

REGULAR AGENDA

FINAL CONSIDERATION/PUBLIC HEARINGS

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

4. **Lot A-1, Block 1, U-Rent Subdivision – Zoning Change (PUD to CG) (JT)**25

Staff recommendation: approve approve continue table deny

5. **L1&2, B1, Sloven 2nd Addition, Tract 335 & City Lands – Special Use Permit (junkyard) (G²)** 29

Staff recommendation: approve with conditions
approve continue table deny

OTHER BUSINESS

6. **Other**

ADJOURNMENT

7. **Adjourn.** The next regular meeting date is scheduled for Wednesday, December 15, 2010.

Enclosure: Minutes of the October 27, 2010 meeting
 Major Building Permits Report for October 2010
 Building Permit Activity Report for October 2010

**BISMARCK-BURLEIGH COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

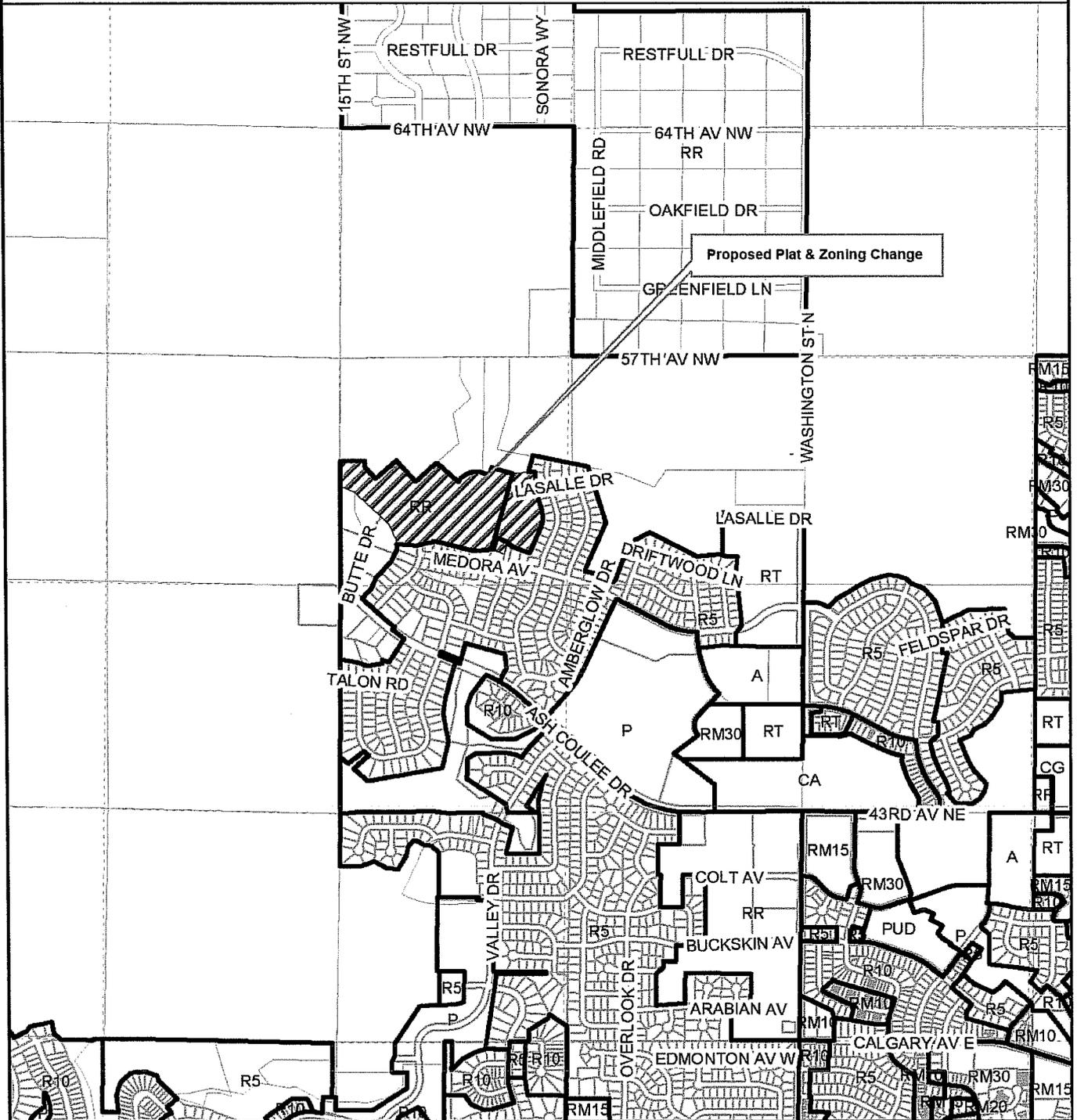
BACKGROUND:		
Title: Horizon Heights Fifth Addition – Zoning Change (A, RR and R5 to R5)		
Status: Planning Commission – Consideration	Date: November 17, 2010	
Owner(s): LeeRoy Mitzel	Engineer: Kadrmars, Lee & Jackson	
Reason for Request: To commence with the fifth phase of the Horizon Heights residential development.		
Location: In northwest Bismarck, north of Medora Avenue, northwest of Horizon Middle School (a replat of Lots 4 and 5, Block 8, Horizon Heights 4 th Addition, a replat of all of Auditor's Lot WH and a portion of Auditor's Lot F1 of the West ½ of Section 17, T139N-R80W/Hay Creek Township).		
Project Size: 38.87	Number of Lots: 80 lots in 6 blocks	
EXISTING CONDITIONS:	PROPOSED CONDITIONS:	
Land Use: Vacant/Undeveloped	Land Use: Single-family residential	
Zoning: A – Agriculture RR – Residential R5 – Residential	Zoning: R5 - Residential	
Uses Allowed: A-Agriculture RR-Large lot, single-family residential R5- Single-family residential	Uses Allowed: R5-Single-family residential	
Maximum Density Allowed: A – 1 unit per 40 acres RR – 1 unit per 65,000 square feet R5 – 5 units per acre	Maximum Density Allowed: R5 – 5 units per acre	
PROPERTY HISTORY:		
Zoned: Western Hills – 1985 Horizon Heights 4 th - 2008	Platted: Western Hills – 1985 Horizon Heights 4 th - 2008	Annexed: Horizon Heights 4 th – 2008
FINDINGS:		
<ol style="list-style-type: none"> 1. The proposed zoning change is consistent with the Land Use Plan which identifies the long range use of this area as urban residential (Bismarck-Mandan Regional Land Use Plan). 2. The proposed zoning change would be compatible with adjacent land uses. Adjacent land uses include partially developed single-family subdivisions to the east and south, agricultural zoning to the north and west and two large lot, single-family dwellings to the west. 3. The zoning change would not place an undue burden on public services. 		
<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 purpose of the zoning ordinance.
6. The proposed zoning change is consistent with the master plan, other adopted plans, policies and accepted planning practice.

RECOMMENDATION:

Based on the above findings, staff recommends scheduling a public hearing for the zoning change for Horizon Heights Fifth Addition from A-Agriculture, RR-Residential & R5-Residential to R5-Residential.

Proposed Plat and Zoning Change (A, RR & R5 to R5) Horizon Heights Fifth Addition



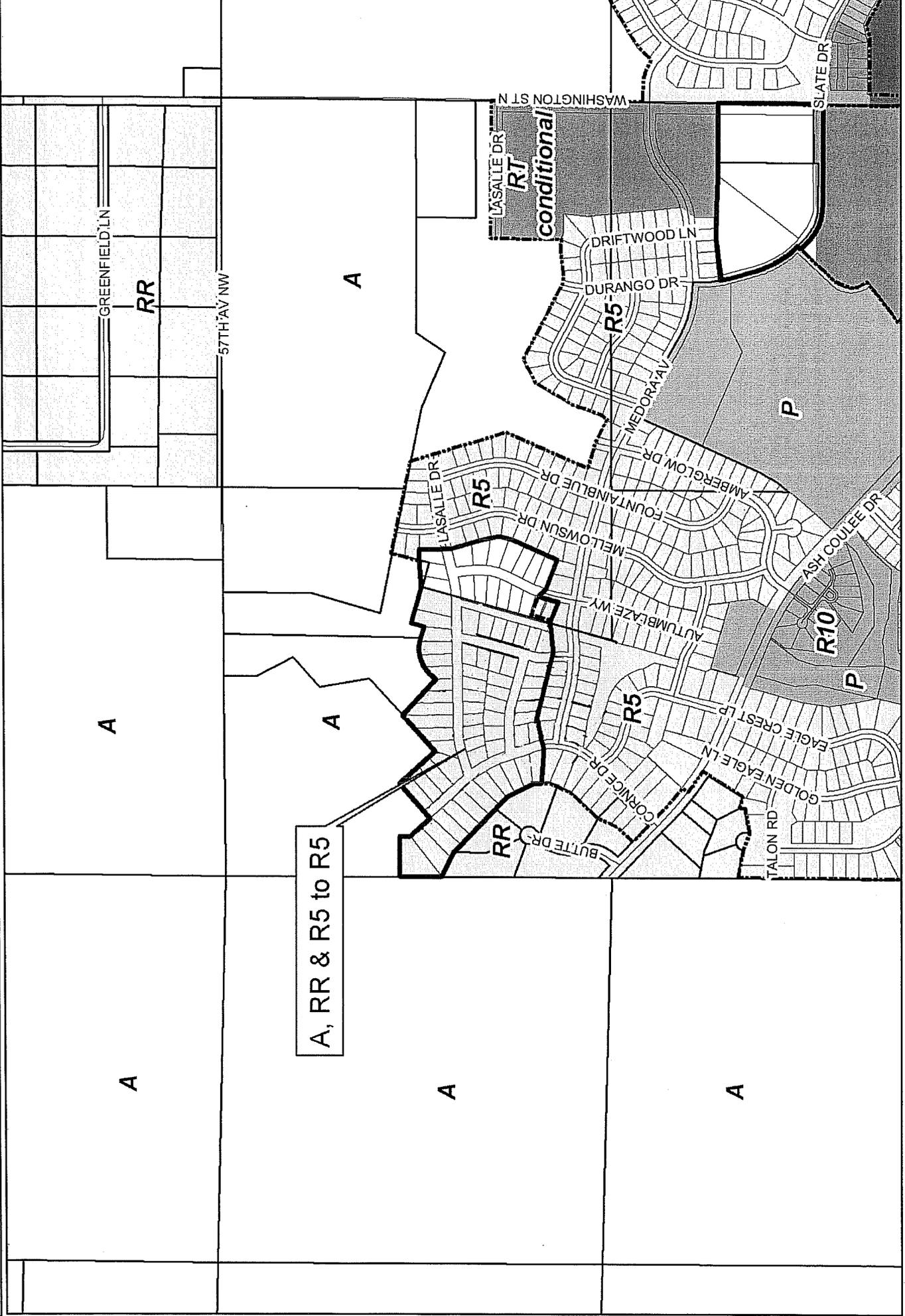
DISCLAIMER: This map is for representation use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.
Map was Updated/Created: October 20, 2010 (kcg)

Source: City of Bismarck



0 1,125 2,250 Feet

Horizon Heights 5th Addition - Zoning Change - A, RR & R5 to R5



**BISMARCK-BURLEIGH COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

BACKGROUND:		
Title: Horizon Heights Fifth Addition – Preliminary Plat		
Status: Planning Commission – Consideration	Date: November 17, 2010	
Owner(s): LeeRoy Mitzel	Engineer: Kadrmaz, Lee & Jackson	
Reason for Request: To commence with the fifth phase of the Horizon Heights residential development.		
Location: In northwest Bismarck, north of Medora Avenue, northwest of Horizon Middle School (a replat of Lots 4 and 5, Block 8, Horizon Heights 4 th Addition, a replat of all of Auditor's Lot WH and a portion of Auditor's Lot F1 of the West ½ of Section 17, T139N-R80W/Hay Creek Township).		
Project Size: 38.87	Number of Lots: 80 lots in 6 blocks	
EXISTING CONDITIONS:		
Land Use: Vacant/Undeveloped		PROPOSED CONDITIONS:
Zoning: A – Agriculture RR – Residential R5 – Residential		Land Use: Single-family residential
Uses Allowed: A-Agriculture RR-Large lot, single-family residential R5- Single-family residential		Zoning: R5 - Residential
Uses Allowed: A-Agriculture RR-Large lot, single-family residential R5- Single-family residential		Uses Allowed: R5-Single-family residential
Maximum Density Allowed: A – 1 unit per 40 acres RR – 1 unit per 65,000 square feet R5 – 5 units per acre		Maximum Density Allowed: R5 – 5 units per acre
PROPERTY HISTORY:		
Zoned: Western Hills – 1985 Horizon Heights 4 th - 2008	Platted: Western Hills – 1985 Horizon Heights 4 th - 2008	Zoned: Western Hills – 1985 Horizon Heights 4 th - 2008
ADDITIONAL INFORMATION:		
<ol style="list-style-type: none"> 1. There is a pipeline running NE/SW through the proposed plat. The long narrow lots, Lot 16, Block 5, Lot 7, Block 6, will be owned by the pipeline company. 2. Lots 1-3, Block 1 and Lot 1, Block 6 would be undevelopable until such time that adequate right-of-way is dedicated and roads are constructed to service the lots. The lots are being included in the plat boundary because this is the extent of the applicant's ownership. 		

FINDINGS:

1. All technical requirements for consideration of a preliminary plat have been met.
2. The proposed subdivision generally conforms with the Fringe Area Road Master Plan, which identifies Medora Avenue and LaSalle Drive West as the east-west collector roadways for Section 17.
3. The proposed subdivision would be compatible with adjacent land uses. Adjacent land uses include partially developed single-family subdivisions to the east and south, agricultural zoning to the north and west and two large lot, single-family dwellings to the west.
4. The property would be annexed prior to development; therefore, the proposed subdivision would 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.

RECOMMENDATION:

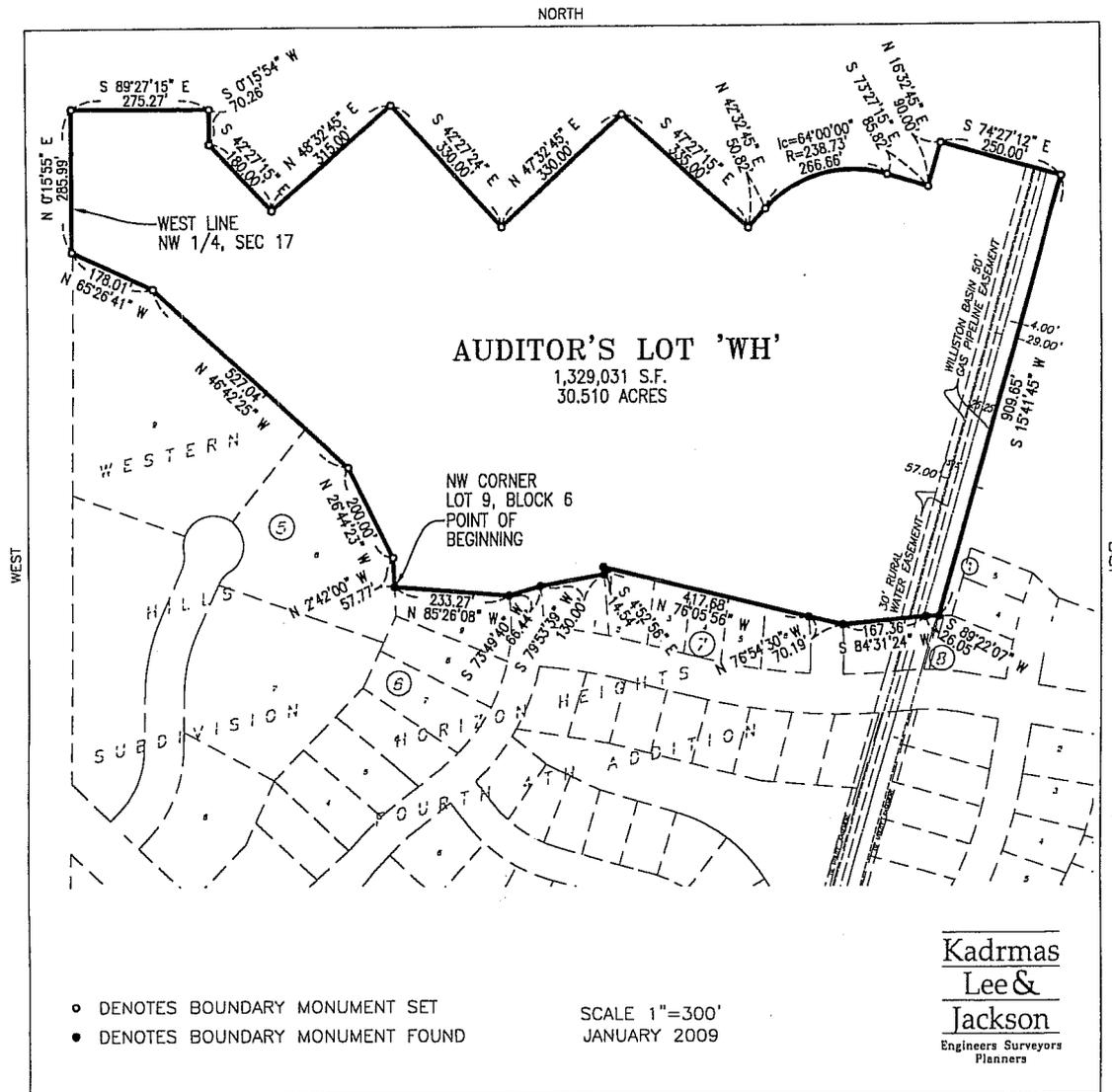
Based on the above findings, staff recommends tentative approval of the preliminary plat for Horizon Heights Fifth Addition.

PLAT OF

AUDITOR'S LOT 'WH' OF THE NW 1/4 Section 17 Township 139 N Range 80 W

Present Owner

MITZEL HOMES INC.



AUDITOR'S LOT 'WH'
1,329,031 S.F.
30.510 ACRES

- DENOTES BOUNDARY MONUMENT SET
- DENOTES BOUNDARY MONUMENT FOUND

SCALE 1"=300'
JANUARY 2009

**Kadmas
Lee &
Jackson**
Engineers Surveyors
Planners

SOOTH Description

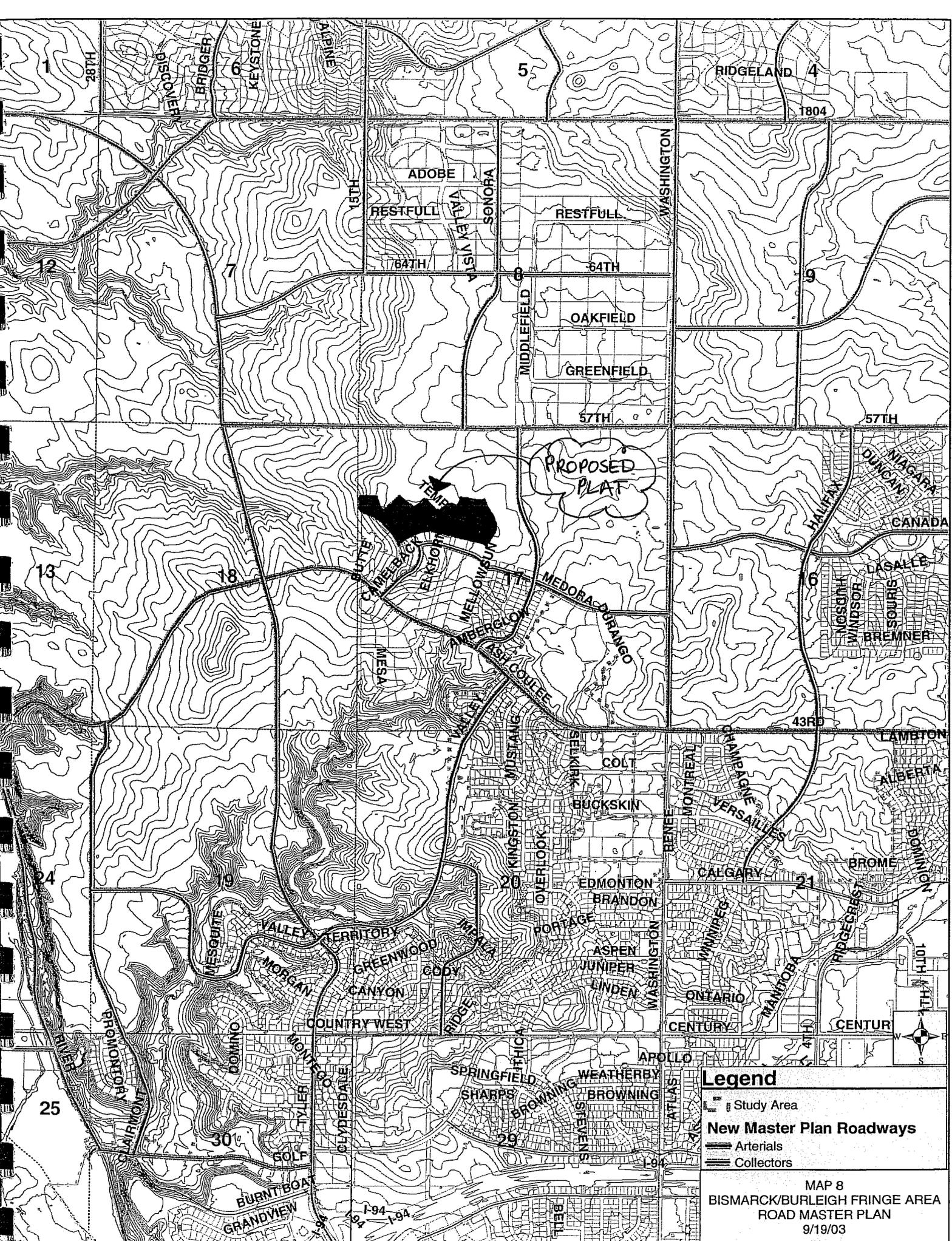
AUDITOR'S LOT 'WH' OF THE NW 1/4 Section 17 Township 139

Range 80 W, described as follows:

A TRACT OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 139 NORTH, RANGE 80 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 9, BLOCK 6, HORIZON HEIGHTS FOURTH ADDITION, WHICH IS THE POINT OF BEGINNING, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST LINE OF LOT 8, BLOCK 5, WESTERN HILLS SUBDIVISION; THENCE FROM SAID POINT OF BEGINNING ALONG THE EAST LINE OF SAID BLOCK 5, WESTERN HILLS SUBDIVISION AS FOLLOWS; THENCE N 02°42'00" W, 57.77 FEET; THENCE N 26°44'23" W, 200.00 FEET; THENCE N 48°42'25" W, 527.04 FEET; THENCE N 65°26'41" W, 178.01 FEET TO THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 17; THENCE ALONG SAID WEST LINE, N 00°15'55" E, 285.99 FEET; THENCE S 89°27'15" E, 275.27 FEET; THENCE S 00°15'54" W, 70.26 FEET; THENCE S 42°27'15" E, 180.00 FEET; THENCE N 48°32'45" E, 315.00 FEET; THENCE S 42°27'24" E, 330.00 FEET; THENCE S 47°27'15" E, 335.00 FEET; THENCE N 42°32'45" E, 50.82 FEET; THENCE ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 238.73 FEET, AN INTERIOR ANGLE OF 64°00'00", A DISTANCE OF 266.66 FEET; THENCE S 73°27'15" E, TANGENT TO LAST DESCRIBED CURVE, 85.82 FEET; THENCE N 16°32'45" E, 90.00 FEET; THENCE S 74°27'12" E, 250.00 FEET; THENCE S 15°41'45" W, 909.65 FEET TO A POINT ON THE NORTH LINE OF BLOCK 8, HORIZON HEIGHTS FOURTH ADDITION; THENCE ALONG SAID NORTH LINE, S 89°22'07" W, 26.05 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, S 84°31'24" W, 167.36 FEET, THENCE N 76°54'30" W, 70.19 FEET TO THE NORTHEAST CORNER OF BLOCK 7, SAID HORIZON HEIGHTS FOURTH ADDITION; THENCE ALONG THE NORTH LINE OF SAID BLOCK 7 AS FOLLOWS; THENCE N 76°05'56" W, 417.68 FEET; THENCE S 04°52'56" E, 14.54 FEET; THENCE S 79°53'39" W, 130.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 7; THENCE S 73°49'40" W, 66.44 FEET TO THE NORTHEAST CORNER OF BLOCK 6, SAID HORIZON HEIGHTS FOURTH ADDITION; THENCE ALONG THE NORTH LINE OF SAID BLOCK 6, N 85°26'08" W, 233.27 FEET TO THE SAID POINT OF BEGINNING.

SAID TRACT CONTAINS 1,329,031 SQUARE FEET OR 30.510 ACRES MORE OR LESS.



PROPOSED PLAT

Legend

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

MAP 8
 BISMARCK/BURLEIGH FRINGE AREA
 ROAD MASTER PLAN
 9/19/03

**BISMARCK-BURLEIGH COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

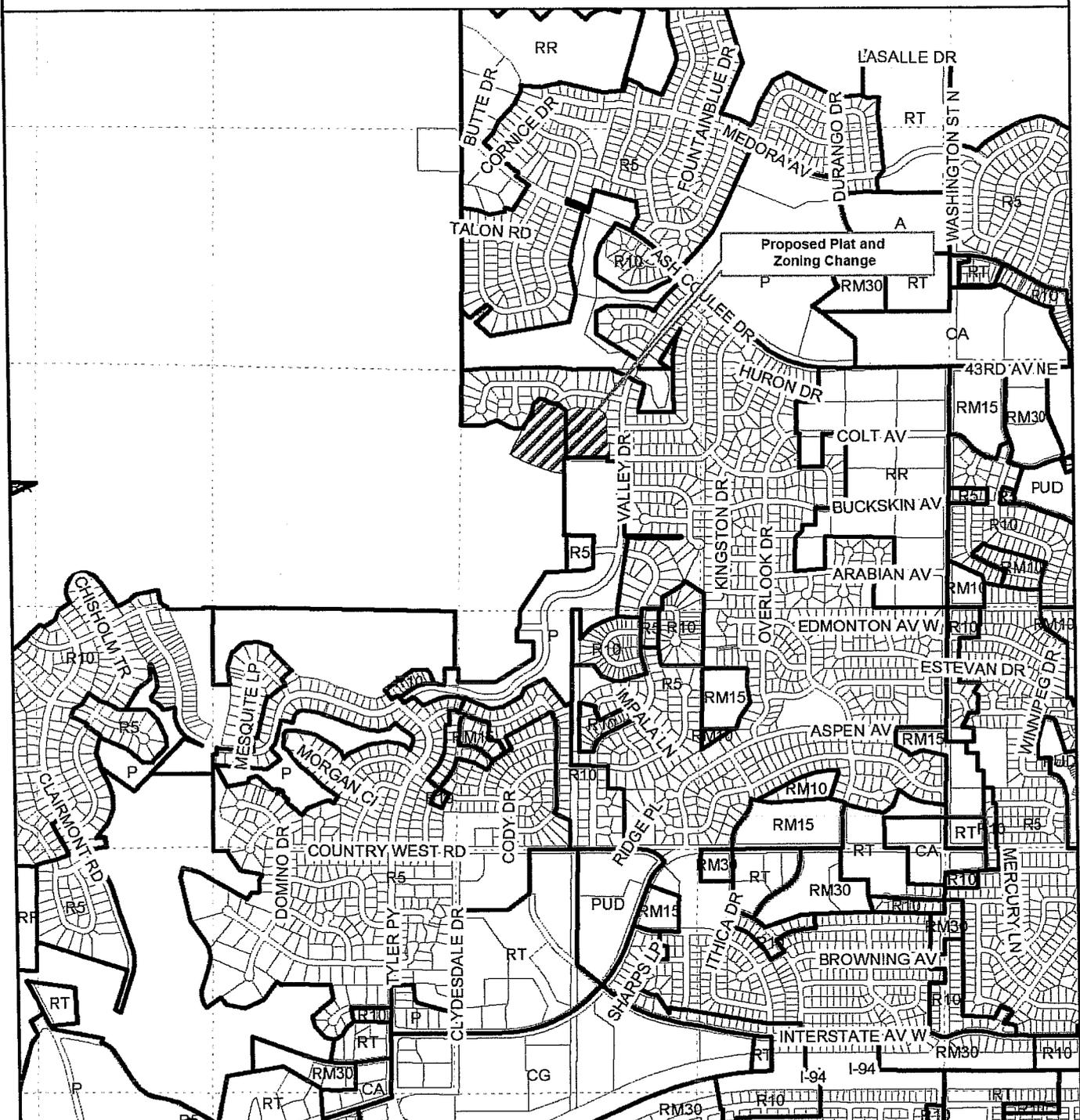
BACKGROUND:		
Title: Eagle Crest Third Addition – Zoning Change (A & R5 to R5)		
Status: Planning Commission – Consideration	Date: November 17, 2010	
Owner(s): Knutson Properties, LLP	Engineer: Swenson, Hagen & Co.	
Reason for Request: Plat and zone property for single-family residential development.		
Location: Along the west side of Valley Drive between High Creek Road and Mustang Drive (part of the NW ¼ of Section 20, T139N-R80W/Hay Creek Township)		
Project Size: 17.75 acres	Number of Lots: 36 lots in 3 blocks	
EXISTING CONDITIONS:	PROPOSED CONDITIONS:	
Land Use: Undeveloped	Land Use: Single family residential	
Zoning: A – Agricultural R5 – Residential	Zoning: R5 – Residential	
Uses Allowed: A – Agriculture R5 – Single family residential	Uses Allowed: R5 – Single family residential	
Maximum Density Allowed: A – One unit/40 acres R5 – 5 units/acre	Maximum Density Allowed: R5 – 5 units/acre	
PROPERTY HISTORY:		
Zoned: Part – 06/00 (A to R5)	Platted: N/A	Annexed: N/A
FINDINGS:		
<ol style="list-style-type: none"> 1. The proposed zoning change would be consistent with the Land Use Plan, which identifies the long range use of this area as urban residential (Bismarck-Mandan Regional Land Use Plan). 2. The proposed zoning change would be compatible with adjacent land uses. Adjacent land uses include single family residential to the north and west, a park to the southeast and undeveloped property to the southwest and west. 3. The subdivision proposed for this property will be annexed prior to development; therefore, the zoning change will not place an undue burden on public services and facilities. 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 purpose of the zoning ordinance. 6. The proposed zoning change is consistent with the master plan, other adopted plans, policies and accepted planning practice. 		

RECOMMENDATION:

Based on the above findings, staff recommends scheduling a public hearing on the zoning change from A – Agricultural and R5 – Residential to R5 – Residential for Eagle Crest Third Addition.

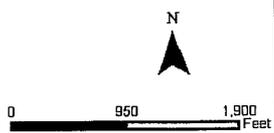
Proposed Plat & Zoning Change (A & R5 to R5)

Eagle Crest Third Addition

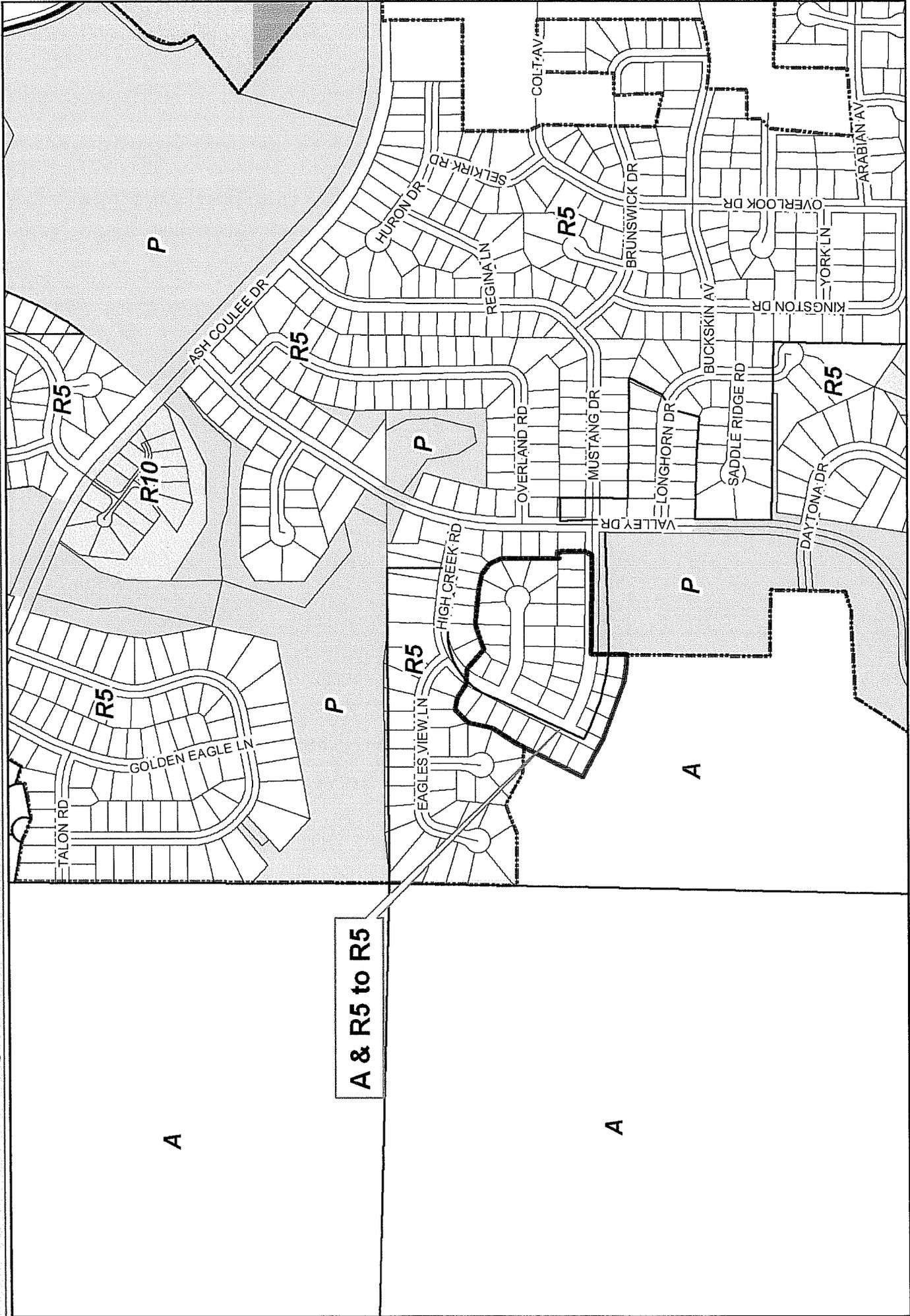


DISCLAIMER: This map is for representation use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.
 Map was Updated/Created: October 19, 2010 (kdg)

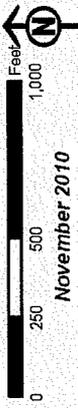
Source: City of Bismarck



Eagle Crest 3rd Addition - Zoning Change - A & R5 to R5



A & R5 to R5



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.

November 2010

**BISMARCK-BURLEIGH COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

BACKGROUND:		
Title: Eagle Crest Third Addition – Preliminary Plat		
Status: Planning Commission – Consideration	Date: November 17, 2010	
Owner(s): Knutson Properties, LLP	Engineer: Swenson, Hagen & Co.	
Reason for Request: Plat and zone property for single-family residential development.		
Location: Along the west side of Valley Drive between High Creek Road and Mustang Drive (part of the NW ¼ of Section 20, T139N-R80W/Hay Creek Township)		
Project Size: 17.75 acres	Number of Lots: 36 lots in 3 blocks	
EXISTING CONDITIONS:	PROPOSED CONDITIONS:	
Land Use: Undeveloped	Land Use: Single family residential	
Zoning: A – Agricultural R5 – Residential	Zoning: R5 – Residential	
Uses Allowed: A – Agriculture R5 – Single family residential	Uses Allowed: R5 – Single family residential	
Maximum Density Allowed: A – One unit/40 acres R5 – 5 units/acre	Maximum Density Allowed: R5 – 5 units/acre	
PROPERTY HISTORY:		
Zoned: Part – 06/00	Platted: N/A	Annexed: N/A
ADDITIONAL INFORMATION		
<p>1. The applicant is requesting the use of a cul-de-sac for this development and has submitted a written justification for this request. Section 14-09-05(1)(m) of the Subdivision Regulations (Design Standards) states, “The use of cul-de-sac streets shall be limited in order to promote a well-connected street network that provides for safe, direct and convenient access by vehicles, bicycles, and pedestrians. Cul-de-sac streets may be permitted in instances where there is no reasonable opportunity to provide for future connections to adjoining streets, including natural barriers such as topography or water features, man-made barriers such as railroad tracks, or to discourage through traffic between incompatible land uses. Detailed written justification for the use of cul-de-sac streets in proposed subdivision plats shall be provided as part of the plat application process.” Based on these criteria, staff does not support the use of a cul-de-sac in this location, as Ranch Circle could be extended south to Mustang Drive.</p>		
FINDINGS:		
<p>1. All technical requirements for consideration of a preliminary plat have been met.</p>		
<i>(continued)</i>		

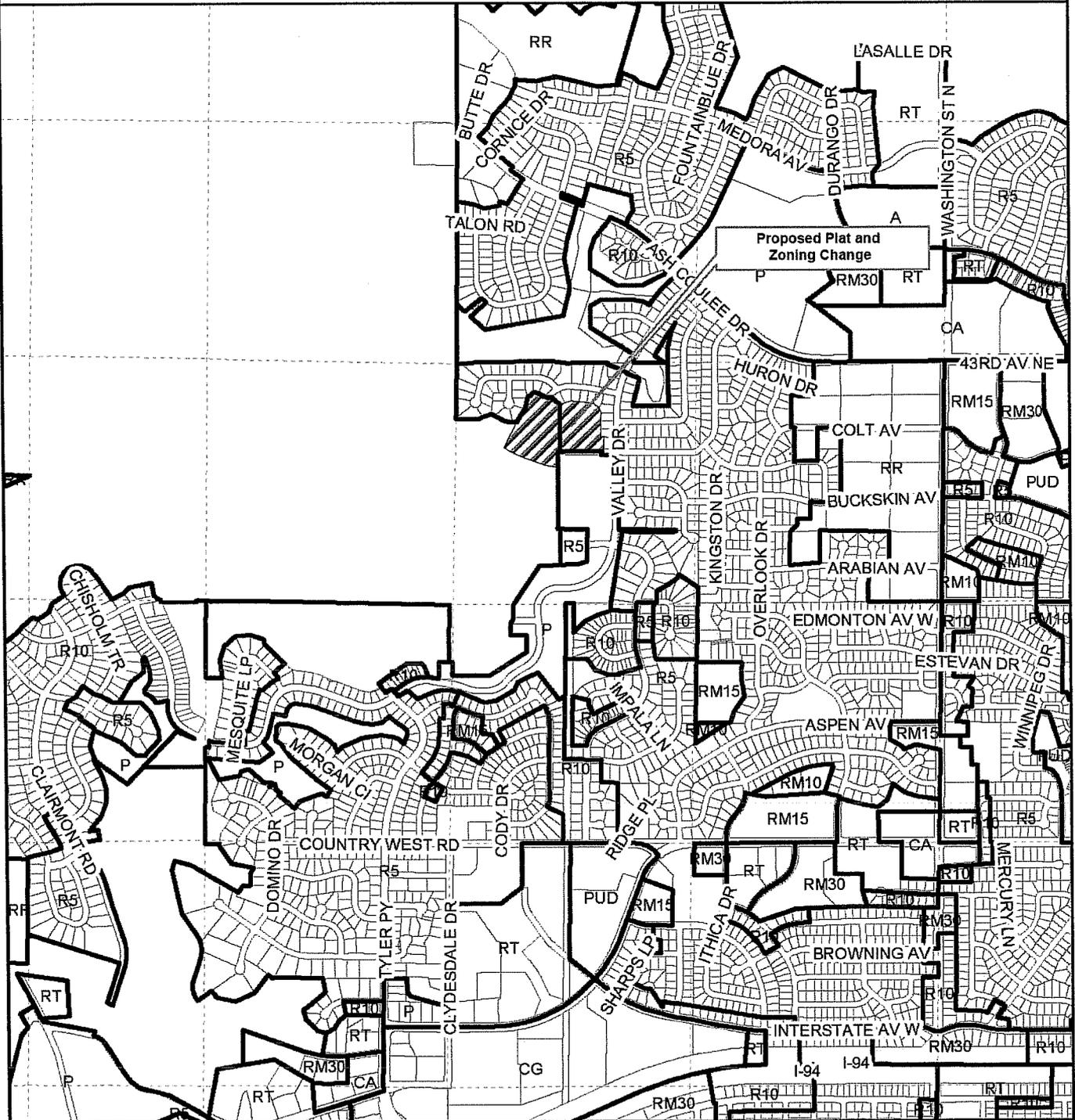
2. The proposed subdivision does not impact the Fringe Area Road Master Plan for the area, which identifies Valley Drive as the north-south collector for this section.
3. The proposed subdivision would be compatible with adjacent land uses. Adjacent land uses include single family residential to the north and west, a park to the southeast and undeveloped property to the southwest and west.
4. The proposed subdivision would be annexed prior to development; therefore, it will not place an undue burden on public services and facilities.
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 the master plan, other adopted plans, policies and accepted planning practice.

RECOMMENDATION:

Based on the above findings, staff recommends tentative approval of the preliminary plat of Eagle Crest Third Addition, denying the request for the use of a cul-de-sac as proposed, and with the understanding that the subdivision will be redesigned to eliminate the cul-de-sac prior to submittal of the final plat.

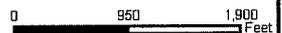
Proposed Plat & Zoning Change (A & R5 to R5)

Eagle Crest Third 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: October 19, 2010 (kdg)

Source: City of Bismarck



RECEIVED

NOV 05 2000

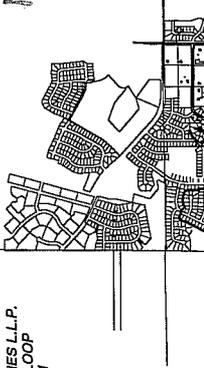
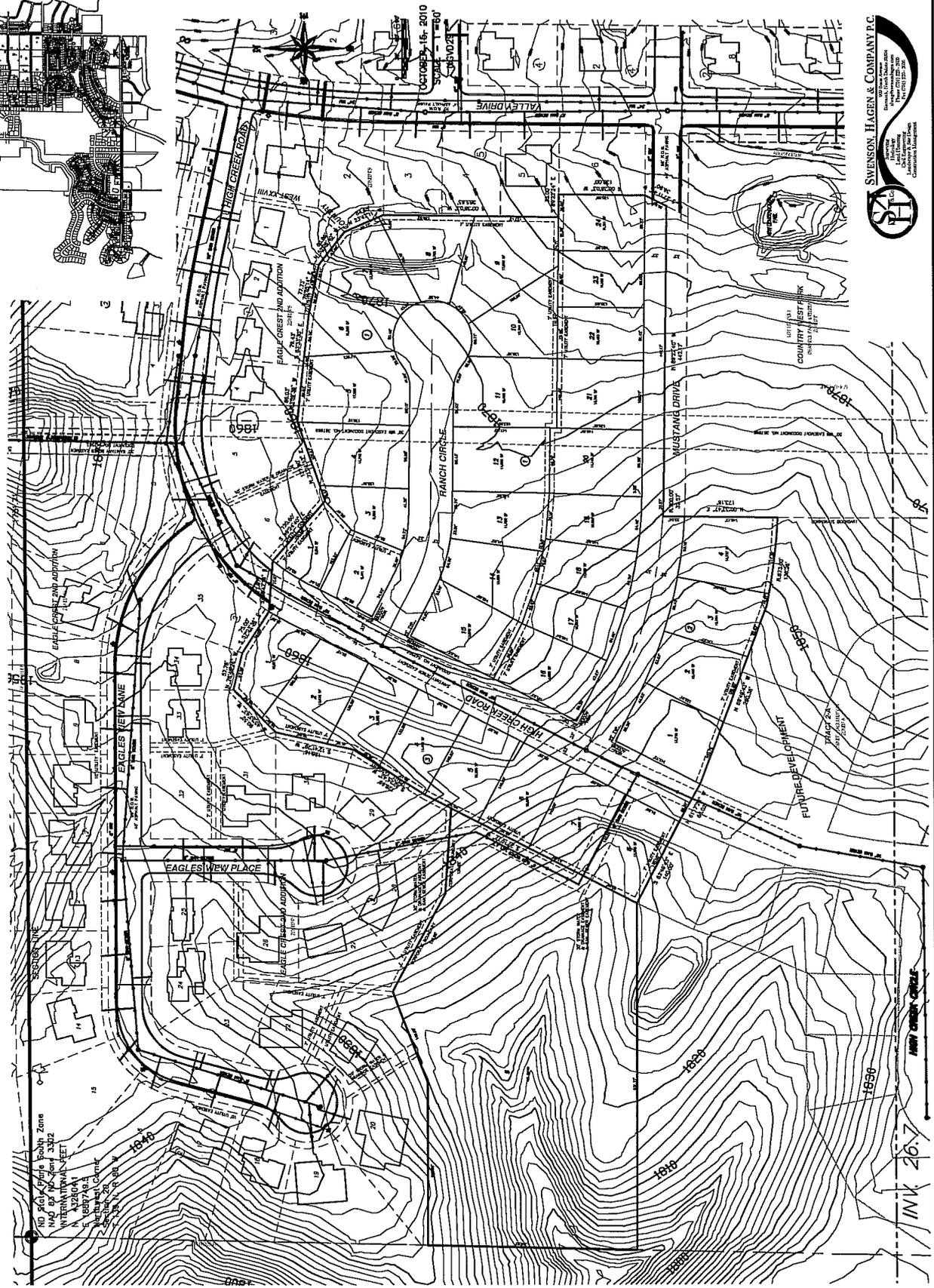
EAGLE CREST THIRD ADDITION BISMARCK NORTH DAKOTA

PRELIMINARY PLAT
PART OF THE NORTHWEST 1/4 OF
SECTION 20, T. 139 N., R. 80 W.
BISMARCK, NORTH DAKOTA

OWNER:
KNUTSON PROPERTIES L.L.P.
1259 EAGLE CREST LOOP
BISMARCK, ND 58501
258-3464

ZONING:
EXISTING - A & R5
PROPOSED - R5
ACREAGE:
TOTAL - 17.75
LOTS:
TOTAL - 37 LOTS

BASES OF BEARING
NORTH DAKOTA STATE PLANE
NAD 83 SOUTH ZONE
DATE: NOV 1999



SWENSON, HAGEN & COMPANY P.C.
Professional Engineers and Architects
1000 14th Street, N.E.
Bismarck, ND 58503
701.223.2200
www.sh-engineers.com

INK 26.7



**CITY/ETA SUBDIVISION SUBMITTAL REQUIREMENTS
WAIVER REQUEST FORM**

If any waivers from subdivision requirements/standards are being requested, this form must be completed and submitted in conjunction with the unified development application.

SUBDIVISION INFORMATION:

Name of Subdivision: Eagle Crest 3rd Addition

Location of Subdivision: Part of the NW1/4 of Section 20, T139N, R80W

Name of Property Owner/Developer: Knutson Properties LLP

Contact Person (if different from owner): Jack Knutson

REQUESTED WAIVERS FROM SUBDIVISION REQUIREMENTS/STANDARDS:

<input type="checkbox"/> Ghost Platting	Reason for Request	
<input type="checkbox"/> Paving of Interior Roadways	Reason for Request	
<input type="checkbox"/> Maximum Block Length	Reason for Request	
<input type="checkbox"/> Minimum Lot Width	Reason for Request	
<input checked="" type="checkbox"/> Use of Cul-de-sacs	Reason for Request	<p>There are platted streets on three sides of the cul de sac location site, the cul de sac crosses the WBI Pipeline and the extension of Ranch Circle to Valley Drive would exceed the maximum allowable grade for a City street.</p>
<input type="checkbox"/> Minimum Lot Size (only allowed if platting an existing non-conforming parcel)	Reason for Request	
<input type="checkbox"/> Other (Please specify)	Reason for Request	

Waiver Request
Ranch Circle
Cul de Sac

I have evaluated the master planned cul de sac to be known as Ranch Circle. This is part of the master plan for Eagle Crest and has always been shown as a cul de sac. There are platted streets on 3 sides of the proposed cul de sac. Ranch Circle crosses the WBI high pressure pipeline. The proposed cul de sac is approximately 500 feet long. The extension of Ranch Circle to intersect with Valley Drive would need to occupy property belonging to another developer and the intersection would exceed the maximum grade allowed by the City of Bismarck. Therefore the connection to Valley Drive is not recommended.

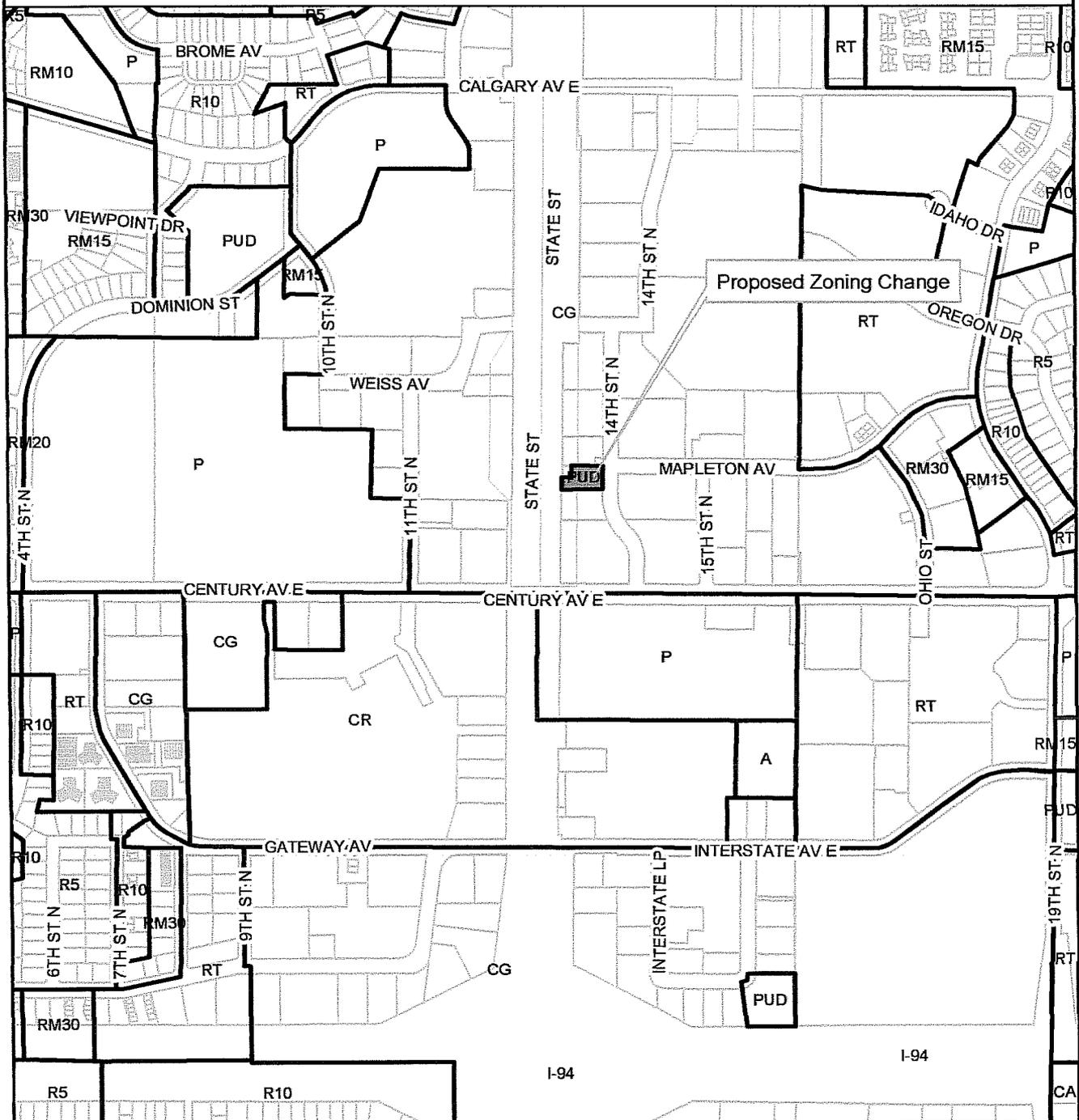
The option to connect Ranch Circle with Mustang Drive would require approximately 300 feet of sewer, water, curb and paving. The cost of the extension of these facilities would be approximately \$86,500 and the loss of one lot. The cost of the lot would be approximately \$36,500 making the total cost of this connection in excess \$120,000. Therefore I can not recommend this extension.

Therefore I must request a waiver for the use of this cul de sac.

**BISMARCK-BURLEIGH COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

BACKGROUND:		
Title: Lot A-1, Block 1, U-Rent Subdivision– Zoning Change (PUD to CG)		
Status: Planning Commission – Public Hearing	Date: November 17, 2010	
Owner(s): Security First Bank of North Dakota	Engineer: Kadmas, Lee & Jackson	
Reason for Request: Rezoning property to have uniform zoning over the entire parcel.		
Location: Along the east side of State Street near the intersection of 14 th Street North and Mapleton Avenue.		
Project Size: 25,450 square feet	Number of Lots: One lot in one block	
EXISTING CONDITIONS:	PROPOSED CONDITIONS:	
Land Use: Vacant office building	Land Use: Two model homes and one office building.	
Zoning: PUD – Planned Unit Development	Zoning: CG – Commercial	
Uses Allowed: Storage building and one office	Uses Allowed: General commercial	
Maximum Density Allowed: N/A	Maximum Density Allowed: N/A	
PROPERTY HISTORY:		
Zoned: 09/87	Platted: 09/87	Annexed: 10/89
FINDINGS:		
<ol style="list-style-type: none"> 1. The proposed zoning change is consistent with the Land Use Plan which identifies the long range use of this area as commercial (Bismarck-Mandan Regional Land Use Plan). 2. The proposed zoning change is compatible with adjacent land uses. Adjacent land uses include commercial properties surrounding this parcel. 2. The subdivision is already annexed and utilities are in place; therefore, the zoning change will not place an undue burden on public services. 3. The proposed zoning change would not adversely affect property in the vicinity 4. The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance 5. The proposed zoning change is consistent with the master plan, other adopted plans, policies and accepted planning practice. 		
RECOMMENDATION:		
Based on the above findings, staff recommends approval of the zoning change for Lot A-1, Block 1, U-Rent Subdivision from PUD – Planned Unit Development to CG - Commercial.		

Proposed Zoning Change (PUD to CG) Lot A-1, Block 1, U-Rent Subdivision

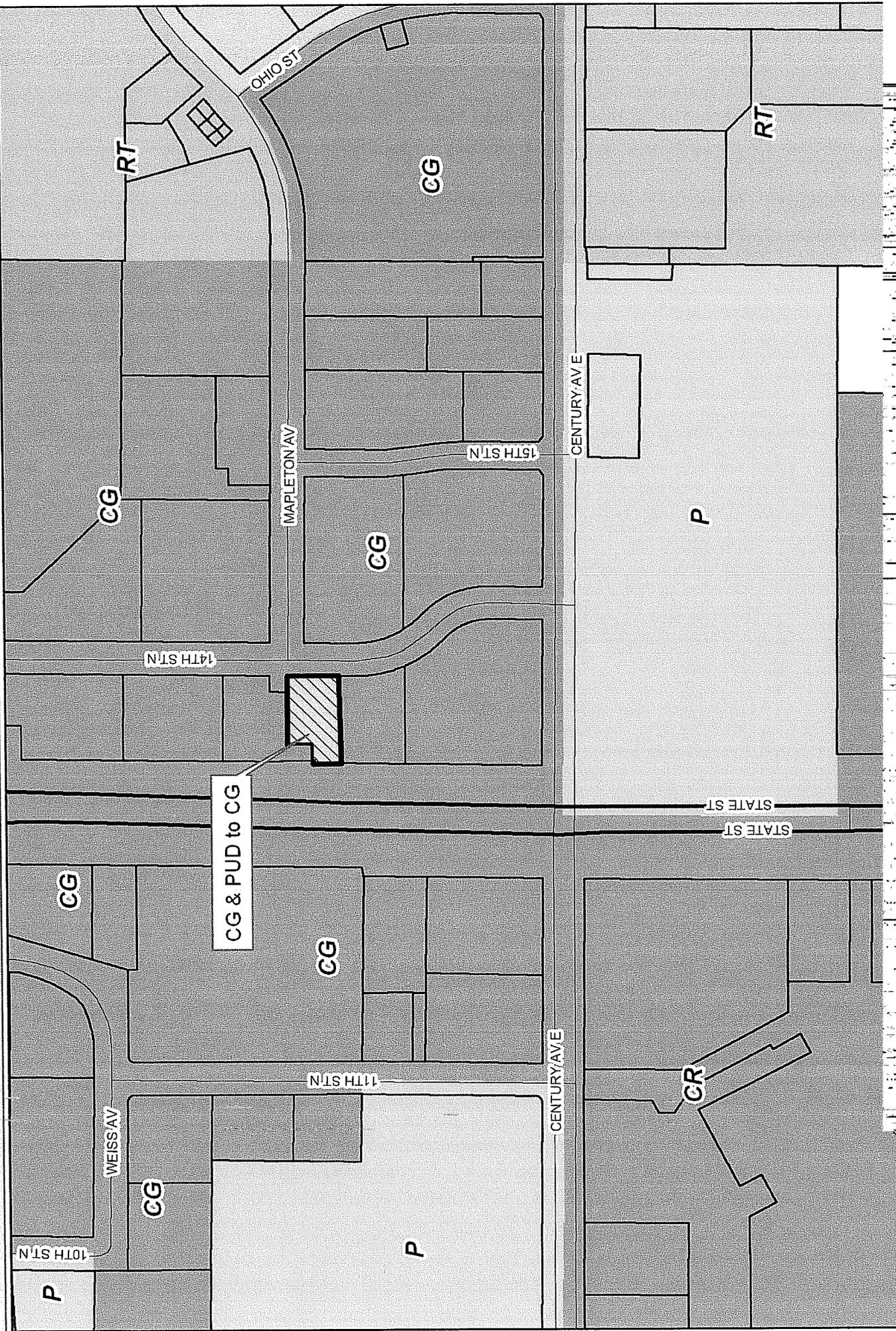


DISCLAIMER: This map is for representation use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.
Map was Updated/Created: September 16, 2010 (kdg)

Source: City of Bismarck



Lot A-1, Block 1, U-Rent Subdivision - Zoning Change - CG & PUD to CG



CG & PUD to CG

10TH STN

WEISS AV

CG

P

CG

11TH STN

CG

14TH STN

CG

CG

MAPLETON AV

CG

RT

OHIO ST

15TH STN

CENTURY AVE

CR

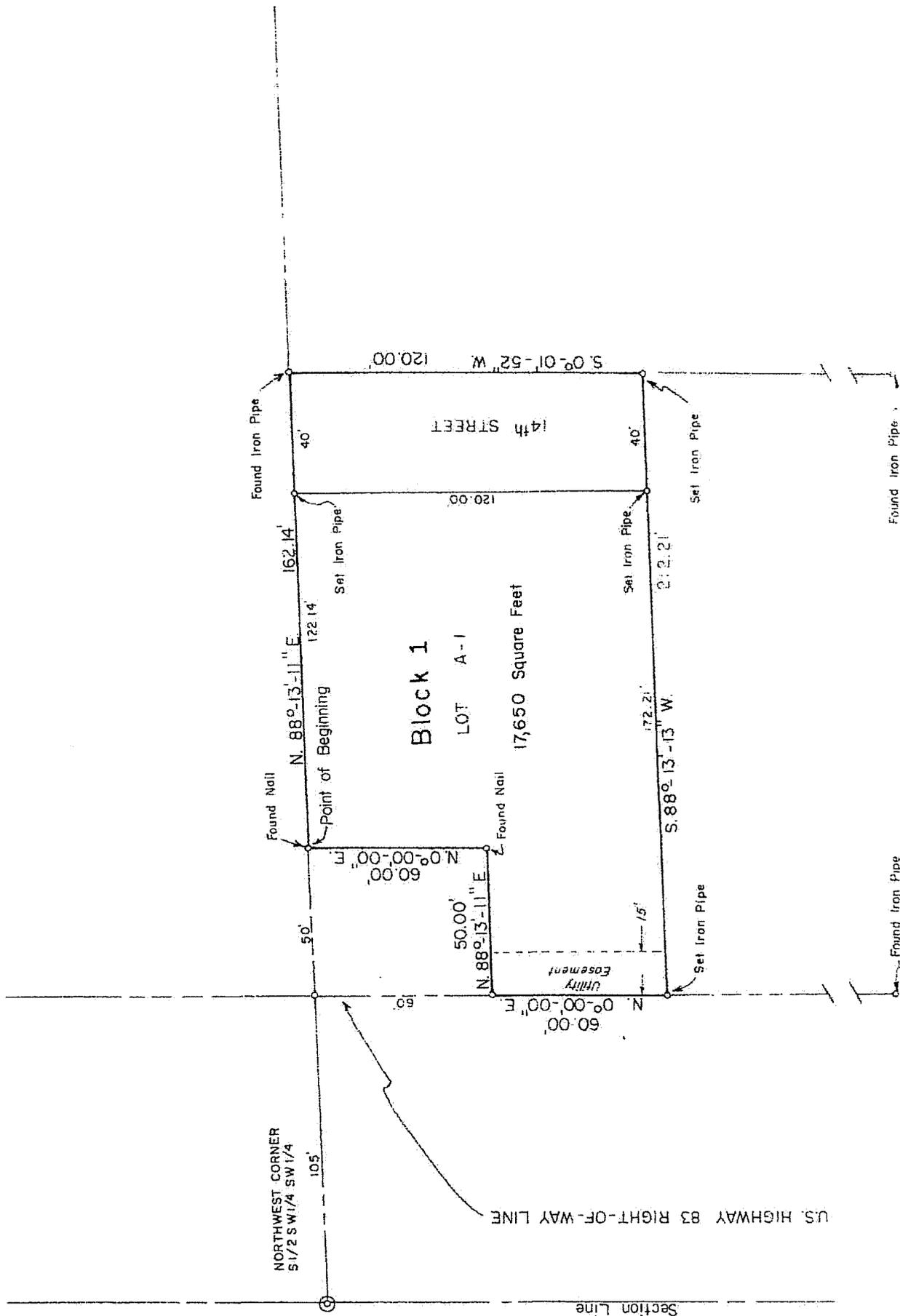
STATE ST

STATE ST

P

RT

SEP 14 2010



Section Line

NORTHWEST CORNER
5 1/2 SW 1/4 SW 1/4

U.S. HIGHWAY 83 RIGHT-OF-WAY LINE

Block 1

LOT A-1

17,650 Square Feet

14th STREET

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

BACKGROUND:		
Title: Lots 1 and 2 of Block 1, Sloven Second Subdivision, Tract 335 of the SW ¼ of Section 2, Lincoln Township, and an unplatted adjacent tract in the SW ¼ of Section 2, Lincoln Township – Special Use Permit (Junkyard)		
Status: Planning Commission – Public Hearing	Date: November 17, 2010	
Owner(s): Shirley Billington - owner American Iron/Northern Metal - applicant	Engineer: Swenson Hagen & Co.	
Reason for Request: The purpose of this request is to allow the applicant to reapply for a Special Use Permit which expired on October 22, 2010.		
Location: South of East Main Avenue along the east side of 26 th Street South, located south of the railroad tracks and north of the Bismarck Public Works Building.		
Project Size: 8.67 - acres	Number of Lots: 2 platted lots and 2 unplatted parcels	
EXISTING CONDITIONS:		
Land Use: junkyard	PROPOSED CONDITIONS:	
Zoning: MA-Industrial	Land Use: junkyard	
Uses Allowed: heavy commercial and light industrial uses	Zoning: MA-Industrial	
Maximum Density Allowed: N/A	Uses Allowed: heavy commercial and light industrial uses	
	Maximum Density Allowed: N/A	
PROPERTY HISTORY:		
Zoned:	Platted: 1984	Annexed:
ADDITIONAL INFORMATION:		
<ol style="list-style-type: none"> 1. A Special Use Permit was originally approved for this site in 1990 for a junkyard not to exceed 5-acres. Because the junkyard gradually expanded to 8.7-acres, a new Special Use Permit was needed to bring the facility into compliance. A second Special Use Permit was approved for this site on October 22, 2008. The 2008 approval was for 8.7-acres and included additional conditions. 2. According to Section 14-03-08(h) of the Bismarck Ordinance, a special use must be put into use within twenty-four (24) months of the granting of the special use or it shall lapse and the landowner must re-apply. The required conditions of the 2008 approval have not been implemented and the 24-month period expired on October 22, 2010. 3. A temporary permit for a 12' x 60' construction office was issued on June 17, 2008 for a period of one year (until May 1, 2009). That permit was extended to December 31, 2009 when it expired. 4. On October 11, 2010, the applicant re-applied for a new Special Use Permit. The applicant proposes the following changes from the conditions of the 2008 approval: <ol style="list-style-type: none"> a) The building was to be located at the southwest corner of the property. The applicant wishes to change the location and put the new building at a more centralized location within the junkyard. 		
<i>(continued on next page)</i>		

- b) As required by ordinance, the fence was to be located 15-feet back from the property line. The applicant wishes to move the fence 8-feet closer to the street, 7-feet back from the property line.
 - c) In accordance with City standards, the new sidewalk was to be located 10-feet back from the curb. The applicant wishes to locate the sidewalk 2-feet away from the curb.
 - d) As a special condition of the 2008 approval, the landscaping trees to be located along 26th Street and at the northwest corner of the property were to be a minimum of 8-feet tall at time of planting. The applicant wishes to install trees of 4-feet in height.
5. Previous conditions of the 2008 approval that the applicant did not propose changing are:
- a) The finished grade at the bottom of the new fence will be equal to or higher than the top of the curb.
 - b) Subject to building permit approval, a fence of 8-feet in height will be installed with color and material to be reviewed by the planning staff and Planning Commissioner Waldoch.
 - c) Tree species are subject to approval by the City Forester.
 - d) Fire hydrant location and interior access route are subject to approval by the Bismarck Fire Chief. Fire hydrant installation was to occur within 5-years of approval of the Special Use Permit.
 - e) Development of the site shall conform to the site plan as approved by the Planning Commission.
6. The provisions for approval of a Special Use Permit for a junkyard as specified in 14-03-08(i) are as follows:
- a. A junkyard may be permitted in a MA or MB Industrial District as a Special Use.
 - b. The total area of the premises shall be a minimum of two (2) acres and a maximum of five (5) acres in size.
 - c. No burning of salvaged material or junk will occur on the premises.
 - d. The buildings comply with the setback requirements of the City zoning regulations.
 - e. The entire junkyard will be enclosed with a fence eight (8) feet in height.
 - f. All junk will be stored within the fenced area.
 - g. The operation is not located immediately adjacent to any arterial street or highway. In 2008 26th Street was classified as a collector street; it is currently in the process of being reclassified as a minor arterial street.
 - h. The operation will be conducted and the area be maintained in such a manner as to prevent unsightliness to the adjacent areas.
 - i. A completely and permanently landscaped setback strip will be installed at the west and northwest edges of the junkyard. After fill material is added to elevate the area, trees will be planted between the new sidewalk and the new fence and at the northwest corner of the site. The land owner and applicant shall be responsible for providing, protecting and maintaining all landscaping materials in healthy growing condition.
 - j. Building permit approvals are subject to the standard site plan review process and approval of a storm water management plan.

(continued on next page)

FINDINGS:

- 1) The proposed use is in harmony with the purpose and intent of Title 14 (Zoning) and with the master plan of the City of Bismarck.
- 2) The proposed use will not adversely affect the health and safety of the public and the workers and residents in the area, and will not be detrimental to the use or development of adjacent properties or of the general neighborhood.
- 3) The proposed use will comply with all special regulations established by Section 14-03-08(i) of the Bismarck Zoning Ordinance, and all special conditions necessary for the safety and welfare of the public.

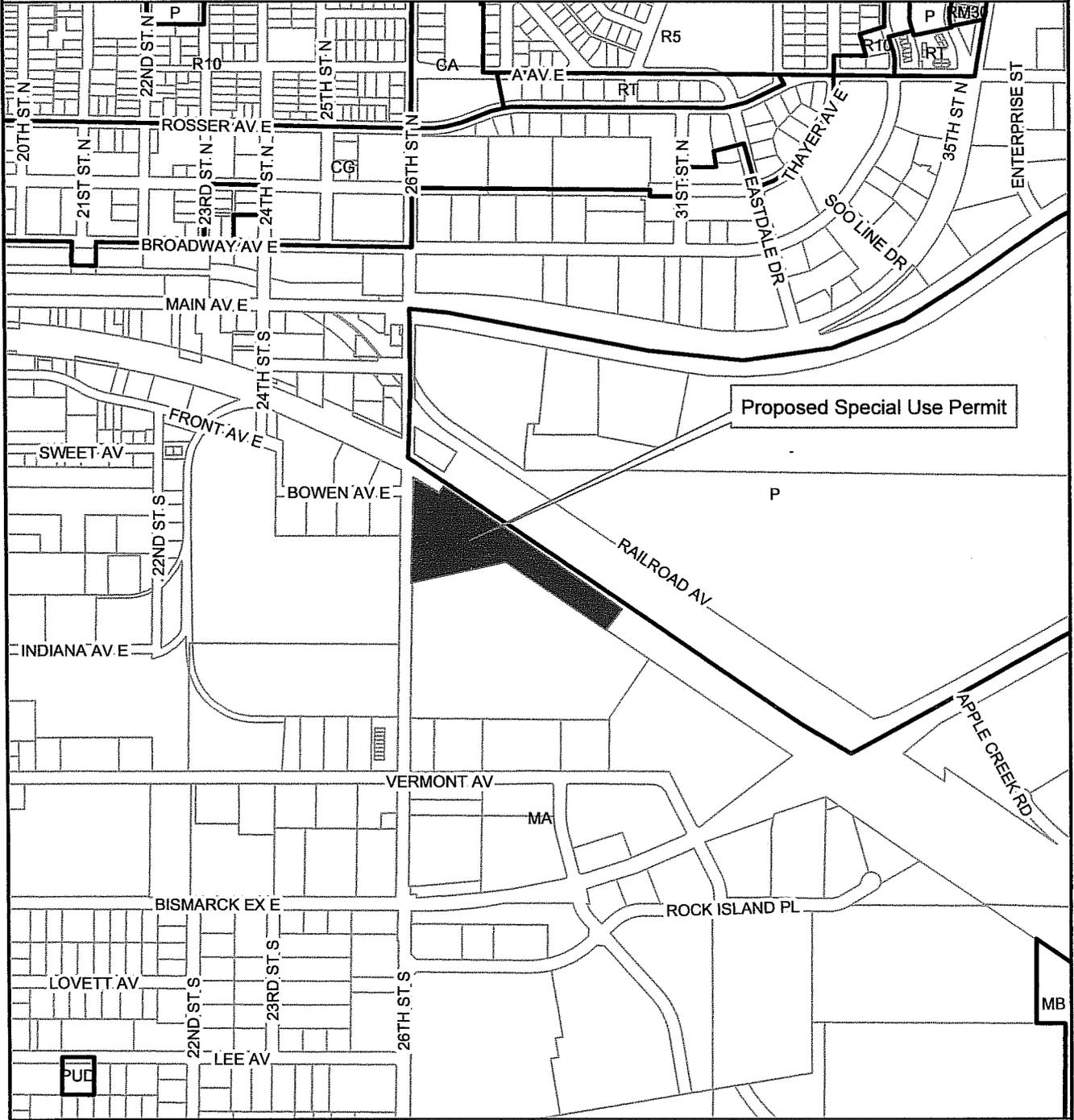
RECOMMENDATION:

Based on the above findings and the additional information in this report, staff recommends a waiver of the 5-acre maximum and approval of a Special Use Permit for the existing junkyard operation located on 8.67-acres, with the following eight conditions:

1. Fill material will be added to elevate the low areas along the west edge and at the northwest corner of the site to allow the new fence and trees to be installed on elevated ground to better screen the site from 26th Street. Finished grade elevations at the bottom of the fence shall be equal to or higher than the top of the curb along the east side of 26th Street South. A grading plan is subject to approval by City Engineering.
2. To allow adequate room for snow storage and to allow for adequate safety separation between traffic and pedestrians, the new sidewalk shall be located not less than 10-feet from the curb (see attached email comments from the Director of Public Works and the City Traffic Engineer).
3. To allow adequate room for tree growth between the sidewalk and the fence, to accommodate the sidewalk location as indicated in #2 above, and to be consistent with the ordinance requirement, the fence shall be located 15-feet back from the property line.
4. Consistent with the 2008 approval, fencing color and material is subject to review and approval by staff and Planning Commissioner Waldoch prior to issuance of a building permit.
5. Consistent with the 2008 approval, trees shall not be less than 8-feet tall at time of planting. Tree species will be subject to approval by the City Forester.
6. Fire hydrant location and interior access route are subject to approval by the Bismarck Fire Chief prior to issuance of the building permit. Fire hydrant installation will occur within 3-years of approval of the Special Use Permit. (note the 2008 approval allowed a 5-year grace period)
7. A new sidewalk along the east side of 26th Street will be installed to city specifications.
8. The applicant shall comply with all of the above conditions and install all improvements within one year of the date of approval of the Special Use Permit.

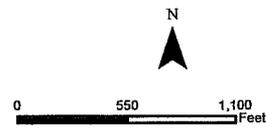
Proposed Special Use Permit

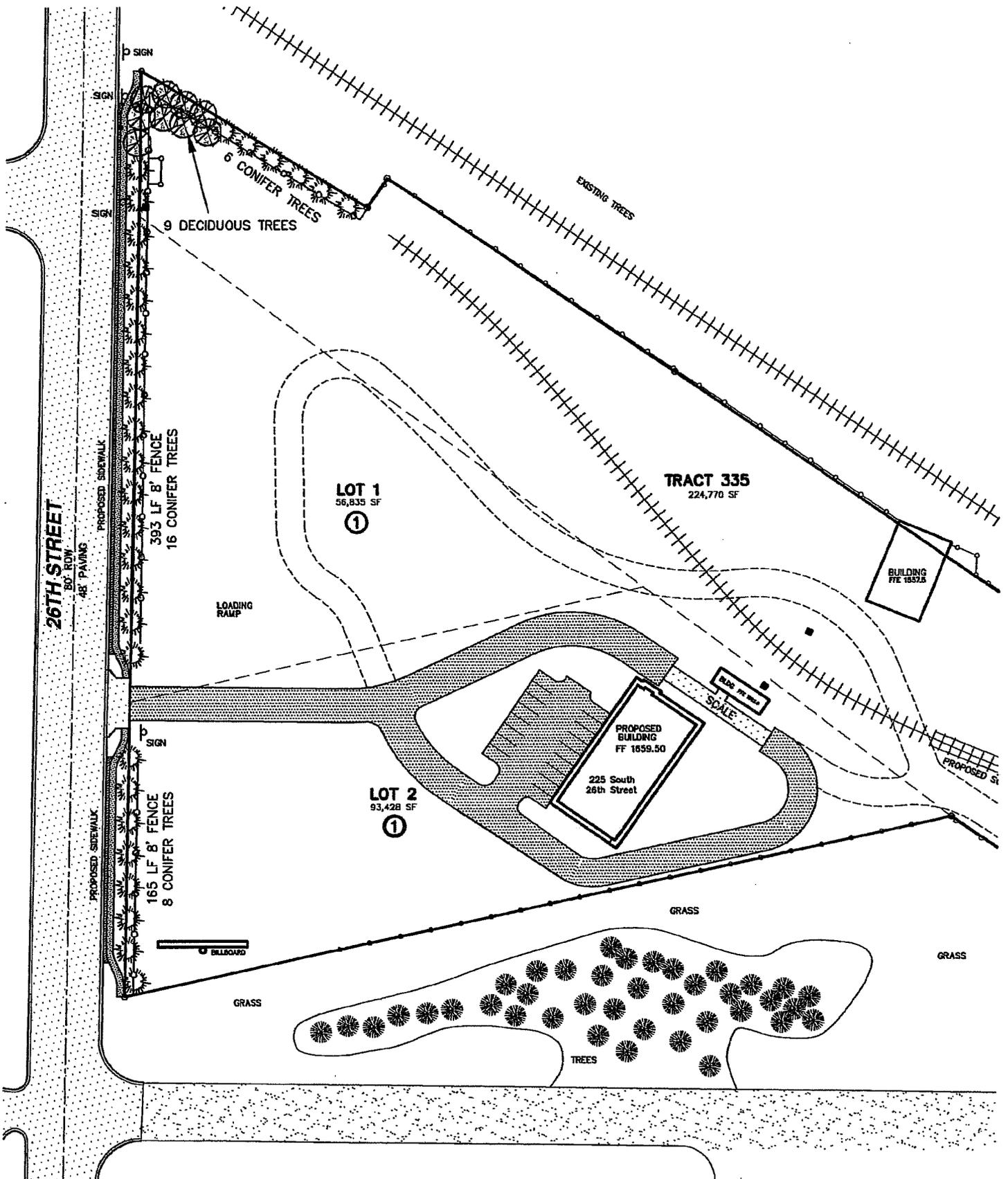
Lots 1-2, Block 1, Sloven Second Subdivision, Tract 335 & City Lands



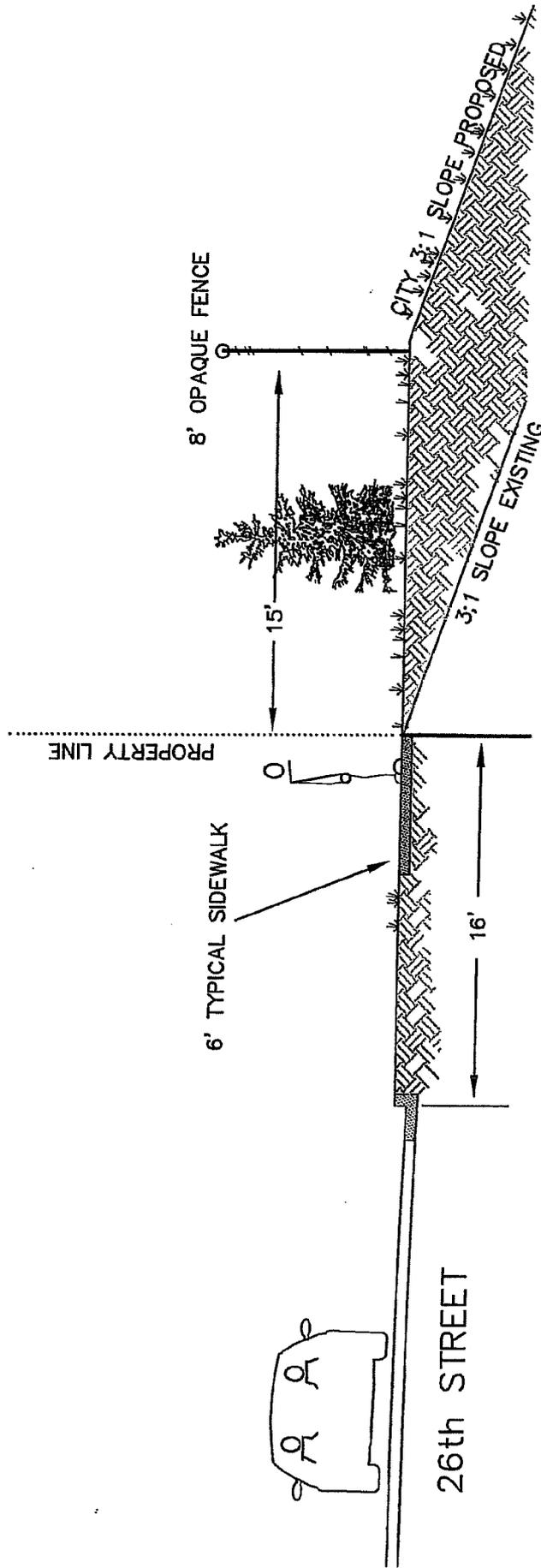
DISCLAIMER: This map is for representation use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.
Map was Updated/Created: October 18, 2010 (kdj)

Source: City of Bismarck

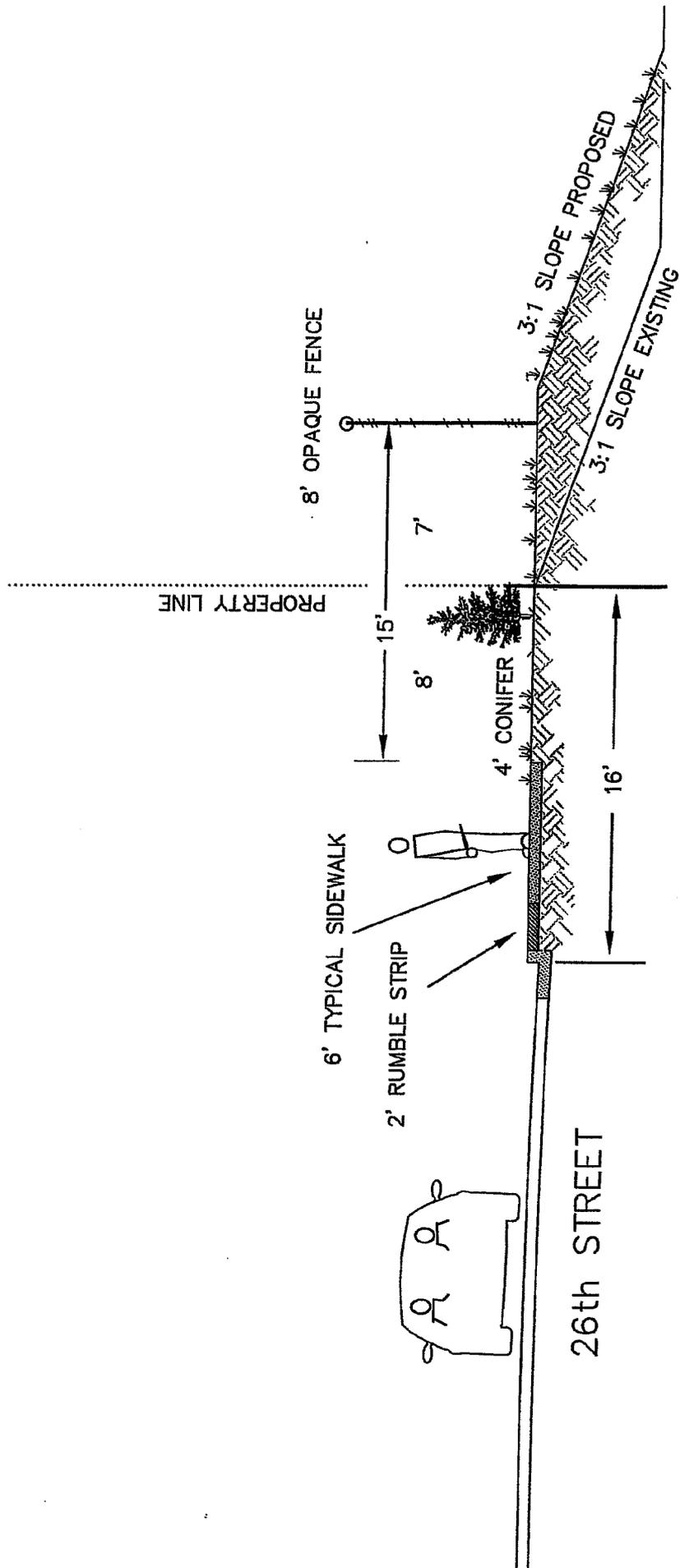




NORTHERN METAL - PROPOSED SITE CONFIGURATION



Previously Approved
 Profile Configuration



Currently Proposed Profile Configuration

Gregg Greenquist

From: Heintz, Jeff G. [jheintz@nd.gov]
Sent: Tuesday, November 09, 2010 1:28 PM
To: Greenquist, Gregg L.
Subject: RE: Northern Metal Junkyard S.U.P.

Gregg,

I have reviewed the proposed plan drawing for the Northern Metal recycling site on 26th street South. My concern is that the proposal has only two feet of boulevard area between the sidewalk and curb. This will not allow for adequate snow storage during the winter months, resulting in our plowed snow being pushed onto the public sidewalk. The other result will be plowed snow encroaching onto the road surface and reducing the driving lane width.

This proposal will be a long term maintenance expense to our department that will cause extra time and effort to be expended on 26th street south for one property by having to haul out the snow from the east side of the street.

I would like to see a larger boulevard than two feet as proposed to help reduce the cost to our department for just one property owner.

Jeff Heintz
Director of Public Works - Service Operations PO Box 5503 Bismarck, North Dakota 58506-5503
701-355-1700 Department
701-355-1705 Direct
www.Bismarck.org

Gregg Greenquist

From: Mark Berg [maberg@nd.gov]
Sent: Tuesday, November 09, 2010 4:37 PM
To: 'Gregg Greenquist'
Subject: Northern Metal Junkyard S.U.P.

Gregg,
In reviewing a study by Federal Highway Administration(FHWA) on pedestrian safety it is desirable for a minimum 4 to 6 foot separation between the roadway and the pedestrian facility.

26th Street is currently in the process of being reclassified to a minor arterial.

Mark A. Berg, PE
Traffic Engineer
City of Bismarck
P.O. Box 5503
221 N. 5th Street
Bismarck, ND 58506-5503
Office 701-355-1505
Fax 701-222-6593
Email maberg@nd.gov

**CITY PLANNING & ZONING COMMISSION
MEETING MINUTES
October 27, 2010**

The Bismarck Planning & Zoning Commission met on October 27, 2010, at 5:00 p.m. in the Tom Baker Meeting Room in the City-County Office Building, 221 North 5th Street. Chairman Yeager presided.

Commissioners present were Mel Bullinger, Jo Conmy, Jack Hegedus, Ken Selzler, Wayne Yeager, Lisa Waldoch and John Warford.

Commissioners Mark Armstrong, Curt Juhala and Vernon Laning were absent.

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

Hay Creek Township Supervisor Neil Modin was present.

Others present were Brad Krogstad – 128 Soo Line Drive, Emil Kirshenmann – 5401 Fernwood Drive, Robert Robinson – 2220 West Harbor Drive, Dave Patience – 909 Basin Avenue and Harold Gomke – 5750 East Main Avenue.

MINUTES

Chairman Yeager called for consideration of the minutes of the September 22, 2010 meeting.

MOTION: Commissioner Hegedus made a motion to approve the minutes of the September 22, 2010 meeting as received. Commissioner Selzler seconded the motion and it was unanimously approved with Commissioners Bullinger, Conmy, Hegedus, Selzler, Yeager and Waldoch voting in favor of the motion.

Commissioner Warford arrived at the meeting.

**CONSIDERATIONS –
ZONING CHANGE FROM A to RR AND PRELIMINARY PLAT – FERNWOOD
SUBDIVISION
ZONING CHANGE FROM PUD TO CG – LOT A-1, BLOCK 1, U-RENT SUBDIVISION
ZONING ORDINANCE TEXT AMENDMENT – LANDSCAPING & SCREENING**

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

- A. A zoning change from the A-Agricultural zoning district to the RR-Residential zoning district and preliminary plat for Fernwood Subdivision. The property is 6 lots in 1 block on 14.42 acres located along the east side of Fernwood Drive at the intersection with the

southern east-west portion of Burnt Creek Loop (part of the E½ of the NW¼ of the NE¼ of Section 14, T139N-R81W/West Hay Creek Township).

- B. A zoning change from the PUD-Planned Unit Development zoning district to the CG-Commercial zoning district for Lot A-1, Block 1, U-Rent Subdivision. The property is 7 lot in 1 block 5 on 25,450 square feet located along the east side of State Street near the intersection of 14th Street North and Mapleton Avenue.
- C. A zoning ordinance text amendment relative to landscaping and screening. The proposed ordinance would update and modify the landscaping and screening requirements.

MOTION: Commissioner Hegedus made a motion to approve the Consent Agenda items B and C calling for a public hearing on both items. Commissioner Conmy seconded the motion and it was unanimously approved with Commissioners Bullinger, Conmy, Hegedus, Selzler, Yeager, Waldoch and Warford voting in favor of the motion.

Consent Agenda item A was removed for discussion.

Neil Modin, Hay Creek Township Supervisor, said that Hay Creek Township approves the zoning change from the A-Agriculture zoning district to the RR-Residential zoning district. Mr. Modin went on to say that Hay Creek Township has issues with the private roads, setbacks and access and would like to invite the developers to come to the November 2, 2010 Township Board meeting at 6:00 p.m., in the Bismarck Veterans Memorial Public Library to discuss the issues.

MOTION: Commissioner Hegedus made a motion to approve the Consent Agenda item A, calling for a public hearing on the zoning change and tentatively approving the preliminary plat. Commissioner Selzler seconded the motion and it was unanimously approved with Commissioners Bullinger, Conmy, Hegedus, Selzler, Yeager, Waldoch and Warford voting in favor of the motion.

PUBLIC HEARING –ZONING CHANGE FROM R10-RESIDENTIAL TO R5-RESIDENTIAL FOR LOT 2, BLOCK 1, WHISPERING BAY (BEING REPLATTED AS LOTS 1-11, BLOCK 1, WHISPERING PIONTE) AND LOT 1, BLOCK 1, WHISPERING BAY

Chairman Yeager called for the public hearing for the zoning change from the R10-Residential zoning district to the R5-Residential zoning district for Lot 2, Block 1, Whispering Bay (which is being replatted as Lots 1-11, Whispering Pointe) and Lot 1, Block 1, Whispering Bay. The property is located along the west side of Langer Lane between Mills Avenue and Larson Road.

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

1. The proposed zoning change would be consistent with the Land Use Plan, which identifies the long range use of this area as urban residential (Bismarck-Mandan Regional Land Use Plan).
2. The proposed zoning change is compatible with adjacent land uses. Adjacent land uses include rural residential to the north and south, undeveloped R5 – Residential zoned property to the east and the Missouri River to the west.
3. The subdivision proposed for this property is already annexed and will be served via private utilities in Langer Lane; therefore, the zoning change will not place an undue burden on public services.
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 purpose of the zoning ordinance.
6. The proposed zoning change is consistent with the master plan, other adopted plans, policies and accepted planning practice.

Ms. Lee said based on the above findings, staff recommends approval of the zoning change from the R10-Residential zoning district to the R5-Residential zoning district for Lot 2, Block 1, Whispering Bay (which is being replatted as Lots 1-11, Block 1, Whispering Pointe) and the City-initiated request for a zoning change from the R10-Residential to the R5-Residential zoning district for the adjacent Lot 1, Block 1, Whispering Bay (channel lot).

Chairman Yeager opened the public hearing for the zoning change from the R10-Residential zoning district to the R5-Residential zoning district for Lot 2, Block 1, Whispering Bay (which is being replatted as Lots 1-11, Whispering Pointe) and Lot 1, Block 1, Whispering Bay.

No public comment was received.

Chairman Yeager closed the public hearing.

MOTION: Based on the findings contained in the staff report, Commissioner Hegedus made a motion to approve the zoning change from the R10-Residential zoning district to the R5-Residential zoning district for Lot 2, Block 1, Whispering Bay (which is being replatted as Lots 1-11, Whispering Pointe) and Lot 1, Block 1, Whispering Bay. Commissioner Waldoch seconded the motion and it was unanimously approved with Commissioners Bullinger, Conmy, Hegedus, Selzler, Yeager, Waldoch and Warford voting in favor of the motion.

OTHER BUSINESS

Mr. Hokenstad informed the Bismarck Planning & Zoning Commissioners that the detachment request for Lot 3, Block 1, Whispering Bay, was denied at the October 26, 2010 Board of City Commissioners meeting.

ADJOURNMENT

There being no further business Chairman Yeager declared the Bismarck Planning & Zoning Commission adjourned at 5:12 p.m. to meet again on November 17, 2010.

Respectfully submitted,

Kimberley Gaffrey
Recording Secretary

Wayne Yeager
Chairman

Major Permit Activity
October 2010

Non-deeded Owner:	Mainstay Suites
Address:	929 Gateway Avenue
Cost:	\$3,486,104.00
Description:	4 story, 65 room, extended stay hotel

DATE SELECTION 10/2010

Permit Type	***** City *****		***** ETA *****		***** County *****							
	10/2010	10/2009	10/2010	10/2009	10/2010	10/2009						
Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation					
SINGLE FAMILY DETACHED	40	6,978,195.00	18	2,833,851.00	7	1,527,548.00	5	1,083,674.00	1	226,538.00	0	.00
SINGLE FAMILY ATTACHED	2	261,810.00	10	1,481,637.00	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	0	.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	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
MOBILE HOME WITHOUT EXTRA	0	.00	3	.00	0	.00	0	.00	0	.00	0	.00
MOBILE HOME WITH EXTRAS	0	.00	1	1,200.00	0	.00	0	.00	0	.00	0	.00
MOBILE HOME MISCELLANEOUS	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
HOTELS	0	.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	0	.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	170,677.00	9	1,440,571.00	0	.00	1	20,000.00	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	200,000.00	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	6	116,000.00	6	3,000.00	0	.00	0	.00	0	.00	0	.00
PUBLIC BUILDING	1	83,652.00	0	.00	0	.00	2	3,737,342.00	0	.00	0	.00
ROOM ADDITIONS	1	38,160.00	5	183,251.00	6	297,648.00	0	.00	0	.00	0	.00
RESIDENTIAL GARAGES	4	14,556.00	8	95,120.00	6	79,952.00	5	89,696.00	1	5,760.00	1	30,720.00
PATIOS AND COVERS	6	16,040.00	9	72,330.00	2	7,440.00	2	11,040.00	0	.00	0	.00
SWIMMING POOLS AND SPAS	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
OTHER	8	75,900.00	16	212,859.00	2	8,000.00	0	.00	0	.00	1	1,800.00
HOME OCCUPATIONS	1	.00	0	.00	0	.00	0	.00	0	.00	0	.00
STORAGE SHEDS	5	7,660.00	4	5,750.00	0	.00	4	7,400.00	0	.00	0	.00
BASEMENT FINISH	12	61,593.00	3	16,387.00	5	24,476.00	1	7,125.00	0	.00	0	.00
INDUSTRIAL BUILDINGS	1	17,000.00	4	541,782.00	0	.00	2	60,000.00	0	.00	0	.00
COMMERCIAL BUILDINGS	5	873,352.00	1	8,000.00	0	.00	0	.00	1	77,503.00	0	.00

DATE SELECTION 10/2010

Permit Type	City		ETA		County							
	10/2010	10/2009	10/2010	10/2009	10/2010	10/2009						
	Permits	Valuation	Permits	Valuation	Permits	Valuation						
OFFICE & PROFESSIONAL BLD	7	1,261,649.00	13	2,044,282.00	0	.00	3	357,335.00	0	.00	0	.00
OTHER	4	3,936,160.00	0	.00	0	.00	0	.00	0	.00	0	.00
ALTER PUBLIC	1	81,233.00	0	.00	0	.00	1	30,000.00	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	0	.00	5	.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	0	.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	0	.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	0	.00	0	.00	0	.00	0	.00	0	.00
NEW SIGN PERMIT	9	69,900.00	8	76,319.00	0	.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	115	14,263,537.00	124	9,016,339.00	28	1,945,064.00	26	5,403,612.00	3	309,801.00	2	32,520.00

DATE SELECTION 10/2010

Permit Type	***** City *****		***** ETA *****		***** County *****	
	10/2010 Permits	10/2009 Permits	10/2010 Permits	10/2009 Permits	10/2010 Permits	10/2009 Permits
Plumbing	85	36	15	11	1	1
Electrical	141	85	0	0	0	0
Mechanical	98	105	19	27	0	0
Drain Field	1	1	12	27	4	1
Hood Suppression	2	3	0	0	0	0
SprinklerStandpipe	2	2	0	0	0	0
Alarm Detection	0	0	0	0	0	0
Total	329	232	46	65	5	2

DATE SELECTION 10/2010

Living Units	***** City *****		***** ETA *****		***** County *****	
	Units 10/2010	Units 10/2009	Units 10/2010	Units 10/2009	Units 10/2010	Units 10/2009
SINGLE FAMILY DETACHED	40	18	7	5	1	0
SINGLE FAMILY ATTACHED	2	10	0	0	0	0
ROOM ADDITIONS	0	0	1	0	0	0
OTHER	1	0	1	0	0	0
BASEMENT FINISH	1	0	0	0	0	0
Total	44	28	9	5	1	0

PERMIT LOCATION	PERMIT NUMBER	PROPERTY ADDRESS	DATE SELECTION	OWNERS NAME	VALUATION
CITY OF BISMARCK	2010-0001512	929 GATEWAY AV	10/2010	MAINSTAY SUITES CONTRACTOR PROFESSIONAL CONTRACTORS INC	3,486,104.00

DATE SELECTION 10/2010

Permit Type	***** City *****		***** ETA *****		***** County *****							
	10/2010	10/2009	10/2010	10/2009	10/2010	10/2009						
	Permits	Valuation	Permits	Valuation	Permits	Valuation						
SINGLE FAMILY DETACHED	223	39,327,935.00	142	24,417,885.00	76	14,308,537.00	61	11,457,629.00	10	1,899,221.00	8	1,447,128.00
SINGLE FAMILY ATTACHED	75	10,986,449.00	28	4,250,384.00	0	.00	0	.00	0	.00	0	.00
TWO UNIT	2	456,971.00	0	.00	0	.00	0	.00	0	.00	0	.00
THREE & FOUR FAMILY	3	1,720,000.00	11	3,413,935.00	0	.00	0	.00	0	.00	0	.00
FIVE & MORE FAMILY	3	2,747,291.00	3	4,008,000.00	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	18	5,100.00	0	.00	0	.00	0	.00	0	.00	0	.00
MOBILE HOME WITHOUT EXTRA	5	4,095.00	25	.00	0	.00	0	.00	0	.00	0	.00
MOBILE HOME WITH EXTRAS	2	.00	4	3,900.00	0	.00	0	.00	0	.00	0	.00
MOBILE HOME MISCELLANEOUS	2	31,516.00	4	7,175.00	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	3	652,434.00	2	327,693.00	0	.00	0	.00	0	.00	0	.00
STRUCTURE OTHER THAN BLDG	2	4,380,824.00	3	14,571,030.00	0	.00	0	.00	0	.00	0	.00
AMUSEMENT & RECREATION	1	475,000.00	1	2,896,625.00	1	500.00	0	.00	0	.00	0	.00
CHURCHES AND RELIGIOUS	1	120,000.00	0	.00	0	.00	0	.00	0	.00	0	.00
INDUSTRIAL	10	4,759,018.00	16	3,135,871.00	6	824,534.00	15	2,054,900.00	0	.00	1	210,867.00
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	2	18,648,860.00	0	.00	0	.00	0	.00	0	.00
OFFICE, BANK & PROFESSION	8	28,692,482.00	0	.00	0	.00	0	.00	0	.00	0	.00
SCHOOLS AND EDUCATIONAL	0	.00	2	10,323,743.00	0	.00	1	44,075.00	0	.00	0	.00
COMM (RETAIL SALES)	6	2,771,193.00	1	13,606.00	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	31	1,888,243.00	13	450,941.00	5	2,500.00	2	155,000.00	0	.00	0	.00
PUBLIC BUILDING	7	1,981,683.00	14	14,721,805.00	0	.00	3	4,490,342.00	0	.00	1	22,786.00
ROOM ADDITIONS	18	416,520.00	25	929,011.00	23	1,501,291.00	17	841,339.00	2	97,680.00	2	12,064.00
RESIDENTIAL GARAGES	73	637,720.00	76	1,081,463.00	73	1,234,707.00	81	1,450,194.00	19	536,840.00	10	208,320.00
PATIOS AND COVERS	116	392,454.80	115	645,157.00	14	56,627.00	19	76,750.00	4	17,265.00	2	18,960.00
SWIMMING POOLS AND SPAS	2	71,595.00	0	.00	0	.00	0	.00	0	.00	0	.00
OTHER	163	1,699,196.00	163	1,227,874.00	14	307,301.00	15	323,694.00	4	12,500.00	2	2,800.00
HOME OCCUPATIONS	4	.00	2	.00	1	.00	2	.00	0	.00	0	.00
STORAGE SHEDS	95	179,846.00	72	131,103.00	12	27,754.00	9	17,463.00	1	5,120.00	0	.00
BASEMENT FINISH	117	558,032.00	113	605,355.00	44	248,191.00	50	310,574.00	2	12,650.00	1	4,940.00
INDUSTRIAL BUILDINGS	18	1,764,393.00	17	1,302,237.00	1	5,688.00	2	60,000.00	0	.00	0	.00
COMMERCIAL BUILDINGS	27	3,294,990.00	31	2,376,423.00	1	988,684.00	2	336,000.00	1	77,503.00	0	.00

DATE SELECTION 10/2010

Permit Type	***** City *****		***** ETA *****		***** County *****							
	10/2010 Permits	Valuation	10/2009 Permits	Valuation	10/2010 Permits	Valuation	10/2009 Permits	Valuation				
OFFICE & PROFESSIONAL BLD	67	9,924,503.00	69	10,450,258.00	1	97,000.00	4	982,737.00	0	.00	0	.00
OTHER	14	5,495,366.00	15	2,929,293.00	1	16,995.00	0	.00	0	.00	0	.00
ALTER PUBLIC	15	6,236,541.00	7	363,886.00	0	.00	1	30,000.00	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	11	.00	9	.00	0	.00	0	.00	0	.00	0	.00
OTHER	8	.00	14	.00	0	.00	1	.00	0	.00	0	.00
CHRISTMAS TREE SALES	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
FIREWORKS SALES	2	.00	1	.00	10	.00	9	.00	0	.00	0	.00
NURSERY STOCK SALES	3	.00	3	.00	0	.00	0	.00	0	.00	0	.00
TEMPORARY STRUCTURE PERMI	4	.00	15	.00	5	.00	3	.00	0	.00	0	.00
CIRCUS/CARNIVAL	1	.00	0	.00	0	.00	0	.00	0	.00	0	.00
MOVE OUT OF PMT LOCATION	3	.00	5	.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	2	.00	2	.00	0	.00	0	.00	0	.00	0	.00
NEW SIGN PERMIT	57	459,238.00	52	727,473.00	1	1,945.00	0	.00	0	.00	0	.00
SIGN ALTERATION	1	26,915.00	5	110,885.00	0	.00	0	.00	0	.00	0	.00
ELECTRONIC MESSAGE CENTER	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
	1224	136,519,543.80	1082	124,071,871.00	289	19,622,254.00	297	22,630,697.00	43	2,658,779.00	27	1,927,865.00

DATE SELECTION 10/2010

Permit Type	***** City *****		***** ETA *****		***** County *****	
	10/2010 Permits	10/2009 Permits	10/2010 Permits	10/2009 Permits	10/2010 Permits	10/2009 Permits
Plumbing	458	372	99	87	10	9
Electrical	916	822	0	0	0	0
Mechanical	875	811	172	174	18	10
Drain Field	1	1	12	27	4	1
Hood Suppression	2	3	0	0	0	0
SprinklerStandpipe	2	2	0	0	0	0
Alarm Detection	0	0	0	0	0	0
Total	2287	2048	357	348	41	28

DATE SELECTION 10/2010

Living Units	***** City *****		***** ETA *****		***** County *****	
	Units 10/2010	Units 10/2009	Units 10/2010	Units 10/2009	Units 10/2010	Units 10/2009
SINGLE FAMILY DETACHED	223	142	76	61	10	8
SINGLE FAMILY ATTACHED	75	28	0	0	0	0
TWO UNIT	4	0	0	0	0	0
THREE & FOUR FAMILY	12	26	0	0	0	0
FIVE & MORE FAMILY	28	80	0	0	0	0
MANUFACTURED HOMES	1	0	0	0	0	0
MOBILE HOME WITHOUT EXTRA	0	3	0	0	0	0
MOBILE HOME WITH EXTRAS	1	1	0	0	0	0
MOBILE HOME MISCELLANEOUS	0	1	0	0	0	0
GROUP QUARTERS	9	4	0	0	0	0
AMUSEMENT & RECREATION	4	0	0	0	0	0
HOSPITALS & INSTITUTIONAL	0	294	0	0	0	0
ROOM ADDITIONS	4	0	6	4	1	0
RESIDENTIAL GARAGES	1	1	1	3	1	1
PATIOS AND COVERS	1	1	0	2	0	0
OTHER	6	3	1	1	0	1
STORAGE SHEDS	2	0	0	0	0	0
BASEMENT FINISH	7	0	1	3	0	0
COMMERCIAL BUILDINGS	0	1	0	23	0	0
ALTER PUBLIC	0	7	0	0	0	0
RESIDENTIAL	0	1	0	0	0	0
FIREWORKS SALES	0	0	0	1	0	0
Total	378	593	85	98	12	10