

ARTICLE VII - RULES AND DEFINITIONS

SECTION 1. - RULES:

For the purpose of this Ordinance the following rules shall apply:

1. Words and numbers used singularly shall include the plural. Words and numbers used plurally shall include the singular.
Words used in the present tense shall include the future.
2. The word "persons" includes a corporation, members of a partnership or other business organization, a committee, board, trustee, receiver, agent or other representative.
3. The word "shall" is mandatory.
4. The words "use," "used," "occupy" or "occupied" as applied to any land or building shall be construed to include the words "intended," "arranged" or "designed" to be used or occupied.

SECTION 2: -

For the purpose of this Ordinance, certain terms or words used herein shall be interpreted or defined as follows, unless the context clearly indicates otherwise:

1. **ACCESSORY BUILDING:** A subordinate building or portion of the main building, the use of which customarily is incidental to that of the main building or to the main use of the premises.
2. **ADULT BOOKSTORE:** An enclosed building having as a substantial or significant portion of its stock in trade, books, magazines, or other periodicals which are distinguished or characterized by their emphasis on matter depicting or describing specified sexual activities or specified anatomical areas.
3. **ADULT CINEMA:** An enclosed building used on a regular basis for presenting pictorial materials or other visual images by way of direct or indirect projection, which materials are distinguished or characterized by an emphasis on the depiction of specified sexual activities or specified anatomical areas, for observation by patrons therein in return for the payment of consideration, irrespective of the number of patrons who may be able to view the presentation at one time.
4. **ADULT ENTERTAINMENT CENTER:** An adult bookstore or adult cinema, or both.
5. **ALLEY:** A way which affords only a secondary means of access to abutting property.
6. **ALTERATION:** Alteration, as applied to a building or structure, is a change or rearrangement in the structural parts of an existing building or structure. Enlargement, whether by extending a side, increasing in height, or the moving from one location or position to another, shall be considered as an alteration.
7. **ANIMAL HOSPITAL OR CLINIC:** An establishment where animals are admitted principally for examination, treatment, board or care, by a Doctor of Veterinary Medicine. This does not include open kennels or runs.
8. **APARTMENT:** A room or suite of rooms in a multiple dwelling used or designed for occupancy by a single family.
9. **BASEMENT:** A story having part, but not less than one-half (()), of its height below ground.
10. **BED AND BREAKFAST INNS:** An Owner occupied house or a portion thereof, where short term lodging rooms with or without meals are provided for compensation. The operator of the inn shall live on the premises or on adjacent premises. The unit shall contain no more than 7 guest rooms for lodging.

27. **FARM:** Any parcel of land containing at least ten (10) acres which is used for gain in the raising of agricultural products, livestock, poultry or dairy products. It includes necessary farm structures within the prescribed limits and the storage of equipment used. It excludes the raising of furbearing animals, riding academies, livery or boarding stables, dog kennels and commercial feed lots.
28. **FARM RESIDENCE:** A dwelling whose occupant is a person who normally devotes a major portion of their time to the activities of producing products of the soil, poultry, livestock or dairy farming in such products' unmanufactured state.
29. **FLOOR AREA:** Floor area shall mean the gross floor area of the building of the several floors in the building.
30. **FRONTAGE:** All the property on one side of a street between two (2) intersecting streets (crossing or terminating) measured along the line of the street. Where a street is dead ended, the frontage shall be considered as all that property abutting on one side between an intersecting street and the dead end of the street.
31. **FUNERAL HOME:** A facility used for pre-burial preparation of human cadavers including but not limiting to a mortuary, chapel, viewing area, vehicular storage, parking, but not including a crematorium or burial facilities.
32. **GARAGE, PRIVATE:** An accessory building or portion of a main building on the same lot and used for the storage only of private passenger motor vehicles, not more than two of which are owned by others than the occupants of the main building.
33. **GARAGE, PUBLIC:** A building, or portion thereof, other than a private or storage garage, designed or used for equipping, repairing, hiring, servicing, selling or storing motor-driven vehicles.
34. **GARAGE, STORAGE:** A building, or portion thereof, designed or used exclusively for housing four (4) or more motor-driven vehicles.
35. **GROUP DWELLING:** In general, a building in which several unrelated individuals or families permanently reside, but in which individual cooking facilities are not provided for the individual persons or families. Specifically, "group dwelling" shall include rooming house, dormitory, half-way house, group home, and private club in which one or more members have a permanent residence. "Group dwelling" shall not be deemed to include such as a hotel, motel, mobile home park, sanitarium, hospital or nursing home.
36. **HOME OCCUPATION:** An occupation conducted in a dwelling unit, provided that:
 - (1) The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five (25) percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.
 - (2) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding six square-feet in area, non-illuminated, and mounted flat against the wall of the principal building.
 - (3) No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.
 - (4) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single-family residence, or outside the dwelling unit if conducted in other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
37. **HOSPITAL:** An establishment used primarily for in-patient care and provides health, medical, and surgical care for the sick and injured.

55. NURSING HOME: An extended or intermediate care facility licensed or approved to provide full-time convalescent or chronic care to individuals who by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.
56. PARKING SPACE: An area nine and one-half (9.5) feet × twenty (20) feet, or greater which is sufficient in size to store one (1) automobile, together with a driveway connecting the parking space with a street or alley and permitting ingress and egress of an automobile. Required off street parking shall be provided in a manner that vehicles do not encroach on a public right-of-way.
- 56.1 PERMANENT FOUNDATION: The Permanent Foundation Installation Standards of the Idaho Manufactured Home Installation Standards are adopted by the City of Watford City and are required to be adhered to any place in this Ordinance where a permanent Foundation is required for manufactured homes. There shall be on file at the City Auditor's Office a minimum of two (2) copies of the Permanent Foundation Installation Standards. The North Dakota State Building Code standards are adopted by the City of Watford City and are required to be adhered to any place in this Ordinance where a Permanent Foundation is required for site-built or modular homes. There shall be on file at the City Auditor's Office a minimum of two (2) copies of the North Dakota State Building Code.
57. PERMITTED USE: Any use which complies with the requirements of a zoning district and is unconditionally allowed.
58. PLANNING COMMISSION: The Planning and Zoning Commission of Watford City, North Dakota.
59. RESTAURANT: A public eating establishment at which the primary function is the preparation and serving of food.
60. ROOMING HOUSE: Any dwelling in which more than three (3) persons, either individually or as families, are housed or lodged for hire, with or without meals.
61. SERVICE STATION: An establishment consisting of a building or group of buildings and surfaced area where automotive vehicles may be refueled and serviced; such service shall not include tire recapping, body repairs or major overhaul.
62. SET BACK: The distance between the lot line and building line.
63. SIGN: A sign shall include any sign or other device which shall display or include any letter, word, model, banner, flag, pennant, insignia, device or representation used as, or which is in the nature of, an advertisement or announcement which directs attention to an object, product, place, activity, person, institution, organization or business, but shall not include any display of official notice or official flag.
 - (1) Sign, Advertising: A sign which directs the attention of the public to any goods, merchandise, property, business service, entertainment, or amusement conducted or produced which is bought or sold, furnished, offered or dealt in elsewhere than on the premises where such sign is located, or to which it is affixed.
 - (2) Sign, Sandwich: An advertising or business ground sign which is constructed in such a manner to form an "A" or a tentlike shape, hinged or not hinged at the top and each angular face held at an appropriate distance by a supporting member.
 - (3) Sign, Business: A sign which directs attention to a business or profession conducted or to products, services, or entertainment sold or offered upon the premises where such sign is located, or to which it is affixed. A "For Sale" sign or "For Rent" sign relating to the property on which it is displayed shall be deemed a business sign.
 - (4) Sign, Flashing: Any illuminated sign on which the artificial light is not constant in intensity and color at all times. For the purpose of this ordinance, any revolving illuminated sign shall be considered a flashing sign.
 - (5) Sign, Illuminated: A sign designed to give forth artificial light, or designed to reflect light derived from any source.

74. VARIANCE: The relaxation of the terms of the Zoning Regulations in relations to height, area, size and open spaces where specific physical conditions, unique to the site, would create an unreasonable hardship in the development of the site for permitted uses.
75. YARD, FRONT: A yard extending across the full width of the lot, the depth of which is the least distance between the street right-of-way and the front building line.
76. YARD, REAR: A yard extending across the full width of the lot between the rear of the main building and the rear lot line, the depth of which is the least distance between the rear lot line and the rear of such main building. Where an alley is platted at the rear of the lots, one-half ($\frac{1}{2}$) the width of the alley may be included in the rear yard requirements.
77. YARD, SIDE: A yard between the main building and the side lot line, extending from the front yard, or front lot line where no front yard is required, to the rear yard. The width of the required side yard shall be measured horizontally, at ninety (90) degrees with the side lot line, from the nearest point of the side lot line toward the nearest part of the main building.
78. ZONE OR DISTRICT: A portion, area or section of the City for which uniform regulations governing the use, height, area, size and intensity of use of buildings, land, and open spaces surrounding buildings as herein established.

(Ord. No. 224, 12-13-2010)

(Ord. No. 353, § 4, 5-5-2014)

SECTION 5. - YARD REGULATIONS:

1. Front Yard:
 - a. There shall be a front yard having a depth of not less than twenty-five (25) feet.
 - b. Where a lot or lots have double frontage, the front yard will be defined as the side of the building where the main or front entrance is located.
 - c. The developer or project proponent shall landscape all front yards.
2. Side Yard:
 - a. The side yard will be zero (0) feet wherever a common wall joins two (2) townhouses.
 - b. The side yard on each end of the townhouse complex will be a minimum of five (5) feet. For side yards on corner lots, the side yard shall be no less than fifteen (15) feet.
3. Rear Yard:
 - a. The rear yard will be zero (0) feet wherever a common wall joins two (2) townhouses except where such use abuts a residential district zone, in which case there shall be required fifteen (15) feet of rear yard required on the rear yard which abuts the residential district, said fifteen (15) feet shall contain a fence or wall and a shrub border to screen residential zoned property from the proposed use.
4. Common Areas:
 - a. Each property owner within the townhouse development will hold common areas as a percent interest, per North Dakota Century Code Chapter 47-04.1.
 - b. Common areas will be maintained through an established administrative body (see NDCC Chapter 47-04.1).
 - c. Trash shall be collected at a common, centralized location. Containers/roll-offs shall be screened by a trash enclosure.
 - d. All common areas will be landscaped prior to occupancy, or within six (6) months if occupancy permits are issued during the fall or winter.

(Ord. No. 353, § 5, 5-5-2014)

SECTION 6. - PARKING REGULATIONS: (ALSO SEE ARTICLE XX)

All units shall be provided one (1) parking space per bedroom. At least fifty (50) percent of these provided spaces shall be covered.

(Ord. No. 353, § 6, 5-5-2014)

SECTION 7. - SIGN REGULATIONS: (SEE ARTICLE XXI)

(Ord. No. 353, § 7, 5-5-2014)

9.

Amendment to City of
Watford City Municipal
Code Ordinance

*Chapter XV-Zoning
Article VII- Rules and Definitions,
Section 2, addition of Bulk
Freshwater Storage*

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3. The word "shall" is mandatory.
4. The words "use," "used," "occupy" or "occupied" as applied to any land or building shall be construed to include the words "intended," "arranged" or "designed" to be used or occupied.

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9. **BASEMENT:** A story having part, but not less than one-half (()), of its height below ground.
10. **BED AND BREAKFAST INNS:** An Owner occupied house or a portion thereof, where short term lodging rooms with or without meals are provided for compensation. The operator of the inn shall live on the premises or on adjacent premises. The unit shall contain no more than 7 guest rooms for lodging.

11. BUILDING: Any structure designed, or intended for the enclosure, shelter or protection of persons, animals or property. When a structure is divided into separate parts by unpierced wall from the ground up, each part is deemed a separate building.
12. BUILDING HEIGHT: The vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the highest point of a flat roof; to the deck line of a mansard roof; and to the average height between the plate and ridge of a gable, hip or gambrel roof.

13. BULK FRESHWATER STORAGE AND SALES: The containment and storage of freshwater in a bulk capacity. The freshwater may be stored with the intention to use for agricultural purposes as well as state permitted water sales.

{amend numbering}

- {13.}* CARPORT: A carport is a roof projecting from the wall of a building or free standing structure constructed to shelter a vehicle. A carport is not enclosed by walls, it must be structurally supported by columns. The set back rules apply to and must be abided by, just as in an accessory building.
14. CELLAR: A story having more than one-half (1/2) of its height below ground.
15. CONDITIONAL USE: Such uses as are allowed by special permit only. Said permit shall be granted according to provisions of this ordinance.
16. DAY CARE CENTER: An establishment, other than a public or parochial school, which provides day care and education for four (4) or more unrelated children aged five (5) years and under.
17. DISTRICT: A section or sections of the City and/or County for which the regulations governing the use of buildings and premises, the height of buildings, the size of yards and the intensity of use are uniform.
18. DWELLING: Any building or portion thereof which is designed and used exclusively for residential purposes.
19. DWELLING, MULTIPLE-FAMILY: A single building designed for and occupied by more than two families.
20. DWELLING, SINGLE-FAMILY: A building having accommodations for and occupied exclusively by one family.
21. DWELLING TOWNHOUSE: A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire resistant walls.
22. DWELLING, TWO-FAMILY: A structure on a single lot containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall, except for a common stairwell exterior to both dwelling units.
23. DWELLING UNIT: One or more rooms in a dwelling designed for occupancy by one family unit.
24. EFFECTIVE DATE: The effective date of this ordinance as used for the exceptions and "grandfather clauses" shall be the effective date of the previous ordinance which was May 9, 1983.
25. Engineered Post-Framed Buildings: A structure primarily supported by wood columns embedded in the earth.

26. **FAMILY:** One or more persons related by blood, marriage or adoption occupying a dwelling unit as members of a single housekeeping organization. A family may include not more than two persons not related by blood, marriage or adoption.
27. **FARM:** Any parcel of land containing at least ten (10) acres which is used for gain in the raising of agricultural products, livestock, poultry or dairy products. It includes necessary farm structures within the prescribed limits and the storage of equipment used. It excludes the raising of furbearing animals, riding academies, livery or boarding stables, dog kennels and commercial feed lots.
28. **FARM RESIDENCE:** A dwelling whose occupant is a person who normally devotes a major portion of their time to the activities of producing products of the soil, poultry, livestock or dairy farming in such products' unmanufactured state.
29. **FLOOR AREA:** Floor area shall mean the gross floor area of the building of the several floors in the building.
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31. **FUNERAL HOME:** A facility used for pre-burial preparation of human cadavers including but not limiting to a mortuary, chapel, viewing area, vehicular storage, parking, but not including a crematorium or burial facilities.
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34. **GARAGE, STORAGE:** A building, or portion thereof, designed or used exclusively for housing four (4) or more motor-driven vehicles.
35. **GROUP DWELLING:** In general, a building in which several unrelated individuals or families permanently reside, but in which individual cooking facilities are not provided for the individual persons or families. Specifically, "group dwelling" shall include rooming house, dormitory, half-way house, group home, and private club in which one or more members have a permanent residence. "Group dwelling" shall not be deemed to include such as a hotel, motel, mobile home park, sanitarium, hospital or nursing home.
36. **HOME OCCUPATION:** An occupation conducted in a dwelling unit, provided that:
 - (1) The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five (25) percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.
 - (2) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding six square-feet in area, non-illuminated, and mounted flat against the wall of the principal building.
 - (3) No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.
 - (4) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single-family residence, or outside the dwelling unit if conducted in other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

37. HOSPITAL: An establishment used primarily for in-patient care and provides health, medical, and surgical care for the sick and injured.
38. HOTEL: A building used as a transient abiding place for persons who are being lodged for compensation with or without meals.
39. INDUSTRIAL, HEAVY: Industrial uses which generate large volumes of vehicular traffic or create obnoxious sounds, glare, vibrations, dust, odor or smoke.
40. INDUSTRIAL, LIGHT: Industrial uses which do not generate large volumes of vehicular traffic and do not create obnoxious sounds, glare, dust, vibrations, odor or smoke.
41. INSTITUTION: A building occupied by a nonprofit corporation or a nonprofit establishment for public use.
42. IN-HOME APARTMENT: A self-contained dwelling unit with no more than two (2) bedrooms. Built within a residential structure, provided the apartment consists of less than fifty (50) percent of the total square footage of the structure, (including basement) and the apartment is located in the basement, and the apartment is incidental to the structure's use as a single family residence.
43. JUNK YARD: An area of more than two hundred (200) square feet, or any area not more than fifty (50) feet from any street, used for the storage, keeping or abandonment of junk, including scrap metals or other scrap materials or goods, used for dismantling, demolition or abandonment of automobiles or other vehicles or machinery, or parts thereof.
44. LODGING HOUSE: A building or place where lodging or boarding and lodging is provided (or equipped to provide lodging regularly) by prearrangement for definite periods of time, for compensation, for three (3) or more persons in contra-distinction to hotels open to transients.
45. LOT OR PLOT: A parcel of land occupied or intended for occupancy by one (1) main building, together with its accessory buildings, including the open spaces required by this ordinance. A lot or plot may include more than one (1) platted lot.
46. LOT, CORNER: A lot, as defined above, abutting upon two (2) or more streets at their intersection.
47. LOT, DEPTH OF: The mean horizontal distance between the front and the rear lot lines.
48. LOT, DOUBLE FRONTAGE: A lot having a frontage on two (2) nonintersecting streets as distinguished from a corner lot.
49. LOT OF RECORD: A lot which is a part of a subdivision, the map of which has been recorded in the office of the Register of Deeds, or a lot described by metes and bounds, the description of which has been recorded in the office of the Register of Deeds.
50. MEDICAL, DENTAL OR HEALTH CLINIC: Any building designed for use by one (1) or more persons lawfully engaged in the diagnosis, care and treatment of physical or mental diseases or ailments of human beings; including, but not limited to, doctors of medicine, dentists, chiropractors, osteopaths, optometrists and podiatrists; and in which no patients are lodged overnight.
51. MOBILE HOME: A mobile home shall include any complete structure used for living, sleeping, business or storage purposes; having no foundation other than wheels, blocks, skids, jacks, horses, or skirting; and which has been or reasonably may be equipped with wheels or other devices for transporting the structure from place to place, whether by motive power or other means. The term "mobile home" shall include trailer home, camp car and house car.
52. MOBILE HOME PARK: Any park, court, camp, lot, area, piece, parcel, tract or plot of ground upon which mobile homes are used, whether for compensation or not, including all accessory use thereof.
53. NONCONFORMING BUILDING: The use of a building or portion thereof lawfully existing at the time of the passage of this zoning ordinance and amendments thereto, which does not conform with the provisions of this ordinance or amendments thereto.

54. NONCONFORMING USE: Any land lawfully occupied by a use, at the time of the passage of this ordinance or amendments hereto, which does not conform with the provisions of this ordinance or amendments hereto.
55. NURSING HOME: An extended or intermediate care facility licensed or approved to provide full-time convalescent or chronic care to individuals who by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.
56. PARKING SPACE: An area nine and one-half (9.5) feet × twenty (20) feet, or greater which is sufficient in size to store one (1) automobile, together with a driveway connecting the parking space with a street or alley and permitting ingress and egress of an automobile. Required off street parking shall be provided in a manner that vehicles do not encroach on a public right-of-way.
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57. PERMITTED USE: Any use which complies with the requirements of a zoning district and is unconditionally allowed.
58. PLANNING COMMISSION: The Planning and Zoning Commission of Watford City, North Dakota.
59. RESIDENCE: The act or fact of living or regularly staying at or in some place for the discharge of a duty or the enjoyment of a benefit.
60. RESTAURANT: A public eating establishment at which the primary function is the preparation and serving of food.
61. ROOMING HOUSE: Any dwelling in which more than three (3) persons, either individually or as families, are housed or lodged for hire, with or without meals.
62. SERVICE STATION: An establishment consisting of a building or group of buildings and surfaced area where automotive vehicles may be refueled and serviced; such service shall not include tire recapping, body repairs or major overhaul.
63. SET BACK: The distance between the lot line and building line.
64. SIGN: A sign shall include any sign or other device which shall display or include any letter, word, model, banner, flag, pennant, insignia, device or representation used as, or which is in the nature of, an advertisement or announcement which directs attention to an object, product, place, activity, person, institution, organization or business, but shall not include any display of official notice or official flag.
 - (1) Sign, Advertising: A sign which directs the attention of the public to any goods, merchandise, property, business service, entertainment, or amusement conducted or produced which is bought or sold, furnished, offered or dealt in elsewhere than on the premises where such sign is located, or to which it is affixed.
 - (2) Sign, Sandwich: An advertising or business ground sign which is constructed in such a manner to form an "A" or a tentlike shape, hinged or not hinged at the top and each angular face held at an appropriate distance by a supporting member.
 - (3) Sign, Business: A sign which directs attention to a business or profession conducted or to products, services, or entertainment sold or offered upon the premises where such sign is located, or to which it is affixed. A "For Sale" sign or "For Rent" sign relating to the property on which it is displayed shall be deemed a business sign.

- (4) Sign, Flashing: Any illuminated sign on which the artificial light is not constant in intensity and color at all times. For the purpose of this ordinance, any revolving illuminated sign shall be considered a flashing sign.
 - (5) Sign, Illuminated: A sign designed to give forth artificial light, or designed to reflect light derived from any source.
65. SPECIFIED ANATOMICAL AREAS:
- (1) Less than completely and opaquely covered:
 - (a) Human genitals, pubic region;
 - (b) Buttocks;
 - (c) Female breast below a point immediately above the top of the areola; and
 - (2) Human male genitals in a discernible turgid state, even if completely and opaquely covered.
66. SPECIFIED SEXUAL ACTIVITIES:
- (1) Human genitals in a state of sexual stimulations or arousal;
 - (2) Acts of human masturbation, sexual intercourse, or sodomy;
 - (3) Fondling of human genitals, pubic region, buttocks, or female breast.
67. USE: The purpose for which land or a building or structure thereon is designed, arranged, intended or maintained or for which it is or may be used or occupied.
68. STREET: A right-of-way, other than an alley, dedicated to the public use, which provides principal access to adjacent properties.
69. STREET LINE: A dividing line between a lot, tract of parcel of land and the contiguous street.
70. STRUCTURE: Anything constructed or erected, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground. This includes placing concrete and building fences.
71. STRUCTURAL ALTERATIONS: Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams, or girder, or any complete rebuilding of the roof or exterior walls.
72. (A) SUBDIVISION: The division of a tract or parcel of land within the city or its extra-territorial jurisdiction into two (2) or more lots, tracts, or parcels of land; except that:
- (1) The sale or exchange of parcels of land to or between adjoining property owners where such sale or exchange does not create additional lots shall not be deemed a subdivision.
 - (2) The allocation of property by court decree in settling the estate of a decedent or in partitioning land among owners shall not be deemed a subdivision.
 - (3) The unwilling sale of land as the result of legal condemnation procedures, or the acquisition of street rights-of-way by a public agency in conformance with the comprehensive plan shall not be deemed a subdivision.
- (B) SUBDIVISION PLAT: A plan or map prepared in accordance with the provisions of the duly adopted Subdivision Regulations and recorded with the Register of Deeds.
73. TAVERN: An establishment in which the primary function is the public sale and serving of malt beverages.
74. TRANSMISSION FACILITY: Includes any of the following:
- (1) An electrical, telephone, or cable TV transmission line and associated facilities.
 - (2) A gas and liquid transmission line and associated facilities designed for or capable of transporting coal, gas or liquid hydrocarbon products for public commerce.

- (3) A liquid transmission line and associated facilities designed for or capable of transporting water.
75. VARIANCE: The relaxation of the terms of the Zoning Regulations in relations to height, area, size and open spaces where specific physical conditions, unique to the site, would create an unreasonable hardship in the development of the site for permitted uses.
76. YARD, FRONT: A yard extending across the full width of the lot, the depth of which is the least distance between the street right-of-way and the front building line.
77. YARD, REAR: A yard extending across the full width of the lot between the rear of the main building and the rear lot line, the depth of which is the least distance between the rear lot line and the rear of such main building. Where an alley is platted at the rear of the lots, one-half ($\frac{1}{2}$) the width of the alley may be included in the rear yard requirements.
78. YARD, SIDE: A yard between the main building and the side lot line, extending from the front yard, or front lot line where no front yard is required, to the rear yard. The width of the required side yard shall be measured horizontally, at ninety (90) degrees with the side lot line, from the nearest point of the side lot line toward the nearest part of the main building.
79. ZONE OR DISTRICT: A portion, area or section of the City for which uniform regulations governing the use, height, area, size and intensity of use of buildings, land, and open spaces surrounding buildings as herein established.

(Ord. No. 224, 12-13-2010; Ord. No. 471, 1-2-2018)

10.

Amendment to City of
Watford City Municipal
Code Ordinance

*Chapter XV-Zoning
Article XI-A-1 Agricultural District,
Section 3, Conditional Uses,
addition of Bulk Freshwater Storage*

ARTICLE IX - A-1 AGRICULTURAL DISTRICT

SECTION 1. - INTENT:

This district is established to protect the City of Watford City from uses which would have an adverse effect on the city and to preserve land until it is developed as part of the city.

SECTION 2. - PERMITTED USES

1. Farm Residence.
2. General Farm Operations.
3. Parks and Gardens.
4. Fair Grounds and associated activities.
5. Engineered Post-Framed Buildings.
6. Places of Worship

(Ord. No. 444, 11-21-2017)

SECTION 3. - CONDITIONAL USES

1. Airports.
2. Cemetery.
3. Funeral Homes.
4. Oil, Gas, Mineral Extractions.
5. Schools.
6. Seismographic Exploration, subject to the Regulations in Article XXII, Section 8.
7. Temporary Workforce Housing.
8. Transmission Facilities.

9. Bulk Freshwater Storage and Sales

- a.) This use shall not generate any increase in traffic and will be subject to all other provisions of a Conditional Use as detailed within this ordinance.

(Ord. No. 230, 3-7-2011; Ord. No. 444, 11-21-2017)

SECTION 4. - INTENSITY OF USE REGULATIONS:

Farm tracts in this district shall be ten (10) acres or larger.

SECTION 5. - HEIGHT REGULATIONS:

1. When a building or structure is within one hundred fifty (150) feet of any residential district, said building or structure shall not exceed thirty-five (35) feet in height.
2. When a building or structure is more than one hundred fifty (150) feet from any residential district, said building or structure shall not exceed seventy-five (75) feet in height.

SECTION 6. - YARD REGULATIONS:

1. Front Yard:

- a) There shall be a front yard having a depth of not less than thirty (30) feet
- b) Where lots have a double frontage, the required front yard shall be provided on both streets.
- c) Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot; Provided, however, that the buildable width of a single lot of record as of the effective date of this ordinance shall not be reduced to less than thirty-five (35) feet, except where necessary to provide a yard along the side street with a depth of not less than five (5) feet. No accessory building shall project beyond the front yard line on either street.

2. Side Yard:

- a) Except as hereinafter provided in the following paragraph and in the additional height, area and use regulations of this ordinance, there shall be a side yard having a width of not less than six (6) feet on each side of the principal building.
- b) Wherever a lot of record as of the effective date of this ordinance has a width of fifty (50) feet or less, the side yard on each side of a building may be reduced to a width of not less than ten (10) percent of the width of the lot, but in no instance shall it be less than three (3) feet.

3. Rear Yard:

- a) Except as hereinafter provided in the additional height, area and use regulations of this ordinance, there shall be a rear yard having a depth of not less than thirty (30) feet or twenty (20) percent of the depth of the lot, whichever amount is smaller.

SECTION 7. - PARKING REGULATIONS:

As required in ARTICLE XX, PARKING AND LOADING REGULATIONS.

SECTION 8. - SIGN REGULATIONS:

As permitted in ARTICLE XXI, SIGN REGULATIONS.

11.

Amendment to City of
Watford City Municipal
Code Ordinance

*Chapter XV-Zoning
Article XI-A-2 Agricultural District,
Section 3, Conditional Uses,
addition of Bulk Freshwater Storage*

ARTICLE IX(A) - A-2 AGRICULTURAL DISTRICT

SECTION 1. - INTENT:

This district is established to protect the City of Watford City from uses which would have an adverse effect on the city and to preserve land until it is developed. This district is only to be used for areas outside of the corporate limits of the City, and within the City's extraterritorial zoning jurisdiction. This district shall have limited requirements for maintenance and improvements. (Ord. No. 234, 5-4-2011)

SECTION 2. - PERMITTED USES

1. Single-Family Dwellings.
2. Farm Residence.
3. General Farm Operations.
4. Parks and Gardens.
5. Fair Grounds and associated activities.
6. Engineered Post-Framed Buildings.
7. Places of Worship.

(Ord. No. 234, 5-4-2011; Ord. No. 445, 11-21-2017)

SECTION 3. - CONDITIONAL USES

1. Airports.
2. Cemetery.
3. Funeral Homes.
4. Municipal Lagoons.
5. Schools.
6. Seismographic Exploration, subject to the Regulations in Article XXII, Section 8.
7. Temporary Workforce Housing.
8. Transmission Facilities.

9. Bulk Freshwater Storage and Sales

a.) This use shall not generate any increase in traffic and will be subject to all other provisions of a Conditional Use as detailed within this ordinance.

(Ord. No. 234, 5-4-2011; Ord. No. 445, 11-21-2017)

SECTION 4. - INTENSITY OF USE REGULATIONS:

Every lot of land shall have an area of not less than seven thousand two hundred (7,200) square feet and an average width of not less than sixty (60) feet, except that if a single lot of record as of the effective date of this ordinance, as defined in the definitions of this ordinance, has less area or width than herein required and its boundary lines, along their entire length, touched lands under other ownership on the

effective date of this ordinance and have not since been changed, such lot shall be permitted. In addition, no lot shall have buildings, including accessory structures, dwellings, private garages, the square footage (footprint) of which exceeds forty (40) percent of the total square footage of the lot, however, upon application, the Planning Commission may approve new construction that covers up to fifty (50) percent of the total square footage of the lot. (Ord. No. 234, 5-4-2011)

SECTION 5. - HEIGHT REGULATIONS:

1. When a building or structure is within one hundred fifty (150) feet of any residential district, said building or structure shall not exceed thirty-five (35) feet in height.
2. When a building or structure is more than one hundred fifty (150) feet from any residential district, said building or structure shall not exceed seventy-five (75) feet in height.

(Ord. No. 234, 5-4-2011)

SECTION 6. - YARD REGULATIONS:

1. Front Yard:
 - a) There shall be a front yard having a depth of not less than thirty (30) feet.
 - b) Where lots have a double frontage, the required front yard shall be provided on both streets.
 - c) Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot; Provided, however, that the buildable width of a single lot of record as of the effective date of this ordinance shall not be reduced to less than thirty-five (35) feet, except where necessary to provide a yard along the side street with a depth of not less than five (5) feet. No accessory building shall project beyond the front yard line on either street.
2. Side Yard:
 - a) Except as hereinafter provided in the following paragraph and in the additional height, area and use regulations of this ordinance, there shall be a side yard having a width of not less than six (6) feet on each side of the principal building.
 - b) Wherever a lot of record as of the effective date of this ordinance has a width of fifty (50) feet or less, the side yard on each side of a building may be reduced to a width of not less than ten (10) percent of the width of the lot, but in no instance shall it be less than three (3) feet.
3. Rear Yard:
 - a) Except as hereinafter provided in the additional height, area and use regulations of this ordinance, there shall be a rear yard having a depth of not less than thirty (30) feet or twenty (20) percent of the depth of the lot, whichever amount is smaller.

(Ord. No. 234, 5-4-2011)

SECTION 7. - PARKING REGULATIONS:

As required in ARTICLE XX, PARKING AND LOADING REGULATIONS.

(Ord. No. 234, 5-4-2011)

SECTION 8. - SIGN REGULATIONS:

As permitted in ARTICLE XXI, SIGN REGULATIONS.

(Ord. No. 234, 5-4-2011)

SECTION 9. - MAINTENANCE AND IMPROVEMENTS

Building permits in this district shall not be required for new construction, repair or replacement of sidewalks, driveways, fences, pole buildings, grain bins, and other non-permanent, traditionally agricultural buildings.

Property located outside of the corporate limits of the city and in the A-2 Agricultural Zoning District is not subject to the requirements of Chapter IV, Article III (Garbage, Refuse, Rubbish); Chapter IV, Article IV (Dangerous Buildings); Chapter IV, Article VII (Fires in Public Places); Chapter IV, Article X (Noxious Weeds); Chapter IV, Article XI (Sanitary Nuisances); Chapter IV, Article XII (Smoke - Gases); Chapter IV, Article XIV (Personal Property); Chapter IV, Article XV (Trees); and Chapter IV, Article XVI (Lot Maintenance).

(Ord. No. 234, 5-4-2011)

1.

Division of Land
Application

Subdivision Final Plat

Shafer Cemetery

SW ¼ of section 15 Township 150 N- Range 98 W – 5th P.M.

DIVISION OF LAND

SUBDIVISION FINAL PLAT



APPLICATION

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

APPLICATION FEE:

\$15.00 PER LOT

REQUIREMENTS: All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Subdivision Final Plat Application* may be submitted after a Preliminary Subdivision Plat is approved by City Council. The Subdivision process allows to plat parcels within the Corporate City limits and the designated Extra Territorial Area (ETA). All *Subdivision Final Plats* shall be subject to conform to the regulations as set within the City of Watford City Municipal Code of Ordinances and Chapter 40-48 of the North Dakota Century Code. Along with this application, please submit the following: N.D. Professionally Engineered/ Surveyed map of subdivision parcels in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for *Subdivision Final Plat* and a copy of current property deed(s) and/or title report. Once approved by City Council, the Final Subdivision Plat must be submitted in 24" x 36" size for City signatures and recordation. For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances: CHAPTER XV ARTICLE XXX: SUBDIVISION REGULATIONS.*

PROPERTY OWNER INFORMATION

OWNER NAME(S): CITY OF WATFORD CITY	PHONE NUMBER: 701-842-2533	EMAIL:
MAILING ADDRESS: 213 2ND ST. NE		

APPLICANT INFORMATION

Same as Owner

APPLICANT NAME: CITY OF WATFORD CITY	PHONE NUMBER: 701-842-2533	EMAIL:
MAILING ADDRESS: 213 2ND ST. NE		

DEVELOPER INFORMATION

DEVELOPER NAME: BROSZ ENGINEERING	PHONE NUMBER: 701-842-3526	EMAIL:
MAILING ADDRESS: PO BOX 551 WATFORD CITY ND, 58854		

PROPERTY INFORMATION

PROPERTY ADDRESS/LOCATION: SW 1/4 OF SECTION 15 TOWNSHIP 150N RANGE 98W 5TH P.M.		ZONING DISTRICT: CF- COMMUNITY FACILITY
PARCEL NUMBER(S): 200010100	PROPOSED SUBDIVISION NAME: SAFER CEMETERY 2ND ADDITION	
LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) SECTION 15, TOWNSHIP 150N, RANGE 98W 5TH P.M.		
EXISTING ACREAGE/SQ.FT.: 6.55 ACRES	NEW ACREAGE/SQ.FT.: 7.14 ACRES	PROPOSED # OF LOTS:
CURRENT USE OF PROPERTY: CEMETERY	PROPOSED USE OF PROPERTY: SAME	

DESCRIPTION Please give a brief description of the Final Subdivision Plat.

The City of Watford City would like to finalize the redecoration of this plat due to the limited space available in the current cemetery.

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:

[Handwritten Signature]

DATE:

8 / 8 / 18

APPLICANT PRINT NAME:

Larissa Bertram

APPLICANT TITLE:

Assistant City Planner

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:

[Handwritten Signature]

DATE:

8 / 8 / 18

PROPERTY OWNER SIGNATURE:

Larissa Bertram

DATE:

8 / 8 / 18

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 ▼

- COPY OF PROPERTY DEED
- COPY OF TITLE REPORT
- COPY OF TITLE MEMORANDUM
- .PDF & LEDGER SIZE REVIEW COPY OF PLAT
- VICINITY MAP
- LEGAL DESCRIPTION
- JUSTIFICATION LETTER
- ORIGINAL SURVEYOR STAMP & SIGNATURE ON 24"x36" PLAT

LEGAL NOTICE DATES:

8,15,18

8,22,18

ADJACENT PROPERTY OWNER NOTICES MAILED

MEETING DATES:

PLANNING COMMISSION:

8,27,18

CITY COUNCIL:

9,11,18

INVOICE:

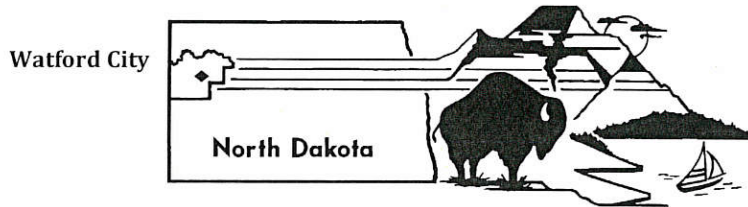
INVOICE NUMBER: NA

DATE CREATED: _____ BY: _____

PAYMENT: **\$15.00 PER LOT**

DATE RECEIVED: NA AMOUNT: \$ _____

CARD CASH CHECK # _____



City of Watford City
213 2nd St., NE / PO Box 494
Watford City, ND 58854
Ph. 701- 444- 2533
Fax 701- 444- 3004
cityofwatfordcity.com

August 15, 2018

STAFF REPORT
Subdivision Preliminary Plat

APPLICANT:

City of Watford City
213 2nd 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:

Final Plat 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 Final Plat.

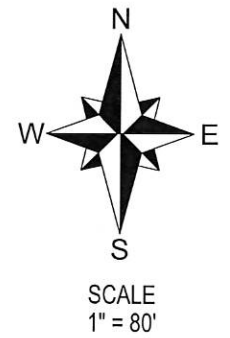
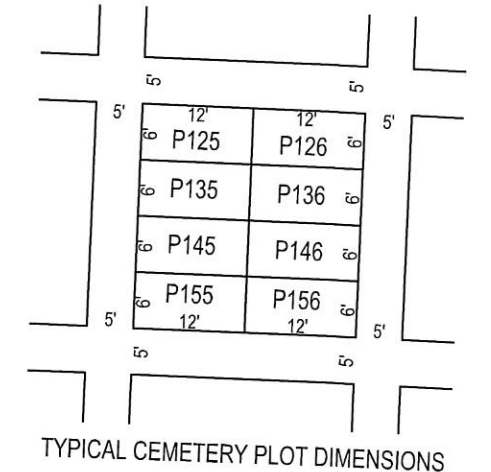
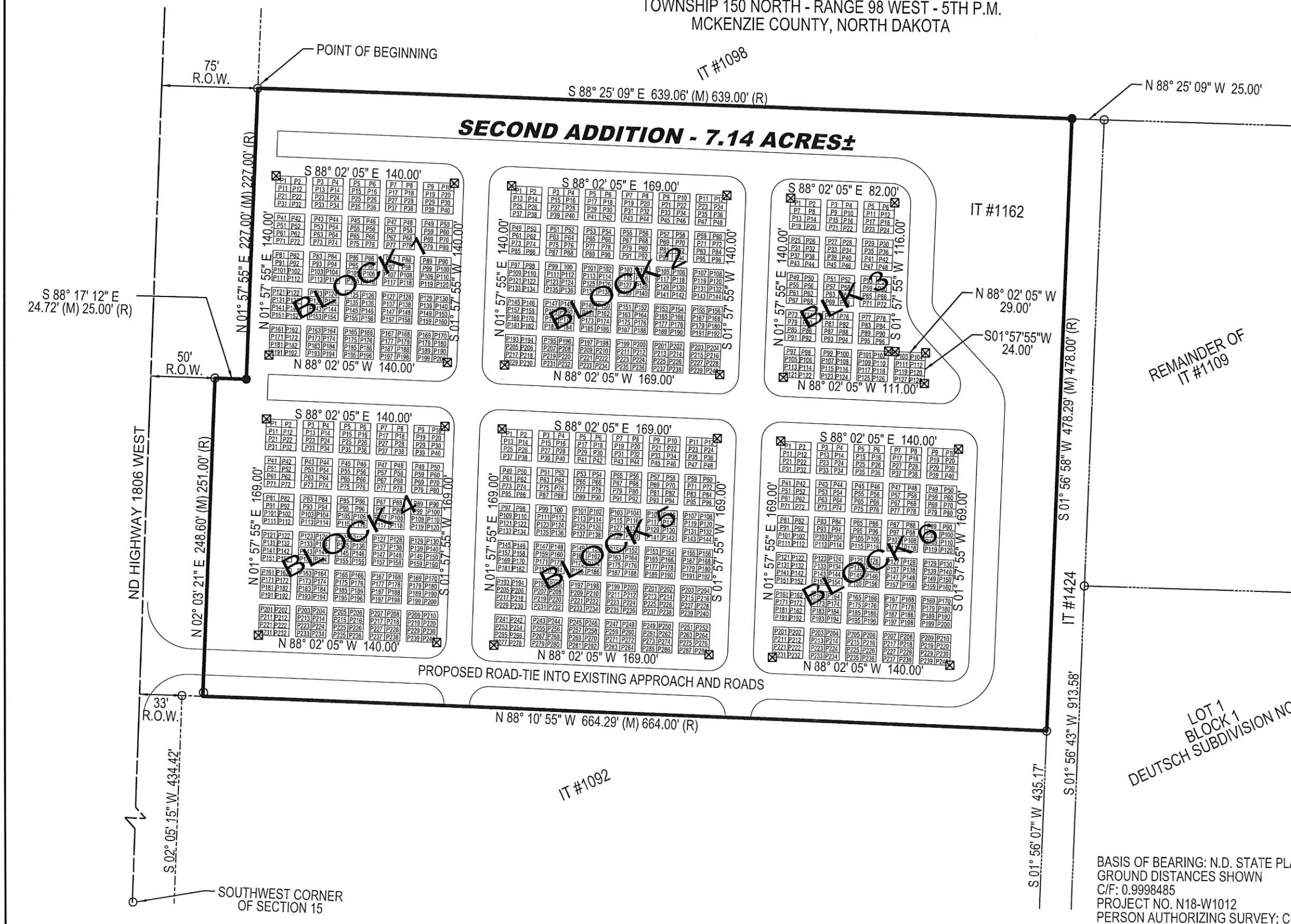
PLANNING DEPARTMENT STAFF CONTACT:

Becky Smith
basmith@nd.gov
(701)444-8402

LaRissa Bertram
lbertram@nd.gov
(701)444-8406

FINAL 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



- = 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

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



LOT 1
BLOCK 1
DEUTSCH SUBDIVISION NO. 1

FINAL 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

OWNER'S CERTIFICATE

I, (WE) THE UNDERSIGNED, BEING THE SOLE OWNER(S) AND MORTGAGE HOLDER(S) OF THE LAND PLATTED HEREIN, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT AND AGREE TO NOT VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE CITY OF WATFORD CITY. I (WE) DEDICATE EASEMENTS TO RUN WITH THE LAND FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON, OR OVER THE LAND DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN OR EXISTING.

CITY OF WATFORD CITY DATE

STATE OF COUNTY OF

ON THIS DAY OF 2018 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF PERSONALLY APPEARED, FOR THE CITY OF WATFORD CITY, 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.

NOTARY PUBLIC FOR THE STATE OF RESIDING AT MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

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 DRAWING 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.

DUSTIN JORDAN DATE REGISTERED LAND SURVEYOR NO. 10478

STATE OF COUNTY OF

ON THIS DAY OF 2018 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF PERSONALLY APPEARED, DUSTIN JORDAN, 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.

NOTARY PUBLIC FOR THE STATE OF RESIDING AT MY COMMISSION EXPIRES

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN IRREGULAR TRACT #1162, AS LOCATED IN THE SW1/4 OF SECTION 15, T150N, R98W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA.

BEGINNING AT THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN IRREGULAR TRACT #1098; THENCE S 88° 25' 09" E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 639.06 FEET TO THE NORTHWEST CORNER OF IRREGULAR TRACT #1424; THENCE S 01° 59' 58" W, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 478.29 FEET TO THE NORTHEAST CORNER OF IRREGULAR TRACT #1092; THENCE N 88° 10' 55" W, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 664.29 FEET TO THE EAST RIGHT-OF-WAY LINE OF ND HIGHWAY 1805 WEST; THENCE N 02° 03' 21" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 248.60 FEET; THENCE S 88° 17' 12" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 24.72 FEET; THENCE N 01° 57' 55" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 227.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 7.14 ACRES MORE OR LESS.

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS DAY OF 2018 IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF WATFORD CITY NORTH DAKOTA, AND REGULATIONS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WATFORD CITY, NORTH DAKOTA.

GLEN BEARD, CHAIRMAN DATE

STATE OF NORTH DAKOTA COUNTY OF MCKENZIE

ON THIS DAY OF 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, GLEN BEARD, CHAIRMAN, 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.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA RESIDING AT MY COMMISSION EXPIRES

WATFORD CITY APPROVAL

THE CITY OF WATFORD CITY, NORTH DAKOTA HAS APPROVED THE ATTACHED PLAT AS SHOWN HEREIN, AND LYING WITHIN THE JURISDICTION OF THE CITY OF WATFORD CITY, HAS APPROVED THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT, SHOWN HERE AS AN AMENDMENT TO THE COMPREHENSIVE STREET AND HIGHWAY PLAN AND OTHER APPROPRIATE PORTIONS OF THE COMPREHENSIVE PLAN OF THE CITY OF WATFORD CITY, NORTH DAKOTA. ALL STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT ARE DEDICATED, BUT NOT ACCEPTED AT THIS TIME WITH THE OFFER TO REMAIN OPEN.

PHILIP RIELY, MAYOR DATE

PENI PETERSON, CITY AUDITOR DATE

STATE OF NORTH DAKOTA COUNTY OF MCKENZIE

ON THIS DAY OF 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, PHILIP RIELY, MAYOR AND PENI PETERSON, CITY AUDITOR, 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.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA RESIDING AT MY COMMISSION EXPIRES

AUDITOR'S CERTIFICATE OF TAXES

TAXES, DELINQUENT TAXES, DELINQUENT SPECIAL ASSESSMENT OR INSTALLMENT OF SPECIAL ASSESSMENT OR TAX ESTIMATES FOR THE PROPERTY DESCRIBED ON THE ATTACHED INSTRUMENT ARE UNPAID IN THE AMOUNT OF \$ PLUS PENALTY AND INTEREST.

CERTIFIED THIS DAY OF 2018.

ERICA JOHNSRUD, MCKENZIE COUNTY AUDITOR

CERTIFICATE OF MCKENZIE COUNTY RECORDER

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT O'CLOCK A.M. / P.M. ON THE DAY OF A.D., 2018 AND WAS RECORDED AS DOCUMENT NO.

ANN M. JOHNSRUD, MCKENZIE COUNTY RECORDER

RESERVATION TELEPHONE COOPERATIVE

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS DAY OF 2018.

RESERVATION TELEPHONE COOPERATIVE, AUTHORIZED AGENT PRINTED NAME:

STATE OF NORTH DAKOTA COUNTY OF MCKENZIE

ON THIS DAY OF 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, 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.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA RESIDING AT MY COMMISSION EXPIRES

MONTANA DAKOTA UTILITIES COMPANY

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS DAY OF 2018.

MONTANA DAKOTA UTILITIES COMPANY, AUTHORIZED AGENT PRINTED NAME:

STATE OF NORTH DAKOTA COUNTY OF MCKENZIE

ON THIS DAY OF 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, 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.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA RESIDING AT MY COMMISSION EXPIRES

MCKENZIE ELECTRIC COOPERATIVE, INC.

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS DAY OF 2018.

MCKENZIE ELECTRIC COOPERATIVE, INC., AUTHORIZED AGENT PRINTED NAME:

STATE OF NORTH DAKOTA COUNTY OF MCKENZIE

ON THIS DAY OF 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, 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.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA RESIDING AT MY COMMISSION EXPIRES

WESTERN AREA WATER SUPPLY AUTHORITY

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

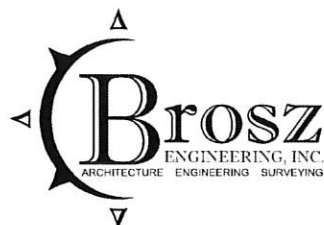
DATED ON THIS DAY OF 2018.

WESTERN AREA WATER SUPPLY AUTHORITY, AUTHORIZED AGENT PRINTED NAME:

STATE OF NORTH DAKOTA COUNTY OF MCKENZIE

ON THIS DAY OF 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, 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.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA RESIDING AT MY COMMISSION EXPIRES



Minutes

July 30, 2018

PLANNING & ZONING COMMISSION
MEETING MINUTES
July 30, 2018

The regularly scheduled monthly meeting of the Watford City Planning & Zoning Commission was held on Monday July 30, 2018 at 6:00 p.m. in the Heritage Room at City Hall. In attendance: Chairman Glen Beard, 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: Vice Chairman Gregg Schuetze.

With the above mentioned present, the Public Hearing was called to order at 6:00 P.M. by Chairman Glen Beard.

Under consideration were the following:

1. Public Hearing to hear comment on the Land Use application for a Conditional Use submitted by Richard Kaster on property owned by Main Street Connection LLC located: PID: 11-10-03300 in Lots 4 and 5, Block 2 Old West Subdivision in Ideal TWP, Section 25, Township 150N, Range 99W, 2.9 acres, 408 13rd Ave., Watford City, McKenzie County, North Dakota.

Assistant City Planner Becky Smith commented that the Planning Department was contacted by Richard Kaster, Manager Representative of the property owner, Main Street Connection LLC. Mr. Kaster had explained that these mobile homes were already placed on the property and have been continuously utilized since the property was purchased by Main Street Connection in July of 2013. Becky stated that these mobile homes are being used and that Main Street Connection LLC would like to keep utilizing these mobile homes for future use. They are requesting this Conditional Use Permit so that they are in compliance with the city ordinance. Commission Member Thomas Dwyer asked if these home have been a problem in the past, Becky noted that the city had never received a complaint on this particular employee housing on this property. There were no further comments.

MOTION by T. Dwyer, SECOND by M. PELTON, to recommend APPROVAL to City Council of the Land Use Application for a Conditional Use submitted by Richard Kaster on property owned by Main Street Connection LLC for employee housing.

Roll Call Vote:

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

Nays: None.

MOTION Carried.

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

- 1) Per City ordinance, the property will be allowed one (1) mobile unit (HUD) or two (2) RV units (DMV) per acre. The property currently consists of 2.9993 acres in which, at maximum, the three (3) existing mobile home units will be allowed to remain on the property.
- 2) Two parking spaces shall be provided per dwelling unit.
- 3) A dust palliative shall be required on unpaved parking areas and drive aisles from the months of May through October.
- 4) Parking areas shall be surfaced with a minimum of 6" of crushed aggregate, not scoria. Scoria may be used as a base course for the final surfacing.

- 5) The property must be maintained & follow all City ordinances pertaining to long grass, noxious weeds, and be kept free of garbage and/or debris.
 - 6) The egress/ingress driveway(s) to the property should be clearly designated. Access can be determined from either 4th St SW and/or 13th Ave SW but in either case, the location should be clearly designated and any additional points of access should be abandoned.
 - 7) The Conditional Use Permit shall be in place for 12 months at the end of which time, a review will be conducted to determine renewal or non-renewal of the Permit.
2. Public Hearing to hear comment on the Division of Land Use application for a Reversionary Parcel Map submitted by Steve Holen on behalf of McKenzie County School District for property located at PID: 82-05-04200,82-05-04300 Lots 6,7, and 8 Block 3 4th Addition Watford in Section 19, Township 150 Range 98W of Watford City, McKenzie County, North Dakota.

Assistant City Planner LaRissa Bertram commented that reason for this reversionary map is to combine three small lots into one to allow the Intermediate Middle School to build a new playground. LaRissa commented that the eastern lots was the old coal building, and the western lot had a house on it. Both were demolished in 2017. There were no further comments at this time.

MOTION by R. HOLM, SECOND by J. LAWRENCE to recommend APPROVAL to City Council of the Division of Land Use application for a Reversionary Parcel Map submitted by Steve Holen on behalf of McKenzie County School District

Roll Call Vote:

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

Nays: None.

MOTION Carried.

3. Public Hearing to hear comment on Land Use Application for Zone Change submitted by Steve Holen on behalf of McKenzie County School District for property located at PID: 82-05-04200,82-05-04300, and 82-01-15200 4th Addition Watford in Section 19, Township 150 Range 98W of Watford City, McKenzie County, North Dakota.

City Assistant Planner LaRissa Bertram explained that the reason for this Zone change is because at this time all 3 parcels are zoned R-3- Medium Density Residential which does not reflect the current or future use for these parcels. One parcel is used for the parking lot for the intermediate school and the others planned for the future playground for the intermediate school. LaRissa stated that the Zoning of CF is more conforming to the type of use these property fall into. Chairman Glen Beard asked if the parking lot was just doing a little clean up and both Assistant planners Becky Smith and LaRissa Bertram said that is was in fact cleanup. There were no further comments.

MOTION by J. WALTERS, SECOND by R. HOLM to recommend APPROVAL to City Council of the Land Use Application for Zone Change submitted by Steve Holen on behalf of McKenzie County School District.

Roll Call Vote:

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

Nays: None.

MOTION Carried.

4. Public Hearing to hear comment on Land Use Application - Zone Change: Watford City Cemetery submitted by The City of Watford City. The proposed Zone Change is located in a portion of Section 15, Township 150 North, Range 98 West, 13.69 Acres, Watford City, McKenzie County, North Dakota.

City Assistant Planner LaRissa Bertram comment that the cemetery is currently zoned AG- Agricultural District. This application is requesting to bring the property into its conforming use of the proposed zone CF- Community Facility, which according to city ordinance this would be a better fit. LaRissa stated that since the City is working on a second addition plat to the cemetery, this would be the appropriate time to have this property re-zoned. There were no further comments at this time.

5. Public Hearing to hear comment on Land Use Application for a Conditional Use Permit: Watford City Cemetery submitted by The City of Watford City. The proposed Conditional Use is located in a portion of Section 15, Township 150 North, Range 98 West, 13.69 Acres, Watford City, McKenzie County, North Dakota.

Assistant City Planner LaRissa Bertram explained that once there was further research done, it was discovered that a cemetery in CF- Community Facility Zoning in fact requires a conditional use. LaRissa noted that our typical Conditional Use Permits are reviewed yearly so the discussion would need to consider a different time frame for review due to the purpose of this being a cemetery. Chairman Glen Beard asked what we proposed for the time frame. City Attorney Wyatt Voll commented that the Cemetery should be a Perpetual Conditional Use Permit. There were no further comments at this time.

MOTION by J. LAWRENCE, SECOND by M. PELTON, to recommend APPROVAL to City Council on the Perpetual Conditional Use Permit for Watford City Shaffer Cemetery submitted by The City of Watford City.

Roll Call Vote:

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

Nays: None.

MOTION Carried.

6. Public Hearing to hear comment on Division of Land Application for Subdivision Preliminary Plat: Watford City Cemetery submitted by The City of Watford City. The proposed subdivision is located in a portion of Section 15, Township 150 North, Range 98 West, 7.14 Acres, Watford City, McKenzie County, North Dakota.

Assistant City Planner LaRissa Bertram explained that Shaffer Cemetery is nearing capacity for the plots that are currently available. The City is moving forward with recording a Second Addition to the Shaffer Cemetery in order to accommodate the need for future use. There were no further comments at this time.

MOTION by R. HOLM, SECOND by T. DWYER, to recommend APPROVAL to City Council on the Division of Land Application for Subdivision Preliminary Plat: Watford City Cemetery submitted by The City of Watford City.

Roll Call Vote:

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

Nays: None.

MOTION Carried.

7. Public Hearing to hear comment on Land Use Application for Zone Change submitted by Brian Lindeman for property owned by Rick Holm. This property located at PID: 110007620, located: W ½ SW ¼ of Section 12, Township 150, Range 99 Watford City, McKenzie County, North Dakota.

Property Owner, Rick Holm stated that Mr. Lindemann would like to use the North 10 Acres of the property for the purpose of building a shop and storage place for his semi-trucks. Rick noted that Mr. Lindemann would be putting a significant amount of buffer area between the adjacent properties that are currently zoned as R-1- Single Family Residential District. Assistant City Planner, Becky Smith commented that the reason for the denial recommendation is due to the fact that our City's Future Land Use map shows that particular property being future zoned for residential. Becky also said that the property to the east not shown on the Future Land Use Map is already currently zoned for residential. Assistant Planner, LaRissa Bertram mentioned that the property to the north on the future land use map is also outlined for Residential although this property is currently used as a gravel pit. This particular property can continue to be used as a gravel pit because of its grandfathered status. Applicant Brian Lindemann attended the meeting and commented that all he wants to do is use half of the property to have his own place to build a shop and have storage for his trucks. Brian commented that if the City decided to allow more single family homes to be built on this property, it would be a hard sell due to the multiuse properties across the road and that the road is currently used as a haul road with truck traffic. City Attorney Wyatt Voll noted that if the Planning Commission chooses to go against the recommendation of the Planning Department Staff and this property does in fact get rezoned to Industrial, there would have to be industrial road improvements done to a city standard on County Road 35 at the added expense to the property owner. This is also not to mention the improvements that will need to be done to the site itself such as drive aisles and parking needing pavement as well. Commission member Jake Walters asked if there was a way to zone half of the property and Assistant City Planner LaRissa Bertram stated that the property would have to be split before there could be dual zones. Commission Member

Marco Pelton asked how long ago the Future Land Use Map was set into place and Assistant City Planner Becky Smith stated that it was adopted by City Council in 2016. Commission member Jesse Lawrence asked what the recommendation by Planning Department Staff was and LaRissa noted that it was to deny the zone change. There were no further comments at this time.

MOTION by J. LAWRENCE, SECOND by M. PELTON, to recommend Denial to City Council for Land Use Application for Zone Change submitted by Brian Lindeman for property owned by Rick Holm.

Roll Call Vote:

Ayes: G. Beard, T. Dwyer, J. Lawrence, M. Pelton, J. Walters

Nays: None.

Abstain: Rick Holm

MOTION Carried.

CLOSE PUBLIC HEARING: 6:33 PM

CALL TO ORDER REGULAR MEETING: 6:33 PM

MINUTES: June 25, 2018

Reviewed minutes as presented, no further comments.

MOTION by, T. DWYER SECOND by M. PELTON to APPROVE the June 25, 2018 Planning & Zoning Commission Meeting Minutes as presented.

Roll Call Vote:

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

Nays: None.

MOTION Carried.

REVIEW PERMITS:

Commission Member Jake Walters asked if the city was aware of the activity on 316 3rd. ST. NE. Building Inspector, Steven Williams commented that he was under the understanding it was installation of plumbing or piping but would investigate in the morning. No further comments.

Old Business:

No Old Business at this time.

Chairman Glen Beard asked how Emerald Ridge was doing on their punch list. Building Inspector Steven Williams stated that City Engineer, Rick Jore and himself went out and inspected the property improvements that are needing to be addressed. At this time Emerald Ridge is slowly making progress and hopes to keep moving forward with the improvements set forth by the punch list with the City.

New Business:

No New Business at this time.

ADJOURNMENT: 6:42 PM

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

The next regularly scheduled Planning & Zoning Commission Meeting
Will be held Monday August 27, 2018 at 6:00 P.M.

Glen Beard
Planning & Zoning Commission Chairman

LaRissa Bertram
Assistant City Planner

Becky Smith
Assistant City Planner

Permit Records

July 2018 - August 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
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	\$ -	\$ 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 #3053
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 #5303
3241	RENEW	July	7/26/2018	Pime 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 buliding	\$ 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	Card
4131	Building	July	7/26/2018	Nevin Dahl	Self	108 6th Ave NW			Shingles, windows, interior remodel	\$ 30,000.00	\$ 440.00	Check #1741
4132	Other	July	7/30/2018	Southpark Extended Stay LLC	MJ Dalsin Co of ND Inc	113 9th Ave SE			Repairs to roof due to storm damage	\$ -	\$ 20.00	Check #79872
4133	Excavation	July	7/31/2018	LSS Housing	Precise Mechanical	605 10th St SW			Excavate to straighten curb stop	\$ 900.00	\$ 337.00	Card
4134	Fence	July	7/31/2018	Gary Beagles	Dakota Fence	505 17th Ave NE			Install chain-link fence around backyard	\$ -	\$ 25.00	Cash
4135	Fence	July	7/31/2018	Daniel Peterson	JTD Construction Company LLC	2602 2nd St NE			Install cedar picket fence in front and white vinyl fence in backyard	\$ -	\$ 25.00	Cash
4136	Building	July	7/31/2018	Terry Shellnut	Self	316 3rd ST NE			Install concrete walls in existing dirt basement for storm shelter	\$ 4,000.00	\$ 93.00	Check #2428
4137	Building	July	7/31/2018	Kivon Dukes	Lees General Construction	309 2nd Ave NW			replace shingles on roof of house and garage	\$ 11,500.00	\$ 198.00	Card
3766	RENEW	August	8/1/2018	Doug & Sandi Sharp	Self	120 3rd St SW			Rebuild/replace walls, roof trusses, shingles, siding	\$ -	\$ 20.00	Card
4138	Building	August	8/2/2018	Jaime and Janson Finkbeiner	Uppa Creek Construction	313 2nd St NW			Remove and replace shingles on roof	\$ 6,000.00	\$ 121.00	Card
4139	Fence	August	8/3/2018	Phillip and Carla Mula	Dakota Fence	1025 5th Ave SE			Install 4' chain link fence	\$ -	\$ 25.00	Card
4140	Building	August	8/3/2018	API Group Real Estate	Kringen Construction Inc	12268 26 F St NW			create 10'x10' IT room and remove wall between office areas within existing building	\$ 22,900.00	\$ 357.60	
4141	Excavation	August	8/6/2018	Stenehjem Development LLP	BEK Consulting LLC	3rd Ave NE		Fox Hills Village	Complete underground utilities- water, sanitary & storm sewer	\$ 37,594.00	\$ 515.94	Check #1965
4142	Building	August	8/8/2018	Shawn Holdaway	Goulet Construction	813 12th St SE			replace shingles on roof of house	\$ 11,700.00	\$ 200.80	Check #2018
4143	Other	August	8/8/2018	Warren Hovland	Pardue Construction LLC	401 14th St SW			Rebuild roof of shop and office due to tornado storm damage	\$ -	\$ 20.00	Card
4144	At Risk	August	8/8/2018	David Veeder	Pardue Construction LLC	512 6th St NE	Lot 1 Block 3	Veeder Estates	Begin sitework, foundation for single family home	\$ -	\$ -	n/a
4145	Other	August	8/8/2018	Dakota Gold Properties LLC	BEK Consulting LLC	17th Ave NE		Stepping Stone	Site grading, water & sewer utilities, streets	\$ -	\$ -	n/a
4146	Building	August	8/14/2018	Daniel Peterson	JTD Construction Company LLC	2602 2nd St NE			12x24 Trex Deck	\$ 14,800.00	\$ 244.20	Card
4147	Building	August	8/14/2018	Michael Wickenhauser	Self	405 6th Ave NW			New Siding on house	\$ 7,100.00	\$ 136.40	Check #01105
4148	Building	August	8/14/2018	Watford City Municipal Airport	Goodon Industries	300 12th St SE			Construct six 54' x 56' hangar buildings	\$ 750,000.00	\$ 4,990.00	Check #3024
4149	Excavation	August	8/14/2018	City of Watford City	Hovex Inc	300 12th St SE			Excavate to install gate valve	\$ 5,000.00	\$ 107.00	Card
4150	Building	August	8/15/2018	Guy Dodge	Wayne Rhodes	209 3rd St NW			Install tin over existing shingles on roof	\$ 2,000.00	\$ 70.00	Cash
4151	At Risk	August	8/16/2018	LT Development Group LLC	Kiehm Construction	1212 4th Ave NE			Foundation work only for addition to building	\$ -	\$ -	N/A
4152	Building	August	8/16/2018	David Veeder	Pardue Construction LLC	512 6th St NE	Lot 1 Block 3	Veeder Estates	2,508 SqFt Single family home on crawl space with attached 2-car garage	\$ 315,023.70	\$ 4,912.50	Check #13043
4153	W/S Access	August	8/16/2018	David Veeder	Pardue Construction LLC	512 6th St NE	Lot 1 Block 3	Veeder Estates	Water & Sewer Access for new single family home	\$ -	\$ 3,151.55	Check #13043
4154	W/S Access	August	8/17/2018	First International Bank & Trust	Jett Boring Solutions LLC	300 12th St SE		Hangar #9	Water Access to Hangar building	\$ -	\$ 944.96	Card
4155	Fence	August	8/23/2018	Jesse May	Self	401 Long Dr			50ft of privacy fence for back porch and patio	\$ -	\$ 25.00	
4156	Building	August	8/23/2018	McKenzie County School District #1	Lupine Construction	329 Park Ave E			Site improvements and construction of retaining wall for new playground	\$ 300,000.00	\$ -	n/a
4157	Other	August	8/23/2018	Stenehjem Development LLP	BEK Consulting LLC	3rd Ave NE			Complete underground utilities, sidewalk, roadway paving	\$ -	\$ -	n/a

**2017-2018
PERMIT REVIEW**

August
08/24/2018

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

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

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

2017 TOTAL	103	3	\$ 10,800,000.00
	Units	Buildings	Value

2017	269
August YTD	186

2017	\$ 24,838,758.26
August YTD	\$ 9,672,942.47

2018	
Month	# of Permits Issued
January	13
February	10
March	7
April	16
May	42
June	25
July	33
August	21
September	
October	
November	
December	

2018	
Month	Value
January	\$ 72,163.78
February	\$ 50,500.00
March	\$ 216,793.00
April	\$ 209,002.00
May	\$ 16,749,663.91
June	\$ 500,597.52
July	\$ 846,674.72
August	\$ 1,472,117.70
September	
October	
November	
December	

2018 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	5	5	\$ 1,443,737.69
Duplex	0	0	\$ -
Apartment 3-4 Units	0	0	\$ -
Apartment 5+ Units	0	0	\$ -

2018 YTD	5	5	\$ 1,443,737.69
	Units	Buildings	Value

August Total	1	1	\$ 315,023.70
	Units	Buildings	Value

2018 YTD	167
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2018 YTD	\$ 20,117,512.63
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YTD: Year To Date