



**AGENDA**  
**MANDAN PLANNING & ZONING COMMISSION**  
**COMMISSION ROOM 5:15 P.M.**  
**JUNE 22, 2015**

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**Roll Call, Reading and Approval of the May 26, 2015 minutes.**

**NEW BUSINESS**

**1. A request from Nathan Lamoureux for final plat approval of West Hills Estates 4<sup>th</sup> Addition in Section 7, Township 139, Range 81. The property extends Nova Avenue NW and Crown Point Road NW.**

MANDAN PLANNING AND ZONING COMMISSION  
MANDAN CITY HALL BUILDING  
May 26, 2015

The Planning and Zoning Commission of Mandan duly met in session in the meeting room of the Mandan City Hall Building on May 26, 2015, at 5:15 p.m. CDT.

Commissioners Present: Zachmeier, Fleischer, Knoll, Van Beek, Leingang, Laber, Mehlhoff, Liepitz, Beach

Commissioners Absent: Kelly, Klein, Robinson

Commissioner Liepitz, vice chairman, chairs the meeting.

*Commissioner Knoll motions to approve the April 27, 2015 minutes. Commissioner Laber seconds. Upon vote, the motion receives unanimous approval of the Board.*

**NEW BUSINESS**

**1. A request from Patrick Koski, Charles & Jocelyn Varland and Tyler Leier for a change of zoning. The request is to change the zoning of Lots 1-7, Block 1, Heart Ridge 2<sup>nd</sup> Addition in Section 34, Township 139N, Range 81W from R7 (Single-Family Residential) to R3.2 (Two-Family Residential). The property is located on 18<sup>th</sup> Street SE.**

Bob Decker, City Planner, identifies and describes the area. This request was before the commission in January. The request at that time was to rezone lots on both sides of 18<sup>th</sup> Street SE. There was opposition to the rezoning of the lots on the north side. The request now is to only zone lots 1-4 on the south side of the street. The lot on the west end has a lift station cut into it. The perimeter of the lift station will have to have a fence surrounding it. The street is already built so if they want another water line they will have to bore into the street instead of cut. If they share the sewer line, they will have to file a joint use agreement that goes with the land. A minor plat split will be done, if the zone change goes through.

Mayor Van Beek asks if there are any houses going up on the north side. Bob says he knows one building permit for single-family has been issued and they are aware of the request for two-family on the south side.

Commissioner Beach says it appears a single-family is being built to the west. Bob understands some of those builders decided to go ahead with single-family than waiting to see if a zone change went through.

Commissioner Laber supports doing it right first rather than coming back with rework. Bob says some cities have 5 year moratoriums on street cutting to prevent trench failure.

*Commissioner Leingang motions to approve the zone change with the conditions put forth by city planning. Commissioner Laber Seconds. Upon vote, the motion passes unanimously.*

*Commissioner Knoll motions to adjourn. Commissioner Mehlhoff seconds. Motion passes unanimously. Meeting adjourns at 5:30 p.m.*

Mandan Planning and Zoning Commission Agenda Item  
 For Meeting on June 22, 2015  
 Mandan Engineering and Planning Office Report  
**West Hills Estates Fourth Addition**  
 Requested Action  
**Final Plat & Zoning**

Application Details					
Applicant <b>Toman</b>	Owner <b>Nathan Lamoureux</b>	Subdivision <b>West Hills Estates</b>	Legal Description <b>Lots 1-7, Block 1; Lots 1-6, Block 2 &amp; Lots 1-4, Block 3 of West Hills Estates Fourth Addition</b>		
Location <b>Crown Point Rd. NW &amp; Nova Ave. NW</b>		Proposed Land Use <b>Single family</b>	Parcel Size <b>7917 sf to 21050 sf</b>	Number of Lots <b>17</b>	
Existing Land Use <b>vacant</b>	Adjacent Land Uses <b>Residential</b>		Current Zoning <b>A</b>	Proposed Zoning <b>R7</b>	Adjacent Zoning <b>A, R7 &amp; RM</b>
Fees <b>\$200</b>	Date Paid <b>5-19-2015</b>	Adjacent Property Notification Sent <b>6-9-2015</b>		Legal Notices Published <b>6-12-2015 &amp; 6-17-2015</b>	

Project Description
<p>This is a continuation of an existing subdivision. The plan is to install utilities this construction season and construct roads and drainage next season.</p>
Agency & Other Department Comments
<p>Due to elevation, this area is at the boundary of 2 water service zones. Service to each lot from either the low zone or the high zone will depend on elevation.</p> <p>This area may be developed in 2 phases due to water pressure concerns. If that is the case, a temporary turn around will be needed for fire and emergency vehicles.</p>
Engineering & Planning Staff Comments
<p>A detention area will be constructed northwest of this plat that will serve this plat and area beyond this plat.</p>
Engineering & Planning Recommendation
<p>Staff recommends approval of the final plat and zoning.</p>
Proposed Motion
<p>Move to recommend approval of final plat and zoning for West Hills Estates Fourth Addition.</p>

# WEST HILLS ESTATES FOURTH ADDITION

## TO THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA

### PART OF THE SE1/4 OF SECTION 7, T139N-R81W OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA

**CENTERLINE CURVE DATA**

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1+00.00	S 89° 57' 51" W	100.00	100° 02' 09" E	100.00
1+10.00	S 89° 57' 51" W	100.00	100° 02' 09" E	100.00
1+20.00	S 89° 57' 51" W	100.00	100° 02' 09" E	100.00
1+30.00	S 89° 57' 51" W	100.00	100° 02' 09" E	100.00
1+40.00	S 89° 57' 51" W	100.00	100° 02' 09" E	100.00
1+50.00	S 89° 57' 51" W	100.00	100° 02' 09" E	100.00
1+60.00	S 89° 57' 51" W	100.00	100° 02' 09" E	100.00
1+70.00	S 89° 57' 51" W	100.00	100° 02' 09" E	100.00
1+80.00	S 89° 57' 51" W	100.00	100° 02' 09" E	100.00
1+90.00	S 89° 57' 51" W	100.00	100° 02' 09" E	100.00
2+00.00	S 89° 57' 51" W	100.00	100° 02' 09" E	100.00



**RESURVEYING ENGINEER**  
 I, **DAVID R. TOMAN**, a duly licensed Professional Engineer in the State of North Dakota, do hereby certify that I am the author of the above described plat and that I am a duly licensed Professional Engineer in the State of North Dakota. I am duly licensed under the laws of the State of North Dakota, and I am duly licensed under the laws of the State of North Dakota. I am duly licensed under the laws of the State of North Dakota, and I am duly licensed under the laws of the State of North Dakota.

**NOTARY PUBLIC**  
 I, **DAVID R. TOMAN**, a duly licensed Notary Public in the State of North Dakota, do hereby certify that I am the author of the above described plat and that I am a duly licensed Notary Public in the State of North Dakota. I am duly licensed under the laws of the State of North Dakota, and I am duly licensed under the laws of the State of North Dakota.

**CONVEYANCE CERTIFICATE OF DESIGNATION**  
 I, **DAVID R. TOMAN**, a duly licensed Notary Public in the State of North Dakota, do hereby certify that I am the author of the above described plat and that I am a duly licensed Notary Public in the State of North Dakota. I am duly licensed under the laws of the State of North Dakota, and I am duly licensed under the laws of the State of North Dakota.

**STREET DEDICATION**  
 I, **DAVID R. TOMAN**, a duly licensed Notary Public in the State of North Dakota, do hereby certify that I am the author of the above described plat and that I am a duly licensed Notary Public in the State of North Dakota. I am duly licensed under the laws of the State of North Dakota, and I am duly licensed under the laws of the State of North Dakota.

**APPROVED BY COUNTY AUDITORS OFFICE**  
 I, **DAVID R. TOMAN**, a duly licensed Notary Public in the State of North Dakota, do hereby certify that I am the author of the above described plat and that I am a duly licensed Notary Public in the State of North Dakota. I am duly licensed under the laws of the State of North Dakota, and I am duly licensed under the laws of the State of North Dakota.

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**TOMAN ENGINEERING COMPANY**  
 601 1st Street, Mandan, ND 58554  
 Phone: 701-463-4453 • Fax: 701-662-0323



- NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
  2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
  5. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

**LEGEND:**

- BOUNDARY SURVEY MONUMENT
- SET BEARING MONUMENT

**DATE:** MAY, 2015

**SCALE:** AS SHOWN

**PROJECT:** WEST HILLS ESTATES 4TH ADD

**CLIENT:** WEST HILLS ESTATES 4TH ADD

**LOCATION:** WEST HILLS ESTATES 4TH ADD

**DATE:** MAY, 2015

**BY:** DAVID R. TOMAN

**DEPUTY:** \_\_\_\_\_

**APPROVED BY COUNTY AUDITORS OFFICE:** \_\_\_\_\_

**DAVID R. TOMAN**

**DATE:** \_\_\_\_\_

**DEPUTY:** \_\_\_\_\_

**APPROVED BY COUNTY AUDITORS OFFICE:** \_\_\_\_\_

**DAVID R. TOMAN**

**DATE:** \_\_\_\_\_

**DEPUTY:** \_\_\_\_\_

**APPROVED BY COUNTY AUDITORS OFFICE:** \_\_\_\_\_

**DAVID R. TOMAN**

**DATE:** \_\_\_\_\_

**DEPUTY:** \_\_\_\_\_

**APPROVED BY COUNTY AUDITORS OFFICE:** \_\_\_\_\_

**DAVID R. TOMAN**

**DATE:** \_\_\_\_\_

**DEPUTY:** \_\_\_\_\_

**APPROVED BY COUNTY AUDITORS OFFICE:** \_\_\_\_\_

**DAVID R. TOMAN**

**DATE:** \_\_\_\_\_

**DEPUTY:** \_\_\_\_\_

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**DATE:** \_\_\_\_\_

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**DATE:** \_\_\_\_\_

**DEPUTY:** \_\_\_\_\_

**APPROVED BY COUNTY AUDITORS OFFICE:** \_\_\_\_\_

**DAVID R. TOMAN**

**DATE:** \_\_\_\_\_

**DEPUTY:** \_\_\_\_\_

**APPROVED BY COUNTY AUDITORS OFFICE:** \_\_\_\_\_

**DAVID R. TOMAN**

AUDITORS LOT B

AUDITORS LOT A

West Hills Estates 4th Add.

WEST HILLS ESTATES SECOND

WEST HILLS ESTATES THIRD

WEST HILLS ESTATES FIRST

OLD RED TRAIL

47TH AVE. NW

NOVA AVE. NW

CROWN POINT ROAD NE

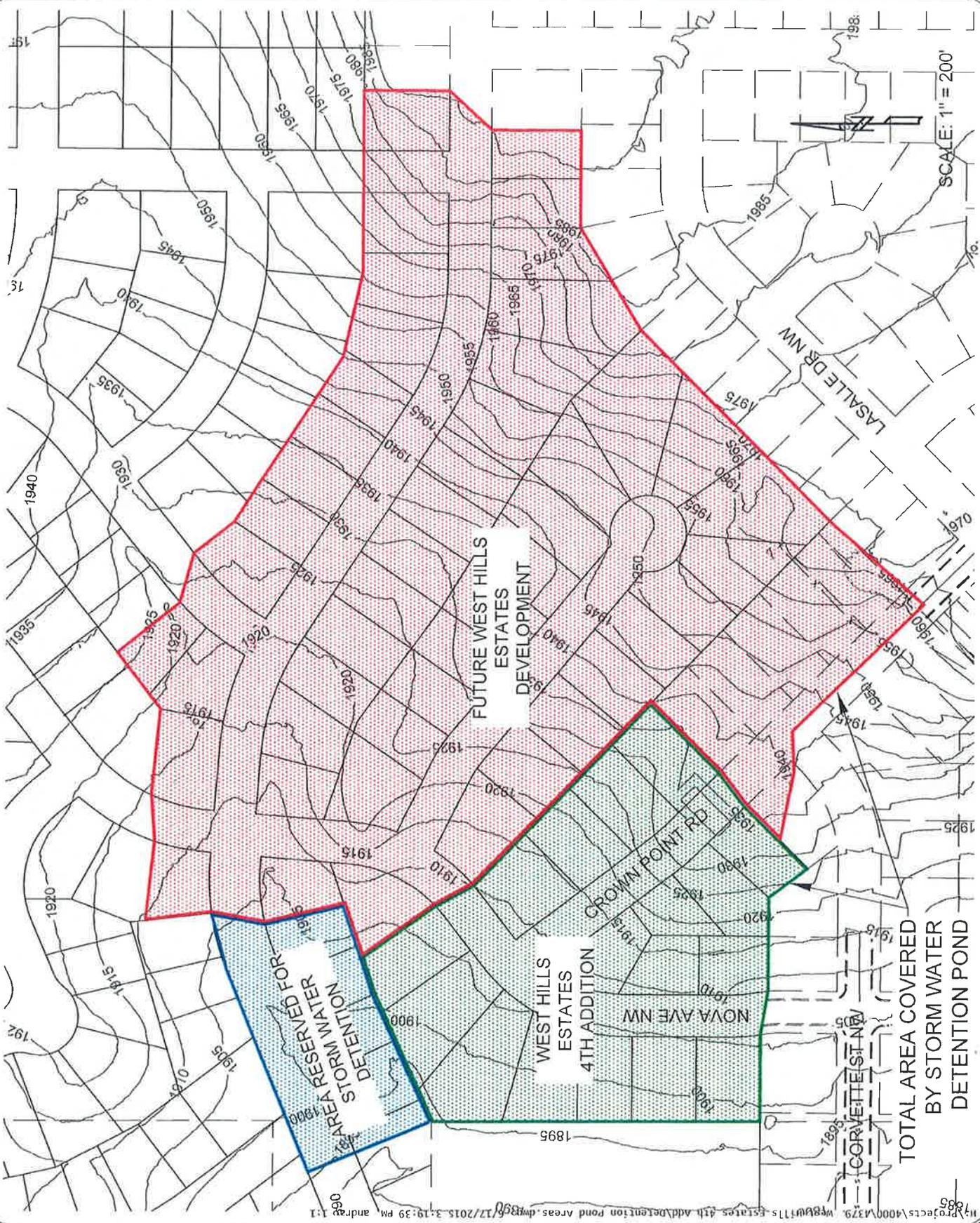
LASALLE DRIVE

CROWN POINT





PROJECT:



**TOTAL AREA COVERED  
 BY STORM WATER  
 DETENTION POND**

## Nancy R. Moser

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**From:** Robert Decker  
**Sent:** Thursday, June 18, 2015 8:22 AM  
**To:** Nancy R. Moser  
**Subject:** FW: West Hills 4th Addition

Robert G. Decker, PE  
Principal Planner, City of Mandan  
205 2<sup>nd</sup> Ave NW, Mandan, ND 58554  
Office: 701.667.3225, Fax: 701.667.3623  
[rdecker@cityofmandan.com](mailto:rdecker@cityofmandan.com), [www.cityofmandan.com](http://www.cityofmandan.com)

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**From:** Abe Ulmer [<mailto:Abeu@tomanengineering.com>]  
**Sent:** Wednesday, June 17, 2015 5:48 PM  
**To:** Robert Decker  
**Subject:** RE: West Hills 4th Addition

Bob,

Without knowing the exact future plans for the area, the only answer I could give at this time, is downstream. I also had the area hatched due to not knowing the final design of the pond. (it's only a general area, the pond will not take up the entire area I h

The city owns a key parcel of land which would need to be developed to install the road in question. If that would happen, we would have to look at revising the pond at that time.

Thanks  
Abe

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**From:** Robert Decker [<mailto:rdecker@cityofmandan.com>]  
**Sent:** Wednesday, June 17, 2015 4:05 PM  
**To:** Abe Ulmer  
**Subject:** RE: West Hills 4th Addition

Need to explain that for P&Z. A larger area map with some arrows showing general area where it will be moved later is sufficient.

Robert G. Decker, PE  
Principal Planner, City of Mandan  
205 2<sup>nd</sup> Ave NW, Mandan, ND 58554  
Office: 701.667.3225, Fax: 701.667.3623  
[rdecker@cityofmandan.com](mailto:rdecker@cityofmandan.com), [www.cityofmandan.com](http://www.cityofmandan.com)

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**From:** Abe Ulmer [<mailto:Abeu@tomanengineering.com>]  
**Sent:** Wednesday, June 17, 2015 4:06 PM

**To:** Robert Decker  
**Subject:** RE: West Hills 4th Addition

Yes, because it is a temporary pond.

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**From:** Robert Decker [<mailto:rdecker@cityofmandan.com>]  
**Sent:** Wednesday, June 17, 2015 4:02 PM  
**To:** Abe Ulmer  
**Subject:** RE: West Hills 4th Addition

You show the future road as part of the storm water detention area. ????

Robert G. Decker, PE  
Principal Planner, City of Mandan  
205 2<sup>nd</sup> Ave NW, Mandan, ND 58554  
Office: 701.667.3225, Fax: 701.667.3623  
[rdecker@cityofmandan.com](mailto:rdecker@cityofmandan.com), [www.cityofmandan.com](http://www.cityofmandan.com)

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**From:** Abe Ulmer [<mailto:Abeu@tomanengineering.com>]  
**Sent:** Wednesday, June 17, 2015 3:59 PM  
**To:** Robert Decker  
**Subject:** FW: West Hills 4th Addition

Bob,

Will this work?

Thanks  
Abe

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**From:** Abe Ulmer  
**Sent:** Wednesday, June 17, 2015 3:46 PM  
**To:** 'ndlamoureux@gmail.com'  
**Subject:** West Hills 4th Addition

Nathan,

Please look at the attached map, and see if you are alright with me sending this to the city.

Thanks  
Abe

Abe Ulmer, PE-6693  
Toman Engineering Co.  
501 1st St. NW  
Mandan ND, 58554  
Phone: 701-663-6483  
Cell: 701-220-0968  
Fax: 701-663-0923