

**CITY OF WATFORD CITY**  
P.O. BOX 494 WATFORD CITY, NORTH DAKOTA 58854

**PLANNING AND ZONING COMMISSION  
MEETING AGENDA  
Wednesday January 2<sup>nd</sup>, 2018  
6:00 PM City Hall, Heritage Room**

● **CALL TO ORDER PUBLIC HEARING**

1. Land Use Application for Zone Change submitted by TREI WCMST Holdings, LLC. on property located at 360 Main St. N. Section 19, Township 150, and 98W.
2. Division of Land Application for Map of Reversion submitted by TREI WCMST Holdings LLC Property located at 360 Main St. N. Section 19, Township 150, Range 98W.
3. Annual Review of Land Use Application for Conditional Use Permit for Knife River to allow asphalt batch plant. On property owned by Warren Hovland for property located at 401 14<sup>th</sup> St. SW. Section 23, Township 150, and Range 99W.
4. Annual Review of Land Use Application for Conditional Use Permit for Knife River to allow concrete batch plant. On property owned by Warren Hovland for property located at 401 14<sup>th</sup> St. SW. Section 23, Township 150, and Range 99W.
5. Division of Land Application for Simple Lot Split submitted by MDU for Property owned Stenehjem Holding LLC located at a portion of PID: 82-31-06600, 82-31-07000, and 82-31-05900. Section 21, Township 150N, Range 98W.
6. Division of Land Application for Map of Reversion submitted by Arnett & Burgess pipe liners, LLC. for property owned by Hess Land LLC located at 605 11<sup>th</sup> Ave. SW, Section 25, Township 150, Range 98 W.
7. Land Use Application for Zone Change submitted by Arnett & Burgess pipe liners, LLC. Proposing to change zone from C1- Commercial District to HI- Heavy Industrial district for property owned by Hess Land LLC located at 605 11<sup>th</sup> Ave. SW, Section 25, Township 150, Range 98 W.

● **CLOSE PUBLIC HEARING**

● **CALL TO ORDER REGULAR MEETING**

*1. Division of Land Application for Final Plat for Emerald Ridge.*

- **MINUTES**  
November 26, 2018 Meeting
- **PER./MIT RECORDS**
  - November-December
- **NEW BUSINESS**
- **ADJOURNMENT**

1.

# Land Use Application

Zone Change

*TREI WCMST Holding, LLC*

*360 Main St N.*



# 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): <b>TREI WCMST HOLDINGS, LLC</b>	PHONE NUMBER: <b>2129220222</b>	EMAIL: <b>operations@gammare.com</b>
MAILING ADDRESS: <b>101 Park Avenue 11th Floor, New York NY 10178</b>		

### APPLICANT INFORMATION

Same as Owner

APPLICANT NAME:	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

### DEVELOPER INFORMATION

DEVELOPER NAME:	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

### PROPERTY INFORMATION

PROPERTY ADDRESS: <b>360 Main Street N, Watford City, ND 58854</b>	CURRENT ZONING DISTRICT: <b>R1</b>	PROPOSED ZONING DISTRICT: <b>CB</b>
PARCEL NUMBER(S): 820303000, 820303200, 820303400, 820103800, 820103700	LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) <b>19, 150, 98W</b>	
CURRENT USE OF PROPERTY: <b>Parking Lot</b>	PROPOSED USE OF PROPERTY: <b>Parking Lot</b>	

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

**Conformity to actual use**

### 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: 	DATE: <b>11 / 08 / 2018</b>
--------------------------	--------------------------------

APPLICANT PRINT NAME: <b>TREI WCMST HOLDINGS LLC, Jonathan Kalikow Authorized Signatory</b>	APPLICANT TITLE: <b>Owner</b>
--	----------------------------------



**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: \_\_\_\_\_  
11 / 08 / 2018

PROPERTY OWNER SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_  
\_\_\_\_ / \_\_\_\_ / \_\_\_\_

**PROPERTY OWNER NOTARY**

On this 8th day of November, 2018 before me, the undersigned, a notary public for the state of New York, personally appeared, Jonathan Kalikow 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

(NOTARIAL SEAL)

Notary Public for the state of New York  
Residing at 101 Park Ave, NYC  
My Commission Expires 7/30/19

**JOANN CAMPONE**  
Notary Public, State of New York  
No. 01CA6171737  
Qualified in Bronx County  
Commission Expires July 30, 2019

**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

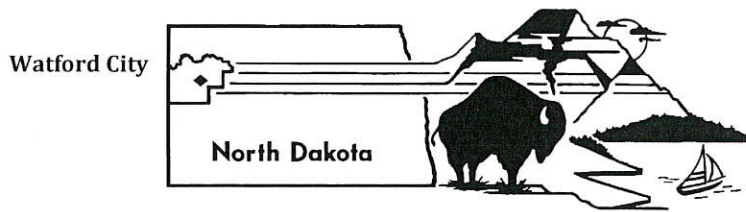
**LEGAL NOTICE DATES:**  
\_\_\_\_ / \_\_\_\_ / \_\_\_\_  
\_\_\_\_ / \_\_\_\_ / \_\_\_\_

ADJACENT PROPERTY OWNER NOTICES MAILED

**MEETING DATES:**  
PLANNING COMMISSION: \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
CITY COUNCIL: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

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

**PAYMENT: \$300.00**  
DATE RECEIVED: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ AMOUNT: \$ \_\_\_\_\_  
 CARD  CASH  CHECK # \_\_\_\_\_



**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)

December 2018

## **STAFF REPORT Zone Change 10-2018**

### **PROPERTY OWNER/ APPLICANT:**

TREI WCMST Holdings, LLC  
101 Park Avenue  
11<sup>th</sup> Floor  
New York, NY 10178

### **PROPERTY LOCATION:**

Parcel ID: 82-03-03000, 82-03-03200, 82-03-03400, 82-01-03800, 82-01-03700, Section 19, Township 150 North, Range 98 West, 360 Main St N, Watford City, McKenzie County, North Dakota.

### **REQUEST:**

A Land Use Application for Zone Change has been submitted as a request to rezone the parcels to CB, Central Business District.

### **ZONING:**

Current zoning is R1, Single Family Dwelling District

### **CURRENT USE:**

Parking lot for 360 Main building

### **REFERENCES:**

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."

Chapter XV: Zoning Ordinances, Article XVIII -CB Central Business District, Section 2: Permitted Uses, #12: Automobile Parking Lots and Garages.

### **SITE DEVELOPMENT:**

Access: The property is located on a corner accessible from Main St N, 4<sup>th</sup> Ave NE , and 2<sup>nd</sup> St NE

Sewer: City Sanitary Sewer Services is available within this area.

Water: City Water Services is available within this area.

### **SURROUNDING LAND USE:**

North: Zoning – CB- Central Business District  
Use - Commercial Business and Church

East: Zoning – R1- Single Family Dwelling District  
Use – Residential

South: Zoning – CB- Central Business District  
Use - Commercial Business and Parking

West: Zoning – CB -Central Business District  
Use - Commercial Businesses

### **DISCUSSION:**

These parcels were included in the development of the 360 Main building which started back in 2014. The building is located on the corner of Main St N and 4<sup>th</sup> Ave NE and these parcels are currently used as a parking lot for the building. Prior to construction, these particular lots consisted of homes which were either demolished or moved off the property. These lots are still currently zoned R1- Single Family Dwelling District.

As an over-due “house-keeping” item, a Land Use Application has been submitted for a zone change to CB- Central Business District. The zone change will allow these parcels to follow suit of the surrounding land uses as well as bring the property into compliance with City Zoning Ordinances. CB Zoning District ordinance lists parking lots as a permitted use wherein, the current R1 zoning does not.

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 for Zone Change. At the time of this report none of the noticed property owners contacted the city regarding the application.

### **RECOMMENDATION:**

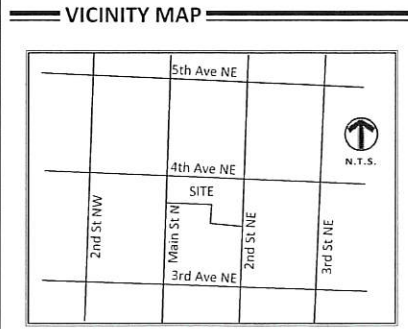
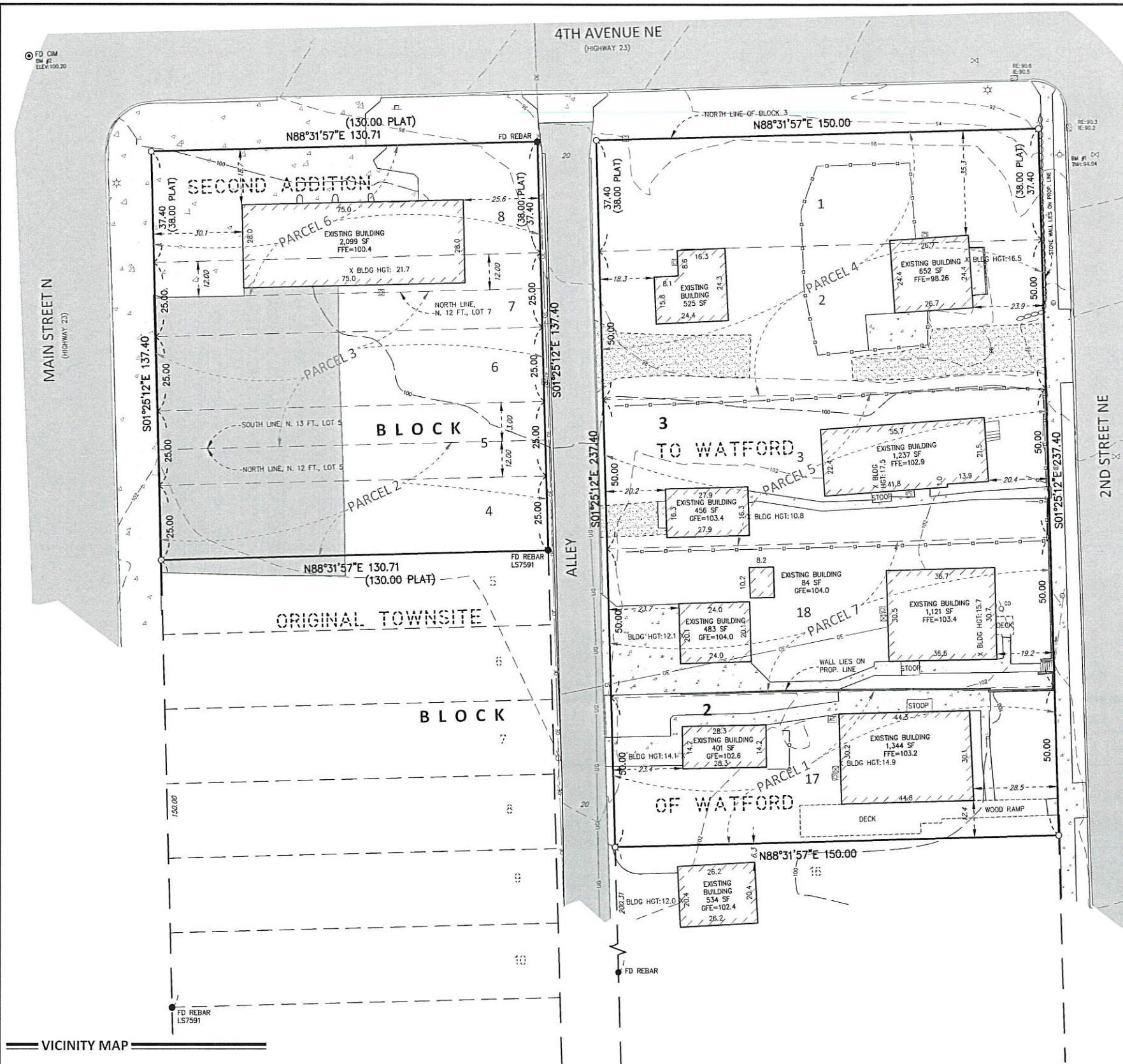
It is the recommendation of City Planning Department Staff to Approve the Land Use Application for a Zone Change to CB- Central Business District.

### **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





**LEGEND**

● FOUND MONUMENT	— — WATERMAIN	--- EASEMENT LINE	■ BITUMINOUS SURFACE
○ SET MONUMENT MARKED LS 6720	⊙ SANITARY SEWER	- - - SETBACK LINE	▨ CONCRETE SURFACE
⊙ ELECTRIC METER	⊙ STORM SEWER	△ RESTRICTED ACCESS	▨ GRAVEL SURFACE
★ LIGHT	⊙ FLARED END SECTION	▨ CONCRETE CURB	
⊙ AIR CONDITIONER	⊙ ELECTRIC TRANSFORMER	▨ BUILDING LINE	
⊙ GUY ANCHOR	⊙ TELEPHONE PEDESTAL	▨ WOOD FENCE	
⊙ UTILITY POLE	⊙ GAS METER		
	⊙ OVERHEAD WIRE		

**SURVEY NOTES**

- The bearing system is based on the North line of Block 3, SECOND ADDITION TO WATFORD having an assumed bearing of North 88 degrees 31 minutes 57 seconds East.
- The vertical datum is assumed.
- Subject property's address and property identification numbers:  
105 4th Ave NE, 82-03-0300  
333 2nd St NE, 82-03-03200  
329 2nd St NE, 82-03-03400  
348 Main St, 82-03-036000  
352 Main St, 82-03-038000  
101 4th Ave NE, 82-03-04200  
325 2nd St NE, 82-01-03800  
321 2nd St NE, 82-01-03700
- The boundaries of the parcels outlined below are contiguous with each other, adjacent properties, and adjacent rights-of-way.

**SUBJECT PROPERTY**

Referencing the Title Commitments noted below, that Old Republic National Title Insurance Company has provided us, the legal descriptions and easements that each property is subject to are listed below. All Schedule B, Section 2 exception items omitted below are not survey related.

**Parcel 1 (Per Title Commitment No. W13-0684, dated August 7, 2013)**  
Legal Description: Lot 17, Block 2, Original Townsite on Watford now Watford City, McKenzie County, North Dakota.

Exception 8: Easements as shown on the Plat of Original Townsite of Watford now Watford City, North Dakota, recorded June 20, 1913 in Book 1 of Plats, Page 23, as Document No. 20558. No easements are shown on the plat.

**Parcel 2 (Per Title Commitment No. W13-0680, dated August 7, 2013)**  
Legal Description: Lot 4 and the South 12 feet of Lot 5, Block 3, 2nd Addition to Watford now Watford City, McKenzie County, North Dakota.

Exception 8: Easements as shown on the Plat of 2nd Addition to Watford now Watford City, North Dakota, recorded October 12, 1917 in Book 1 of Plats, Page 41, as Document No. 46974. No easements are shown on the plat.

**Parcel 3 (Per Title Commitment No. W13-0681, dated September 27, 2013)**  
Legal Description: North 13 feet Lot 5, Lot 6 and Lot 7 except North 12 feet of Lot 7, Block 3, Second Addition to Watford now Watford City, McKenzie County, North Dakota.

Exception 9: Easements as shown on the Plat of Second Addition to Watford now Watford City, North Dakota. No easements are shown on the plat.

**Parcel 4 (Per Title Commitment No. W13-0676, dated October 23, 2013)**  
Legal Description: Lots 1 and 2 Block 3, 2nd Addition to Watford City, McKenzie County, North Dakota.

Exception 9: Easements as shown on the Plat of 2nd Addition to Watford City, North Dakota, recorded October 12, 1917 in Book 1 of Plats, Page 41, as Document No. 46974. No easements are shown on the plat.

Exception 10: Construction Easement recorded June 5, 2008 as Document No. 378874, granted to the City of Watford City. Easement is expired.

**Parcel 5 (Per Title Commitment No. W13-0682, dated August 7, 2013)**  
Legal Description: Lot 3, Block 3, 2nd Addition to Watford, now Watford City, McKenzie County, North Dakota.

**Parcel 6 (Per Title Commitment No. W13-0683, dated August 7, 2013)**  
Legal Description: Lot 8 and the North 12 feet of lot 7, Block 3, Second Addition to Watford, now Watford City, McKenzie County, North Dakota.

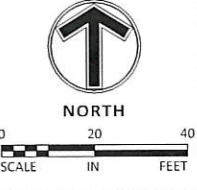
**Parcel 7 (Per Title Commitment No. W13-0759, dated October 14, 2013)**  
Legal Description: Lot 18, Block 2, Original Townsite of Watford, now Watford City, McKenzie County, North Dakota.

**"TABLE A" NOTES**

- The subject property lies within Flood Plain Zone X, per FEMA, FIRM Map No. 3803440001C dated 9/30/1987.
- The gross area of the subject property is 1.229 Acres or 53,568 Square Feet.
- The zoning information has not been provided by the insurer.
- The buildings and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.  
b. The square footage of the buildings is shown on the survey.  
c. The measured height of all buildings above grade have been located and defined on the survey.
- The parking areas on the subject property are shown.
- Underground utilities are per a combination of the following:  
a. Observed evidence  
  
The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Utility information shown hereon, if any, is a compilation of this map information and those visible utilities that were located during the survey field work. The surveyor further does not warrant that the underground utilities shown hereon, if any, are in the exact location as indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0002) prior to any excavation.
- The names of adjoining owners of platted lands are shown on the survey.
- There is no observable evidence of earth moving work. There is no observable evidence of building construction or building additions within recent months.
- There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

**CERTIFICATION**

To TREI WCMST Holdings, LLC, McKenzie County Guaranty and Title Company and Old Republic National Title Insurance Company:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16 and 18 of Table A thereof. The field work was completed on 8/19/2013.  
Dated this 7th day of November, 2013.



**mfra**  
engineering surveying planning energy  
14800 28th Ave. N, Ste 140  
Plymouth, Minnesota 55447  
(763) 476.6010 telephone  
(763) 476.8532 facsimile  
www.mfra.com

**Client**  
TRITON REAL ESTATE ACQUISITIONS, LLC

**Project**  
WATFORD CITY LOTS

**Location**  
WATFORD, ND

**Certification**

**Summary**  
Designed: Drawn: JCB  
Approved: MFH Book / Page:  
Phase: Initial Issue: 11/07/2013

**Revision History**  
No. Date By Submittal / Revision

**Sheet Title**  
ALTA/ACSM LAND TITLE SURVEY

**Sheet No. Revision**  
1/1

**Project No.** TRI19777








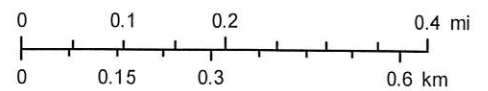
# 360 Main Parking lot



December 21, 2018

1:11,924

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



GIS, Watford City, AE2S











2.

# Division of Land Application

Reversionary Parcel Map

*TREI WCMST Holdings, LLC*

*360 Main St. N*



# DIVISION OF LAND

## REVERSIONARY PARCEL MAP



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

APPLICATION FEE:  
**\$675.00**

**REQUIREMENTS:** All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Reversionary Parcel Map* shall be allowed in order to revert property back to acreage or to a configuration which may combine parcels as they may have been previously mapped. *Reversionary Parcel Maps* shall be allowed when street improvements, utility or other public improvements, public easements, or right of ways, whether public or private are not required or created. This parcel map will also not require the creation of new or enlarged parks, playgrounds, or open spaces. All lot design standards and zoning requirements are required to be met. Parcels must conform to the minimum lot area and width and not involve lots which have more than one zoning classification. A *Reversionary Parcel Map* is not intended to be used as one in a series as to circumvent the Subdivision process. Along with this application, please submit the following: N.D. Professionally Engineered/Surveyed map of parcels in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request/reasoning for *Reversionary Map* and a copy of property deed(s) and/or title report. Once approved by City Council, a 24" x 36" size mylar plat will need to be submitted for 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 SECTION 13.*

### PROPERTY OWNER INFORMATION

OWNER NAME(S): <b>TREI WCMST HOLDINGS, LLC</b>	PHONE NUMBER: <b>2129220222</b>	EMAIL: <b>operations@gammare.com</b>
MAILING ADDRESS: <b>101 Park Avenue 11th Floor, New York NY 10178</b>		

### APPLICANT INFORMATION

Same as Owner

APPLICANT NAME:	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

### DEVELOPER INFORMATION

DEVELOPER NAME:	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

### PROPERTY INFORMATION


PROPERTY ADDRESS: <b>360 Main Street N, Watford City, ND 58854</b>		ZONING DISTRICT: <b>CB</b>	
PARCEL NUMBER: <b>See "Description" section</b>	SUBDIVISION: <b>2nd Addition to Watford, Original Townsite</b>	LOT # <b>See Map</b>	BLOCK # <b>See Map</b>
LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) <b>S19, T150, R98W</b>	NEW LEGAL DESCRIPTION:		
EXISTING ACREAGE/SQ.FT.: <b>53711 SF</b>	NEW ACREAGE/SQ.FT.:		
CURRENT USE OF PROPERTY: <b>Office Building / Parking Lot</b>	PROPOSED USE OF PROPERTY:		

### DESCRIPTION Please give a brief description of the request or reason for Reversionary Map.


**Lots: 820303000, 820303200, 820303400, 820103800, 820103700, 820304200, 820303800, 820303600**

**Justification: Consolidation of lots under existing building and under existing parking lot**

**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: 	DATE: 11 / 29 / 18
APPLICANT PRINT NAME: TREI WCMST HOLDINGS LLC, Jonathan Kalikow Authorized Signatory	APPLICANT TITLE: Owner

**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: 11 / 29 / 18
PROPERTY OWNER SIGNATURE:	DATE: _ / _ / _

**PROPERTY OWNER NOTARY**

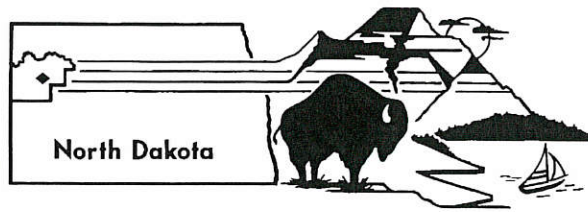
On this 29<sup>th</sup> day of November, 2018 before me, the undersigned, a notary public for the state of New York, personally appeared, Jonathan Kalikow known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

  
 Notary Public

(NOTARIAL SEAL)  
 JOANN CAMPONE  
 Notary Public, State of New York  
 No. 01CA6171737  
 Qualified in Bronx County  
 Commission Expires July 30, 2019

Notary Public for the state of New York  
 Residing at 101 Park Ave, NYC, NY  
 My Commission Expires 7/30/19

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> _____ _____ <input type="checkbox"/> ADJACENT PROPERTY OWNER NOTICES MAILED	<b>MEETING DATES:</b> PLANNING COMMISSION: _____ CITY COUNCIL: _____
<b>INVOICE:</b> INVOICE NUMBER: _____ DATE CREATED: ___/___/___ BY: _____	<b>PAYMENT: \$675.00</b> DATE RECEIVED: ___/___/___ BY: _____ <input type="checkbox"/> CARD <input type="checkbox"/> CASH <input type="checkbox"/> CHECK # _____	



December 2018

## **STAFF REPORT Reversionary Map**

### **PROPERTY OWNER/ APPLICANT:**

TREI WCMST Holdings, LLC  
101 Park Avenue  
11<sup>th</sup> Floor  
New York, NY 10178

### **PROPERTY LOCATION:**

Parcel ID: 82-03-03000, 82-03-03200, 82-03-03400, 82-01-03800, 82-01-03700, Section 19, Township 150 North, Range 98 West, 360 Main St N, Watford City, McKenzie County, North Dakota.

### **REQUEST:**

A Division of Land Application for Map of Reversion has been submitted for consideration of consolidating numerous lots in which the 360 Main building sits.

### **ZONING:**

Current zoning is CB- Central Business District and R1- Single Family Dwelling District (Zone Change Application submitted)

### **CURRENT USE:**

360 Main commercial building and adjacent parking lot

### **REFERENCES:**

City Watford City Municipal Code of Ordinances, Chapter XV, Zoning Ordinances, Article XXX, Section 13- Simple Lot Split

### **SITE DEVELOPMENT:**

Access: The property is located on a corner accessible from Main St N, 4<sup>th</sup> Ave NE , and 2<sup>nd</sup> St NE

Sewer: City Sanitary Sewer Services is available within this area.

Water: City Water Services is available within this area.

## **SURROUNDING LAND USE:**

North: Zoning – CB- Central Business District  
Use - Commercial Business and Church

East: Zoning – R1- Single Family Dwelling District  
Use – Residential

South: Zoning – CB- Central Business District  
Use - Commercial Business and Parking

West: Zoning – CB -Central Business District  
Use - Commercial Businesses

## **DISCUSSION:**

These parcels were included in the development of the 360 Main building which started back in 2014. The commercial building is located on the corner of Main St N and 4<sup>th</sup> Ave NE. The building's adjacent parking lot is located on the corner of 4<sup>th</sup> Ave NE and 2<sup>nd</sup> St NE. Both the building and parking lot were constructed over several separate lot lines.

As an over-due "house-keeping" item, a Division of Land Application for map of Reversion has been submitted to combine these lots. The proposed Lot 1 will consist of the commercial building and combine a total of 5 lots: *Lot 4, 5, 6, 7, 8 in Block 3 of the Second Addition to Watford*. The proposed Lot 2 will consist of the parking lot area and will also combine 5 lots: *Lot 1, 2, 3 in Block 3 of the Second Addition to Watford and Lot 17 and 18 in Block 2 of the Original Townsite of Watford*.

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 Division of Land Application for Map of Reversion. At the time of this report none of the noticed property owners contacted the city regarding the application.

## **RECOMMENDATION:**

It is the recommendation of City Planning Department Staff to Approve the Division of Land Application for Reversionary Map to revert 10 smaller lots into 2.

## **PLANNING DEPARTMENT STAFF CONTACT:**

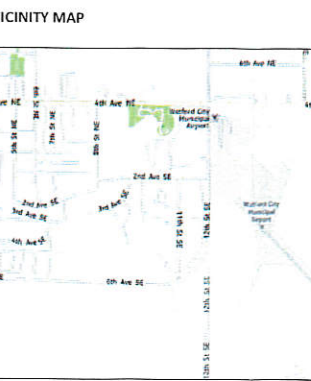
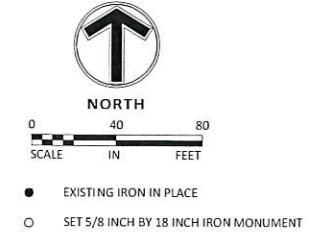
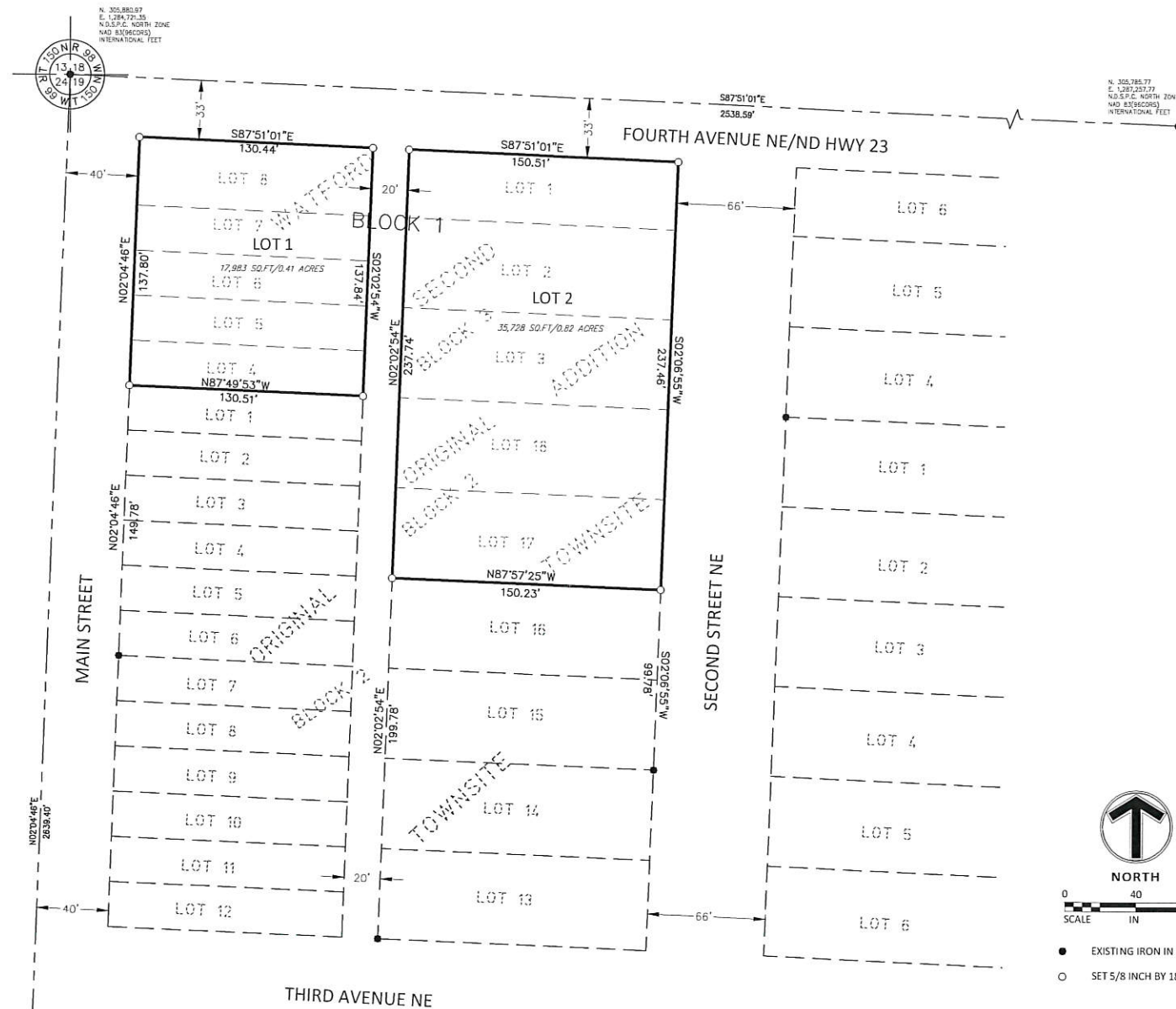
Becky Smith  
[basmith@nd.gov](mailto:basmith@nd.gov)  
(701)444-8402

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



# 360 MAIN ADDITION

A REPLAT OF LOTS 17 AND 18, BLOCK 2 OF THE ORIGINAL TOWNSHIP OF WATFORD AND LOTS 1-8, BLOCK 3 OF WATFORD SECOND ADDITION TO THE CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



**NOTES**

THE BEARING SYSTEM IS THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (CORS96) WITH A BEARING OF NORTH 02 DEGREES 04 MINUTES 46 SECONDS EAST ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 150 NORTH, RANGE 98 WEST.

THE DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID DISTANCES TO GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.000151230.

**WATFORD CITY APPROVAL**

THE CITY OF WATFORD CITY, NORTH DAKOTA, HAS APPROVED THE ATTACHED PLAT AS SHOWN HEREON, 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 PORTION 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.

DATE: \_\_\_\_\_  
BRENT SANFORD, MAYOR

DATE: \_\_\_\_\_  
PENI PETERSON, CITY AUDITOR

STATE OF NORTH DAKOTA )  
JSS  
COUNTY OF MCKENZIE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, Brent Sanford, Mayor and Peni Peterson, City Auditor, KNOWN TO ME TO BE THE PERSONS 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 ABOVE WRITTEN

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

**SURVEYOR'S CERTIFICATE**

I, JAMES ALBER, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY PLAT SHOWN HEREON WAS COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS THE CORRECT REPRESENTATION OF THE SURVEY SHOWN HEREON, AND THAT THE MONUMENTS ARE PLACED AS SHOWN, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

JAMES ALBER, P.L.S. NO. LS-4730

STATE OF NORTH DAKOTA )  
JSS  
COUNTY OF MORTON )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON 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 ABOVE WRITTEN

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

N. 355,243.71  
E. 1,254,623.38  
N.D.S.P.C. NORTH ZONE  
NAD 83 (CORS96)  
INTERNATIONAL FEET

**DESCRIPTION**

ALL OF LOTS 1-8, BLOCK 3 OF WATFORD SECOND ADDITION AND ALL OF LOTS 17 AND 18, BLOCK 2 OF THE ORIGINAL TOWNSHIP OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA.

CONTAINING 53,711 SQUARE FEET (1.23 ACRES), MORE OR LESS.

**OWNER'S CERTIFICATE**

I, THE UNDERSIGNED, BEING SOLE OWNER AND MORTGAGE HOLDER 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.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

JON KALIKOW, PRESIDENT  
TREI WCMST HOLDINGS, LLC

STATE OF \_\_\_\_\_ )  
JSS  
COUNTY OF \_\_\_\_\_ )

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 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 ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**PLANNING AND ZONING COMMISSION APPROVAL**

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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.

DATE: \_\_\_\_\_  
GLEN BEARD, CHAIRMAN

STATE OF NORTH DAKOTA )  
JSS  
COUNTY OF MCKENZIE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON 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 ABOVE WRITTEN.

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 INSTALLMENTS OF SPECIAL ASSESSMENTS 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 \_\_\_\_\_, 20\_\_\_\_.

LINDA SVIHOVEC, 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 \_\_\_\_\_, 20\_\_\_\_, AND WAS RECORDED AS DOCUMENT NUMBER \_\_\_\_\_.

ANN M. JOHNSRUD, MCKENZIE COUNTY RECORDER









3.

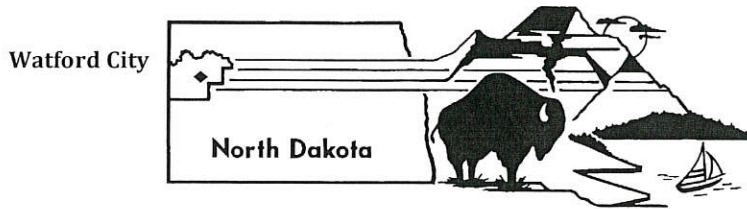
# Conditional Use Permit

ANNUAL REVIEW

Knife River/Warren Hovland

*401 14<sup>th</sup> St SW*

*Asphalt Batch Plant*



**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)

December 18, 2018

**STAFF REPORT**  
**CUP Conditional Use Permit**

**APPLICANT:**

Knife River –North Central  
Attn: Luci Snowden  
3303 Rock Island Place  
Bismarck, ND 58504

**PROPERTY OWNER:**

Warren Hovland  
One Way Service, Inc.  
909 12<sup>th</sup> St SE  
Watford City, ND 58854

**PROPERTY LOCATION:**

Parcel # 82-73-07750, Annexed portion of E ½ SE ¼ Section 23, Township 150 North, Range 99 West, 401 14<sup>th</sup> St SW, Watford City, McKenzie County, North Dakota.

**REQUEST:**

Annual Review of current Conditional Use Permit for the consideration of allowing Asphalt Batch Plant.

**ZONING:**

HI: Heavy Industrial

**CURRENT USE:**

Industrial

**REFERENCES:**

Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinances, Article XIX (A) Heavy Industrial, Section E: Uses Subject to a Conditional Use Permit- *Rock Crushing and Stripping*.



## **DISCUSSION:**

This Land Use Application for Conditional Use Permit was originally submitted in 2012 and has been approved and renewed annually for the continued operation of an Asphalt Batch Plant.

While the Asphalt Batch Plant is in operation, The City of Watford City will have zero tolerance for fugitive dust, material track-out, and noise disruptions outside of the hours of 7:00 AM – 9:00 PM. Any such violations may result in the implementation of fines as specified with City Ordinances as well as jeopardize the Conditional Use Permit in which The City holds the right to revoke even upon the first offense. Watford City's Code Enforcement Officer(s) will be monitoring this property to ensure compliance of City Ordinances. The City Ordinances pertaining to this type of Conditional Use Permit are not limited to, but especially include the following:

- *Chapter IV: Public Health, Welfare, and Safety, Article 16- Lot Maintenance, Section 4-1602: Fugitive Dust*
- *Chapter IV: Public Health, Welfare, and Safety, Article 16- Lot Maintenance, Section 4-1601: Material Track Out.*
- *Chapter IV: Public Health, Welfare, and Safety, Article 13- Radio Interference and Noise Control, Section 4-1302: Loud Disturbing, Unnecessary Noises Prohibited; Following Exceptions #8 and #18.*

The City Planning Department would like to recommend that the site be improved to Industrial Standards since by this point in time, these uses are not exactly temporary. Knife River has been in operation at this location since 2015. The requirement for approval of this annual review to their existing Crushing Permit will require improvement to the property following our Heavy Industrial Zoning Ordinance. This would include the property frontage being paved with a hard surface being it concrete or asphalt as well as the drive aisle and parking.

There have been recent discussions of County Road 35 being improved in the near future. If construction of the road happens prior to Knife River's next Annual Review then at that time, Knife River will be required to improve their access on site for at least the first 40 ft. onto the property as an effort to help minimize material track-out from truck traffic onto the new road. If County Road 35 is not constructed prior to Knife River's next annual review, the access paving will be a contingency of approval for the review year of 2020.

The City of Watford City mailed the property owners holding an interest in the property, as well as the adjacent property owners, a notice regarding the Conditional Use Permit Annual Review. At the time of this report, none of the above mentioned noticed property owners have contacted The City regarding this Application.

## **SITE DEVELOPMENT:**

- Access: The property is accessed directly from 14<sup>th</sup> St SW (County Road 35) and off of 2<sup>nd</sup> Ave SW (a.k.a Hwy 85 Business)
- Sewer: City Sanitary Sewer Services are available within this area.
- Water: City Water Services are available within this area.

## **SURROUNDING LAND USE:**

North: Zoning – C1: General Commercial  
Use - Commercial Businesses

East: Zoning – AG: Agriculture  
Use - McKenzie County Shop building and undeveloped land

South: Zoning – AG: Agriculture & C1: General Commercial  
Use - RTC Building, Church, and undeveloped land.

West: Zoning – AG: Agriculture  
Use - Undeveloped

## **RECOMMENDATION:**

It is the recommendation of City Planning Department Staff to **Approve** the Land Use Application for Conditional Use Permit for the purpose of a Asphalt Batch Plant. Approval shall be contingent upon the following items:

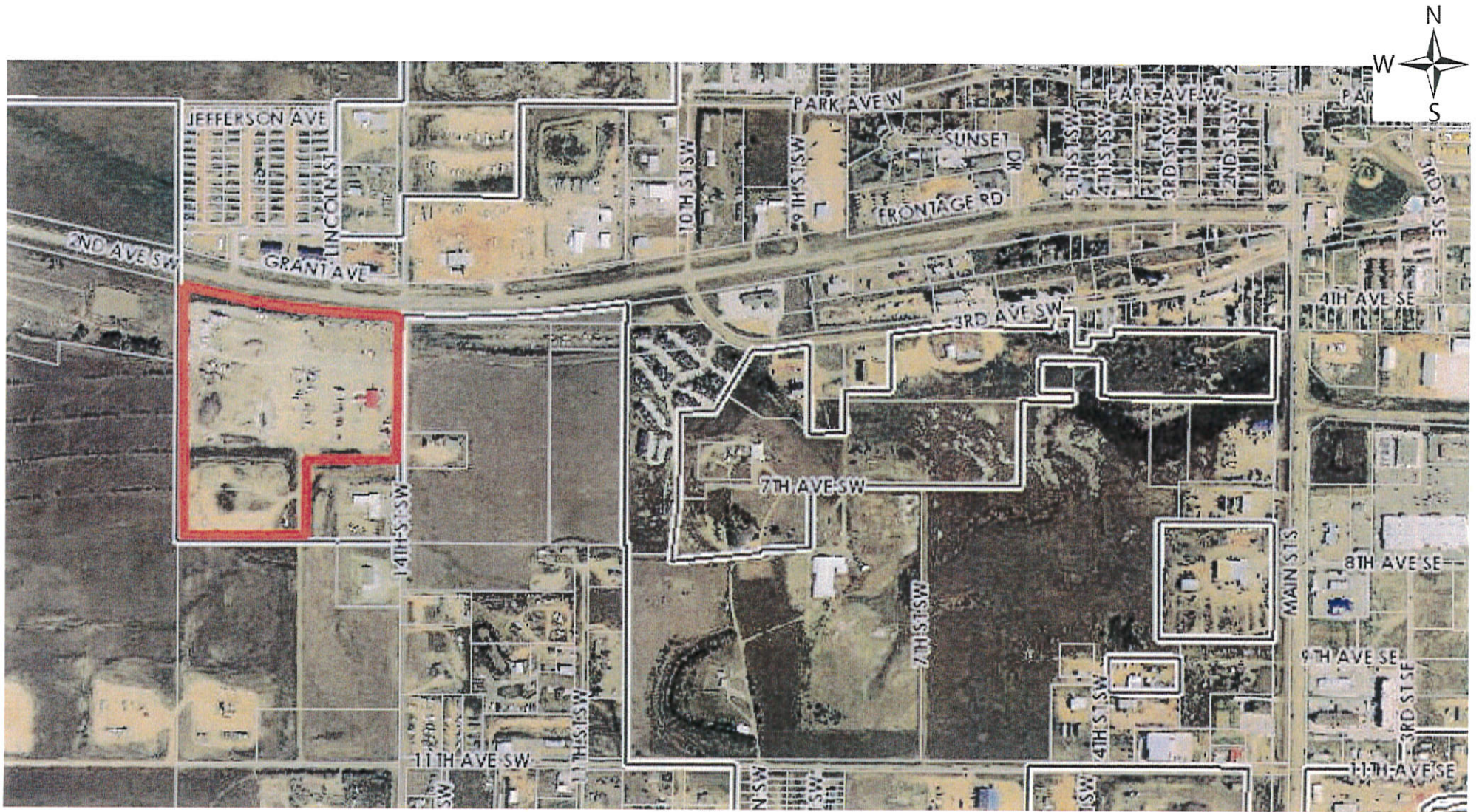
1. The conditional use will not be detrimental to or endanger the public health, safety or general welfare
2. The existing permitted uses in the neighborhood will not in any manner be substantially impaired or diminished by the establishment of the conditional use;
3. The conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district;
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided;
5. Adequate measures have or will be taken to provide access and exit so designed as to minimize traffic congestion in the public streets; and
6. The conditional use shall to conform to all special provisions of the district in which it is located.
7. The conditional use permit renewal shall be approved for a term of 1 year. The permit will be reviewed again in November 2019 at which time renewal or nonrenewal may be determined and/or may be subject to additional requirements.
8. All City Ordinances and regulations must be strictly followed especially, but not limited to, the following: fugitive dust, material track-out, and noise disturbances. The specific fines set within the Ordinance will be imposed for any and all occurrences of any such violations. Violations may also lead to revocation of this Conditional Use Permit.
9. If construction of County Rd 35 and 14<sup>th</sup> St. happens prior to Knife River's next Annual Review then at that time, Knife River will be required to improve their access on site for at least the first 40 ft. onto the property as an effort to help minimize material track-out from truck traffic onto the new road. If County Road 35 is not constructed prior to Knife River's next annual review, the access paving will be a contingency of approval for the review year of 2020.

**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







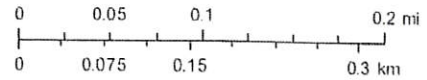
# Knife River - Asphalt Batch Plant



December 13, 2016

1:5,805

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



GIS, Watford City AE2S  
Furgo Geospatial Inc



ORIGINAL

LAND USE APPLICATION pg. 1 of 2  
Watford City Planning Department

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE	DATE FILED: 9-10-14	APPLICATION NUMBER:
ZONE CHANGE	PROCESSES BY: mw	MEETING DATES: P&Z: 9-29-14 CC: 10-6-14
CONDITIONAL USE PERMIT	FEE: \$525.00	ADVERTISE DATE: 9-17-2014 & 9-24-2014
VARIANCE	RECEIPT #:	PROPERTY OWNERS NOTIFIED: yes
VACATION & ABANDONMENT	SECTION/TOWNSHIP/RANGE:	
STREET NAME	RELATED CASE #:	
	FINAL ACTION MEMORANDUM MAILED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Warren Hovland  
APPLICANT: Knife River, Brad Arnston

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Warren Hovland & Knife River  
ADDRESS: 401 14th St SW  
CITY: Watford City STATE: North Dakota ZIP CODE: 58854  
TELEPHONE: EMAIL:  
ASSESSOR'S PARCEL NUMBER(S):  
LEGAL DESCRIPTION:  
PROPERTY ADDRESS AND NEAREST CROSS STREETS:  
GROSS/NET ACREAGE: 36.53 PRESENT ZONE CLASSIFICATION: Heavy Industrial  
DESIRED ZONE CLASSIFICATION: ----- CURRENT LAST USE:

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

Place an Asphalt Batch Plant on Heavy Industrial zoned property. Currently property contains  
concrete batch plant under a conditional use permit

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

4.

# Conditional Use Permit

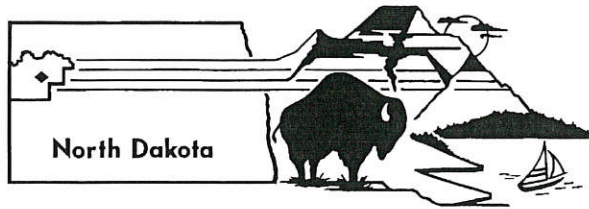
ANNUAL REVIEW

Knife River/Warren Hovland

*401 14<sup>th</sup> St SW*

*Concrete Batch Plant*

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)

December 18, 2018

## **STAFF REPORT** **CUP Conditional Use Permit**

### **APPLICANT:**

Knife River –North Central  
Attn: Luci Snowden  
3303 Rock Island Place  
Bismarck, ND 58504

### **PROPERTY OWNER:**

Warren Hovland  
One Way Service, Inc.  
909 12<sup>th</sup> St SE  
Watford City, ND 58854

### **PROPERTY LOCATION:**

Parcel # 82-73-07750, Annexed portion of E ½ SE ¼ Section 23, Township 150 North, Range 99 West, 401 14<sup>th</sup> St SW, Watford City, McKenzie County, North Dakota.

### **REQUEST:**

Annual Review of current Conditional Use Permit for the consideration of allowing Concrete Batch Plant.

### **ZONING:**

HI: Heavy Industrial

### **CURRENT USE:**

Industrial

### **REFERENCES:**

Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinances, Article XIX (A) Heavy Industrial, Section E: Uses Subject to a Conditional Use Permit- *Rock Crushing and Stripping*.



## **DISCUSSION:**

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While the Concrete Batch Plant is in operation, The City of Watford City will have zero tolerance for fugitive dust, material track-out, and noise disruptions outside of the hours of 7:00 AM – 9:00 PM. Any such violations may result in the implementation of fines as specified with City Ordinances as well as jeopardize the Conditional Use Permit in which The City holds the right to revoke even upon the first offense. Watford City's Code Enforcement Officer(s) will be monitoring this property to ensure compliance of City Ordinances. The City Ordinances pertaining to this type of Conditional Use Permit are not limited to, but especially include the following:

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## **SITE DEVELOPMENT:**

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- Water: City Water Services are available within this area.

## **SURROUNDING LAND USE:**

North: Zoning – C1: General Commercial  
Use - Commercial Businesses

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West: Zoning – AG: Agriculture  
Use - Undeveloped

## **RECOMMENDATION:**

It is the recommendation of City Planning Department Staff to **Approve** the Land Use Application for Conditional Use Permit for the purpose of a Concrete Batch Plant. Approval shall be contingent upon the following items:

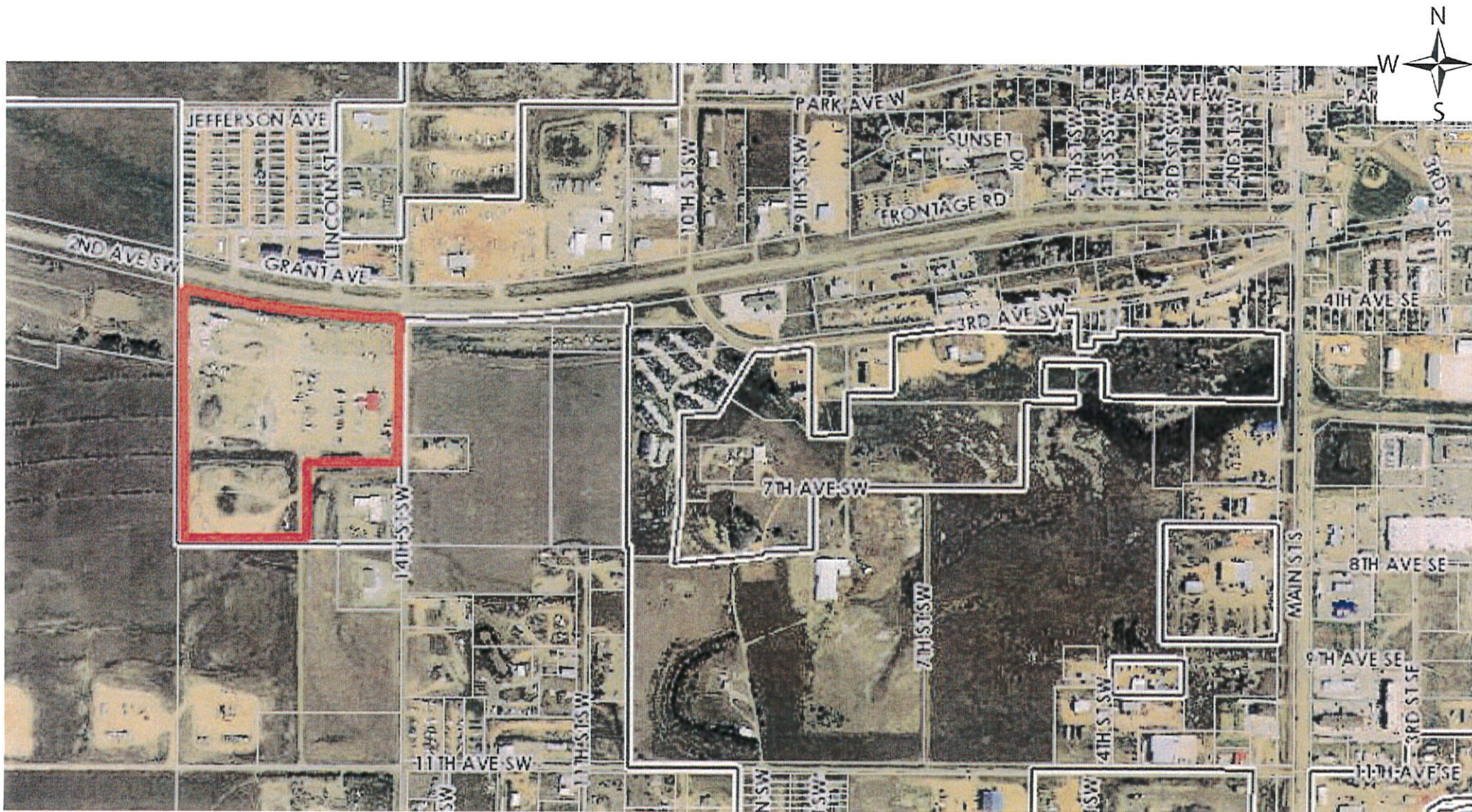
1. The conditional use will not be detrimental to or endanger the public health, safety or general welfare
2. The existing permitted uses in the neighborhood will not in any manner be substantially impaired or diminished by the establishment of the conditional use;
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**PLANNING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

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

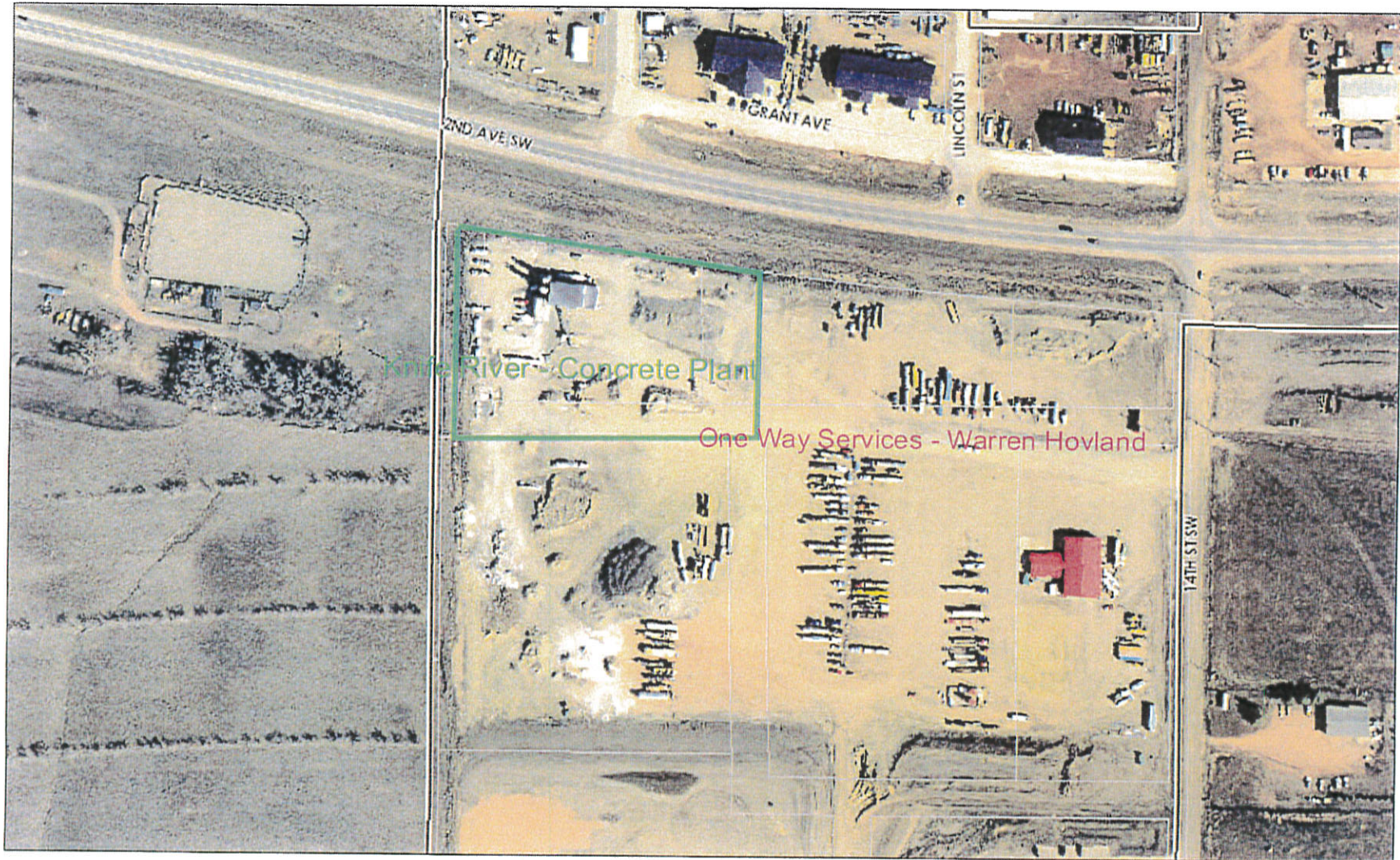
LaRissa Bertram  
[lbertram@nd.gov](mailto:lbertram@nd.gov)  
(701)444-8406





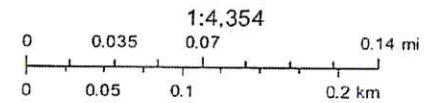


# Knife River -Concrete Batch Plant



December 13, 2016

- Street Centerlines
- Place Names
- Watford City Limits
- Extra-Territorial Area (ETA)
- Lot Lines
- Cherry Creek
- Parcels from McKenzie County



GIS, Watford City, AE2S  
Furgo Geospatial Inc.



ORIGINAL

LAND USE APPLICATION

Watford City Planning Department

See Reverse for Submittal Requirements

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: 7-10-12	APPLICATION NUMBER: CU-13-2012
<input type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: PSP.	MEETING DATES: P&Z: CC:
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT - \$330.00 fee plus publishing cost	FEE: Billed	ADVERTISE DATE:
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE:	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input type="checkbox"/> SIMPLE LOT SPLIT - \$450.00	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Warren Horland  
APPLICANT: Knife River

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

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

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

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

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

JNDIAC

Planning Commission 7-30-2012

Conditional Use Application - Knife River - Moved by Holm to recommend to City Council to approve the Conditional Use Application submitted by Knife River for property located at 401 14<sup>th</sup> SW, 3 acres to allow for a concrete batch plant with the conditions set forth under Recommendations in the Staff Report. Seconded by Lawrence and carried by the following roll call vote: ayes: Holm, CJohnson, Homiston, Lawrence. Motion carried.

City Council 8-06-12

Upon the recommendation of the Planning Commission, Council Member Voll moved to approve the Conditional Use Application submitted by Knife River for property located at 401 14<sup>th</sup> SW, 3 acres, to allow for a concrete batch plant, with the conditions set forth under Recommendations in the Staff Report. Motion seconded by Council Member Homiston and carried by the following roll call vote: ayes: Voll, Homiston, Mulder, Pacheco, and Bolken; nays: none.