

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

**PLANNING AND ZONING COMMISSION  
MEETING AGENDA**

**Wednesday, October 28<sup>th</sup>, 2024**

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

- **CALL TO ORDER REGULAR MEETING**
- **APPROVE AGENDA**
- **APPROVE MINUTES**  
October 2, 2024 – “September” 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 Zone Change, submitted by Michael and Alyssa Pollock for property known as 909 11<sup>th</sup> St SW (11-00-09825). An application has been submitted to rezone from AG (Agricultural) to R-2 (Two Family Dwelling District).
2. Division of Land Application for Reversionary Parcel Map, submitted by David A. Thorpe, for the properties located at 3305 and 3309 11th Ave NE (82-59-00600 and 82-59-00700). An application has been submitted to combine the two lots into one.
3. Land Use Application for Zone Change, submitted by RTC Networks, for property located at 512 14th St SW (11-00-08375). An application has been submitted to rezone from A-2 (Agricultural) to ID (Industrial District).
4. Division of Land Application for a Preliminary Subdivision Map, submitted by Sonny Anvik, for property to be known as Replat of Lots 2 & 3 of Iron Fox Subdivision. An application has been submitted to reconfigure two (2) existing lots into three (3) new lots within the current subdivision acreage.

- **CLOSE PUBLIC HEARING**
- **CONTINUE REGULAR MEETING**
- **PERMIT RECORDS**  
September 2024 - October 2024 Permits
- **OLD BUSINESS**
- **NEW BUSINESS**
  1. Overview of proposed zoning district changes
  2. Discuss December P&Z Meeting date; Dec 30 vs ?
- **ADJOURNMENT**

# Minutes

*October 2<sup>nd</sup> 2024*



## **PLANNING AND ZONING COMMISSION MEETING MINUTES Wednesday, October 2<sup>nd</sup>, 2024**

The Watford City Planning & Zoning Commission meeting was held on Wednesday, October 2<sup>nd</sup>, 2024, at City Hall in the Heritage Room. In attendance: Chairman Jesse Lawrence and Commission Members: Ross Sundeen, Troy Knutson, Jacob Jellesed 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 Warren Hovland, Marco Pelton and Sam Huebner.

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

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

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

**MOTION: Renville SECOND: Knutson**

**VOICE VOTE:**

**AYES: all in favor**

**NAYS: none**

1. Call to approve August 26<sup>th</sup>, 2024, Meeting Minutes.

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

**MOTION: Sundeen SECOND: Jellesed**

**VOICE VOTE:**

**AYES: all in favor**

**NAYS: none**

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

Under consideration were the following Agenda items:

**1. Land Use Application – Zone Change – Lot 2, Block 1, Lot 3, Block 1 and Lot 1, Block 3 of Stevens Addition Subdivision**

*Walters discussed the reason for the City-initiated application and gave a brief history on the properties. He explained that staff is recommending rezoning to the R-3 District, which is more appropriate than M-H for the area. The existing garage and single-family home can remain as-is under the proposed rezone and the southern-most parcel can be sold or developed with more clarity of allowable uses.*

*Even collectively, the three lots are not sufficient in size to meet the 5-acre requirement for a Mobile Home Park and the trailers that had been located on Lot 2 were removed more than two years. It was further stressed that R-3 was chosen for its flexibility, allowing for varied residential build types ranging from single-family homes, to duplexes or row home configurations. Per ordinance:*

**ARTICLE XV - M-H MOBILE HOME PARK DISTRICT**

**SECTION 4. - GENERAL REQUIREMENTS:**

1. *The tract to be used for a mobile home park shall be not less than five (5) acres.*
- ...

**SECTION 17. - UNUSED MOBILE HOME PARK:**

1. *Whenever a property zoned "M-H" ceases to be used for such purposes, for a period of two (2) years, the Planning Commission shall initiate action and hold a public hearing to rezone said property back to its former zoning district classification.*
- ...

*A non-subject-parcel area resident attended the meeting and asked if commercial structures would be allowed on the properties if rezoned. Walters explained that, while for-rental units are "commercial" and would be allowed, no non-residential commercial units would be permissible under the R-3 district. The home-owner expressed gratitude that the area would remain residential. Walters stated that the medium density allowed by R-3 was an appropriate buffer between the C-1 General Commercial to the east and the R-1 residential to the west.*

*An owner's representative from the largest, 1.29-acre parcel (Lot 2 ,Blk 1) attended the meeting as well. General questions on allowable product type within R-3 and responsibilities of the owner/future buyer for infrastructure were asked and answered.*

*A motion was made to recommend approval of the Change of Zone application.*

*There was no further discussion.*

**MOTION: Sundeen SECOND: Knutson**

**ROLL CALL VOTE:**

**AYES:** Knutson, Sundeen, Lawrence, Jellesed, Renville

**NAYS:** none

**MOTION: CARRIED**

**2. Division of Land Application – Division of Land Application: Preliminary Subdivision Plat - Legacy 1st Subdivision**

*Walters explained that the owner is looking to split the property into two, approximately 10-acre lots, one encompassing the existing Legacy Tools and the other for future sale.*

*Since public dedication, but not acceptance, of a roadway is required for the land division, the applicant was required to submit preliminary plat submittals instead of a minor plat application. City staff has been working with the applicant to develop an appropriate road section as well as limited development and improvement agreements in preparation of the final map submittal. Staff is also anticipating a change of zone application to run in parallel with the final plat process.*

*A motion was made to recommend approval of the Division of Land application.*

*There was no further discussion.*

**MOTION: Knutson SECOND: Renville**

**ROLL CALL VOTE:**

**AYES:** Jellesed, Renville, Sundeen, Lawrence, Knutson

**NAYS:** none

**MOTION: CARRIED**

Close Public Hearing at 6:25 by Chairman Lawrence

Continuation of Regular Meeting:

**PERMIT RECORDS:**

*August- September 2024*

**OLD BUSINESS:**

*There was no old business.*

**NEW BUSINESS:**

*There was no old business.*

**ADJOURNMENT: TIME: 6:26    MOTION: Sundeen**

The next regularly scheduled Planning and Zoning Commission Meeting will be held on  
Monday, October 28<sup>th</sup> 2024, at 6:00 PM

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Jesse Lawrence, Chairman

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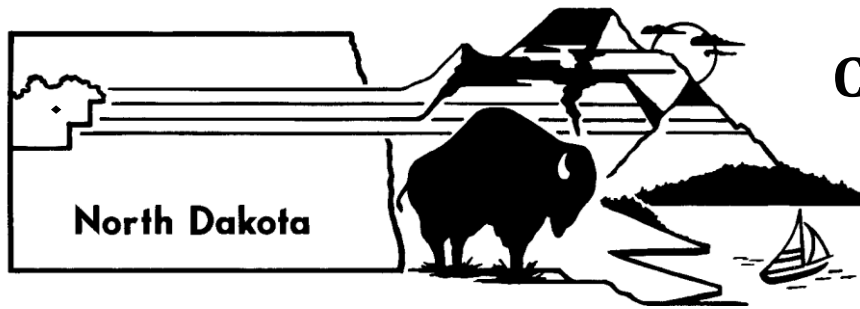
Jake Walters, City Planner

1.

# Land Use Application

## *Zone Change*

909 11<sup>th</sup> St SW / Michael and Alyssa Pollock



## 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

*Celebrating 100 Years - 2014*

cityofwatfordcity.com

October 28, 2024

### **STAFF REPORT**

**Land Use Application: Zone Change**  
**909 11<sup>th</sup> St SW (11-00-09825)**

#### **PROPERTY OWNERS:**

Michael and Alyssa Pollock  
909 11<sup>th</sup> St SW  
Watford City, ND 58854

#### **APPLICANT:**

Michael and Alyssa Pollock

#### **PROPERTY LOCATIONS:**

909 11<sup>th</sup> St SW

#### **REQUEST:**

A Land Use Application: Zone Change, redistricting from A-2 (Agriculture District) to R-2 (Two-Family Dwelling District).

#### **CURRENT ZONING:**

A-2 (Agriculture District)

#### **CURRENT USES:**

Single-family home

#### **SITE DEVELOPMENT:**

Access: *The properties are accessible from 11<sup>th</sup> St SW.*

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

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



## **SURROUNDING LAND USE:**

North: Zoning - A-2 (Agriculture District)  
Use – Residential home

East: Zoning - A-2 (Agriculture District)  
Use – Residential home

South: Zoning – C-1 (General Commercial District)  
Use – Abandoned shop space

West: Zoning - A-2 (Agriculture District)  
Use – Trailer homes

## **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-2 AGRICULTURAL DISTRICT (ETA)**

### **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 XI - R-2 TWO-FAMILY DWELLING DISTRICT**

### **SECTION 1. - INTENT AND PURPOSE OF DISTRICT:**

The "R-2" Two-Family Dwelling District is intended for the purpose of allowing a slightly higher density than in District "R-1," yet retaining the residential qualities. This district allows duplex uses, single-family homes, certain community facilities and certain special uses.

## **DISCUSSION:**

An application has been submitted to rezone an ETA parcel from A-2 to R-2 in preparation for converting an existing single-family home into a duplex. R-2 would allow for a single structure within the parcel to be owned by an individual, family, or entity, but lease out the second unit to the public.

While the area appears to be A-2 (Agricultural) on paper, in reality the subdivision and adjacent lots are a mixture of single-family, multi-tenant, and commercial uses. This application will start the hard-zoning process in the immediate area and should be weighed carefully as it will help shape future development. The R-2 parcel could provide a density buffer between the commercial parcels and the lower-density residential to the east of 11<sup>th</sup> St SW.

The Future Land Use Map (FLUM) designation for this lot (and surrounding lots) is General Commercial and, if left unchanged, the existing home is considered legal, non-conforming in both the A-2 district and the FLUM designation. The current FLUM was updated and adopted earlier this year and, while all best efforts were used to account for existing uses, at a macro-level, this area was deemed appropriate for commercial development. A corresponding change in Future Land Use Map designation is required for a change of zoning district. The FLUM category of Low Residential allows for R-2, while maintaining the overall density and desired feel in the area.

The applicant has been made aware that significant steps are required to retro-actively convert a single-family structure into a two-family dwelling. This process is independent of the change of zone in the sense that the Building Inspector and state agencies may separate requirements to meet before occupancy could be granted, but the conversion cannot occur under current ordinance without the change in zoning district. If the change of zone and FLUM revisions are approved by City Council (on P&Z's recommendation), but the home conversion is not completed or feasible, the existing single-family home is a permitted use within the R-2 zoning district.

Staff mailed subject and adjacent property owners a notice regarding the change of zone request. At the time of this report, no adjacent 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 R-2 (Two-Family Dwelling District).

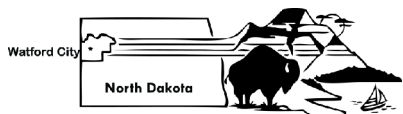
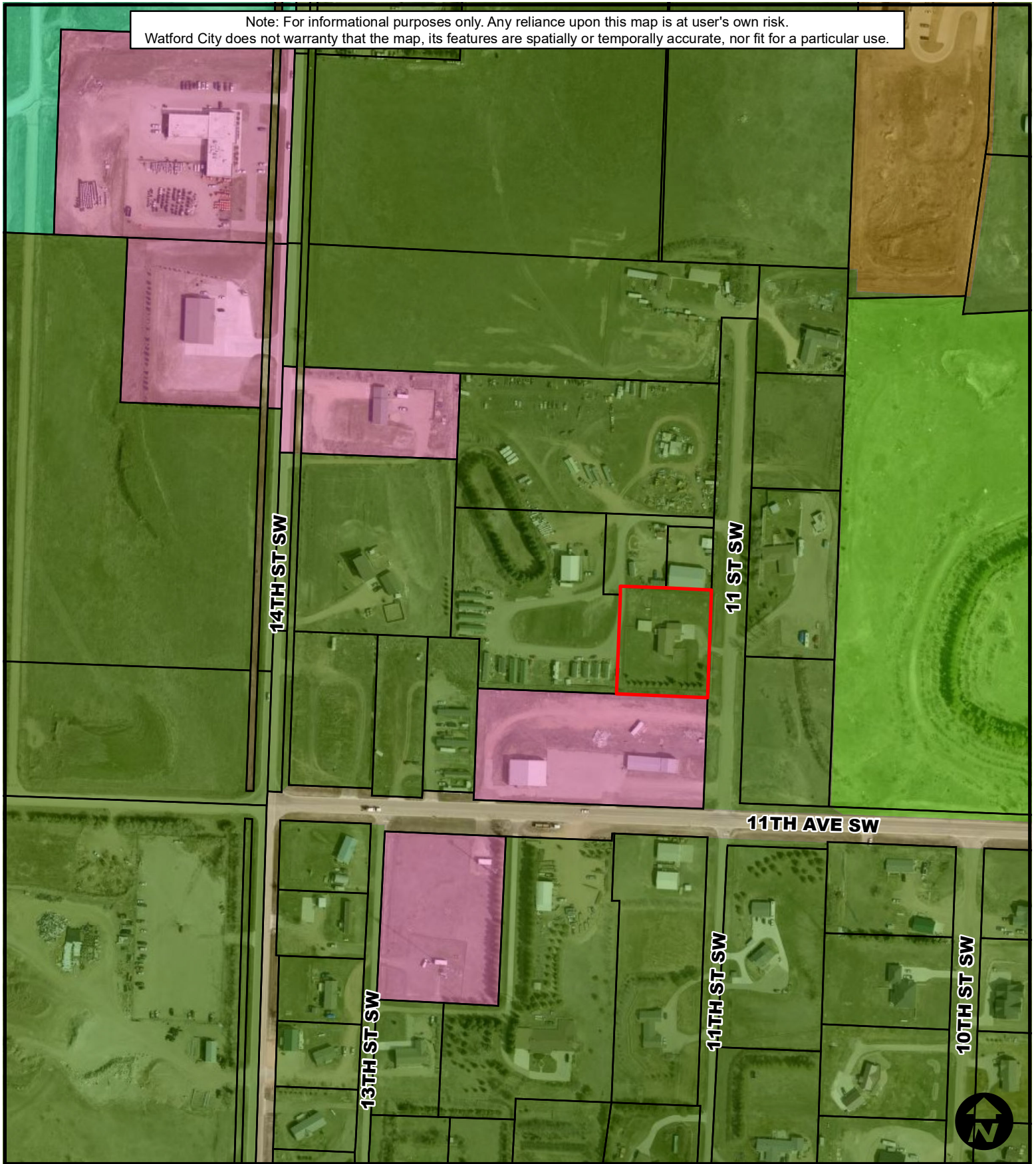
Further, it is the recommendation of City Planning Department staff to **APPROVE** a corresponding revision to the Future Land Use Map for this particular parcel. That change would be from General Commercial to Low Residential.

## **PLANNING DEPARTMENT STAFF CONTACTS:**

Jake Walters  
[jwalters@nd.gov](mailto:jwalters@nd.gov)  
(701) 444-8402

Kaitlyn Swearson  
[kaswearson@nd.gov](mailto:kaswearson@nd.gov)  
(701) 444-8406

Note: For informational purposes only. Any reliance upon this map is at user's own risk.  
Watford City does not warranty that the map, its features are spatially or temporally accurate, nor fit for a particular use.



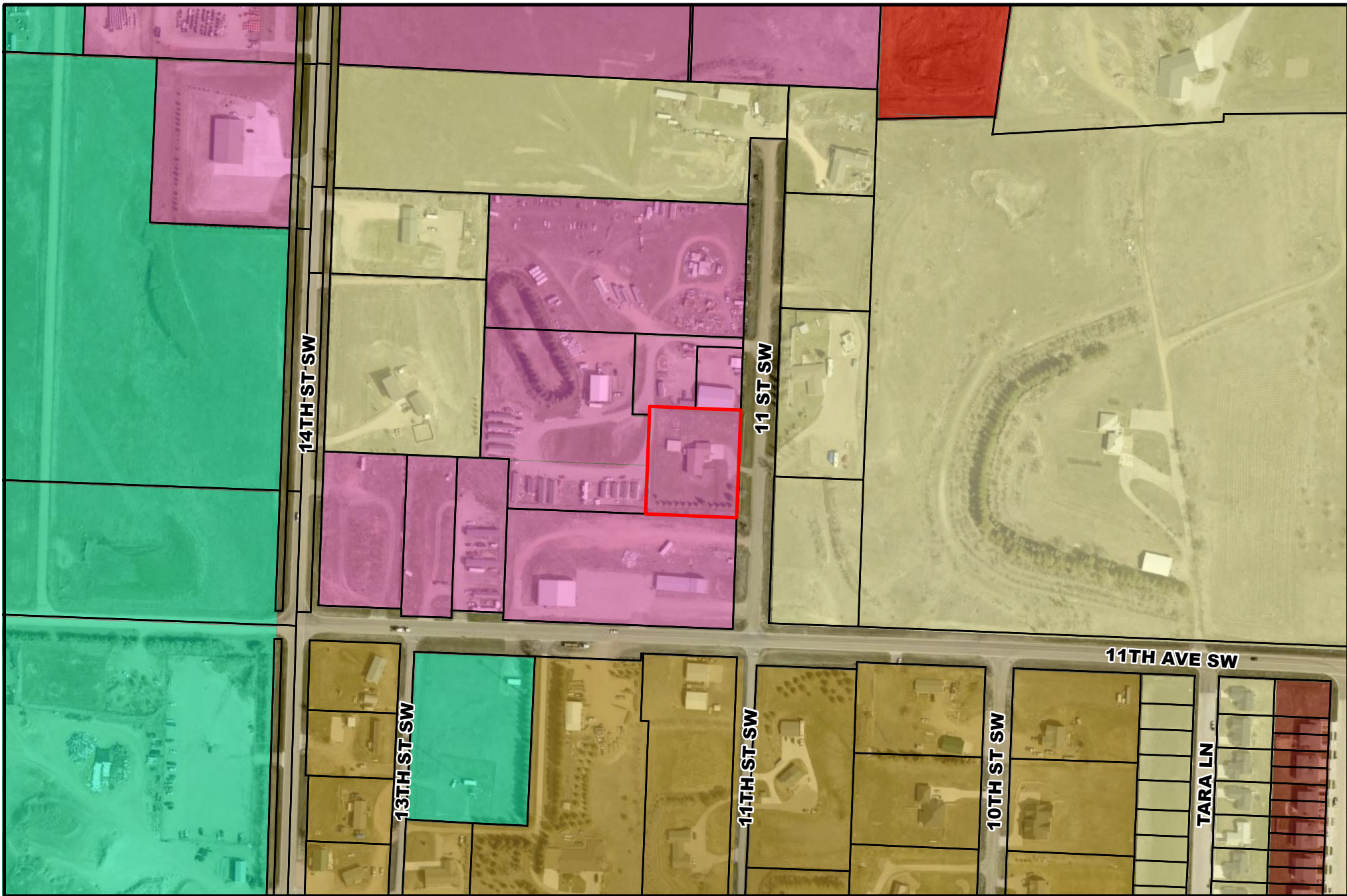
Planning Department - GIS

### Current Zoning Reference Exhibit

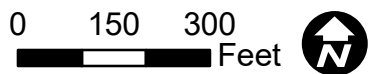
0 150 300 600  
Feet

- |  |                |  |     |
|--|----------------|--|-----|
|  | Subject Parcel |  | HI  |
|  | General Parcel |  | R-4 |
|  | A-1            |  |     |
|  | A-2            |  |     |
|  | C-1            |  |     |





## Future Land Use Reference Exhibit



<span style="border: 2px solid red; padding: 2px;"> </span> Subject Parcel	<span style="background-color: #a6c9ec; border: 1px solid black; padding: 2px;"> </span> Extractive	<span style="background-color: #ffffcc; border: 1px solid black; padding: 2px;"> </span> Low Residential	<span style="background-color: #a6d8c9; border: 1px solid black; padding: 2px;"> </span> Public and Institutional
<span style="border: 1px solid black; padding: 2px;"> </span> General Parcel	<span style="background-color: #ffb6c1; border: 1px solid black; padding: 2px;"> </span> General Commercial	<span style="background-color: #cc99ff; border: 1px solid black; padding: 2px;"> </span> Manufactured Homes	<span style="background-color: #d2b48c; border: 1px solid black; padding: 2px;"> </span> Rural Residential
<b>FLU Designation</b>			
<span style="background-color: #ffcc99; border: 1px solid black; padding: 2px;"> </span> Core Commercial	<span style="background-color: #ff6666; border: 1px solid black; padding: 2px;"> </span> High Residential	<span style="background-color: #a68966; border: 1px solid black; padding: 2px;"> </span> Medium Residential	
<span style="background-color: #00ffcc; border: 1px solid black; padding: 2px;"> </span> Industrial	<span style="background-color: #99cc99; border: 1px solid black; padding: 2px;"> </span> Parks and Open Space		

2.

# Division of Land Application

## *Reversionary Parcel Map*

3309 11<sup>th</sup> Ave NE / David A. Thorpe



## 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

*Celebrating 100 Years - 2014*

[cityofwatfordcity.com](http://cityofwatfordcity.com)

October 28, 2024

### **STAFF REPORT**

#### **Division of Land Application, Minor Plat: Reversionary Parcel Map**

##### **PROPERTY OWNERS:**

David A Thorpe Trust

15608 N 71<sup>st</sup> St #367

Scottsdale, AZ 85254

##### **APPLICANT:**

David A Thorpe

##### **PROPERTY LOCATIONS:**

3305 11<sup>th</sup> Ave NE (82-59-00600) and 3309 11<sup>th</sup> Ave NE (82-59-00700)

##### **REQUEST:**

Division of Land Application: Reversionary Parcel Map, combine two lots 3305 and 3309 11<sup>th</sup> Ave NE into a single, new lot.

##### **CURRENT ZONING:**

R-2 (Two-Family Dwelling District)

##### **CURRENT USES:**

Single-family homes on two lots, shared wall

##### **SITE DEVELOPMENT:**

Access: *The properties are accessible from 11<sup>th</sup> Ave NE.*

Sewer: *The properties have access to City sanitary sewer.*

Water: *The properties have access to City water.*

## **SURROUNDING LAND USE:**

North: Zoning – R-4 (High Density Residential District)  
Use – Vacant Land

East: Zoning - R-2 (Two-Family Dwelling District)  
Use – Residential homes

South: Zoning - R-2 (Two-Family Dwelling District)  
Use – Residential homes

West: Zoning - R-2 (Two-Family Dwelling District)  
Use – Residential homes

## **REFERENCES:**

Chapter XV Zoning Ordinance, Article XXX

### **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. A Boundary Line Adjustment shall not create any lot. A Map of Reversion shall revert subdivided property back to acreage.

## **DISCUSSION:**

A Division of Land Application, Minor Plat: Reversionary Parcel Map application has been submitted for consideration. The request is to combine Lots 6 and 7 of Hunter's Run Subdivision 3<sup>rd</sup> Addition into a new lot, to be known as Lot 22 of said subdivision.

This request stems both from a planning ordinance requirement of side yard setbacks for detached single-family homes as well as a result of a house fire which destroyed one side of the duplex unit and the subsequent City-requirement to improve the now-exposed side to a detached home standard.

With a recorded reversionary map, this newly-improved structure would be permitted on the lot with no further planning department action required (e.g. a change of zone).

## **RECOMMENDATION:**

It is the recommendation of the Planning Department Staff to **APPROVE** the Division of Land Application, Minor Plat for Reversionary Parcel Map.

## **PLANNING DEPARTMENT STAFF CONTACTS:**

Jake Walters  
[jwalters@nd.gov](mailto:jwalters@nd.gov)  
(701) 444-8402

Kaitlyn Swearson  
[kaswearson@nd.gov](mailto:kaswearson@nd.gov)  
(701) 444-8406



**REPLAT OF  
LOTS 6 AND 7 OF THE HUNTER'S RUN SUBDIVISION, 3RD ADDITION  
NOW KNOWN AS**

**LOT 22 OF THE HUNTER'S RUN SUBDIVISION, 3RD ADDITION**

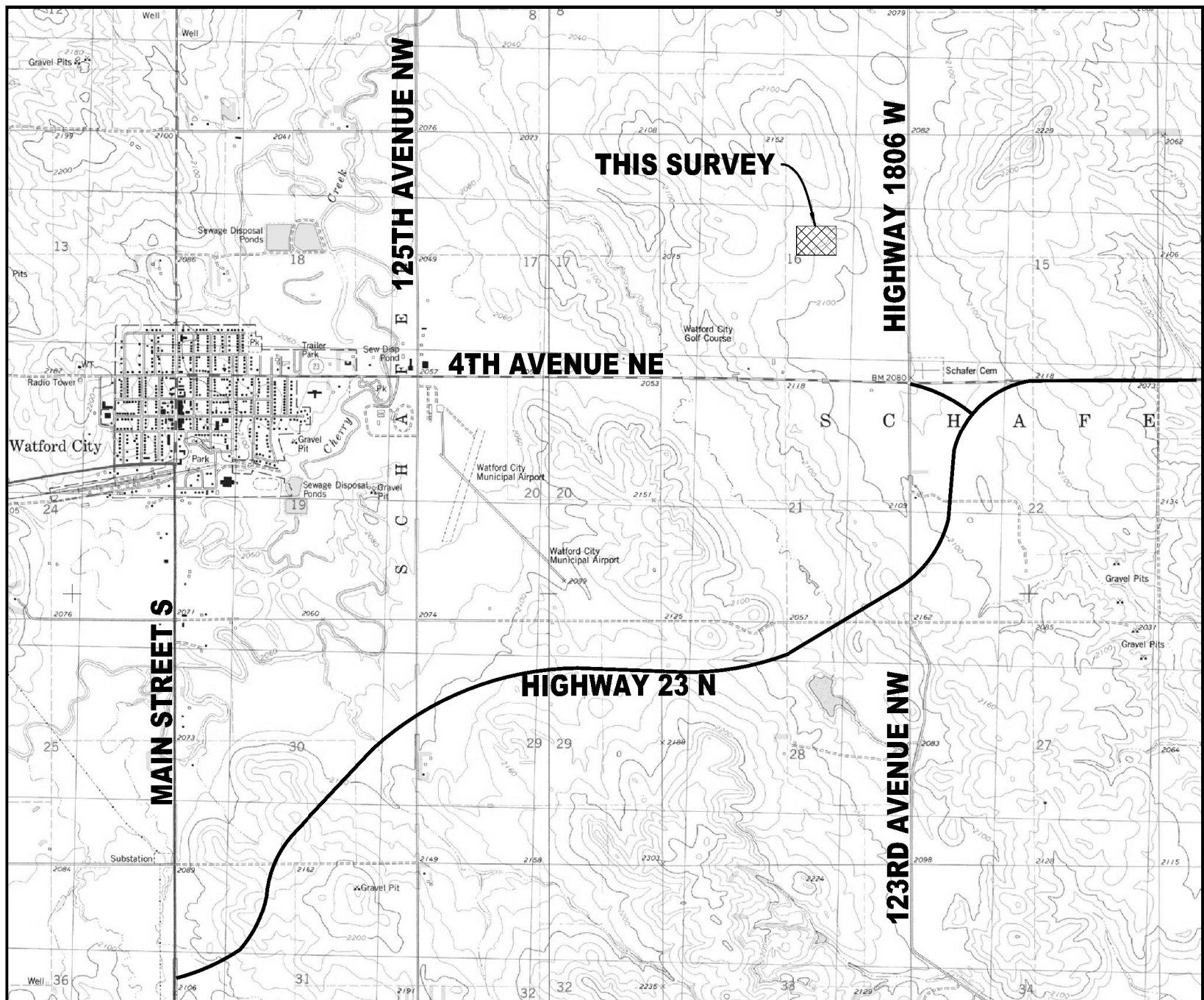
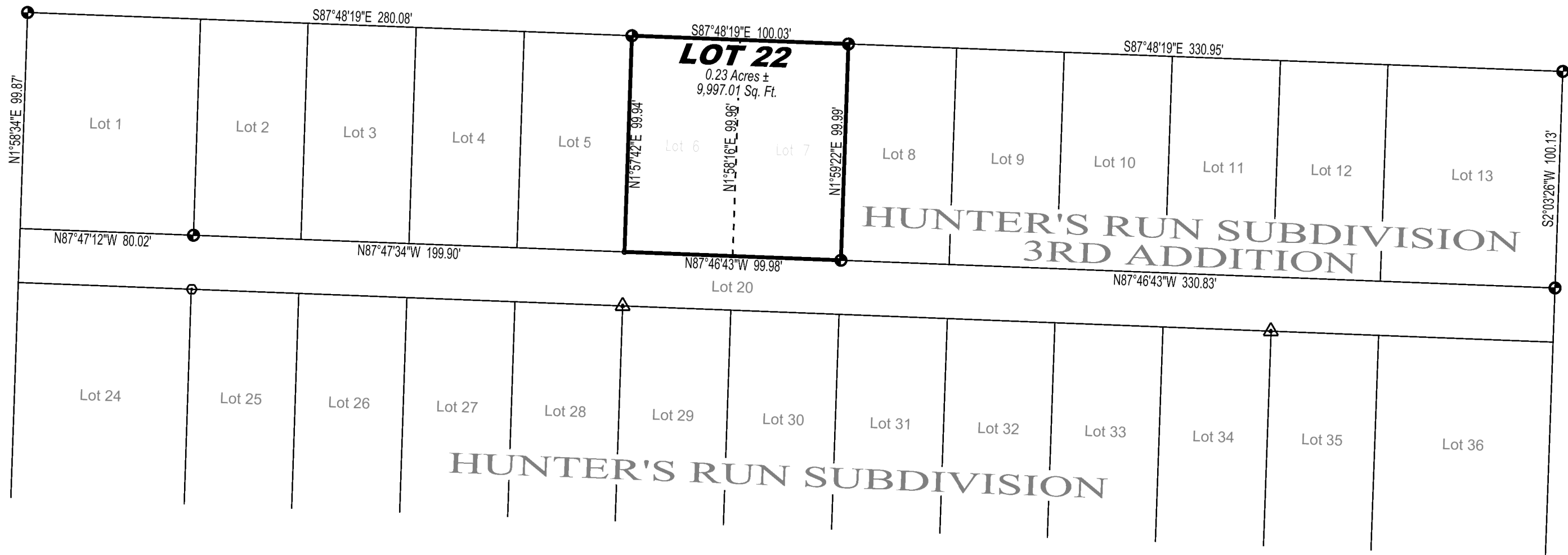
AS LOCATED IN THE NE1/4 OF SECTION 16 - TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.  
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

UNPLATTED

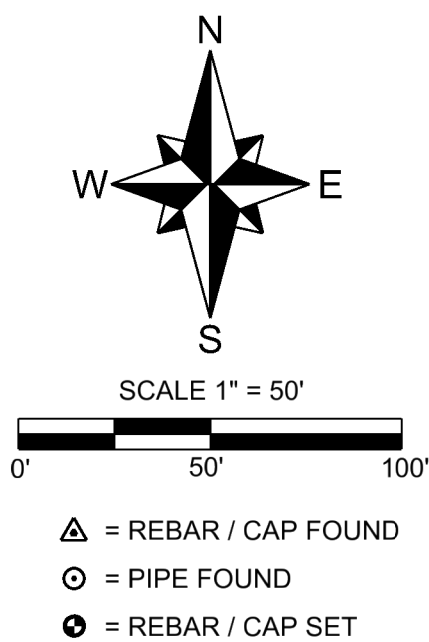
11TH AVENUE NE

35TH STREET NE

32ND STREET NE



VICINITY MAP  
NOT TO SCALE



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

————— = SURVEY BOUNDARY LINE  
————— = EXISTING LOT LINE  
- - - - - = ORIGINAL LOT LINE

**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 \_\_\_\_\_, 2024

DAVID A. THORPE

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_ PERSONALLY APPEARED, DAVID A. THORPE, 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  
REGISTERED LAND SURVEYOR NO. 10478

DATE

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 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 \_\_\_\_\_

**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.

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 NORTH DAKOTA, PERSONALLY APPEARED, JESSE LAWRENCE, CHAIRMAN, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

**WATFORD CITY APPROVAL**

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

PHILIP RIELY, MAYOR

DATE

PENI PETERSON, CITY AUDITOR

DATE

STATE OF NORTH DAKOTA  
COUNTY OF MCKENZIE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, PHILIP RIELY, MAYOR AND PENI PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

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

**AUDITOR'S CERTIFICATE OF TAXES**

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

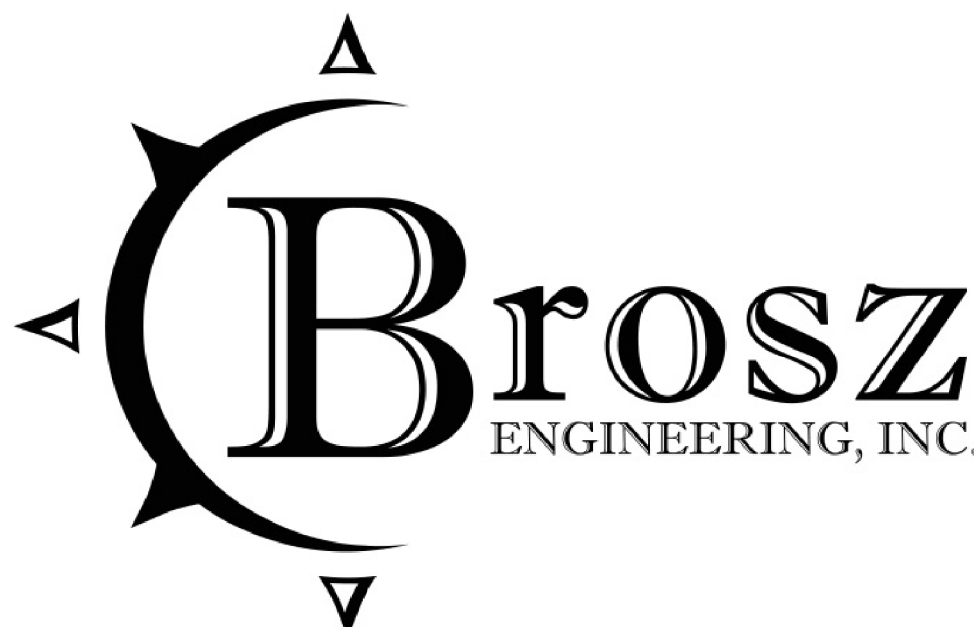
CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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 A.M. / P.M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024 AND WAS RECORDED AS DOCUMENT NO. \_\_\_\_\_.

KATIE PAULSON, MCKENZIE COUNTY RECORDER





3.

# Land Use Application

*Zone Change*

512 14<sup>th</sup> St SW /Cory Johnson (RTC)



## 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

*Celebrating 100 Years - 2014*

cityofwatfordcity.com

October 28, 2024

### **STAFF REPORT**

**Land Use Application: Zone Change**  
**512 14<sup>th</sup> St SW**

#### **PROPERTY OWNER:**

Reservation Telephone Cooperative  
PO Box 68  
Parshall ND 58770

#### **APPLICANT:**

Reservation Telephone Cooperative

#### **PROPERTY LOCATION:**

512 14<sup>th</sup> St SW

#### **REQUEST:**

A Land Use Application: Zone Change, redistricting from A-2 (Agriculture District) to ID (Industrial District)

#### **CURRENT ZONING:**

A-2 (Agriculture District)

#### **CURRENT USES:**

Shop and storage yard

#### **SITE DEVELOPMENT:**

Access:        *The properties are accessible from 14<sup>th</sup> St SW.*

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

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

## **SURROUNDING LAND USE:**

North: Zoning - A-2 (Agriculture District)  
Use – Vacant Land

East: Zoning - A-2 (Agriculture District)  
Use – Vacant Land

South: Zoning - A-2 (Agriculture District)  
Use – Vacant Land

West: Zoning – C-1 (General Commercial District) & HI (Heavy Industrial District)  
Use – Reservation Telephone Cooperative offices & One Way Trucking / Knife River

## **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-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 XIX - ID INDUSTRIAL DISTRICT**

### **SECTION 1. - INTENT AND PURPOSE OF DISTRICT:**

It is the intent of the "I-D" Industrial District to allow certain industrial land uses and to control the type of use, setback, parking, loading and unloading.

## **DISCUSSION:**

An application has been submitted on behalf of Reservation Telephone Cooperative to rezone their existing shop property to ID (Industrial District) from A-2 (Agricultural in the ETA). The Industrial district would allow for the desired use of shop space, storage/laydown yard, and the proposed expansion of the facility.

The Future Land Use Map (FLUM) designation for this lot (and surrounding lots) is General Commercial and the existing use is legal non-conforming at present under the A-2 district. A corresponding change in Future Land Use Map designation is required for a change of zoning district. It should be noted that a preferred adjacent FLUM designation for Industrial includes General Commercial and that the land to the west of the site is Heavy Industrial. Future development on the east side of 14<sup>th</sup> St SW may sway industrial or could remain general commercial with appropriate steps taken to buffer the uses.

## **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 ID (Industrial District).

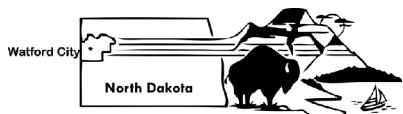
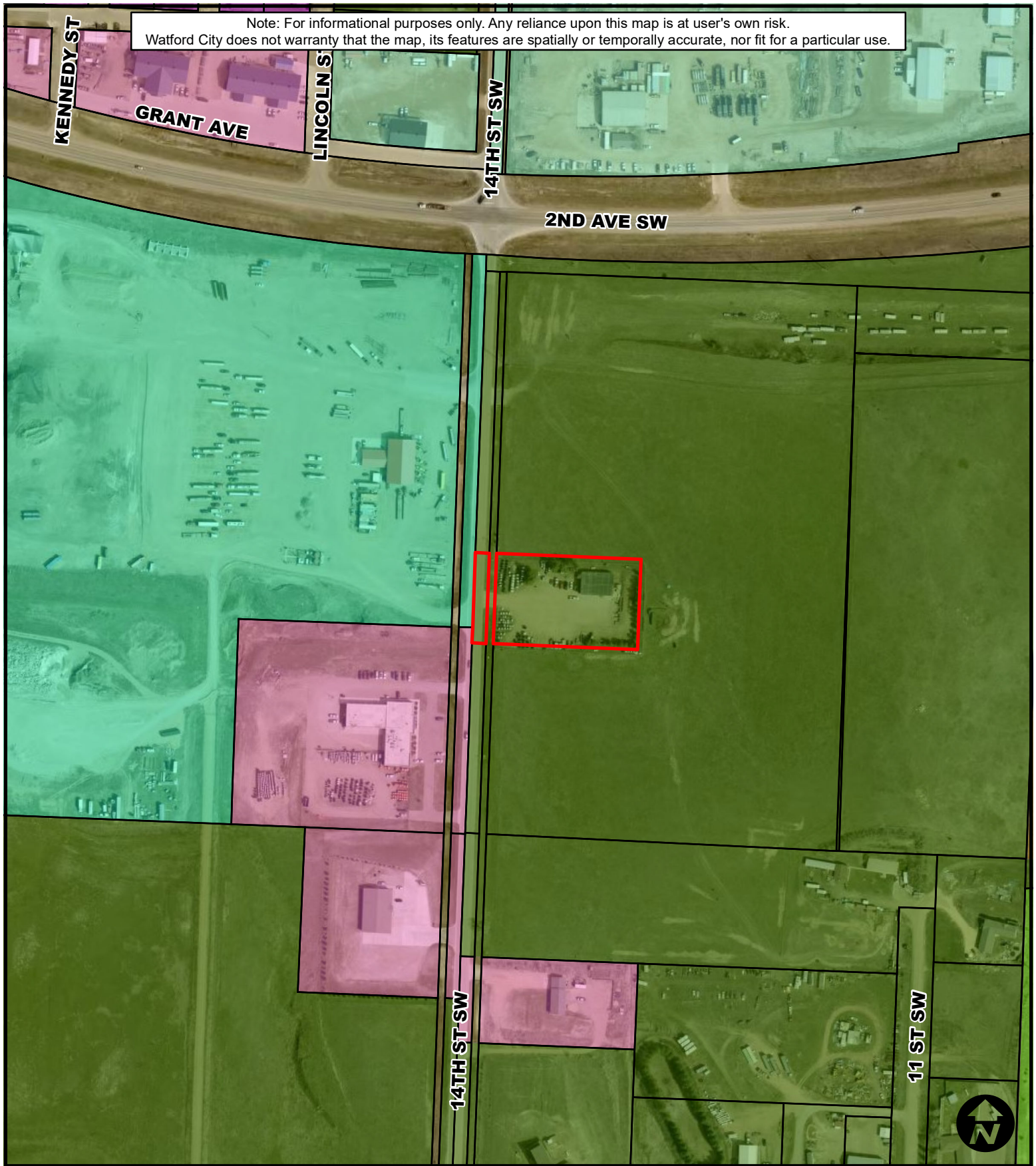
Further, it is the recommendation of City Planning Department staff to **APPROVE** a corresponding revision to the Future Land Use Map for this particular parcel. That change would be from General Commercial to Industrial.

## **PLANNING DEPARTMENT STAFF CONTACTS:**

Jake Walters  
[jwalters@nd.gov](mailto:jwalters@nd.gov)  
(701) 444-8402

Kaitlyn Swearson  
[kaswearson@nd.gov](mailto:kaswearson@nd.gov)  
(701) 444-8406

Note: For informational purposes only. Any reliance upon this map is at user's own risk.  
 Watford City does not warranty that the map, its features are spatially or temporally accurate, nor fit for a particular use.



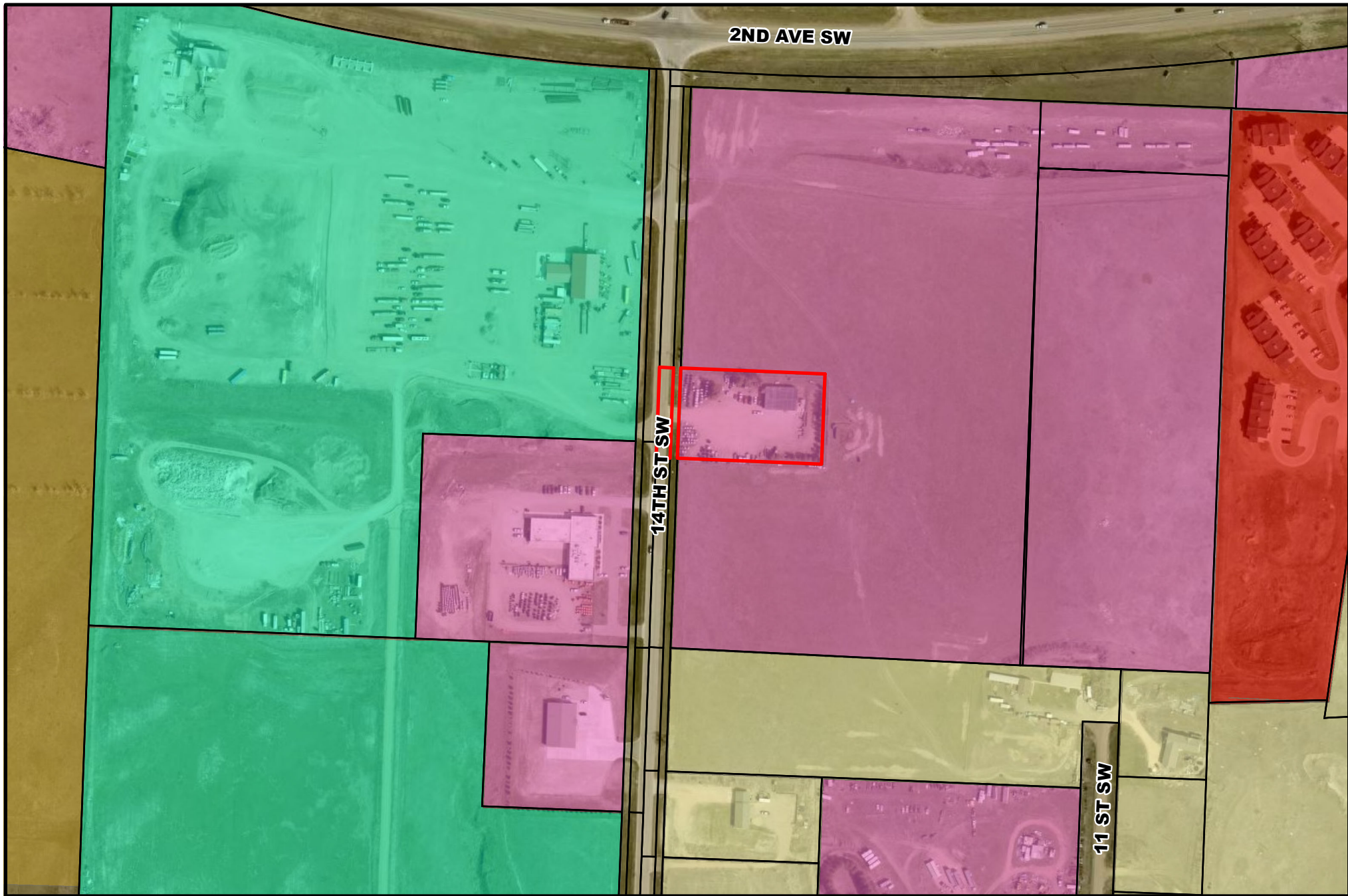
Planning Department - GIS

### Current Zoning Reference Exhibit

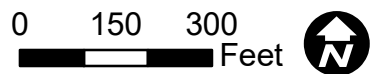
0 150 300 600 Feet











- |  |  |
|--|--|
| <span style="border: 2px solid red; padding: 2px;"> </span> Subject Parcel                   | <span style="background-color: #e0f7fa; border: 1px solid black; padding: 2px;"> </span> HI  |
| <span style="border: 1px solid black; padding: 2px;"> </span> General Parcel                 | <span style="background-color: #b2dfdb; border: 1px solid black; padding: 2px;"> </span> ID  |
| <span style="background-color: #c8e6c9; border: 1px solid black; padding: 2px;"> </span> A-1 | <span style="background-color: #bbdefb; border: 1px solid black; padding: 2px;"> </span> M-H |
| <span style="background-color: #a5d6a7; border: 1px solid black; padding: 2px;"> </span> A-2 | <span style="background-color: #ffe0b2; border: 1px solid black; padding: 2px;"> </span> R-4 |
| <span style="background-color: #f8bbd0; border: 1px solid black; padding: 2px;"> </span> C-1 |  |





**Future Land Use  
Reference Exhibit**



	Subject Parcel		Extractive		Low Residential		Public and Institutional
	General Parcel		General Commercial		Manufactured Homes		Rural Residential
<b>FLU Designation</b>			High Residential		Medium Residential		
	Core Commercial		Industrial		Parks and Open Space		

4.

# Division of Land Application

## *Preliminary Subdivision Map*

Iron Fox Subdivision, Lots 2&3 into Lots 4-6 / Earl (Sonny) Anvik



## 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

*Celebrating 100 Years - 2014*

[cityofwatfordcity.com](http://cityofwatfordcity.com)

October 28 2024

### **STAFF REPORT**

### **Division of Land Application – Subdivision Preliminary Plat Iron Fox Subdivision**

#### **APPLICANT:**

Earl (Sonny) Anvik

#### **PROPERTY OWNERS:**

Iron Fox LLC

2825 3<sup>rd</sup> St NW

Sidney, MT 59270

#### **PROPERTY LOCATION:**

Lot 2 (11-30-00200)

Lot 3 (11-30-00300)

#### **REQUEST:**

Application is requesting a replat of Lots 2 and 3 of the Iron Fox Subdivision, creating three (3) new lots to be known as Lots 4, 5, and 6 of said subdivision.

#### **CURRENT ZONING:**

A-2 (Agricultural District)

#### **CURRENT USE:**

Vacant Land

#### **SITE DEVELOPMENT:**

Access: The property is accessible from 24<sup>th</sup> Ave 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 – A-2 (Agricultural District)  
                    Use – Vacant Land

East:            Zoning – A-2 (Agricultural District)  
                    Use – Vacant Land and Residential Home

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

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

### **REFERENCES:**

CHAPTER XV- ZONING ORDINANCE, ARTICLE XXX- SUBDIVISION  
REGULATIONS, SECTION 5- APPROVAL OF PLATS AND SECTION 6-  
PROCEDURE FOR APPROVAL OF PLATS:

“Plat approval as required herein and in conformity with statutory authority within the Planning Commission's territorial jurisdiction, shall be by the Planning Commission, with confirmation approval by the City Council. In all cases where land is offered for dedication for streets, utilities, or other public purposes, the governing body affected shall act to accept or reject the offer of dedication and the deed for the fee to such lands. The approval of other jurisdictional Planning Commissions shall be required on all plats of land situated within the unincorporated jurisdiction of the City of Watford City, North Dakota.”

### **DISCUSSION:**

Applicant is requesting a replat of the Iron Fox Subdivision, revising Lots 2 and 3 into reconfigured Lots 4, 5, and 6. The applicant has been advised that additional steps may be required before the final map is recorded which may include, but it not limited to, Development or Improvement Agreements, revised County/City-approved approaches, and/or revisions to existing access easements.

This is the preliminary map and is subject to further review and revisions based on both P&Z/CC feedback as well as staff finding between prelim and final map submittals.

### **RECOMMENDATION:**

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

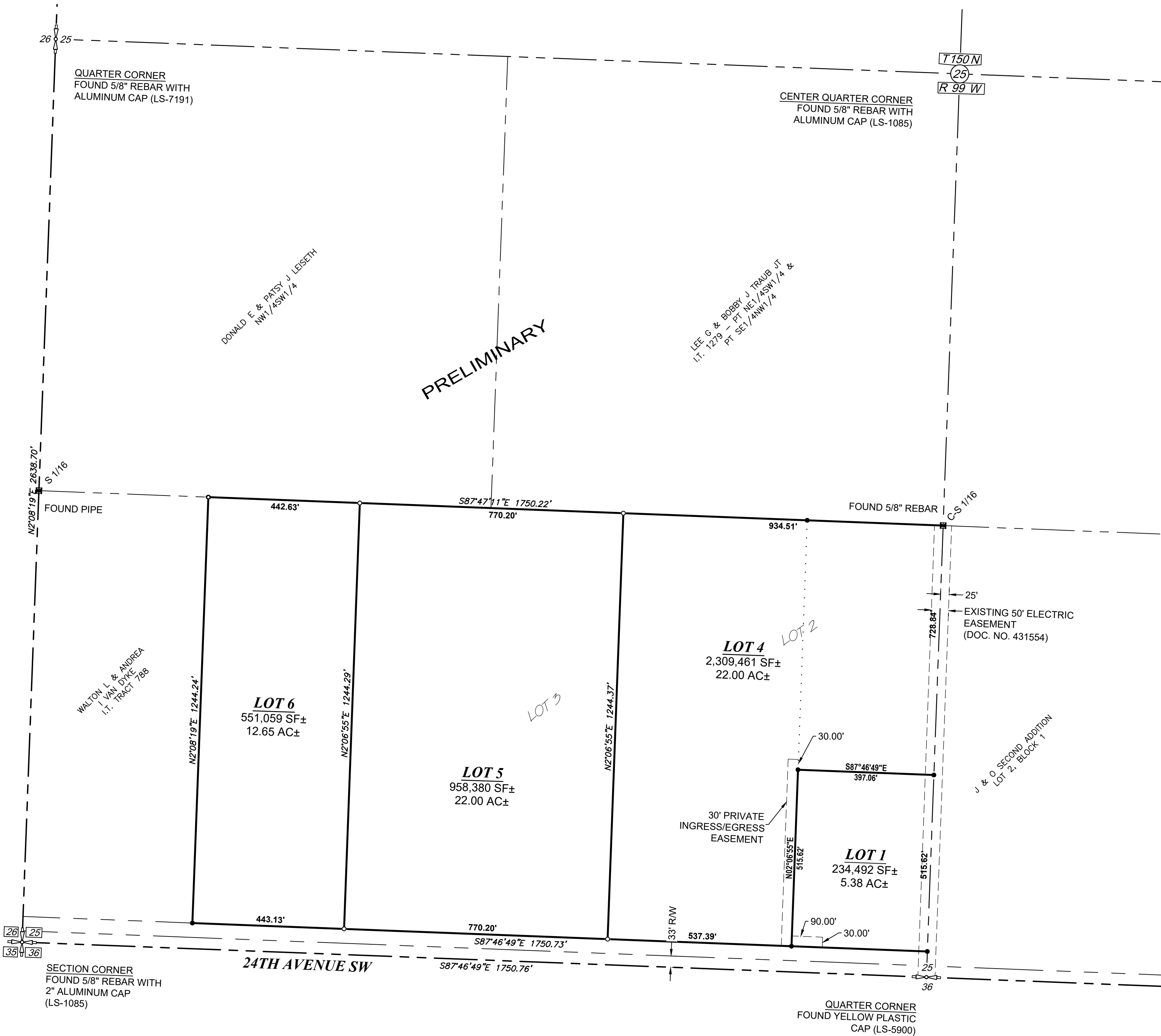
### **PLANNING DEPARTMENT STAFF CONTACTS:**

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

IRON FOX SUBDIVISION

A REPLAT OF LOTS 2 & 3 IRON FOX SUBDIVISION, TO BE KNOWN AS LOTS 4 - 6

IN THE S1/2 OF THE SW1/4 OF SECTION 25, T150N, R99W, OF THE 5TH PRINCIPAL MERIDIAN,  
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



**LEGEND**

- FOUND MONUMENT
- CALCULATED MONUMENT
- REFERENCE MONUMENT
- SET #5 REBAR W/ OPC "HURST LS-9208"
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINUS
- SUBJECT PROPERTY LINE
- SECTION LINE
- - - PROPERTY LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY

SCALE: 1 INCH = 200 FEET  
PLOT SCALE: 24x36  
N.D. STATE PLANE, NORTH ZONE  
INTERNATIONAL FEET  
BEARINGS AND DISTANCES ARE GRID

**PLAT INFORMATION**  
EXISTING ZONING: AGRICULTURAL

BASIS OF BEARINGS: BEARINGS SHOWN ARE GRID BEARINGS BASED ON NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83, INTERNATIONAL FEET

NOTE:  
THE ORIGINAL PLAT FOR IRON FOX SUBDIVISION IS RECORDED AS DOCUMENT #XXXXXX. ALL EXISTING EASEMENTS APPLY, UNLESS OTHERWISE NOTED.

**PROPERTY DESCRIPTION**  
A REPLAT OF LOTS 2 & 3, TO BE KNOWN AS LOTS 4-6, BLOCK 1, IN THE S1/2 OF THE SW1/4 OF SECTION 25, T150N, R99W, OF THE 5TH PRINCIPAL MERIDIAN, CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

**OWNER'S CERTIFICATE AND DEDICATION**  
I, (WE) THE UNDERSIGNED, BEING 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) 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.

OWNER(S) SIGNATURE(S) \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

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

SURVEYORS SIGNATURE \_\_\_\_\_  
REGISTERED LAND SURVEYOR # 9208

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(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 \_\_\_\_\_

**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.

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 NORTH DAKOTA, PERSONALLY APPEARED, JESSE LAWRENCE, CHAIRMAN KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

NOTARY PUBLIC

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

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

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 NORTH DAKOTA, PERSONALLY APPEARED, PHILIP K. RIELY, MAYOR AND PENI PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

NOTARY PUBLIC

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

**AUDITOR'S CERTIFICATE OF TAXES**  
TAXES, DELINQUENT TAXES, DELINQUENT SPECIAL ASSESSMENT OR 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 ON 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 A.M. / P.M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024 AND WAS RECORDED AS DOCUMENT NO. \_\_\_\_\_.

KATIE PAULSON,  
MCKENZIE COUNTY RECORDER



# Permit Records

*September- October*



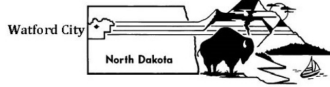
# Permit Statistics by Application Type

From 09/15/2023 through 10/15/2023

Page 1 of 1

Report run on: 10-18-2024 16:49:14

Application Type		This Period			Same Period Previous Year		
		# Permits Issued	Valuation	Fees Collected	# Permits Issued	Valuation	Fees Collected
COMMERCIAL CONSTRUCTION	Commercial Construction	0			4		\$0.00
CONSTRUCT/REPAIR COMMERCIAL	Construct/Repair Commercial	3		\$0.00	2		\$0.00
DEMOLITION PERMIT	Demolition Permit	1		\$0.00	1		\$0.00
EXCAVATION	Excavation	2		\$0.00	3		\$0.00
FENCE PERMIT	Fence Permit	5		\$0.00	2		\$0.00
RESIDENTIAL CONSTRUCTION	Residential Construction	7		\$0.00	26		\$0.00
SIGN PERMIT APPLICATION	Sign Permit Application	2		\$0.00	1		\$0.00
WATER & SEWER ACCESS COMMERCIAL	Water & Sewer Access Commercial	1		\$0.00	1		\$0.00
Totals:		21		\$0.00	40		\$0.00



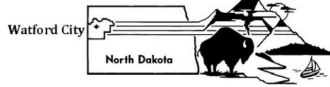
# Permit Statistics by Application Type

From 09/15/2024 through 10/15/2024

Page 1 of 1

Report run on: 10-18-2024 16:48:24

Application Type		This Period			Same Period Previous Year		
		# Permits Issued	Valuation	Fees Collected	# Permits Issued	Valuation	Fees Collected
COMMERCIAL CONSTRUCTION	Commercial Construction	2		\$11,124.40	0		
CONSTRUCT/REPAIR COMMERCIAL	Construct/Repair Commercial	3		\$333.20	3		\$0.00
CONSTRUCT/REPAIR RESIDENTIAL	Construct/Repair Residential	4		\$301.00	0		
DEMOLITION PERMIT	Demolition Permit	0			1		\$0.00
EXCAVATION	Excavation	2		\$112.00	2		\$0.00
FENCE PERMIT	Fence Permit	1		\$25.00	5		\$0.00
RESIDENTIAL CONSTRUCTION	Residential Construction	11		\$10,464.25	7		\$0.00
SEPTIC PERMIT APPLICATION	Septic Permit Application	1		\$25.00	0		
SIGN PERMIT APPLICATION	Sign Permit Application	2		\$200.00	2		\$0.00
UTILITY OCCUPANCY	Utility Occupancy (Private Utilities in Right of Way)	1		\$0.00	0		
WATER & SEWER ACCESS COMMERCIAL	Water & Sewer Access Commercial	0			1		\$0.00
WATER & SEWER ACCESS RESIDENTIAL	Water & Sewer Access Residential	6		\$24,026.58	0		
Totals:		33		\$46,611.43	21		\$0.00



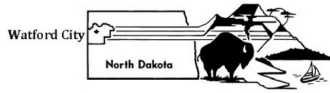
# Permit Statistics by Application Type

From 01/01/2023 through 10/15/2023

Page 1 of 1

Report run on: 10-18-2024 16:51:25

Application Type		This Period			Same Period Previous Year		
		# Permits Issued	Valuation	Fees Collected	# Permits Issued	Valuation	Fees Collected
COMMERCIAL CONSTRUCTION	Commercial Construction	21		\$0.00	22		\$0.00
CONSTRUCT/REPAIR COMMERCIAL	Construct/Repair Commercial	11		\$0.00	19		\$0.00
DEMOLITION PERMIT	Demolition Permit	6		\$0.00	2		\$0.00
EXCAVATION	Excavation	10		\$0.00	9		\$0.00
FENCE PERMIT	Fence Permit	31		\$0.00	27		\$0.00
INSURANCE CLAIM REPAIR PERMIT	Insurance Claim Repair Permit	8		\$0.00	10		\$0.00
MOVING PERMIT	Moving/Move In Permit	6		\$0.00	4		\$0.00
RESIDENTIAL CONSTRUCTION	Residential Construction	53		\$0.00	88		\$0.00
SIGN PERMIT APPLICATION	Sign Permit Application	15		\$0.00	13		\$0.00
STORAGE PERMIT APPLICATION	Storage Permit Application	1		\$0.00	0		
WATER & SEWER ACCESS COMMERCIAL	Water & Sewer Access Commercial	6		\$0.00	13		\$0.00
Totals:		168		\$0.00	207		\$0.00



# Permit Statistics by Application Type

From 01/01/2024 through 10/15/2024

Page 1 of 2

Report run on: 10-18-2024 16:53:24

Application Type		This Period			Same Period Previous Year		
		# Permits Issued	Valuation	Fees Collected	# Permits Issued	Valuation	Fees Collected
COMMERCIAL CONSTRUCTION	Commercial Construction	30		\$25,230.90	21		\$0.00
CONDITIONAL USE PERMIT	Conditional Use Permit	1		\$525.00	0		
CONSTRUCT/REPAIR COMMERCIAL	Construct/Repair Commercial	17		\$851.20	11		\$0.00
CONSTRUCT/REPAIR RESIDENTIAL	Construct/Repair Residential	5		\$392.00	0		
DEMOLITION PERMIT	Demolition Permit	9		\$150.00	6		\$0.00
EXCAVATION	Excavation	14		\$337.40	10		\$0.00
FENCE PERMIT	Fence Permit	23		\$300.00	31		\$0.00
INSURANCE CLAIM REPAIR PERMIT	Insurance Claim Repair Permit	5		\$60.00	8		\$0.00
MINOR PLAT	Minor Plat	1		\$675.00	0		
MOVING PERMIT	Moving/Move In Permit	11		\$300.00	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	77		\$23,006.07	53		\$0.00
SEPTIC PERMIT APPLICATION	Septic Permit Application	1		\$25.00	0		
SIGN PERMIT APPLICATION	Sign Permit Application	10		\$500.00	15		\$0.00
STORAGE PERMIT APPLICATION	Storage Permit Application	0			1		\$0.00
SUBDIVISION PRELIMINARY PLAT	Subdivision Preliminary Plat	2		\$2,820.00	0		
UTILITY OCCUPANCY	Utility Occupancy (Private Utilities in Right of Way)	6		\$0.00	0		



# Permit Statistics by Application Type

From 01/01/2024 through 10/15/2024

Report run on: 10-18-2024 16:53:24

Application Type		# Permits Issued	Valuation	Fees Collected	# Permits Issued	Valuation	Fees Collected
WATER & SEWER ACCESS COMMERCIAL	Water & Sewer Access Commercial	6		\$1,466.41	6		\$0.00
WATER & SEWER ACCESS RESIDENTIAL	Water & Sewer Access Residential	9		\$30,291.64	0		
	Totals:	229		\$87,025.62	168		\$0.00





# Permit Statistics by Application Type

From 09/15/2023 through 10/15/2023

Page 1 of 1

Report run on: 10-18-2024 16:49:14

Application Type		This Period			Same Period Previous Year		
		# Permits Issued	Valuation	Fees Collected	# Permits Issued	Valuation	Fees Collected
COMMERCIAL CONSTRUCTION	Commercial Construction	0			4		\$0.00
CONSTRUCT/REPAIR COMMERCIAL	Construct/Repair Commercial	3		\$0.00	2		\$0.00
DEMOLITION PERMIT	Demolition Permit	1		\$0.00	1		\$0.00
EXCAVATION	Excavation	2		\$0.00	3		\$0.00
FENCE PERMIT	Fence Permit	5		\$0.00	2		\$0.00
RESIDENTIAL CONSTRUCTION	Residential Construction	7		\$0.00	26		\$0.00
SIGN PERMIT APPLICATION	Sign Permit Application	2		\$0.00	1		\$0.00
WATER & SEWER ACCESS COMMERCIAL	Water & Sewer Access Commercial	1		\$0.00	1		\$0.00
Totals:		21		\$0.00	40		\$0.00



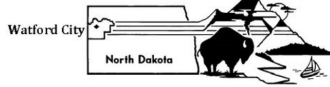
# Permit Statistics by Application Type

From 09/15/2024 through 10/15/2024

Page 1 of 1

Report run on: 10-18-2024 16:48:24

Application Type		This Period			Same Period Previous Year		
		# Permits Issued	Valuation	Fees Collected	# Permits Issued	Valuation	Fees Collected
COMMERCIAL CONSTRUCTION	Commercial Construction	2		\$11,124.40	0		
CONSTRUCT/REPAIR COMMERCIAL	Construct/Repair Commercial	3		\$333.20	3		\$0.00
CONSTRUCT/REPAIR RESIDENTIAL	Construct/Repair Residential	4		\$301.00	0		
DEMOLITION PERMIT	Demolition Permit	0			1		\$0.00
EXCAVATION	Excavation	2		\$112.00	2		\$0.00
FENCE PERMIT	Fence Permit	1		\$25.00	5		\$0.00
RESIDENTIAL CONSTRUCTION	Residential Construction	11		\$10,464.25	7		\$0.00
SEPTIC PERMIT APPLICATION	Septic Permit Application	1		\$25.00	0		
SIGN PERMIT APPLICATION	Sign Permit Application	2		\$200.00	2		\$0.00
UTILITY OCCUPANCY	Utility Occupancy (Private Utilities in Right of Way)	1		\$0.00	0		
WATER & SEWER ACCESS COMMERCIAL	Water & Sewer Access Commercial	0			1		\$0.00
WATER & SEWER ACCESS RESIDENTIAL	Water & Sewer Access Residential	6		\$24,026.58	0		
Totals:		33		\$46,611.43	21		\$0.00



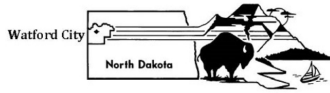
# Permit Statistics by Application Type

From 01/01/2023 through 10/15/2023

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Application Type		This Period			Same Period Previous Year		
		# Permits Issued	Valuation	Fees Collected	# Permits Issued	Valuation	Fees Collected
COMMERCIAL CONSTRUCTION	Commercial Construction	21		\$0.00	22		\$0.00
CONSTRUCT/REPAIR COMMERCIAL	Construct/Repair Commercial	11		\$0.00	19		\$0.00
DEMOLITION PERMIT	Demolition Permit	6		\$0.00	2		\$0.00
EXCAVATION	Excavation	10		\$0.00	9		\$0.00
FENCE PERMIT	Fence Permit	31		\$0.00	27		\$0.00
INSURANCE CLAIM REPAIR PERMIT	Insurance Claim Repair Permit	8		\$0.00	10		\$0.00
MOVING PERMIT	Moving/Move In Permit	6		\$0.00	4		\$0.00
RESIDENTIAL CONSTRUCTION	Residential Construction	53		\$0.00	88		\$0.00
SIGN PERMIT APPLICATION	Sign Permit Application	15		\$0.00	13		\$0.00
STORAGE PERMIT APPLICATION	Storage Permit Application	1		\$0.00	0		
WATER & SEWER ACCESS COMMERCIAL	Water & Sewer Access Commercial	6		\$0.00	13		\$0.00
Totals:		168		\$0.00	207		\$0.00



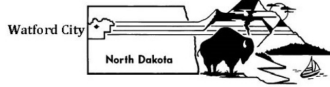
# Permit Statistics by Application Type

From 01/01/2024 through 10/15/2024

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Report run on: 10-18-2024 16:53:24

Application Type		This Period			Same Period Previous Year		
		# Permits Issued	Valuation	Fees Collected	# Permits Issued	Valuation	Fees Collected
COMMERCIAL CONSTRUCTION	Commercial Construction	30		\$25,230.90	21		\$0.00
CONDITIONAL USE PERMIT	Conditional Use Permit	1		\$525.00	0		
CONSTRUCT/REPAIR COMMERCIAL	Construct/Repair Commercial	17		\$851.20	11		\$0.00
CONSTRUCT/REPAIR RESIDENTIAL	Construct/Repair Residential	5		\$392.00	0		
DEMOLITION PERMIT	Demolition Permit	9		\$150.00	6		\$0.00
EXCAVATION	Excavation	14		\$337.40	10		\$0.00
FENCE PERMIT	Fence Permit	23		\$300.00	31		\$0.00
INSURANCE CLAIM REPAIR PERMIT	Insurance Claim Repair Permit	5		\$60.00	8		\$0.00
MINOR PLAT	Minor Plat	1		\$675.00	0		
MOVING PERMIT	Moving/Move In Permit	11		\$300.00	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	77		\$23,006.07	53		\$0.00
SEPTIC PERMIT APPLICATION	Septic Permit Application	1		\$25.00	0		
SIGN PERMIT APPLICATION	Sign Permit Application	10		\$500.00	15		\$0.00
STORAGE PERMIT APPLICATION	Storage Permit Application	0			1		\$0.00
SUBDIVISION PRELIMINARY PLAT	Subdivision Preliminary Plat	2		\$2,820.00	0		
UTILITY OCCUPANCY	Utility Occupancy (Private Utilities in Right of Way)	6		\$0.00	0		



# Permit Statistics by Application Type

From 01/01/2024 through 10/15/2024

Report run on: 10-18-2024 16:53:24

Application Type		# Permits Issued	Valuation	Fees Collected	# Permits Issued	Valuation	Fees Collected
WATER & SEWER ACCESS COMMERCIAL	Water & Sewer Access Commercial	6		\$1,466.41	6		\$0.00
WATER & SEWER ACCESS RESIDENTIAL	Water & Sewer Access Residential	9		\$30,291.64	0		
	Totals:	229		\$87,025.62	168		\$0.00