

6.

ORDINANCE AMENDMENT

*Chapter XV-Zoning Ordinance, Article IX-A-1 Agricultural District,
Section 6: Yard Regulations, Subsection 3: Rear Yard*

ARTICLE IX A-1 AGRICULTURAL DISTRICT

SECTION 6. YARD REGULATIONS:

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

7.

ORDINANCE AMENDMENT

*Chapter XV-Zoning Ordinance, Article IX(A)-A-2 Agricultural District,
Section 6: Yard Regulations, Subsection 3: Rear Yard*

ARTICLE IX(A) A-2 AGRICULTURAL DISTRICT

SECTION 6. YARD REGULATIONS:

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

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

8.

ORDINANCE AMENDMENT

*Chapter XV-Zoning Ordinance, Article X-R-1 Single-Family Dwelling
District, Section 6: Yard Regulations, Subsection 3: Rear Yard*

ARTICLE X R-1 SINGLE-FAMILY DWELLING DISTRICT

SECTION 6. YARD REGULATIONS:

1. Front Yard:
 - a) There shall be a front yard having a depth of not less than twenty-five (25) feet.
 - b) Where lots have a double frontage, the required front yard shall be provided on both streets.
 - c) Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each side of a corner lot; the secondary front/side shall be reduced to twenty (20) feet. In all cases, the site must be reviewed by City staff to ensure proper sight triangulation. However, that the buildable width of a single lot of record as of the effective date of this ordinance, as defined in the definitions of this ordinance, shall not be reduced to less than thirty-five (35) feet, except where necessary to provide a yard along the side street with a depth of not less than five (5) feet. No accessory building shall project beyond the front yard line on either street.
2. Side Yard:
 - a) Except as hereinafter provided in the following paragraph and in the additional height, area and use regulations of this ordinance there shall be a side yard having a width of not less than six (6) feet on each side of the principal building.
 - b) Wherever a lot of record as of the effective date of this ordinance, as defined in the definitions of this ordinance, has a width of fifty (50) feet or less, the side yard on each side of a building may be reduced to a width of not less than ten (10) percent of the width of the lot, but in no instance shall it be less than three (3) feet.
3. Rear Yard:
 - a) Except as hereinafter provided in the additional height, area and use regulations of this ordinance, there shall be a rear yard having a depth of not less twenty-two (22) feet. ~~or twenty (20) percent of the width of the lot, whichever amount is smaller.~~

(Ord. No. 542 , 12-2-2019)

9.

ORDINANCE AMENDMENT

*Chapter XV-Zoning Ordinance, Article XI-R-2 Two-Family Dwelling
District, Section 6: Yard Regulations, Subsection 3: Rear Yard*

ARTICLE XI R-2 TWO-FAMILY DWELLING DISTRICT

SECTION 6. YARD REGULATIONS:

1. Front Yard:
 - a) There shall be a front yard having a depth of not less than twenty-five (25) feet.
 - b) Where lots have a double frontage, the required front yard shall be provided on both streets.
 - c) Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot; the secondary front/side shall be reduced to twenty (20) feet. In all cases, the site must be reviewed by City staff to ensure proper sight triangulation. However, that the buildable width of a lot of record, at the effective date of this ordinance, as defined in the definitions of this ordinance, shall not be reduced to less than twenty-eight (28) feet, except where necessary to provide a yard along the side street with a depth of not less than five (5) feet. No accessory building shall project beyond the front yard line on either street.
2. Side Yard:
 - a) Except as hereinafter provided in the following paragraph and the additional height, area and use regulations of this ordinance there shall be a side yard having a width of not less than five (5) feet on each side of the principal building.
 - b) Wherever a lot of record as of the effective date of this ordinance, as defined in the definitions of this ordinance, has a width of fifty (50) feet or less, the side yard on each side of a building may be reduced to a width of not less than four (4) feet.
3. Rear Yard:
 - a) Except as hereinafter provided in the additional height, area and use regulations of this ordinance there shall be a rear yard having a depth of not less than twenty-two (22) feet ~~or twenty (20) percent of the width of the lot, whichever amount is smaller.~~

(Ord. No. 544 , 12-2-2019)

10.

ORDINANCE AMENDMENT

Chapter XV-Zoning Ordinance, Article XII-R-2M, Mobile Home, Two-Family Residential District, Section 6: Yard Regulations, Subsection 3: Rear Yard

ARTICLE XII R-2M MOBILE HOME, TWO-FAMILY RESIDENTIAL DISTRICT

SECTION 6. YARD REGULATIONS:

1. Front Yard:

- a) There shall be a front yard having a depth of not less than twenty-five (25) feet.
- b) Where lots have a double frontage, the required front yard shall be provided on both streets.
- c) Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot; the secondary front/side shall be reduced to twenty (20) feet. In all cases, the site must be reviewed by City staff to ensure proper sight triangulation. However, that the buildable width of a lot of record at the effective date of this ordinance, as defined in the definitions of this ordinance, be reduced to less than twenty-eight (28) feet, except where necessary to provide a yard along the side street with a depth of not less than five (5) feet. No accessory building shall project beyond the front yard line on either street.

2. Side Yard:

- a) Except as hereinafter provided in the following paragraph and the additional height, area and use regulations of this ordinance there shall be a side yard having a width of not less than five (5) feet on each side of the principal building.
- b) Wherever a lot of record as of the effective date of this ordinance has a width of fifty (50) feet or less, the side yard on each side of a building may be reduced to a width of not less than four (4) feet.

3. Rear Yard:

- a) Except as hereinafter provided in the additional height, area and use regulations of this ordinance there shall be a rear yard having a depth of not less twenty-two (22) feet. ~~or twenty (20) percent of the width of the lot, whichever amount is smaller.~~

(Ord. No. 546 , 12-2-2019)

11.

ORDINANCE AMENDMENT

*Chapter XV-Zoning Ordinance, Article XIII-R-3 Medium
Density Residential District, Section 6: Yard Regulations,
Subsection 3: Rear Yard*

ARTICLE XIII R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT

SECTION 6. YARD REGULATIONS:

1. Front Yard:

- a) There shall be a front yard having a depth of not less than twenty-five (25) feet.
- b) Where a lot or lots have double frontage, the required front yard shall be provided on both streets.
- c) Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of the corner lot: the front/side shall be reduced to twenty (20) feet. In all cases, the site must be reviewed by the City staff to ensure proper sight triangulation. However, that the buildable width of a lot of record, as of the effective date of this ordinance, as defined in the definitions of this ordinance, shall not be reduced to less than twenty-eight (28) feet. No accessory building shall project beyond the front yard line on either street.

2. Side Yard:

- a) Except as hereinafter provided in the following paragraph and the additional height, area and use regulations of this ordinance, there shall be a side yard having a width of not less than five (5) feet on each side of a building thirty-five (35) feet or less in height.
- b) Wherever a lot of record, as of the effective date of this ordinance, as defined in the definitions of this ordinance, has a width of fifty (50) feet or less, the side yard on each side of a building may be reduced to a width of not less than three (3) feet providing the height of the building does not exceed thirty-five (35) feet.

3. Rear Yard:

- a) Except as otherwise provided in the additional height, area and use regulations, there shall be a rear yard for buildings in this district which shall have a depth of not less than twenty-two (22) feet ~~or twenty (20) percent of the width of the lot, whichever amount is smaller.~~

(Ord. No. 548 , 12-2-2019)

12.

ORDINANCE AMENDMENT

*Chapter XV-Zoning Ordinance, Article XVIII(B)- CF Community
Facilities District, Section 6: Yard Regulations*

ARTICLE XVIII(B) CF COMMUNITY FACILITIES

SECTION 6. YARD REGULATIONS:

1. Front Yard: There shall be ~~a front yard of not less than twenty-five (25) feet.~~ **no front yard requirements other than to accommodate loading and parking requirements.**
2. Side Yard: No side yard shall be required, except where such side yard is adjacent to a dwelling district zone, in which case there shall be required five (5) feet of side yard on the side of the lot which abuts the residential district zone or except where a side yard is required for fire regulations.
3. Rear Yard: There are no rear yard requirements other than loading and parking requirements; except in any case where such rear yard is adjacent to an area zoned for dwelling purposes there shall be required fifteen (15) feet of rear yard.

(Ord. No. 248, 10-12-2011)

MINUTES

February 22, 2021

PLANNING & ZONING COMMISSION
MEETING MINUTES
February 22, 2021

The regularly scheduled January meeting of the Watford City Planning & Zoning Commission was held on Monday February 22 , 2021 at 6:00 P.M. at City Hall in the Heritage Room. In attendance: Chairman Jacob Walters, Vice Chairman Gregg Schuetze and Commission Members, Jesse Lawrence, and. Also, in attendance: Assistant City Planner LaRissa Bertram, Assistant City Planner Becky Smith, City Engineer Grace Demars, and City Building Inspector Steven Williams and City Attorney Wyatt Voll. Attendance by phone: Warren Hovland, Absent: Commission Member Thomas Dwyer, Marco Pelton.

With the above-mentioned present, the Public Hearing was called to order at 6:01 P.M. by Chairman Jake Walters.

Under consideration were the following:

1. Annual Review of Land Use Application for Conditional Use Permit for Cellular Transmission Tower. On property located at 1205 11th Ave SW (1st Tower).

Assistant Planner LaRissa Bertram explained that this CUP has been in place since 2014. The recommendation from Planning Staff is to extend the annual review to a five-year review with annual check ins by planning staff. If that time we see the need to pull a CUP for review because they are not within compliance we would do so at that time. If they are within compliance the review would then remain at the five-year mark being February of 2026. There were no further comments at this time.

MOTION by, J. Lawrence SECOND by G. Schuetze to recommend APPROVAL to City Council of the Annual Review of Land Use Application for Conditional Use Permit for to allow telecommunication transmission facility for Cellular Services.

Approval will be contingent upon the following items:

- The Conditional Use Permit shall be for a term of one (5) years. The Permit will be reviewed again in February 2026 and may be subject to additional requirements.

Roll Call Vote:

Ayes: G. Schuetze, W. Hovland, J. Lawrence, f, J. Walters

Nays: None.

MOTION Carried.

2. Annual Review of Land Use Application for Conditional Use Permit for Cellular Transmission Tower. On property located at 1205 11th Ave SW (2nd Tower).

Assistant Planner LaRissa Bertram explained that this CUP has been in place since 2014. The recommendation from Planning Staff is to extend the annual review to a five-year review with annual check ins by planning staff. If that time we see the need to pull a CUP for review because they are not within compliance we would do so at that time. If they are within compliance the review would then remain at the five-year mark being February of 2026. There were no further comments at this time.

MOTION by, G. Schuetze SECOND by J. Lawrence to recommend APPROVAL to City Council of the Annual Review of Land Use Application for Conditional Use Permit for to allow telecommunication transmission facility for Cellular Services.

Approval will be contingent upon the following items:

- The Conditional Use Permit shall be for a term of one (5) years. The Permit will be reviewed again in February 2026 and may be subject to additional requirements.

Roll Call Vote:

Ayes: G. Schuetze, W. Hovland, J. Lawrence, f, J. Walters

Nays: None.

MOTION Carried.

3. Annual Review of Land Use Application for Conditional Use Permit for Cellular Transmission Tower. On property located at 1318 30th Ave NW.

Assistant Planner LaRissa Bertram explained that this CUP has been in place since 2016. This tower was never constructed but, also the CUP was never terminated. The Cellular company reached out to planning staff and stated they would be constructing this tower in the near future to accommodate 5G capabilities. The recommendation from Planning Staff is to extend the annual review to a five-year review with annual check ins by planning staff. If that time we see the need to pull a CUP for review because they are not within compliance we would do so at that time. If they are within compliance the review would then remain at the five-year mark being February of 2026. There were no further comments at this time.

MOTION by, J. Lawrence SECOND by G. Schuetze to recommend APPROVAL to City Council of the Annual Review of Land Use Application for Conditional Use Permit for to allow telecommunication transmission facility for Cellular Services.

Approval will be contingent upon the following items:

- The Conditional Use Permit shall be for a term of one (5) years. The Permit will be reviewed again in February 2026 and may be subject to additional requirements.

Roll Call Vote:

Ayes: G. Schuetze, W. Hovland, J. Lawrence, f, J. Walters

Nays: None.

MOTION Carried.

4. Annual Review of Land Use Application for Conditional Use Permit for Cellular Transmission Tower. On property located at 12209 26th N St (1st Tower).

Assistant Planner LaRissa Bertram explained that this CUP has been in place since 2015. The recommendation from Planning Staff is to extend the annual review to a five-year review with annual check ins by planning staff. If that time we see the need to pull a CUP for review because they are not within compliance we would do so at that time. If they are within compliance the review would then remain at the five-year mark being February of 2026. There were no further comments at this time.

MOTION by, G. Schuetze SECOND by J. Lawrence to recommend APPROVAL to City Council of the Annual Review of Land Use Application for Conditional Use Permit for to allow telecommunication transmission facility for Cellular Services.

Approval will be contingent upon the following items:

- The Conditional Use Permit shall be for a term of one (5) years. The Permit will be reviewed again in February 2026 and may be subject to additional requirements.

Roll Call Vote:

Ayes: G. Schuetze, W. Hovland, J. Lawrence, f, J. Walters

Nays: None.

MOTION Carried.

5. Annual Review of Land Use Application for Conditional Use Permit for Cellular Transmission Tower. On property located at 12209 26th N St. (2nd Tower).

Assistant Planner LaRissa Bertram explained that this CUP has been in place since 2019. The recommendation from Planning Staff is to extend the annual review to a five-year review with annual check ins by planning staff. If that time we see the need to pull a CUP for review because they are not within compliance we would do so at that time. If they are within compliance the review would then remain at the five-year mark being February of 2026. There were no further comments at this time.

MOTION by, J. Lawrence SECOND by G. Schuetze to recommend APPROVAL to City Council of the Annual Review of Land Use Application for Conditional Use Permit for to allow telecommunication transmission facility for Cellular Services.

Approval will be contingent upon the following items:

- The Conditional Use Permit shall be for a term of one (5) years. The Permit will be reviewed again in February 2026 and may be subject to additional requirements.

Roll Call Vote:

Ayes: G. Schuetze, W. Hovland, J. Lawrence, f, J. Walters

Nays: None.

MOTION Carried.

6. Annual Review of Land Use Application for Conditional Use Permit for Cellular Transmission Tower. On property located at 1722 4th St. SW.

Assistant Planner LaRissa Bertram explained that this CUP has been in place since 2015. The recommendation from Planning Staff is to extend the annual review to a five-year review with annual check ins by planning staff. If that time we see the need to pull a CUP for review because they are not within compliance we would do so at that time. If they are within compliance the review would then remain at the five-year mark being February of 2026. There were no further comments at this time.

MOTION by, G. Schuetze SECOND by J. Lawrence to recommend APPROVAL to City Council of the Annual Review of Land Use Application for Conditional Use Permit for to allow telecommunication transmission facility for Cellular Services.

Approval will be contingent upon the following items:

- The Conditional Use Permit shall be for a term of one (5) years. The Permit will be reviewed again in February 2026 and may be subject to additional requirements.

Roll Call Vote:

Ayes: G. Schuetze, W. Hovland, J. Lawrence, f, J. Walters

Nays: None.

MOTION Carried.

7. Annual Review of Land Use Application for Conditional Use Permit for Cellular Transmission Tower. On property located at 609 4th Ave NW.

Assistant Planner LaRissa Bertram explained that this CUP has been in place since 2015. The recommendation from Planning Staff is to extend the annual review to a five-year review with annual check ins by planning staff. If that time we see the need to pull a CUP for review because they are not within compliance we would do so at that time. If they are within compliance the review would then remain at the five-year mark being February of 2026. There were no further comments at this time.

MOTION by, G. Schuetze SECOND by J. Lawrence to recommend APPROVAL to City Council of the Annual Review of Land Use Application for Conditional Use Permit for to allow telecommunication transmission facility for Cellular Services.

Approval will be contingent upon the following items:

- The Conditional Use Permit shall be for a term of one (5) years. The Permit will be reviewed again in February 2026 and may be subject to additional requirements.

Roll Call Vote:

Ayes: G. Schuetze, W. Hovland, J. Lawrence, f, J. Walters

Nays: None.

MOTION Carried.

- 8.** Division of Land Application for Simple Lot Split. Submitted by Tony Wood on property located at 2885 125th A Ave. NW in consideration of splitting 1 parcel into 2.

Assistant Planner LaRissa Bertram explained that this application was submitted for the consideration of of splitting existing lot that he owns into two parcels. The intent is to sell the northern lot with the single-family home as one parcel and then potentially sell the southern lot for either a single-family home or for paster land. Chairman Jake Walters commented that the map had a jog on the west side of the property. Mr. Wood was in attendance and explained that that was so that he could access the property he owned as well for future access if needed. There were no further questions at this time.

MOTION by, G. Schuetze SECOND by J. Lawrence to recommend APPROVAL to City Council of the Division of Land Application Simple Lot Split for property owned by Tony Wood for simple lost split.

Approval will be contingent upon the following items:

1. Prior to any future development of this property, generalized building plans and permit applications must be submitted to The City for further review and approval.

Roll Call Vote:

Ayes: G. Schuetze, W. Hovland, J. Lawrence, f, J. Walters

Nays: None.

MOTION Carried.

- 9.** Watford City Municipal Code of Ordinances Chapter XV–Zoning Ordinance, Article XXX-Subdivision Regulations.

Assistant City Planner Becky Smith explained that all of the comments from the Commission Members had been addressed.. Commission Members discussed recommendations for the additions and changes to the ordinance that were made by City Attorney Wyatt Voll, and comment from City Ordinance committee.. Commission Members all came to the decision they would Approve the Subdivision ordinance with the Contingencies that the additions from City Attorney Wyatt Voll and City Ordinance committee were added. There were no further comments at this time.

MOTION by W. Hovland, SECOND by J. Lawrence to recommend to Approve the Ordinance Amendment with contingencies of the added changed from City Attorney Wyatt Voll and City Ordinance Committee.

ROLL CALL VOTE:

AYES: Lawrence,, Schuetze, Walters, Hovland

NAYS: None.

MOTION: Carried.

CLOSE PUBLIC HEARING: 6:30PM

CALL TO ORDER REGULAR MEETING: 6:30 PM

New Business

ADJOURNMENT: 6:42 PM

Motion by W. Hovland

The next regularly scheduled Planning & Zoning Commission Meeting
Will be held Monday March 29, 2021 at 6:00 P.M.

Jake Walters
Planning & Zoning Commission Chairman

LaRissa Bertram
Assistant City Planner

Becky A. Smith
Assistant City Planner

PERMIT RECORDS

February-March 2021

2021 Permit Records
City of Watford City

Feb-Marchy
Updated 03/23/2021

PERMIT #	PERMIT TYPE	MONTH	ISSUE DATE	PROPERTY OWNER	CONTRACTOR	ADDRESS	LOT/BLOCK	SUBDIVISION	PARCEL #	DESCRIPTION OF WORK	VALUE	PERMIT FEE	INVOICE #	PROJECT COMPLETION
3824	RENEWAL	February	2/2/2021	Michael and Susan Curtis	Self	1320 W Pheasant Ridge	Lot 24	Pheasant Ridge	82-55-02400	Finish basement: framing & insulation	\$ -	\$ 20.00	4791	
4882	SIGN	February	2/9/2021	Watford City Enterprises	Steve Dube	4000 2nd Ave SW		Watford City Courtyard	82-76-17600	Install additional signs to existing free-standing signage post	\$ -	\$ 100.00	4769	
4883	RESIDENTIAL BUILDING	February	2/12/2021	Killdeer Mountain Contracting	Killdeer Mountain Contracting	168 Leslie Lane SE	Lot 77 Block 3	Fox Hills Village	tbd	1,905 SqFt Single family home on walkout basement with attached garage	\$ 278,012.00	\$ 4,672.08	4786	
4884	WATER/SEWER ACCESS	February	2/12/2021	Killdeer Mountain Contracting	Killdeer Mountain Contracting	168 Leslie Lane SE	Lot 77 Block 3	Fox Hills Village	tbd	1" Water and sewer access for new SFH; 1" meter	\$ -	\$ 4,015.01	4786	
4885	CONSTRUCT/REPAIR	February	2/12/2021	Killdeer Mountain Contracting	Killdeer Mountain Contracting	168 Leslie Lane SE	Lot 77 Block 3	Fox Hills Village	tbd	curb/gutter, sidewalk cut for new driveway to new home	\$ -	\$ 10.00	4786	
4886	RESIDENTIAL BUILDING	February	2/12/2021	Killdeer Mountain Contracting	Killdeer Mountain Contracting	160 Leslie Lane SE	Lot 78 Block 3	Fox Hills Village	tbd	2,436 SqFt Single family home on walkout basement with attached garage	\$ 317,401.00	\$ 4,928.11	4788	
4887	WATER/SEWER ACCESS	February	2/12/2021	Killdeer Mountain Contracting	Killdeer Mountain Contracting	160 Leslie Lane SE	Lot 78 Block 3	Fox Hills Village	tbd	1" Water and sewer access for new SFH; 1" meter	\$ -	\$ 4,672.08	4788	
4888	CONSTRUCT/REPAIR	February	2/12/2021	Killdeer Mountain Contracting	Killdeer Mountain Contracting	160 Leslie Lane SE	Lot 78 Block 3	Fox Hills Village	tbd	curb/gutter, sidewalk cut for new driveway to new home	\$ -	\$ 10.00	4788	
4889	FENCE	February	2/18/2021	Anthony Fiscus	Self	101 4th St SW	Lot 5 Block 3	3rd Addition to WC	82-04-03800	Install 4' wooden fence around front yard	\$ -	\$ 25.00	4806	
4890	SIGN	February	2/23/2021	Sandrock LLC	Keith Signs	3814 23rd Ave NE	Lot 3	Mammoth	20-26-03000	Install lighted lettering signage to building	\$ -	\$ 100.00	4807	
4891	COMMERCIAL BUILDING	February	2/25/2021	Wolf Creek Development LLC	Kaci Gallagher	710 Main St N Suite 3	Lot 4 Block 1	Dry Creek Bus Comm	82-30-00400	tenant interior construction	\$ 2,500.00	\$ 72.00	4800	
4892	COMMERCIAL BUILDING	March	3/2/2021	Watford Center LLC /Melissa Hjelden	Branch Construction Services LLC	1005 Main St S		unplatted	82-73-09200	Interior remodel for eye doctor office: framing, drywall, plumbing, electrical	\$ 270,000.00	\$ 2,120.00	4810	
4893	EXCAVATION	March	3/2/2021	City of Watford City	Hovex Inc	104 6th St NE	Lot 3 Block 3	Wolds Addition	82-77-01800	Curb stop replacement	\$ -	\$ 79.00	4812	2/24/2021
4894	RESIDENTIAL BUILDING	March	3/2/2021	Craig Thorp	Self	513 5th St NE	Lot 10 Block 3	Holms 1st Addition	82-38-02500	Construct 24x24 detached garage	\$ 30,000.00	\$ 440.00	4816	
4895	RESIDENTIAL BUILDING	March	3/4/2021	Steven and Valerie Williams	Self	309 4th Ave NE	Lot 15 Block 1	2nd Addition to WC	82-03-01900	continue next phase of kitchen addition: drywall to completion	\$ 38,000.00	\$ 520.00	4811	
4835	RENEWAL	March	3/8/2021	Watford City McKenzie Builders	Watford City McKenzie Builders	1924 Granite Road	Lot 30 Block 1	Stepping Stone	83-25-13000	Single Family Home	\$ -	\$ 20.00	4830	
4836	RENEWAL	March	3/8/2021	Watford City McKenzie Builders	Watford City McKenzie Builders	1924 Granite Road	Lot 30 Block 1	Stepping Stone	83-25-13000	Water/Sewer Access: SFH + 3/4" meter	\$ -	\$ 20.00	4830	
4896	EXCAVATION	March	3/9/2021	City of Watford City	BEK Consulting LLC	14th St SW / 2nd Ave SW				repair city water line break	\$ -	\$ 107.00	4808	3/9/2021
4897	DEMOLITION	March	3/9/2021	The Gray Building	Eric Mogen	109 5th St SW	Lot 1-2 Block 1	Schell & Jarland Add	82-61-00100	interior office demolition	\$ -	\$ 25.00	4833	3/9/2021
4898	COMMERCIAL BUILDING	March	3/9/2021	The Gray Building	Eric Mogen	109 5th St SW	Lot 1-2 Block 1	Schell & Jarland Add	82-61-00100	interior remodel for insurance business office	\$ 15,000.00	\$ 247.00	4833	
4899	EXCAVATION	March	3/10/2021	Omar Knight	BEK Consulting LLC	109 2nd St SW			82-57-02300	excavate and repair faulty sewer service line	\$ -	\$ 135.00	4831	3/9/2021
4900	RESIDENTIAL BUILDING	March	3/16/2021	Bryson and Melanie Talley	Self	632 Sunset Drive	Lot 23-24 Blk 1	Schell & Jarland Add	82-61-02600	Reshingle roof of house and attached garage	\$ 4,500.00	\$ 100.00	4839	
4901	COMMERCIAL BUILDING	March	3/18/2021	Watford ND Property LLC / Tractor Supply	Seese Construction & Management	105 6th St SE	Lot 3 Block 1	South Park 1st Add	82-74-00300	prep-work, install propane tank, and safety bollards	\$ 16,525.00	\$ 268.35	4824	
4902	COMMERCIAL BUILDING	March	3/19/2021	Watford City Livestock Association	Shetler's Construction LLC	605 3rd Ave SW			11-00-09000	construct 40' x 80' post frame cold storage building	\$ 90,000.00	\$ 940.00	4844	
4903	RESIDENTIAL BUILDING	March	3/22/2021	Adrian Timmons	Prairie Bams Construction LLC	513 Main St N	Lot 1	North Watford	82-50-00100	replace two big windows on north side of house	\$ 3,000.00	\$ 79.00	4847	
4904	FENCE	March	3/22/2021	Dawn and Gerald Mason	Self	509 2nd Ave SE	Lot 5 Block 2	Wolds 4th Addition	82-81-02500	install 4-6' fence in backyard	\$ -	\$ 25.00	4848	

2021 Permit Records

City of Watford City

Feb-March
Updated 03/23/2021

2020	
Month	# of Permits Issued
January	6
February	18
March	24
April	25
May	48
June	44
July	24
August	38
September	25
October	34
November	27
December	7

2020 TOTAL	320
March YTD	48

2020	
Month	Value
January	\$ 567,130.00
February	\$ 17,667,125.94 *
March	\$ 2,508,300.00
April	\$ 1,647,500.00
May	\$ 2,050,256.75
June	\$ 3,948,052.46
July	\$ 1,456,300.00
August	\$ 2,289,088.00
September	\$ 772,999.00
October	\$ 2,983,349.78
November	\$ 1,891,626.50
December	\$ 215,000.00

2020 TOTAL	\$ 37,996,728.43
March YTD	\$ 20,742,555.94

2020 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	36	36	\$ 7,234,032.94
Duplex	6	3	\$ 1,138,300.00
Apartment 3-4 Units	0	0	\$ -
Apartment 5+ Units	0	0	\$ -

2020 YTD	42	39	\$ 8,372,332.94
	Units	Buildings	Value

YTD= Year To Date

* Includes value of new Elementary School

2021	
Month	# of Permits Issued
January	15
February	11
March	15
April	
May	
June	
July	
August	
September	
October	
November	
December	

2021 YTD	41
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2021	
Month	Value
January	\$ 136,000.00
February	\$ 597,913.00
March	\$ 467,025.00
April	
May	
June	
July	
August	
September	
October	
November	
December	

2021 YTD	\$ 1,200,938.00
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2021 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	2	2	\$ 595,413.00
Duplex	0	0	\$ -
Apartment 3-4 Units	0	0	\$ -
Apartment 5+ Units	0	0	\$ -

2021 YTD	2	2	\$ 595,413.00
	Units	Buildings	Value

YTD: Year To Date