

Community Development Department

BISMARCK PLANNING AND ZONING COMMISSION
MEETING AGENDA
April 28, 2010

Tom Baker Meeting Room 5:00 p.m. City-County Building

Item No. Page

MINUTES

- 1. Consider the approval of the minutes of the March 24, 2010 meeting of the Bismarck Planning and Zoning Commission.

CONSENT AGENDA

CONSIDERATION

The following items are requests for public hearings.

- 2. Country West XXX Addition (Klee)
a. Zoning Change (R5 to R10)..... 1
Staff recommendation: schedule a hearing [ ] schedule a hearing [ ] table [ ] deny
b. Preliminary Plat ..... 3
Staff recommendation: tentative approval [ ] tentative approval [ ] table [ ] deny

REGULAR AGENDA

FINAL CONSIDERATION/PUBLIC HEARINGS

The following items are requests for final action and forwarding to the City Commission.

- 3. Buffalo Jump Addition (JT)
a. Zoning Change (RMH & CG to CG)..... 9
Staff recommendation: approve [ ] approve [ ] continue [ ] table [ ] deny
b. Final Plat ..... 13
Staff recommendation: approve [ ] approve [ ] continue [ ] table [ ] deny

Bismarck-Burleigh County Community Development Department

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**4. Boulder Ridge 2nd Addition (G<sup>2</sup>)**

a. Annexation (part of plat) ..... 21  
*Staff recommendation: approve*      approve    continue    table    deny

b. Zoning Change (A to R5)..... 25  
*Staff recommendation: approve*      approve    continue    table    deny

c. Final Plat ..... 29  
*Staff recommendation: approve*      approve    continue    table    deny

**OTHER BUSINESS**

- 5. Other**

**ADJOURNMENT**

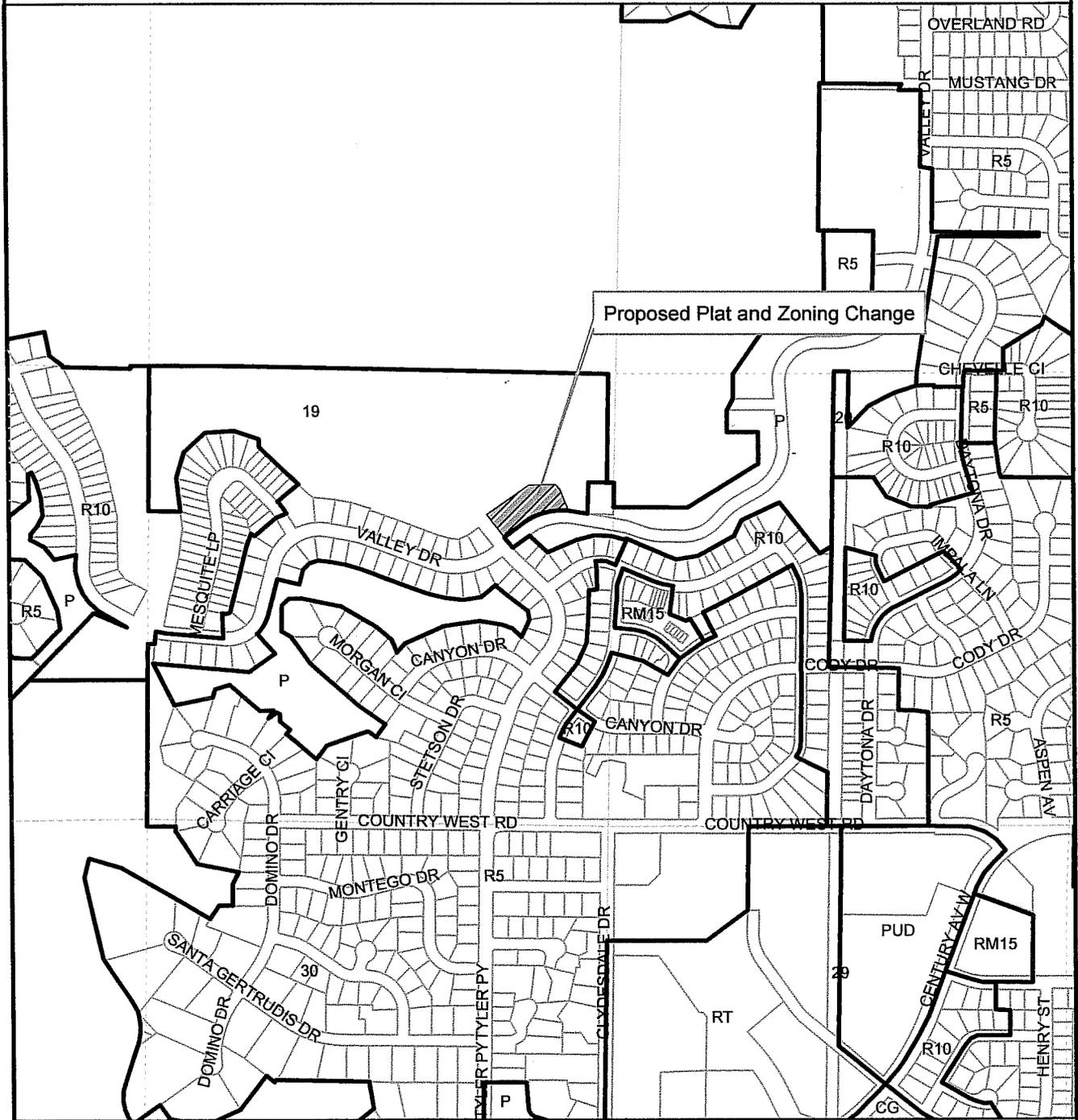
- 6. Adjourn.** The next regular meeting date is scheduled for Wednesday, May 26, 2010.

Enclosure:      Minutes of the March 24, 2010 meeting  
                         Major Building Permits Report for March 2010  
                         Building Permit Activity Report for March 2010

**BISMARCK-BURLEIGH COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
STAFF REPORT**

<b>BACKGROUND:</b>		
<b>Title:</b> Country West XXX – Zoning Change (R5 to R10)		
<b>Status:</b> Planning Commission – Consideration	<b>Date:</b> April 28, 2010	
<b>Owner(s):</b> Clairmont Development Company	<b>Engineer:</b> Swenson Hagen & Company	
<b>Reason for Request:</b> Develop property for four twinhomes (eight dwelling units).		
<b>Location:</b> Along the north side of Valley Drive at the intersection with Tyler Parkway (part of the SE ¼ of Section 19, T139N-R80W/Hay Creek Township).		
<b>Project Size:</b> 1.66 acres	<b>Number of Lots:</b> 8 lots in 1 block	
<b>EXISTING CONDITIONS:</b>	<b>PROPOSED CONDITIONS:</b>	
<b>Land Use:</b> Vacant/Undeveloped	<b>Land Use:</b> Two-family residential	
<b>Zoning:</b> R5 – Residential	<b>Zoning:</b> R10 – Residential	
<b>Uses Allowed:</b> Single-family residential	<b>Uses Allowed:</b> Single and two-family residential	
<b>Maximum Density Allowed:</b> 5 units/acre	<b>Maximum Density Allowed:</b> 10 units/acre	
<b>PROPERTY HISTORY:</b>		
<b>Zoned:</b> 07/98	<b>Platted:</b> N/A	<b>Annexed:</b> N/A
<b>FINDINGS:</b>		
<ol style="list-style-type: none"> <li>1. The proposed zoning change would be consistent with the Land Use Plan, which identifies this area as open space adjacent to residential (Bismarck-Mandan Regional Land Use Plan). Given the topography of the property, it is reasonable to allow an administrative amendment to the land use plan to move the dividing line between the two land uses to the north side of the proposed lots.</li> <li>2. The proposed zoning change is compatible with adjacent land uses. There is single-family residential to the south and west, park property to the east and undeveloped land to the north.</li> <li>3. The subdivision proposed for this property would be completely annexed prior to development and utilities are already in place in Valley Drive; therefore, the zoning change will not place an undue burden on public services.</li> <li>4. The proposed zoning change would not adversely affect property in the vicinity.</li> <li>5. The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance.</li> <li>6. The proposed zoning change is consistent with all adopted plans, policies and accepted planning practice.</li> </ol>		
<b>RECOMMENDATION:</b>		
Based on the above findings, staff recommends scheduling a public hearing on the zoning change for Country West XXX Addition from R5 – Residential to R10 – Residential.		

# Proposed Plat and Zoning Change (R5 to R10) Country West XXX



DISCLAIMER: This map is for representation use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.  
Map was Updated/Created: March 31, 2010 (kdg)

Source: City of Bismarck

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**BISMARCK-BURLEIGH COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
STAFF REPORT**

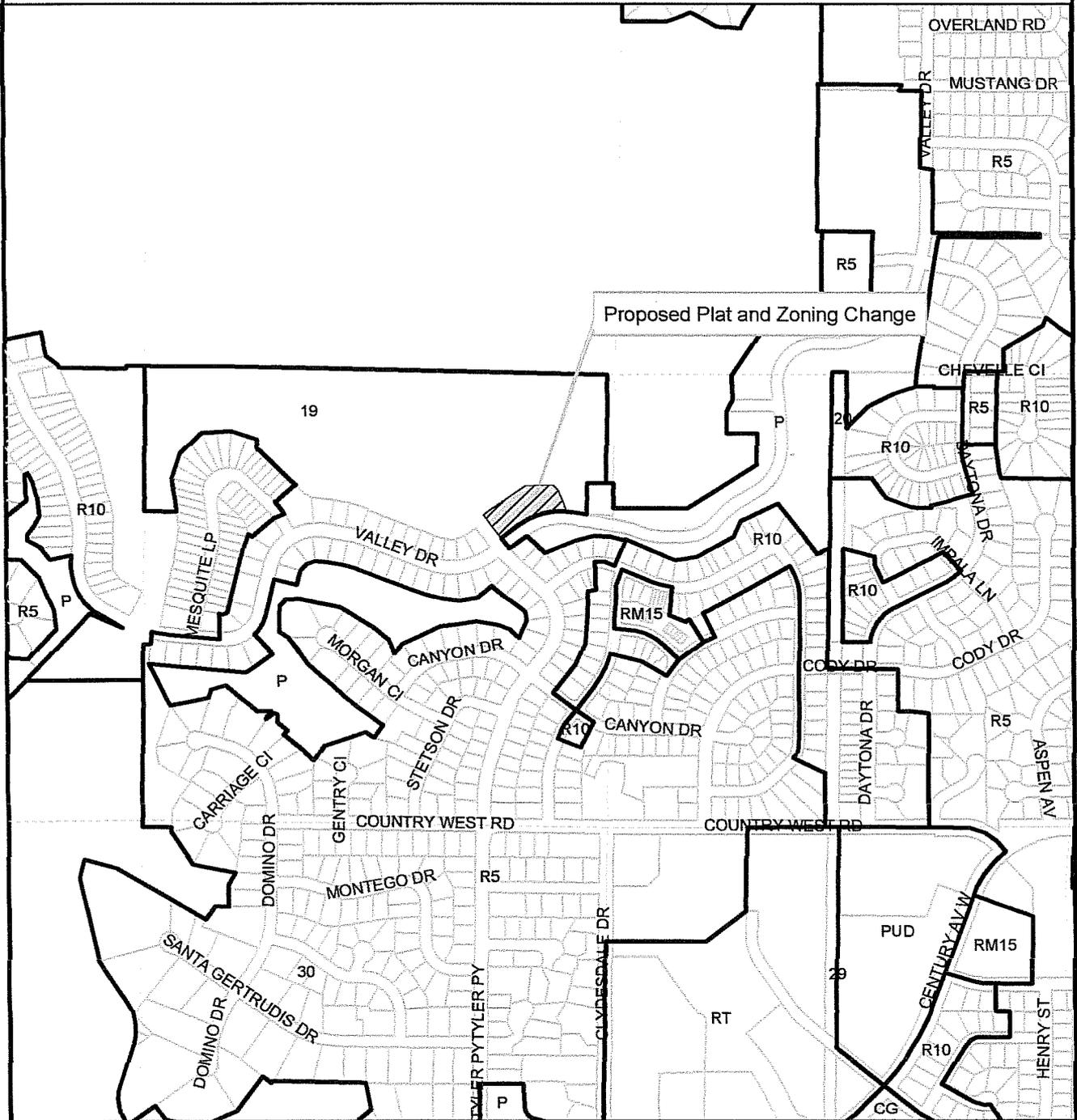
<b>BACKGROUND:</b>		
<b>Title:</b> Country West XXX – Preliminary Plat		
<b>Status:</b> Planning Commission – Consideration	<b>Date:</b> April 28, 2010	
<b>Owner(s):</b> Clairmont Development Company	<b>Engineer:</b> Swenson Hagen & Company	
<b>Reason for Request:</b> Develop property for four twinhomes (eight dwelling units).		
<b>Location:</b> Along the north side of Valley Drive at the intersection with Tyler Parkway (part of the SE¼ of Section 19, T139N-R80W/Hay Creek Township).		
<b>Project Size:</b> 1.66 acres	<b>Number of Lots:</b> 8 lots in 1 block	
<b>EXISTING CONDITIONS:</b>		
<b>Land Use:</b> Vacant/Undeveloped	<b>PROPOSED CONDITIONS:</b>	
<b>Zoning:</b> R5 – Residential	<b>Land Use:</b> Two-family residential	
<b>Uses Allowed:</b> Single-family residential	<b>Zoning:</b> R10 – Residential	
<b>Maximum Density Allowed:</b> 5 units/acre	<b>Uses Allowed:</b> Single and two-family residential	
	<b>Maximum Density Allowed:</b> 10 units/acre	
<b>PROPERTY HISTORY:</b>		
<b>Zoned:</b> 07/98	<b>Platted:</b> N/A	<b>Annexed:</b> N/A
<b>ADDITIONAL INFORMATION:</b>		
1. The proposed plat does not include right-of-way for the adjacent Tyler Parkway.		
<b>FINDINGS:</b>		
1. All technical requirements for consideration of a preliminary plat have been met.		
2. The proposed subdivision is consistent with the Fringe Area Road Master Plan, which identifies both Valley Drive and Tyler Parkway as collectors.		
3. The proposed subdivision is compatible with adjacent land uses. There is single-family residential to the south and west, park property to the east and undeveloped land to the north.		
4. The proposed subdivision would be completely annexed prior to development and utilities are already in place in Valley Drive; therefore, the zoning change will not place an undue burden on public services.		
5. The proposed subdivision would not adversely affect property in the vicinity.		
6. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance and subdivision regulations.		
7. The proposed subdivision is consistent with the master plan, other adopted plans, policies and accepted planning practice.		

(continued)

**RECOMMENDATION:**

Based on the above findings, staff recommends tentative approval of the preliminary plat of Country West XXX Addition, with the understanding that the final plat will include the Tyler Parkway right-of-way between the proposed lots in this plat and Country West XII plat to the west.

# Proposed Plat and Zoning Change (R5 to R10) Country West XXX



DISCLAIMER: This map is for representation use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.  
Map was Updated/Created: March 31, 2010 (kdg)

Source: City of Bismarck

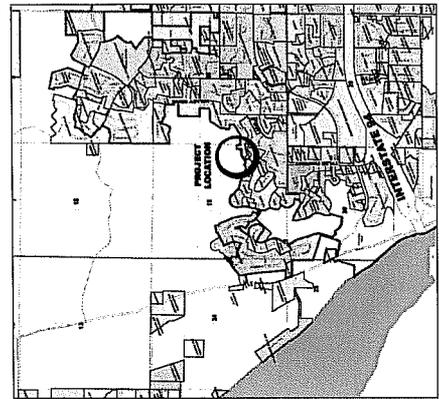
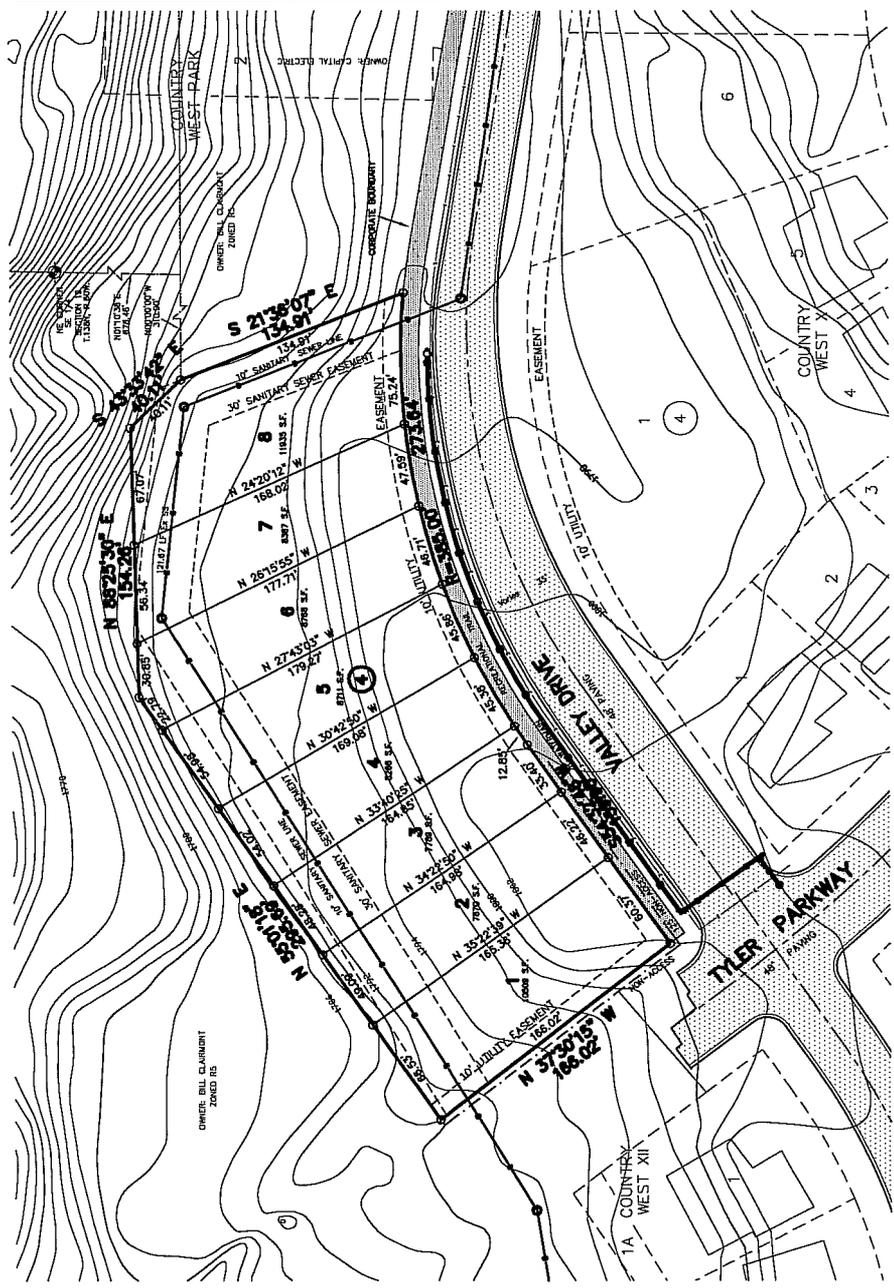
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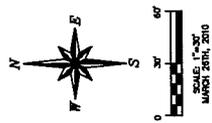
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APR 16 2010

**COUNTRY WEST XXX**  
 PART OF THE SOUTHEAST 1/4 SECTION 19  
 T. 139 N., R. 80 W.  
 BISMARCK, NORTH DAKOTA  
**BISMARCK, NORTH DAKOTA**



**LOCATION MAP**  
 CLARMONT DEVELOPMENT CO.  
 P.O. BOX 1074  
 BISMARCK, ND 58502  
 235-0903  
 CURRENT ZONING: R5  
 PROPOSED ZONING: R10



**ACREAGE: 1.66 ACRES**  
**8 LOTS**

**NOTES:**  
 THESE LOTS ARE BARRIED FOR CONSTRUCTION OF TRAILERS  
 UNTIL THE STATE OF NORTH DAKOTA HAS A TRAILER  
 TRAILER LOTS ARE BARRIED FOR CONSTRUCTION OF TRAILERS  
 UNTIL THE STATE OF NORTH DAKOTA HAS A TRAILER

*Document is preliminary and not for construction, recording purposes or implementation*



**BISMARCK-BURLEIGH COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
STAFF REPORT**

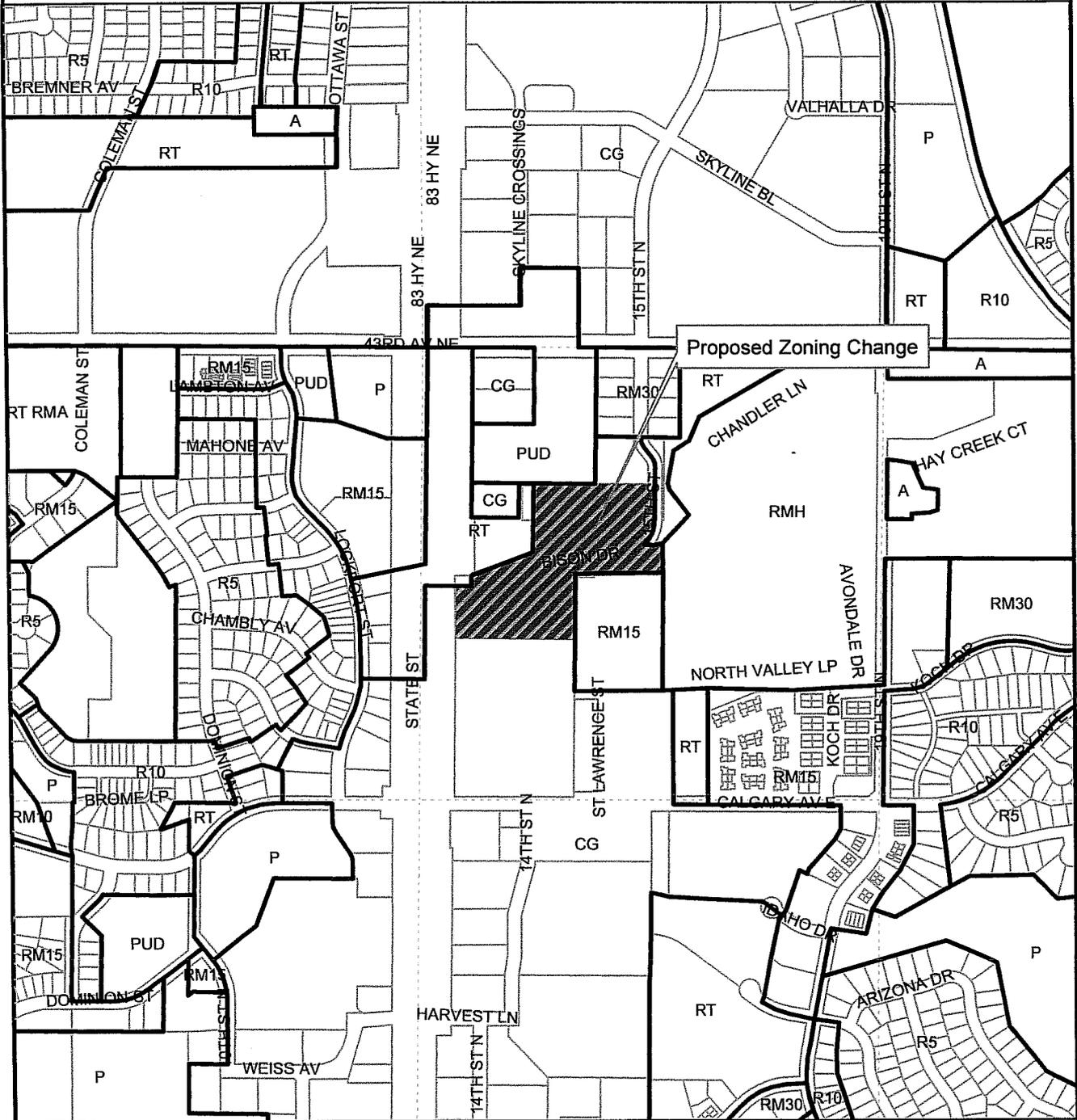
<b>BACKGROUND:</b>		
<b>Title:</b> Buffalo Jump Addition – Zoning Change (CG and RMH to CG)		
<b>Status:</b> Planning Commission – Public Hearing	<b>Date:</b> April 28, 2010	
<b>Owner(s):</b> Metro Office Park, LLC Capital Electric Cooperative North Valley Homes, Inc.	<b>Engineer:</b> Bartlett & West	
<b>Reason for Request:</b> Plat and rezone property for future development.		
<b>Location:</b> Along the east side of US Highway 83 between Calgary Avenue and 43 <sup>rd</sup> Avenue. (A replat of Lots 5-7, Block 1, Capital Electric Headquarters Addition and an unplatted portion of the NW ¼ of Section 22, T139N - R80W/Hay Creek Township)		
<b>Project Size:</b> 14.55 acres	<b>Number of Lots:</b> 6 lots in 2 blocks	
<b>EXISTING CONDITIONS:</b>		
<b>Land Use:</b> Undeveloped	<b>PROPOSED CONDITIONS:</b>	
<b>Zoning:</b> CG and RMH	<b>Land Use:</b> Commercial development	
<b>Uses Allowed:</b> CG - General commercial, multi-family dwellings, office uses and RMH - single-family manufactured homes on rented lots.	<b>Zoning:</b> CG – Commercial	
<b>Uses Allowed:</b> General commercial, multi-family dwellings and office uses.	<b>Maximum Density Allowed:</b> 42 units per acre	
<b>Maximum Density Allowed:</b> 42 units per acre	<b>Maximum Density Allowed:</b> 42 units per acre	
<b>PROPERTY HISTORY:</b>		
<b>Zoned:</b> Part – 07/2007 (Capital Electric) Part – 07/1979 (North Valley)	<b>Platted:</b> Part – 07/2007 (Capital Electric)	<b>Annexed:</b> Pre-1980
<b>FINDINGS:</b>		
<ol style="list-style-type: none"> <li>1. The area being proposed for a zoning change is not identified in the Bismarck-Mandan Future Land Use Plan; however, the zoning change request is appropriate as a portion of the proposed Lot 4, Block 1 is currently zoned CG and the request is to ensure one contiguous CG zoning district for the entire parcel. The proposed zoning change is justified by a change in conditions since the previous zoning classification was established; in particular the land is being re-platted to accommodate future development of the property.</li> <li>2. The proposed zoning change is compatible with adjacent land uses. Adjacent land uses include commercial development to the south, undeveloped land currently zoned CG and RMH to the south and southeast, and office and commercial development to the north and west.</li> <li>3. The City and other agencies would be able to provide necessary public services, facilities and programs to serve the development allowed by the new zoning classification at the time the property is developed.</li> </ol>		
<i>findings continued...</i>		

4. The proposed zoning change would not adversely affect property in the vicinity.
5. The proposed zoning change is consistent with the general intent and purposed of the zoning ordinance.
6. The proposed zoning change is consistent with the master plan, other adopted plans, policies and planning practice.

**RECOMMENDATION:**

Based on the above findings, staff recommends scheduling approval for the proposed zoning change from CG and RMH to CG for Lot 4, Block 1, Buffalo Jump Addition.

# Proposed Zoning Change (RMH and CG to CG) Buffalo Jump Addition

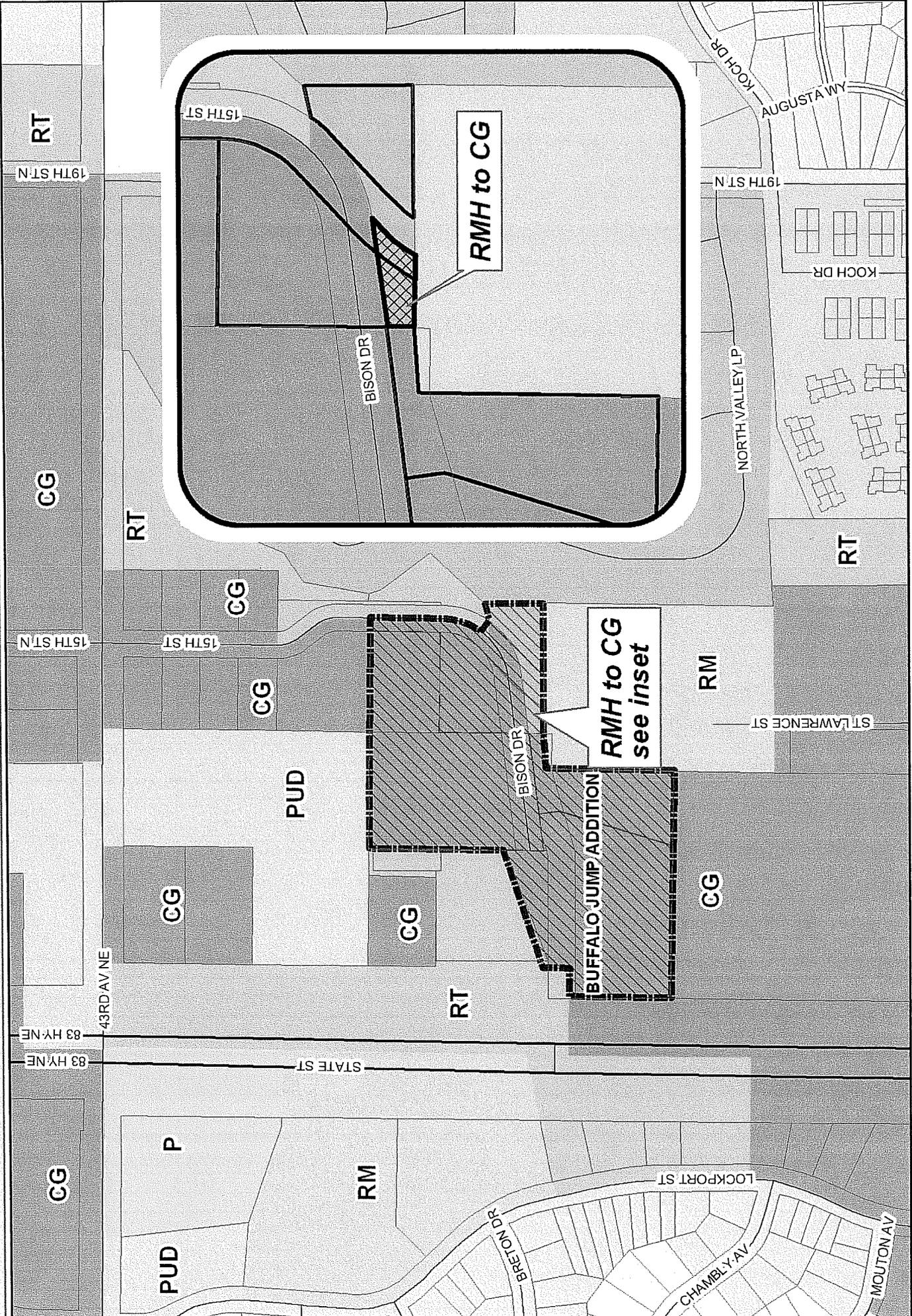


DISCLAIMER: This map is for representation use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.  
Map was Updated/Created: March 17, 2010 (kdg)

Source: City of Bismarck

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# Buffalo Jump Addition - Zoning Change RMH to CG



**BISMARCK-BURLEIGH COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
STAFF REPORT**

<b>BACKGROUND:</b>		
<b>Title:</b> Buffalo Jump Addition – Final Plat		
<b>Status:</b> Planning Commission – Public Hearing	<b>Date:</b> April 28, 2010	
<b>Owner(s):</b> Metro Office Park, LLC Capital Electric Cooperative North Valley Homes, Inc.	<b>Engineer:</b> Bartlett & West	
<b>Reason for Request:</b> Plat property for future development.		
<b>Location:</b> Along the east side of US Highway 83 between Calgary Avenue and 43 <sup>rd</sup> Avenue. (A replat of lots 5-7, Block 1, Capital Electric Headquarters Addition and an unplatted portion of the NW ¼ of Section 22, T139N - R80W/Hay Creek Township)		
<b>Project Size:</b> 14.55 acres	<b>Number of Lots:</b> 6 lots in 2 blocks	
<b>EXISTING CONDITIONS:</b>		
<b>Land Use:</b> Undeveloped	<b>PROPOSED CONDITIONS:</b>	
<b>Zoning:</b> CG-Commercial	<b>Land Use:</b> Commercial	
<b>Uses Allowed:</b> General commercial, multi-family dwellings and office uses.	<b>Zoning:</b> CG-Commercial	
<b>Uses Allowed:</b> General commercial, multi-family dwellings and office uses.	<b>Uses Allowed:</b> General commercial, multi-family dwellings and office uses.	
<b>Maximum Density Allowed:</b> 42 units per acre	<b>Maximum Density Allowed:</b> 42 units per acre	
<b>PROPERTY HISTORY:</b>		
<b>Zoned:</b> Part – 07/2007 (Capital Electric) Part – 07/1979 (North Valley)	<b>Platted:</b> Part – 07/2007 (Capital Electric)	<b>Annexed:</b> Pre-1980
<b>ADDITIONAL INFORMATION:</b>		
<ol style="list-style-type: none"> <li>1. Due to topographic constraints in the area, the proposed layout of the lots and roadways would be an acceptable configuration. Right-of-way for St. Lawrence Street was included with the plat of Buchholz Addition to the south. Currently 66 feet of dedicated right-of-way extends north from Calgary Avenue for a distance of 528 feet and 33 feet of dedicated right-of-way extends for an additional 276 feet to the north. The proposed configuration would allow for a future roadway connection to St. Lawrence Street which would provide access for various adjacent landowners to the south and southeast.</li> <li>2. Lot 2, Block 1 would be accessed from the frontage road through the use of a private driveway.</li> <li>3. Lot 3, Block 1 would be accessed from 15<sup>th</sup> Street through the use of an access easement across the adjacent lot, Lot 4, Block 1.</li> <li>4. In order to provide access to Lots 4 and 5, Block 1, from the north, a temporary cul-de-sac easement would be part of Lot 4, Block 1, until such time as when 15<sup>th</sup> Street is continued to the south and connected to St. Lawrence Street.</li> </ol>		
<i>findings continued...</i>		

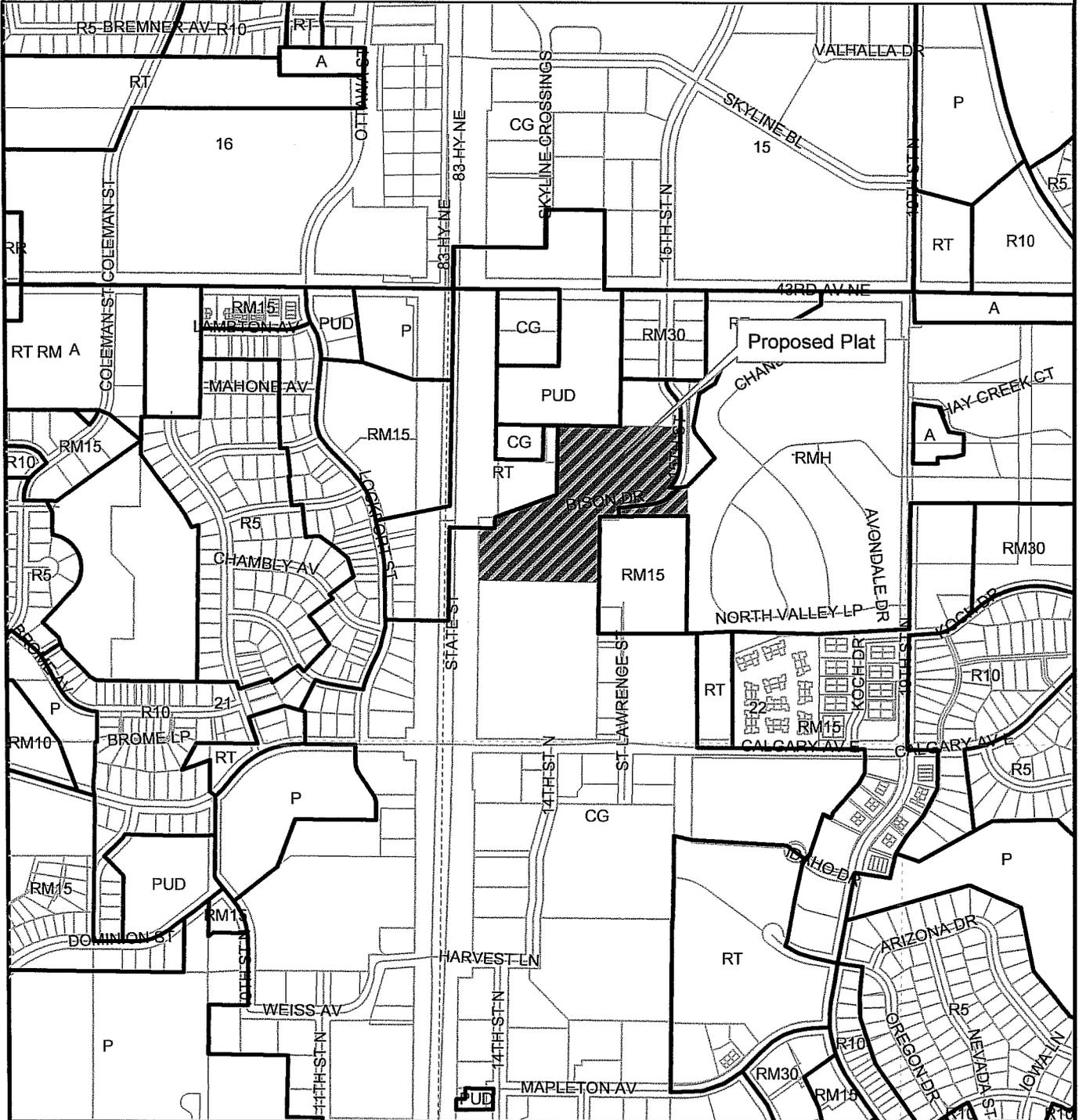
**FINDINGS:**

1. All technical requirements for approval of the final plat have been met.
2. The storm water management plan has been approved by the City Engineer.
3. The Fringe Area Road Master Plan does not identify an arterial or collector route for this section.
4. The proposed subdivision would be compatible with adjacent land uses. Adjacent land uses include commercial development to the south, undeveloped land currently zoned CG and RM to the south and southeast, and office and commercial development to the north and west.
5. As the property is already annexed, the City and other agencies would be able to provide necessary public services, facilities, and programs to serve the development allowed by the proposed subdivision at the time the property is developed.
6. The proposed subdivision would not adversely affect property in the vicinity.
7. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance and subdivision regulations.
8. The proposed subdivision is consistent with the master plan and other adopted plans, policies and accepted planning practice.

**RECOMMENDATION:**

Based on the above findings, staff recommends approval of the final plat for Buffalo Jump Addition.

# Proposed Plat Buffalo Jump Addition



DISCLAIMER: This map is for representation use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein. Map was Updated/Created: February 19, 2010 (lde)

Source: City of Bemark









**Legend**

- Study Area
- New Master Plan Roadways**
  - Arterials
  - Collectors

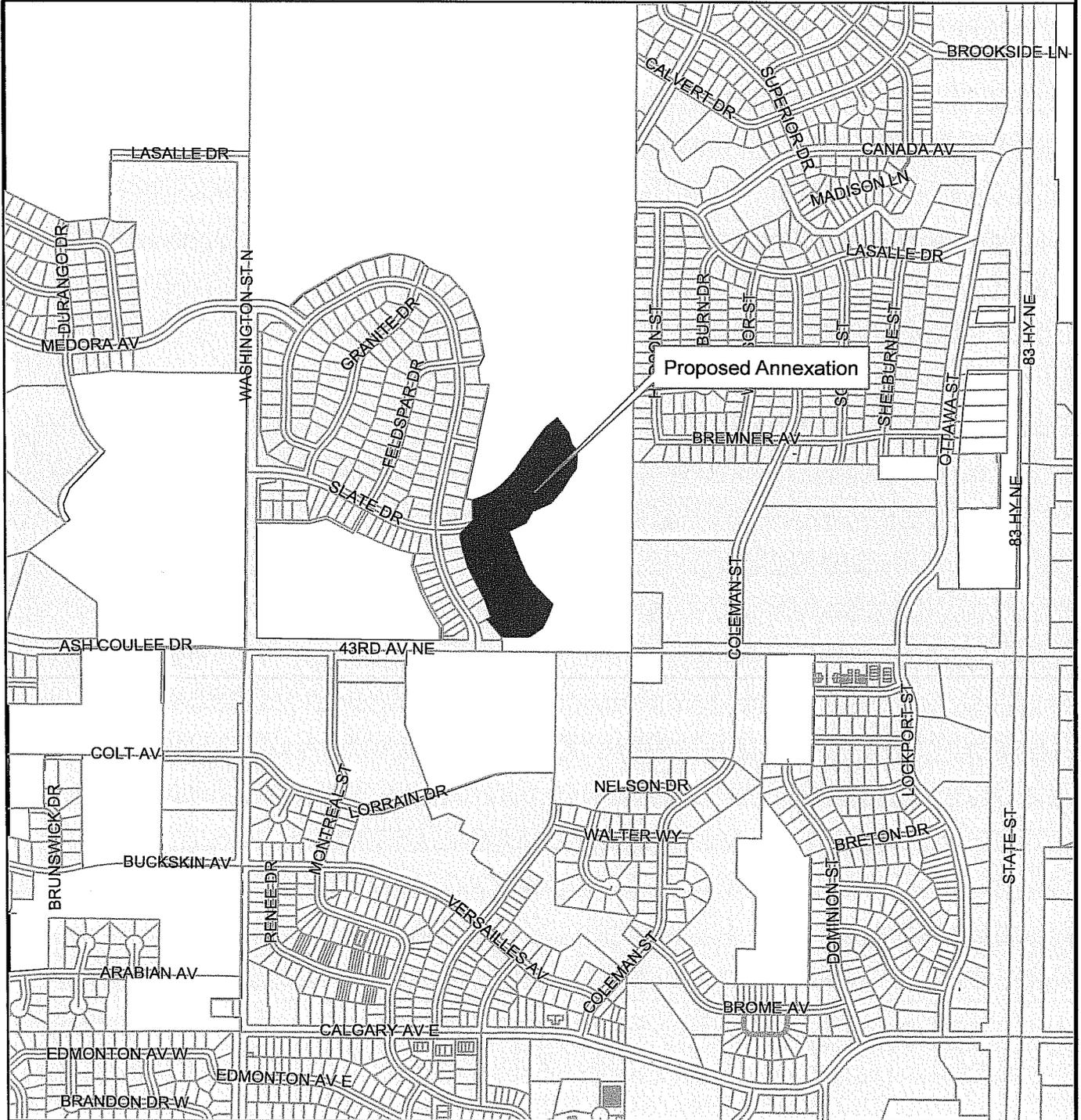
MAP 9  
 BISMARCK/BURLEIGH FRINGE AREA  
 ROAD MASTER PLAN  
 9/19/03



**BISMARCK-BURLEIGH COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
STAFF REPORT**

<b>BACKGROUND:</b>		
<b>Title:</b> Boulder Ridge Second Addition (part) – Annexation		
<b>Status:</b> Planning Commission – Final Consideration	<b>Date:</b> April 28, 2010	
<b>Owner(s):</b> Boulder Ridge Development	<b>Engineer:</b> Swenson Hagen & Co.	
<b>Reason for Request:</b> Applicant wishes to proceed with development and annexations in phases		
<b>Location:</b> North Bismarck, east of North Washington Street and North of 43 <sup>rd</sup> Avenue (Part of the SW¼ of Section 16, T139N-R80W/Hay Creek Township)		
<b>Project Size:</b> 12.6 acres	<b>Number of Lots:</b> 34 lots in portions of 3 blocks	
<b>EXISTING CONDITIONS:</b>	<b>PROPOSED CONDITIONS:</b>	
<b>Land Use:</b> Agriculture	<b>Land Use:</b> Single-family residential	
<b>Zoning:</b> A – Agriculture	<b>Zoning:</b> R5 – Residential	
<b>Uses Allowed:</b> Agriculture & large lot residential	<b>Uses Allowed:</b> Single-family houses	
<b>Maximum Density Allowed:</b> 1 unit per 40 acres	<b>Maximum Density Allowed:</b> 5 units per acre	
<b>PROPERTY HISTORY:</b>		
<b>Zoned:</b> N/A	<b>Platted:</b> N/A	<b>Annexed:</b> N/A
<b>FINDINGS:</b>		
<ol style="list-style-type: none"> <li>1. The City and other agencies will be able to provide necessary public services, facilities and programs to serve the development allowed by the annexation at the time the property is developed.</li> <li>2. The proposed annexation will not adversely affect property in the vicinity.</li> <li>3. The proposed annexation is consistent with the general intent and purpose of the zoning ordinance and subdivision regulations.</li> <li>4. The proposed annexation is consistent with the master plan, other adopted plans, policies and planning practice.</li> </ol>		
<b>RECOMMENDATION:</b>		
Based on the above findings, staff recommends approval of the annexation of part of Boulder Ridge Second Addition (described as Lots 1-19 of Block 1; Lots 1-10 of Block 2; Lots 1-5 of Block 3, Boulder Ridge Second Addition as shown on the attached drawing).		

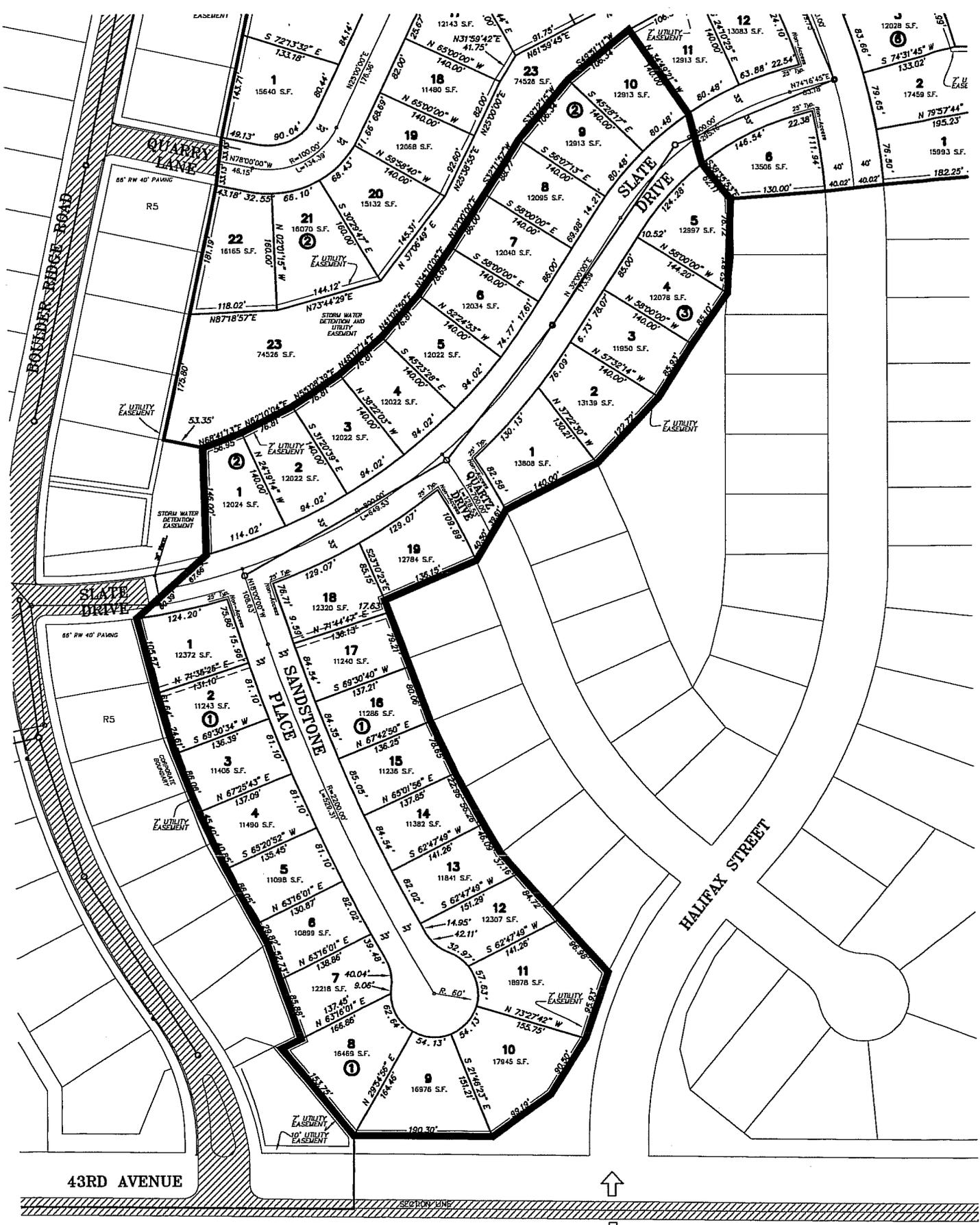
# Proposed Annexation Part of Boulder Ridge 2nd Addition



DISCLAIMER: This map is for representation use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein. Map was Updated/Created: January 26, 2010 (Hlee)

Source: City of Umatilla





ANNEXATION

LOTS 1 THROUGH 19 BLOCK 1, LOTS 1 THROUGH 10 BLOCK 2  
 AND LOTS 1 THROUGH 5 BLOCK 3 BOULSDER RIDGE SECOND  
 ADDITION CONTAINING 12.60 ACRES, MORE OR LESS.

RECEIVED

FEB 05 2010

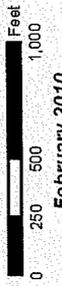
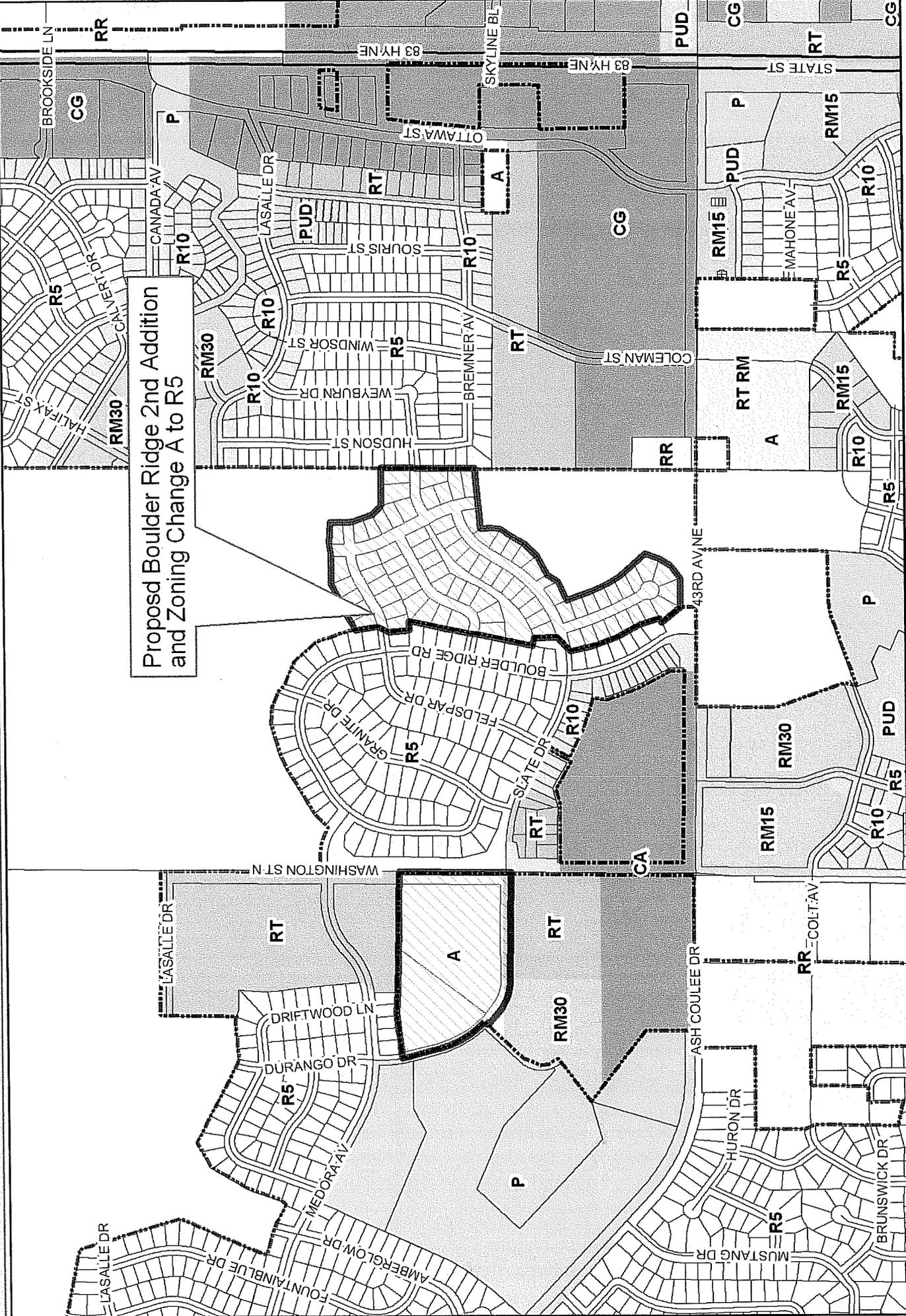
**BISMARCK-BURLEIGH COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
STAFF REPORT**

<b>BACKGROUND:</b>		
<b>Title:</b> Boulder Ridge Second Addition – Zoning Change (A to R5)		
<b>Status:</b> Planning Commission – Public Hearing	<b>Date:</b> April 28, 2010	
<b>Owner(s):</b> Boulder Ridge Development	<b>Engineer:</b> Swenson Hagen & Co.	
<b>Reason for Request:</b> Second phase of a single-family subdivision.		
<b>Location:</b> North Bismarck, east of North Washington Street and North of 43 <sup>rd</sup> Avenue (Part of the SW¼ of Section 16, T139N-R80W/Hay Creek Township)		
<b>Project Size:</b> 34 acres	<b>Number of Lots:</b> 80 lots in 8 blocks	
<b>EXISTING CONDITIONS:</b>	<b>PROPOSED CONDITIONS:</b>	
<b>Land Use:</b> Agriculture	<b>Land Use:</b> Single-family residential	
<b>Zoning:</b> A – Agriculture	<b>Zoning:</b> R5 – Residential	
<b>Uses Allowed:</b> Agriculture & large lot residential	<b>Uses Allowed:</b> Single-family houses	
<b>Maximum Density Allowed:</b> 1 unit per 40 acres	<b>Maximum Density Allowed:</b> 5 units per acre	
<b>PROPERTY HISTORY:</b>		
<b>Zoned:</b> N/A	<b>Platted:</b> N/A	<b>Annexed:</b> N/A
<b>FINDINGS:</b>		
<ol style="list-style-type: none"> <li>1. The proposed zoning change would be consistent with the Land Use Plan which identifies this area as residential (US Highway 83 Corridor Transportation Study).</li> <li>2. The proposed zoning change would be compatible with adjacent land uses. Adjacent land uses include developing R5-Residential land to the east and west and undeveloped A-Agricultural land to the north and south.</li> <li>3. The subdivision proposed for this property would be annexed, therefore, the zoning change will not place an undue burden on public services.</li> <li>4. The proposed zoning change would not adversely affect property in the vicinity.</li> <li>5. The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance.</li> <li>6. The proposed zoning change is consistent with the master plan, other adopted plans, policies and planning practice.</li> </ol>		
<b>RECOMMENDATION:</b>		
Based on the above findings, staff recommends approval of the zoning change for Boulder Ridge Second Addition from A–Agricultural to R5–Residential.		



# Boulder Ridge 2nd Addition

Proposed Boulder Ridge 2nd Addition  
and Zoning Change A to R5



February 2010

Pending Subdivisions

Bismarck City Limits

Legend

This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.

**BISMARCK-BURLEIGH COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
STAFF REPORT**

<b>BACKGROUND:</b>		
<b>Title:</b> Boulder Ridge Second Addition – Final Plat		
<b>Status:</b> Planning Commission – Public Hearing	<b>Date:</b> April 28, 2010	
<b>Owner(s):</b> Boulder Ridge Development	<b>Engineer:</b> Swenson Hagen & Co.	
<b>Reason for Request:</b> Second phase of a single-family subdivision.		
<b>Location:</b> North Bismarck, east of North Washington Street and North of 43 <sup>rd</sup> Avenue (Part of the SW¼ of Section 16, T139N-R80W/Hay Creek Township)		
<b>Project Size:</b> 34 acres	<b>Number of Lots:</b> 80 lots in 8 blocks	
<b>EXISTING CONDITIONS:</b>	<b>PROPOSED CONDITIONS:</b>	
<b>Land Use:</b> Agriculture	<b>Land Use:</b> Single-family residential	
<b>Zoning:</b> A – Agriculture	<b>Zoning:</b> R5 – Residential	
<b>Uses Allowed:</b> Agriculture & large lot residential	<b>Uses Allowed:</b> Single-family residential	
<b>Maximum Density Allowed:</b> 1 unit per 40 acres	<b>Maximum Density Allowed:</b> 5 units per acre	
<b>PROPERTY HISTORY:</b>		
<b>Zoned:</b> N/A	<b>Platted:</b> N/A	<b>Annexed:</b> N/A
<b>FINDINGS:</b>		
<ol style="list-style-type: none"> <li>1. All technical requirements for approval of a final plat have been met.</li> <li>2. The Storm Water Management Plan has been approved by the City Engineer.</li> <li>3. This proposed subdivision conforms to the Fringe Area Road Master Plan, which identifies Halifax Street as the north-south collector for this section.</li> <li>4. The proposed subdivision would be compatible with adjacent land uses. Adjacent land uses include developing R5-Residential land to the east and west and undeveloped A-Agricultural land to the north and south.</li> <li>5. The proposed subdivision would be annexed; therefore, the zoning change would not place an undue burden on public services.</li> <li>6. The proposed subdivision is consistent with the master plan and other adopted plans, policies and accepted planning practice.</li> </ol>		
<b>RECOMMENDATION:</b>		
Based on the above findings, staff recommends approval of the final plat for Boulder Ridge Second Addition.		



# BOULDER RIDGE SECOND ADDITION

PART OF THE SOUTHWEST 1/4 OF SECTION 16, T. 139 N., R. 80 W.  
BISMARCK, NORTH DAKOTA



MARCH 25, 2010  
SCALE: 1"=100'

### NOTES

CLASS OF BEARING: NORTH DAKOTA STATE PLANE, SOUTH ZONE BY CITY ORDINANCE

HYDRANT #2266  
BOULDER RIDGE ROAD BETWEEN QUARRY LN & FELDSPAR DR.  
ELEV = 1881.82 (NAVD 88)

BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENT.

### AREA DATA

LAND WITHIN THE BOUNDARY OF THIS ADDITION  
TOTAL FELSAPAR DRIVE RIGHT-OF-WAY  
TOTAL FELDSPAR DRIVE RIGHT-OF-WAY  
TOTAL QUARRY LANE RIGHT-OF-WAY  
TOTAL BOULDER RIDGE ROAD RIGHT-OF-WAY

CURVE	CHORD	ANGLE	ARC LENGTH
A	125.00'	90.00°	157.08'
B	487.92'	343.80°	600.00'
C	107.14'	84.44°	128.83'
D	487.92'	184.80°	600.00'
E	243.96'	152.40°	300.00'
F	243.96'	152.40°	300.00'
G	77.00'	70.54°	100.00'
H	243.96'	152.40°	300.00'
I	317.00'	188.58°	400.00'
J	243.96'	152.40°	300.00'

ALL THAT PART OF THE WEST 1/2 OF SECTION 16, TOWNSHIP 139 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN, BISMARCK, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE NORTH 00 DEGREES 27 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE OF SAID SW 1/4, A DISTANCE OF 1438.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 10 MINUTES 40 SECONDS EAST, A DISTANCE OF 182.42 FEET; THENCE SOUTH 83 DEGREES 30 MINUTES 24 SECONDS WEST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 85 DEGREES 20 MINUTES 30 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 01 DEGREES 33 MINUTES 18 SECONDS EAST, A DISTANCE OF 70.73 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 11 SECONDS WEST, A DISTANCE OF 52.63 FEET; THENCE SOUTH 24 DEGREES 00 MINUTES 24 SECONDS WEST, A DISTANCE OF 123.74 FEET; THENCE SOUTH 02 DEGREES 07 MINUTES 07 SECONDS WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 30 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 85.15 FEET; THENCE SOUTH 43 DEGREES 28 MINUTES 10 SECONDS WEST, A DISTANCE OF 176.80 FEET; THENCE SOUTH 28 DEGREES 00 MINUTES 40 SECONDS WEST, A DISTANCE OF 101.00 FEET; THENCE SOUTH 22 DEGREES 00 MINUTES 33 SECONDS EAST, A DISTANCE OF 102.33 FEET; THENCE SOUTH 41 DEGREES 40 MINUTES 37 SECONDS EAST, A DISTANCE OF 318.16 FEET; THENCE SOUTH 18 DEGREES 18 SECONDS WEST, A DISTANCE OF 64.63 FEET; THENCE SOUTH 34 DEGREES 03 MINUTES 03 SECONDS WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 54 DEGREES 11 MINUTES 30 SECONDS EAST, A DISTANCE OF 30.18 FEET; THENCE NORTH 00 DEGREES 30 SECONDS WEST, A DISTANCE OF 196.33 FEET TO THE EASTERN BOUNDARY OF BOULDER RIDGE FIRST ADDITION; THENCE NORTH 30 DEGREES 00 MINUTES 10 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 103.70 FEET; THENCE NORTH 02 DEGREES 18 MINUTES 27 SECONDS EAST, TRAVELING ALONG SAID BOUNDARY, A DISTANCE OF 26.41 FEET; THENCE NORTH 18 DEGREES 31 MINUTES 08 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 138.81 FEET; THENCE NORTH 28 DEGREES 04 MINUTES 51 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 158.07 FEET; THENCE NORTH 13 DEGREES 03 MINUTES 40 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 187.21 FEET TO THE SOUTHERLY SLATE DRIVE RIGHT-OF-WAY; THENCE NORTH 88 DEGREES 20 SECONDS EAST, A DISTANCE OF 128.08 FEET TO THE NORTHERLY FELDSPAR DRIVE RIGHT-OF-WAY; THENCE NORTH 01 DEGREE 50 SECONDS WEST, A DISTANCE OF 182.00 FEET TO THE NORTHERLY QUARRY LANE RIGHT-OF-WAY; THENCE NORTH 00 DEGREES 50 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 53.30 FEET; THENCE NORTH 12 DEGREES 00 MINUTES 40 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE NORTHERLY QUARRY LANE RIGHT-OF-WAY; THENCE NORTH 00 DEGREES 50 MINUTES 54 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 30.18 FEET TO THE NORTHERLY QUARRY LANE RIGHT-OF-WAY; THENCE NORTH 12 DEGREES 00 MINUTES 40 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 53.30 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 10 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 103.70 FEET TO THE NORTHERLY FELDSPAR DRIVE RIGHT-OF-WAY; THENCE NORTH 38 DEGREES 45 MINUTES 44 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 61.75 FEET TO THE NORTHERLY FELDSPAR DRIVE RIGHT-OF-WAY; THENCE NORTH 00 DEGREES 10 MINUTES 40 SECONDS WEST, A DISTANCE OF 182.42 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 40 SECONDS EAST, A DISTANCE OF 182.42 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 16, SAID LINE ALSO BOUND THE WEST BOUNDARY OF SOMERSET HOMES FIRST ADDITION; THENCE SOUTH 00 DEGREES 10 MINUTES 40 SECONDS WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 598.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 33.81 ACRES, MORE OR LESS.

### APPROVAL OF CITY PLANNING COMMISSION

THE SUBMISSION OF LAND AS SHOWN ON THE AMENDED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BISMARCK, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA. THE PLANNING COMMISSION OF THE CITY OF BISMARCK HAS REVIEWED THE SAID PLANNING COMMISSION, IN WITNESS WHEREOF ARE SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF BISMARCK.

WYNNE L. YEAGER - CHAIRMAN  
CARL D. HOKENSTADT - SECRETARY

### APPROVAL OF BOARD OF CITY COMMISSIONERS

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS APPROVED THE SUBMISSION OF LAND AS SHOWN ON THE AMENDED PLAT. THE BOARD OF CITY COMMISSIONERS HAS REVIEWED THE SAID PLANNING COMMISSION, IN WITNESS WHEREOF ARE SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE BOARD OF CITY COMMISSIONERS OF THE CITY OF BISMARCK.

THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

ATTEST  
M. G. WOODEN - CITY ADMINISTRATOR

### SURVEYOR'S CERTIFICATE

I, TERRY BALTZER, A REGISTERED LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE AMENDED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON \_\_\_\_\_, 2010, AND THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT ALL REQUIRED MONUMENTS HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

SHONSON, HAGEN & CO. P.C.  
908 BUSH AVENUE  
P.O. BOX 1130  
BISMARCK, NORTH DAKOTA 58504

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010, BEFORE ME PERSONALLY APPEARED TERRY BALTZER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING SURVEYOR'S CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

### APPROVAL OF CITY ENGINEER

I, MELVIN L. BULLINGER, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE "BOULDER RIDGE SECOND ADDITION", BISMARCK, NORTH DAKOTA AS SHOWN ON THE AMENDED PLAT.

MELVIN L. BULLINGER  
CITY ENGINEER

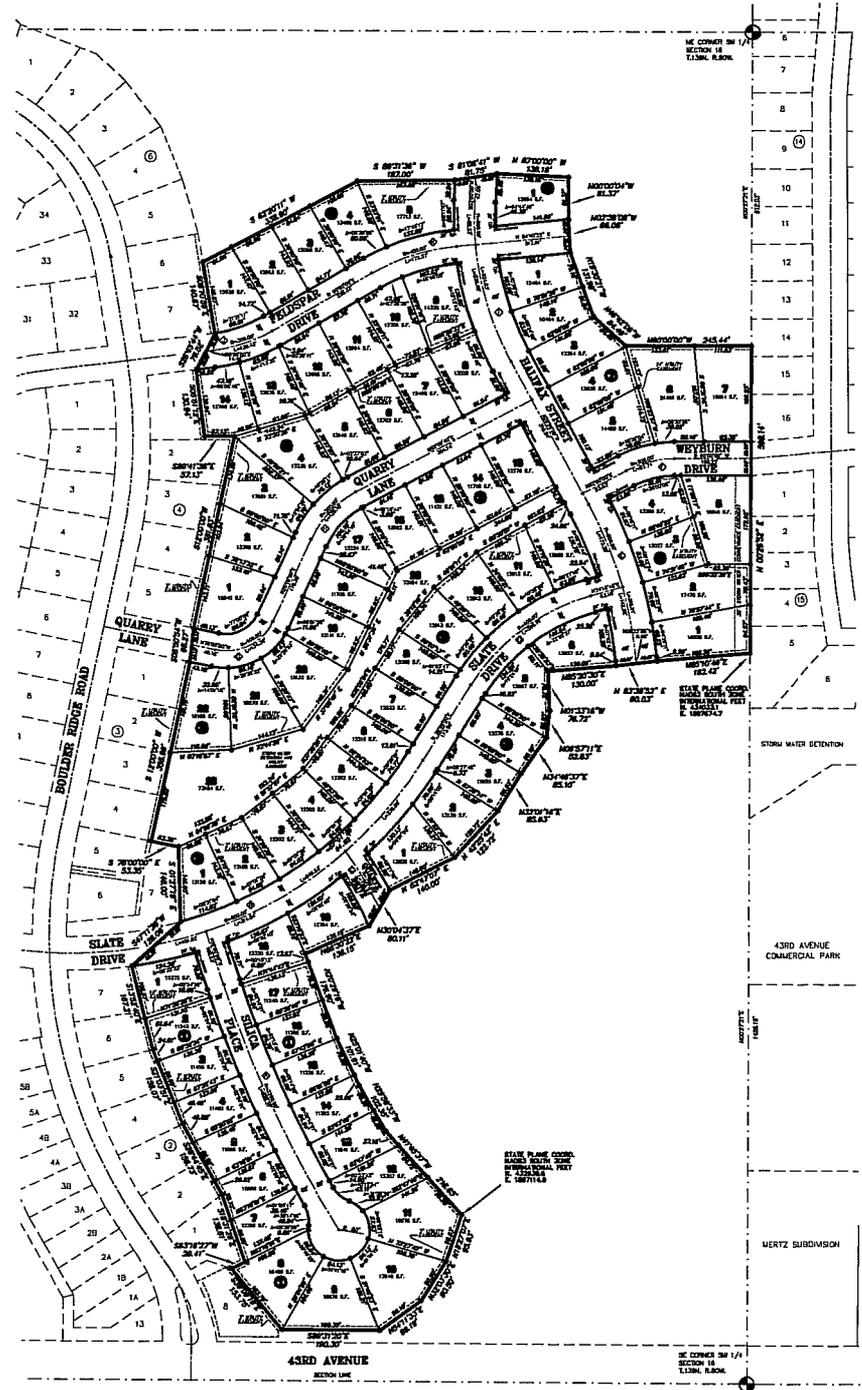
### OWNER'S CERTIFICATE & ACKNOWLEDGMENT

I, KNOW TO ALL MEN BY THESE PRESENTS THAT THE CITIES INVESTMENT, LLP BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON HAS CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS THIS ADDITION, BISMARCK, NORTH DAKOTA, AND DOES SO LEGITIMATELY AND DOES SO WITHOUT STREETS AS SHOWN HEREON INCLUDING ALL SEWER, CULVERTS, WATER AND OTHER PUBLIC UTILITY LINES WHETHER SHOWN HEREON OR NOT TO THE PUBLIC USE FOREVER.

THEY ALSO DONATE EASEMENTS TO THE CITY OF BISMARCK TO RUN WITH THE LAND, FOR GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITIES OR SERVICES ON OR UNDER THESE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS UTILITY, SANITARY SEWER, STORM SEWER & STORM WATER EASEMENTS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE A PARTNER OF THE CITIES INVESTMENT, LLP AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

DAVID PATRICE, NOTARY PUBLIC  
BURLINGTON COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES AUGUST 24, 2010

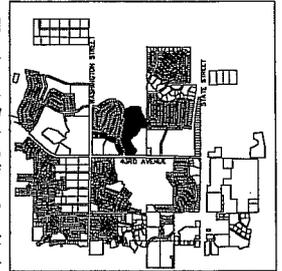


# BOULDER RIDGE SECOND ADDITION

PART OF THE SW 1/4 OF  
SECTION 16, T. 139 N., R. 80 W.  
BISMARCK, NORTH DAKOTA



LOCATION MAP



**OWNER:**  
**BOULDER RIDGE DEVELOPMENT**  
1291 EAGLE CREST LOOP  
BISMARCK, ND 58503  
258-3484

**TOTAL ACREAGE = 33.84 ACRES**  
**TOTAL LOTS = 79 LOTS**

**CURRENT ZONING: A**  
**PROPOSED ZONING: R5**



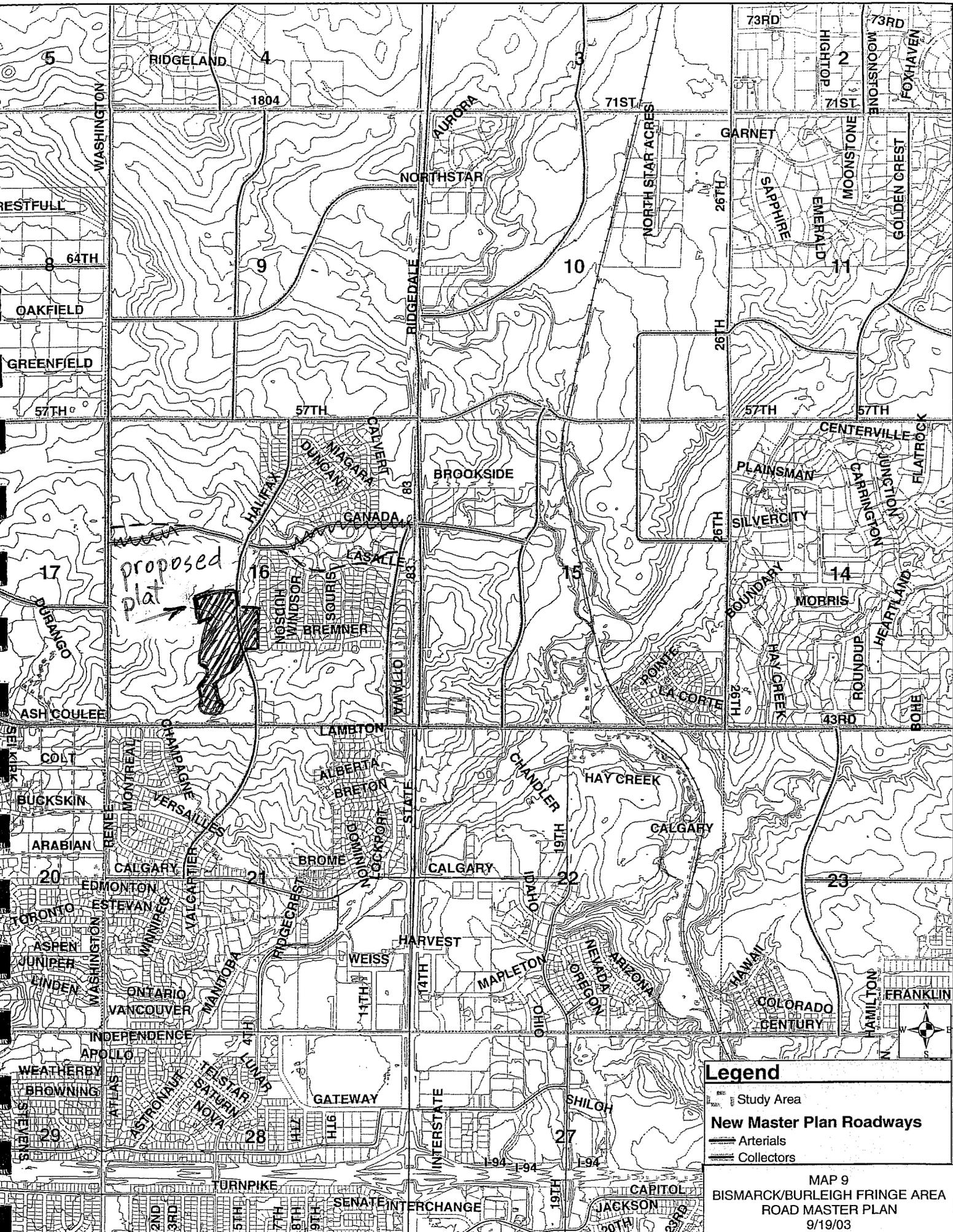
JANUARY 5, 2010  
SCALE - 1"=100'  
0 50 100 150  
NGVD29

A CUL DE SAC WAS USED IN THE DESIGN OF THIS SUBDIVISION A RESULT OF DIFFICULT TERRAIN AND ADDITIONAL ACCESS POINTS ALONG 43RD AVENUE ARE NOT ALLOWED

**DRAFT**

**SWENSON, HAGEN & COMPANY P.C.**  
800 South Avenue, P.O. Box 1133  
Bismarck, North Dakota 58504  
www.swhagen.com  
Phone (701) 222-3800  
Fax (701) 222-3868

Surveying  
Planning  
Land Planning  
Civil Engineering  
Landscape & Site Design  
Construction Management



**Legend**

- Study Area
- New Master Plan Roadways**
  - Arterials
  - Collectors

MAP 9  
 BISMARCK/BURLEIGH FRINGE AREA  
 ROAD MASTER PLAN  
 9/19/03

**CITY PLANNING & ZONING COMMISSION  
MEETING MINUTES  
March 24, 2010**

The Bismarck Planning & Zoning Commission met on March 24, 2010, at 5:00 p.m. in the Tom Baker Meeting Room in the City-County Office Building, 221 North 5<sup>th</sup> Street. Chairman Yeager presided.

Commissioners present were Mark Armstrong, Mel Bullinger, Jack Hegedus, Curt Juhala, Ken Selzler, Lisa Waldoch, John Warford and Wayne Yeager.

Commissioners Jo Conmy, Doug Lee and Elden Spier were absent.

Staff members present were Carl Hokenstad – Director of Community Development, Gregg Greenquist – Planner, Kim Lee –Planning Manager, Jason Tomanek – Planner, Kimberley Gaffrey– Office Assistant III and Charlie Whitman – City Attorney.

There were no others present.

**MINUTES**

Chairman Yeager called for consideration of the minutes of the February 24, 2010 meeting.

**MOTION:** Commissioner Juhala made a motion to approve the minutes of the February 24, 2010 meeting as received. Commissioner Warford seconded the motion and it was unanimously approved with Commissioners Armstrong, Bullinger, Hegedus, Juhala, Selzler, Waldoch, Warford and Yeager voting in favor of the motion.

**CONSIDERATIONS –  
ZONING CHANGE FROM CG-COMMERCIAL AND RMH-RESIDENTIAL TO CG-  
COMMERCIAL – BUFFALO JUMP ADDITION  
ZONING ORDINANCE TEXT AMENDMENT – FP FLOODPLAIN DISTRICT**

Chairman Yeager called for consideration of the following consent agenda items:

- A zoning change from CG-Commercial and RMHG-Residential zoning districts to CG-Commercial zoning district for Buffalo Jump Addition. The property is 5 lots in 2 blocks on 14.55 acres located along the east side of US Highway 83 between Calgary Avenue and 43<sup>rd</sup> Avenue (a replat of Lots 5-7, Block 1, Capital Electric Headquarters Addition and an unplatted portion of the NW¼ of Section 22, T139N - R80W/Hay Creek Township).
- A zoning ordinance text amendment relative to the FP Floodplain District. The proposed ordinance would bring the ordinance in line with FEMA’s model ordinance for this region and provide additional regulations to minimize losses within the floodplain.

**MOTION:** Commissioner Hegedus made a motion to approve the consent agenda. Commissioner Juhala seconded the motion and it was unanimously approved with Commissioners Armstrong, Bullinger, Hegedus, Juhala, Selzler, Waldoch, Warford and Yeager voting in favor of the motion.

## **PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT – HM MEDICAL FACILITY DISTRICT**

Chairman Yeager called for the public hearing for the zoning ordinance text amendment relative to HM Medical Facility District.

Ms. Lee provided an overview of the zoning ordinance text amendment for HM Medical Facility District. The proposed ordinance would modify the front yard setback requirements by eliminating the minimum setback distance.

Mr. Lee said staff recommends approval of the zoning ordinance text amendment relative to HM Medical Facility District.

Commissioner Warford asked Ms. Lee to review the boundaries for the HM Medical District. Ms. Lee explained that the boundaries cover all the facilities owned by Med Center One, Mid Dakota Clinic and St. Alexius Medical Center, which starts adjacent to the Belle Mehus Auditorium, extends over to 12<sup>th</sup> Street, north to Avenue A, then west to 10<sup>th</sup> Street, north to Avenue B, west to 9<sup>th</sup> Street, south to Avenue A, then west to 6<sup>th</sup> Street, and south to Broadway Avenue.

Chairman Yeager opened the public hearing for the zoning ordinance text amendment relative to HM Medical Facility District.

No public comment was received.

Chairman Yeager closed the public hearing.

**MOTION:** Commissioner Armstrong made a motion to approve the zoning ordinance text amendment relative to HM Medical Facility District. Commissioner Waldoch seconded the motion and it was unanimously approved with Commissioners Armstrong, Bullinger, Hegedus, Juhala, Selzler, Waldoch, Warford and Yeager voting in favor of the motion.

## **PUBLIC HEARING –ZONING CHANGE FROM COUNTY A-AGRICULTURAL AND R1-COUNTRY HOMES RESIDENTIAL TO CITY A-AGRICULTURAL AND CITY RR-RURAL RESIDENTIAL FOR ETA PHASE 10-1**

Chairman Yeager called for the public hearing for the zoning change from County A-Agricultural and R1-Country Homes Residential to City A-Agricultural and RR-Rural Residential for ETA Phase 10-1. The property is in West Hay Creek, Riverview and Burnt Creek Townships.

Ms. Lee provided an overview of the request and listed the following findings for the zoning change:

1. The proposed zoning changes are needed to convert the existing Burleigh County zoning to equivalent City zoning for those portions of West Hay Creek, Riverview and Burnt Creek Townships that are within the extended 4-mile ETA.
2. The proposed zoning changes would not adversely impact or change the character of the area.
3. The proposed zoning changes would not place an undue burden on public services.

4. The proposed zoning changes are consistent with adopted plans, policies and accepted planning practice.

Ms. Lee said based on the above findings, staff recommends approval of the zoning change from County A-Agricultural and R1-Country Homes Residential to City A-Agricultural and RR-Rural Residential for ETA Phase 10-1.

Chairman Yeager opened the public hearing for the zoning change from County A-Agricultural and R1-Country Homes Residential to City A-Agricultural and RR-Rural Residential for ETA Phase 10-1.

No public comment was received.

Chairman Yeager closed the public hearing.

**MOTION:** Based on the findings contained in the staff reports, Commissioner Hegedus a motion to approve the zoning change from County A-Agricultural and County R1-Country Homes Residential to City A-Agricultural and City RR-Rural Residential for ETA Phase 10-1. Commissioner Warford seconded the motion and it was unanimously approved with Commissioners Armstrong, Bullinger, Hegedus, Juhala, Selzler, Waldoch, Warford and Yeager voting in favor of the motion.

#### **OTHER BUSINESS**

There was no other business.

#### **ADJOURNMENT**

There being no further business Chairman Yeager declared the Bismarck Planning & Zoning Commission adjourned at 5:08 p.m. to meet again on April 28, 2010.

Respectfully submitted,

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Kimberley Gaffrey  
Recording Secretary

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Wayne Yeager  
Chairman

**Major Permit Activity  
March 2010**

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Non-deeded Owner: IRET Properties  
Address: 715 East Broadway  
Cost: \$475,000.00  
Description: Main level interior alteration

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Non-deeded Owner: La Quinta Inn & Suites  
Address: 224 North 12th Street  
Cost: \$4,362,000.00  
Description: 4 story building to be used as inn and suites

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Non-deeded Owner: Leier Rental Units  
Address: 2915 East Broadway Avenue  
Cost: \$377,617.00  
Description: Cold storage buildings

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Non-deeded Owner: IRET Properties  
Address: 715 East Broadway Avenue  
Cost: \$450,000.00  
Description: Interior alteration

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Non-deeded Owner: Wilshire Ridge Condos  
Address: 1208 West Owens Avenue  
Cost: \$950,000.00  
Description: 3 story, 9 unit condo

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DATE SELECTION 3/2010

Permit Type	***** City *****				***** ETA *****				***** County *****			
	3/2010		3/2009		3/2010		3/2009		3/2010		3/2009	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
SINGLE FAMILY DETACHED	10	1,486,054.00	3	496,463.00	6	1,038,643.00	0	.00	1	186,064.00	0	.00
SINGLE FAMILY ATTACHED	6	986,111.00	0	.00	0	.00	0	.00	0	.00	0	.00
TWO UNIT	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
THREE & FOUR FAMILY	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
FIVE & MORE FAMILY	1	950,000.00	0	.00	0	.00	0	.00	0	.00	0	.00
CONDO/TOWNHOUSE-1 HR.WALL	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
MANUFACTURED HOMES	1	.00	0	.00	0	.00	0	.00	0	.00	0	.00
MOBILE HOME WITHOUT EXTRA	0	.00	2	.00	0	.00	0	.00	0	.00	0	.00
MOBILE HOME WITH EXTRAS	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
MOBILE HOME MISCELLANEOUS	1	31,516.00	0	.00	0	.00	0	.00	0	.00	0	.00
HOTELS	1	4,362,000.00	0	.00	0	.00	0	.00	0	.00	0	.00
MOTELS	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
GROUP QUARTERS	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
STRUCTURE OTHER THAN BLDG	2	4,380,824.00	0	.00	0	.00	0	.00	0	.00	0	.00
AMUSEMENT & RECREATION	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
CHURCHES AND RELIGIOUS	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
INDUSTRIAL	1	377,617.00	0	.00	0	.00	0	.00	0	.00	0	.00
RESEARCH & DEVELOPMENT	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
AUTO SERVICE AND REPAIR	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
HOSPITALS & INSTITUTIONAL	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
OFFICE, BANK & PROFESSION	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
SCHOOLS AND EDUCATIONAL	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
COMM (RETAIL SALES)	1	189,256.00	0	.00	0	.00	0	.00	0	.00	0	.00
OTHER (PUBLIC PARKING GAR	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
OTHER STRUCTURES	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
PUBLIC BUILDING	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
ROOM ADDITIONS	0	.00	0	.00	1	130,000.00	0	.00	0	.00	0	.00
RESIDENTIAL GARAGES	2	14,034.00	0	.00	3	32,640.00	1	11,520.00	4	173,088.00	0	.00
PATIOS AND COVERS	5	9,445.00	0	.00	0	.00	1	3,825.00	1	25,600.00	0	.00
SWIMMING POOLS AND SPAS	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
OTHER	25	173,559.00	2	78,560.00	1	44,000.00	2	76,180.00	0	.00	0	.00
HOME OCCUPATIONS	1	.00	0	.00	0	.00	0	.00	0	.00	0	.00
STORAGE SHEDS	2	3,125.00	0	.00	1	1,500.00	0	.00	0	.00	0	.00
BASEMENT FINISH	22	107,033.00	11	49,079.00	5	18,629.00	6	29,118.00	0	.00	0	.00
INDUSTRIAL BUILDINGS	1	271,382.00	2	40,246.00	0	.00	0	.00	0	.00	0	.00
COMMERCIAL BUILDINGS	3	38,878.00	5	141,734.00	0	.00	0	.00	0	.00	0	.00

DATE SELECTION 3/2010

Permit Type	***** City *****				***** ETA *****				***** County *****			
	3/2010		3/2009		3/2010		3/2009		3/2010		3/2009	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
OFFICE & PROFESSIONAL BLD	11	1,509,416.00	4	309,895.00	0	.00	0	.00	0	.00	0	.00
OTHER	1	44,800.00	0	.00	0	.00	0	.00	0	.00	0	.00
ALTER PUBLIC	1	25,000.00	0	.00	0	.00	0	.00	0	.00	0	.00
APTS TO CONDO	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
TO/FROM RESIDENTIAL	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
RESIDENTIAL	0	.00	1	.00	0	.00	0	.00	0	.00	0	.00
OTHER	1	.00	0	.00	0	.00	0	.00	0	.00	0	.00
CHRISTMAS TREE SALES	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
FIREWORKS SALES	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
NURSERY STOCK SALES	1	.00	0	.00	0	.00	0	.00	0	.00	0	.00
TEMPORARY STRUCTURE PERMI	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
CIRCUS/CARNIVAL	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
MOVE OUT OF PMT LOCATION	0	.00	1	.00	0	.00	0	.00	0	.00	0	.00
MOVE INTO PERMIT LOCATION	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
MOVE WITHIN PMT LOCATION	0	.00	1	.00	0	.00	0	.00	0	.00	0	.00
NEW SIGN PERMIT	4	21,238.00	4	22,824.00	1	1,945.00	0	.00	0	.00	0	.00
SIGN ALTERATION	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
ELECTRONIC MESSAGE CENTER	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
Permit Type Total	104	14,981,288.00	36	1,138,801.00	18	1,267,357.00	10	120,643.00	6	384,752.00	0	.00

DATE SELECTION 3/2010

Permit Type	***** City *****		***** ETA *****		***** County *****	
	3/2010 Permits	3/2009 Permits	3/2010 Permits	3/2009 Permits	3/2010 Permits	3/2009 Permits
Plumbing	34	16	3	2	0	0
Electrical	90	78	0	0	0	0
Mechanical	106	48	16	13	1	1
Drain Field	0	0	1	0	0	0
Hood Suppression	1	1	0	0	0	0
SprinklerStandpipe	1	2	0	0	0	0
Alarm Detection	3	0	0	0	0	0
Total	235	145	20	15	1	1

DATE SELECTION 3/2010

Living Units	***** City *****		***** ETA *****		***** County *****	
	Units 3/2010	Units 3/2009	Units 3/2010	Units 3/2009	Units 3/2010	Units 3/2009
SINGLE FAMILY DETACHED	10	3	6	0	1	0
SINGLE FAMILY ATTACHED	6	0	0	0	0	0
FIVE & MORE FAMILY	9	0	0	0	0	0
OTHER	0	0	0	1	0	0
BASEMENT FINISH	1	0	0	0	0	0
RESIDENTIAL	0	1	0	0	0	0
Total	26	4	6	1	1	0

PERMIT LOCATION	PERMIT NUMBER	PROPERTY ADDRESS	DATE SELECTION	OWNERS NAME CONTRACTOR	VALUATION
CITY OF BISMARCK	2010-0000081	715 E BROADWAY	03/2010 AV	BND ANNEX BUILDING TERRA PACIFIC MIDWEST INC	475,000.00
CITY OF BISMARCK	2010-0000097	2240 N 12TH	ST	LA QUINTA INN & SUITES PLC, INC.	4,362,000.00
CITY OF BISMARCK	2010-0000135	2915 E BROADWAY	AV	LEIER RENTAL UNITS NORTHWEST CONTRACTING INC	377,617.00
CITY OF BISMARCK	2010-0000140	715 E BROADWAY	AV SUITE 150	MEDCENTER ONE WALK IN CLINIC CAPITAL CITY CONSTRUCTION INC	450,000.00
CITY OF BISMARCK	2010-0000168	1208 W OWENS	AV UNIT 1	WILSHIRE RIDGE CONDOS JL JEFFRIES INC	950,000.00
CITY OF BISMARCK	2010-0000187	608 E BOULEVARD	AV	STATE OF NORTH DAKOTA NORTH DAKOTA DEPT OF TRANSPORT	4,380,824.00

DATE SELECTION 3/2010

Permit Type	***** City *****				***** ETA *****				***** County *****			
	3/2010		3/2009		3/2010		3/2009		3/2010		3/2009	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
SINGLE FAMILY DETACHED	14	2,174,990.00	5	982,346.00	6	1,038,643.00	0	.00	1	186,064.00	0	.00
SINGLE FAMILY ATTACHED	6	986,111.00	0	.00	0	.00	0	.00	0	.00	0	.00
TWO UNIT	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
THREE & FOUR FAMILY	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
FIVE & MORE FAMILY	1	950,000.00	0	.00	0	.00	0	.00	0	.00	0	.00
CONDO/TOWNHOUSE-1 HR.WALL	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
MANUFACTURED HOMES	1	.00	0	.00	0	.00	0	.00	0	.00	0	.00
MOBILE HOME WITHOUT EXTRA	1	.00	3	.00	0	.00	0	.00	0	.00	0	.00
MOBILE HOME WITH EXTRAS	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
MOBILE HOME MISCELLANEOUS	1	31,516.00	0	.00	0	.00	0	.00	0	.00	0	.00
HOTELS	1	4,362,000.00	0	.00	0	.00	0	.00	0	.00	0	.00
MOTELS	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
GROUP QUARTERS	2	144,700.00	0	.00	0	.00	0	.00	0	.00	0	.00
STRUCTURE OTHER THAN BLDG	2	4,380,824.00	0	.00	0	.00	0	.00	0	.00	0	.00
AMUSEMENT & RECREATION	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
CHURCHES AND RELIGIOUS	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
INDUSTRIAL	1	377,617.00	1	12,000.00	0	.00	0	.00	0	.00	0	.00
RESEARCH & DEVELOPMENT	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
AUTO SERVICE AND REPAIR	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
HOSPITALS & INSTITUTIONAL	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
OFFICE, BANK & PROFESSION	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
SCHOOLS AND EDUCATIONAL	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
COMM (RETAIL SALES)	1	189,256.00	0	.00	0	.00	0	.00	0	.00	0	.00
OTHER (PUBLIC PARKING GAR	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
OTHER STRUCTURES	1	85,114.00	1	60,000.00	0	.00	0	.00	0	.00	0	.00
PUBLIC BUILDING	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
ROOM ADDITIONS	0	.00	1	62,668.00	2	226,115.00	2	104,107.00	0	.00	1	4,000.00
RESIDENTIAL GARAGES	3	35,154.00	1	1,200.00	3	32,640.00	2	33,920.00	4	173,088.00	0	.00
PATIOS AND COVERS	5	9,445.00	0	.00	0	.00	1	3,825.00	1	25,600.00	0	.00
SWIMMING POOLS AND SPAS	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
OTHER	34	834,722.00	14	369,784.00	3	76,500.00	3	81,380.00	1	5,000.00	0	.00
HOME OCCUPATIONS	2	.00	0	.00	0	.00	1	.00	0	.00	0	.00
STORAGE SHEDS	2	3,125.00	0	.00	1	1,500.00	0	.00	0	.00	0	.00
BASEMENT FINISH	42	199,567.00	45	245,879.00	15	71,608.00	23	113,056.00	2	12,650.00	0	.00
INDUSTRIAL BUILDINGS	2	276,582.00	4	144,296.00	0	.00	0	.00	0	.00	0	.00
COMMERCIAL BUILDINGS	7	232,978.00	9	286,234.00	0	.00	0	.00	0	.00	0	.00

DATE SELECTION 3/2010

Permit Type	***** City *****				***** ETA *****				***** County *****			
	3/2010		3/2009		3/2010		3/2009		3/2010		3/2009	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
OFFICE & PROFESSIONAL BLD	21	2,558,570.00	23	2,698,050.00	0	.00	0	.00	0	.00	0	.00
OTHER	1	44,800.00	4	370,498.00	0	.00	0	.00	0	.00	0	.00
ALTER PUBLIC	2	425,000.00	0	.00	0	.00	0	.00	0	.00	0	.00
APTS TO CONDO	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
TO/FROM RESIDENTIAL	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
RESIDENTIAL	0	.00	4	.00	0	.00	0	.00	0	.00	0	.00
OTHER	1	.00	1	.00	0	.00	0	.00	0	.00	0	.00
CHRISTMAS TREE SALES	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
FIREWORKS SALES	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
NURSERY STOCK SALES	1	.00	0	.00	0	.00	0	.00	0	.00	0	.00
TEMPORARY STRUCTURE PERMI	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
CIRCUS/CARNIVAL	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
MOVE OUT OF PMT LOCATION	0	.00	2	.00	0	.00	0	.00	0	.00	0	.00
MOVE INTO PERMIT LOCATION	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
MOVE WITHIN PMT LOCATION	0	.00	1	.00	0	.00	0	.00	0	.00	0	.00
NEW SIGN PERMIT	8	38,188.00	10	51,694.00	1	1,945.00	0	.00	0	.00	0	.00
SIGN ALTERATION	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
ELECTRONIC MESSAGE CENTER	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
	163	18,340,259.00	129	5,284,649.00	31	1,448,951.00	32	336,288.00	9	402,402.00	1	4,000.00

DATE SELECTION 3/2010

Permit Type	***** City *****		***** ETA *****		***** County *****	
	3/2010 Permits	3/2009 Permits	3/2010 Permits	3/2009 Permits	3/2010 Permits	3/2009 Permits
Plumbing	63	46	6	4	0	1
Electrical	181	195	0	0	0	0
Mechanical	239	212	34	48	5	4
Drain Field	0	0	1	0	0	0
Hood Suppression	1	1	0	0	0	0
SprinklerStandpipe	1	2	0	0	0	0
Alarm Detection	3	0	0	0	0	0
Total	492	464	41	52	5	5

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Living Units	***** City *****		***** ETA *****		***** County *****	
	Units 3/2010	Units 3/2009	Units 3/2010	Units 3/2009	Units 3/2010	Units 3/2009
SINGLE FAMILY DETACHED	14	5	6	0	1	0
SINGLE FAMILY ATTACHED	6	0	0	0	0	0
FIVE & MORE FAMILY	9	0	0	0	0	0
MOBILE HOME WITHOUT EXTRA	0	1	0	0	0	0
GROUP QUARTERS	2	0	0	0	0	0
OTHER	0	0	0	1	0	0
BASEMENT FINISH	3	0	1	0	0	0
RESIDENTIAL	0	1	0	0	0	0
Total	34	7	7	1	1	0