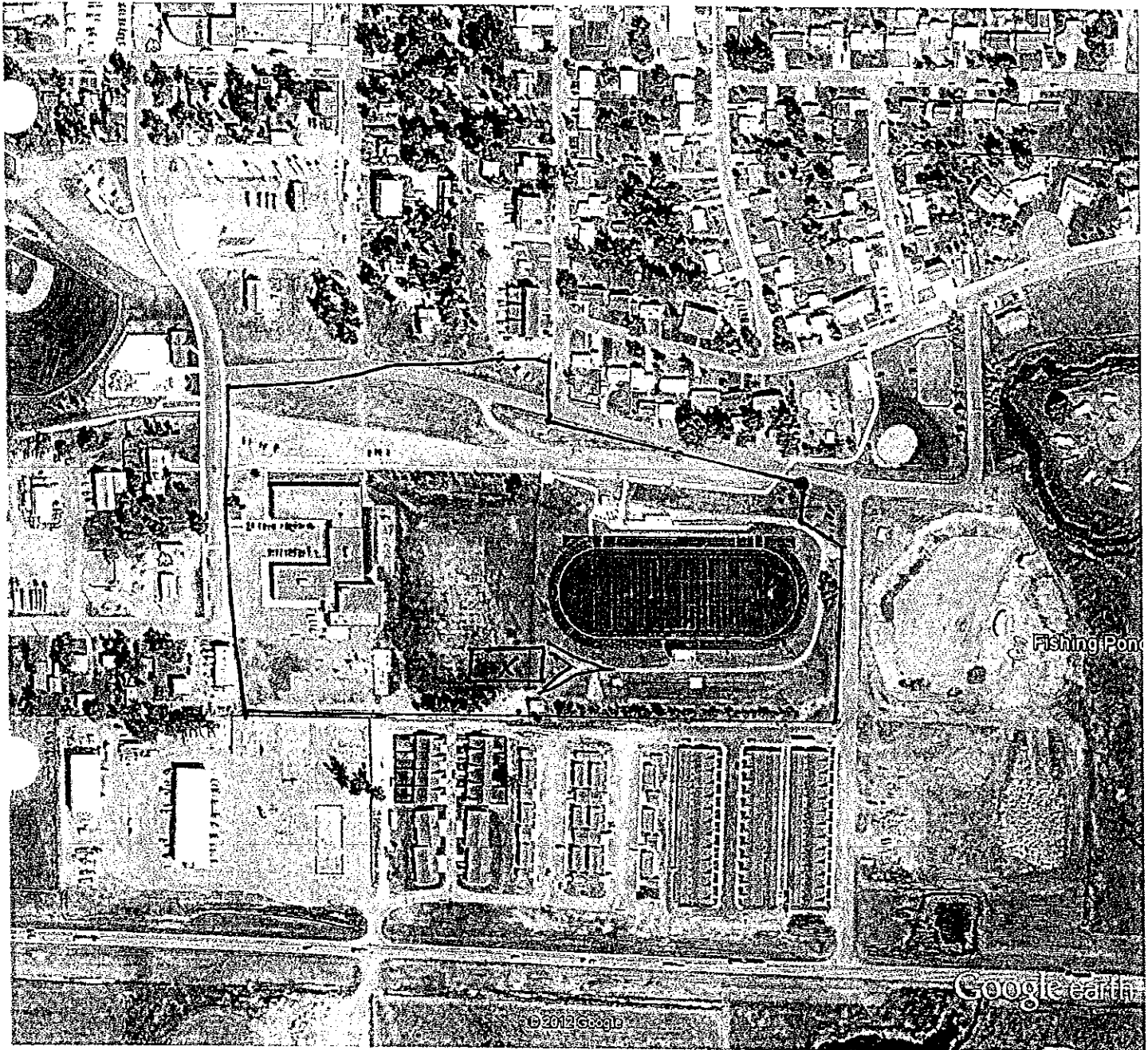
NAME: Steven Hoken - McKenzie County Public School District #1
 ADDRESS: P.O. Box 589
 CITY: Watford City STATE: ND ZIP CODE: _____
 TELEPHONE: (701) 444-3626 EMAIL: shoken@watford-city.k12.nd.us
 ASSESSOR'S PARCEL NUMBER(S): _____
 LEGAL DESCRIPTION: lot 11, Blk 2 plus street lot 14 Blk 1 plus street, includes I & S
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 300 B Street SE 495:1450
 GROSS/NET ACREAGE: _____ PRESENT ZONE CLASSIFICATION: R-2M
 DESIRED ZONE CLASSIFICATION: _____ CURRENT LAST USE: Playground / Practice Field

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

The school district would like to use school district property for the purpose of employee housing on a temporary basis to allow other "permanent" options to be developed and constructed over the next several months. The district would arrange for the services to be provided to the site.

8-14x64 Mobile homes

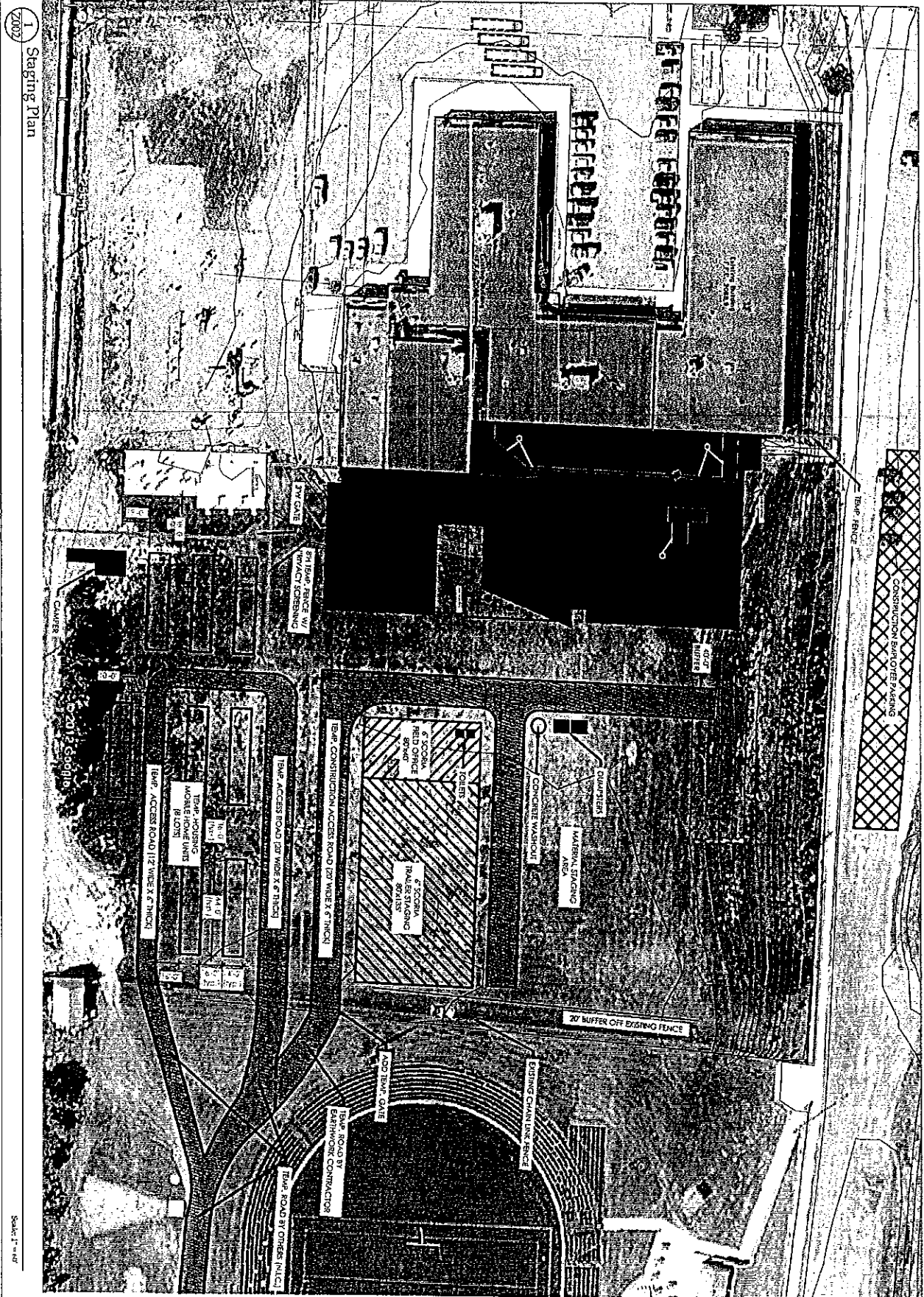
DESCRIBE THE SOURCE OF WATER/SEWER: Extension of current city services Do you have a will serve letter YES NO



Google earth

feet
meters





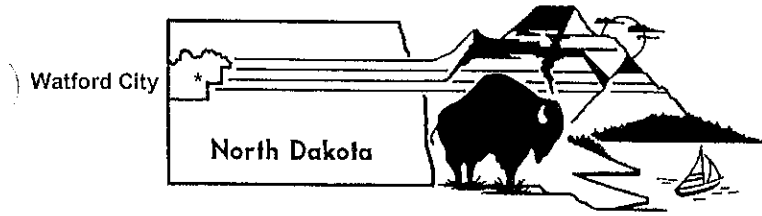
REVISIONS	DATE
OVERALL SITE LAYOUT	07/12/12
OVERALL SITE LAYOUT	07/18/12
TEMP. HOUSING LAYOUT	07/23/12

DRAWN BY: AMT CHECKED BY: BRB
 DATE: 06/19/12
 DRAWER: Z002
 TITLE: Staging Plan

Watford City Elementary School
 Watford, ND

CONSTRUCTION ENGINEERS
 2810 North 9th Street
 Grand Forks, ND 58203
 Ph: (701) 744-4172
 Fax: (701) 772-1868
www.constructionengineers.com

1 Staging Plan
 Z002



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

July 26, 2012

STAFF REPORT

CU-12-2012 Conditional Use

<u>Applicant</u> McKenzie County School Dist 1 PO Box 589 Watford City, ND 58854	<u>Property Owners</u> Same
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Property Address: 300 3rd St SE

Conditional Use Requested:

Employee Housing

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

Discussion: This Conditional Use Permit Application is for the placement of eight (8) 14'x64' mobile homes and one (1) RV. These units will be placed on school property adjacent to the elementary school and the proposed school addition (see aerial photo). The eight (8) MH units will be used for temporary housing for new teachers. The one (1) RV unit will be used for temporary housing for the project manager of the proposed school addition. The temporary housing site will be fenced off from the school and the new construction area.

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

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

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

1. The conditional use will not be detrimental to or endanger the public health, safety or general welfare;
2. The existing permitted uses in the neighborhood will not in any manner be substantially impaired or diminished by the establishment of the conditional use;

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

Site Development

Access: The property is accessible from 7th St. SE which is paved. City water and sewer is available to property

Recommendation:

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

1. Conditional Use Permit will expire after 6 months if no action is taken.
2. Conditional Use Permit shall be reevaluated after 1 year.
3. Dust control standards must be in place for the site.
4. Temporary roads must be constructed to county standards using a 6" base and wide enough for emergency vehicles.
5. Mobile home spacing to meet all state requirements.
6. Each unit to have "off street" parking

Contact:

Steven Williams
Building Inspector/Code Enforcement Officer
City of Watford City
(701) 444-2533

LAND USE APPLICATION

Watford City Planning Department

See Reverse for Submittal Requirements

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: 7-10-12	APPLICATION NUMBER: CU-13-2012
<input type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: P&P.	MEETING DATES: P&Z: CC:
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: Billed	ADVERTISE DATE:
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE:	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input type="checkbox"/> 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: Warren Hoyland
APPLICANT: Knife River

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Knife River
ADDRESS: 5654 134th NW
CITY: Williston STATE: ND ZIP CODE: 58801
TELEPHONE: 763-286-0700 EMAIL: brad.arntson@knife-river.com
ASSESSOR'S PARCEL NUMBER(S):
LEGAL DESCRIPTION: Sec 23 R99 T150
PROPERTY ADDRESS AND NEAREST CROSS STREETS: 401 14th SW : City 35 : T.H 85
GROSS/NET ACREAGE: 3 PRESENT ZONE CLASSIFICATION:
DESIRED ZONE CLASSIFICATION: CURRENT LAST USE: Agr

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

Cond Use Permit to allow for a Concrete batch plant in a H-I zone

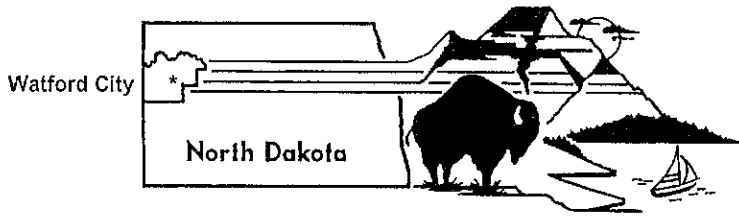
DESCRIBE THE SOURCE OF WATER/SEWER: Rural Water Do you have a will serve letter YES NO



Google earth

feet
km





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

July 26, 2012

STAFF REPORT

CU-13-2012

Conditional Use

Applicant

Knife River
5654 134th NW
Williston, ND 58801

Property Owners

Warren Hovland

Property Address: 401 14th St SW

Conditional Use Requested:

Concrete Batch Plant

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

Discussion: The applicant is requesting a conditional use in an H-I zoning district. Concrete batch plants are not a permitted use in this particular zone but are subject to conditional use. The property is located at 605 11th Ave SW, South and West of HWY 85. The subject property contains 10± acres.

The existing property is currently developed as commercial truck yard. There are no city utilities within the subject property. 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 City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the city's zone change request. None of the noticed property owners contacted the city regarding the application.

The commission should carefully consider all of the possible implications associated with approving this Conditional Use. An approved Conditional Use Permit is required in the H-I Zoning District for "concrete batch plants".

Surrounding Land Use Inventory:

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

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

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

Site Development

Access: The property is accessible from 14th St. SW which is gravel.

Sewer: There are no existing city sanitary sewer mains within the property. The property will be serviced by an individual sewage disposal system.

Water: There are no existing city water mains within the property. The property will be serviced by either rural water or private well.

Analysis: The placement of this operation is at the west end of the property. Access will be through an existing truck yard. Additional egress route off the property might need to be considered.

Recommendation:

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

1. Conditional Use Permit will expire after 6 months if no action is taken.
2. Conditional Use Permit shall be reevaluated after 1 year.
3. Dust control standards must be in place for the site.
4. Lot must be fenced off and gated from rest of property.

Contact:

Steven Williams
Building Inspector/ Code Enforcement Officer
City of Watford City
(701) 444-2533

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>6-28-12</u>	APPLICATION NUMBER: <u>ZC-21-2012</u>
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>POP</u>	MEETING DATES: P&Z: CC:
<input type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: <u>200.00</u>	ADVERTISE DATE:
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>POK# 3445</u>	PROPERTY OWNERS NOTIFIED:
<input checked="" type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE:	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input type="checkbox"/>	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

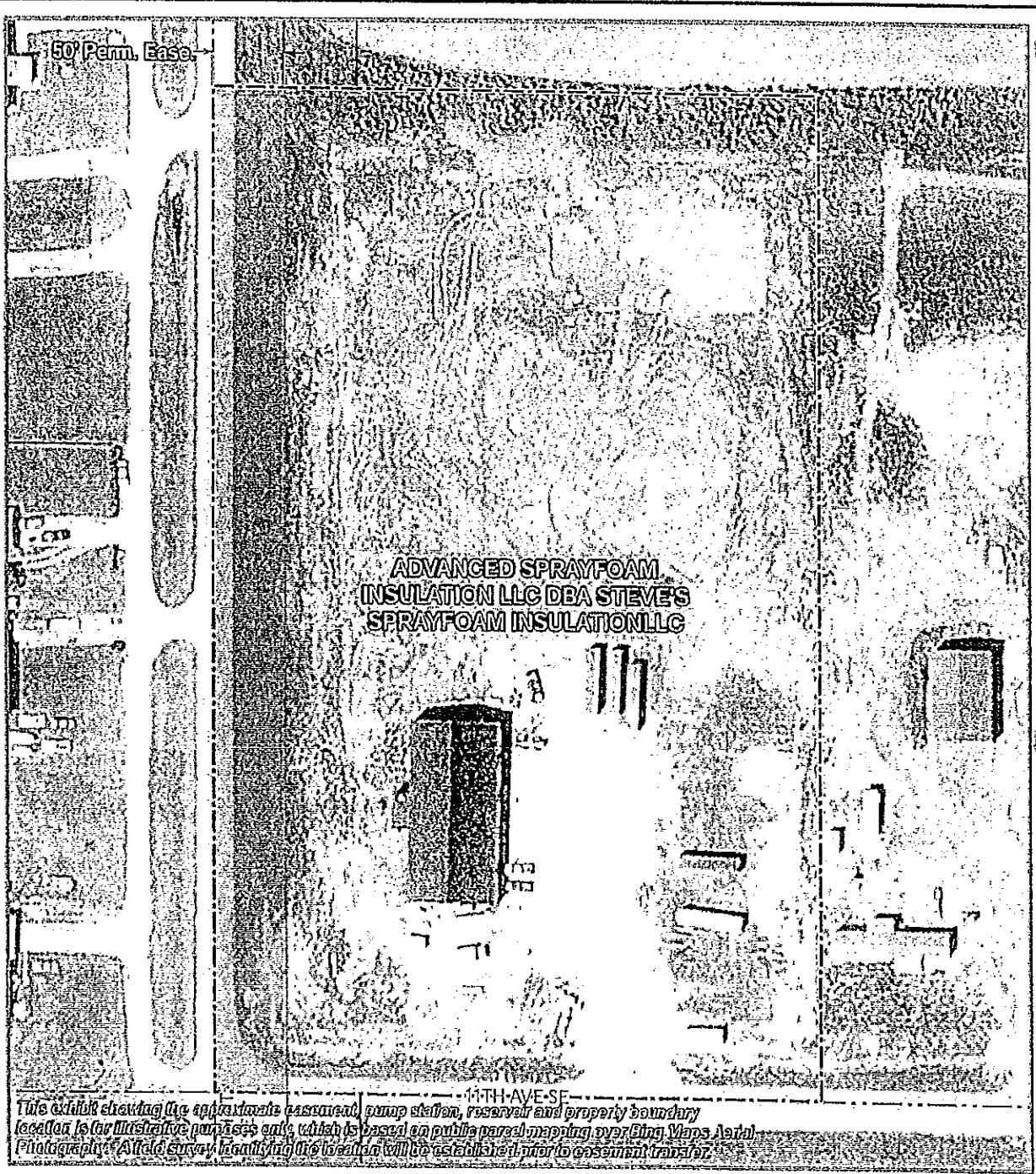
PROPERTY OWNER: Steve's Spray Foam LLC
 APPLICANT: Gregory T. Simonsen

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

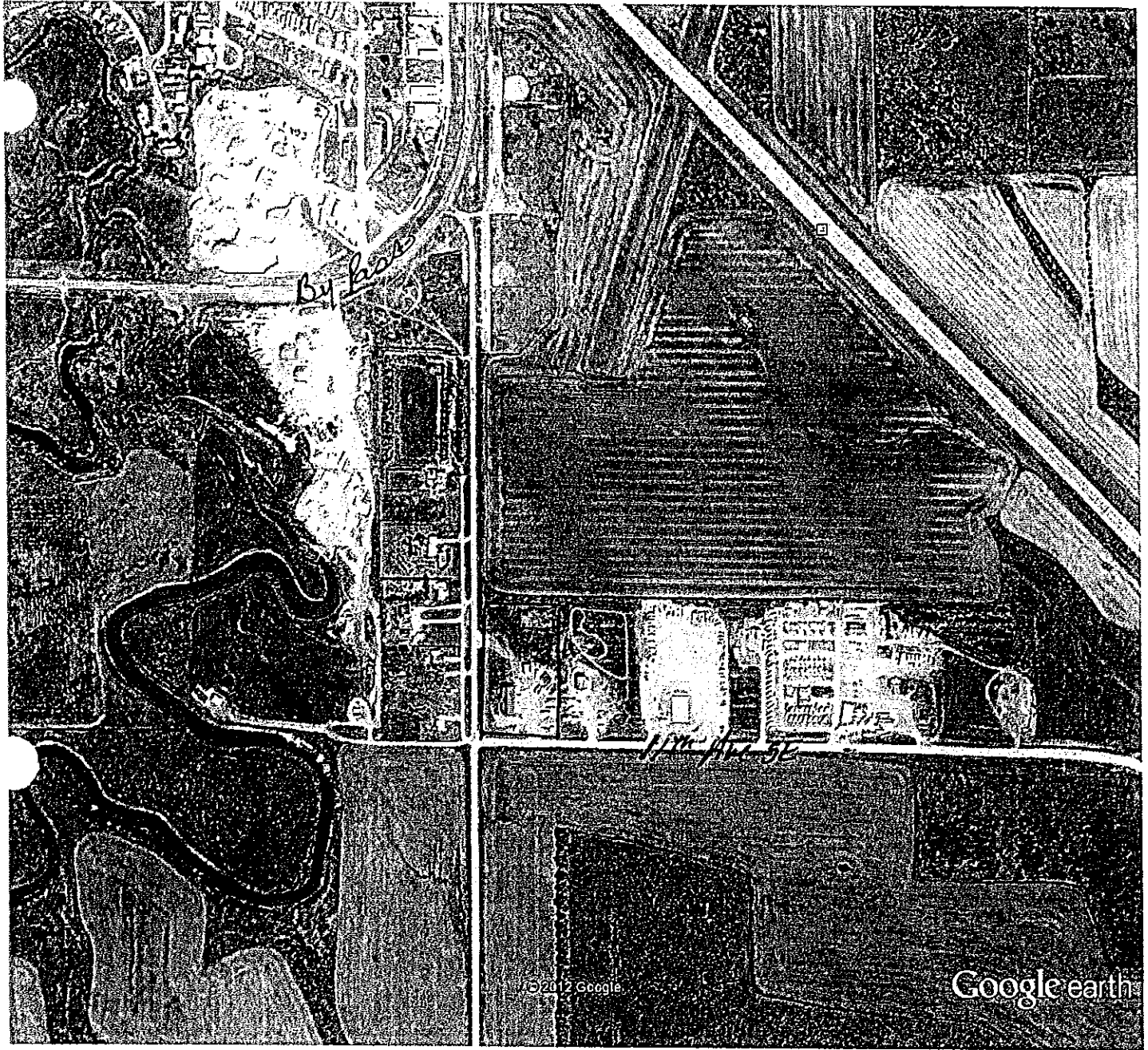
NAME: Steve's Spray Foam LLC
 ADDRESS: 1316 11th Ave SE PO BOX 623
 CITY: Watford City STATE: N.D. ZIP CODE: 58854
 TELEPHONE: 406-250-4720 EMAIL: greg@reactfoam.com
 ASSESSOR'S PARCEL NUMBER(S): _____
 LEGAL DESCRIPTION: Sec 20 TN 150 R98
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 1316 11th Ave SE. 11th Ave 12th SE
 GROSS/NET ACREAGE: 6.8 Acres PRESENT ZONE CLASSIFICATION: AG
 DESIRED ZONE CLASSIFICATION: IP CURRENT LAST USE: SHOP

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: Rural Water Do you have a will serve letter YES NO



<h2 style="margin: 0;">WAWSA PIPELINE EASEMENTS</h2>		<p>MCKENZIE COUNTY</p>	
<p>OWNER NAME: ADVANCED SPRAYFOAM INSULATION LLC DBA STEVE'S SPRAYFOAM INSULATION LLC</p>		<p>PIN: 200014430</p>	
<p>MAILING ADDRESS: 1316 11TH AVE SE CITY, STATE, & ZIP: WATFORD CITY ND 58854</p>		<p>APPROXIMATE EASEMENT LINEAR FOOTAGE: 665</p>	<p> SECTION LINE SUBJECT EASEMENT QUARTER LINE TEMP. EASEMENT SUBJECT PARCEL CITY LIMITS </p>
<p>LEGAL DESCRIPTION: IT #2077 PT OF S1/2S1/2SW1/4 6.08 ACRES SECTION: 20 TOWNSHIP: 150 RANGE: 98</p>			<p>LAST UPDATED: 6/15/2012 PAGE NUMBER: 109</p>



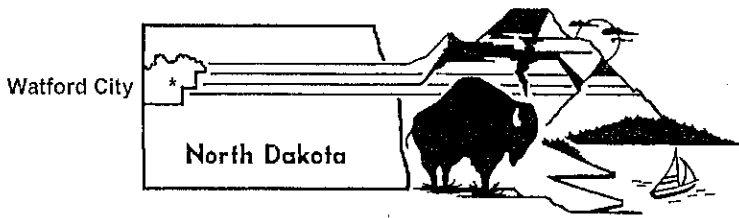
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Google earth

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

July 26, 2012

STAFF REPORT

ZC-21-2012 Zone Change

<u>Applicant</u> Gregory Simonson PO Box 623 Watford City, ND 58854	<u>Property Owners</u> Steve's Spray Foam, LLC
--	---

Property Address: 1316 11th Ave SE

Zone Change Requested:

A request to change the zoning of the above-referenced lot from A-2 (Agricultural 2) to I-P (Industrial Park 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 at the intersection of 12th St. SE and 11th Ave. SE. The subject property contains 6 acres.

The existing property is currently developed as a commercial spray foam application business. There are no City roads or municipal utilities within the subject property at this time. 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 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 - Residential
South: Zoning - A-2, McKenzie County
Use - Agricultural
North: Zoning - A-2, McKenzie County
Uses - Agricultural/Airport
East: Zoning - A-2, McKenzie County
Uses - Commercial

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 affect on surrounding properties must be considered when evaluating whether this zone change should be approved. The zone requested by the applicant (I-P, Industrial Park District) is to allow for the expansion of an existing industrial business.

Site Development

Access: The property is accessible from 11th Ave. SE.

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

Water: There are no existing city water mains within the property.

Analysis: The proposed zoning of I-P provides the developer with the ability to expand the existing structure on the site as well as to come into compliance with the existing zoning ordinance.

Recommendation:

It is recommended that the Watford City Planning Commission approve a zone change from A-2 to I-P (Industrial Park District) 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 industrial 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/highways.

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 properties to be included in the area to be zoned "I-P" Industrial Park District.
5. A map showing the general arrangement of streets within an area of one thousand (1,000) feet from the boundaries of the area to be zoned "I-P" Industrial Park District.
6. A map showing location of proposed sewer, water and other utility lines.
7. A description of general character of the proposed buildings.

Contact:

Curtis Moen
City Planner/Zoning Administrator
City of Watford City
(701) 444-2533

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>7-11-12</u>	APPLICATION NUMBER: <u>ZC-22-2012</u>
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>PSP</u>	MEETING DATES: P&Z: CC:
<input type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: <u>200.00 pd</u>	ADVERTISE DATE:
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>CR#1144</u>	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE:	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input type="checkbox"/>	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

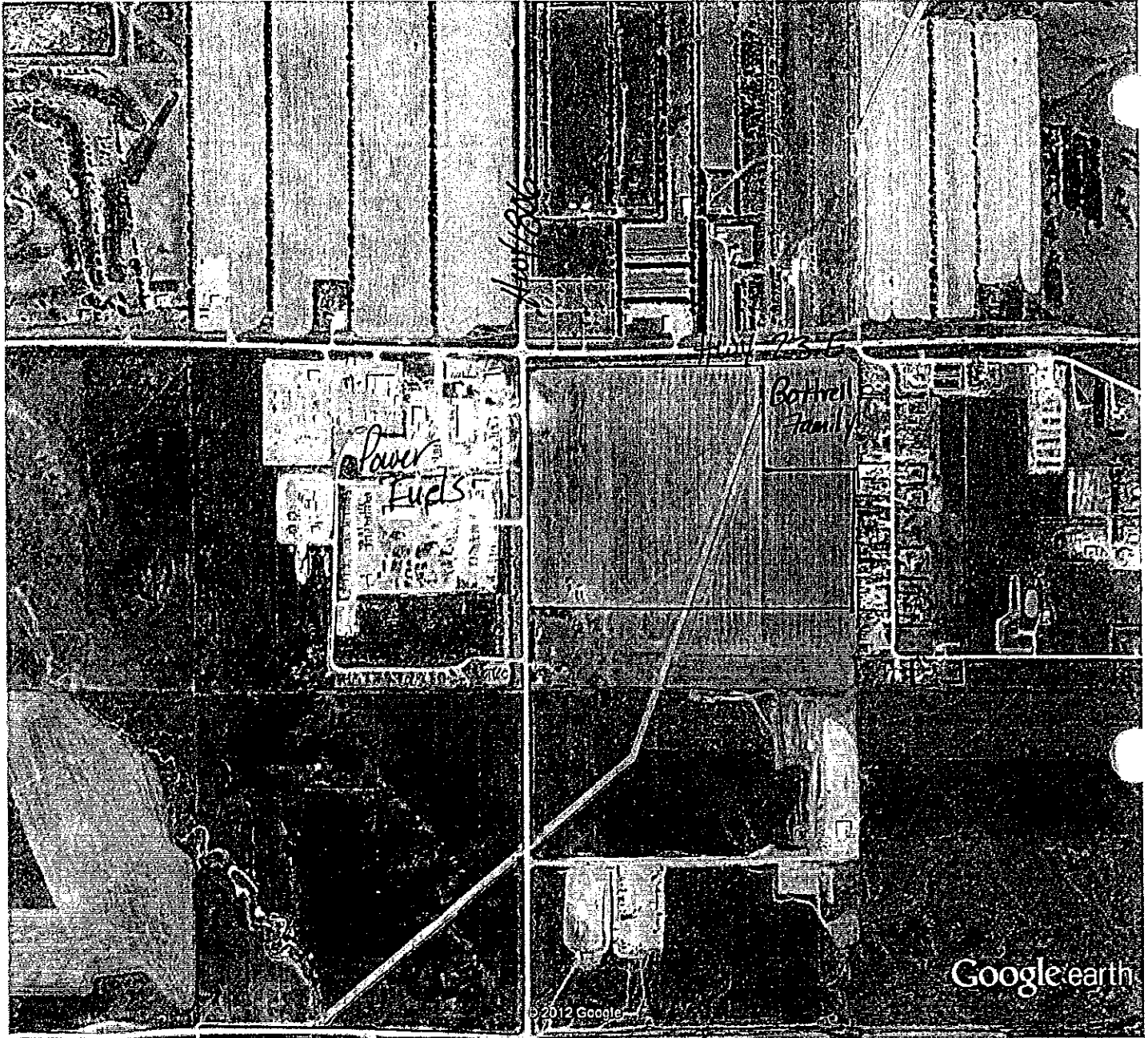
PROPERTY OWNER: Jarvis and Kadle Sorenson
 APPLICANT: Bakken Development Solutions

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Advanced Engineering and Environmental Services Inc.
 ADDRESS: PO Box 2023
 CITY: Dickinson STATE: ND ZIP CODE: 58601
 TELEPHONE: 701-225-9636 FAX/CELL: 701-225-9616
 ASSESSOR'S PARCEL NUMBER(S): 20-00-15200
 LEGAL DESCRIPTION: NW1/4 Section 22, T150N, R98W, 5th PM, City of Watford City, ND
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: Country Road 37 and ND Highway 23
 GROSS/NET ACREAGE: 92.88 ac. PRESENT ZONE CLASSIFICATION: Unzoned Agriculture
 DESIRED ZONE CLASSIFICATION: R1, R4, CB, C1 CURRENT LAST USE: Unzoned Agriculture

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 Do you have a will serve letter YES NO



Google earth



PHASE 4

TOTAL 16.65 ACRES
CONSISTS OF PHASE 4A & 4B:

- PHASE 4A**
A TOTAL OF 8.44 ACRES CONSISTS OF:
SIT DOWN RESTAURANT
2.27 ACRES
FAST FOOD RESTAURANT
1.12 ACRES
AUTO SERVICE CENTER
1.58 ACRES
INSTANT OIL CHANGE
0.54 ACRES
PARK AREA
0.28 ACRES
INCLUDES GAS EASEMENT AREAS
- PHASE 2**

TOTAL 22.10 ACRES
CONSISTS OF PHASE 2A, 2B, 2C & 2D:

- PHASE 2A**
4.61 ACRES
APARTMENT COMMUNITY
(11) - 16 EFFICIENCY UNIT BUILDINGS
176 EFFICIENCY UNITS

25' ACCESS EASEMENT

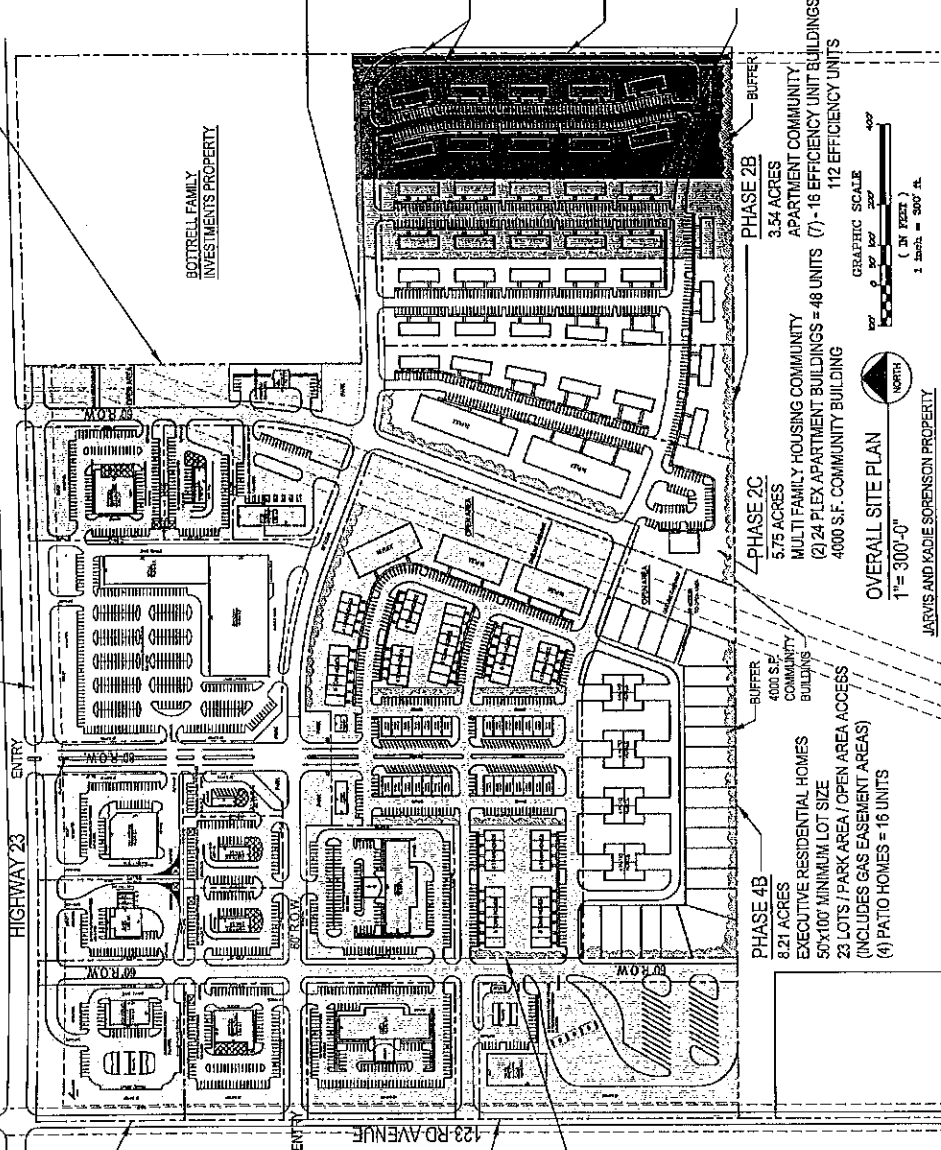
PHASE 1

TOTAL 25.73 ACRES
CONSISTS OF PHASE 1A, 1B & 1C:

- PHASE 1A**
6.74 ACRES
PHILLIPS & JORDAN
APARTMENT COMMUNITY
(10) - 16 EFFICIENCY UNIT BUILDINGS
160 EFFICIENCY UNITS
- PHASE 1B**
4.31 ACRES
APARTMENT COMMUNITY
(11) - 16 EFFICIENCY UNIT BUILDINGS
176 EFFICIENCY UNITS



- PHASE 2'**
TOTAL 8.1
CONSISTS OF:
45,000 S.F. GROCERY /
21,000 S.F. RETAIL
PARK
0.06 ACRES



- PHASE 1C**
TOTAL 14.68 ACRES
CONSISTS OF:
GAS/ CONVENIENCE STORE
2.90 ACRES
BANK
1.69 ACRES
DRUGSTORE
2.21 ACRES
SIT DOWN RESTAURANT
1.94 ACRES
FAST FOOD RESTAURANTS (2)
1.01 ACRES EACH
COFFEE BAR
0.55 ACRES
PARK
0.06 ACRES

PHASE 5

- TOTAL 9.88 ACRES
CONSISTS OF:
HOTEL SITE
3.10 ACRES
TRUCKER SERVICE PLAZA
5.28 ACRES

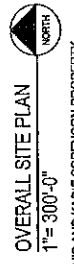
PHASE 3

- TOTAL 18.62 ACRES
MULTI FAMILY HOME RESIDENTIAL
COMMUNITY
(INCLUDES GAS EASEMENT AREAS)
(2) SHOPS 1,200 S.F. & 2,400 S.F.
(4) RETAIL BUILDINGS WITH 7 RETAIL UNITS
FIRST FLOOR AND 7 LIVING SPACES SECOND
FLOOR (EACH 1250 S.F.) = 28 UNITS
(6) 4 TOWN HOME BUILDINGS = 24 UNITS
(4) 6 TOWN HOME BUILDINGS = 24 UNITS
(1) 8 TOWN HOME BUILDINGS = 8 UNITS
(3) 16 PLEX APARTMENT BUILDINGS = 48 UNITS
HOTEL SITE
2.81 ACRES

- PHASE 2C**
5.75 ACRES
MULTI FAMILY HOUSING COMMUNITY
(2) 24 PLEX APARTMENT BUILDINGS = 48 UNITS
4000 S.F. COMMUNITY BUILDING

- PHASE 4B**
8.21 ACRES
EXECUTIVE RESIDENTIAL HOMES
50'x100' MINIMUM LOT SIZE
23 LOTS / PARK AREA / OPEN AREA ACCESS
(INCLUDES GAS EASEMENT AREAS)
(4) PATIO HOMES = 16 UNITS

- PHASE 2B**
3.54 ACRES
APARTMENT COMMUNITY
(7) - 16 EFFICIENCY UNIT BUILDINGS
112 EFFICIENCY UNITS



OVERALL SITE PLAN
1" = 300'-0"
JARVIS AND MADIE SORENSEN PROPERTY

BAYUS Design
ARCHITECTS
1550 Magdalen Drive, Suite 100 - Louisville, Kentucky 40203
606.486.8282 - 1.800.626.8282 - bayusdesign.com

THE DESIGN CONCEPT DEPICTED HEREIN ARE THE PROPERTY OF THE ARCHITECT. IMPROVING WITH ALIKE PRIVATE EQUITY, LLC. USE OF THE CONCEPT AND PLANS ARE BASED ON AN AGREEMENT WITH ALIKE PRIVATE EQUITY, LLC. AND THE ARCHITECT. USE SHALL BE LIMITED TO ALIKE PRIVATE EQUITY, LLC. AND THEIR ASSIGNS.

The Crossings
At Watford City

BÄCKEN
DEVELOPMENT SOLUTIONS
10000 Lakeshore Drive, Suite 100 - Louisville, KY 40228
502.486.8282 - baeken.com

**THE CROSSINGS AT WATFORD CITY
ZONE CHANGE REQUEST - LEGAL DESCRIPTIONS**

C-1 DISTRICT

An area within the preliminary plat of The Crossings at Watford City in the NW1/4 Section 22, T150N, R98W, 5th P.M., City of Watford City, McKenzie County, North Dakota, and being further described as follows:

Beginning at the intersection of the west line of Section 22 and the south right-of-way line of North Dakota Highway 23; thence along said right-of-way line through the following three courses:

S86°25'29"E a distance of 81.08 feet,
along an arc to the left a distance of 772.05 feet, said arc having a radius of 14423.94 feet and a central angle of 3°04'00", and
S89°29'29"E a distance of 1023.93 feet

to the northwest corner of a parcel described in Doc. No. 433434, Records of McKenzie County; thence along the west line of said parcel and the southerly extension thereof S01°53'16"W a distance of 884.00 feet to the proposed centerline of N Avenue; thence along said proposed centerline through the following five courses:

N89°29'28"W a distance of 17.00 feet,
along an arc to the right a distance of 206.55 feet, said arc having a radius of 530.00 feet and a central angle of 18°23'29",
N67°09'43"W a distance of 300.29 feet,
along an arc to the left a distance of 354.79 feet, said arc having a radius of 970.00 feet and a central angle of 20°57'24", and
N88°07'07"W a distance of 301.73 feet

to its intersection with the northerly projection of the line between proposed Lots 1 and 2 in Block 7; thence along said line S01°51'15"W a distance of 402.00 feet to the southeast corner of said Lot 1; thence along the south line of said Lot 1 and the westerly extension thereof N87°07'07"W a distance of 360.00 feet to the proposed centerline of A Street; thence along said centerline S01°51'51"W a distance of 710.85 feet to the south line of said preliminary plat; thence along said south line N88°07'07"W a distance of 368.00 feet to its intersection with the west line of Section 22; thence along said west line N01°51'51"E a distance of 1770.83 feet to the Point of Beginning.

Said area contains 43.04 acres.

C-B DISTRICT

An area within the preliminary plat of The Crossings at Watford City in the NW1/4 Section 22, T150N, R98W, 5th P.M., City of Watford City, McKenzie County, North Dakota, and being further described as follows:

Commencing at the intersection of the west line of Section 22 and the south right-of-way line of North Dakota Highway 23; thence along said west line S01°51'51"W a distance of 657.98 feet to the proposed centerline of N Avenue and along said centerline S88°07'07"E a distance of 728.00 feet to the true Point of Beginning; thence continuing along said centerline through the following four courses:

S88°07'07"E a distance of 301.73 feet,
along an arc to the right a distance of 354.79 feet, said arc having a radius of 970.00 feet and a central angle of 20°57'24",
S67°09'43"E a distance of 300.29 feet, and
along an arc to the left a distance of 36.42 feet, said arc having a radius of 530.00 feet and a central angle of 3°56'16"

to its intersection with the proposed centerline of C Street; thence along the proposed centerline of C Street S22°12'09"E a distance of 646.74 feet and along an arc to the right a distance of 57.96 feet, said arc having a radius of 50.00 feet and a central angle of 66°25'19", to the beginning of the proposed centerline of O Avenue; thence along the proposed centerline of O Avenue through the following four courses:

along an arc to the right a distance of 21.13 feet, said arc having a radius of 50.00 feet and a central angle of 24°12'45",
N67°09'43"W a distance of 280.73 feet,
along an arc to the left a distance of 126.19 feet, said arc having a radius of 345.00 feet and a central angle of 20°57'24", and
N88°07'07"W a distance of 648.39 feet

to its intersection with the proposed centerline of A Street; thence along the proposed centerline of A Street N01°51'51"W a distance of 294.00 feet to the westerly extension of the south line of Lot 1 in Block 7; thence along said south line and its extension S88°07'07"E a distance of 360.00 feet to the southeast corner of said Lot 1; thence along the east line of Lot 1 and the northerly extension thereof N01°51'51"E a distance of 402.00 feet to the Point of Beginning.

Said area contains 16.32 acres.

R-1 DISTRICT

An area within the preliminary plat of The Crossings at Watford City in the NW1/4 Section 22, T150N, R98W, 5th P.M., City of Watford City, McKenzie County, North Dakota, and being further described as follows:

Commencing at the intersection of the west line of Section 22 and the south right-of-way line of North Dakota Highway 23; thence along the west line of Section 22 $S01^{\circ}51'51''W$ a distance of 1770.83 feet to the southwest corner of the preliminary plat and along the south line of said preliminary plat $S88^{\circ}07'07''E$ a distance of 368.00 feet to the proposed centerline of A Street, the true Point of Beginning; thence along said centerline $N01^{\circ}51'51''E$ a distance of 416.85 feet to its intersection with the proposed centerline of O Avenue; thence along the proposed centerline of O Avenue through the following four courses:

$S88^{\circ}07'07''E$ a distance of 648.39 feet,
along an arc to the right a distance of 126.19 feet, said arc having a radius of 345.00 feet and a central angle of $20^{\circ}57'24''$,
 $S67^{\circ}09'43''E$ a distance of 280.73 feet, and
along an arc to the left a distance of 21.13 feet, said arc having a radius of 50.00 feet and a central angle of $24^{\circ}12'45''$,

to its intersection with the northwesterly extension of the east line of Open Space 3; thence along said east line and its extension $S22^{\circ}12'09''W$ a distance of 309.70 feet to the south line of the preliminary plat; thence along said south line $N88^{\circ}07'07''W$ a distance of 947.00 feet to the Point of Beginning.

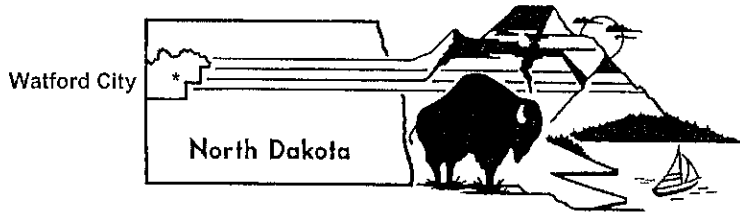
Said area contains 9.21 acres.

R-4 DISTRICT

An area within the preliminary plat of The Crossings at Watford City in the NW1/4 Section 22, T150N, R98W, 5th P.M., City of Watford City, McKenzie County, North Dakota, and being further described as follows:

Beginning at the southeast corner of said preliminary plat, said point being on the north-south mid-section line; thence along the south line of said preliminary plat $N88^{\circ}07'07''W$ a distance of 1325.82 feet to the southeast corner of proposed Open Space 3; thence along the east line of said Open Space 3 and the northeasterly extension thereof $N22^{\circ}12'09''E$ a distance of 309.67 feet to the proposed centerline of C Street; thence along said centerline along an arc to the left a distance of 57.96 feet, said arc having a radius of 50.00 feet and a central angle of $66^{\circ}25'19''$, and $N22^{\circ}12'09''E$ a distance of 646.74 feet to its intersection with the proposed centerline of N Avenue; thence along said centerline along an arc to the left a distance of 170.13 feet, said arc having a radius of 530.00 feet and a central angle of $18^{\circ}23'29''$, and $S89^{\circ}29'28''E$ a distance of 17.00 feet to the southerly extension of the west line of the parcel described in Doc. No. 433434, Records of McKenzie County; thence along said extension $N01^{\circ}53'16''E$ a distance of 30.00 feet to the southwest corner of said parcel; thence along the south line of said parcel $S89^{\circ}29'28''E$ a distance of 765.00 feet to the north-south mid-section line, said line also being the west line of East Highland Acres subdivision; thence along said mid-section line $S01^{\circ}52'46''W$ a distance of 955.12 feet to the point of Beginning.

Said parcel contains 24.37 acres.



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

July 26, 2012

STAFF REPORT

ZC-22-2012

Zone Change

Applicant

Bakken Development Solutions
1914 Stanley Gault Pkwy
Louisville, KY 40223

Property Owners

Jarvis and Kadie Sorenson

Property Address: NW1/4 Section 22, T150N, R98W

Zone Change Requested:

A request to change the zoning of the above-referenced lot from A-2 (Agricultural 2) to R-1, R-4, C-B, C-1.

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 South East of the Hwy 23/ Hwy. 1806 intersection. The subject property contains 92.88 acres.

The existing property is currently undeveloped. There are no City roads or municipal utilities within the subject property at this time. 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 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 - Commercial/Industrial
South: Zoning - A-2, McKenzie County
Use - Agricultural/Commercial
North: Zoning - A-2, McKenzie County
Uses - Agricultural/Residential
East: Zoning - A-2, McKenzie County
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 affect on surrounding properties must be considered when evaluating whether this zone change should be approved. The zone requested by the applicant (R-1, R-4, C-1 and C-B Single Family Dwelling, High Density Residential, Central Business and General Commercial Districts) is to allow for the flexibility required for the development of a mixed use development.

Site Development

Access: The property is accessible from Hwy. 23 and Co. Rd. 37.

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

Water: There are no existing city water mains within the property.

Analysis: The proposed zoning provides the developer with the ability to construct a mixed use development on the site.

Recommendation:

It is recommended that the Watford City Planning Commission approve the requested zone change for the property subject to the following conditions:

1. The developer must submit a detailed development plan showing lot layout and an approved drainage plan to the P&Z commission for its review and approval.
2. The developer must submit generalized building plans for the types of units proposed within the development to the P&Z commission for its review and approval.
3. The development plan is subject to final approval by the city council.
4. 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
City of Watford City
(701) 444-2533

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>7-11-12</u>	APPLICATION NUMBER: <u>ZC-23-2012</u>
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>PSP</u>	MEETING DATES: P&Z: CC:
<input type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: <u>200. - Pd.</u>	ADVERTISE DATE:
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>Ckt# 1516</u>	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE:	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input type="checkbox"/>	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Warren W. Hovland
 APPLICANT: Warren W. Hovland

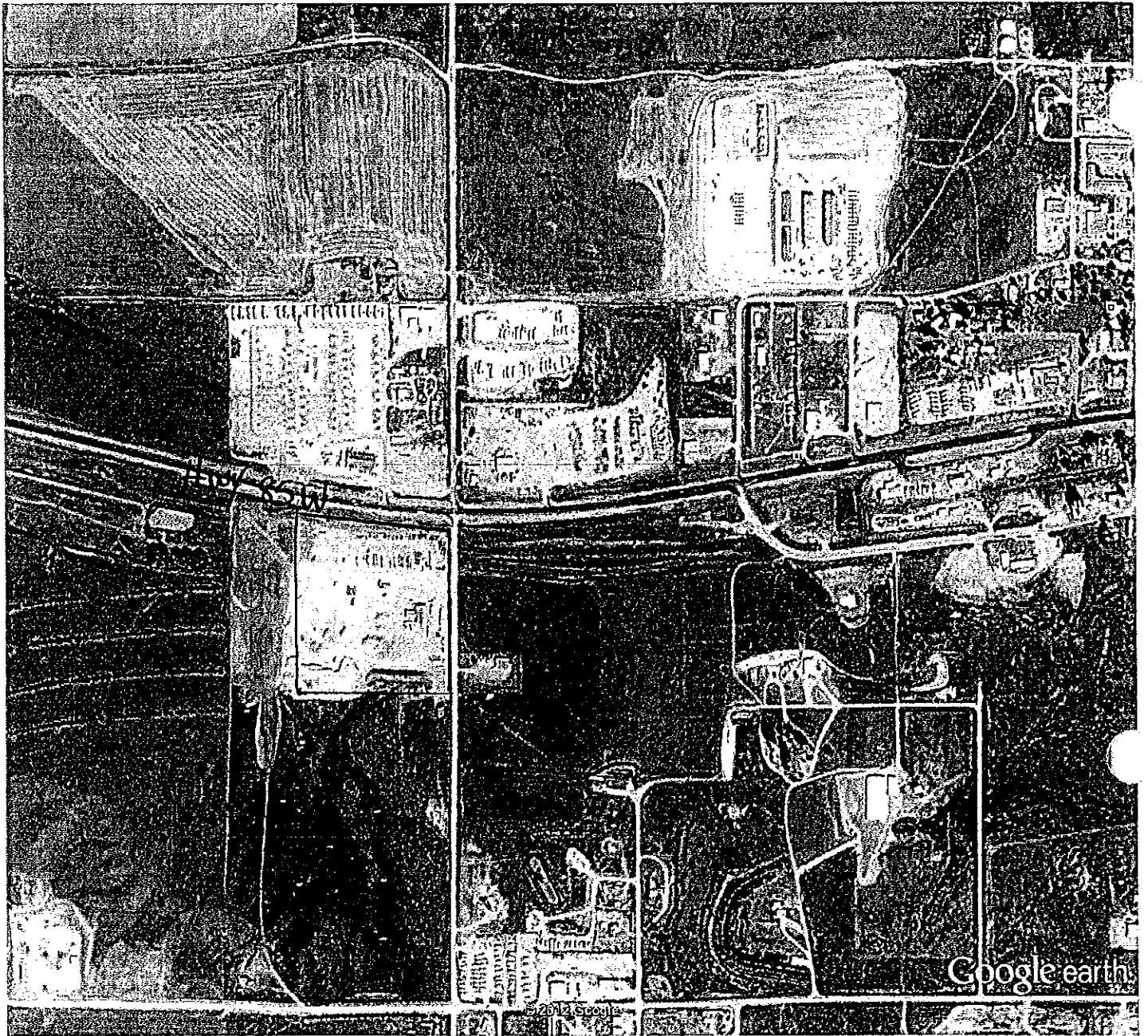
ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Warren W. Hovland
 ADDRESS: 401 14th St. SW
 CITY: Watford City STATE: ND ZIP CODE: 58854
 TELEPHONE: 701 570-2357 or 842-2357 EMAIL: www.hovland@yahoo.com
 ASSESSOR'S PARCEL NUMBER(S): 11-00-07700
 LEGAL DESCRIPTION: 23-150-99 E 1/2 SE 1/4
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: Hwy 85 W and 14th St. SW
 GROSS/NET ACREAGE: 35 acres PRESENT ZONE CLASSIFICATION: A-2
 DESIRED ZONE CLASSIFICATION: H-I 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)

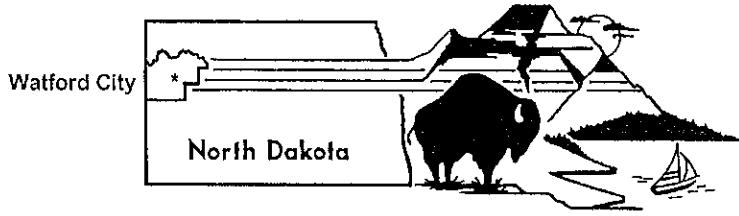
We are currently using this property as heavy industrial but we desire to come into compliance with city zoning.

DESCRIBE THE SOURCE OF WATER/SEWER: Well, plus access to rural water Do you have a will serve letter YES NO



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.4eyes.net

July 26, 2012

STAFF REPORT

ZC-23-2012 Zone Change

<u>Applicant</u>	<u>Property Owners</u>
Warren Hovland 401 14 th St SW Watford City, ND 58854	Same

Property Address: 401 14th St SW

Zone Change Requested:

A request to change the zoning of the above-referenced lot from A-2 (Agricultural 2) to H-I(Heavy Industrial)

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 West on Hwy 85/14th St SW intersection. The subject property contains 35 acres.

The existing property is currently developed as a heavy industrial site. There are no City roads or municipal utilities within the subject property at this time. 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 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
North: Zoning - C-1, Watford City
Uses - Commercial
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 affect on surrounding properties must be considered when evaluating whether this zone change should be approved. The zone requested by the applicant (H-I, Heavy Industrial District) is to allow for the flexibility required for the development of a commercial shop and employee housing.

Site Development

Access: The property is accessible from Hwy. 85 and 14th St. SW.

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

Water: There are no existing city water mains within the property.

Analysis: The proposed zoning of H-I provides the developer with the ability to continue to develop the site as an industrial complex and to bring the site into compliance with the existing zoning ordinance.

Recommendation:

It is recommended that the Watford City Planning Commission approve a zone change from A-2 to H-I (Heavy Industrial District) 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 industrial 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/highways.

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 properties to be included in the area to be zoned "I-P" Industrial Park District.
5. A map showing the general arrangement of streets within an area of one thousand (1,000) feet from the boundaries of the area to be zoned "I-P" Industrial Park District.
6. A map showing location of proposed sewer, water and other utility lines.
7. A description of general character of the proposed buildings.

Contact:

Curtis Moen
City Planner/Zoning Administrator
City of Watford City
(701) 444-2533

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>7-9-12</u>	APPLICATION NUMBER: <u>ZC-24-2012</u>
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>PP</u>	MEETING DATES: P&Z: CC:
<input type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: <u>200.00 Pd</u>	ADVERTISE DATE:
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>CR# 11211</u>	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE:	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input type="checkbox"/>	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Edward A & Charlotte Schilke
 APPLICANT: Edward A & Charlotte Schilke

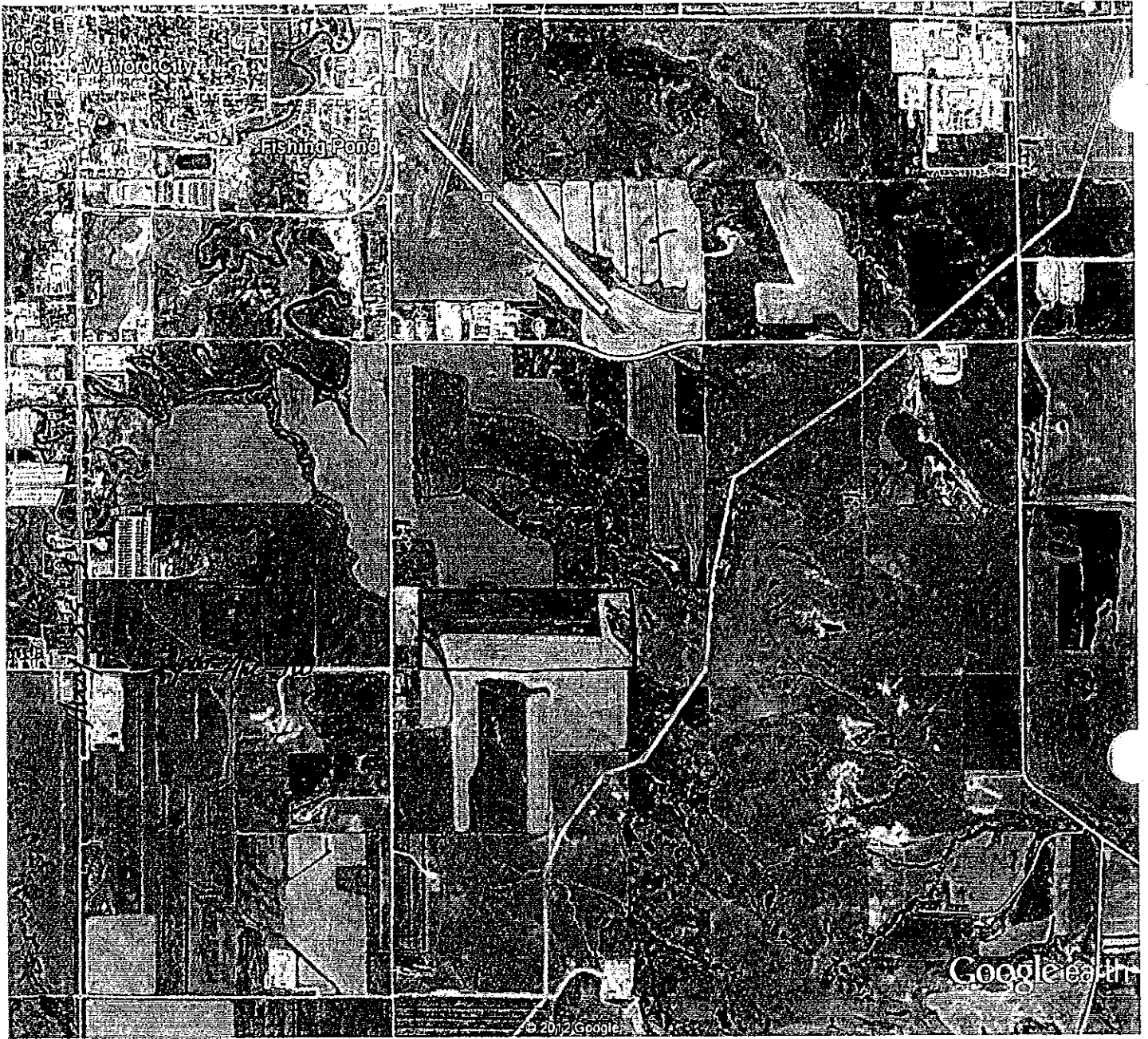
ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Travis Evans
 ADDRESS: Po Box 1752
 CITY: Watford City STATE: ND ZIP CODE: 58858
 TELEPHONE: 701-205-3811 EMAIL: tevans@ecsengineers.net
 ASSESSOR'S PARCEL NUMBER(S): 20-00-19600
 LEGAL DESCRIPTION: SWSE, E 1/2 SWSW, SESW S29 T15N R98 W
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 24th Ave & 12th Street
 GROSS/NET ACREAGE: 105.58 PRESENT ZONE CLASSIFICATION: A-2
 DESIRED ZONE CLASSIFICATION: I-F CURRENT LAST USE: Ag

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

Please refer to justification letter

DESCRIBE THE SOURCE OF WATER/SEWER: Well/Septic Do you have a will serve letter YES NO



Google earth





PROFESSIONAL ENGINEERS
& LAND SURVEYORS

July 6, 2012

Mr. Curt Moen
City Planner
City of Watford City
213 2nd Street NE
Watford City, ND 58854

**RE: Zone Change Application - Justification Letter
Lands Located in the SWSE, S1/2SW1/4 Section 29**

Dear Mr. Moen:

On behalf of Ed Schilke (Applicant), ECS is pleased to present to the City a Land Use Application to rezone 105.58 acres owned by the Applicant located in the east half the SWSW, SESW, and SWSE of Section 29 in T150N R98W.

The purpose of the rezone is to rezone land currently zoned A-2 to I-P in order to allow the Applicant to develop a 15 lot industrial subdivision with lot sizes ranging from 1.92 acres to 20 acres. The Applicant currently has an agreement with a local construction company for the purchase of Lot 15 in order to construct an office, shop, and equipment storage yard. The property will be accessed via an access road from 12th Street SE (125th Avenue NW) with a dedicated 70' ROW.

Intended uses are consistent with those uses listed in the Watford City code of ordinances. Examples of intended businesses include (but are not limited to):

1. Building Materials, Storage and Sales
2. Carpenter, Cabinet, plumbing and Sheet Metal Shops
3. Contractor's Office and Equipment Storage Yard
4. Dry Cleaning and Laundry Plants
5. Frozen Food Lockers
6. Greenhouses and Nurseries, Retail and Wholesale
7. Lumber Yards
8. Machinery Sales and Storage Lots (including farm machinery)
9. Manufacturing or Fabricating Establishments
10. Motor Vehicle and Farm Implement Sales and Storage
11. Printing and Publishing
12. Public Utility and Public Service Uses
13. Radiator Repair Shops
14. Upholstery Shops
15. Warehouses and Storage Houses

ENVIRONMENTAL & CIVIL SOLUTIONS, LLC

PROFESSIONAL ENGINEERS & LAND SURVEYORS

AN EQUAL OPPORTUNITY EMPLOYER

PO Box 1752 - Watford City, ND 58854 - PHONE: 701.205.3811 - FAX: 888.424.6090



PROFESSIONAL ENGINEERS
& LAND SURVEYORS

The property is bordered on the west by the Watford Nodak subdivision, the Applicant to the south, and two private landowners along the east and north boundaries. The current use for the property to the north, east, and south are agricultural (grazing/farming), Lot 1 of the Watford Nodak Subdivision is occupied by a business that would qualify for I-P zoning (Contractor storage/office). There are three residences in Lots 5, 6, & 7. Over time, the anticipated impact to adjacent properties will be the increased traffic on 12th Street SE (125th Avenue NW). Please refer to the Traffic Impact Analysis letter included with the application.

No public utilities are being requested to serve the property at this time. Although, Rural Water is located in the ROW of 12th Street SE future property owners will be drilling wells and installing septic systems in accordance with the North Dakota Department of Health/Upper Missouri District Health Unit requirements.

The applicant does anticipate dust potentially being an issue due to the gravel access road and streets. Thus, the applicant anticipates applying Magnesium Chloride to mitigate potential dust issues. Other issues requiring mitigation are foreseen at this time, the applicant is willing to consider any reasonable mitigation measures the City/Commission deem appropriate in order to provide a development consistent with Watford City requirements.

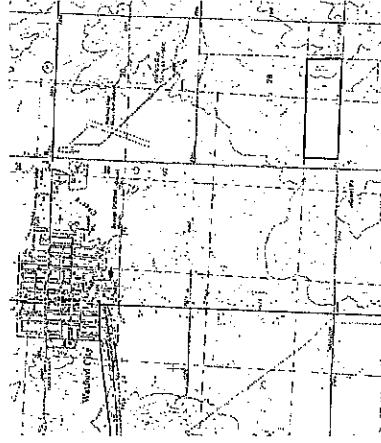
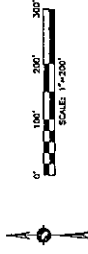
The applicant is pleased provide alternatives for business seeking to expand/relocate in Watford City, and, with your assistance, intends to keep the project moving forward in a timely manner.

Regards,

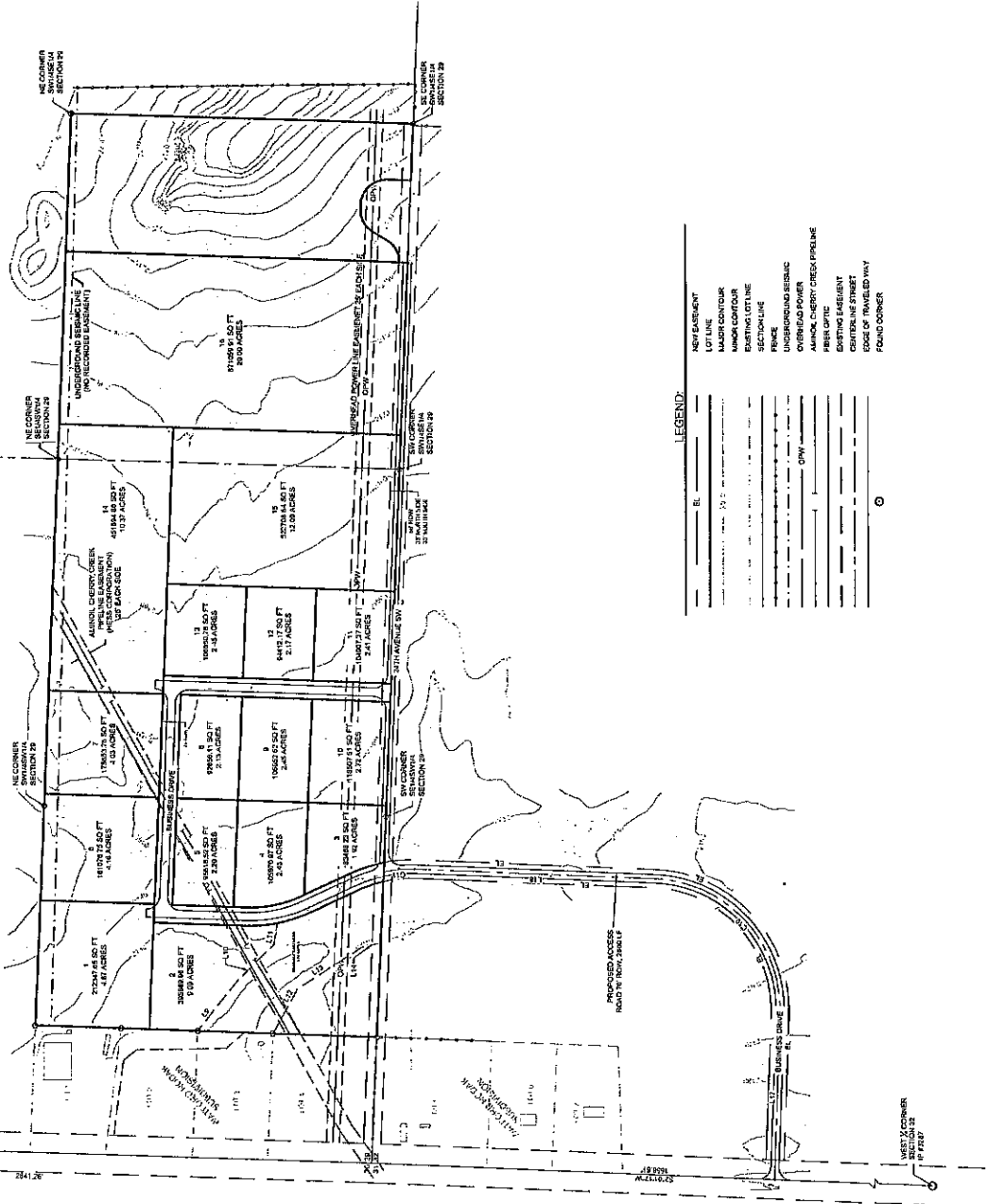
Travis Evans, PE

MAP TO ACCOMPANY REZONE APPLICATION

OF LANDS LOCATED IN
SW1/4SE1/4 & S1/2SW1/4, SECTION 29, T150N, R98W
OF THE 5TH P.M.
MCKENZIE COUNTY, NORTH DAKOTA
TOTAL AREA = 105.58 ACRES

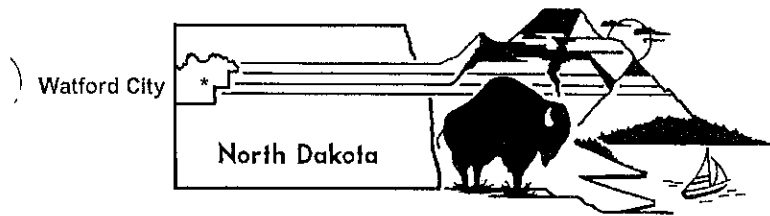


PREPARED FOR:
ED SPENCE
1001 15TH ST
WILLFORD CITY, ND 58553
PREPARED BY:
FCS ENGINEERS
100 BOX 312
WILLFORD CITY, ND 58554
DATE: JULY 5, 2012
BY: JES



LEGEND:

--- EL	NEW EASEMENT
---	LOT LINE
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	EXISTING LOT LINE
---	SECTION LINE
---	UNDERGROUND SEWAGE
---	UNDERGROUND POWER
---	AMMO, CHERRY CREEK PIPELINE
---	FIBER OPTIC
---	EXISTING EASEMENT
---	CENTERLINE STREET
---	EDGE OF PAVED WAY
---	PUBLIC CORNER



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

July 26, 2012

STAFF REPORT

ZC-24-2012

Zone Change

Applicant

Travis Evans
Box 1752
Watford City, ND 58854

Property Owners

Edward & Charlotte Schilke

Property Address: SWSE, E1/2SWSW, SESW Section 29, T150N, R98W

Zone Change Requested:

A request to change the zoning of the above-referenced lot from A-2 (Agricultural 2) to I-P (Industrial Park)

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 12th St. SE and 24th Ave. SE. The subject property contains 105.58 acres.

The existing property is currently undeveloped. There are no City roads or municipal utilities within the subject property at this time. 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 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/Residential
North: Zoning - A-2, McKenzie County
Uses - Agricultural/Residential
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 affect on surrounding properties must be considered when evaluating whether this zone change should be approved. The zone requested by the applicant (I-P, Industrial Park District) is to allow for the development of an industrial park site.

Site Development

Access: The property is accessible from 12th St. SE.

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

Water: There are no existing city water mains within the property.

Analysis: The proposed zoning of I-P provides the developer with the ability to develop an industrial park site.

Recommendation:

It is recommended that the Watford City Planning Commission approve a zone change from A-2 to H-I (Heavy Industrial District) 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 industrial 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/highways.
- 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 properties to be included in the area to be zoned "I-P" Industrial Park District.
5. A map showing the general arrangement of streets within an area of one thousand (1,000) feet from the boundaries of the area to be zoned "I-P" Industrial Park District.
6. A map showing location of proposed sewer, water and other utility lines.
7. A description of general character of the proposed buildings

Contact:

Curtis Moen
City Planner/Zoning Administrator
City of Watford City
(701) 444-2533

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>7-9-12</u>	APPLICATION NUMBER:
<input checked="" type="checkbox"/> SUBDIVISION TENTATIVE MAP	PROCESSED BY: <u>PSP</u>	PLANNING AND ZONING: _____
<input type="checkbox"/> SUBDIVISION FINAL MAP	FEE: <u>920.00</u>	CITY COUNCIL: _____ BOCC (IF APPLICABLE): _____
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #: <u>CV# 11211</u>	SECTION, TOWNSHIP, RANGE: _____ 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	<p align="center"><i>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</i></p> <p>PROPERTY OWNER: <u>Edward Av Charlotte Schilke</u></p> <p>APPLICANT: <u>Edward Schilke</u></p>	
<input type="checkbox"/> LARGE PARCELS MAP TENTATIVE		
<input type="checkbox"/> LARGE PARCELS MAP FINAL		
<input type="checkbox"/> MAP OF REVERSION	<p align="center"><i>CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</i></p> <p>NAME: <u>Travis Evans</u></p> <p>ADDRESS: <u>PO Box 1752</u></p> <p>CITY: <u>Watford City</u> STATE: <u>ND</u> ZIP CODE: <u>58858</u></p> <p>TELEPHONE: <u>701-205-3811</u> EMAIL: <u>tevans@ecsengineers.net</u></p>	
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP		
<input type="checkbox"/> AGRICULTURAL EXEMPTION		
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION		

ASSESSOR'S PARCEL NUMBER(S): 20-00-19600

LEGAL DESCRIPTION: SWSE, E 1/2 SWSW, SE SW S29 T150N R98W

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 24th Ave + 12th St.

GROSS/NET ACREAGE: 105.58 NUMBER OF LOTS: 17

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: Wells + Septic

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: _____ (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.



Google earth



July 6, 2012

Mr. Curt Moen
City Planner
City of Watford City
213 2nd Street NE
Watford City, ND 58854

**RE: Traffic Impact Analysis
Proposed GTI Subdivision**

Dear Mr. Moen:

On behalf of the applicant, Ed Schilke, ECS has worked to determine the traffic impacts associated with the GTI Subdivision.

An approach permit was presented to the County Commissioners on July 3, 2012 for approval. At this time, based on staff recommendation, we believe it should have been approved.

Generally, the site can be accessed by several routes:

1. Via the US 23 Bypass, vehicles can turn south on 12th Street SE (designated 125th Avenue NW in the County) and travel south approximately .47 miles on the paved portion (there is also a 6 ton weight restriction) then another 1.24 miles on gravel to the turnoff to the site.
2. Via US 85, vehicles can turn east on 25th Avenue SW, traveling approximately 1 mile to the intersection with 125th Avenue then traveling north approximately .75 miles to the turnoff to the site.
3. Via US 23, vehicles can turn south on County Road 37, traveling south approximately 1 mile then turning west on 11th Avenue SE and traveling west approximately 1 mile and turning south on 12 Street SE and traveling another 1.24 miles to the site's turnoff.

ECS has attempted to analyze/predict the potential traffic impacts the zoning change will have on existing city streets and county roads to the best of our abilities. The Trip Generation Manuals published by the Institute of Transportation Engineers does not have trip generation tables suited for the I-P zoning.

In order to determine the potential traffic created by the future subdivision we have assumed the following:

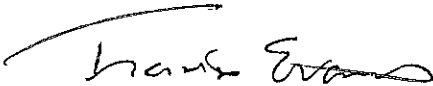
1. A future lot owner (Lot 15) estimates the Average Daily Traffic (ADT) created by their employees/vendors will be approximately 72. Of those 72, approximately 36 are trucks.
2. Future lot owner will be purchasing 12 acres.
3. Subdivision has
 - a. 3.72 acres set aside for a drainage easement
 - b. 5.13 acres locate in street ROW
4. The total useable lot area in the subdivision is 96.73 acres. (105.58-3.72-5.13)

5. Lot 15 is 12 acres, thus an ADT of approximately 6 per acre. Overall, 93.73 acres will be developed.

Based on the above assumptions the site will have an ADT of approximately 580 vehicles per day ($96.73 \times 6 = 580$) upon completion of the subdivision. At this time, it would be a guess to determine when the site is built out. Initially (by year end) Lot 15 will be built on, thus resulting in an ADT of 72 by year end.

Please feel free to contact me at any time with any questions you may have concerning the proposed subdivision.

Regards,



Travis Evans, PE
ECS Engineers

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>7-11-12</u>	APPLICATION NUMBER:
<input checked="" type="checkbox"/> SUBDIVISION TENTATIVE MAP	PROCESSED BY: <u>Pop</u>	PLANNING AND ZONING: _____
<input type="checkbox"/> SUBDIVISION FINAL MAP	FEE: <u>1180.00 pd</u>	CITY COUNCIL: _____ BOCC (IF APPLICABLE): _____
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #: <u>CR# 1144</u>	SECTION, TOWNSHIP, RANGE: <u>22</u> <u>150N</u> <u>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	<i>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</i> PROPERTY OWNER: <u>Jarvis and Kadie Sorenson</u> APPLICANT: <u>Bakken Development Solutions</u>	
<input type="checkbox"/> LARGE PARCELS MAP TENTATIVE		
<input type="checkbox"/> LARGE PARCELS MAP FINAL		
<input type="checkbox"/> MAP OF REVERSION		
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO: NAME: <u>Advanced Engineering and Environmental Services Inc.</u> ADDRESS: <u>PO Box 2023</u> CITY: <u>Dickinson</u> STATE: <u>ND</u> ZIP CODE: <u>58601</u> TELEPHONE: <u>701-225-9636</u> EMAIL: <u>steve.rude@ae2s.com</u>	
<input type="checkbox"/> AGRICULTURAL EXEMPTION		
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION		

ASSESSOR'S PARCEL NUMBER(S): 20-00-15200

LEGAL DESCRIPTION: NW1/4 Section 22, T150N, R98W, 5th PM, City of Watford City, ND

PROPERTY ADDRESS AND NEAREST CROSS STREETS: Country Road 37 and ND Highway 23

GROSS/NET ACREAGE: 92.88 Acres NUMBER OF LOTS: 43

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City

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

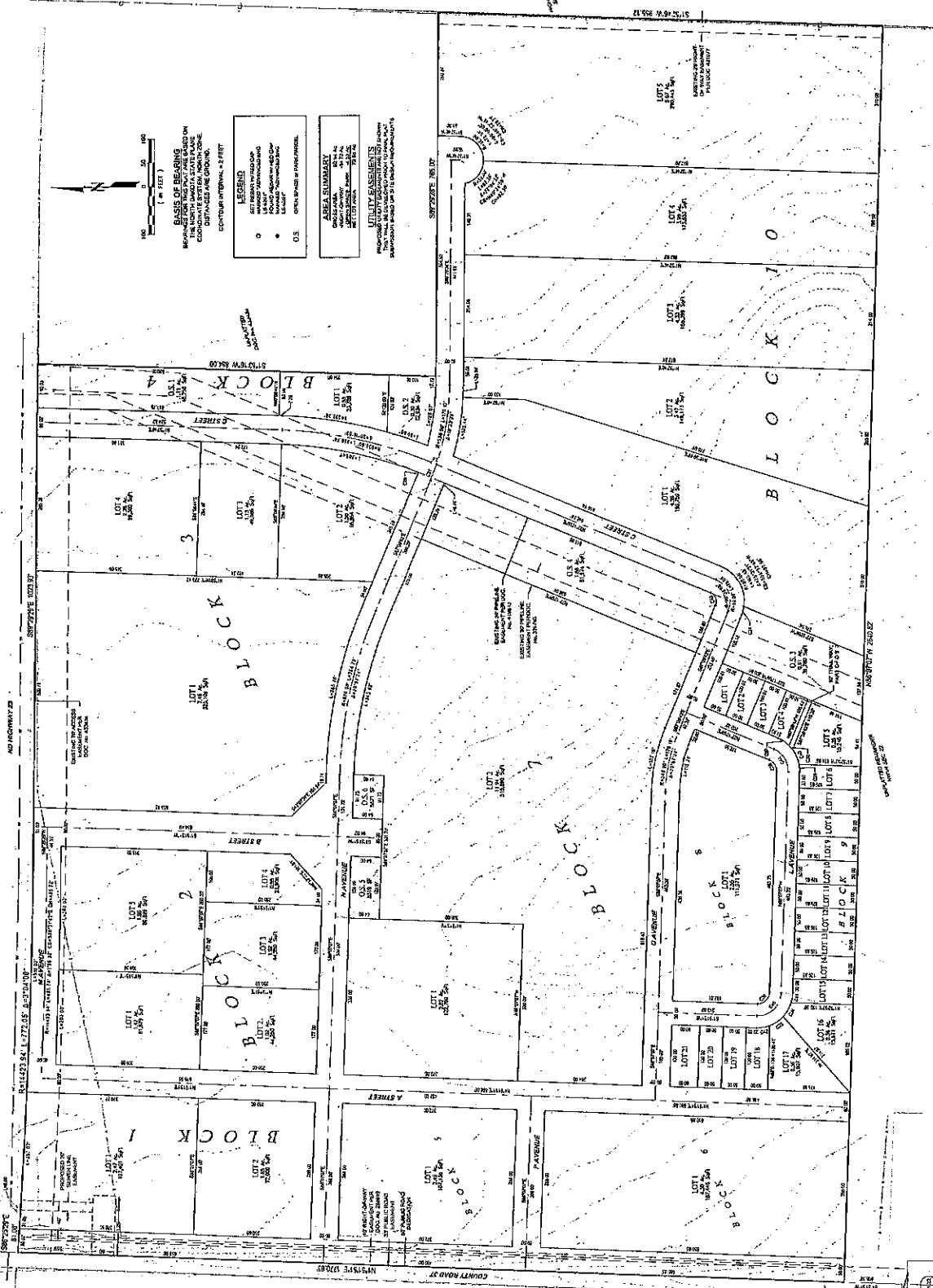
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PROCEDURES FOR FILING DIVISION OF LAND APPLICATIONS.

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- All conditions of approval must be met before a map will be recorded.

PRELIMINARY PLAT of THE CROSSINGS at WATFORD CITY



LINE TABLE

LINE	BEARING	DISTANCE
1	N 11° E	100.00 FT
2	S 89° W	100.00 FT

CONVERT TABLE

ACRES	SQ. FT.	SQ. YD.	SQ. M.	SQ. KM.
1	43,560	4,840	35,881	0.00036
10	435,600	48,400	358,810	0.0036
100	4,356,000	484,000	3,588,100	0.036
1,000	43,560,000	4,840,000	35,881,000	0.36
10,000	435,600,000	48,400,000	358,810,000	3.6
100,000	4,356,000,000	484,000,000	3,588,100,000	36
1,000,000	43,560,000,000	4,840,000,000	35,881,000,000	360
10,000,000	435,600,000,000	48,400,000,000	358,810,000,000	3,600
100,000,000	4,356,000,000,000	484,000,000,000	3,588,100,000,000	36,000
1,000,000,000	43,560,000,000,000	4,840,000,000,000	35,881,000,000,000	360,000
10,000,000,000	435,600,000,000,000	48,400,000,000,000	358,810,000,000,000	3,600,000
100,000,000,000	4,356,000,000,000,000	484,000,000,000,000	3,588,100,000,000,000	36,000,000
1,000,000,000,000	43,560,000,000,000,000	4,840,000,000,000,000	35,881,000,000,000,000	360,000,000
10,000,000,000,000	435,600,000,000,000,000	48,400,000,000,000,000	358,810,000,000,000,000	3,600,000,000
100,000,000,000,000	4,356,000,000,000,000,000	484,000,000,000,000,000	3,588,100,000,000,000,000	36,000,000,000
1,000,000,000,000,000	43,560,000,000,000,000,000	4,840,000,000,000,000,000	35,881,000,000,000,000,000	360,000,000,000
10,000,000,000,000,000	435,600,000,000,000,000,000	48,400,000,000,000,000,000	358,810,000,000,000,000,000	3,600,000,000,000
100,000,000,000,000,000	4,356,000,000,000,000,000,000	484,000,000,000,000,000,000	3,588,100,000,000,000,000,000	36,000,000,000,000
1,000,000,000,000,000,000	43,560,000,000,000,000,000,000	4,840,000,000,000,000,000,000	35,881,000,000,000,000,000,000	360,000,000,000,000
10,000,000,000,000,000,000	435,600,000,000,000,000,000,000	48,400,000,000,000,000,000,000	358,810,000,000,000,000,000,000	3,600,000,000,000,000
100,000,000,000,000,000,000	4,356,000,000,000,000,000,000,000	484,000,000,000,000,000,000,000	3,588,100,000,000,000,000,000,000	36,000,000,000,000,000
1,000,000,000,000,000,000,000	43,560,000,000,000,000,000,000,000	4,840,000,000,000,000,000,000,000	35,881,000,000,000,000,000,000,000	360,000,000,000,000,000
10,000,000,000,000,000,000,000	435,600,000,000,000,000,000,000,000	48,400,000,000,000,000,000,000,000	358,810,000,000,000,000,000,000,000	3,600,000,000,000,000,000
100,000,000,000,000,000,000,000	4,356,000,000,000,000,000,000,000,000	484,000,000,000,000,000,000,000,000	3,588,100,000,000,000,000,000,000,000	36,000,000,000,000,000,000
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10,000,000,000,000,000,000,000,000	435,600,000,000,000,000,000,000,000,000	48,400,000,000,000,000,000,000,000,000	358,810,000,000,000,000,000,000,000,000	3,600,000,000,000,000,000,000
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1,000,000,000,000,000,000,000,000,000	43,560,000,000,000,000,000,000,000,000,000	4,840,000,000,000,000,000,000,000,000,000	35,881,000,000,000,000,000,000,000,000,000	360,000,000,000,000,000,000,000
10,000,000,000,000,000,000,000,000,000	435,600,000,000,000,000,000,000,000,000,000	48,400,000,000,000,000,000,000,000,000,000	358,810,000,000,000,000,000,000,000,000,000	3,600,000,000,000,000,000,000,000
100,000,000,000,000,000,000,000,000,000	4,356,000,000,000,000,000,000,000,000,000,000	484,000,000,000,000,000,000,000,000,000,000	3,588,100,000,000,000,000,000,000,000,000,000	36,000,000,000,000,000,000,000,000
1,000,000,000,000,000,000,000,000,000,000	43,560,000,000,000,000,000,000,000,000,000,000	4,840,000,000,000,000,000,000,000,000,000,000	35,881,000,000,000,000,000,000,000,000,000,000	360,000,000,000,000,000,000,000,000
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10,000,000,000,000,000,000,000,000,000,000,000,000	435,600,000,000,000,000,000,000,000,000,000,000,000,000	48,400,000,000,000,000,000,000,000,000,000,000,000,000	358,810,000,000,000,000,000,000,000,000,000,000,000,000	3,600,000,000,000,000,000,000,000,000,000,000
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100,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000	4,356,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000	484,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000	3,588,100,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000	36,000,000,000,000,000,000,000,000,000,000,000,000,000,000
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10,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000	435,600,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000	48,400,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000	358,810,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000	



www.ae2s.com

July 10, 2012

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

**RE: Preliminary Plat
The Crossings at Watford City**

Dear Curt:

Please find enclosed the following items for your review of a proposed plat, annexation, and zoning:

- A Division of Land / Planning Application.
- A Land Use Application.
- A copy of a check in the amount of \$1440 for subdivision and zoning review fees. The original is being sent directly to your office and should arrive Thursday, July 12.
- One 24"x36" and eight 11"x17" copies of the preliminary plat.
- One 11"x17" of a conceptual site plan generated by the developer's land planner.
- Legal descriptions of each proposed zoning designation.

Project Description

This project consists of a 90.5-acre multiuse subdivision in the NW1/4 Section 22, T150N, R98W, at the southeast quadrant of Highway 23 and County Road 37. Proposed uses will include large commercial retail, light commercial, and single- and multi-family dwellings. A zoning request is included with this project; the preliminary plat shows proposed zoning. The land is currently used for agriculture, and two petroleum product pipelines cross the property. While the entire project is being platted at once, construction is projected to occur in phases beginning with the southeasterly and northwesterly portions of the property.

Zoning. Proposed zoning includes R1, R4, CB, and C1 as shown on the preliminary plat.

Annexation. Annexation application has been submitted and is scheduled to run concurrently with the preliminary plat and zoning applications.

Utilities. McKenzie Electric Coop will provide electric service, Reservation Telephone Cooperative provides phone/cable service, and MDU provides gas. Utility easements, which are not shown on the preliminary plat, will be developed to accommodate site engineering design. Watford City's sewer lift station 6B is proposed to be installed in the northwest corner of the development. Detailed utility layout and design will commence upon approval of the preliminary plat.

Streets. Streets will include curb, gutter, and sidewalk within 50', 60', and 80' rights-of-way. B Street will be the primary approach onto ND Highway 23 and will consist of a boulevard with green space at the south end of the main entrance. C Street will be a secondary approach off ND highway 23. M Avenue will be a frontage road between A Street and B Street; A Street will not include an approach onto Highway 23. Final street names will be included on the final plat.

Advanced Engineering and Environmental Services, Inc.

446 3rd Avenue West, Lower Level • PO Box 2023 • Dickinson, ND 58602-2023 • (701) 225-9836 • (701) 225-0616



Site Grading. If the proposed configuration is approved, an overall site grading plan will be developed for this and future development phases.

Construction Plans. Construction plans will be developed if the proposed replat, annexation, and zoning are approved.

Covenants. Subdivision covenants are under development and will be made available prior to submission of the final plat.

The developer, Bakken Development Solutions, will attend the Planning and Zoning Commission meeting on July 30 to further explain the project.

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', is written over a faint, circular embossed seal.

Steve Rude, PLS
Land Surveyor

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>7-11-12</u>	APPLICATION NUMBER:	
<input type="checkbox"/> SUBDIVISION TENTATIVE MAP	PROCESSED BY: <u>PJP</u>	PLANNING AND ZONING: _____	
<input checked="" type="checkbox"/> SUBDIVISION FINAL MAP	FEE: \$620.00 <u>pd</u>	CITY COUNCIL: _____ BOCC (IF APPLICABLE): _____	
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #: <u>CK#2002</u>	SECTION, TOWNSHIP, RANGE: 17 150 98	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	<p align="center"><i>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</i></p> <p>PROPERTY OWNER: <u>GT Investments, Inc.</u></p> <p>APPLICANT: <u>GT Investments, Inc.</u></p> <p align="center">CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</p> <p>NAME: <u>GT Investments, Inc.</u></p> <p>ADDRESS: <u>471 US Hwy. 16 E.</u></p> <p>CITY: <u>Buffalo</u> STATE: <u>WY</u> ZIP CODE: <u>82834</u></p> <p>TELEPHONE: <u>307-682-8702</u> EMAIL: <u>hotiron@vcn.com</u></p>		
<input type="checkbox"/> LARGE PARCELS MAP TENTATIVE			
<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): T-150 N, R-98W, Sec. 17, E $\frac{1}{2}$, NE $\frac{1}{4}$, NE $\frac{1}{4}$ = 20 Acres

LEGAL DESCRIPTION: _____

PROPERTY ADDRESS AND NEAREST CROSS STREETS: Not Specified - 17th. Ave.

GROSS/NET ACREAGE: 20 / 19.99

NUMBER OF LOTS: _____

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: Sewer - Individual Septic Systems / Individual Wells

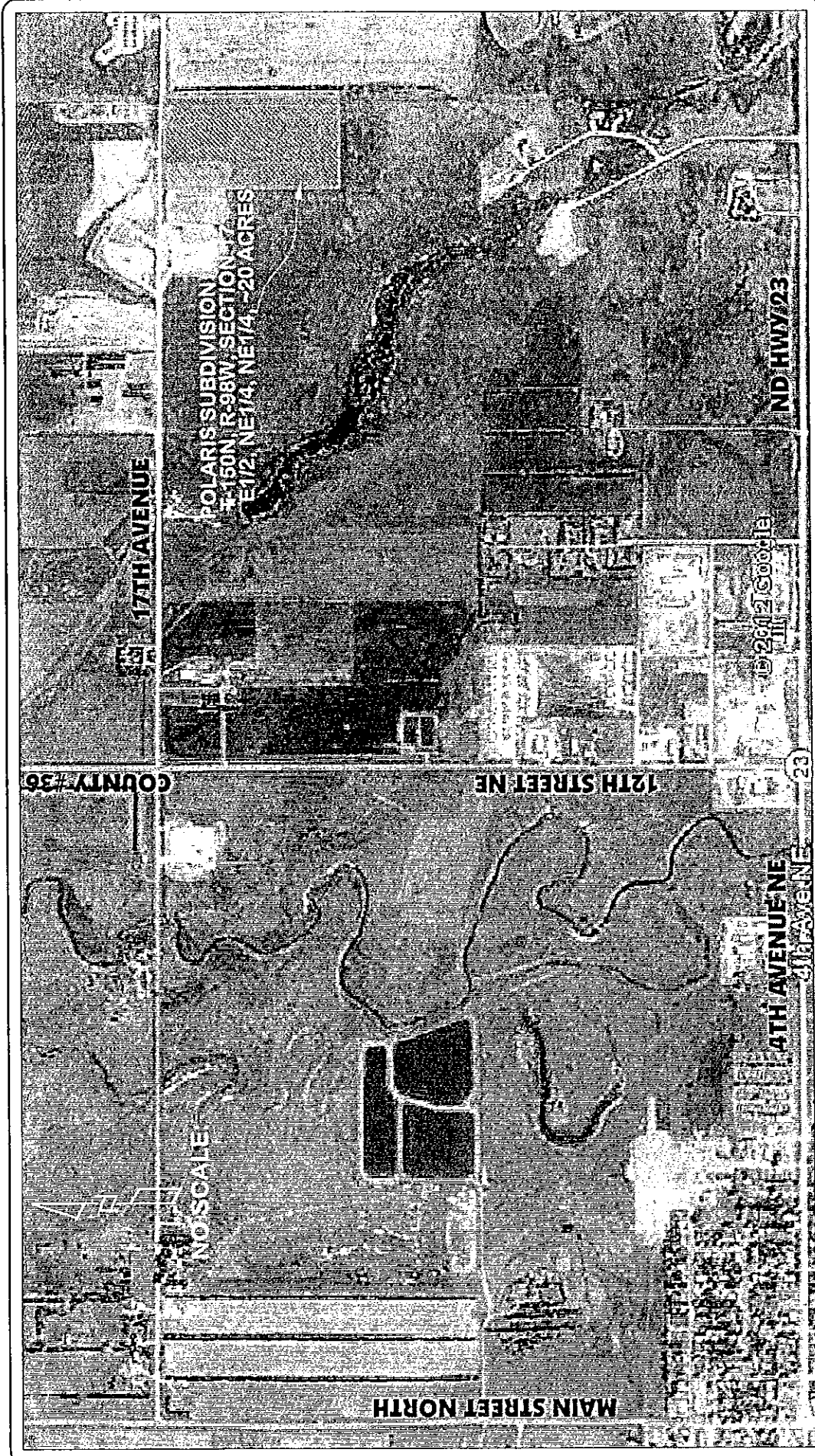
ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: _____ (IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO

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.



PROJECT: 12-002
DATE: 06/26/2012 | SHEET 1 OF 1

WICINITY MAP -- POLARIS SUBDIVISION

**BEARD CONSTRUCTION
AND
ENGINEERING**

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:	APPLICATION NUMBER:
<input type="checkbox"/> SUBDIVISION TENTATIVE MAP	PROCESSED BY:	PLANNING AND ZONING: _____
<input checked="" type="checkbox"/> SUBDIVISION FINAL MAP	FEE:	CITY COUNCIL: _____ BOCC (IF APPLICABLE): _____
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #:	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:	19180M98W 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>CKW PROPERTIES LLC</u>	
<input type="checkbox"/> LARGE PARCELS MAP FINAL	APPLICANT: <u>KIRK WOOD</u>	
<input type="checkbox"/> MAP OF REVERSION	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:	
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP	NAME: <u>DAVID N. TUAN, A.E.S.</u>	
<input type="checkbox"/> AGRICULTURAL EXEMPTION	ADDRESS: <u>2321 2ND AVE W, SUITE 5</u>	
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION	CITY: <u>WILLISTON</u> STATE: <u>ND</u> ZIP CODE: <u>58901</u>	
	TELEPHONE: <u>701-774-3080</u> EMAIL: <u>DAVID.TUAN@AES.COM</u>	

ASSESSOR'S PARCEL NUMBER(S): _____

LEGAL DESCRIPTION: PART OF GOV'T LOT 3 + 4, SEC 19 TWP 150N R 98W

PROPERTY ADDRESS AND NEAREST CROSS STREETS: INTERSECTION (SE) OF US Hwy 85 + ND Hwy 23

GROSS/NET ACREAGE: 48.35 NUMBER OF LOTS: 9

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: LOCAL DISTRIBUTION + COLLECTION SYSTEM TIED INTO EXISTING CITY INFRASTRUCTURE

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.

