

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

## **PLANNING AND ZONING COMMISSION MEETING AGENDA**

**Monday August 31st, 2020**

**6:00 PM City Hall, Heritage Room**

- **Regular Meeting**

1. Oath of Office- Warren Hovland

- **CALL TO ORDER PUBLIC HEARING**

1. Division of Land Application for Amended Final Plat application submitted by Thane Lewis for property located at PID: 82-20-05800, & 82-20-06000, Section 19, T 150N, R98W, Watford City, McKenzie County, ND. (2nd Addition to Cherry Creek of Watford City) in consideration of combining 6 lots into three. For meeting setbacks of already placed mobile homes.
2. Land Use Application for Conditional Use Permit Review Originally Submitted by White Owl Energy Service. On Property located at 12271 26<sup>th</sup> F St NW. For the Consideration of having a second wastewater injection site.
3. Land Use Application for Zone Change submitted by Travis Jordan and Jami Wright on property located at 2960 125<sup>th</sup> Ave NW. For the consideration of rezoning property from A1- Agriculture to C1- General Commercial.
4. Conditional Use Permit Application for amendment to original application submitted by Barry Humphrey KGI Wireless on behalf of Verizon Wireless on property owned by Patrick & Sally Golberg located at 1809 Main Street South, 47.55 acres, Watford City, McKenzie County, ND. In consideration is to add additional generator for existing cellular tower.
5. Amendments to City of Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinances within the following Article: XXVI – C1 General Commercial District within Sections 2: Permitted Uses. The proposed amendments are pertaining to daycare.
6. Conditional Use Permit Annual Review originally submitted by QEP Resources on property located, 3112 4<sup>th</sup> Ave NE, SW ¼ SE ¼ Section 16, T150N, R98W, 10 acres. In consideration of RENEWAL of Conditional Use Permit to allow for temporary workforce housing – Mobile Homes on Commercial Zone Property.

- **CLOSE PUBLIC HEARING**
- **CALL TO ORDER REGULAR MEETING**
- **MINUTES**

July 27<sup>th</sup>, 2020 Meeting

- **PERMIT RECORDS**

July-August Permits

- **NEW BUSINESS**

1. Discuss Future Land Use Map
  - Last updated in 2016

- **ADJOURNMENT**

1.

Division of Land  
Application

*Amended Final Plat*

Thane Lewis  
Cherry Creek 5<sup>th</sup> Ave.

# DIVISION OF LAND

## SUBDIVISION AMENDED FINAL PLAT



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

**APPLICATION FEE:**  
\$525.00

**REQUIREMENTS:** All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Subdivision Amended Final Plat Application* may be submitted in order to plat parcels within the Corporate City limits and the designated Extra Territorial Area (ETA) which have already been platted within a previous Final Plat. All *Subdivision Amended 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 original 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 current copy of a title report/title commitment for the property. Once approved by City Council, the Final Subdivision Plat must be submitted to the City on a mylar plat in the size 24" x 36". Subdivisions may be subject to additional Development Agreements (DA) and Subdivision Improvement, Warranty and Maintenance Agreements (SIA) prior to 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): Thane Lewis	PHONE NUMBER: 701-715-0010	EMAIL: Thanelewis@hotmail.com
MAILING ADDRESS: Po box 10 Watford City, ND 58854		

### APPLICANT INFORMATION

Same as Owner

APPLICANT NAME: <i>Same as above</i>	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

### DEVELOPER INFORMATION

DEVELOPER NAME:	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

### PROPERTY INFORMATION

PROPERTY ADDRESS/LOCATION: 1005, 1007, & 1009 5th ave SE Watford City, ND 58854	ZONING DISTRICT:	
PARCEL NUMBER(S):	PROPOSED SUBDIVISION NAME: <i>Lots 21 of Block 4 of Cherry Creek 2nd Sub</i>	
LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE)		
EXISTING ACREAGE/SQ.FT.:	NEW ACREAGE/SQ.FT.: 15006	PROPOSED # OF LOTS: 1
CURRENT USE OF PROPERTY:	PROPOSED USE OF PROPERTY:	

### DESCRIPTION

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

Turn these 3 lots into one.

**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: \_\_\_\_/\_\_\_\_/\_\_\_\_

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

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

PROPERTY OWNER SIGNATURE: [Signature] DATE: 08/11/2020

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

**PROPERTY OWNER NOTARY**

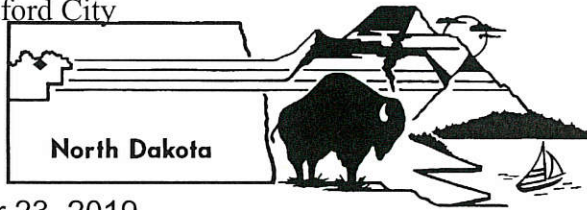
On this 11 day of Aug, 2020 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Thane Lewis known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

[Signature]  
 Notary Public (NOTARIAL SEAL)

Notary Public for the state of ND  
 Residing at Watford City  
 My Commission Expires 4-11-2022

LARISSA J. BERTRAM  
 Notary Public  
 State of North Dakota  
 My Commission Expires April 11, 2022

▼ OFFICE USE ONLY ▼		
<input type="checkbox"/> COPY OF TITLE REPORT -OR- <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	<b>LEGAL NOTICE DATES:</b> <u>8/12/2020</u> <u>8/13/2020</u> <input type="checkbox"/> ADJACENT PROPERTY OWNER NOTICES MAILED	<b>MEETING DATES:</b> PLANNING COMMISSION: <u>8/31/2020</u> CITY COUNCIL: <u>9/8/2020</u>
<b>INVOICE:</b> INVOICE NUMBER: <u>4476</u> DATE CREATED: <u>8/11/20</u> BY: <u>WJB</u>	<b>PAYMENT: \$ 525.00</b> DATE RECEIVED: <u>8/11/2020</u> AMOUNT: \$ <u>525.00</u> <input type="checkbox"/> CARD <input type="checkbox"/> CASH <input checked="" type="checkbox"/> CHECK # _____	



September 23, 2019

## **STAFF REPORT**

### **Amendment Final Plat 2<sup>nd</sup> Addition Cherry Creek: Lot 21 of Block 4.**

#### **APPLICANT:**

Thane Lewis  
P.O. Box 10  
Watford City ND, 58854

#### **PROPERTY OWNERS:**

Thane Lewis  
P.O. Box 10  
Watford City ND, 58854

#### **PROPERTY LOCATION:**

Section 19, Township 150 North, Range 98 West, Parcel ID: 82-20-05800, 82-20-06000, 2<sup>nd</sup> Addition Cherry Creek Subdivision, Watford City, and McKenzie County, North Dakota.

#### **REQUEST:**

Amendment to Final Plat 2<sup>nd</sup> Addition Cherry Creek subdivision plat for the purpose of 3 lots into 1.

#### **CURRENT ZONING:**

R2M- Mobile Home, Two- Family Residential District

#### **CURRENT USE:**

Mobile Home Lots

#### **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."

**SITE DEVELOPMENT:**

Access: 5<sup>th</sup> Ave SE

Sewer: City Sanitary Sewer Services are accessible to the lots.

Water: City Water Services are accessible to the lots.

**SURROUNDING LAND USE:**

North: Zoning- R2M- Mobile Home District  
Use- Single Family Home

East: Zoning- R2M- Mobile Home District  
Use- Single Family Home

South: Zoning- R2M- Mobile Home District  
Use- Single Family Home

West: Zoning- R2M- Mobile Home District  
Use- Single Family Home

**DISCUSSION:**

Property owner, Thane Lewis had originally submitted a Division of Land Application for an Amendment to Final Plat for the purpose of splitting the existing Lots 1-3 of Block 4 and Lots into 6 smaller parcels. The owner’s future plan was to be able to set new mobile home unit on each lot and sell them. Due to the turn in economy the property owner Mr. Lewis was not able to receive the appropriate financing for the mobile homes. The Amended Plat was recorded in 2019 and did have an existing double wide across three lots that was intended to be moved off the property. Since then the double wide has not been moved due to the regression in the project and now Mr. Lewis has applied for an amended plat to create 3 of the original lots to be 1 so that the existing double wide would be in compliance with City Ordinance.

The Amendment to the final plat will create 3 lots into 1 parcel and Per City Zoning Ordinances, these proposed lot will meet the minimum lot size requirement of 5000 sq. ft.

The City Planning Department mailed the adjacent property owners as well as the property owners whom hold an interest in the property a notice regarding the Division of Land Application which was received for an Amended Final plat. At the time of this report, none of the above mentioned noticed property owners have contacted the City regarding this application.

**RECOMMENDATION:**

It is the recommendation of the Planning Department Staff to **Approve** the Division of Land Application for Amendment to Final Plat.

Approval shall be contingent upon the following conditions:

1. The Subdivision Plat must follow all regulations as set forth within the City of Watford City Municipal Code of Ordinances pertaining to Subdivision Regulations and the Approval of Plats: Chapter XV, Article XXX, Sections 5 & 6.
2. Property owner will be required to obtain all necessary moving permits for mobile homes prior to placement.
3. Mobile homes will not be allowed to be set or occupied until the amendment to final plat is recorded.

**PLANNING DEPARTMENT STAFF CONTACT:**

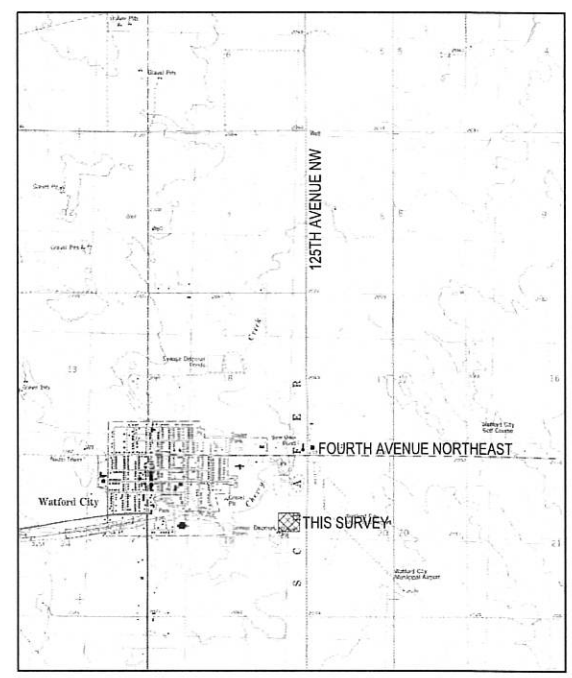
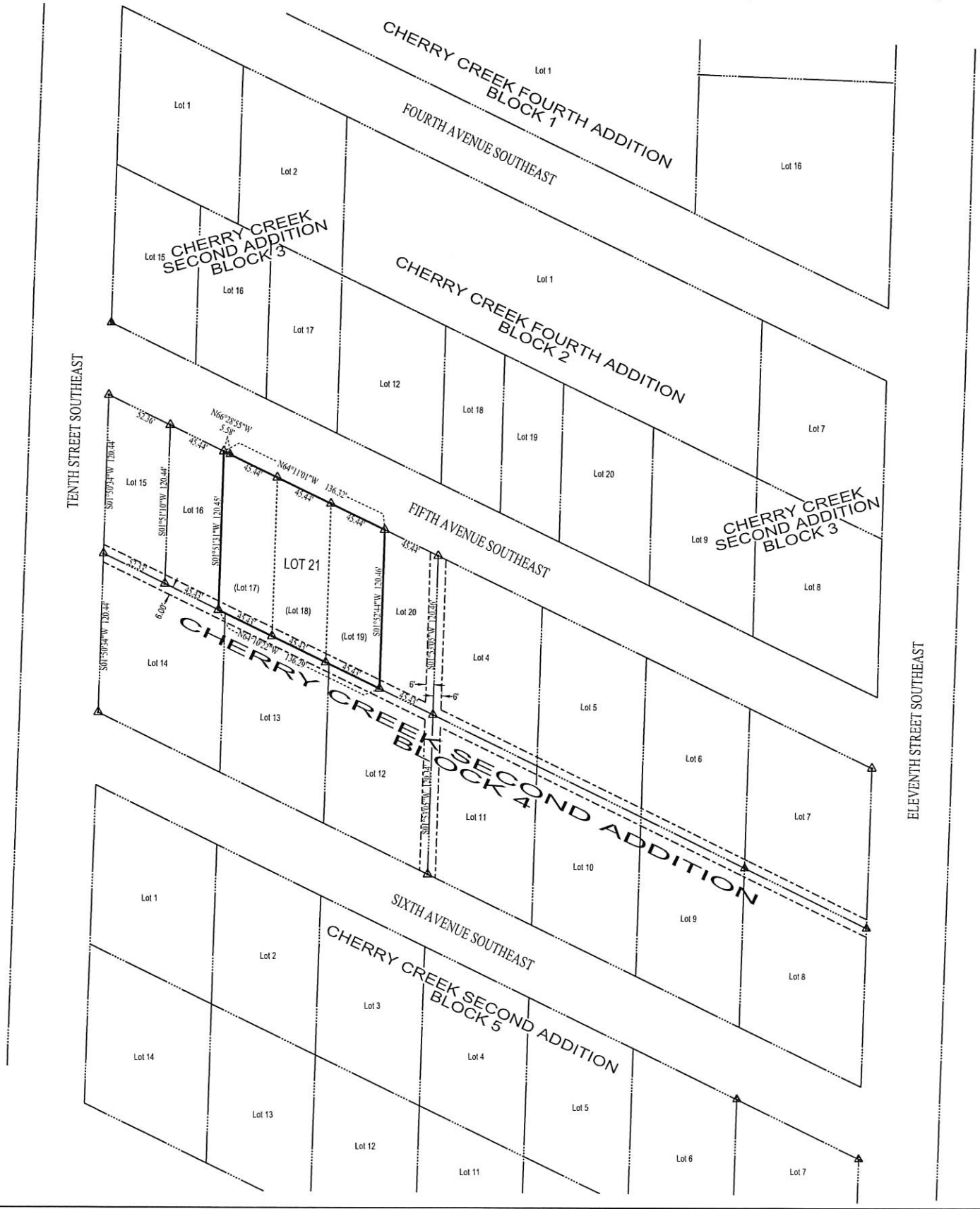
Becky Smith  
[basmith@nd.gov](mailto:basmith@nd.gov)  
(701)444-8402

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



**REPLAT OF  
 LOTS 17 - 19 OF BLOCK 4 OF THE CHERRY CREEK SECOND ADDITION  
 NOW KNOWN AS**

**LOT 21 OF BLOCK 4 OF THE CHERRY CREEK SECOND ADDITION**  
 AS LOCATED IN THE SE1/4NE1/4 OF SECTION 19 - TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.  
 CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



VICINITY MAP  
 Not to Scale



- SCALE 1" = 50'
- 0' 50' 100'
- △ = REBAR & CAP FOUND
- ▲ = REBAR FOUND
- ( ) = PREVIOUS LOT NUMBER

BASIS OF BEARING: N.D. STATE PLANE - NORTH ZONE  
 GROUND DISTANCES SHOWN - C/F: 0.9998485

- = BOUNDARY LINE
- - - = EXISTING PROPERTY LINE
- · · = PREVIOUS PROPERTY LINE
- · - · - = EXISTING UTILITY EASEMENT LINE

**NOTE:**  
 A rebar was found 5.58 feet from the NW corner of Lot 21.  
 This was a property corner from one of the Original Subdivision lots.  
 It is shown for informational purposes only,  
 and isn't being used as part of the boundary line for Lot 21.



# DIVISION OF LAND: AMENDED FINAL PLAT



**City of  
Watford City, ND**  
Planning and Zoning Department  
5th Ave SE  
Cherry Creek Subdivision  
*Thane Lewis*

## Legend

-  ETA Limits
-  City Limits
-  City Limits
-  Parcels
-  Subject Parcel



0 0.0425 0.085 0.17 0.255 Miles

For information purposes only

Date: 8/26/2020

2.



# Land Use Application

*Conditional Use Permit*

White Owl

12271 26<sup>th</sup> F ST. NW

# ORIGINAL

<b>LAND USE</b>		
<b>CONDITIONAL USE PERMIT</b>		
 North Dakota	<b>APPLICATION</b> THE CITY OF WATFORD CITY 213 2 <sup>ND</sup> ST NE / PO BOX 494 WATFORD CITY, NORTH DAKOTA	<b>APPLICATION FEE:</b>  <b>\$525.00</b>
<b>REQUIREMENTS:</b> All applications must be legible, printed in ink or typed, and suitable for reproduction. <i>Original application with original signature is required. A Conditional Use Permit Application may be submitted in order to consider a particular use of property not permitted within the property's current zoning district. A Conditional Use Permit may be granted for the property and not to a particular person or firm. Conditional Use Permits must still conform to the regulations as set within the City of Watford City Municipal Code of Ordinances. Along with this application, please submit the following: N.D Professionally Engineered/ Surveyed Site Development Plan of the property in both PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for Conditional Use Permit 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 XXV: CONDITIONAL USES, SECTION 1-6.</i>		
<b>PROPERTY OWNER INFORMATION</b>		
OWNER NAME(S): White Owl Energy Services (US) Inc.	PHONE NUMBER: 403 457 5456	EMAIL: aobuck@whiteowl-services.com
MAILING ADDRESS: PO Box 1953 Dickinson, ND 58602		
<b>APPLICANT INFORMATION</b> <input checked="" type="checkbox"/> Same as Owner		
APPLICANT NAME:	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		
<b>DEVELOPER INFORMATION</b>		
DEVELOPER NAME: White Owl Energy Services (US) Inc.	PHONE NUMBER: 403 457 5456	EMAIL: aobuck@whiteowl-services.com
MAILING ADDRESS: PO BOX 1953 Dickinson, ND 58602		
<b>PROPERTY INFORMATION</b>		
PROPERTY ADDRESS: 12271 26F Street NW	ZONING DISTRICT: n/a	
PARCEL NUMBER(S):	LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) Sec.22, T.150N, R.98W	
CURRENT USE OF PROPERTY: SWD	PROPOSED USE OF PROPERTY: SWD	
<b>DESCRIPTION</b> Please give a brief description of the proposed Conditional Use.		
This permit is for a proposed development of a 2nd Salt Water Disposal Injection Well and associated surface expansion to the facility.		
<b>APPLICANT SIGNATURE:</b> (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: 05 / 08 / 2022
APPLICANT PRINT NAME: Adam Obuck	APPLICANT TITLE: Engineering Manager	

**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: [Signature]

DATE: 05 / 08 / 2018

PROPERTY OWNER SIGNATURE: [Signature]

DATE: 05 / 08 / 2018

**PROPERTY OWNER NOTARY**

On this 8th day of May, 2018 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Adam Olack, Rondall Juhlin 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.

[Signature]  
Notary Public

(NOTARIAL SEAL)

**SUZANNE M. WORKING**  
Notary Public  
State of North Dakota  
My Commission Expires Feb. 17, 2021

Notary Public for the state of ND  
Residing at Dickinson, ND  
My Commission Expires Feb 17, 2021

**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:  
  /  /    
  /  /  

MEETING DATES:  
PLANNING COMMISSION:   /  /    
CITY COUNCIL:   /  /  

ADJACENT PROPERTY OWNER NOTICES MAILED

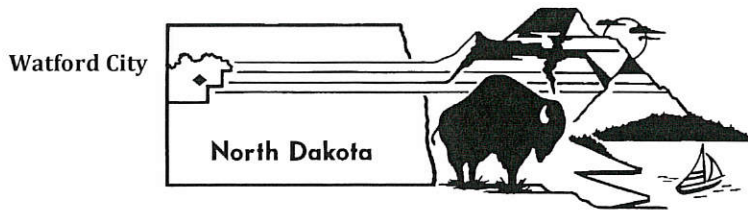
**INVOICE:**

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

**PAYMENT: \$525.00**

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)

August 2020

## STAFF REPORT Conditional Use Permit: ANNUAL REVIEW

### APPLICANT/ PROPERTY OWNER:

White Owl Energy Services  
P.O. Box 1953  
Dickinson ND, 58602

### PROPERTY LOCATION:

Parcel ID: 200015810 Section 22, Township 150, Range 98, 10.24 acres. Address: 12271 26<sup>th</sup> F ST NW.  
Watford City, McKenzie County, North Dakota.

### REQUEST:

Annual review of Land Use Application for Conditional Use Permit for the use of "Disposal Well Site" within HI Heavy Industrial zone.

### ZONING:

The property is currently zoned HI-Heavy Industrial.

### CURRENT USE:

White Owl Energy Services Salt Water Disposal Facility

### REFERENCES:

- Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinances, Article XXV- Conditional Uses.
- Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinances, Article XIX (A) Heavy Industrial, Section E: Uses Subject to a Conditional Use Permit- *Disposal Well Site*

### SITE DEVELOPMENT:

Access: The property is accessed from 26<sup>th</sup> F St. NW

Sewer: City Sanitary Sewer Services are not available within this area.

Water: City Water Services are not available within this area.

### **SURROUNDING LAND USE:**

North: Zoning – None  
Use - Heavy Industrial Water Disposal Well Site

East: Zoning – None  
Use – Mann Services LLC

South: Zoning – None  
Use - API Real Estate LLC

West: Zoning – HI- Heavy Industrial  
Use - Arlon Franz Property

### **DISCUSSION:**

This application was originally submitted for a Conditional Use Permit to allow a second “Disposal Well Site”. This property is located within The City’s Extra Territorial Area (ETA). Prior to the ETA expansion, this property was previously under McKenzie County’s jurisdiction. Since the time the ETA expanded, the property has come under City jurisdiction. The original use of the existing injection well on the property has in a sense been given a “grandfathered” status by the City and allowed to continue to operate the property as it has historically been used given that no changes have been made to the use or intensity of use. White Owl’s plans for a second injection well prompted them to move forward with complying with City Ordinances and acquire a Conditional Use Permit.

White Owl originally submitted their Land Use Application for Conditional Use permit in June 2018. The application was approved by City Council to allow for the disposal well site to expand to a second injection well. A complete Site Development Plan was also submitted to the City for review and was approved by City Planning and Engineering Departments. As a condition of approval of White Owl’s original Site Development Plan, they were also required to enter into an agreement and provide bonding to help with the future road improvements to 26 F St NW.

Since their original Conditional Use Permit approval, White Owl has been working with the North Dakota Industrial Commission (NDIC) on approval for the second injection well. Unfortunately, in January 2019 White Owl’s plans for expansion were put on hold due to a fire destroying this facility. Following the fire, White Owl submitted a reconfigured site development plan and completed the rebuild of the site including the installation of a new steel storage tank farm and also implemented additional safety measures such as to mitigate static electricity. The site was re-commission in October 2019.

This Conditional Use Permit had its first annual review in June 2019 and was approved for an additional year. At the time of the last review, White Owl had submitted their NDIC application and were set to be on the docket in July 2019. However, according to White Owl’s VP, Operations and Engineering, Randall Juhlin, White Owl did not receive final approval at that time and were asked to provide additional documentation to the Commission. Since that time, Randall stated that White Owl has delayed their return to the NDIC, and this delay has now been pushed even further. White Owl has been apprehensive with moving forward with the second injection well particularly due to current events relating to the economic downturn of the oilfield industry and the Coronavirus pandemic shutdowns throughout the country. Randall stated that White Owl will be waiting to submit their application back to NDIC until economic conditions warrant development of a second well. At this time, White Owl does not have an estimate or timeline for when they might pursue this expansion again.

Ultimately, this Conditional Use Permit was approved based on a speculative future use. This Conditional Use Permit is now entering its second annual review with no further evidence that the property will be moving forward with implementing the second disposal well. Since White Owl still does not have the second well, there technically has been no change in use to this property from the originally grandfathered well site and therefore, this Conditional Use Permit would not be necessary for them to continue their historical operation. After a discussion with Randall from White Owl, a conclusion was made that at this time it would be appropriate to terminate this Conditional Use Permit. In the future, if the need for the disposal well expansion was to arise, White Owl may re-apply for a Conditional Use Permit.

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 Conditional Use Permit. As of the date of this report, none of the noticed adjacent property owners have contacted The City regarding this annual review.

**RECOMMENDATION:**

It is the recommendation of City Planning Department Staff to ***TERMINATE*** the Land Use Application for a Conditional Use Permit for the use of a second “*Disposal Well Site*” within HI Heavy Industrial Zoned property.

**PLANNING DEPARTMENT STAFF CONTACT:**

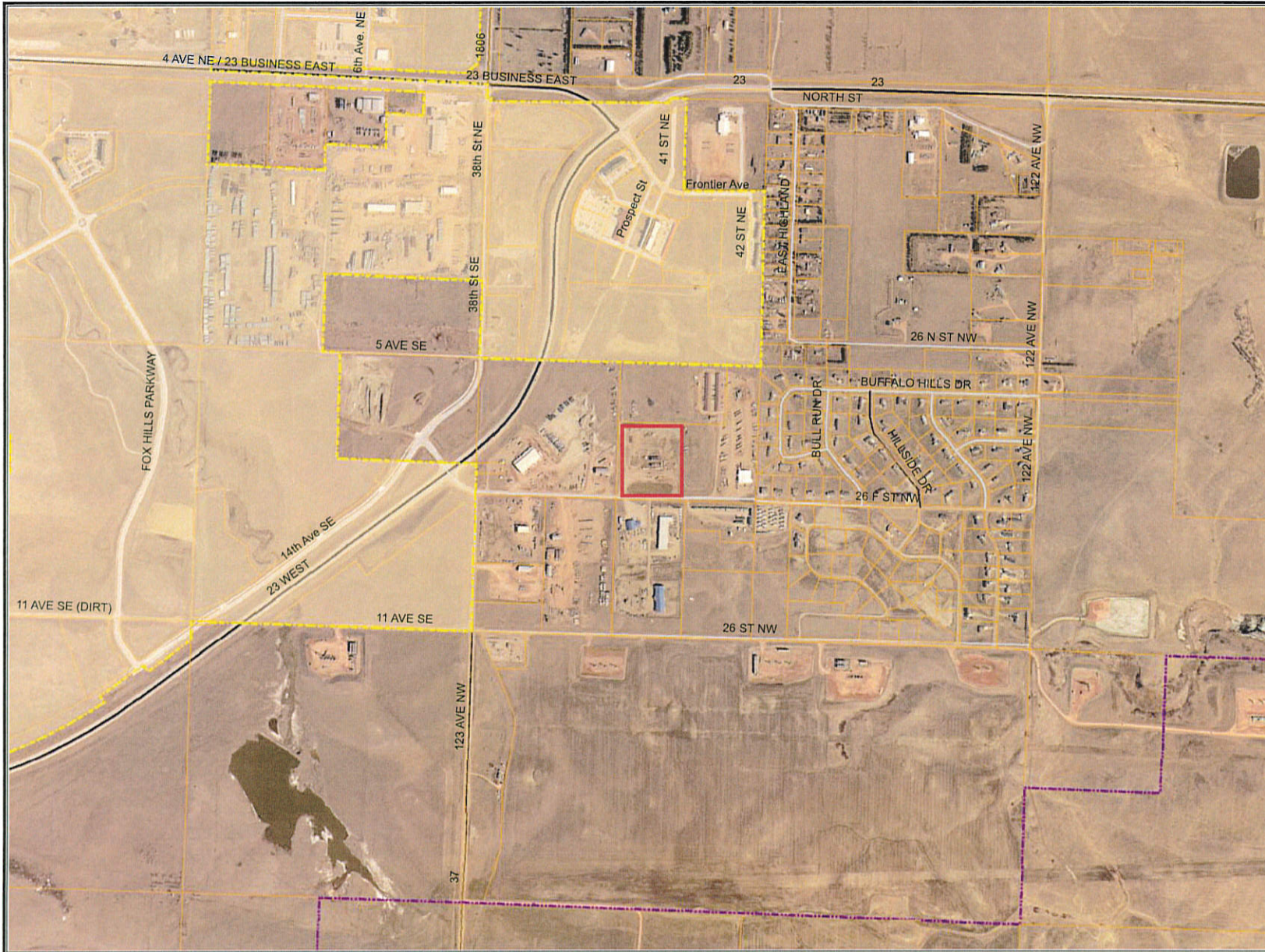
Becky Smith  
[basmith@nd.gov](mailto:basmith@nd.gov)  
(701)444-8402

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



# CONDITIONAL USE PERMIT: ANNUAL REVIEW

**City of  
Watford City, ND**  
Planning and Zoning Department  
12271 26th F St NW  
White Owl Energy Services



### Legend

- ETA Limits
- City Limits
- City Limits
- Parcels
- Subject Property



0 0.05 0.1 0.2 0.3 Miles

For information purposes only

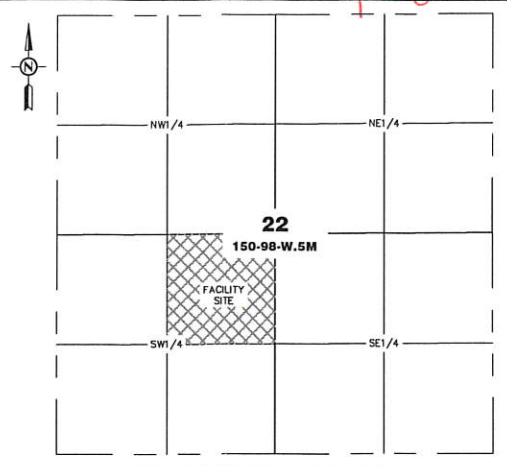
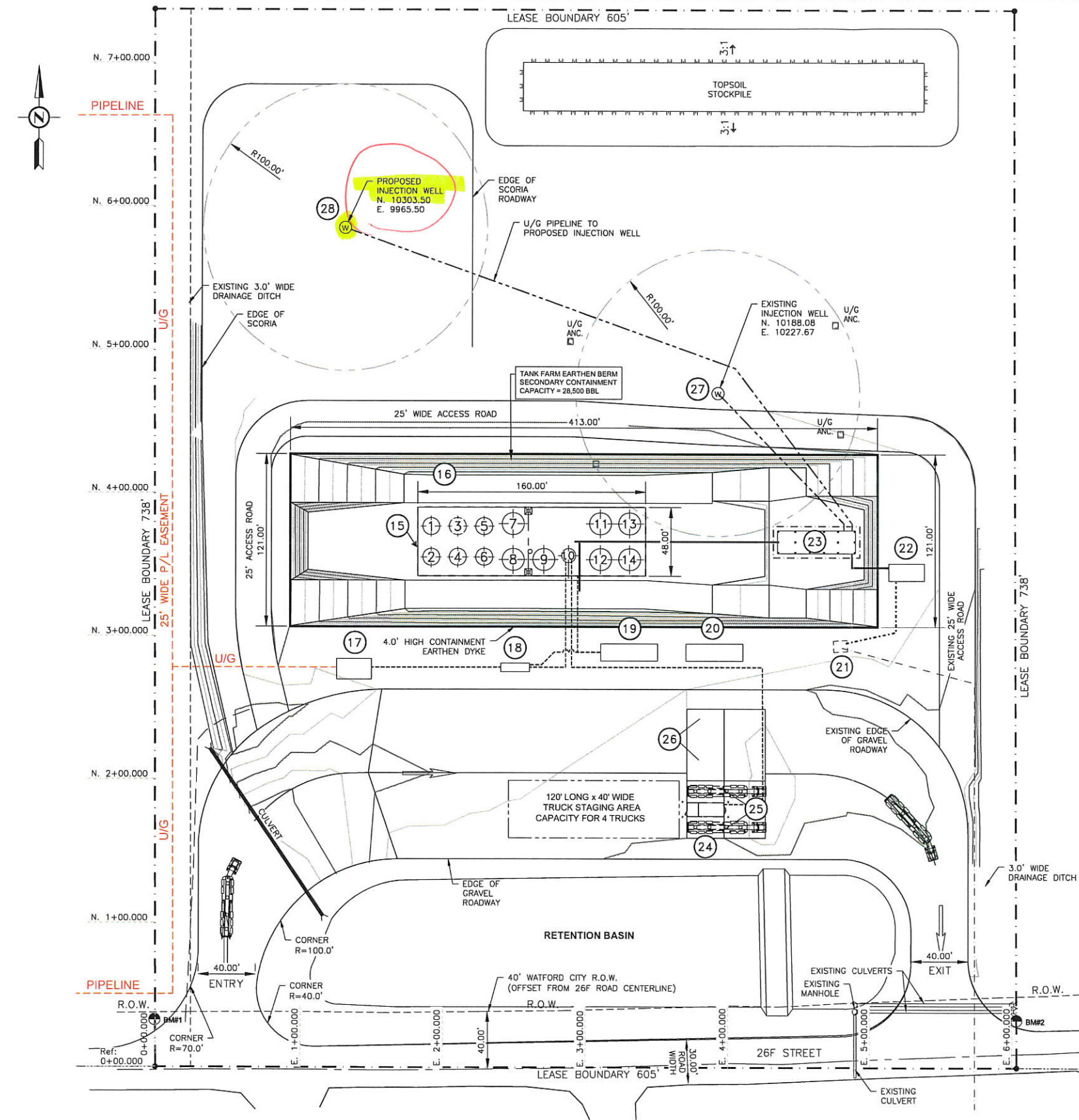
Date: 8/26/2020





Updated Site Plan: 5-2019

Date and Time Saved: 2019-05-24, 2:51 PM



**WOE EPPING FACILITY TANK FARM**

ITEM #	TAG	DESCRIPTION
1	T-802	400 BBL OIL TANK (Ø12'x20'H)
2	T-900	400 BBL OIL TANK (Ø12'x20'H)
3	T-801	400 BBL OIL TANK (Ø12'x20'H)
4	T-701	400 BBL OIL TANK (Ø12'x20'H)
5	T-800	400 BBL OIL TANK (Ø12'x20'H)
6	T-700	400 BBL OIL TANK (Ø12'x20'H)
7	T-500	750 BBL CLEAN WATER TANK (Ø15.5'x24'H)
8	T-501	750 BBL CLEAN WATER TANK (Ø15.5'x24'H)
9	T-400	1000 BBL HWSB SKIM TANK (Ø15.5'x30'H)
10	T-300	530 BBL DE-SANDING TANK (Ø10'x38'H)
11	T-100	1000 BBL BUFFER WATER TANK (Ø15.5'x30'H)
12	T-101	1000 BBL BUFFER WATER TANK (Ø15.5'x30'H)
13	T-102	1000 BBL BUFFER WATER TANK (Ø15.5'x30'H)
14	T-103	1000 BBL BUFFER WATER TANK (Ø15.5'x30'H)
15	-	TANK FARM FOUNDATION GRAVEL PAD (160'Lx48'Wx1.0'DP) c/w HDPE GEOMEMBRANE LINERS
16	-	TANK FARM c/w EARTHEN BERM CONTAINMENT WALLS
17	-	PIPELINE INLET MANIFOLD (24'Lx14'W)
18	-	PIPELINE METER
19	-	CONTROL ROOM (40'Lx12'W)
20	-	TRUCKER LOUNGE (40'Lx12'W)
21	-	ELECTRICAL TRANSFORMER PAD - 8'Lx8'W
22	-	MCC (25'Lx12'W)
23	-	INJECTION PUMP SKID
24	-	TRUCK UNLOAD BUILDING (40'Lx26'W)
25	-	WATER UNLOAD CONCRETE PAD - BAYS 1 & 2
26	-	WATER UNLOAD CONCRETE PAD - BAYS 3 & 4 (FUTURE)
27	-	INJECTION WELL #1
28	-	INJECTION WELL #2

**LEGEND:**  
 --- UNDERGROUND PIPING  
 - - - ELECTRICAL CONDUIT  
 ● BM# SITE BENCHMARKS (SEE TABLE)

PLOTTED: 2019-05-24 2:52:18 PM BY: MICHAEL  
 LAST SAVED: 2019-05-24 2:51:04 PM BY: MICHAEL

REFERENCE DRAWINGS		REVISIONS						
NUMBER	TITLE	NO.	ISSUE	DATE	BY	CHK'D	ENG	APP'D
		A	ISSUED FOR REVIEW	2019.MAY.30	MOH			

1. DRAWING UNITS, DIMENSIONS AND ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.

ID	NORTHING (ft.)	EASTING (ft.)	MARKER POST	ELEVATION
BM#1	9751.00	9832.13	FD UELS RC	2103.12
BM#2	9750.80	10437.56	FD RC 6261	2094.06

0 50 100 Feet  
 Scale 1"=40'

PERMIT AND ENGINEER STAMP

**White Owl**  
 ENERGY SERVICES INC.  
 SW 1/4 SEC. 22, T.150N., R.98W., 5th P.M.  
 WATFORD CITY FACILITY  
 MCKENZIE COUNTY, ND  
 PLOT PLAN

CADFILE	WOE-WFC-GEO-PLT-101	DRAWING NO.	WOE-WFC-GEO-PLT-101	REV.	A
SCALE	1"=40' (U.N.O.)				

3.

# Land Use Application

*Zone Change*

Travis Jordan & Jami Wright

2960 125<sup>th</sup> Ave NW



# 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 current copy of a title report/title commitment for the property. 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):

Travis Jordan, Jami L Wright

PHONE NUMBER:

406-595-2405

EMAIL:

travislj49@gmail.com

MAILING ADDRESS:

1746 W. Locust Ave Fresno, CA 93711

### 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:

2960 125th Ave NW

CURRENT ZONING DISTRICT:

A-1

PROPOSED ZONING DISTRICT:

C-1

PARCEL NUMBER(S):

200002550

LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE)

Lot 1 of Sunrise Meadows Subdivision in Sec. 5, T150N, R98W

CURRENT USE OF PROPERTY:

HVAC Business operating out of 2600 sqft Shop

PROPOSED USE OF PROPERTY:

As per defined in Commercial Zoning Ordinance

### DESCRIPTION

Please give a brief description of the proposed Zone Change.

Property is currently zoned A-1, at extreme boundary of ETA zoned Residential. 10 acres parcel simple lot split into 2-5 acres has been

previously submitted. This C-1 zone change request is for the parcel with the 2600 sqft shop.

### 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:

7 / 29 / 2020

APPLICANT PRINT NAME:

Travis Jordan

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: [Signature] DATE: 8 / 4 / 2020

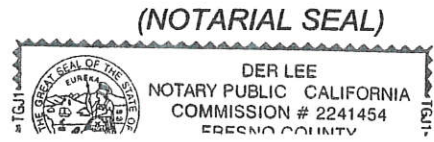
PROPERTY OWNER SIGNATURE: [Signature] DATE: 8 / 4 / 20

**PROPERTY OWNER NOTARY**

On this 4<sup>th</sup> day of August, 2020 before me, the undersigned, a notary public for the state of California, personally appeared, Travis Jordan & Jami Wright 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.

[Signature]  
Notary Public

Notary Public for the state of California  
Residing at Fresno  
My Commission Expires 06/03/2022



See attachment

**▼ OFFICE USE ONLY ▼**

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

**LEGAL NOTICE DATES:**

8/19/20  
8/20/20

ADJACENT PROPERTY OWNER NOTICES MAILED

**MEETING DATES:**

PLANNING COMMISSION: 8/31/20  
CITY COUNCIL: 9/8/20

**INVOICE:**

INVOICE NUMBER: 4499  
DATE CREATED: 8/18/20 BY: LJB

**PAYMENT: \$300.00**

DATE RECEIVED: 8/12/2020 AMOUNT: \$ 300.00  
 CARD  CASH  CHECK # \_\_\_\_\_

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Fresno

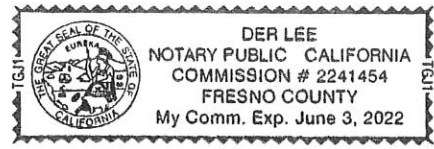
On August 4, 2020 before me, Der Lee, Notary Public  
(insert name and title of the officer)

personally appeared Travis Jordan & Jami Wright  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Der Lee*



(Seal)



To: City of Watford City, ND and City Council Members

From: Travis Jordan & Jami Wright, Landowners of 2960 125<sup>th</sup> Ave NW and Sunrise Meadows Lot 1 and 2

Dear City Council Members,

We are respectively submitting this Zone Change Application to re-zone Lot 1 of Sunrise Meadows from A-1 to C-1. We have retained Brosz Engineering to survey and aid us in the re-zone process.

The justification for this request is a C-1 allowed contracting business had operated from April 2013 to May 2018 out of the 2600 sf shop located on present day Sunrise Meadows Lot 1. We purchased this property with newly completed shop in April 2013 from Rick Holm. This business was later grandfathered in when County and City had adopted new land use zoning areas with the ETA zone.


Lot 1 of Sunrise Meadows is on the outer boundary of the current ETA. It is also located just south of a highly visible multi-well pad at the corner of 125<sup>th</sup> Ave NW and 30<sup>th</sup> Str NW. We feel a C-1 type of low impact business would be well suited to work out of the current 2600 sf shop for Lot 1 of Sunrise Meadows. This shop does not look like a building found on an R property which is what the ETA shows this property zoned as. We separated the original 10 acres into two five acre parcels with the hope of us, or another owner, to live in a residence on Lot 2 and operate an approved C-1 business on Lot 1.

We understand the location and number of approaches to 125<sup>th</sup> Ave NW from Lot 1 and Lot 2 of Sunrise Meadows would need to be determined as well.

Thank you for your consideration.

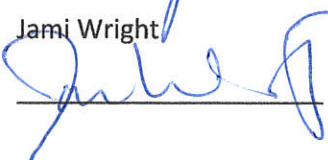
Respectively,

Travis Jordan



DATE: 8/5/2020

Jami Wright



DATE: 8-6-20



**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)

August 2020

## **STAFF REPORT**

### **Land Use Application: Zone Change**

#### **APPLICANT:**

Travis Jordan and Jami Wright  
1746 W. Locust Ave  
Fresno, CA 93711

#### **PROPERTY OWNERS:**

Travis Jordan and Jami Wright  
1746 W. Locust Ave  
Fresno, CA 93711

#### **PROPERTY LOCATION:**

Section 5, Township 150 North, Range 98 West, Parcel # 20-00-02550, [future] Lot 1 of Sunrise Meadows Subdivision, 2960 125<sup>th</sup> Ave NW Watford City, McKenzie County, North Dakota.

#### **REQUEST:**

A Land Use Application for a Zone Change has been submitted for the consideration of rezoning Lot 1 to C1- General Commercial Zoning District from A-2, Agricultural.

#### **ZONING:**

A-2 Agricultural

#### **CURRENT USE:**

Vacant, post-frame building

#### **REFERENCES:**

- City of Watford City Municipal Code of Ordinances, Chapter XV Zoning Ordinance, Article XXVI, Amendments
- City of Watford City Municipal Code of Ordinances, Chapter XV Zoning Ordinance, Article IX(A): A-2 Agricultural District
- City of Watford City Municipal Code of Ordinances, Chapter XV Zoning Ordinance, Article XVII: C-1 General Commercial District

## **SITE DEVELOPMENT:**

Access: *The property is accessible from 125<sup>th</sup> Ave NW*

Sewer: *The property does not have access to City sanitary sewer.*

Water: *The property does not have access to City water.*

## **SURROUNDING LAND USE:**

North: Zoning – AG-Agricultural  
Use - Agricultural, undeveloped

East: Zoning – AG-Agricultural  
Use - Agricultural, undeveloped

South: Zoning – AG-Agricultural  
Use - Agricultural, undeveloped

West: Zoning – AG-Agricultural  
Use - Single-family residence, Agricultural

## **DISCUSSION:**

The applicant/property owners, Travis Jordan and Jami Wright just recently received approval from City Council on August 3, 2020 for a Division of Land Application for simple lot split of this property. The lot split, once recorded, will create two 5-acre lots from one large 10-acre parcel. This property is located outside of Watford City's Corporate City Limits but is within Watford City's Extra-Territorial Area (ETA) and therefore, falls within the jurisdiction of the City of Watford City Zoning Ordinances.

This Land Use Application for Zone Change has been submitted by the property owners for the consideration of rezoning only the northern 5-acre parcel which will be known as "*Lot 1 of the Sunrise Meadows*" Subdivision. This Land Use Application is proposing to rezone the existing AG-Agriculture zoned lot to C1- General Commercial.

"Lot 1" currently has a vacant post-frame garage/shop building located on the property. The building was previously used for the owner's heating/cooling business. This building was being used for the business prior to the expansion of the City's ETA boundary in 2014 and could have been considered to be a grandfathered use. However, the business is no longer operating from this property and additionally, by making an application for the Division of Land, the property would no longer be able to be considered a grandfathered use. The property owners have explained to Planning Staff that they have been trying to sell the property and have experienced some issues from possible buyers in regard to the allowable uses of the existing garage building. The property owners are proposing to change the zoning to Commercial in order to allow for additional types of uses to be permitted on the property with the existing building. Should the zone change be allowed, the property would need to be brought into full compliance with Watford City Zoning Ordinances and City Standards for a Commercial property. Before a change in the use of the building or any further development of the property compliance could include, but not limited to, submitting a complete site

development plan to include landscaping and buffering requirements, paved drive aisles, paved parking, etc. as well as the submittal of grading and drainage plans, stormwater management plans, erosion control plans, and flood plain development permits.

In granting a zone change, the Planning Commission must satisfy itself, from the evidence heard before it that the granting of the zone change is in the best long-term interests of the City of Watford City and the other affected properties. The Planning Commission shall also find that the zone change, if granted, is in harmony with the intended spirit and purpose of the zoning ordinance and does not constitute "spot zoning" so as to allow a use that would otherwise not be permitted. Under no circumstances shall the Planning Commission recommend a zone change not permissible under the terms of this ordinance.

The City's Future Land Use plan does not designate this specific property with a future land use zoning however this property is currently within an area where the majority of property is still currently Agricultural. The current land use of the surrounding properties are primarily used as agricultural as well as some lower density, single-family residential. According to City Zoning Ordinances, the existing shop building on the property is listed as a permitted use within the lot's existing AG, agricultural zoning. There are currently no contiguous Commercially zoned properties near this particular lot so if this zone change is approved, it would become one isolated commercial lot and could be classified as "spot zoning".

The City of Watford City mailed the adjacent property owners as well as the property owners whom hold an interest in the property, a notice regarding the Land Use Application which was received for Zone Change. At the time of this report, none of the noticed property owners have contacted The City regarding this Application.

### **RECOMMENDATION:**

It is the recommendation of the Planning Department Staff to **Deny** the Zone Change from AG-Agricultural Zoning to C1- General Commercial zoning.

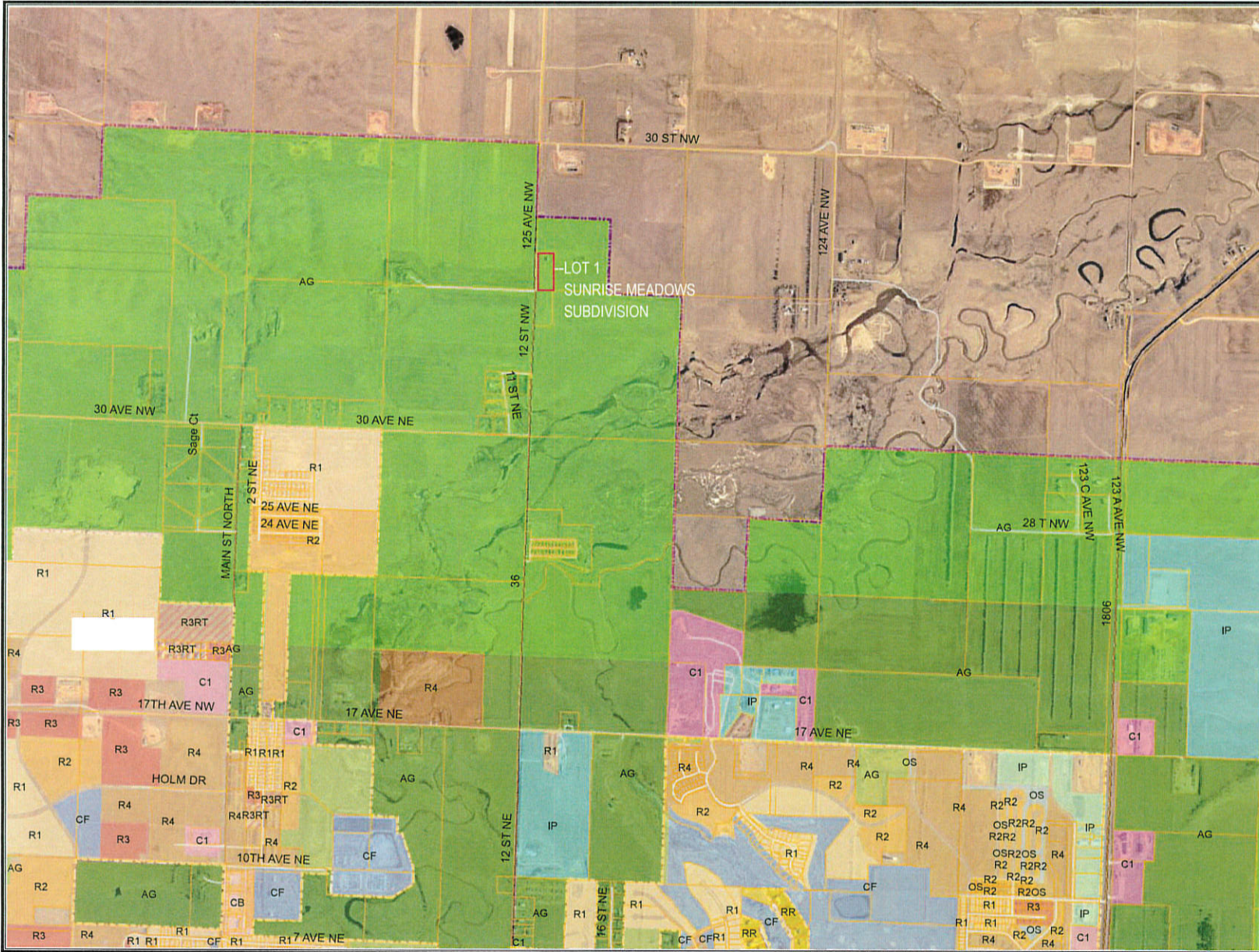
### **PLANNING DEPARTMENT STAFF CONTACT:**

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

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

# Zone Change Application

**City of  
Watford City, ND**  
 Planning and Zoning Department  
 2960 125th Ave NW  
 Travis Jordan, Jami Wright

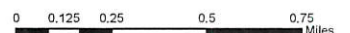


## Legend

- Parcels
- ETA Limits
- City Limits
- City Limits
- Subject Property
- R3RT
- R4
- RR

## Existing Zoning

- AG
- AG
- C1
- CB
- CF
- IP
- OS
- R1
- R2
- R3



For information purposes only

August 2020



**AVAILABLE**

Erik Peterson  
Cell: 503-358-3549

Shayla Brown  
Cell: 503-358-3549

www.GrowUpWithMe.com

**PROVEN REALTY**

**PLAT OF  
LOTS 1 & 2 OF SUNRISE MEADOWS SUBDIVISION**  
AS LOCATED IN IT #2529 OF SECTION 5  
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.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

TRAVIS JORDAN \_\_\_\_\_ DATE \_\_\_\_\_

JAMI WRIGHT \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_, PERSONALLY APPEARED, TRAVIS JORDAN & JAMI WRIGHT, 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 \_\_\_\_\_, 2020 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**

LOTS 1 & 2 OF SUNRISE MEADOWS SUBDIVISION AS LOCATED IN IT #2529 OF SECTION 5, T150N, R98W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA.

**PLANNING AND ZONING COMMISSION APPROVAL**

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED 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 \_\_\_\_\_, 2020, 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 \_\_\_\_\_

**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 THE AMOUNT OF \$ \_\_\_\_\_ PLUS PENALTY AND INTEREST.

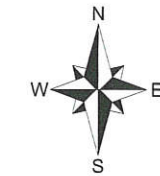
CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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., 2020 AND WAS RECORDED AS DOCUMENT NO. \_\_\_\_\_.

KATIE PAULSON, MCKENZIE COUNTY RECORDER



SCALE 1" = 100'  
0' 100' 200'

- △ = PIN FOUND
- = REBAR & CAP SET
- × = COMPUTED

BASIS OF BEARING: N.D. STATE PLANE - NORTH ZONE  
GROUND DISTANCES SHOWN - C/F: 0.9998485

- = BOUNDARY LINE
- = SECTION LINE
- = EXISTING RIGHT-OF-WAY



4.

# Land Use Application

*Verizon Wireless*

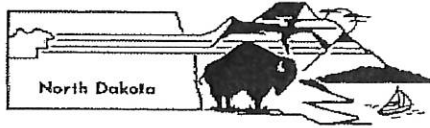
KGI Wireless

Goldberg Property



# LAND USE

## CONDITIONAL USE PERMIT



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

APPLICATION FEE:  
\$525.00

**REQUIREMENTS:** All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required. A Conditional Use Permit Application may be submitted in order to consider a particular use of property not permitted within the property's current zoning district. A Conditional Use Permit may be granted for the property and not to a particular person or firm. Conditional Use Permits must still conform to the regulations as set within the City of Watford City Municipal Code of Ordinances. Along with this application, please submit the following: N.D. Professionally Engineered/ Surveyed Site Development Plan of the property in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for Conditional Use Permit, and a current copy of a title report/title commitment. For specific details regarding this process, please refer to the City of Watford City Municipal Code of Ordinances: CHAPTER XV ARTICLE XXV: CONDITIONAL USES, SECTION 1-6.*

### PROPERTY OWNER INFORMATION

OWNER NAME(S): Patrick G. Golberg  
PHONE NUMBER: 701-842-2240  
EMAIL: pgolberg@restel.com  
MAILING ADDRESS: Sally M. Golberg

### APPLICANT INFORMATION

Same as Owner

APPLICANT NAME: Barry Humphrey KGI Wireless on behalf of Verizon  
PHONE NUMBER: (512) 523-4763  
EMAIL: barry.humphrey@kgiwireless.com  
MAILING ADDRESS: Building Three, Suite 370, 805 Las Cimas Pkwy, Austin, TX 78746

### DEVELOPER INFORMATION

DEVELOPER NAME: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_  
EMAIL: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_

### PROPERTY INFORMATION

PROPERTY ADDRESS: 1722 4th St. SW, Watford City, ND 58854  
ZONING DISTRICT: \_\_\_\_\_  
PARCEL NUMBER(S): \_\_\_\_\_  
LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) \_\_\_\_\_  
CURRENT USE OF PROPERTY: Communications Tower  
PROPOSED USE OF PROPERTY: Communications Tower

### DESCRIPTION

Please give a brief description of the proposed Conditional Use.

Installing a new generator, automatic transfer switch, and ice shield on Verizon's existing telecommunication facility.

### 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: Barry Humphrey  
DATE: 08 / 10 / 2020

APPLICANT PRINT NAME: Barry Humphrey  
APPLICANT TITLE: Site Acquisition Consultant