

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

**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

Monday, August 26th, 2024
6:00 PM City Hall, Heritage Room

- **CALL TO ORDER REGULAR MEETING**
- **APPROVE AGENDA**
- **APPROVE MINUTES**
July 29, 2024 - Meeting
- **CALL TO ORDER PUBLIC HEARING**

The Public Hearing will be held to hear comments on the following agenda items:

1. Land Use Application for Variance, submitted by Byron Carrera, for property located at PID: 82-05-00400 Lot 4 of Block 1 of 4th Addition to Watford City Subdivision, also known as 313 3rd Ave NE. Requesting a 6.5 ft overhang covered front porch.
2. Land Use Application for Zone Change, submitted by Catuli Academy, for property known as PID 11-00-09840 (908 14th St SW). An application has been submitted to rezone from A-2 (Agricultural District) to CF (Community Facilities) to facilitate a proposed daycare center.
3. Land Use Application for a Conditional Use Permit (CUP), submitted by Church of Epiphany, for property located at 112 6th Ave NE (PID 82-40-00100) in Watford City. An application has been submitted to consider a temporary modular building within R-1 zoned (Single-Family Dwelling District).
4. Division of Land Application: Minor Plat for Simple Lot Split, submitted by Shangcheng Development LLC, for PID 82-73-05200, in Watford City. An application has been submitted to divide the 80-acre lot into two distinct parcels, creating a parcel of 8.08 acres and a larger remainder parcel. The purpose of the lot split is to create a new parcel to allocate for future subdivision (TBD).

- **CLOSE PUBLIC HEARING**
- **CONTINUE REGULAR MEETING**
- **PERMIT RECORDS**
July 2024 – August 2024 Permits
- **OLD BUSINESS**
- **NEW BUSINESS**
- **ADJOURNMENT**

Minutes

July 29th 2024



PLANNING AND ZONING COMMISSION MEETING MINUTES Monday, July 29th, 2024

The Watford City Planning & Zoning Commission meeting was held on Monday, July 29th, 2024, at City Hall in the Heritage Room. In attendance: Chairman Jesse Lawrence (via phone) and Commission Members: Marco Pelton, Ross Sundeen, Sam Huebner and Lance Renville. Also in attendance: City Planner Jake Walters, Planning Administrative Assistant Kaitlyn Swearson, City Building Inspector Steve Williams, and City Attorney Wyatt Voll. Absent: Commission Members Jacob Jellesed, Troy Knutson and Warren Hovland.

With those noted as present above, the Regular Meeting was called to order at 6:00 P.M. by Vice Chairman Pelton.

1. Call for new or old business.
2. Call to approve agenda.

Agenda was reviewed as presented. There were no comments or changes.

MOTION: Sundeen SECOND: Renville
VOICE VOTE:
AYES: all in favor
NAYS: none

1. Call to approve June 24th, 2024, Meeting Minutes.

Minutes were reviewed as presented. There were no comments or changes.

MOTION: Huebner SECOND: Renville
VOICE VOTE:
AYES: all in favor
NAYS: none

Call to order Public Hearing at 6:01 P.M. by Vice Chairman Pelton

Under consideration were the following Agenda items:

1. Land Use Application – Minor Plat – 221 3rd St NE, submitted by McKenzie County Ambulance Service

Walters reviewed the history of the site, the proposed project, and the necessity of combining the lots into one. Staff recommends approval.

There was no further discussion.

MOTION: Sundeen SECOND: Huebner

ROLL CALL VOTE:

AYES: Pelton, Sundeen, Lawrence, Huebner, Renville

NAYS: none

MOTION: CARRIED

Close Public Hearing at 6:04 by Vice Chairman Pelton

Continuation of Regular Meeting:

PERMIT RECORDS:

June-July 2024

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

Walters discussed optional dates for the Sept. 30th P&Z meeting and will send further information out via email.

ADJOURNMENT: 6:08 MOTION: Renville

The next regularly scheduled Planning and Zoning Commission Meeting will be held on
Monday, August 26th, 2024, at 6:00 PM

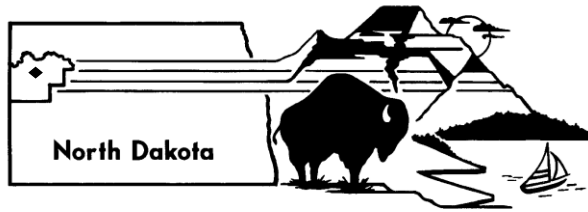
Marco Pelton, Vice Chairman

Jake Walters, City Planner

1.

Land Use Application Variance

313 3rd Ave NE / Byron Carrera



City of Watford City

213 2nd St., NE | PO Box 494

Watford City, ND 58854

Ph 701-444-2533

Fax 701-444-3004

www.cityofwatfordcity.com

August 26, 2024

STAFF REPORT

Land Use Application: Variance

313 3rd Ave NE

APPLICANT:

Byron Carrera

PROPERTY OWNER:

Byron Carrera

PROPERTY LOCATION:

PID: 82-05-00400, Lot 4 of Block 1 of 4th Addition to Watford City Subdivision, also known as 313 3rd Ave NE.

REQUEST:

Applicant has submitted a Land Use Application for a variance to the 25-foot front yard setback established in the R-1 Zoning District. This request of a 6.5-foot decrease would place the leading edge of the structure at 18.5 feet from the property line/right-of-way.

ZONING:

R-1 (Single-Family Dwelling District)

CURRENT USE:

Single-Family Home

SITE DEVELOPMENT:

Access: *The property is accessible from 3rd Ave NE and the rear alley.*

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

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

SURROUNDING LAND USE:

North: Zoning - R-1 (Single-Family Dwelling District)
Use- Single-Family Homes

East: Zoning - R-1 (Single-Family Dwelling District)
Use- Single-Family Homes

South: Zoning - R-1 (Single-Family Dwelling District)
Use- Single-Family Homes

West: Zoning - R-1 (Single-Family Dwelling District)
Use- Single-Family Homes

REFERENCES:

ARTICLE X – R-1 SINGLE-FAMILY DWELLING DISTRICT
Section 6 - Yard Regulations, Subsection 1:

Front Yard:

There shall be a front yard of not less than 25 feet.

Article XXVII Variances, Section 1 - Requirements for Variances:

The applicant must show that his property was acquired in good faith and where by reason of exceptional narrowness, shallowness or shape of his specific piece of property at the time of the effective date of this zoning ordinance or where, by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances, the strict application of the terms of this zoning ordinance actually prohibits the use of his property in the manner similar to that of other property in the zoning district where it is located.

ARTICLE XXVII - VARIANCES

SECTION 1: - REQUIREMENTS FOR VARIANCES:

The applicant must show that his property was acquired in good faith and where by reason of exceptional narrowness, shallowness or shape of his specific piece of property at the time of the effective date of this zoning ordinance or where, by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances, the strict application of the terms of this zoning ordinance actually prohibits the use of his property in the manner similar to that of other property in the zoning district where it is located.

SECTION 2: - LIMITATIONS:

Variances shall include yard and height regulations only and are limited to the following:

1. Yard Regulations

- a) A yard regulation variance may not be more than one-half the required yard and shall not encroach upon the required setback for adjacent buildings.

...

SECTION 5 - PUBLIC HEARING AND NOTICE:

2.a) In granting a variance for yard regulations, the Planning Commission must satisfy itself, from the evidence heard before it, that the granting of the variance will alleviate a clearly demonstrable hardship approaching confiscation as distinguished from a special privilege or convenience sought by the owner. The Planning Commission shall also find that the variance, if granted, is in harmony with the intended spirit and purpose of this zoning ordinance and does not constitute a direct and obvious amendment to the district regulations or district boundaries.

...

Under no circumstances shall the Planning Commission grant a variance allowing a use within a district not permissible under the terms of this ordinance.

DISCUSSION:

The Land Use Application is requesting a variance of 6.5-feet, a decrease to the 25ft front yard setback set for the R-1 zoning district. The applicant would like to extend posts upward from a deck and build out from the existing gabled end a shed roofline over the deck. There are reference exhibits/photos as well as a justification letter provided for review.

The applicant recently purchased the home and is thoroughly gutting and renovating the structure. The front door has been moved around the house to the west side, exiting onto a new, setback-conforming deck. As stated in the justification letter, the applicant feels that the addition of the shed roofline would add to curb appeal aesthetically.

Staff has had several conversations with the applicant about determining hardships to substantiate the variance request. None have been identified or provided to-date. The lot is legally sized per ordinance for the zoning district and there are no topographic conditions or extraordinary or exceptional circumstances impacting the project. Variances may not, and should not, be granted as "a special privilege or convenience sought by the owner". Further, now that the front door has been relocated to the side of the home, protecting the entrance from the elements by a small (or large) overhanging roofline isn't a consideration.

RECOMMENDATION:

It is the recommendation of City Planning Department staff to **DENY** the Land Use Application.

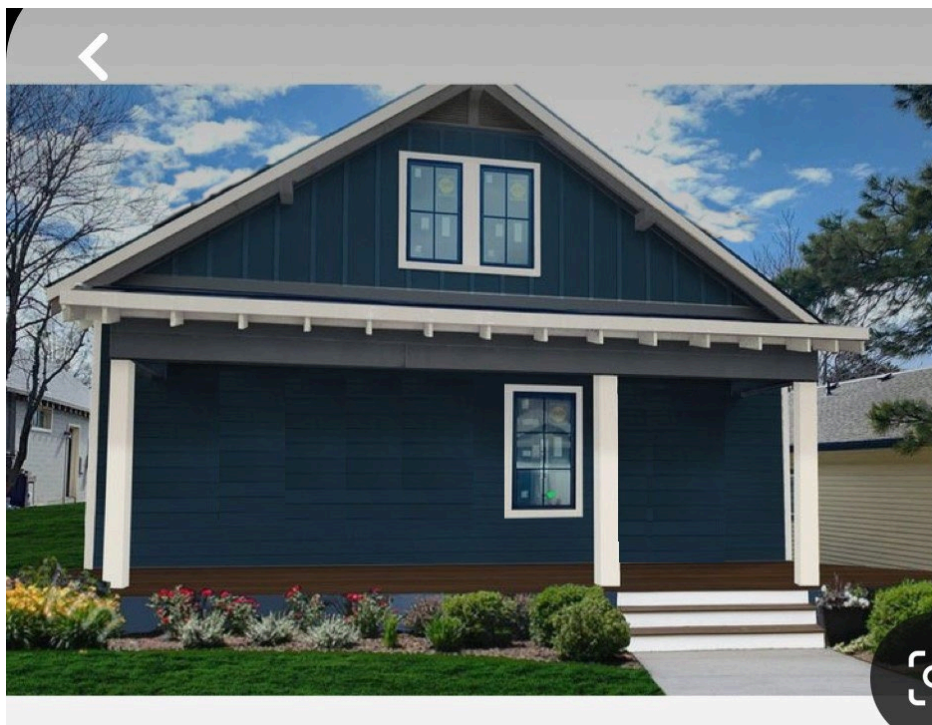
There are no recommended conditions for this approval.

PLANNING DEPARTMENT STAFF CONTACTS:

Jake Walters
jwalters@nd.gov
(701) 444-8402

Kaitlyn Swearson
kaswearson@nd.gov
(701) 444-8406

Reference Exhibits











Byron carrera

August 21, 2024

313 3rd Ave NE

Watford city ND 58854.

Att. Jake Walter

House Building permit # 5703

I hope this letter finds you well. I'm writing to request your approval of the design, specifically accent that was added for esthetic as suggested for the renovation of 6.5f of the front of the existing structure to cover the front deck.

We have ensured that the whole design architectural plans and complies with all relevant city codes and regulation, The architectural plans and necessary documentation have been submitted previews.

Thank you for your attention to this matter.

Byron Carrera

2.

Land Use Application
Zone Change

A-2 to CF

908 14th St SW / Catuli Academy



City of Watford City

213 2nd St. NE / PO Box 494

Watford City, ND 58854

Ph. 701-444-2533

Fax 701-444-3004

Celebrating 100 Years - 2014

cityofwatfordcity.com

August 26, 2024

STAFF REPORT

Land Use Application: Zone Change 908 14th St SW

PROPERTY OWNER:

Marco Martin

908 14th St SW

Watford City, ND 58854

APPLICANT:

Marco Martin (Current Owner) and

Catuli Academy LLC

1910 Winter Hawk Trl

Watford City, ND 58854

PROPERTY LOCATION:

908 14th St SW

(PID 11-00-09840)

REQUEST:

A Land Use Application: Zone Change, redistricting from A-2 (Agriculture District - ETA) to CF (Community Facilities).

CURRENT ZONING:

A-2 (Agriculture District - ETA)

CURRENT USE:

Residential Home

SITE DEVELOPMENT:

Access: *The property is accessible from 14th St SW.*

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 – C-1 (General Commercial District)
Use – Residential home

East: Zoning – A-2 (Agricultural District)
Use – Trailer park

South: Zoning – A-2 (Agricultural District)
Use – Vacant land / abandoned trailer park

West: Zoning – A-2 (Agricultural District)
Use – Vacant land / C-1 (General Commercial District)

REFERENCES:

Chapter XV Zoning Ordinance, Article XXVI, Section 1

SECTION 1. - AMENDMENTS:

The City Council may from time to time amend, supplement, or change the district boundaries or regulations contained in this zoning ordinance. A proposal for an amendment or a change in zoning may be initiated by the City Council, by the Planning Commission, or upon application of the owner of the property affected. All such proposed changes shall be submitted to the Planning Commission for recommendation and report. The Planning Commission shall prepare final written findings which shall be submitted to the City Council within 90 days after the time of referral of the proposed amendment to the Planning Commission.

ARTICLE IX(A) - A-2 AGRICULTURAL DISTRICT

SECTION 1. - INTENT:

The purpose of this district is to allow for continued use of land for agricultural activities adjacent to City lands, while discouraging uses that would be detrimental to supporting or facilitating agricultural practices. This district designation may be used to provide an interim zoning classification for lands pending determination of an appropriate, permanent zoning designation. This district is only to be used for areas outside of the corporate limits of the City, and within the City's extraterritorial zoning jurisdiction.

ARTICLE XVIII(B) - CF COMMUNITY FACILITIES

SECTION 1. - INTENT AND PURPOSE OF DISTRICT:

The CF Community Facilities Zone provides for the location and development of sites suitable for public buildings, uses, and accessory uses, associated private buildings, uses, and accessory uses, open spaces and community recreational facilities.

DISCUSSION:

An application for change of zone has been submitted to rezone from A-2 (Agricultural District – ETA) to CF (Community Facilities). The current land owner and applicant (separate parties) are looking to convert the existing structure and acreage into a licensed Daycare Facility. At this time, the only zoning district that permits uses of this nature is Community Facilities and all the other area daycare facilities of this kind are zoned as CF.

Staff mailed adjacent property owners a notice regarding the change of zone request. At the time of this report, no property owners have contacted staff regarding this application.

RECOMMENDATION:

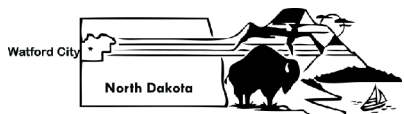
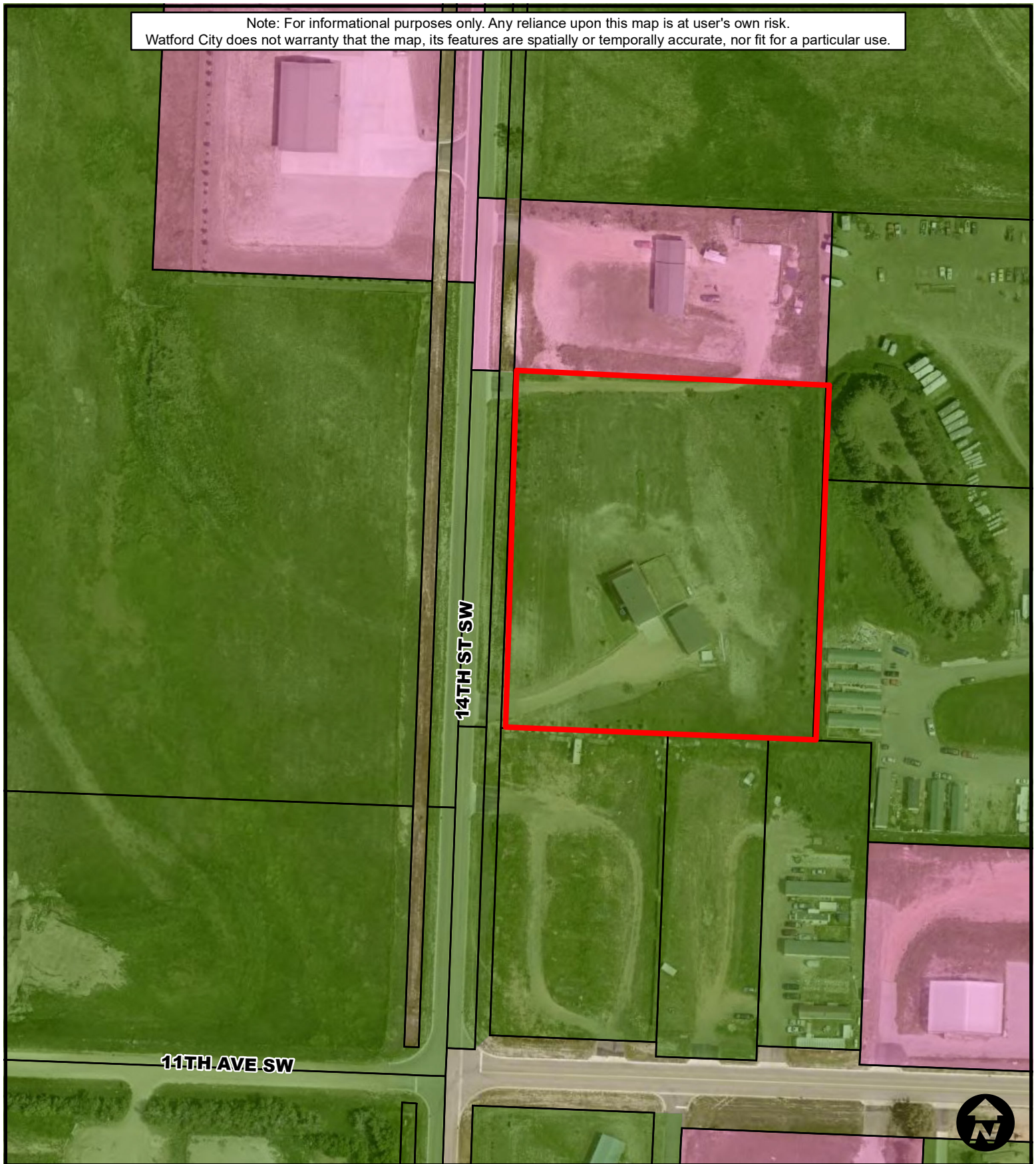
It is the recommendation of City Planning Department staff to **APPROVE** the Land Use Application for Zone Change from A-2 (Agriculture District) to CF (Community Facilities).

PLANNING DEPARTMENT STAFF CONTACTS:

Jake Walters
jwalters@nd.gov
(701) 444-8402

Kaitlyn Swearson
kaswearson@nd.gov
(701) 444-8406




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Watford City does not warranty that the map, its features are spatially or temporally accurate, nor fit for a particular use.



Planning Department - GIS

Change of Zone Reference Exhibit



-  General Parcel
-  A-2
-  C-1

CATULI ACADEMY WATFORD CITY, ND



July 23rd, 2024

To Whom It May Concern:

Catuli Academy is requesting the change of zone from A-2 (Agricultural) to CF (Community Facilities) at the property located at 908 14th St SW, Watford City, ND 58854. The property owner as well Catuli Academy both understand that, if we are granted permission to re-zone, the change of zone would be conditional on closing the sale within six months. If for whatever reason, the property were to not close, the current A-2 zoning would remain in place and the re-zone would be null. This agreement has been made between Catuli Academy and the current owners with the intention of the property being used as a Childcare Center to accommodate our community's growing population. This new childcare center would be crucial in helping create a dependable workforce in Watford City in addition to adding numerous new jobs.

Thank you for your consideration,

President Signature:

Misty Gasper,

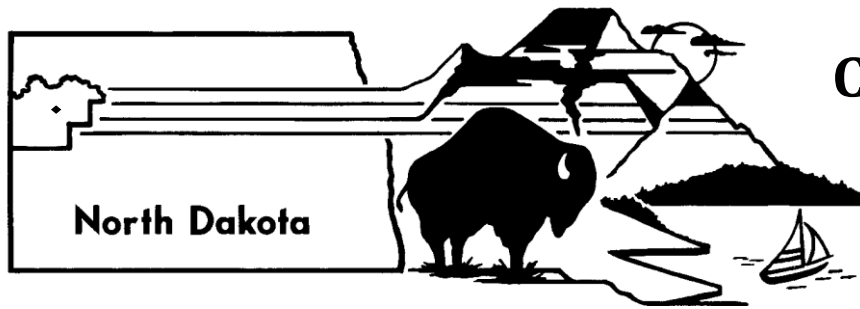
mistydgasper@gmail.com

208.304.5849

Name _____
Account Number _____

3.

Land Use Application
Conditional Use Permit
Temporary Modular Building
112 6th Ave NE / Church of Epiphany



City of Watford City

213 2nd St. NE / PO Box 494

Watford City, ND 58854

Ph. 701-444-2533

Fax 701-444-3004

Celebrating 100 Years - 2014

cityofwatfordcity.com

August 26, 2024

STAFF REPORT

Land Use Application: Conditional Use Permit

PROPERTY OWNER:

Church of Epiphany

112 6th Ave NE

Watford City, ND 58854

APPLICANT:

Father Jacob Degele

PO Box 670

Watford City, ND 58854

PROPERTY LOCATION(S):

112 6th Ave NE (PID 82-40-00100)

REQUEST:

A Land Use Application: Conditional Use Permit, a temporary modular building within R-1 (Single-Family Dwelling)

CURRENT ZONING:

R-1 (Single-Family Dwelling)

CURRENT USE:

Church of Epiphany, parking lot

SITE DEVELOPMENT:

Access: *The property is accessible from Main St N and 6th Ave NE*

Sewer: *The property does City sanitary sewer service, but service not requested.*

Water: *The property does have City water service, but service not requested.*

SURROUNDING LAND USE:

North: Zoning – R-1 (Single-Family Dwelling District)
Use – Vacant Lots

East: Zoning – R-1 (Single-Family Dwelling District)
Use – Residential

South: Zoning – CF (Community Facilities)
Use – Overflow parking, church-owned

West: Zoning – R-1 (Single-Family Dwelling District)
Use – Residential

REFERENCES:

Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinances, Article XXV, Conditional Uses, Section 1 - Requirements for Conditional Uses

A conditional Use Permit may be granted following compliance with the procedure set forth in this section if the conditional use is one set forth in the District Regulations, provided that no application for a conditional use shall be granted unless all of the following conditions are found to be present:

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 conform to all special provisions of the district in which it is located. The Conditional Use Permit may be issued for a specified period of time, with automatic cancellation at the end of that time unless it is renewed, or conditions may be applied to the issuance of the Permit and periodic review may be required to determine if the conditional use has any detrimental effects on neighboring uses or districts. The Permit shall be granted for a particular use and not for a particular person or firm.

ARTICLE X - R-1 SINGLE-FAMILY DWELLING DISTRICT

SECTION 1. - INTENT AND PURPOSE OF DISTRICT:

The "R-1" Single-Family Dwelling District is established for the purpose of low-density single-family dwelling control and to allow certain public facilities. It is intended that no uses be permitted in this district that will tend to devalue property for residential purposes or interfere with the health, safety, order or general welfare of persons residing in the district. Regulations are intended to control density of population and to provide adequate open space around buildings and structures in the district to accomplish these purposes.

SECTION 3. - CONDITIONAL USES:

...

11.Schools.

...

DISCUSSION:

The church is asking to place a temporary trailer in their north parking lot under a Conditional Use Permit. Per their justification letter, the building would be used for K-12 student classes under their faith formation program. They are asking for a CUP for a period of one year while they can decide a proper course of action on this as well as the recently acquired hospital site. Staff has discussed the temporary nature of this permit and the applicant understands that forward progress will be required before an extension would be supported at an administrative level

Staff mailed adjacent property owners a notice regarding the change of zone request. At the time of this report, no property owners have contacted staff regarding this application.

RECOMMENDATION:

It is the recommendation of City Planning Department staff to **APPROVE** the Land Use Application for Conditional Use Permit allowing a temporary trailer building in the R-1 district with the following stipulations:

1. The permit is issued for a period of one (1) year. If required by applicant, it is the applicant's responsibility to seek renewal before expiration and justify the renewal through clear project planning, design, and/or construction.
2. An extension of up to one (1) additional year may be granted at an administrative level, but any additional extension requests would require reapplication and approval from the governing body.
3. The applicant will work closely with City Staff through the Moving Permit process to ensure safe usage of the building which may entail steps such as blocking off portions of the parking lot from through traffic.

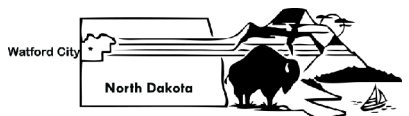
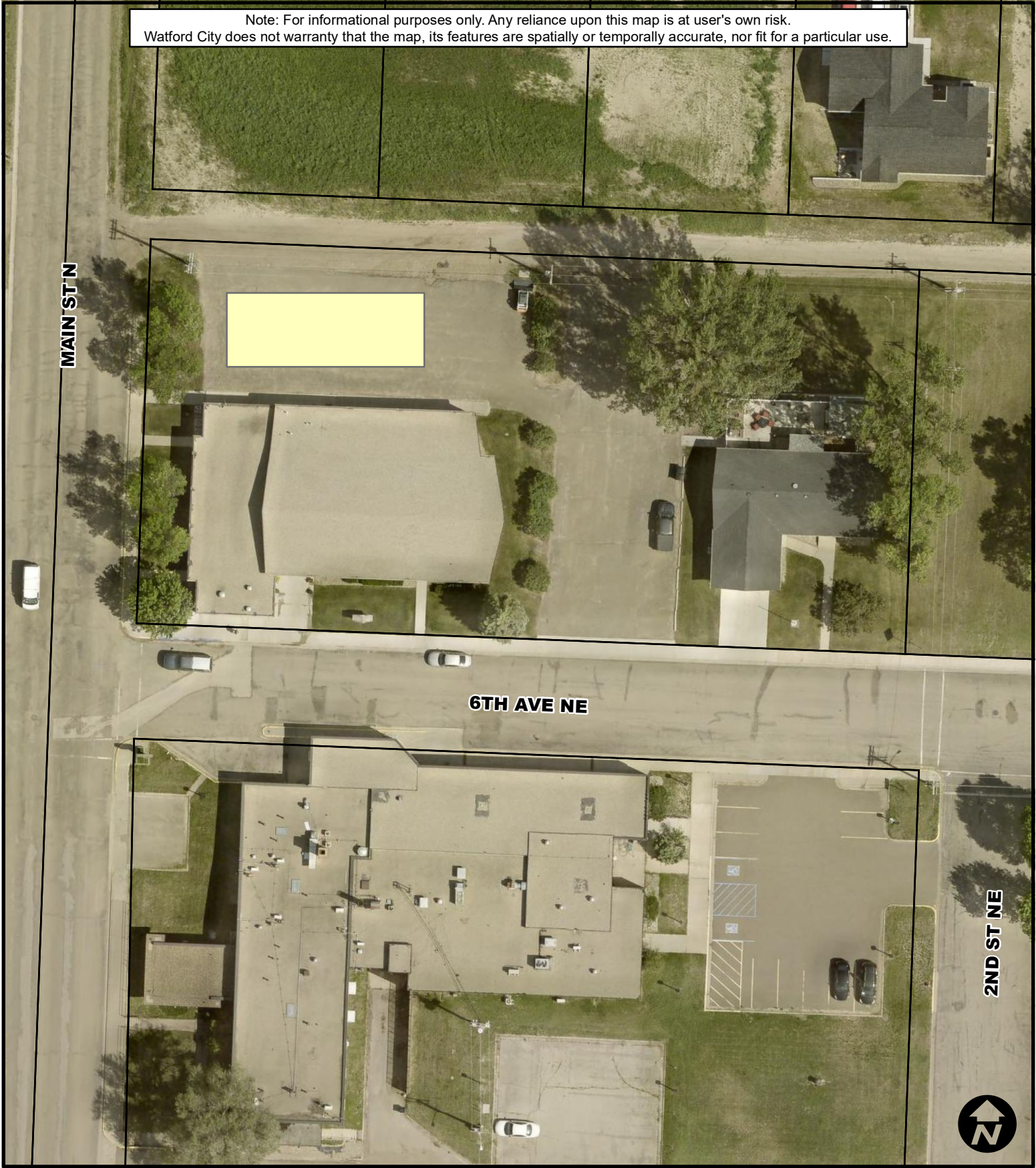
4. This permit is granted with the understanding that no water or sewer services will be extended to the structure.
5. If church parking is deemed problematic by City Staff as a result of the lost square footage of the parking lot taken up by the temporary trailer, applicant will work with the City to develop additional parking on the owned parcel to the south of 6th Ave NE. If no resolution can be found within an appropriate time frame, the CUP may be opened up for review by the governing body at their discretion.

PLANNING DEPARTMENT STAFF CONTACTS:

Jake Walters
jwalters@nd.gov
(701) 444-8402


Kaitlyn Swearson
kaswearson@nd.gov
(701) 444-8406

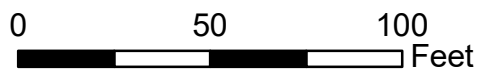
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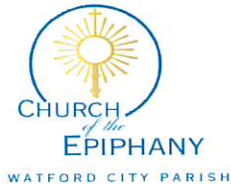


Planning Department - GIS

Discussion Exhibit

 General Parcel





112 6TH AVENUE NORTHEAST
POST OFFICE BOX 670
WATFORD CITY, NORTH DAKOTA 58854
701-842-3505

August 5th, 2024

City of Watford City
213 2nd St NE
PO Box 494
Watford City, ND 58854

Dear City of Watford City:

As the Pastor of Epiphany Catholic Church, I am respectfully submitting a Land Use Application – Conditional Use Permit, as well as this justification letter. As you are aware, we recently purchased and demolished the former hospital across the street from our church. This newly acquired property gives us ample more opportunities and possibilities for future building projects. However, we are not yet at the stage of being able to begin construction as we are still discerning our parish's needs. One of our primary needs is to restore our faith formation program for our K-12 students. Some of our other needs include additional office space, additional church seating, and a kitchen and dining hall which can accommodate our growing number of parishioners. With that in mind, the leasing of the proposed modular building is intended to assist our church in discerning what the best possible use of the newly acquired land is. While it will not provide us with all our needs listed above, it will at least help us compile a list of potential and reasonable infrastructural possibilities. It is our understanding that should this Permit be granted, it will be so for one year, with the possibility of extensions. We appreciate these terms and conditions as they will serve as a catalyst in our motivation to begin seriously planning out the infrastructural future of our parish.

If there is any other information that you may need from our parish, please do not hesitate to reach out.

In Christ,

Father Jacob Degele
Email: jdegele@bismarckdiocese.com
Cell: 701-590-9319

4.

Division of Land Application Minor Plat for Simple Lot Split

82-73-05200 / Shangcheng Development



City of Watford City

213 2nd St. NE / PO Box 494

Watford City, ND 58854

Ph. 701-444-2533

Fax 701-444-3004

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August 26, 2024

STAFF REPORT

Division of Land Application: Minor Plat (Simple Lot Split)

PID 82-73-05200

APPLICANT & PROPERTY OWNERS:

Vinod Chadlavada

1521 Emerald Ridge Rd Apt #110

Watford City, ND 58854

PROPERTY LOCATION:

82-73-05200

REQUEST:

The owner/applicant is requesting to divide the 80-acre lot into two distinct parcels, creating a parcel of 8.08 acres and a larger remainder parcel. The purpose of the lot split is to create a new parcel to allocate for future subdivision (TBD).

CURRENT ZONING:

R-1 (Single-Family Dwelling)

CURRENT USE:

Vacant Land

SITE DEVELOPMENT:

Access: *The property is accessible from Jade Ave and 6th 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- R-1 (Single-Family Dwelling)
Use – Vacant Land

East: Zoning – R-4 (High Density Residential District) & R3/RT (Medium Density Residential District with Townhome Overlay... *Now known as RT*)
Use – Residential

South: Zoning – A-1 (Agricultural District)
Use – Vacant Land

West: Zoning – A-2 (Agricultural District)
Use – Vacant Land

REFERENCES:

ARTICLE XXX - SUBDIVISION REGULATIONS

SECTION 4. – DEFINITIONS

...

13. MINOR PLAT: A less intensive subdivision process reserved for the purpose of platting a simple lot split, boundary line adjustment, or map of reversion in which shall only be allowable when street improvements, water or sewer line improvements, or other public improvements are not required.

SECTION 13. - MINOR PLATS

A minor plat for the purpose of a simple lot split, boundary line adjustment, or map of reversion shall be allowed when street improvements, water or sewer line improvements or other public improvements are not required. A Simple Lot Split shall create no more than four (4) lots. ...

DISCUSSION:

The applicant is requesting to divide the 80-acre lot into two distinct parcels, creating a parcel of 8.08 acres and a larger remainder parcel. The purpose of the lot split is to create a new parcel which may be further subdivided in the future through the full subdivision process.

This Minor Plat – Simple Lot Split is possible because the original parcel has not been subdivided before and the applicant is requesting fewer than five lots. The applicant has been told, and has acknowledged, that no further subdivision of this acreage will be possible through the Minor Plat process. Instead, future subdivision will take the full subdivision regulation process of first a preliminary then a final map along with the required Development Agreement(s), Infrastructure Agreement(s), right of way dedications, etc.

No services are provided to this acreage, no easements or right-of-way is dedicated, and both parcels have access and are not orphaned by this Minor Plat exercise.

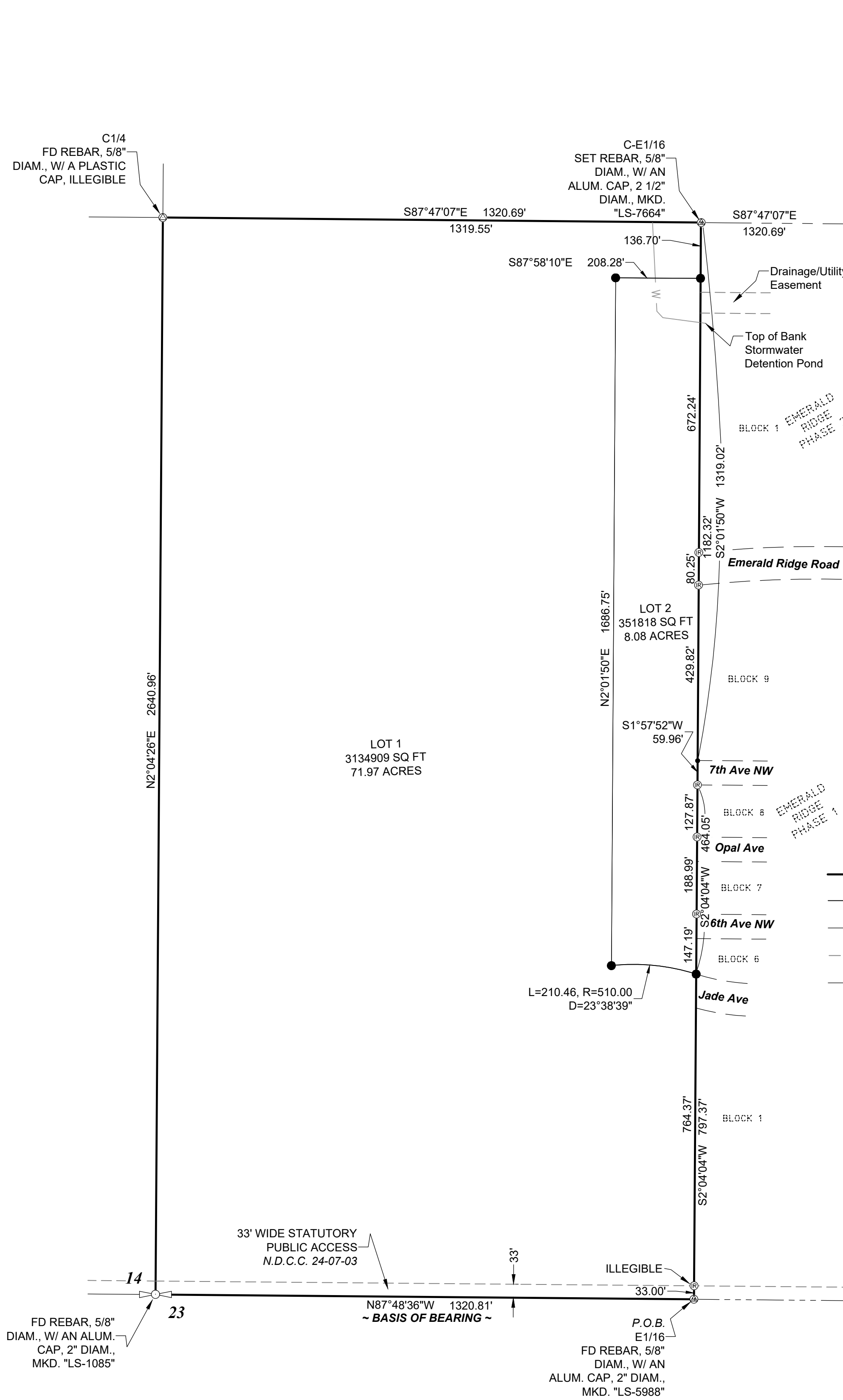
RECOMMENDATION:

It is the recommendation of City Planning Department staff to **APPROVE** the Division of Land Application.

PLANNING DEPARTMENT STAFF CONTACTS:

Jake Walters	Kaitlyn Swearson
jwalters@nd.gov	kaswearson@nd.gov
(701) 444-8402	(701) 444-8406

EMERALD RIDGE 1ST ADDITION
SITUATE IN THE W1/2SE1/4, SEC. 14, T150N, R99W, 5TH P.M.,
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



~ BASIS OF BEARING ~
THE BASIS OF BEARING FOR THIS SURVEY IS NAD 83, NORTH DAKOTA STATE PLANE COORDINATES, NORTH ZONE 3301
POINT OF ORIGIN: NDWatfordCity
LAT 47°48'00.11126\"N;
LONG -103°14'33.30851\"W
HEIGHT: 2112.299'
COMBINED SCALE FACTOR: 0.999846677
GROUND DISTANCES SHOWN

~ PURPOSE OF SURVEY ~
THE PURPOSE OF THIS SURVEY IS TO CREATE A TWO (2) LOT MINOR SUBDIVISION PER WATFORD CITY SUBDIVISION ORDINANCE, IN THE W1/2SE1/4, SECTION 14, TOWNSHIP 150 NORTH, RANGE 99 WEST, 5TH P.M., CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA.

- ~ LEGEND ~**
- QUARTER SECTION CORNER, AS NOTED
 - CENTER OF SECTION CORNER, AS NOTED
 - SIXTEENTH SECTION CORNER, AS NOTED
 - FOUND REBAR, 5/8\" DIAM., W/ NO CAP, OR AS NOTED
 - SET REBAR, 5/8\" DIAM., 24\" LONG, W/ A PLASTIC CAP MKD \"EJR LS-7664\", OR AS NOTED
 - CALCULATED POINT, NOTHING FOUND OR SET
 - P.O.B. POINT OF BEGINNING
 - BOUNDARY LINE, SURVEYED
 - BOUNDARY LINE, NEW
 - BOUNDARY LINE, EXISTING
 - EASEMENT LINE, EXISTING
 - SECTION LINE/ALIQUOT PART LINE

~ OLD BOUNDARY DESCRIPTION ~
SW1/4SE1/4 & NW1/4SE1/4, SEC. 14, T150N, R99W, 5TH P.M., CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

~ NEW BOUNDARY DESCRIPTION ~
A PARCEL OF LAND, SITUATE IN THE W1/2SE1/4, SECTION 14, TOWNSHIP 150 NORTH, RANGE 99 WEST, 5TH PRINCIPAL MERIDIAN, CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST SIXTEENTH CORNER COMMON TO SECTION 14 AND SECTION 23, MONUMENTED WITH A REBAR, 5/8 INCH DIAMETER, WITH AN ALUMINUM CAP, 2 INCHES DIAMETER, MARKED \"LS-5988\", FROM WHICH THE SOUTH QUARTER CORNER, COMMON TO SECTION 14 AND SECTION 23, MONUMENTED WITH A REBAR, 5/8\" DIAMETER WITH AN ALUMINUM CAP, 2 INCHES DIAMETER, MARKED \"LS-1085\", BEARS NORTH 87°48'36\" WEST, A DISTANCE OF 1320.81 FEET;

THENCE AROUND THE SUBJECT PARCEL IN A CLOCKWISE MANNER, THE FOLLOWING SIX (6) COURSES;

- ALONG THE SOUTH LINE OF SECTION 14, NORTH 87°48'36\" WEST, A DISTANCE OF 1320.81 FEET, TO THE SOUTH QUARTER CORNER OF SECTION 14, MONUMENTED WITH A REBAR, 5/8 INCH DIAMETER, WITH AN ALUMINUM CAP, 2 INCHES DIAMETER, MARKED \"LS-1085\";
- THENCE ALONG THE NORTH-SOUTH MID-SECTION LINE, NORTH 02°04'26\" EAST, A DISTANCE OF 2640.96 FEET, TO THE CENTER OF SECTION 14, MONUMENTED WITH A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, ILLEGIBLE;
- THENCE ALONG THE EAST-WEST MID-SECTION LINE, SOUTH 87°47'07\" EAST, A DISTANCE OF 1319.55 FEET, TO THE NORTHWEST CORNER OF EMERALD RIDGE SUBDIVISION, PHASE 2, RECORDED UNDER INSTRUMENT NUMBER 529428, RECORDS OF THE MCKENZIE COUNTY RECORDER;
- THENCE ALONG THE WEST BOUNDARY LINE OF SAID SUBDIVISION, SOUTH 02°01'50\" WEST, A DISTANCE OF 1319.02 FEET, TO THE SOUTHWEST CORNER OF BLOCK 9, EMERALD RIDGE SUBDIVISION, PHASE 1, RECORDED UNDER INSTRUMENT NUMBER 523084, RECORDS OF THE MCKENZIE COUNTY RECORDER;
- THENCE SOUTH 01°57'52\" WEST, A DISTANCE OF 59.96 FEET, TO THE NORTHWEST CORNER OF BLOCK 8 OF SAID SUBDIVISION, MONUMENTED WITH A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, ILLEGIBLE;
- THENCE SOUTH 02°04'04\" WEST, A DISTANCE OF 797.37 FEET, TO THE POINT OF BEGINNING, CONTAINING 80.05 ACRES OF LAND, MORE OR LESS;

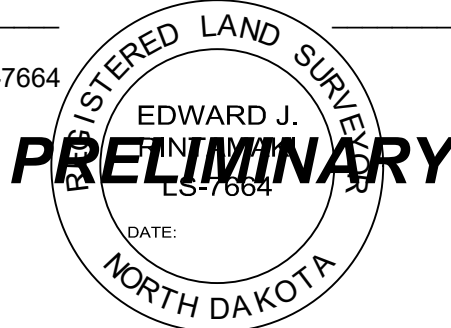
HEREAFTER TO BE KNOWN AS EMERALD RIDGE 1ST ADDITION, SITUATE IN THE W1/2SE1/4, SECTION 14, TOWNSHIP 150 NORTH, RANGE 99 WEST, 5TH P.M., CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

SUBJECT TO: ANY EXISTING RIGHTS OF WAY, EASEMENTS, COVENANTS, CONDITIONS, RIGHTS, RESERVATIONS, RESTRICTIONS, ENCUMBRANCES OR APPLICABLE SUBDIVISION, BUILDING AND ZONING ORDINANCES AND USE REGULATIONS, OF RECORD OR IN VIEW.

~ SURVEYOR'S CERTIFICATE ~

I, EDWARD J RINTAMAKI, A REGISTERED LAND SURVEYOR WITH 49TH LATITUDE LAND SURVEY, LLC, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF AUGUST, 2024, AND THIS PLAT IS A CORRECT REPRESENTATION OF THAT 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.

EDWARD J RINTAMAKI
REGISTERED LAND SURVEYOR NO. LS-7664
STATE OF NORTH DAKOTA
49TH LATITUDE LAND SURVEY, LLC



STATE OF NORTH DAKOTA))
COUNTY OF WILLIAMS)

BE IT KNOWN ON THIS ____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED EDWARD J RINTAMAKI, KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN, AND WHO EXECUTED AND ACKNOWLEDGED THE ABOVE CERTIFICATE TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC _____

~ OWNER'S CERTIFICATE ~

WE, THE UNDERSIGNED, BEING THE SOLE OWNERS OF THE LAND PLATTED HEREIN, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT, AND AGREE NOT TO VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE CITY OF WATFORD CITY. WE ALSO HEREBY 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 _____, 2024.

PRINTED NAME _____

SIGNATURE _____
SHANGCHENG USA, OWNER _____ DATE _____

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, 2024, 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 WRITTEN ABOVE.

NOTARY PUBLIC _____

FOR THE STATE OF _____

RESIDING AT _____

MY COMMISSION EXPIRES _____

~ PLANNING & 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.

JESSE LAWRENCE, CHAIRMAN _____ DATE _____

STATE OF NORTH DAKOTA

COUNTY OF MCKENZIE

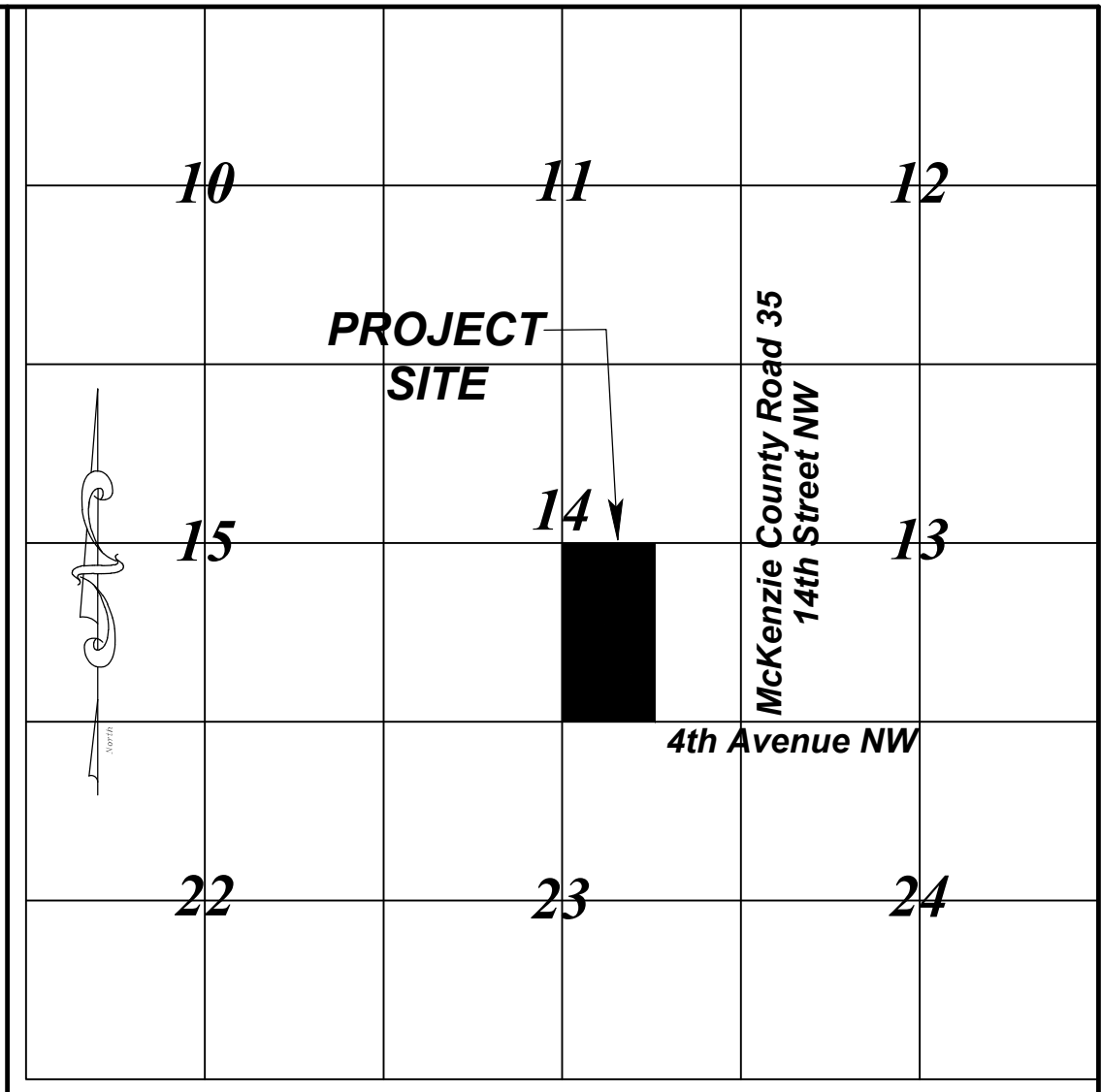
ON THIS ____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____, PERSONALLY APPEARED JESSE LAWRENCE, CHAIRMAN, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

NOTARY PUBLIC _____

FOR THE STATE OF NORTH DAKOTA

RESIDING AT _____

MY COMMISSION EXPIRES _____



~ VICINITY MAP - T150N R99W ~
NOT TO SCALE

~ WATFORD CITY APPROVAL ~

THE CITY OF WATFORD CITY, NORTH DAKOTA HAS APPROVED THE ATTACHED PLAT AS SHOWN HEREIN AND LYING WITHIN THE JURISDICTION OF THE CITY OF WATFORD CITY AND APPROVES OF THE UTILITY EASEMENTS WHICH ARE RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS \"UTILITY EASEMENTS\" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

PHILIP K. RIELY, MAYOR _____ DATE: _____

PENI PETERSON, CITY AUDITOR _____ DATE: _____

STATE OF NORTH DAKOTA

COUNTY OF MCKENZIE

ON THIS ____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____, PERSONALLY APPEARED PHILIP K. RIELY, MAYOR AND PENI PETERSON, CITY AUDITOR, 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 WRITTEN ABOVE.

NOTARY PUBLIC _____

FOR THE STATE OF NORTH DAKOTA

RESIDING AT _____

MY COMMISSION EXPIRES _____

~ AUDITOR'S CERTIFICATE OF TAXES ~

TAXES, DELINQUENT TAXES, AND DELINQUENT SPECIAL ASSESSMENTS 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 _____, 2024.

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 ____ M. ON THE

____ DAY OF _____, 2024, AND WAS RECORDED AS

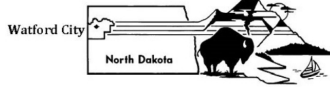
DOCUMENT NO. _____

KATIE PAULSON
MCKENZIE COUNTY RECORDER

EMERALD RIDGE 1ST ADDITION SITUATE IN THE W1/2SE1/4, SEC. 14, T150N, R99W, 5TH P.M., CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA			
PREPARED FOR: SHANGCHENG USA	DRAWN BY: EJR	DATE: August 12, 2024	
		SCALE: 1\" = 200'	
PROJECT NO: 24_093	FILE NAME: 24_093 Shangcheng USA_SURVEY.DWG	SHEET: 1 of 1	

Permit Records

July-August



Permit Statistics by Application Type

From 01/01/2023 through 08/15/2023

Page 1 of 1

Report run on: 08-19-2024 19:06:27

Application Type		This Period			Same Period Previous Year		
		# Permits Issued	Valuation	Fees Collected	# Permits Issued	Valuation	Fees Collected
COMMERCIAL CONSTRUCTION	Commercial Construction	17		\$0.00	17		\$0.00
CONSTRUCT/REPAIR COMMERCIAL	Construct/Repair Commercial	7		\$0.00	16		\$0.00
DEMOLITION PERMIT	Demolition Permit	5		\$0.00	1		\$0.00
EXCAVATION	Excavation	8		\$0.00	5		\$0.00
FENCE PERMIT	Fence Permit	24		\$0.00	23		\$0.00
INSURANCE CLAIM REPAIR PERMIT	Insurance Claim Repair Permit	8		\$0.00	8		\$0.00
MOVING PERMIT	Moving/Move In Permit	6		\$0.00	3		\$0.00
RESIDENTIAL CONSTRUCTION	Residential Construction	37		\$0.00	53		\$0.00
SIGN PERMIT APPLICATION	Sign Permit Application	12		\$0.00	10		\$0.00
WATER & SEWER ACCESS COMMERCIAL	Water & Sewer Access Commercial	5		\$0.00	11		\$0.00
Totals:		129		\$0.00	147		\$0.00



Permit Statistics by Application Type

From 01/01/2024 through 08/15/2024

Page 2 of 3

Report run on: 08-19-2024 19:07:15

Application Type		This Period			Same Period Previous Year		
		# Permits Issued	Valuation	Fees Collected	# Permits Issued	Valuation	Fees Collected
COMMERCIAL CONSTRUCTION	Commercial Construction	22		\$11,919.00	17		\$0.00
CONDITIONAL USE PERMIT	Conditional Use Permit	1		\$525.00	0		
CONSTRUCT/REPAIR COMMERCIAL	Construct/Repair Commercial	13		\$518.00	7		\$0.00
CONSTRUCT/REPAIR RESIDENTIAL	Construct/Repair Residential	1		\$91.00	0		
DEMOLITION PERMIT	Demolition Permit	7		\$100.00	5		\$0.00
EXCAVATION	Excavation	9		\$49.00	8		\$0.00
FENCE PERMIT	Fence Permit	18		\$175.00	24		\$0.00
INSURANCE CLAIM REPAIR PERMIT	Insurance Claim Repair Permit	4		\$40.00	8		\$0.00
MINOR PLAT	Minor Plat	1		\$675.00	0		
MOVING PERMIT	Moving/Move In Permit	10		\$150.00	6		\$0.00
PERMIT RENEWAL APPLICATION	Permit Renewal Application	1		\$20.00	0		
PROPERTY REPORT APPLICATION	Property Report Application	1		\$75.00	0		
RESIDENTIAL CONSTRUCTION	Residential Construction	54		\$10,450.57	37		\$0.00
SIGN PERMIT APPLICATION	Sign Permit Application	7		\$200.00	12		\$0.00
SUBDIVISION PRELIMINARY PLAT	Subdivision Preliminary Plat	2		\$2,820.00	0		
UTILITY OCCUPANCY	Utility Occupancy (Private Utilities in Right of Way)	5		\$0.00	0		
WATER & SEWER ACCESS COMMERCIAL	Water & Sewer Access Commercial	6		\$1,466.41	5		\$0.00
WATER & SEWER ACCESS RESIDENTIAL	Water & Sewer Access Residential	2		\$3,132.53	0		
Totals:		164		\$32,406.51	129		\$0.00



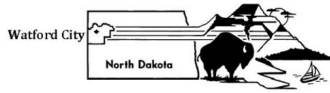
Permit Statistics by Application Type

From 07/15/2023 through 08/15/2023

Page 1 of 1

Report run on: 08-19-2024 19:05:25

Application Type		This Period			Same Period Previous Year		
		# Permits Issued	Valuation	Fees Collected	# Permits Issued	Valuation	Fees Collected
COMMERCIAL CONSTRUCTION	Commercial Construction	2		\$0.00	3		\$0.00
CONSTRUCT/REPAIR COMMERCIAL	Construct/Repair Commercial	3		\$0.00	7		\$0.00
EXCAVATION	Excavation	0			1		\$0.00
FENCE PERMIT	Fence Permit	1		\$0.00	3		\$0.00
MOVING PERMIT	Moving/Move In Permit	0			1		\$0.00
RESIDENTIAL CONSTRUCTION	Residential Construction	4		\$0.00	14		\$0.00
SIGN PERMIT APPLICATION	Sign Permit Application	1		\$0.00	1		\$0.00
WATER & SEWER ACCESS COMMERCIAL	Water & Sewer Access Commercial	0			1		\$0.00
Totals:		11		\$0.00	31		\$0.00



Permit Statistics by Application Type

From 07/15/2024 through 08/15/2024

Page 1 of 1

Report run on: 08-19-2024 19:03:56

Application Type		This Period			Same Period Previous Year		
		# Permits Issued	Valuation	Fees Collected	# Permits Issued	Valuation	Fees Collected
COMMERCIAL CONSTRUCTION	Commercial Construction	4		\$10,381.00	2		\$0.00
CONDITIONAL USE PERMIT	Conditional Use Permit	1		\$525.00	0		
CONSTRUCT/REPAIR COMMERCIAL	Construct/Repair Commercial	1		\$68.60	3		\$0.00
CONSTRUCT/REPAIR RESIDENTIAL	Construct/Repair Residential	1		\$91.00	0		
DEMOLITION PERMIT	Demolition Permit	4		\$100.00	0		
EXCAVATION	Excavation	2		\$49.00	0		
FENCE PERMIT	Fence Permit	1		\$25.00	1		\$0.00
INSURANCE CLAIM REPAIR PERMIT	Insurance Claim Repair Permit	2		\$40.00	0		
MINOR PLAT	Minor Plat	1		\$675.00	0		
MOVING PERMIT	Moving/Move In Permit	1		\$150.00	0		
PERMIT RENEWAL APPLICATION	Permit Renewal Application	1		\$20.00	0		
PROPERTY REPORT APPLICATION	Property Report Application	1		\$75.00	0		
RESIDENTIAL CONSTRUCTION	Residential Construction	14		\$8,853.25	4		\$0.00
SIGN PERMIT APPLICATION	Sign Permit Application	1		\$100.00	1		\$0.00
UTILITY OCCUPANCY	Utility Occupancy (Private Utilities in Right of Way)	5		\$0.00	0		
WATER & SEWER ACCESS COMMERCIAL	Water & Sewer Access Commercial	2		\$1,466.41	0		
WATER & SEWER ACCESS RESIDENTIAL	Water & Sewer Access Residential	2		\$3,132.53	0		
Totals:		44		\$25,751.79	11		\$0.00