

**APPLICANT SIGNATURE:** (IF DIFFERENT THAN OWNER)  
 As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans submitted are in all respects true and correct to the best of my knowledge and belief.

APPLICANT SIGNATURE: [Signature] DATE: 7, 11, 18

APPLICANT PRINT NAME: \_\_\_\_\_ APPLICANT TITLE: \_\_\_\_\_

**PROPERTY OWNER(S) AFFIDAVIT**  
 I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.

PROPERTY OWNER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

PROPERTY OWNER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

**PROPERTY OWNER NOTARY**

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me, the undersigned, a notary public for the state of \_\_\_\_\_, personally appeared, \_\_\_\_\_ known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

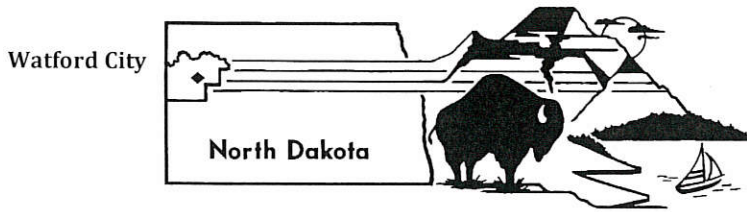
\_\_\_\_\_  
 (NOTARIAL SEAL)  
 Notary Public

Notary Public for the state of \_\_\_\_\_  
 Residing at \_\_\_\_\_  
 My Commission Expires \_\_\_\_\_

▼ OFFICE USE ONLY ▼

<input type="checkbox"/> COPY OF PROPERTY DEED <input type="checkbox"/> COPY OF TITLE REPORT <input type="checkbox"/> COPY OF TITLE MEMORANDUM <input type="checkbox"/> .PDF & LEDGER SIZE REVIEW COPY OF PLAT <input type="checkbox"/> VICINITY MAP <input type="checkbox"/> LEGAL DESCRIPTION <input type="checkbox"/> JUSTIFICATION LETTER <input type="checkbox"/> ORIGINAL SURVEYOR STAMP & SIGNATURE ON 24"X36" PLAT	<b>LEGAL NOTICE DATES:</b> <u>7, 18, 18</u> <u>7, 25, 18</u>	<b>MEETING DATES:</b> PLANNING COMMISSION: <u>7, 30, 18</u> CITY COUNCIL: <u>8, 6, 18</u>
	<input checked="" type="checkbox"/> ADJACENT PROPERTY OWNER NOTICES MAILED	<b>PAYMENT: \$1,125.00 + \$15.00 PER LOT</b> DATE RECEIVED: _____/_____/_____ AMOUNT: \$ <u>NA</u> <input type="checkbox"/> CARD <input type="checkbox"/> CASH <input type="checkbox"/> CHECK # _____

**INVOICE:**  
 INVOICE NUMBER: \_\_\_\_\_ NA  
 DATE CREATED: \_\_\_\_/\_\_\_\_/\_\_\_\_ BY: \_\_\_\_\_



**City of Watford City**  
213 2<sup>nd</sup> St., NE / PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
[cityofwatfordcity.com](http://cityofwatfordcity.com)

July 6, 2018

## **STAFF REPORT**

### **Subdivision Preliminary Plat**

#### **APPLICANT:**

City of Watford City  
213 2<sup>nd</sup> St. NE  
Watford City ND, 58854

#### **PROPERTY OWNERS:**

City of Watford City

#### **PROPERTY LOCATION:**

Section 15, Township, 150 Range, PID: 200010100; 420 Hwy 1806 in 98 of Watford City, McKenzie County, North Dakota.

#### **REQUEST:**

Preliminary review of the subdivision plat for Shaffer Cemetery.

#### **ZONING:**

CF- Community Facility

#### **CURRENT USE:**

Shaffer Cemetery

#### **REFERENCES:**

City of Watford City Municipal Code of Ordinances: *CHAPTER XV- ZONING ORDINANCE, ARTICLE XXX- SUBDIVISION REGULATIONS, SECTION 5- APPROVAL OF PLATS AND SECTION 6- PROCEDURE FOR APPROVAL OF PLATS: "Plat approval as required herein and in conformity with statutory authority within the Planning Commission's territorial jurisdiction, shall be by the Planning Commission, with confirmation approval by the City Council. In all cases where land is offered for dedication for streets, utilities, or other public purposes, the governing body affected shall act to accept or reject the offer of dedication and the deed for the fee to such lands. The approval of other jurisdictional Planning Commissions shall be required on all plats of land situated within the unincorporated jurisdiction of the City of Watford City, North Dakota."*

#### **DISCUSSION:**

Shaffer Cemetery is nearing capacity for the plots that are currently available. The city is moving forward with recording Shaffer Cemetery Second Addition to accommodate the need for future use. This addition to the cemetery will consist of 7.14 Acres and will include 6 blocks. Block 1 - 200 plots, Block 2 - 240 plots, Block 3 - 68 plots, Block 4 - 240 plots, Block 5 - 288 plots, and Block 6 - 240 plots.

**SITE DEVELOPMENT:**

Access: *The property is accessible from County Road 35.*

Sewer: *The property has access to City sanitary sewer.*

Water: *The property has access to City water.*

**SURROUNDING LAND USE:**

North: Zoning – AG: Agriculture  
Use - Farm Land

East: Zoning – R-1: Single Family Home/ AG: Agriculture  
Use - Single Family Homes/ Farm Land

South: Zoning – AG: Agriculture  
Use - Undeveloped

West: Zoning – C2- Commercial/ Services District  
Use - Undeveloped

**RECOMMENDATION:**

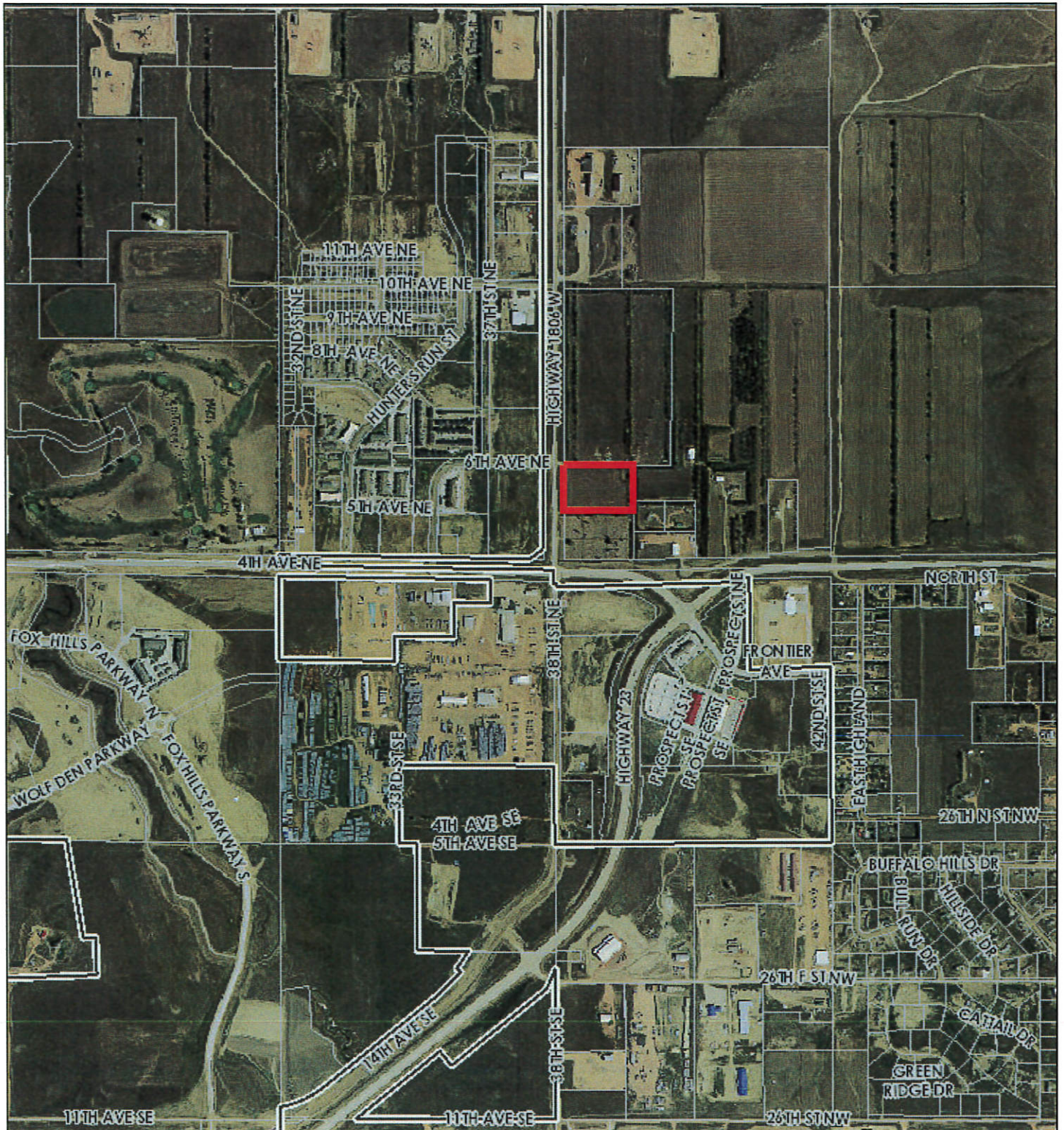
It is the recommendation of the Planning Department Staff to Approve the Shaffer Cemetery Second Addition Subdivision Preliminary Plat.

**PLANNING DEPARTMENT STAFF CONTACT:**

Becky Smith  
[basmith@nd.gov](mailto:basmith@nd.gov)  
(701)444-8402

LaRissa Bertram  
[lbertram@nd.gov](mailto:lbertram@nd.gov)  
(701)444-8406

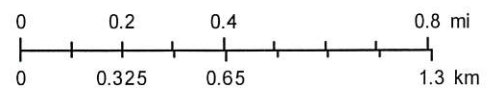
# Shaffer Cemetary



July 18, 2018

1:23,874

- StreetCenterlines
-  Watford City Limits
-  Extra-Territorial Area (ETA)
-  Cherry Creek
-  Parcels from McKenzie County



GIS, Watford City, AE2S

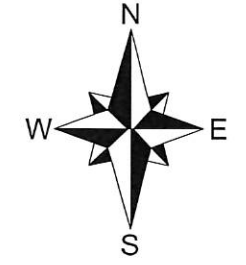
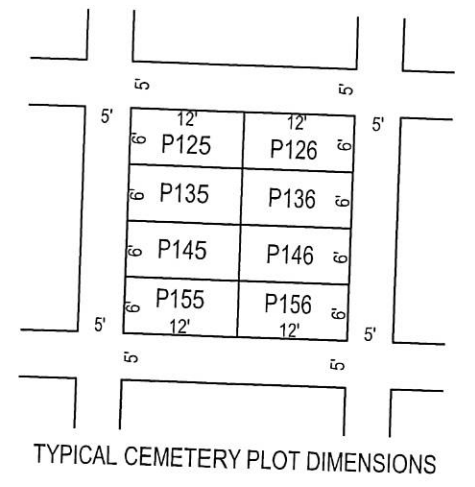
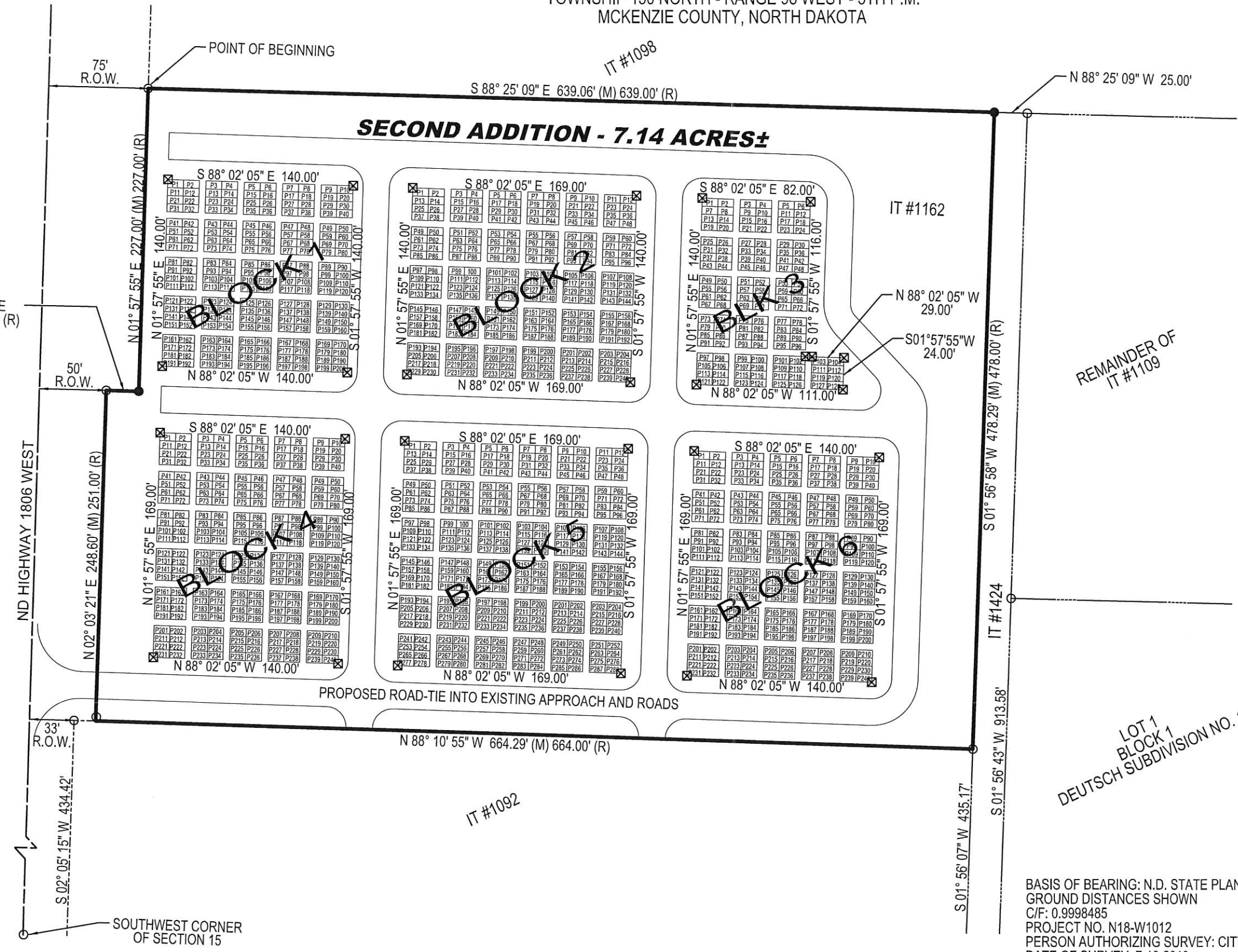






# A PRELIMINARY PLAT OF SHAFER CEMETERY - SECOND ADDITION

A TRACT IN IRREGULAR TRACT NO. 1162  
AS LOCATED IN THE SW1/4 OF SECTION 15  
TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.  
MCKENZIE COUNTY, NORTH DAKOTA

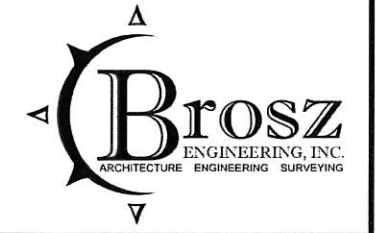


SCALE  
1" = 80'

- = REBAR & CAP SET
- = PIN FOUND
- = STONE FOUND
- ⊗ = REBAR SET
- ⊗ = COMPUTED (NO MONUMENT)
- = SECTION LINE
- = QUARTER LINE
- = SIXTEENTH LINE
- = PROPERTY LINE
- - - = EXISTING R.O.W. LINE

LOT 1  
BLOCK 1  
DEUTSCH SUBDIVISION NO. 1

BASIS OF BEARING: N.D. STATE PLANE - NORTH ZONE  
 GROUND DISTANCES SHOWN  
 C/F: 0.9998485  
 PROJECT NO. N18-W1012  
 PERSON AUTHORIZING SURVEY: CITY OF WATFORD CITY  
 DATE OF SURVEY: 7-10-2018





7.

# Land Use Application

*Zone Change*

Brian Lindemann

PID: 110007620, located: W ½ SW ¼ of Section 12, Township 150, Range 99

ST by 6-6 to  
Becky  
Planning Comm.  
& City Council  
Industrial



# LAND USE

## ZONE CHANGE

APPLICATION  
THE CITY OF WATFORD CITY  
213 2<sup>ND</sup> ST NE / PO BOX 494  
WATFORD CITY, NORTH DAKOTA

**APPLICATION FEE:**  
**\$300.00**

**REQUIREMENTS:** All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Zone Change Application* may be submitted in order to consider a changing the zoning district of property. Zoning Districts are set as specific areas within the City and/or ETA in order to govern the use of the property as well as such regulations pertaining to the height, area, size, and intensity of buildings, land, and open spaces. Along with this application, please submit the following: N.D. Professional survey of the property in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for *Zone Change* and a copy of current property deed(s) and/or title report. For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances: CHAPTER XV, ARTICLE XXVI: AMENDMENTS.*

### PROPERTY OWNER INFORMATION

OWNER NAME(S): Rick A. Holm      PHONE NUMBER:      EMAIL:  
MAILING ADDRESS: Watford City, ND 58854

### APPLICANT INFORMATION Same as Owner

APPLICANT NAME: H2O Express LLC      PHONE NUMBER: 605-212-6090      EMAIL: h2oexpressllc@gmail.com  
MAILING ADDRESS: P.O. Box 310, Watford City, ND 58854

### DEVELOPER INFORMATION

DEVELOPER NAME: To be determined      PHONE NUMBER:      EMAIL:  
MAILING ADDRESS:

### PROPERTY INFORMATION

PROPERTY ADDRESS: 14<sup>th</sup> St. N.W.      CURRENT ZONING DISTRICT: City      PROPOSED ZONING DISTRICT: Industrial  
PARCEL NUMBER(S): 11000 4350      LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) 12-150-99  
N 20 acres in W 1/2 W 1/2 SW 1/4 EXIT #2608, 2678, 2699, 2700, + 2786  
CURRENT USE OF PROPERTY: Pasture      PROPOSED USE OF PROPERTY: Trk Drivling, Trk Repair Shop, Trk Parking, Office

### DESCRIPTION Please give a brief description of the proposed Zone Change.

Change zoning to allow as described proposed use of property.

### APPLICANT SIGNATURE: (IF DIFFERENT THAN OWNER)

As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans submitted are in all respects true and correct to the best of my knowledge and belief.

APPLICANT SIGNATURE: Brian P. Lindemann      DATE: 6 / 5 / 18  
H2O Express LLC

APPLICANT PRINT NAME: Brian P. Lindemann      APPLICANT TITLE: Partner

**PROPERTY OWNER(S) AFFIDAVIT**

I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.

PROPERTY OWNER SIGNATURE:

Rick A. Holm

DATE:

6 / 2 / 18

PROPERTY OWNER SIGNATURE:

\_\_\_\_\_

DATE:

\_\_\_\_/\_\_\_\_/\_\_\_\_

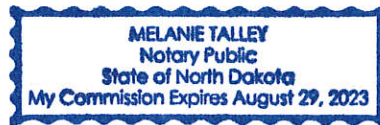
**PROPERTY OWNER NOTARY**

On this 4<sup>th</sup> day of June, 2018 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Rick A Holm known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

Melanie Talley

Notary Public

(NOTARIAL SEAL)



Notary Public for the state of ND

Residing at Watford City

My Commission Expires \_\_\_\_\_

**OFFICE USE ONLY**

- COPY OF PROPERTY DEED
- COPY OF TITLE REPORT
- COPY OF TITLE MEMORANDUM
- .PDF & LEDGER SIZE REVIEW COPY OF SITE PLAN
- VICINITY MAP
- LEGAL DESCRIPTION
- JUSTIFICATION LETTER
- ORIGINAL SURVEYOR STAMP & SIGNATURE ON PLAN

LEGAL NOTICE DATES:

7, 13, 18

7 / 1 / 18

ADJACENT PROPERTY OWNER NOTICES MAILED

MEETING DATES:

PLANNING COMMISSION:

7, 30, 18

CITY COUNCIL:

8, 6, 18

INVOICE:

INVOICE NUMBER: \_\_\_\_\_

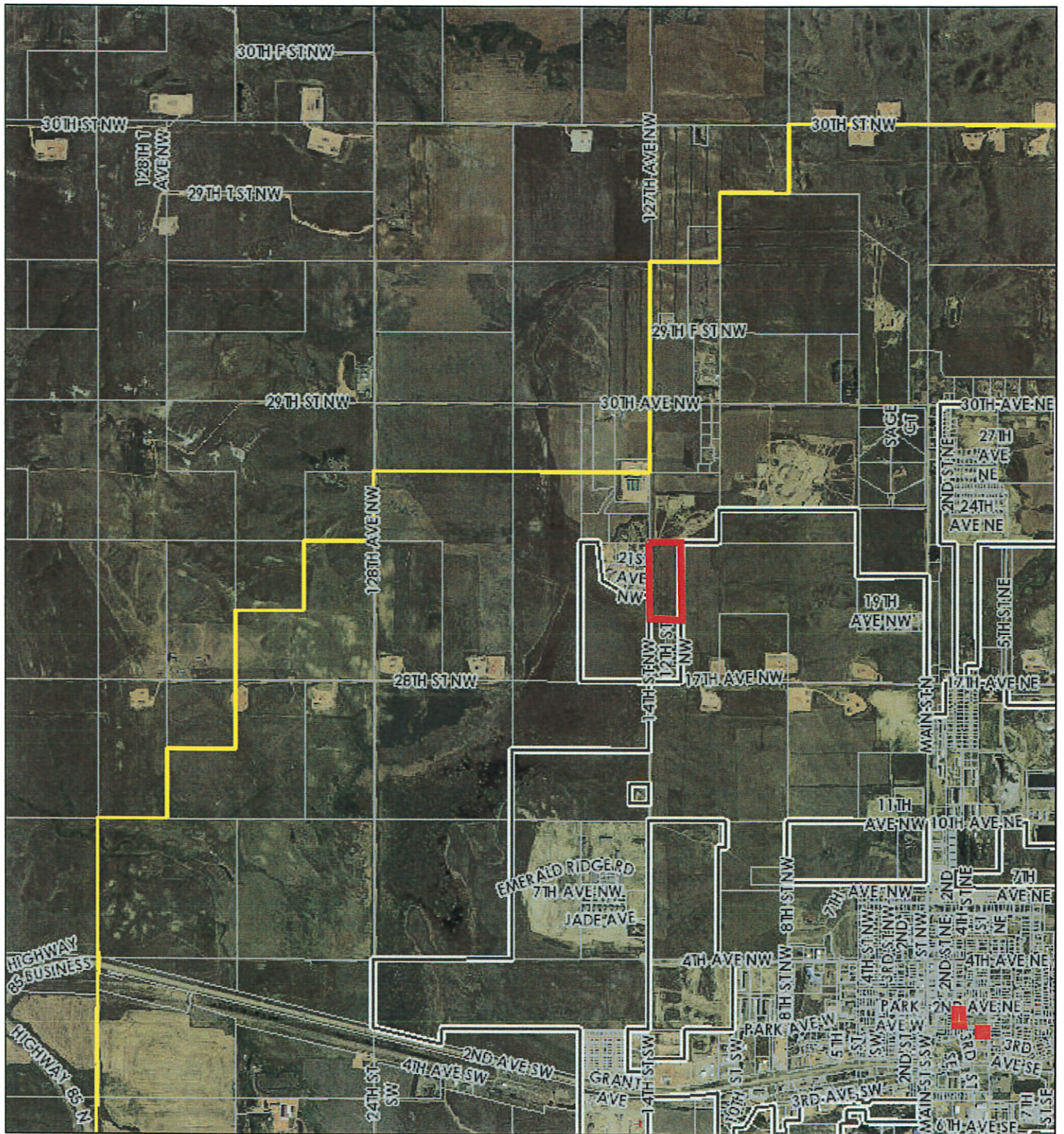
DATE CREATED: \_\_\_\_/\_\_\_\_/\_\_\_\_ BY: \_\_\_\_\_

PAYMENT: **\$300.00**

DATE RECEIVED: \_\_\_\_/\_\_\_\_/\_\_\_\_ AMOUNT: \$ \_\_\_\_\_

CARD  CASH  CHECK # \_\_\_\_\_

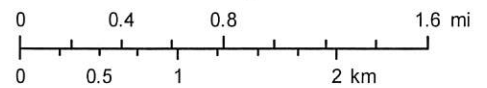
# Brian Lindemann Zone Change



July 18, 2018

1:47,748

- StreetCenterlines
-  Watford City Limits
-  Extra-Territorial Area (ETA)
-  Cherry Creek
-  Parcels from McKenzie County



GIS, Watford City, AE2S











**CERTIFICATE OF SURVEY**  
 A TRACT IN THE W1/2SW1/4 OF SECTION 12  
 TOWNSHIP 150 NORTH - RANGE 99 WEST - 5TH P.M.  
 MCKENZIE COUNTY, NORTH DAKOTA



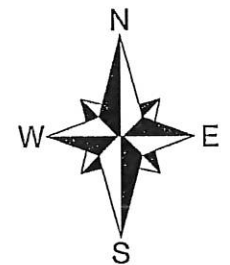
**PROPERTY DESCRIPTION**

A TRACT OF LAND LOCATED IN THE W1/2SW1/4 OF SECTION 12, T150N, R99W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA.

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 12; THENCE S 87° 42' 00" E, ALONG THE NORTH LINE OF THE SW1/4 OF SAID SECTION, A DISTANCE OF 605.10 FEET; THENCE S 02° 08' 09" W, PARALLEL TO THE WEST LINE OF SAID SECTION, A DISTANCE OF 1463.63 FEET TO THE NORTHEAST CORNER OF IT #2786; THENCE N 87° 43' 58" W, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 325.03 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE N 87° 43' 58" W, A DISTANCE OF 280.07 FEET TO THE WEST LINE OF SAID SECTION; THENCE N 02° 08' 09" E, ALONG SAID WEST LINE, A DISTANCE OF 1463.98 FEET TO THE POINT OF BEGINNING.

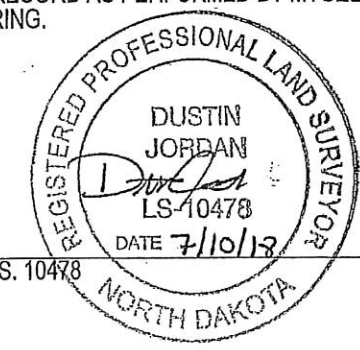
SAID TRACT CONTAINS 20.33 ACRES MORE OR LESS AND IS SUBJECT TO ANY EXISTING EASEMENTS AND RIGHT-OF-WAY.

I, DUSTIN JORDAN, REGISTERED LAND SURVEYOR NO. 10478, IN THE STATE OF NORTH DAKOTA ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, DO HEREBY CERTIFY THAT AT THE REQUEST OF SAID OWNER(S), THE SURVEY REPRESENTED BY THIS PLAT IS IN ALL RESPECTS CORRECT, AND WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, ON THE GROUND, TO THE NORMAL STANDARD CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF NORTH DAKOTA. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD AS PERFORMED BY MYSELF OR BY BROSZ ENGINEERING.



SCALE  
1" = 200'

- = REBAR & CAP SET
- = PIN FOUND
- = STONE FOUND
- = NAIL SET
- × = COMPUTED (NO MONUMENT)
- = SECTION LINE
- = QUARTER LINE
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- - - = EXISTING R.O.W. LINE



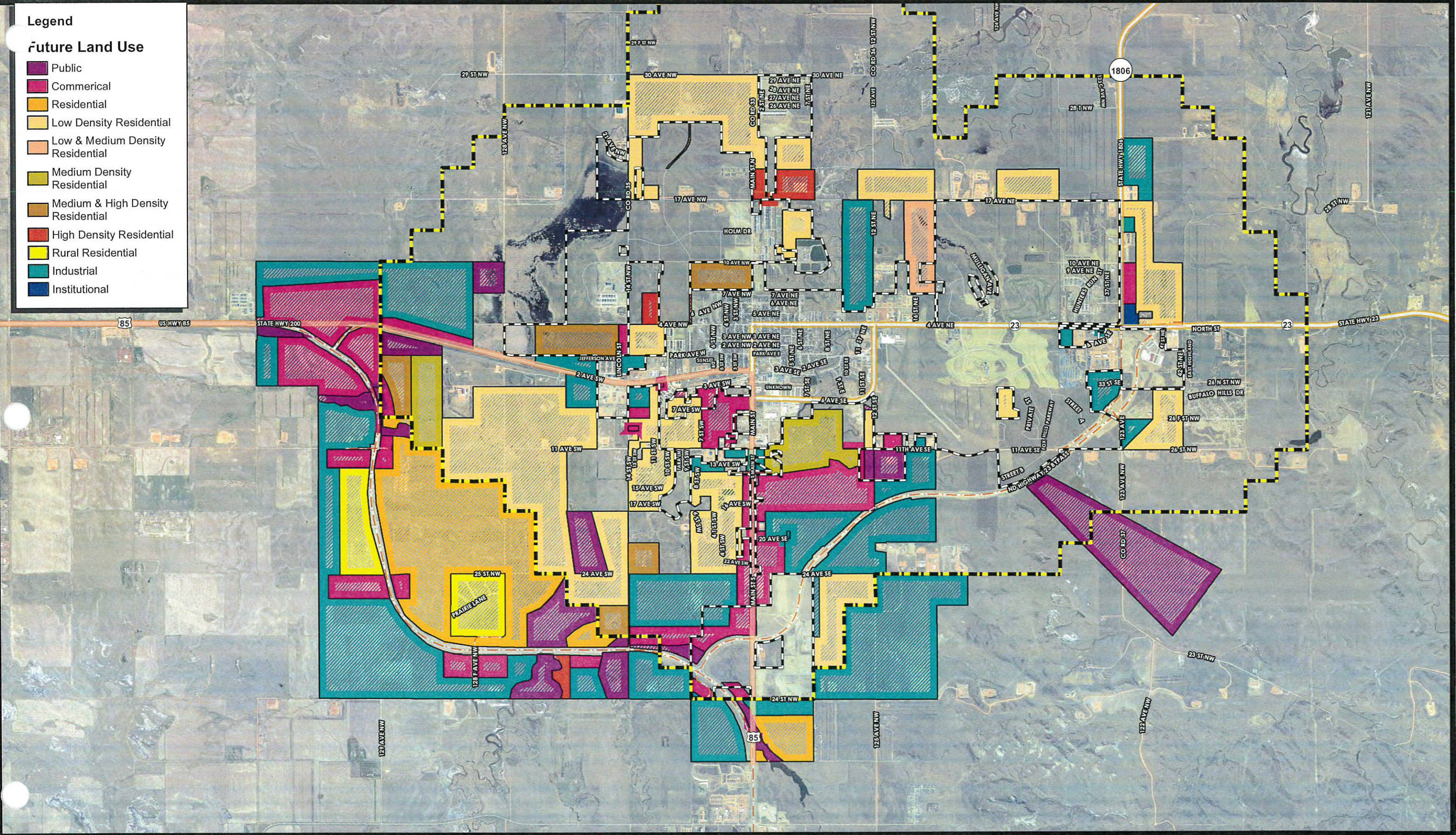
DUSTIN JORDAN R.L.S. 10478

BASIS OF BEARING: N.D. STATE PLANE - NORTH ZONE  
 GROUND DISTANCES SHOWN  
 C/F: 0.9998485  
 PROJECT NO. N18-W1034  
 PERSON AUTHORIZING SURVEY: RICK HOLM  
 DATE OF SURVEY: 6-26-2018





- Legend**
- Future Land Use**
- Public
  - Commercial
  - Residential
  - Low Density Residential
  - Low & Medium Density Residential
  - Medium Density Residential
  - Medium & High Density Residential
  - High Density Residential
  - Rural Residential
  - Industrial
  - Institutional



**ROADS** State Highway County Road Bypass

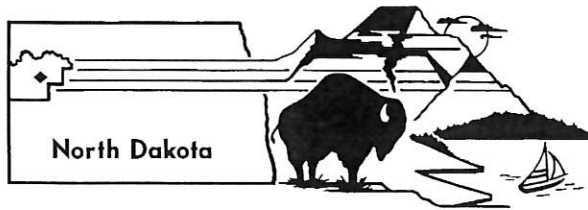
**MUNICIPAL BOUNDARIES** City Limits ETA

0 0.5 1 Miles



PROJECTION: STATE PLANE NORTH DAKOTA NORTH ZONE  
 Any reliance upon this map is at user's own risk.  
 AES2 does not warrant the map or its features are either spatially or temporally accurate or fit for a particular use.  
 Imagery: 2015 Fugro, 6" Resolution

Watford City



## City of Watford City

213 2<sup>nd</sup> St., NE / PO Box 494

Watford City, ND 58854

Ph. 701- 444- 2533

Fax 701- 444- 3004

[cityofwatfordcity.com](http://cityofwatfordcity.com)

July 6, 2018

### **STAFF REPORT**

Land Use Application – Zone Change

#### **APPLICANT:**

Brian Lindemann  
P.O. Box 310  
Watford City, ND 58854

#### **PROPERTY OWNERS:**

Rick Holm  
1605 17<sup>th</sup> Ave. NE  
Watford City, ND 58854

#### **PROPERTY LOCATION:**

PID: 110004350; in Section 12, Township 150 Range 99 of Watford City, McKenzie County, North Dakota.

#### **REQUEST:**

A Land Use Application has been submitted for a Zone Change in consideration of changing, from AG- Agricultural District to HI- Heavy Industrial.

#### **ZONING:**

AG- Agricultural District

#### **CURRENT USE:**

Undeveloped

## **REFERENCES:**

The City of Watford City Municipal code of ordinances Chapter XV, Zoning Ordinance 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 by the owner of the property to be affected.*”

## **SITE DEVELOPMENT:**

- Access: The property is currently accessed off County Rd 35
- Sewer: City Sanitary Sewer Services are not available within this area.
- Water: City Water Services are not available within this area.

## **SURROUNDING LAND USE:**

- North: Zoning – AG: Agricultural District  
Use - Gravel Pit
- East: Zoning – R1- Single Family Homes  
Use - No Development at this time
- South: Zoning – CF-Community Facility  
Use - No Development at this time
- West: Zoning – AG- Agricultural District  
Use - Commercial & Industrial Uses

## **DISCUSSION:**

This property is located within our City ETA (Extraterritorial Area) and is currently zoned AG- Agricultural District. Applicant, Brian Lindemann is proposing to change the zone for this property because he would like to build a shop to have a place to store his Semi –Trucks. His intent is only to use the north 10 acres of the property, but will be acquiring the full 20.33 acres from Property Owner Rick Holm. Mr. Lindemann’s has submitted a hand drawn diagram of how he would like the property to be laid out in your packet.

County Road 35 can be considered the “buffer zone” for zoning districts in this area where anything to the east will be R-1 and anything to the West can be rezoned to commercial or Industrial.

According to the City of Watford City future land use map, the area in which this prospered is located is reserved for R1- Single Family Residential. The request to change this property’s zoning to HI (Heavy Industrial) would not follow the city’s Future land Use and therefore the planning department is recommending denial of the zone change application.

## ARTICLE XIX (A) - HEAVY INDUSTRIAL ZONING

**“Scope.** *The following regulations shall apply to the HI Heavy Industrial Zones. No new building or structure shall be erected, or parcel developed in an HI Heavy Industrial Zone unless in conformance with the provisions identified herein.*

**Purpose.** *The HI Heavy Industrial Zone is intended to provide for more intense industrial uses engaged in basic processing or manufacturing of products from raw materials and with tolerable levels of noise, dust, odor, vibration or smoke and to preclude encroachment of land uses such as residential uses that could be in conflict with the industrial and manufacturing environment. The HI Heavy Industrial Zone is appropriate in locations, which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities."*

The City of Watford City mailed the property owners whom hold an interest in the property, as well as the adjacent property owners, a notice regarding the Land Use Application received for Zone Change. At the time of this report, an adjacent property owner Mr. Mohamed Neamah met with Planning Department Staff on 7/18/2018 inquiring on this application. Mr. Neamah was given the status of the planning staff's denial recommendation and was invited to attend the Planning and Zoning Meeting on July 30, 2018 to be able to express any additional concerns.

### **RECOMMENDATION:**

It is the recommendation of City Planning Department Staff to Deny the Land Use Application for Zone Change to HI- Heavy Industrial.

### **PLANNING DEPARTMENT STAFF CONTACT:**

Becky Smith  
[basmith@nd.gov](mailto:basmith@nd.gov)  
(701)444-8402

LaRissa Bertram  
[lbertram@nd.gov](mailto:lbertram@nd.gov)  
(701)444-8406

20 Acres 14th St. N.W.

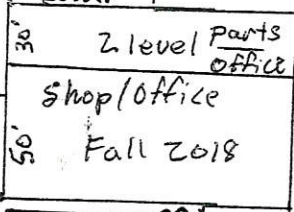
Woodrock

Gravel Pit Haul Road

Truck parking

150'

Drain Field  
Sewer

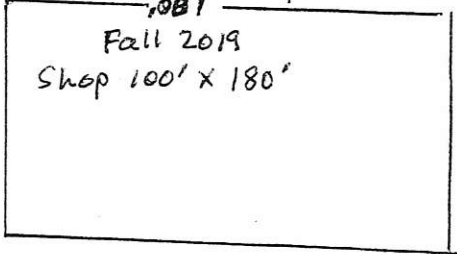


Fence  
waste container

No 10 Acres

Truck parking

Trailer Drop  
Now Elec



Fuel Island  
Spring 2019

Entrance



← N 10 Acres → S

III

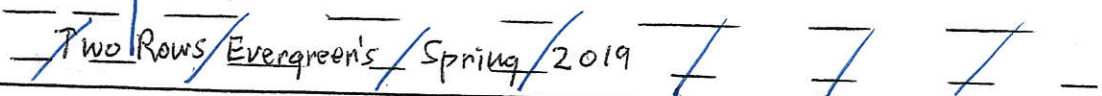
Existing Commercial  
30' Driveway  
N. 10 Acres

County Road 35

Residential

So 10 acres utilized  
+ 5 years in future

So 10 Acres



LAND ZONE JUSTIFICATION LETTER

June 2, 2018

H<sub>2</sub>O Express LLC, PO Box 310, Watford City, ND 58854 has a purchase offer on land owned by Rick Holm of Watford City within city limits.

The land is described as follows:

Sec. 12, Twp. 150, Range 99, N 20 acres in the W 1/2, W1/2, SW1/4, ExIT #2608, 2678, 2699, 2700, & 2786.

The purchase offer was accepted by the seller but, the closing is contingent on getting the land rezoned from Agricultural to Industrial use. This is the same classification for the business directly to the west of the above referenced property.

It is the hope of H<sub>2</sub>O Express that the City can rezone this property so we can construct a truck repair shop to include offices, parts storage and also truck parking. It is also our hope that this process can be completed allowing us to start construction this year.

Regards,

Brian P. Lindemann, Partner

605-212-6090

# Minutes

*June 25, 2018*



**PLANNING & ZONING COMMISSION**  
**MEETING MINUTES**  
**June 25, 2018**

The regularly scheduled monthly meeting of the Watford City Planning & Zoning Commission was held on Tuesday June 25, 2018 at 6:00 p.m. in the Heritage Room at City Hall. In attendance: Chairman Glen Beard, Vice Chairman Gregg Schuetze, and Commission Members: Tom Dwyer, Rick Holm, Jesse Lawrence, Marco Pelton, and Jake Walters. Also in attendance: Assistant City Planners: LaRissa Bertram and Becky Smith, City Building Inspector Steven Williams, and City Attorney Wyatt Voll. Absent: None

With the above mentioned present, the Public Hearing was called to order at 5:59 P.M. by Chairman Glen Beard.

Under consideration were the following:

1. Public Hearing to hear comment on Land Use Application for a Variance submitted by Curtis Anderson for property located at 401 2<sup>nd</sup> St. NW. Application is requesting a variance of 12 ½ ft. into the 25ft NW corner of back yard setback for a proposed 1-2 car garage.

*Assistant City Planner LaRissa Bertram explained that the reason for re-considering this variance for Mr. Anderson is because after further review of the property, there is in fact a hardship. The neighbor located to the north has an existing garage which is located over the lot line into Mr. Anderson's property. Mr. Anderson was in attendance and noted that the neighbor's garage encroaches his property by just under 2 feet, approximately 18 inches. It was determined that since the neighbor was allowed to build the garage in that location, Mr. Anderson does in fact have a hardship of not being able to fully use his property. Commission Member Rick Holm mentioned that he had previously spoken with adjacent neighbor Corky Hayden and he said he had no problem with the variance to allow Mr. Anderson to build a new garage. There were no further comments.*

**MOTION by T. Dwyer, SECOND by G. Schuetze, to recommend APPROVAL to City Council of the Land Use Application for a Variance of 12 ½ feet into the required 25 foot backyard setback.**

**Roll Call Vote:**

**Ayes: G. Beard, T. Dwyer, R. Holm, J. Lawrence, M. Pelton, G. Schuetze, J. Walters**

**Nays: None.**

**MOTION Carried.**

2. Public Hearing to hear comment on Amendments to City of Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinance, Article XVIII- CB Central Business District.

*Assistant City Planner Becky Smith stated that the reason for this change was to clearly state that it is intended that a business and a residential dwelling are to be kept "separate" within the Central Business District. The uses are allowed to be either one or the other but cannot coincide with each other. Commission Member Jake Walters asked if the word "Separate" had a specific definition and if it was in fact the correct use of the word. Becky Smith assured him that the vague use of the word should still be sufficient since the ordinance already mentions further specifications for each type of use. The intent of this change is to make sure it is understood that although both Commercial and Residential uses are permitted, there cannot be both uses within the same space. There were no further comments.*

**MOTION by G. Schuetze, SECOND by T. Dwyer to recommend APPROVAL to City Council of the Amendment to the City of Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinance, Article XVIII- CB Central Business District.**

**Roll Call Vote:**

**Ayes: G. Beard, T. Dwyer, R. Holm, J. Lawrence, M. Pelton, G. Schuetze, J. Walters**

**Nays: None.**

**MOTION Carried.**

- Public Hearing to hear comment on Amendments to City of Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinance, Article VII(A) Minimum Requirements for Single Family Dwellings in Zones R1, R2, R3, and R4, Section 1: Siting Standards

*City Building Inspector Steven Williams explained that the reasons for this change is to correct and clarify the verbiage of the ordinance. There were no further comments.*

**MOTION by J. Lawrence, SECOND by J. Walters to recommend APPROVAL to City Council of the Amendment to the City of Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinance, Article VII(A) Minimum Requirements for Single Family Dwellings in Zones R1, R2, R3, and R4, Section 1: Siting Standards**

**Roll Call Vote:**

**Ayes: G. Beard, T. Dwyer, R. Holm, J. Lawrence, M. Pelton, G. Schuetze, J. Walters**

**Nays: None.**

**MOTION Carried.**

- Public Hearing to hear comment on Amendments to City of Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinance, Article XXIX- Administration and Enforcement, Section 2: Building Permits Required.

*City Building Inspector Steven Williams explained this small addition to the verbiage of the ordinance is to clarify with property owners that even if they are working on remodeling projects inside of the building that it needs a building permit. Steve mentioned that the word "remodel" should help clear up any discrepancies and also help when the City Assessor comes across a remodeled property to have permit records to determine the value accordingly. There were no further comments.*

**MOTION by G. Schuetze, SECOND by J. Walters to recommend APPROVAL to City Council of the Amendment to the City of Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinance, Article XXIX- Administration and Enforcement, Section 2: Building Permits Required.**

**Roll Call Vote:**

**Ayes: G. Beard, T. Dwyer, R. Holm, J. Lawrence, M. Pelton, G. Schuetze, J. Walters**

**Nays: None.**

**MOTION Carried.**

- Public Hearing to hear comment on adopting a new Ordinance pertaining to the North Dakota Compassionate Care Act for medical marijuana.

*Assistant City Planner Becky Smith explained that based on the Commission's recommendations, this ordinance was written to restrict this use to our Industrial Zoning Districts and will be subject to a Conditional Use Permit. Reasons for this is so that the City will be in the know of what the property's intentions are as well as monitoring that City Ordinances and Regulations are followed. Commission Member Rick Holm asked if this was something they could be reviewed or revoked at any time. Becky Smith assured that if there were any complaints of the property we would in fact be able to review their Conditional Use Permit at any time and not just wait for the Annual Review of the Conditional Use Permit. There were no further comments.*

**MOTION by G. Schuetze, SECOND by J. Lawrence, to recommend APPROVAL to City Council for adopting a new Ordinance pertaining to the North Dakota Compassionate Care Act for Medical Marijuana.**

**Roll Call Vote:**

**Ayes: G. Beard, T. Dwyer, R. Holm, J. Lawrence, M. Pelton, G. Schuetze, J. Walters**

**Nays: None.**

**MOTION Carried.**

6. Public Hearing Public Hearing to hear comment on Amendments to the uses of the City of Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinance, Article XIX- IP Industrial Park.  
*Assistant City Planner Becky Smith explained that we will be adding the Medical Marijuana facilities under a new section in this zone as a Conditional Use. Since we restricted the Medical Marijuana facilities to be located within the Industrial Zones, we need to amend the specific zoning ordinance to add the facilities as Conditional Uses. No Further Comments.*

**MOTION by T. Dwyer, SECOND by R. Holm, to recommend APPROVAL to City Council Amendments to the uses of the City of Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinance, Article XIX- IP Industrial Park.**

**Roll Call Vote:**

**Ayes: G. Beard, T. Dwyer, R. Holm, J. Lawrence, M. Pelton, G. Schuetze, J. Walters**

**Nays: None.**

**MOTION Carried.**

7. Public Hearing to hear comment on Amendments to the uses of the City of Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinance, Article XIX(A)- HI Heavy Industrial.

**MOTION by J. Lawrence, SECOND by R. Holm, to recommend APPROVAL to City Council Amendments to the uses of the City of Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinance, Article XIX (A) - HI Heavy Industrial.**

**Roll Call Vote:**

**Ayes: G. Beard, T. Dwyer, R. Holm, J. Lawrence, M. Pelton, G. Schuetze, J. Walters**

**Nays: None.**

**MOTION Carried.**

8. Public Hearing to hear comment on the Conditional Use Permit REVIEW for the U.S. Forest Service on property owned by Girard Family Trust located: Section 25, Township 150N, Range 99W, 4.9 acres, 1901 Main St S., Watford City, McKenzie County, North Dakota.

*Assistant City Planner LaRissa Bertram explained that she was in contact with the U.S. Forest Services Engineer, Doug, located here in Watford City and he stated that they have 6 units total, 2 of which are being used all year round and 3 have Park Rangers residing in them for this season. Only 1 unit is currently vacant. LaRissa stated that a contingency of approval will be they use this next year of their conditional use permit to move forward with turning the property into a permanent use. This would mean by bringing the property into compliance by possibly rezoning to allow for the housing. Otherwise, the CUP will not be able to be renewed for another year and they will need to remove their housing units. There were no further comments.*

**MOTION by R. Holm, SECOND by J. Lawrence, to recommend APPROVAL to City Council on the Conditional Use Permit Annual REVIEW for the U.S. Forest Service on property owned by Girard Family Trust located: Section 25, Township 150N, Range 99W, 4.9 acres, 1901 Main St S., Watford City, McKenzie County, North Dakota.**

**Approval will be contingent upon the following recommendations as set forth within the Planning Department Staff Report:**

1. *The conditional use will not be detrimental to or endanger the public health, safety or general welfare of community.*
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.*
7. *The Property Owner will have 1 year (12 Months) to come into compliance with current City zoning regulations or will be asked to remove units from the property.*

**Roll Call Vote:**

**Ayes: G. Beard, T. Dwyer, R. Holm, J. Lawrence, M. Pelton, G. Schuetze, J. Walters**

**Nays: None.**

**MOTION Carried.**

9. Public Hearing to hear comment on the Conditional Use Permit REVIEW for Heggen Equipment, Inc. on property owned by Heggen Family Trust located: SW ¼ SE ¼ Section 24, Township 150N, Range 99W, 11.38 acres, 805 Main St. S., Watford City, McKenzie County, North Dakota. Zoned property.  
*Assistant City Planner LaRissa Bertram explained the property at Heggan Equipment currently has 2 trailers used for employee housing. One is currently being occupied at this time and the other trailer is vacant. Heggan mentioned that the trailer in use is only going to have a tenant in it for a short time as they will be moving out as soon as they have finished closing on the purchase of a home. Prior to this tenant, both units had been vacant for months. It should also be noted that Heggan will need to bring this property into compliance within the year by possibly applying for a lot split and zone change to allow for the trailers to remain on the property. If they choose to not move forward with this process, the CUP will not be renewed and they will be required to remove the units from the property. There were no further comments.*

**MOTION by T. Dwyer, SECOND by R. Holm, to recommend APPROVAL to City Council on the Conditional Use Permit Annual REVIEW for Heggen Equipment, Inc. on property owned by Heggen Family Trust located: SW ¼ SE ¼ Section 24, Township 150N, Range 99W, 11.38 acres, 805 Main St. S., Watford City, McKenzie County, North Dakota.**

**Approval will be contingent upon the following recommendations as set forth within the Planning Department Staff Report:**

1. *The conditional use will not be detrimental to or endanger the public health, safety or general welfare of community.*
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.*
7. *The Property Owner will have 1 year (12 Months) to come into compliance with current City zoning regulations or will be asked to remove units from the property.*

**Roll Call Vote:**

**Ayes: G. Beard, T. Dwyer, R. Holm, J. Lawrence, M. Pelton, G. Schuetze, J. Walters**

**Nays: None.**

**MOTION Carried.**

10. Public Hearing to hear comment on the Land Use application for a Boundary Line Adjustment submitted by Joshua and Julie Knowles for property located at 2633 122<sup>nd</sup> Ave. NW. Application is requesting a boundary line adjustment to acquire the property's water well, also to give the property the appropriate amount of space for future building of a garage.

*Assistant City Planner LaRissa Bertram explained that the Property owners Joshua and Julie Knowles applied for the Boundary Line Adjustment to acquire the land where their water well is located which services his lot. This well actually services lot 72 and 77 but is located on lot 73. LaRissa has been in contact with the state to confirm the approval of these wells located in Buffalo Hills Subdivision and at this time there are no record found. To move forward with approval of boundary line adjustment Mr. Knowles and Mr. Garcia have been informed they will need to have proof of ownership in the form of a title report created within the last six months. Mr. Knowles was in attendance and stated that he would feel more comfortable having this adjustment and knowing his well will actually be on his lot. He also stated that within their HOA requirements in Buffalo Hills they have a shared use well agreement that states the "Host" of the well meter can charge the other well users for electric and 50/50 maintenance.*

**MOTION by T. Dwyer, SECOND by R. Holm, to recommend APPROVAL to City Council on the Land Use Application for a Boundary Line Adjustment. Approval will be contingent upon the following recommendations as set forth within the Planning Department Staff Report:**

1. A Title Report is submitted to the Planning Department prior to recordation of Boundary Line Adjustment.
2. Prior to any future development of this property, generalized building plans and permit applications must be submitted to The City for further review and approval.

**Roll Call Vote:**

**Ayes: G. Beard, T. Dwyer, R. Holm, J. Lawrence, M. Pelton, G. Schuetze, J. Walters**

**Nays: None.**

**MOTION Carried.**

**CLOSE PUBLIC HEARING: 6:35 PM**

**CALL TO ORDER REGULAR MEETING: 6:35 PM**

**MINUTES: May 29, 2018**

*Reviewed minutes as presented, no further comments.*

**MOTION by, J. Lawrence SECOND by G. Schuetze to APPROVE the May 29, 2018 Planning & Zoning Commission Meeting Minutes as presented.**

**Roll Call Vote:**

**Ayes: G. Beard, T. Dwyer, R. Holm, J. Lawrence, M. Pelton, G. Schuetze, J. Walters**

**Nays: None.**

**MOTION Carried.**

**REVIEW PERMITS:**

*Permit Records reviewed as presented. No further comments.*

**Old Business:**

*No Old Business at this time.*

**New Business:**

*No New Business at this time.*

**ADJOURNMENT: 6:36PM**

**MOTION by R. Holm, SECOND by J. Lawrence.**

The next regularly scheduled Planning & Zoning Commission Meeting  
Will be held Monday July 30, 2018 at 6:00 P.M.

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**Glen Beard**  
Planning & Zoning Commission Chairman

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**LaRissa Bertram**  
Assistant City Planner

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**Becky Smith**  
Assistant City Planner

# Permit Records

*June 2018 - July 2018*

2018  
Permit Records

Permit #	Type	Month	Issue Date	Property Owner	Contractor	Project Address	Lot / Block	Parcel # / Subdivision	Description of Work	Value	Permit Fee	Payment
3908	RENEW	June	6/1/2018	Steven & Valerie Williams	Self	309 4th Ave NE			Finish addition to home: roofing, siding, windows, insulation, drywall	\$ -	\$ 20.00	Check #1086
3974	RENEW	June	6/5/2018	Shangchang Development LLC	Gold Quality Construction Inc	1526 Emerald Ridge Rd		Emerald Ridge	36 Unit Modular Apartment Building	\$ -	\$ 20.00	Card
3975	RENEW	June	6/5/2018	Shangchang Development LLC	Gold Quality Construction Inc	1510 Emerald Ridge Rd		Emerald Ridge	36 Unit Modular Apartment Building	\$ -	\$ 20.00	Card
3976	RENEW	June	6/5/2018	Shangchang Development LLC	Gold Quality Construction Inc	1518 Emerald Ridge Rd		Emerald Ridge	36 Unit Modular Apartment Building	\$ -	\$ 20.00	Card
4092	Fence	June	6/6/2018	Patrick and Kori Berdahl	Self	2403 14th St NW			Fence south and east side of property	\$ -	\$ 25.00	Card
4093	Fence	June	6/6/2018	Jamie Pittsley	Self	1309 W Pheasant Ridge	Lot 29	Pheasant Ridge	Vinyl fence in front and back yard	\$ -	\$ 25.00	Card
4094	Building	June	6/7/2018	Reyburn Johnston	Self	117 7th St SE			Metal Roof	\$ 7,500.00	\$ 142.00	Check # 5261
4095	Utility Occupancy	June	6/8/2018	Kyle, Kirk, and Scott Hagen	Purity Oilfield Services	82-73-07800			10" temporary fresh water layflat line	\$ -	\$ -	Temporary Occupancy
3178	RENEW	June	6/11/2018	Auburn Ridge Associates LLC	Scull Construction	714 Hunters Run St	Lot 129	Hunters Run	Demo and remodel interior of apartment building	\$ -	\$ 20.00	Cash
4096	Building	June	6/11/2018	Ryan Fitzpatrick	Self	2217 5th Ave NE			13'x17' detached deck to cover an existing concrete slab patio.	\$ 6,500.00	\$ 128.00	Card
4097	Building	June	6/12/2018	Tonya Barent	Self	401 2nd Ave SW			windows, floors, cabinets, bath vanity	\$ 4,000.00	\$ 118.20	Card
4098	Utility Occupancy	June	6/12/2018	Elkan Inc	Wildfire	12154 Hwy 23 to 1004 Hwy 1806 W			10" temporary fresh water layflat line	\$ -	\$ -	Temporary Occupancy
4018	RENEW	June	6/12/2018	Mammoth Properties LLC	Dickinson Steel Builders Inc	3904 23rd Ave NE			Construct 24080 SqFt metal building with office, storage, shop, wash bay	\$ -	\$ 20.00	Card
4099	Building	June	6/13/2018	Lolo Creek Holdings LLC	Weaver Development LLC	1418 22nd Ave. NW			Construct 16x24 Mechanical Room	\$ 25,768.00	\$ 397.68	Check
4100	Building	June	6/13/2018	Kristie Clawson	Ryan Hunt/Self	309 3rd St NE			12' x 28' deck , roof repairs, install aluminum soffit & fascia	\$ 6,000.00	\$ 121.00	Cash
4101	Building	June	6/13/2018	Jason Bauer	Steve Sandford	2702 2nd St NE			Trim in Basement and new doors	\$ 8,000.00	\$ 149.00	Card
4102	Construct/ Repair	June	6/14/2018	Leann Erickson	Elite Builders	304 3rd Ave NE			Concrete sidewalk	\$ -	\$ 10.00	Cash
4103	Septic	June	6/14/2018	Michael Pacheco	X	2324 Main St N	Lot 1	Sufficiently Elegant Estates	Private residential septic system	\$ -	\$ 25.00	Check #1554
4104	Building	June	6/14/2018	Michael Pacheco	Sanford Construction	2324 Main St N	Lot 1	Sufficiently Elegant Estates	Modular single family home on walk-out basement with attached garage	\$ 360,000.00	\$ 5,205.00	Check #1554
4105	Demolition	June	6/18/2018	Patrick and Kori Berdahl	Self	2403 14th St NW			Demo existing mobile home	\$ -	\$ 25.00	Card
4106	Building	June	6/19/2018	Bambi Shelley	Sanford Construction	613 2nd Ave NE			Cut egress window in basement and create bedroom	\$ 18,000.00	\$ 289.00	Check #3487
4107	Building	June	6/20/2018	Assembly of God Church	Badger Oil Field Concrete	2117 Main St. S			Pour Concrete on existing driveway	\$ 40,000.00	\$ 540.00	Card
4108	Building	June	6/22/2018	Albert & Philis Laughlin	Self	604 Park Ave. E			Egress window is being put in on the north side of house	\$ 757.00	\$ 37.85	Card
4109*	Building	June	6/22/2018	Andrew Eisenschenk	Self	104 5th St SE			20' x 24' detached deck off east side of house	\$ 2,200.00	\$ 67.80	Card
4109*	Building	June	6/25/2018	Sam Rushing	Uppa Creek Construction	116 4th St NE			New metal roof	\$ 8,100.00	\$ 150.40	Card
4110	Building	June	6/29/2018	Eric Ferry	Self	306 27th Ave NE			15' x 50' deck on back of house	\$ 13,772.52	\$ 229.82	Card
4111	Utility Occupancy	June	6/29/2018	Elkan Inc	Wildfire	12154 Hwy 23 to 1004 Hwy 1806 W			16" permanent underground fresh water pipeline	\$ -	\$ -	Permanent Occupancy
4112	Fence	July	7/2/2018	Mark and Heather Stabler	Self	1004 15th Ave SW			chainlink fence in side and back yard and wrought iron fence be	\$ -	\$ 25.00	Cash
4113	Building	July	7/2/2018	Agnes Kummer	Self	304 5th St NE			Roof	\$ 2,000.00	\$ 70.00	Check #12341
4114	Building	July	7/3/2018	Robert & Cynthia Willey	Self	1605 W Pheasant Ridge	Lot 1	Pheasant Ridge	Interior & Exterior finishes for existing unfinished single family home	\$ 20,000.00	\$ 317.00	Check #1116
4115	Building	July	7/3/2018	Carrie Westwood	Big Sky Siding & Windows Inc	208 5th St NE			windows, entry door, soffit/fascia, gutters, vinyl siding	\$ 14,269.72	\$ 236.78	Check #25044
4116	Building	July	7/3/2018	Justin Voll	Sanford Construction	720 Park Ave E			Bathroom remodel	\$ 6,000.00	\$ 121.00	Card
4117	Building	July	7/5/2018	Paul Bauer	The Woodshop	405 4th St NE			Rebuild 14x16 back room into four-seasons room	\$ 10,000.00	\$ 177.00	Card
4118	Other	July	7/10/2018	Matthew Beard	SW Williams & Son	204 6th St NE			Restoration repairs to home due to water damage/flooding	\$ 18,300.00	\$ 20.00	Check #1285
2951	RENEW	July	7/12/2018	11th Ave Partners LLC	Self	1125 9th St SW	Lot 7 Block 2	Tara Estates	Finish interior/exterior of duplex unit	\$ -	\$ 20.00	Card
2952	RENEW	July	7/12/2018	11th Ave Partners LLC	Self	1129 9th St SW	Lot 8 Block 2	Tara Estates	Finish interior/exterior of duplex unit	\$ -	\$ 20.00	Card
2953	RENEW	July	7/12/2018	11th Ave Partners LLC	Self	1133 9th St SW	Lot 9 Block 2	Tara Estates	Finish interior/exterior of duplex unit	\$ -	\$ 20.00	Card
2954	RENEW	July	7/12/2018	11th Ave Partners LLC	Self	1137 9th St SW	Lot 10 Block 2	Tara Estates	Finish interior/exterior of duplex unit	\$ -	\$ 20.00	Card
2955	RENEW	July	7/12/2018	11th Ave Partners LLC	Self	1201 9th St SW	Lot 11 Block 2	Tara Estates	Finish interior/exterior of duplex unit	\$ -	\$ 20.00	Card
2956	RENEW	July	7/12/2018	11th Ave Partners LLC	Self	1205 9th St SW	Lot 12 Block 2	Tara Estates	Finish interior/exterior of duplex unit	\$ -	\$ 20.00	Card
4119	Building	July	7/12/2018	Randy Scarda	Self	401 2nd Ave. NE			Putting on New Tin Roof	\$ 4,000.00	\$ 93.00	
4120	Building	July	7/13/2018	Patrick and Kori Berdahl	Goulet Construction	2403 14th St NW			2,352 SqFt Single Family Home with attached garage	\$ 303,500.00	\$ 2,340.68	Check #4368
4121	Building	July	7/13/2018	Olaf Loomer	Self	112 2nd St SW			Repairs to roof, lapside, and fascia	\$ 3,200.00	\$ 81.80	Card
4122	Excavation	July	7/13/2018	McKenzie County	Cordova Construction	1300 12th St SE			Excavate to tie-in to City water & sewer	\$ 4,500.00	\$ 100.00	Card
4123	Building	July	7/16/2018	Lyle Bruins	FTH General LLC	329 4th St NW			44' x 36' detached garage	\$ 68,635.00	\$ 779.76	Check #3548
4124	Construct/ Repair	July	7/20/2018	StorQuest	Badger Oil Field Concrete	209 24th Ave SW			Concrete Driveway	\$ 35,000.00	\$ 10.00	Card
4125	Utility Occupancy	July	7/20/2018	Kyle, Kirk, and Scott Hagen	Purity Oilfield Services	Sec23 T150N R99W			Temporary freshwater layflat line	\$ -	\$ -	Temporary Occupancy
4126	Building	July	7/24/2018	Steve Hendrix	Peterson Home Exteriors	404 4th Ave NW			Remove and replace vinyl siding on house	\$ 10,600.00	\$ 185.40	Check #
4127	Building	July	7/25/2018	Reyburn Johnston	GTO Services LLC	204 6th Ave NW			Remove and replace siding with smart-side siding	\$ 10,000.00	\$ 177.00	Check #
3241	RENEW	July	7/26/2018	Pine Associates	Self	316 3rd St NW			Single Family Home	\$ -	\$ 20.00	Check #1772
4128	Building	July	7/26/2018	Gene Heck	Josh Mandler Builders LLC	609 2nd Ave NE			24' x 24' Garage	\$ 40,000.00	\$ 540.00	Check #1474
4129	Building	July	7/26/2018	Watford City Lumber	Josh Mandler Builders LLC	1504 4th Ave NE			Interior and Exterior renovation/remodel of existing building	\$ 250,000.00	\$ 1,990.00	Check #2724
4130	Building	July	7/26/2018	Chuck Freier and Kyla Howl	Payan Construction LLC	501 Long Drive			20' x 20' covered patio	\$ 18,570.00	\$ 296.98	C
4131	Building	July	7/26/2018	Nevin Dahl	Self	108 6th Ave NW			Shingles, windows, interior remodel	\$ 30,000.00	\$ 440.00	Check #1741



**2017-2018  
PERMIT REVIEW**

2017	
Month	# of Permits Issued
January	9
February	5
March	20
April	19
May	34
June	46
July	17
August	36
September	21
October	34
November	19
December	9

<b>2017</b>	<b>269</b>
<b>July YTD</b>	<b>150</b>

2017	
Month	Value
January	\$ 25,400.00
February	\$ 25,000.00
March	\$ 128,770.00
April	\$ 331,740.91
May	\$ 2,441,145.00
June	\$ 3,746,176.06
July	\$ 95,552.00
August	\$ 2,879,158.50
September	\$ 94,825.25
October	\$ 12,181,098.00
November	\$ 185,320.00
December	\$ 2,704,572.54

<b>2017</b>	<b>\$ 24,838,758.26</b>
<b>July YTD</b>	<b>\$ 6,793,783.97</b>

2018	
Month	# of Permits Issued
January	13
February	10
March	7
April	16
May	42
June	25
July	27
August	
September	
October	
November	
December	

<b>2018 YTD</b>	<b>140</b>
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2018	
Month	Value
January	\$ 72,163.78
February	\$ 50,500.00
March	\$ 216,793.00
April	\$ 209,002.00
May	\$ 16,845,663.91
June	\$ 500,597.52
July	\$ 848,574.72
August	
September	
October	
November	
December	

<b>2018 YTD</b>	<b>\$ 18,743,294.93</b>
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2017 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	0	0	\$ -
Duplex	0	0	\$ -
Apartment 3-4 Units	0	0	\$ -
Apartment 5+ Units	103	3	\$ 10,800,000.00

<b>2017 TOTAL</b>	<b>103</b>	<b>3</b>	<b>\$ 10,800,000.00</b>
	Units	Buildings	Value

2018 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	4	4	\$ 1,128,713.99
Duplex	0	0	\$ -
Apartment 3-4 Units	0	0	\$ -
Apartment 5+ Units	0	0	\$ -

<b>2018 YTD</b>	<b>4</b>	<b>4</b>	<b>\$ 1,128,713.99</b>
	Units	Buildings	Value

<b>July Total</b>	<b>1</b>	<b>1</b>	<b>\$ 303,500.00</b>
	Units	Buildings	Value

YTD: Year To Date