

CITY OF WATFORD CITY

P.O. BOX 494

WATFORD CITY, NORTH DAKOTA 58854

AGENDA

Monday, August 27, 2012

PLANNING COMMISSION

City Hall

6:00 P.M.

Call to Order Public Hearing

Public Hearing to hear comment on a Zone Change Application submitted by Gregory Simonson for property located at W1/2 of NW1/4, Sec 18, T150N, R98W, McKenzie County, 16.56 acres. The applicant is requesting this property be rezoned to R-4 from A-2.

Public Hearing to hear comment on amending Chapter XV, Article XVIII (B) of the Watford City Zoning Ordinance amending Permitted Uses in the Community Facilities Zone.

Public Hearing to hear comment on a Zoning Variance application submitted by Gary and Artis Stevens on property located at 201 7th St NE to allow for a variance of 6 ½ feet from the required 30 foot front-yard setback.

Public Hearing to hear comment on a Zone Change Application submitted by Cory Ravnaas/Circle H for property located at SW1/4 Section 24, T150N, R99W, McKenzie County, 1.67 acres. The applicant is requesting this property be rezoned to R-4 from A-2.

Public Hearing to hear comment on a Zone Change Application submitted by City of Watford City for property located at 200,204,208,212,216 4th Ave SE. The applicant is requesting this property be rezoned C-F from C-1.

Call to Order Regular Meeting

Minutes of July 30, 2012

Unfinished Business:

1. Zone Change Application – Simonson
2. Zone Amendment – Permitted Uses – Community Facilities Zone
3. Variance Application - Stevens
4. Zone Change Application – Ravnaas
5. Zone Change Application – City of Watford City
6. Simple Lot Split - Stenehjem

New Business:

1. Amended Preliminary Plat - Bakken Development – The Crossings
2. Conditional Use Permit Update – Watford City Livestock Association

Review Building Permits

MRV Development LLC	301 W Pheasant Ridge St	New home construction
MRV Development LLC	305 W Pheasant Ridge St	New home construction
Beard Construction	304 Lincoln St	Chain link fence
Mike Endrud	104 7 th St SE	12 x 23 deck
Philip Johnson	101, 104, 100, 105 Pheasant Rdg	New home construction
Tompkins Development	308, 312 Pheasant Rdge	6 unit apartments
David Zabloski	1205 13 th St SW	Pole barn
MBY15, LLC	409, 501 12 th St SE	3 new storage units
Leonard Fulford	408 4 th St NE	single family home
Terry Carns	512 4 th St NE	24 x 24 garage
Pilot Travel Centers	1170 11 th Ave SW	Replace Windows
LSS Housing WC	10 th St SW	8 unit apartment
Donna Rust	129 2 nd St SW	re roof
LSS Housing	10 th St SW	12 unit apartment
LSS Housing	10 th St SW	12 unit apartment
John Tweit	209 4 th St NE	replace siding

Adjournment

Mili Williams
Secretary/Planning Assistant

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

PLANNING COMMISSION MINUTES

WATFORD CITY, ND

August 27, 2012

The regular monthly meeting of the Watford City Planning Commission was held on Monday, August 27, 2012 at 6:00 p.m. at City Hall. In attendance: Doug Bolken, Board members: Jesse Lawrence, Shane Homiston, Cory Johnson, Rick Holm, and Sonja Johnson. Absent: Glen Beard, Chairman (excused). Also present was City Planner Curt Moen, City Attorney Wyatt Voll, Administrative Assistant Peni Peterson and Planning Assistant Mili Williams

With the above mentioned present the Public Hearing was called to order at 6:00 PM by Doug Bolken. Under consideration were the following:

Public Hearing to hear comment on a Zone Change Application submitted by Gregory Simonson for property located at W1/2 of NW1/4, Sec 18, T150N, R98W, McKenzie County, 16.56 acres. The applicant is requesting this property be rezoned to R-4 from A-2.

Public Hearing to hear comment on amending Chapter XV, Article XVIII (B) of the Watford City Zoning Ordinance amending Permitted Uses in the Community Facilities Zone.

Public Hearing to hear comment on a Zoning Variance application submitted by Gary and Artis Stevens on property located at 201 7th St NE to allow for a variance of 6 ½ feet from the required 30 foot front-yard setback.

Public Hearing to hear comment on a Zone Change Application submitted by Cory Ravnaas/Circle H for property located at SW1/4 Section 24, T150N, R99W, McKenzie County, 1.67 acres. The applicant is requesting this property be rezoned to R-4 from A-2.

Public Hearing to hear comment on a Zone Change Application submitted by City of Watford City for property located at 200,204,208,212,216 4th Ave SE. The applicant is requesting this property be rezoned C-F from C-1.

After a discussion Doug Bolken closed the Public Hearing.

The minutes for the meetings held July 30, 2012 were reviewed. Moved by Homiston, seconded by Holm to approve the minutes as presented. All ayes. Motion carried.



UNFINISHED BUSINESS:

1. Zone Change Application – Simonson Moved by S. Homiston to recommend to City Council to approve the Zone Change Application submitted by Greg Simonson for property located at W1/2 of NW1/4, Sec 18, T150N, R98W, McKenzie Co, 16.56 acres rezoning from A-2 to R-4. Seconded by C. Johnson and carried by the following roll call vote: ayes: S. Homiston, C. Johnson, J. Lawrence, S. Johnson and R. Holm. Motion Carried
2. Zone Amendment – Permitted Uses – Community Facilities Zone Moved by C. Johnson to recommend to City Council to Amend Chapter XV, Article XVIII (B) of the Watford City Zoning Ordinance amending Permitted Uses in the Community Facilities Zone. Seconded by R. Holm and carried by the following roll call vote: ayes: C. Johnson, R. Holm, J. Lawrence, S. Homiston and S. Johnson. Motion Carried
3. Variance Application – Stevens Moved by R. Holm to recommend approval of Zoning Variance application submitted by Gary and Artis Stevens on property located at 201 7th St NE to allow for a variance of 6 ½ feet from the required 30 foot front-yard setback. Seconded by J. Lawrence and carried by the following roll call vote: ayes: R. Holm, J. Lawrence, S. Homiston, C. Johnson, and S. Johnson. Motion Carried
4. Zone Change Application – Ravnaas Moved by R. Holm to recommend to City Council to approve the Zone Change Application submitted by Cory Ravnaas/Circle H for property located at SW1/4 Section 24, T150N, R99W, McKenzie County, 1.67 acres rezoning from A-2 to R-4. Seconded by S. Johnson and carried by the following roll call vote: ayes: R. Holm, S. Johnson, J. Lawrence, S. Homiston, and C. Johnson. Motion Carried
5. Zone Change Application – City of Watford City Moved by S. Homiston to recommend to City Council to approve the Zone Change Application submitted by City of Watford City for property located at 200,204,208,212,216 4th Ave SE, rezoning from C-1 to C-F. Seconded by J. Lawrence and carried by the following roll call vote: ayes: S. Homiston, J. Lawrence, C. Johnson, S. Johnson and R. Holm. Motion Carried
6. Simple Lot Split- Stenehjem Moved by R. Holm to recommend to City Council to approve the Simple Lot Split Application resubmitted by Glenn and Vicky Stenehjem for property located at SW1/4NW1/4 Sec 19, T150N.R98W Lot 5A. Seconded by C. Johnson and carried by the

following roll call vote: ayes: R. Holm, C. Johnson, S. Homiston, J. Lawrence, and S. Johnson.
Motion Carried

NEW BUSINESS:

1. **Amended Preliminary Plat - Bakken Development - The Crossings**

Moved by S. Homiston to approve the amended Subdivision Preliminary Plat submitted by Jarvis and Kadie Sorenson/Bakken Development Solutions for property located NW1/4 Sec. 22, T150N, R98W at the south east quadrant of Hwy 23 and County Rd 37. Seconded by R. Holm and carried by the following roll call vote: ayes: S. Homiston, R. Holm, S. Johnson, J. Lawrence and C. Johnson. Motion Carried

2. **Conditional Use Permit Update - Watford City**

Board made aware of permit update. No action required.

BUILDING PERMITS:

Building Permits for August were reviewed

ADJOURNMENT:

C. Johnson moved, R. Holm seconded motion to adjourn the meeting. All ayes. Motion carried. There being no further business, the meeting was adjourned 6:45pm.

Doug Bolken
Pro-tem Chairman

Mili Williams
Secretary

pd cl 150
200
8-9-12

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>8-9-12</u>	APPLICATION NUMBER:
<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</u>	ADVERTISE DATE:
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>pd</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: Greg Simonson, Monica Simonson
 APPLICANT: Greg Simonson

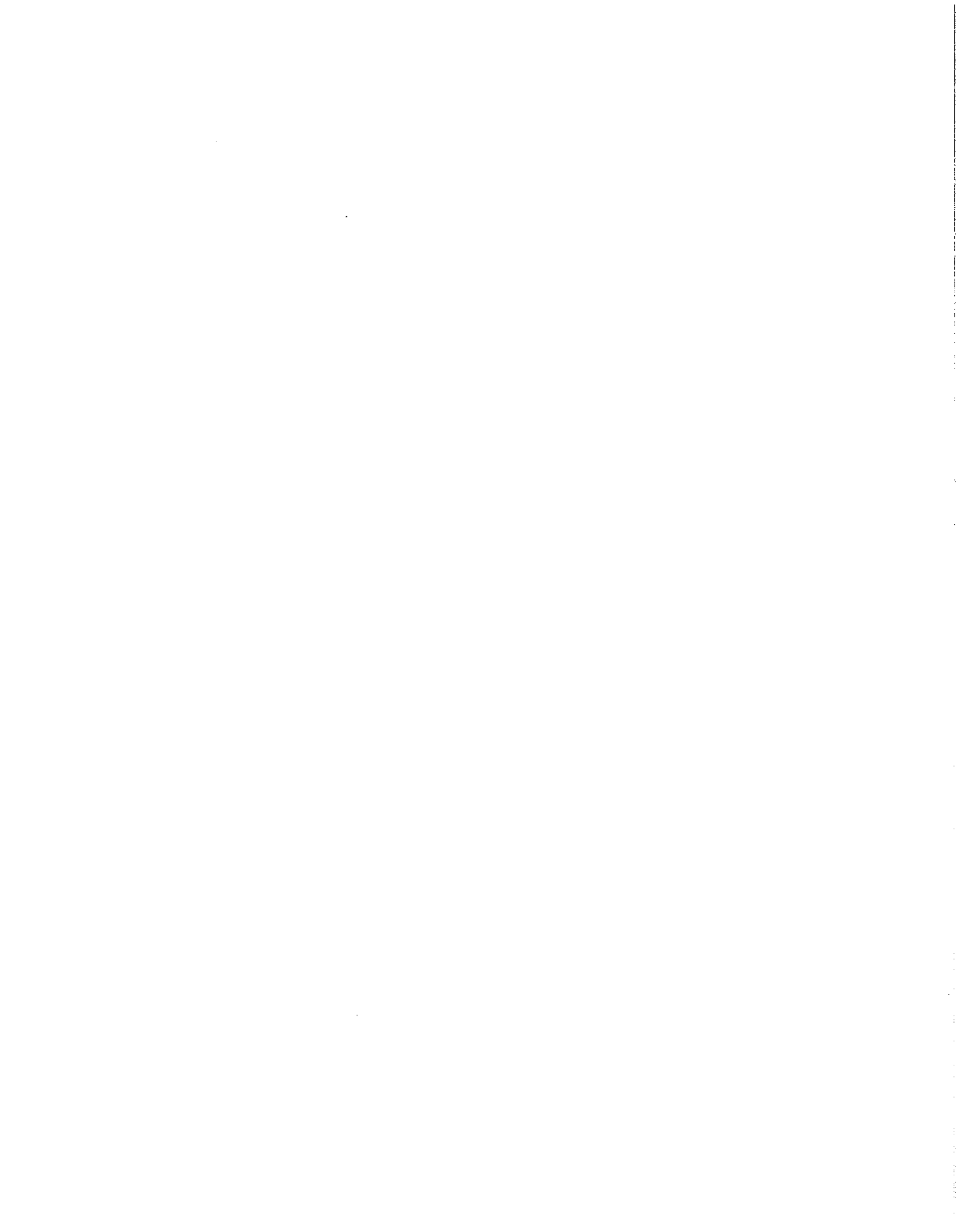
ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Greg Simonson
 ADDRESS: 501 17th Ave NE
 CITY: Watford City STATE: ND ZIP CODE: 58854
 TELEPHONE: 406-250-4720 EMAIL: GREG@ZRAC70AM.COM
 ASSESSOR'S PARCEL NUMBER(S): west half of NW 1/4
 LEGAL DESCRIPTION: Sec 18 Township 150 N Range 98 W
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: N. MAINE ST. FROM Rick Holm Drive
 GROSS/NET ACREAGE: 16.58 PRESENT ZONE CLASSIFICATION: AG TO NAZC Page:
 DESIRED ZONE CLASSIFICATION: R-4 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)

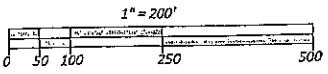
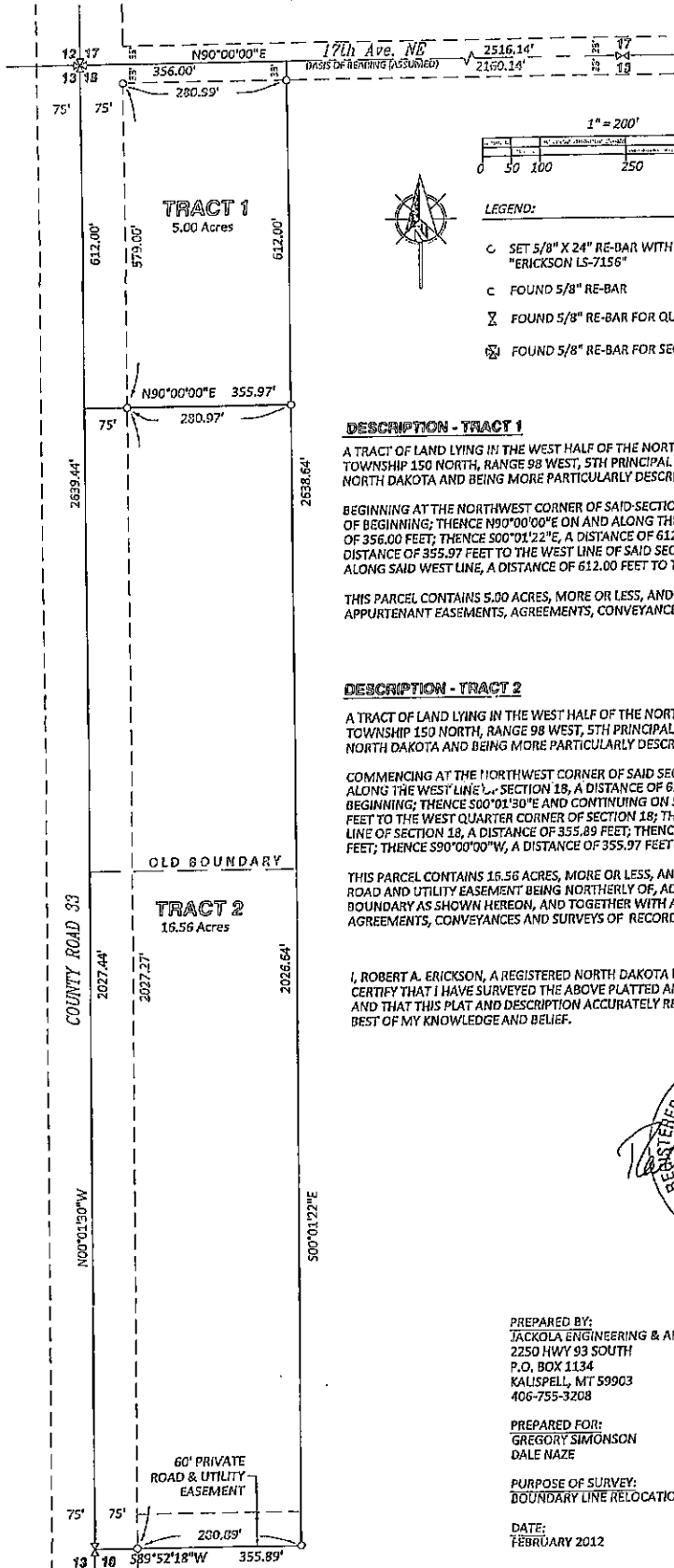
We would like to zone this piece of land from AG to R4. which seems as best use and went to city before to see what they wanted. TRAC "2"

DESCRIBE THE SOURCE OF WATER/SEWER: City Sewer, water Do you have a will serve letter YES NO



SURVEY PLAT

LOCATED IN THE W 1/2 NW 1/4 OF SECTION 18,
T150N, R98W, 5th P.M., MCKENZIE COUNTY, NORTH DAKOTA



- LEGEND:**
- SET 5/8" X 24" RE-BAR WITH CAP MARKED "ERICKSON LS-7156"
 - FOUND 5/8" RE-BAR
 - FOUND 5/8" RE-BAR FOR QUARTER CORNER
 - FOUND 5/8" RE-BAR FOR SECTION CORNER

DESCRIPTION - TRACT 1

A TRACT OF LAND LYING IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 150 NORTH, RANGE 98 WEST, 5TH PRINCIPAL MERIDIAN, MCKENZIE COUNTY, NORTH DAKOTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18 AND WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE N90°00'00"E ON AND ALONG THE NORTH LINE OF SECTION 18, A DISTANCE OF 356.00 FEET; THENCE S00°01'22"E, A DISTANCE OF 612.00 FEET; THENCE S90°00'00"W, A DISTANCE OF 355.97 FEET TO THE WEST LINE OF SAID SECTION 18; THENCE N00°01'30"W ON AND ALONG SAID WEST LINE, A DISTANCE OF 612.00 FEET TO THE TRUE POINT OF BEGINNING.

THIS PARCEL CONTAINS 5.00 ACRES, MORE OR LESS, AND SUBJECT TO AND TOGETHER WITH ALL APPURTENANT EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS OF RECORD.

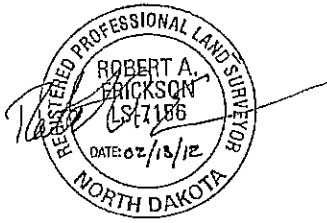
DESCRIPTION - TRACT 2

A TRACT OF LAND LYING IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 150 NORTH, RANGE 98 WEST, 5TH PRINCIPAL MERIDIAN, MCKENZIE COUNTY, NORTH DAKOTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18 THENCE S00°01'30"E ON AND ALONG THE WEST LINE OF SECTION 18, A DISTANCE OF 612.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S00°01'30"E AND CONTINUING ON SAID WEST LINE, A DISTANCE OF 2027.44 FEET TO THE WEST QUARTER CORNER OF SECTION 18; THENCE N89°52'18"E ALONG THE MID SECTION LINE OF SECTION 18, A DISTANCE OF 355.89 FEET; THENCE N00°01'22"W, A DISTANCE OF 2026.64 FEET; THENCE S90°00'00"W, A DISTANCE OF 355.97 FEET TO THE TRUE POINT OF BEGINNING.

THIS PARCEL CONTAINS 16.56 ACRES, MORE OR LESS, AND SUBJECT TO A 60 FOOT WIDE PRIVATE ROAD AND UTILITY EASEMENT BEING NORTHERLY OF, ADJOINING WITH AND PARALLEL TO THE SOUTH BOUNDARY AS SHOWN HEREON, AND TOGETHER WITH ALL APPURTENANT EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS OF RECORD.

I, ROBERT A. ERICKSON, A REGISTERED NORTH DAKOTA LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PLATTED AND DESCRIBED PARCEL OF LAND, AND THAT THIS PLAT AND DESCRIPTION ACCURATELY REPRESENTS SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.



PREPARED BY:
JACKOLA ENGINEERING & ARCHITECTURE, P.C.
2250 HWY 93 SOUTH
P.O. BOX 1134
KALISPELL, MT 59903
406-755-3208

PREPARED FOR:
GREGORY SIMONSON
DALE NAZE

PURPOSE OF SURVEY:
BOUNDARY LINE RELOCATION

DATE:
FEBRUARY 2012







Google earth

miles
km





ORDINANCE NO.

AN ORDINANCE AMENDING ARTICLE XVIII(B) OF CHAPTER XV OF THE CITY OF WATFORD CITY ORDINANCES RELATING TO PERMITTED USES FOR COMMUNITY FACILITIES

Be it ordained by the City Council of the City of Watford City, North Dakota:

...

SECTION 2. PERMITTED USES:

1. Animal Shelter
2. Farmer's Market
3. Golf course
4. Government Offices Buildings and Facilities used by Government
5. Hospital
6. Jail (city, town or county facility)
7. Juvenile Detention Facility (city, town or county facility)
8. Library
9. Museum
10. Parks and Open space
11. Recreational Facility
12. School, Primary, & Secondary, preschool, and daycare centers (having more than 15 children).

_____ moved the adoption of the foregoing Ordinance. The motion was seconded by _____. On roll call vote of the Council members, the following Council members voted "AYE": _____, and the following Council members voted "NAY": _____ Absent and not voting: _____.

WHEREUPON, the motion was passed and the Ordinance declared adopted this day of _____, 2012.

Mayor Brent Sanford
City of Watford City

ATTEST:

Laura Anderson, City Auditor

First Reading:
Second Reading:
Published:

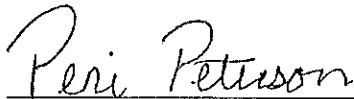


NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Watford City Planning Commission will hold a Public Hearing on August 27, 2012, at 6:00 P.M. at City Hall to make an Amendment to Chapter XV, Article XVIII (B) of the Watford City Zoning Ordinance amending Permitted Uses in the Community Facilities Zone.

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

Dated this 9th day of August 2012



Peni Peterson, Secretary
Watford City Planning Commission

Run: 2 times

Published: McKenzie County Farmer August 15, 2012
August 22, 2012

Faxed: August 9, 2012



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>8-2-12</u>	APPLICATION NUMBER: <u>V-04-2012</u>
<input type="checkbox"/> ZONE CHANGE- \$200.00 fee	PROCESSES BY: <u>P&P</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 checked="" type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>Ch# 2371</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: Gary & Artis Stevens
 APPLICANT: Gary Stevens

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Gary & Artis Stevens
 ADDRESS: 201 7th St NE Box 842
 CITY: Watford City STATE: ND ZIP CODE: 58854
 TELEPHONE: 701-842-4787 EMAIL: garystevens@ruggedwest.com
 ASSESSOR'S PARCEL NUMBER(S): _____
 LEGAL DESCRIPTION: Lots 5 of Block 2 of 1st addition to Wold Addition Watford City ND
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 201 7th St NE / 2nd Ave NE
 GROSS/NET ACREAGE: Appx .33 PRESENT ZONE CLASSIFICATION: R1
 DESIRED ZONE CLASSIFICATION: - CURRENT LAST USE: -

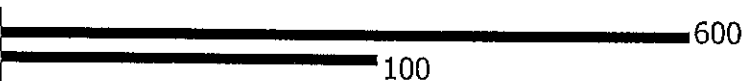
DESCRIBE YOUR REQUEST IN DETAIL. YOU MUST CITE ANY RELEVANT CODE SECTIONS, WAIVERS, OR CONDITIONAL USE PERMITS
 (USE ADDITIONAL PAGES IF NEEDED)

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

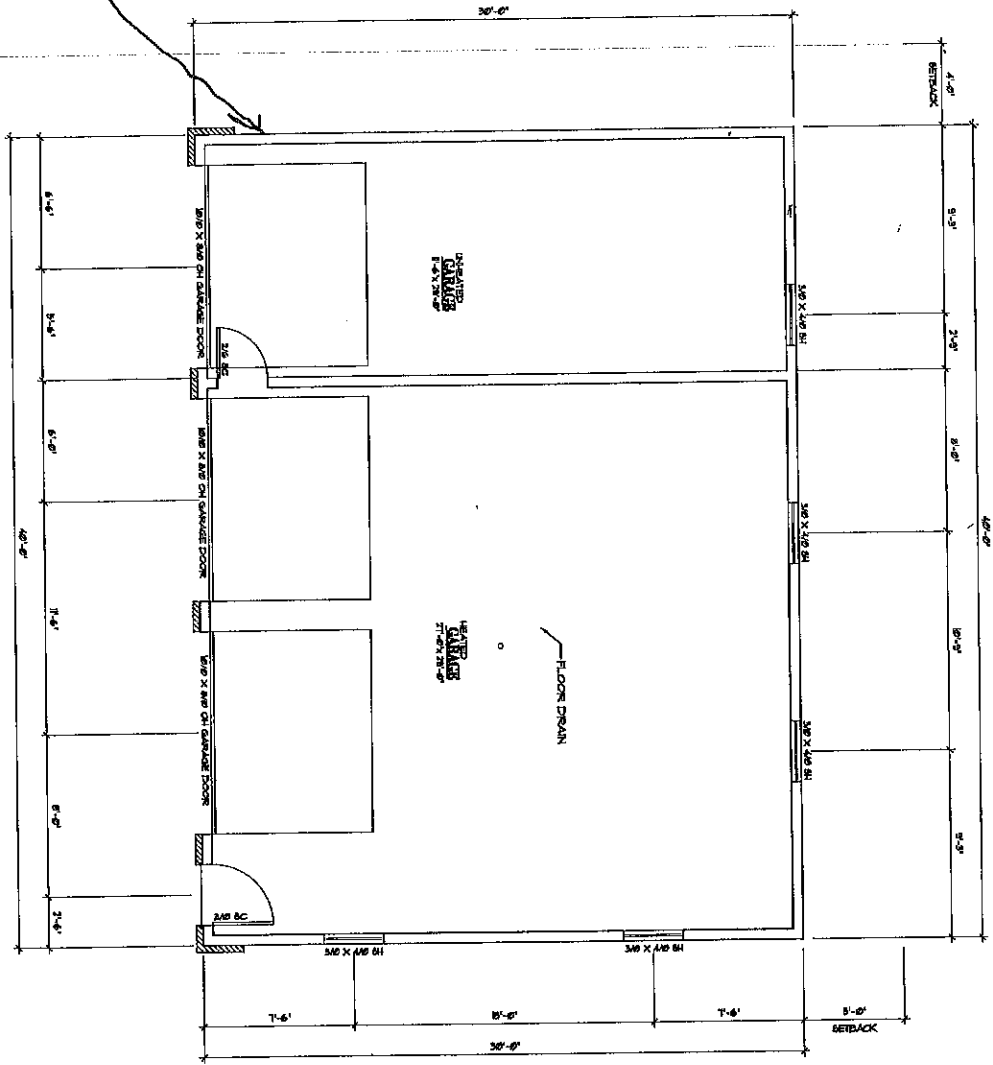


Google earth

feet
meters



1 foot overhang



MAIN LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 XXXX SQ. FT.



3

JOB NAME _____
 DATE _____

THE DRAWER HAS BEEN PREPARED FOR THE CONSTRUCTION OF ONE BAY ONLY. THE DRAWING IS NOT TO BE USED FOR THE CONSTRUCTION OF MORE THAN ONE BAY UNLESS THE CONTRACTOR HAS BEEN ADVISED BY THE ARCHITECT. THE DRAWER HAS BEEN PREPARED TO BE USED FOR ONE BAY ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

Suntel
 DESIGN • INC.
 16866 Boones Ferry Road, Suite 103, Lake Oswego, Oregon 97035
 Tel: (503) 624 0555 • Fax: (503) 624 0155
 www.suntelhomedesign.com

STEVENS GARAGE

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>8-1-12</u>	APPLICATION NUMBER: <u>ZC-27-2012</u>
<input checked="" type="checkbox"/> ZONE CHANGE- \$200.00 fee	PROCESSES BY: <u>PSR</u>	MEETING DATES: P&Z: CC:
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT- \$350.00 fee plus publishing cost	FEE: <u>200.00</u>	ADVERTISE DATE:
<input checked="" type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>CM-1165</u>	PROPERTY OWNERS NOTIFIED:
<input checked="" type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE:	
<input checked="" type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input checked="" 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 Hoyland
 APPLICANT: [Signature]

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Cory Ravnaas
 ADDRESS: 12 W Main Street, Ste.
 CITY: Dunn Center STATE: ND ZIP CODE: 58626
 TELEPHONE: 701-548-8485 EMAIL: cory@circ-l-h.com
 ASSESSOR'S PARCEL NUMBER(S): 11-00-07700
 LEGAL DESCRIPTION: See Attached
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: _____
 GROSS/NET ACREAGE: 1.67 PRESENT ZONE CLASSIFICATION: A-1
 DESIRED ZONE CLASSIFICATION: R-4 CURRENT LAST USE: Vacant Land

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

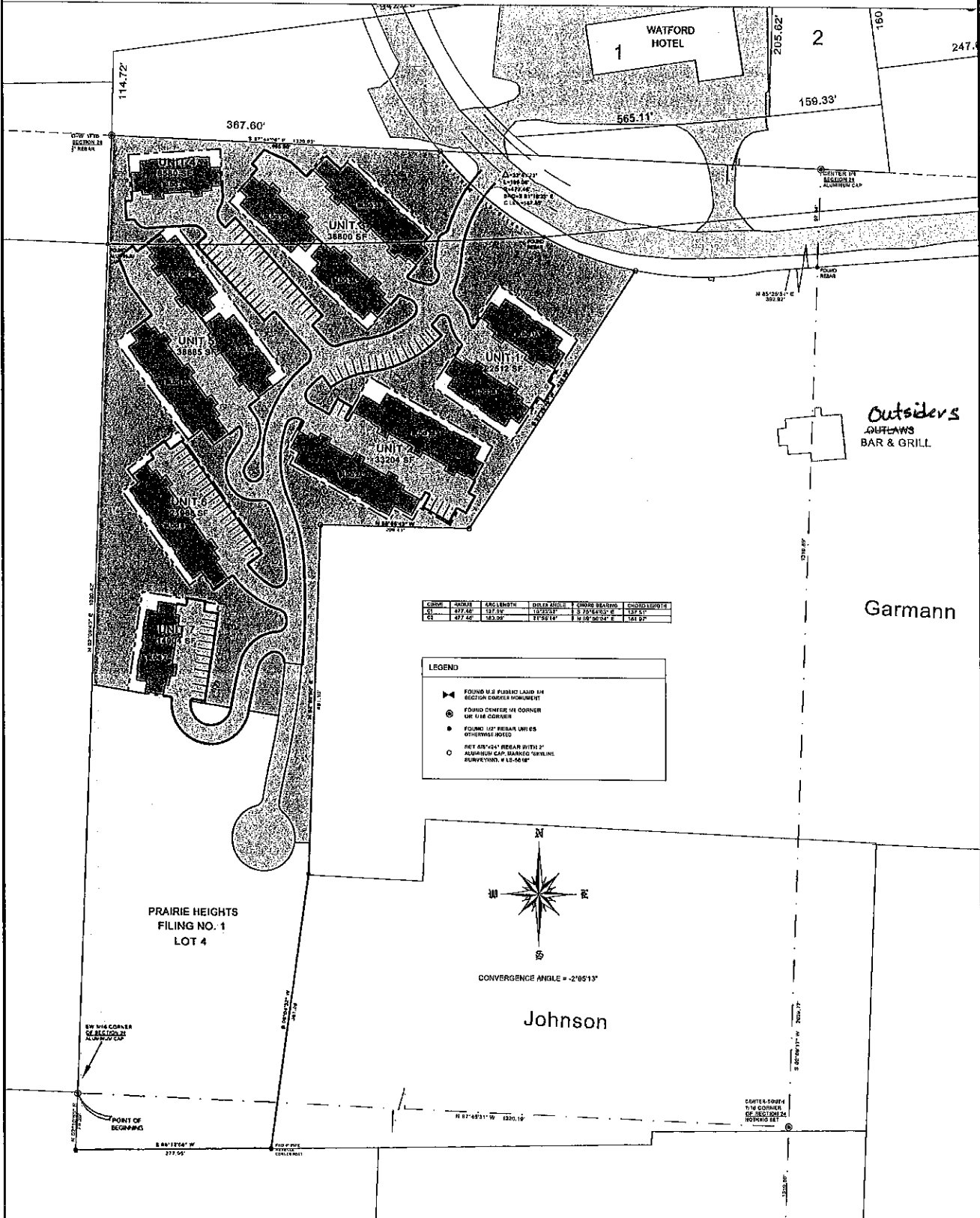
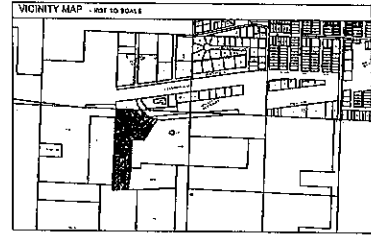
We are requesting the parcel to be rezoned to become part of the Prairie Heights development

DESCRIBE THE SOURCE OF WATER/SEWER: City water and Sewer Do you have a will serve letter YES NO

PRAIRIE VIEW HEIGHTS MASTER PLAN

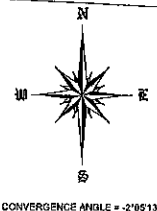
A TRACT OF LAND BEING IT #2250
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,
 TOWNSHIP 150 NORTH, RANGE 99 WEST,
 5TH PRINCIPAL MERIDIAN, MCKENZIE COUNTY, NORTH DAKOTA

PURPOSE OF SURVEY:
 SHOW PROPOSED SUBDIVISION LAYOUT
 THIS SURVEY WAS PERFORMED FOR:
 LSS HOUSING INC.



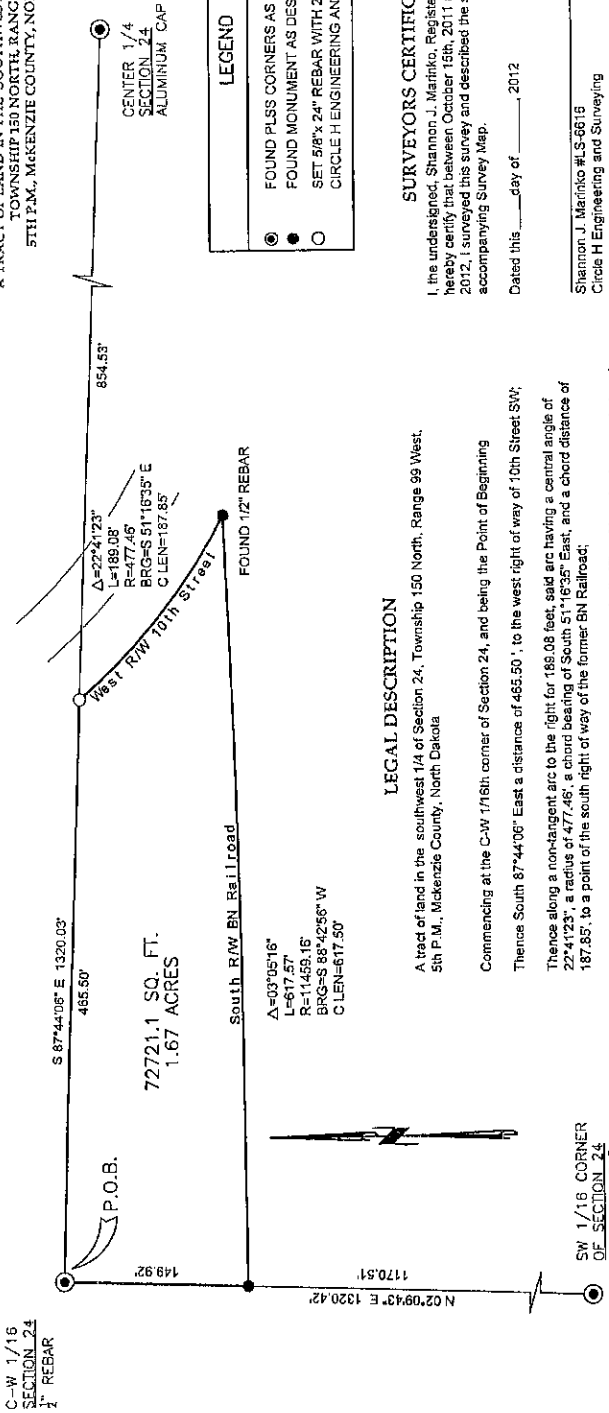
LINE	LENGTH	BEARING	CHORD LENGTH	CHORD BEARING	CHORD BEARING
C1	497.48'	S 73°14'33" E	132.25'	S 73°14'33" E	132.25'
C2	497.48'	S 73°14'33" E	132.25'	S 73°14'33" E	132.25'

- LEGEND**
- FOUND 1/2" PEGGED LAID 1/4" SECTION CORNER MARKING
 - FOUND CENTER 1/4" CORNER 1/4" IIR CORNER
 - FOUND 1/2" REBAR UNITS OTHER THAN 1000'
 - SET 40"x40" REBAR WITH 1" ALUMINUM CAP, MARKED 'GUYLINE SURVEY1000, # LS-0816'



SURVEY MAP

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF SECTION 24,
TOWNSHIP 150 NORTH, RANGE 99 WEST,
5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA.



LEGEND	
●	FOUND PLUS CORNERS AS DESCRIBED
○	FOUND MONUMENT AS DESCRIBED
○	SET 5/8" x 24" REBAR WITH 2" ALC MARKED
○	CIRCLE H ENGINEERING AND SURVEYING 6618LS

LEGAL DESCRIPTION

A tract of land in the southwest 1/4 of Section 24, Township 150 North, Range 99 West, 5th P.M., McKenzie County, North Dakota

Commencing at the C-W 1/16th corner of Section 24, and being the Point of Beginning

Thence South 87°44'06" East a distance of 465.50' to the west right of way of 10th Street Stit;

Thence along a non-tangent arc to the right for 188.08 feet, said arc having a central angle of 22°41'23", a radius of 477.46', a chord bearing of South 51°16'35" East, and a chord distance of 187.85', to a point of the south right of way of the former BN Railroad;

Thence along a non-tangent curve to the right a distance of 617.57', said arc having a central angle of 3°05'16", a radius of 617.57', a chord bearing of South 88°42'55" West, and a chord distance of 617.50', to a point on the west center 1/16th line;

Thence North 02°09'43" East a distance of 149.42' to the Point of Beginning.

Said tract contains 1.67 acres, more or less and subject to all easements of record or apparent on the ground.

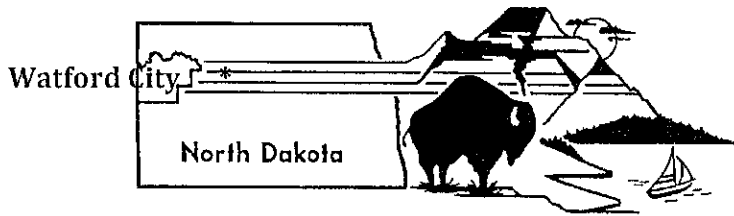
SURVEYORS CERTIFICATE

I, the undersigned, Shannon J. Marinko, Registered Land Surveyor, do hereby certify that between October 15th, 2011 and January 11th, 2012, I surveyed this survey and described the same as shown on the accompanying Survey Map.

Dated this _____ day of _____, 2012

Shannon J. Marinko #LS-5618
Circle H Engineering and Surveying

Page 1 of 1	BASIS OF BEARING BY THE NORTH Using W 150° 17' 40.8"	12 W Main, Suite B Devils Den, ND 58020 Phone: 701-782-5200 www.sch-h.com
DRAWN BY: DATE: PROJECT NO: FILE NAME:	SHM 3/25/12 127183 HOWLAND.DJT	0' SCALE BAR 50'



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

August 27, 2012, 2012

STAFF REPORT

ZC-27-2012

Zone Change

Applicant

Cory Ravnaas
12 W Main St, Suite B
Dunn Center, ND 58626

Property Owners

Warren Hovland

Property Address: SW1/4 Section 24, T150N, R99W, McKenzie County, 1.67 acres

Zone Change Requested:

A request to change the zoning of the above-referenced lot from A-2 (Agriculture) to R-4 (High Density Residential 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 on SW ¼ 24, Sec. 24, T. 150N., R. 99W. The subject property contains 1.67 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.

This portion of the Prairie View Heights development is being zoned to be consistent with the rest of the residential development. R-4 is appropriate for the conceptual development plan.

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 - C-1, Watford City
Uses - Commercial/Industrial
East: Zoning - C-1, Watford City
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 (R-4) is the highest and most intense residential district and generates the most impact to infrastructure.

Site Development

Access: The property is accessible from 3rd Ave. SW. It is a City maintained gravel road with a right-of-way width of 66'. Access could also be established from the residential street to the south.

Sewer: There are no existing city sanitary sewer mains within the property. However, there are existing sewer mains that exist on 3rd Ave. Any extension of sewer mains to the site must be the responsibility of the developer.

Water: There are no existing city water mains within the property. However, there are existing water mains on 3rd. Ave. Any extension of water mains to the site must be the responsibility of the developer.

Analysis: The proposed zoning provides a great deal of flexibility to develop the property to provide the density of multi-family the developers require. R-4 allows for a minimum of 2,000 sq/ft. per family unit.

Recommendation:

It is recommended that the Watford City Planning Commission approve a zone change from A-2 to R-4 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 for review and approval.
2. The Developer will agree to provide paved access to the development.
3. The developer must submit generalized building plans for the types of units proposed within the development for review and approval.
4. The development plan is subject to final approval by the city council.
5. 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

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>8-9-12</u>	APPLICATION NUMBER: <u>ZC-26-2012</u>
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>Perp</u>	MEETING DATES: P&Z: CC:
<input type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: <u>N/C</u>	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: City of Watford City
APPLICANT: _____

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

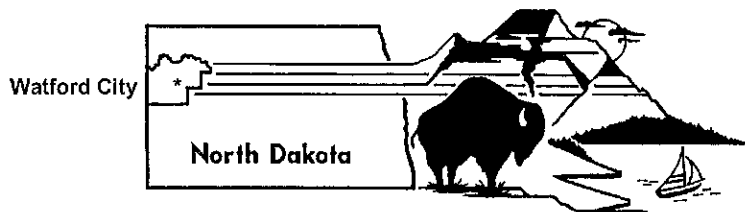
NAME: City of Watford City
ADDRESS: P.O. Box 494
CITY: Watford City STATE: ND ZIP CODE: 58854
TELEPHONE: 701-444-2533 EMAIL: _____
ASSESSOR'S PARCEL NUMBER(S): _____

LEGAL DESCRIPTION: _____
PROPERTY ADDRESS AND NEAREST CROSS STREETS: 200, 204, 208, 212, 216, 4th Ave SE
GROSS/NET ACREAGE: _____ PRESENT ZONE CLASSIFICATION: C-1
DESIRED ZONE CLASSIFICATION: C-F CURRENT LAST USE: C-1

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

Block 2, Lots 6, 7, 8, 9, 10 - Dahl's Addition - Replat of Watford

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



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

August 21, 2012

STAFF REPORT

ZC-26-2012

Zone Change

Applicant

City of Watford City
PO Box 494
Watford City, ND 58854

Property Owners

Same

Property Address: 200, 204, 208, 212, 216, 4th Ave SE

Zone Change Requested:

A request to change the zoning of the above-referenced lot from C-1 (Commercial) to C-F (Community Facilities 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 on 4th Ave. SE. The subject property contains 3 acres.

The existing property is currently developed as commercial and light industrial uses. There are City streets and municipal utilities within the subject property at this time. The site is in City limits and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

In order for the subject properties to be brought into compliance with the newly created C-F zoning district they will need to go through the formal zone change process. Planning staff has identified these properties as candidates for the C-F zone.

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 - C-1, Watford City
Use - Commercial
South: Zoning - R-2M, Watford City
Use - Residential
North: Zoning - C-F, Watford City
Uses - Park
East: Zoning - C-1, Watford City
Uses - School

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 is the "C-F" Community Facilities Zoning District. The C-F District is intended to provide for the location and development of sites suitable for necessary public buildings, structures, uses and accessory uses, and related private buildings, structures, uses, and accessory uses, open space and community recreational facilities. The development standards shall be specified in the conditional use permit process and within a development agreement.

Site Development

Access: The property is accessible from 4th. Ave SE.

Sewer: There are existing city sanitary sewer mains within the property.

Water: There are existing city water mains within the property.

Analysis: The proposed zoning of C-F brings the property into compliance with the intended use of City owned employee housing and a daycare center.

Recommendation:

It is recommended that the Watford City Planning Commission approve a zone change from the current zoning to C-F for the subject properties.

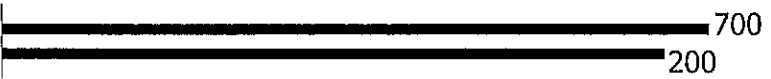
Contact:

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



Google earth

feet
meters



PLANNING COMMISSION MINUTES
WATFORD CITY, ND
July 30, 2012

The regular monthly meeting of the Watford City Planning Commission was held on Monday, July 30 2012, at 6:00 p.m. at City Hall. Present: Chairman Glen Beard. Board members: Jesse Lawrence, Shane Homiston, Cory Johnson and Rick Holm. Absent: Doug Bolken (excused), Sonja Johnson (unexcused). Also present was City Planner Curt Moen, City Attorney Wyatt Voll and Secretary Pro-tem Dawn Tschetter.

With the above mentioned present the Public Hearing was called to order at 6:00 PM by Chairman Glen Beard. Under consideration were the following:

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 12,504sq 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.

After a discussion Chairman Beard closed the Public Hearing.

The minutes for the meetings held June 25 and July 9, 2012 were reviewed. Moved by Homiston, seconded by Holm to approve the minutes as presented. All ayes. Motion carried.

UNFINISHED BUSINESS:

1. **Simple Lot Split – Simonson** Moved by CJohnson to recommend to City Council to approve the 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. Seconded by Holm and carried by the following roll call vote: ayes: Holm, CJohnson, Homiston, Lawrence. Motion carried.
2. **Simple Lot Split – McKenzie County Grazing Association** – Moved by Homiston to recommend to City Council to approve the 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. Seconded by Lawrence and carried by the following roll call vote: ayes: Holm, CJohnson, Homiston, Lawrence. Motion carried.
3. **Simple Lot Split – Stenehjem** - No action taken. Application was removed from agenda as the proposed lot (Lot 5A) is not in compliance because the lot is less than 5000 sq feet.
4. **Conditional Use Application – McKenzie County School District #1** - Moved by Holm to recommend to City Council to approve the Conditional Use Application submitted by McKenzie County School District #1 for property located at 300 3rd St SE to allow for Employee Housing (8-14' x 64' mobile homes) with the conditions set forth under Recommendations in the Staff Report. Seconded by CJohnson and carried by the following roll call vote: ayes: Holm, CJohnson, Homiston, Lawrence. Motion carried.
5. **Conditional Use Application – Knife River** - Moved by Holm to recommend to City Council to approve the Conditional Use Application submitted by Knife River for property located at 401 14th SW, 3 acres to allow for a concrete batch plant with the conditions set forth under Recommendations in the Staff Report. Seconded by Lawrence and carried by the following roll call vote: ayes: Holm, CJohnson, Homiston, Lawrence. Motion carried.
6. **Zone Change Application – Gregory Simonson (Steve's Spray Foam, LLC)** – Moved by CJohnson to recommend to City Council to approve the Zone Change Application submitted by Gregory Simonson (Steve's Spray Foam, LLC) for property located at Section 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. Seconded by Holm and carried by the following roll call vote: ayes: Holm, CJohnson, Homiston, Lawrence. Motion carried.
7. **Zone Change Application – Jarvis & Kadie Sorenson** – Moved by Homiston to recommend to City Council to approve the Zone Change Application submitted by Jarvis and Kadie Sorenson for property located at NW ¼ Section 22, T150N, R98W, McKenzie County, 92.88 acres. The applicant is requesting this property be rezoned to R-1, R-4, C-B, C-1 from

A-2. This approval is contingent on the applicants providing a detailed site map with the designated zoning prior to the next City Council meeting on August 6, 2012. Seconded by Holm and carried by the following roll call vote: ayes: Holm, CJohnson, Homiston, Lawrence. Motion carried.

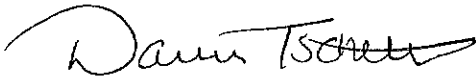
8. **Zone Change Application – Warren Hovland** – Moved by Lawrence to recommend to City Council to approve the Zone Change Application submitted by Warren Hovland for property located at E1/2SE1/4 Section 23, T150N, R99W, McKenzie County, 35 acres. The applicant is requesting this property be rezoned to H-I from A-2. Seconded by CJohnson and carried by the following roll call vote: ayes: Holm, CJohnson, Homiston, Lawrence. Motion carried.
9. **Zone Change Application – Travis Evans** - Moved by Holm to recommend to City Council to approve the 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 from A-2. Seconded by CJohnson and carried by the following roll call vote: ayes: Holm, CJohnson, Homiston, Lawrence. Motion carried.
10. **Subdivision Preliminary Plat – Evans** - Moved by Homiston to recommend to City Council to approve the Subdivision Preliminary Plat submitted 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. Seconded by Lawrence and carried by the following roll call vote: ayes: Holm, CJohnson, Homiston, Lawrence. Motion carried.
11. **Subdivision Preliminary Plat – Sorenson**- Moved by CJohnson to recommend to City Council to approve the Subdivision Preliminary Plat submitted by Jarvis and Kadie Sorenson for property located at NW ¼ Section 22, T150N, R98W, McKenzie County, 92.88 acres. Plat of The Crossings at Watford City Subdivision. Seconded by Lawrence and carried by the following roll call vote: ayes: Holm, CJohnson, Homiston, Lawrence. Motion carried.
12. **Subdivision Preliminary Plat – GT Investments, Inc**- Moved by Lawrence to recommend to City Council to approve the Subdivision Preliminary Plat submitted 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. Seconded by Holm and carried by the following roll call vote: ayes: Holm, CJohnson, Homiston, Lawrence. Motion carried.
13. **Subdivision Final Plat – CKW Properties, LLC** - Moved by Homiston to recommend to City Council to approve the Subdivision Final Plat submitted by CKW Properties, LLC for property located at Part of Government Lot 3 & 4, Section 19, T150N, R98W, McKenzie County, 48.35 acres. This approval is contingent on an approved Development Agreement and proof that bonding is in place. Plat of South Park Addition. Seconded by CJohnson and carried by the following roll call vote: ayes: Holm, CJohnson, Homiston, Lawrence. Motion carried.

BUILDING PERMITS:

Building Permits for July were reviewed

Holm moved, CJohnson seconded a motion to adjourn the meeting. All ayes. Motion carried. There being no further business, the meeting was adjourned.

Glen Beard
Chairman


Dawn Tschetter
Secretary Pro-tem



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: 565-03-2012
<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 #: 02 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 Stenchjem, 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 108th 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

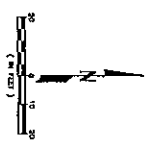
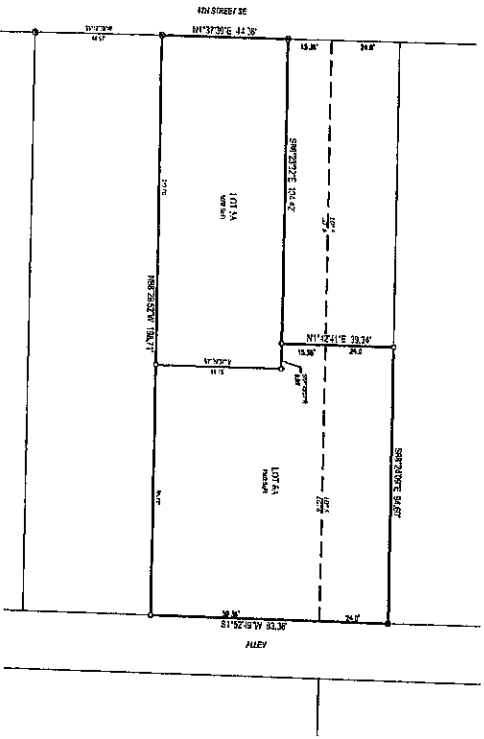
revised plat for re-submittal 8/24/12

Planning Commission 7-30-2012

1. Simple Lot Split - Stenehjem - No action taken. Application was 5000 sq feet. removed from agenda as the proposed lot (Lot 5A) is not in compliance because the lot is less than

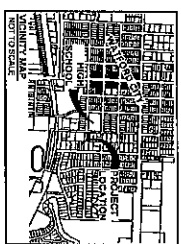
City Council 8-06-12

PLAT OF LOTS 5A & 6A in EAST WATFORD A Replat of Portions of Lots 5 and 6 of East Watford in the SW1/4NW1/4 Section 19, T150N, R98W, 5th PM, Watford City, McKenzie County, ND



BASIS OF MEASUREMENT
 MEASUREMENTS MADE BY THE SURVEYOR
 IN ACCORDANCE WITH THE RULES AND
 REGULATIONS OF THE NORTH DAKOTA
 SURVEYING BOARD.

PLAN
 NORTH DAKOTA
 SURVEYING BOARD
 REGISTRATION NO. 1000
 WATFORD CITY, ND



Symbol	Description
○	MEASURED AND VERIFIED
●	MEASURED AND CALCULATED
○	MEASURED AND CALCULATED
○	MEASURED AND CALCULATED
○	MEASURED AND CALCULATED
○	MEASURED AND CALCULATED
○	MEASURED AND CALCULATED

CERTIFICATE OF COUNTY ENGINEER

I, Mark Anderson, Engineer in Charge of the McKenzie County Engineering Department, do hereby certify that the above described plat and accompanying map and schedule of land area and acreage are correct and conform to the laws of the State of North Dakota and the Rules and Regulations of the North Dakota Surveying Board.

Dated this 09th day of August, 2012.

CERTIFICATE OF CITY ENGINEER

I, Robert Sorenson, Engineer for the City of Watford City, North Dakota, do hereby certify that the above described plat and accompanying map and schedule of land area and acreage are correct and conform to the laws of the State of North Dakota and the Rules and Regulations of the North Dakota Surveying Board.

Dated this 09th day of August, 2012.

CERTIFICATE OF RECORDER

I, Zen Anderson, Recorder for the County of McKenzie, North Dakota, do hereby certify that the above described plat and accompanying map and schedule of land area and acreage are correct and conform to the laws of the State of North Dakota and the Rules and Regulations of the North Dakota Surveying Board.

Dated this 09th day of August, 2012.

DESCRIPTION
 The first of the above described lots is a portion of the SW1/4NW1/4 of Section 19, Township 150 North, Range 98 West, 5th Principal Meridian, McKenzie County, North Dakota, and contains 101.74 acres of land. The second of the above described lots is a portion of the SW1/4NW1/4 of Section 19, Township 150 North, Range 98 West, 5th Principal Meridian, McKenzie County, North Dakota, and contains 101.74 acres of land. The total area of the above described lots is 203.48 acres.

CERTIFICATE OF CONSENT AND DECLARATION

I, Mark Anderson, Engineer in Charge of the McKenzie County Engineering Department, do hereby declare that the above described plat and accompanying map and schedule of land area and acreage are correct and conform to the laws of the State of North Dakota and the Rules and Regulations of the North Dakota Surveying Board.

Dated this 09th day of August, 2012.

STATE OF NORTH DAKOTA

COUNTY OF McKENZIE

CITY OF WATFORD

My commission expires 09th day of August, 2012.

CERTIFICATE OF SURVEYOR

I, Mark Anderson, Professional Land Surveyor, do hereby certify that the above described plat and accompanying map and schedule of land area and acreage are correct and conform to the laws of the State of North Dakota and the Rules and Regulations of the North Dakota Surveying Board.

Dated this 09th day of August, 2012.

STATE OF NORTH DAKOTA

COUNTY OF McKENZIE

CITY OF WATFORD

My commission expires 09th day of August, 2012.

CERTIFICATE OF CITY COMMISSION

The City of Watford City, ND, has approved the replat of the above described land area and acreage and has authorized the engineer to prepare the plat and accompanying map and schedule of land area and acreage.

Dated this 09th day of August, 2012.

STATE OF NORTH DAKOTA

COUNTY OF McKENZIE

CITY OF WATFORD

My commission expires 09th day of August, 2012.

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, Mark Anderson, Chairman of the Planning and Zoning Commission, do hereby certify that the above described plat and accompanying map and schedule of land area and acreage are correct and conform to the laws of the State of North Dakota and the Rules and Regulations of the North Dakota Surveying Board.

Dated this 09th day of August, 2012.

STATE OF NORTH DAKOTA

COUNTY OF McKENZIE

CITY OF WATFORD

My commission expires 09th day of August, 2012.







August 24, 2012

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

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

Dear Curt:

Attached is a revised Preliminary Plat for the Crossings at Watford City. The Preliminary Plat has been revised to incorporate a 300-foot right-of-way through the subject property to accommodate a future DOT bypass roadway. The revised plat also includes additional right-of way to accommodate connection of Highway 23 with the future bypass roadway.

Please find enclosed the following items for your review of a revised preliminary plat:

- A Division of Land / Planning Application.
- Division of Land Affidavit
- One pdf of 11"x17" revised Preliminary PLat
- One pdf of 11"x17" of a revised conceptual site plan generated by the developer's land planner.

Hard copies can follow via mail if required.

Project Description

This project consists of a 90.48-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 multi-family dwellings. The revised preliminary plat shows the proposed zoning. The land is currently used for agriculture, and two petroleum product pipelines cross the property. Final Platting and construction will occur in phases beginning with the southeasterly and northwesterly portions of the property.

Zoning. Revised proposed zoning includes R4 and CB as shown on the revised 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 60' and 80' rights-of-ways. Access to the eastern portion of the development will be from the intersection of proposed L Street and Highway 23. Eventually connection will be made to the future bypass roadway with proposed L

Street and Highway 23. The western portion of the development will be accessed through two proposed connections to County Road 37. Final street names will be included on the final plat.

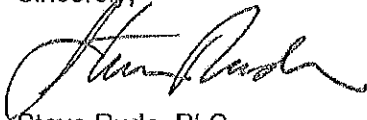
Site Grading. If the proposed configuration is approved, an overall site grading plan will be developed for this and future development phases.

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.

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

Sincerely,

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

Steve Rude, PLS
Land Surveyor



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:	APPLICATION NUMBER:
<input checked="" type="checkbox"/> SUBDIVISION TENTATIVE MAP	PROCESSED BY:	PLANNING AND ZONING: _____
<input type="checkbox"/> SUBDIVISION FINAL MAP	FEE:	CITY COUNCIL: _____ BOCC (IF APPLICABLE): _____
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #:	SECTION, TOWNSHIP, RANGE: 22 150N 98W 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>702-225-9636</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: County Road 37 and ND Highway 23

GROSS/NET ACREAGE: 90.48 Acres NUMBER OF LOTS: 28

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

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.

AFFIDAVIT TO ACCOMPANY CITY OF WATFORD CITY DIVISION OF LAND APPLICATION

APP# _____

Application/Owner: Bakken Development Solutions

In the State of KY, County of Jefferson

I/We Bakken Development Solutions

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

(check appropriate map type)

Subdivision of Land Tentative Map

Parcel Map

Subdivision of Land Final Map



(Signature)
Ethan Althaus
Construction Manager
(Printed name & title)

(Signature)

(Printed name & title)

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

Witness my hand and official seal this the 21 day of AUGUST, 2012

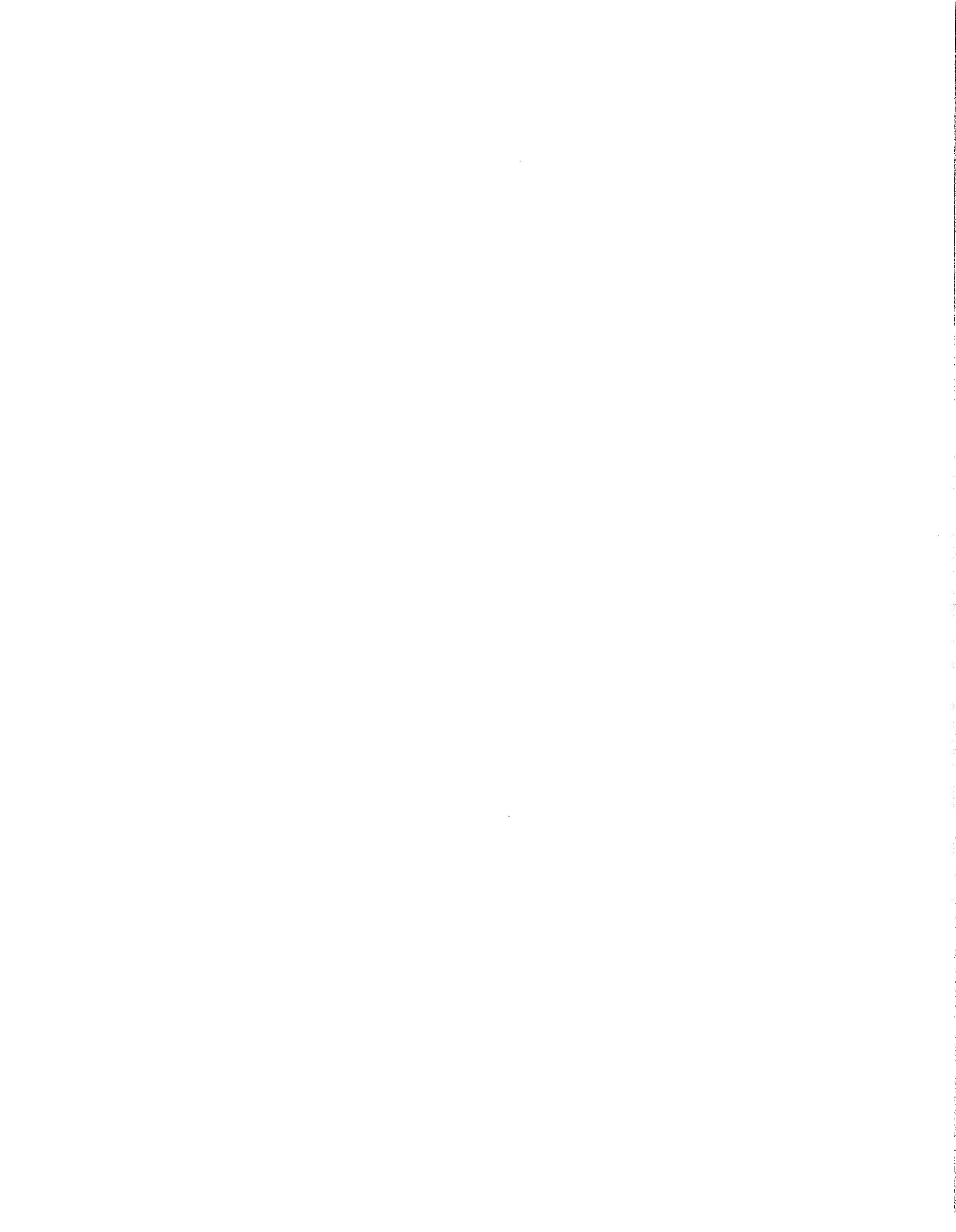
(SEAL) 

Lola Cecile Wilson
Notary Public

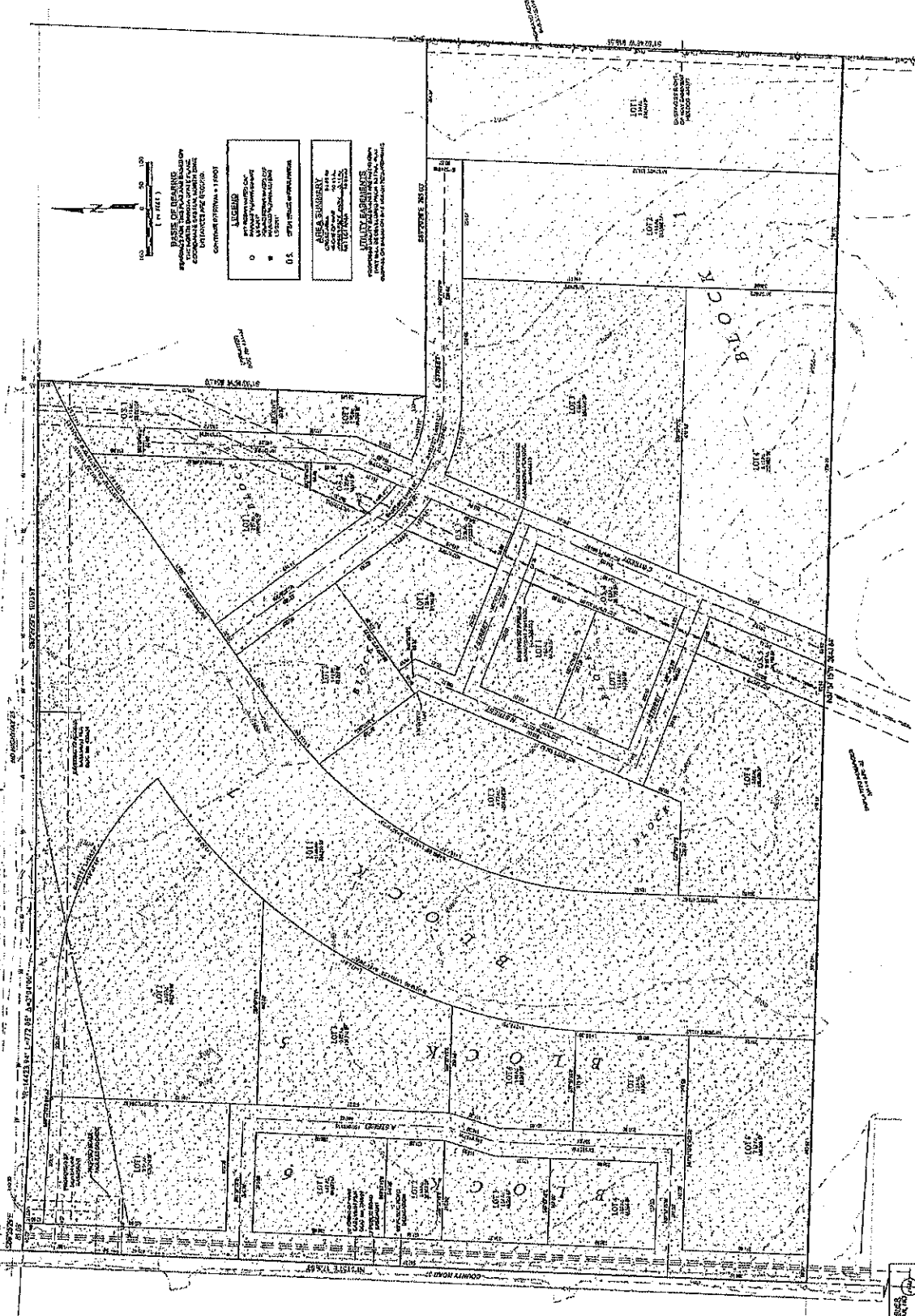
My Commission expires: 11/28/2016


State of KY
County of JEFFERSON





PRELIMINARY PLAT of THE CROSSINGS at WATFORD CITY





 1" = 166.7'

BASE OF BEARING
 ALL BEARINGS ARE GIVEN AS
 ANGLE MEASURED FROM
 SOUTH TO THE RIGHT
 UNLESS OTHERWISE NOTED
 DISTANCES IN FEET
 UNLESS OTHERWISE NOTED

LEGEND
 O BOUNDARY OF NEIGHBORING
 SECTION
 W WATERWAY
 D.S. CENTERLINE OF HIGHWAY

AREA SURVEY
 ALL SURVEYS MADE BY
 G. W. WATSON, JR.
 CIVIL ENGINEER
 LICENSE NO. 11155
 STATE OF NORTH DAKOTA

NOTICE
 THIS PLAT IS SUBJECT TO
 THE REVISIONS AND
 CORRECTIONS AS SHOWN
 ON THE ORIGINAL PLAT
 AND AS THEY MAY BE
 MADE FROM TIME TO TIME

PROPOSED ZONING
 R-1
 C-1
 I-1

WAES
 WAES ENGINEERING AND SURVEYING, P.C.
 1500 WEST 10TH AVENUE, SUITE 100
 WATFORD CITY, ND 58201
 PHONE: (701) 852-1111 FAX: (701) 852-1112
 WWW.WAESND.COM

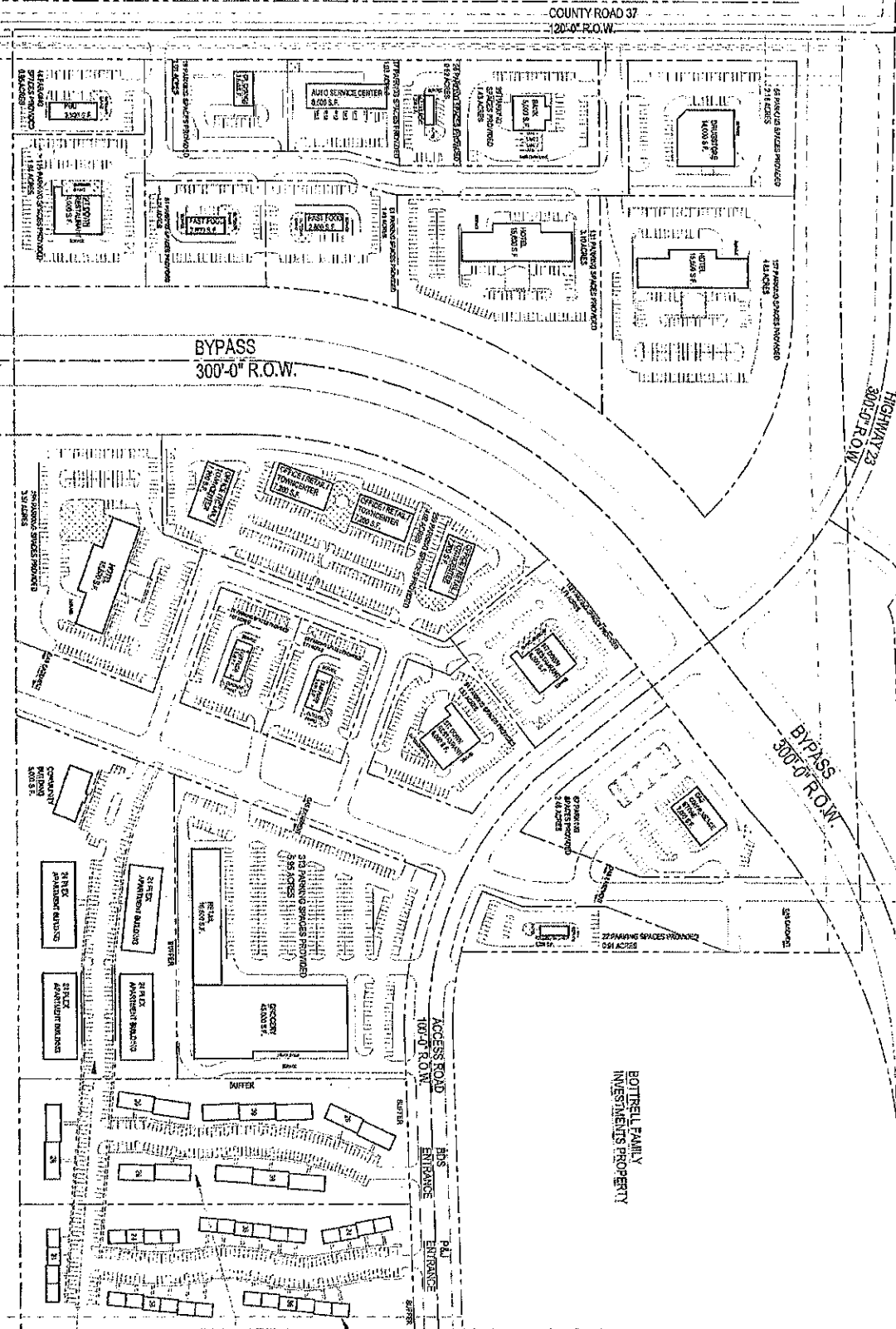
REGISTERED SURVEYOR
 G. W. WATSON, JR.
 LICENSE NO. 11155
 STATE OF NORTH DAKOTA

BÄKKEN
 DEVELOPMENT SOLUTIONS
 Commercial Development • Construction Management
 Bäckken Development Solutions, LLC
 10000 West 13th Avenue, Suite 100
 Denver, CO 80202

THE CROSSINGS
 AT WATKINS CITY

THE DESIGN, CONSTRUCTION AND RELATED SERVICES ARE THE PROPERTY OF THE ARCHITECT. ANY REUSE OF THE DESIGN OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT'S USE OF ANY TRADEMARK OR SERVICE MARK IS SOLELY FOR IDENTIFICATION PURPOSES AND SHALL BE LIMITED TO AIA PRIVATE EQUITY. ALL RIGHTS ARE RESERVED AND WILL REMAIN THE PROPERTY OF AIA PRIVATE EQUITY.

BAYUS
 ARCHITECTS
 10000 West 13th Avenue, Suite 100
 Denver, CO 80202
 303.751.1000
 www.bayus.com



PHILIPPS & JORDAN APARTMENT COMMUNITY
 6 TOWNHOME UNIT BUILDINGS
 30 BEDD TOWNHOMES
 180 BEDS
 184 PARKING SPACES PROVIDED
 4.73 ACRES

SARVEN APARTMENT COMMUNITY
 6 APARTMENT UNIT BUILDINGS GROUPS
 182 EFFICIENCY UNITS
 186 PARKING SPACES PROVIDED
 4.73 ACRES

BOTTRELL FAMILY INVESTMENTS PROPERTY

MULTI FAMILY APARTMENT BUILDINGS
 (A) 24 PLEX 3 STORY APARTMENT BUILDINGS
 88 APARTMENT UNITS
 8000 S.F. COMMUNITY BUILDING
 178 PARKING SPACES PROVIDED
 5.10 ACRES

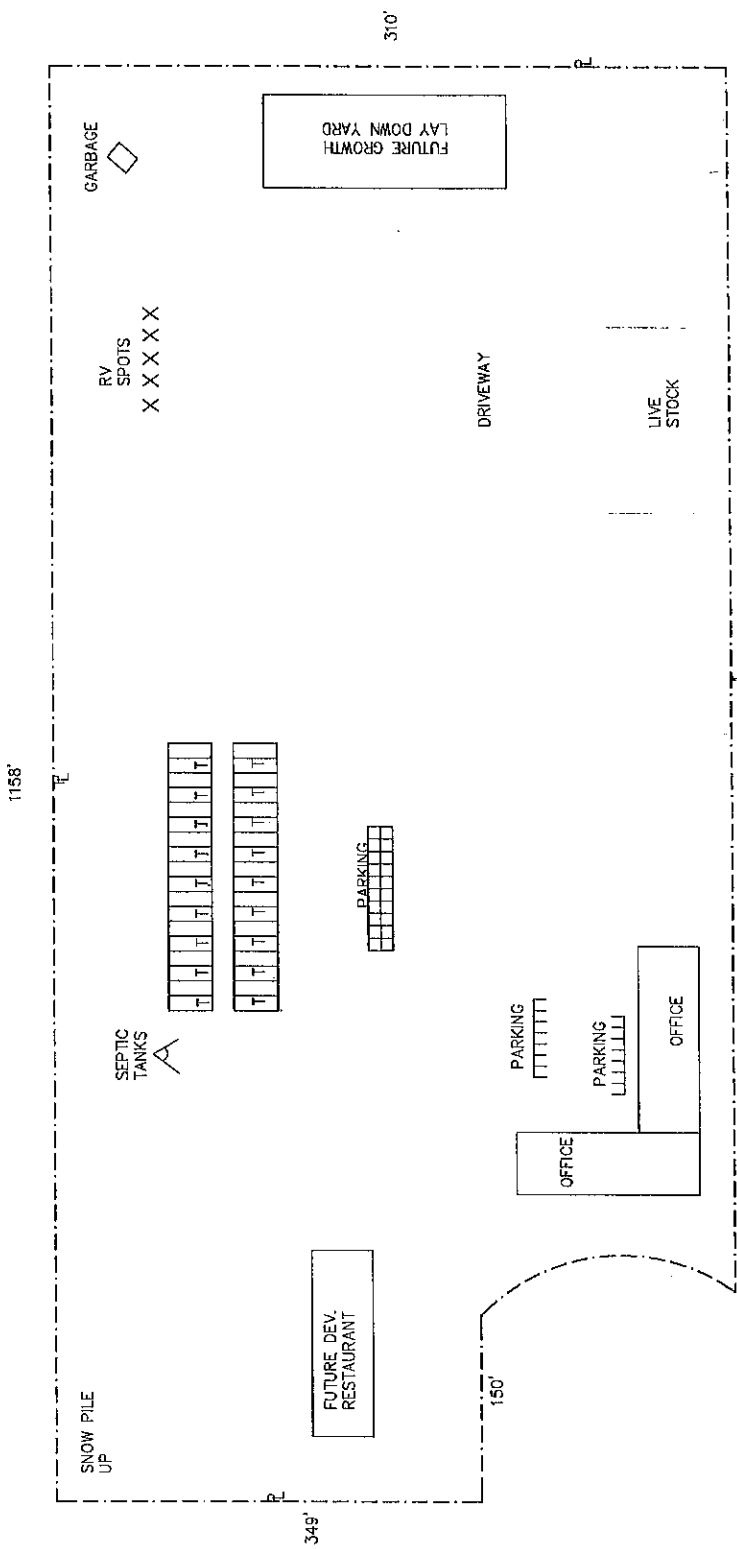
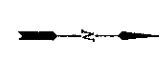


WC Live Stock Assoc
8-1-12

DATE	DESCRIPTION	MARK
09/22/12	PER APPROVAL	A
BY		

502 3rd AVENUE
SITE PLAN
HKE
S.W. WATFORD CITY
NORTH DAKOTA

DATE DRAWN: 08/01/12
CHECKED: [Signature]
DATE: 08/01/12
PROJECT NO.: 2012-1156
SHEET: C1.0



3rd AVENUE

SITE PLAN
SCALE DATE



1st Millennium Const
 Watford City Live Stock Assoc
 7-11-71

- ⊗ - SEPTIC HOLDING TANK
- △ - Existing Light Pole
- T = 10' x 38' TRAILER, b/c

