



West Fargo Planning and Zoning Meeting
West Fargo City Hall Commission Chambers
800 4th Ave E, West Fargo, 58078
Tuesday, May 9, 2023 5:30 PM

1. Call to Order
2. Approval of Order of Agenda
3. Approval of Minutes – April 10, 2023
4. Continued – A23-4 Sandhills 6th Addition, a Replat and Rezoning from A: Agricultural to LI: Light Industrial and P: Public Facilities of Auditor's Lot 3 and a Replat of all of Block 2, Lots 6-16 of Block 3, Lots 2-7 and 10-22 of Block 4, Lots 10 and 13 of Block 8, Lots 3-10 and 13-22 of Block 9, all of Blocks 10 and 11, all in Meadow Brook Park Subdivision; a Vacation Plat of part of Gress Avenue, all of Second Avenue North, part of First Avenue North, all of Northern Pacific Avenue and part of Park Boulevard all in Meadow Brook Park Subdivision, all in the SE¼ of Section 2, T139N, R50W, City of West Fargo, North Dakota - Ocho Indy, LLC. (Hear update, discuss, and continue to June 13, 2023)
5. Public Hearing – A23-12 The Wilds North Pond 1st Addition, a Replat of Lot 1, Block 1, Tevye Addition, Replat of Lot 1, Block 1 Schatz Ranch First Addition, Replat of Lot 19, Block 2, The Wilds Fourth Addition and Plat of Part of SE ¼ of Section 31, T139N, R49W, City of West Fargo, North Dakota - Svaeson/Tevye
6. Downtown Master Plan Project Update
7. Non-Agenda Items
8. Adjournment

West Fargo Planning & Zoning Commission
Monday, April 10, 2023 at 5:30pm
West Fargo City Hall

Members Present: Joe Kolb, David Gust, Eric Dodds, Mike Thorstad, Aleyna Leibfried

Members Absent: Brady Woodard

Others Present: Aaron Nelson, Lisa Sankey, Kathryn McNamara, Chanda Erickson

Minutes Submitted by: Chanda Erickson, Office Manager

Meeting was called to order by Chair Kolb at 5:30pm.

Commissioner Gust moved and Commissioner Leibfried seconded to approve the March 7, 2023 meeting minutes as distributed. No opposition, Motion carried.

Commissioner Kolb continued – A23-4 Sandhills 6th Addition, a Replat and Rezoning from A: Agricultural to LI: Light Industrial and P: Public Facilities of Auditor's Lot 3 and a Replat of all of Block 2, Lots 6-16 of Block 3, Lots 2-7 and 10-22 of Block 4, Lots 10 and 13 of Block 8, Lots 3-10 and 13-22 of Block 9, all of Blocks 10 and 11, all in Meadow Brook Park Subdivision; a Vacation Plat of part of Gress Avenue, all of Second Avenue North, part of First Avenue North, all of Northern Pacific Avenue and part of Park Boulevard all in Meadow Brook Park Subdivision, all in the SE¼ of Section 2, T139N, R50W, City of West Fargo, North Dakota - Ocho Indy, LLC. (Continued to May 9, 2023).

Commissioner Kolb opened a Public Hearing - A23-10 Variance to Decrease setbacks from 60' to 20 feet for a private, non-commercial recreational facility in an R-1E: Rural Estate District located on Proposed Lot 2, Block 1 of Saucke Subdivision (Lots 10, 11, 14 & 15, Block 1 of Quam's Subdivision and vacated Short Street), Cass County, North Dakota. There was no public comment. The Public Hearing was closed. After discussion, Commissioner Gust moved and Commissioner Dodds seconded to deny the variance. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A23-11 Zoning Ordinance Amendments to Title IV of the City Ordinances relating to site and building plan review within overlay zoning districts and general clerical corrections. The Public Hearing was closed. After discussion, Commissioner Dodds moved and Commissioner Leibfried seconded to approve the application with the conditions listed in the staff report. No opposition. Motion carried.



Detailed Development Plans for PUD Amendment for Multiple Dwellings at 1018 17th St E (Lot 1, Block 1 of Dakota Territory 14th Addition), City of West Fargo, North Dakota – Mission Homes. After discussion, Commissioner Dodds moved and Commissioner Gust seconded to approve the detail development plans. No opposition. Motion carried.

Downtown Master Plan Project Update

There were no non agenda items.

Commissioner Gust and Commissioner Leibfried seconded to adjourn. No opposition. Meeting adjourned.

Planning and Zoning Commission meetings are published on YouTube City of West Fargo Channel; and are also included in our video archive at <https://www.westfargond.gov/1202/Agendas-Minutes>

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.515.5370. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of West Fargo Web site at <https://www.westfargond.gov/1202/Agendas-Minutes>

MEMORANDUM

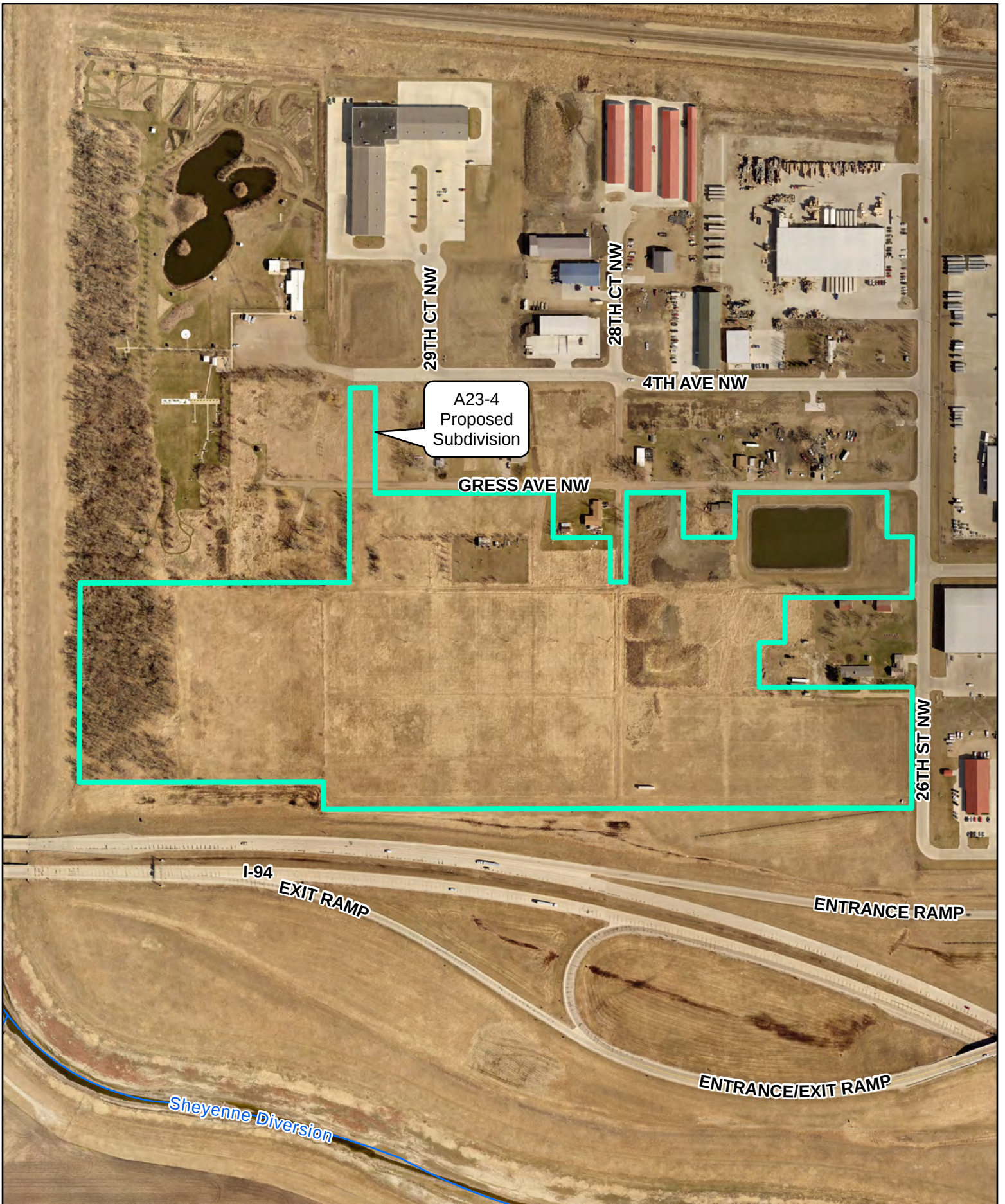
TO: West Fargo Planning & Zoning Commission
FROM: Aaron Nelson, Planning Director *AN*
DATE: May 5, 2023
SUBJECT: Item 4 – Sandhills 6th Addition

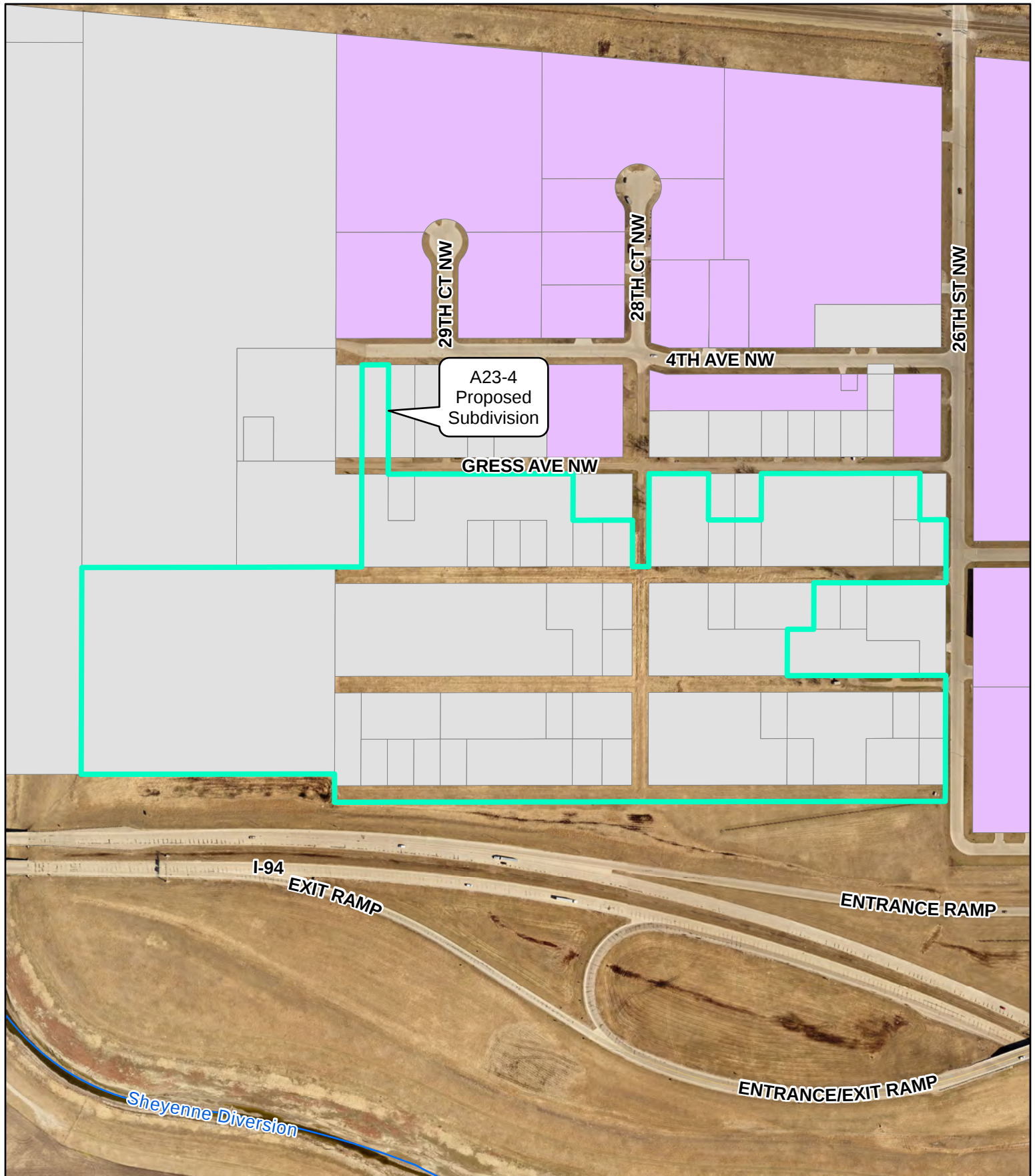
At the May 9, 2023 Planning & Zoning Commission meeting, the applicant for the proposed Sandhills 6th Addition (subdivision & rezoning) will provide the Planning & Zoning Commission with an update as to their efforts to address the comments and concerns raised at the February 14, 2023 meeting. The applicant is looking for comment/discussion prior to bringing this item back to the Planning & Zoning Commission on June 13 for consideration of approval.

Recommended action is to hear from the applicant and hold discussion prior to continuing this item to the June 13, 2023 Planning & Zoning agenda.

Attachments (from February 14 Planning & Zoning Commission meeting packet):

- Aerial Map
- Zoning Map
- Preliminary Plat
- Proposed Zoning Exhibit







West Fargo Zoning

- A: Agricultural
- C: Light Commercial
- C-OP: Commercial Office Park
- DMU: Downtown Mixed Use
- EMU: Entertainment Mixed Use
- HC: Heavy Commercial

- LI: Light Industrial
- M: Heavy Industrial
- P: Public
- PUD: Planned Unit Development
- R-L1A: Large Lot Single Family Dwelling
- R-1A: Single Family Dwelling
- R-1: One and Two Family Dwelling

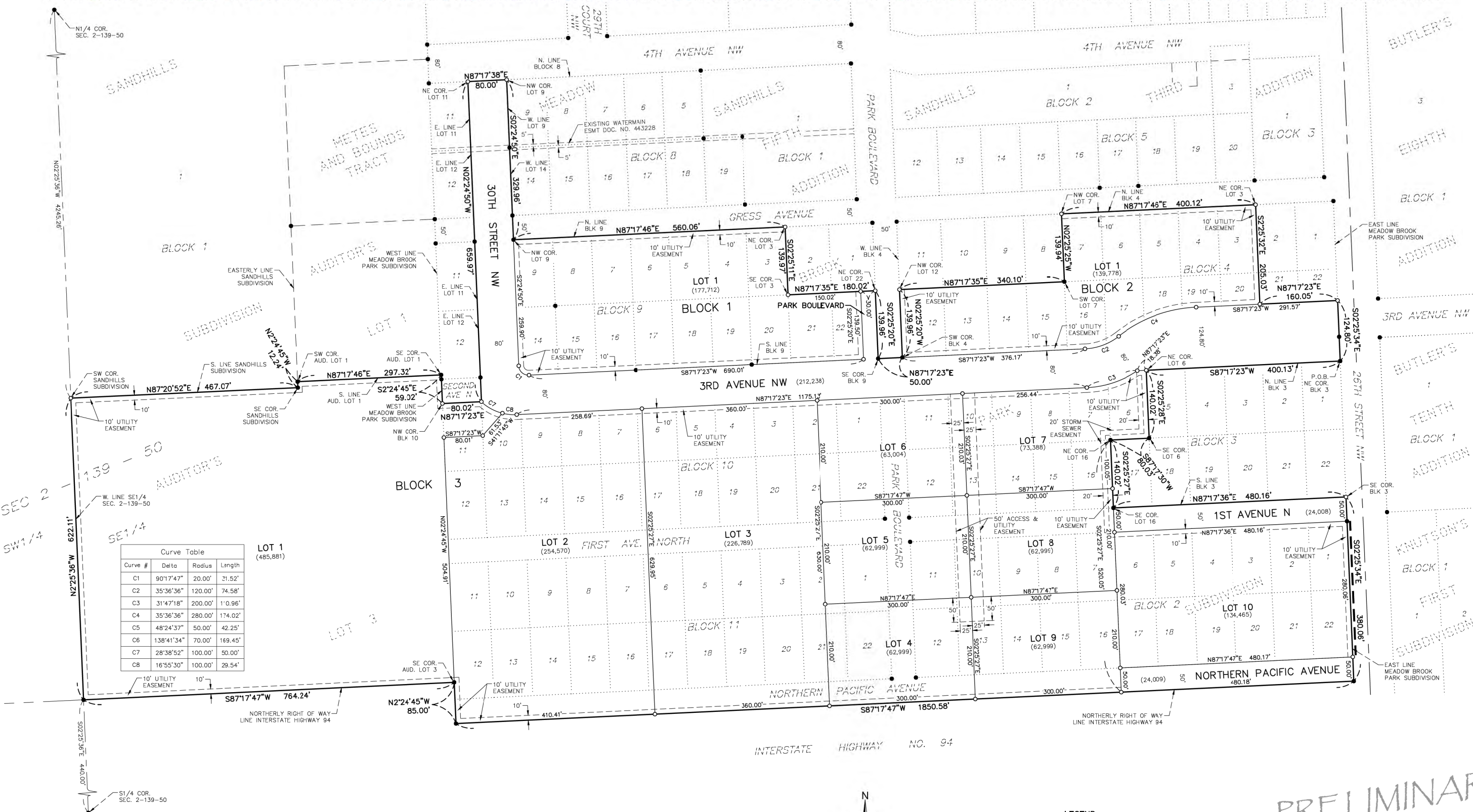
- R-1SM: Mixed One and Two Family Dwelling
- R-2: Limited Multiple Dwelling
- R-3: Multiple Dwelling
- R-4: Mobile Home
- R-5: Manufactured Home Subdivision
- R-1E: Rural Estate
- R-R: Rural Residential



0 250 500
US Feet

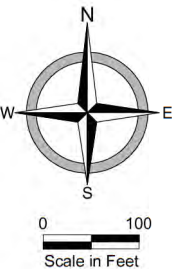
PLAT OF SANDHILLS SIXTH ADDITION

TO THE CITY OF WEST FARGO, A REPLAT OF AUDITOR'S LOT 3 AND A REPLAT OF ALL OF BLOCK 2, LOTS 6-16 OF BLOCK 3, LOTS 3-7, 12-20 AND PART OF LOTS 21 AND 22 OF BLOCK 4, LOTS 10 AND 13 OF BLOCK 8, LOTS 3-10 AND 13-22 OF BLOCK 9, ALL OF BLOCKS 10 AND 11, ALL IN MEADOW BROOK PARK SUBDIVISION; A VACATION PLAT OF PART OF GRESS AVENUE, PART OF SECOND AVENUE NORTH, PART OF FIRST AVENUE NORTH, PART OF NORTHERN PACIFIC AVENUE AND PART OF PARK BOULEVARD ALL IN MEADOW BROOK PARK SUBDIVISION, ALL IN THE SE1/4 OF SECTION 2, TOWNSHIP 139 NORTH, RANGE 50 WEST, CASS COUNTY, NORTH DAKOTA



NOTES:
1. ALL DEDICATED ROADS IN THE PLAT OF MEADOW BROOK PARK SUBDIVISION WHICH FALL WITHIN THE BOUNDARY OF THIS PLAT ARE TO BE VACATED WITH THE RECORDING OF THIS DOCUMENT.
2. THE TOTAL AREA OF DEDICATED ROADS IS 260,255 SQUARE FEET OR 5.97 ACRES.

BASIS OF BEARINGS:
THE NORTH LINE OF BLOCK 3, MEADOW BROOK PARK SUBDIVISION HAS AN ASSUMED BEARING OF S87°17'23"W.



- LEGEND**
- IRON MONUMENT FOUND
 - SET 5/8"x18" REBAR WITH YELLOW PLASTIC CAP #6571
 - P.O.B. (62,999)
 - PLAT BOUNDARY LINE
 - LOT LINE
 - EASEMENT LINE
 - ... EXISTING LOT LINE
 - - - QUARTER SECTION LINE
 - - - EXISTING TRACT LINE
 - ACCESS CONTROL

moore engineering, inc. SHEET 1 OF 2
PROJ. NO. 22467

PRELIMINARY

PLAT OF SANDHILLS SIXTH ADDITION

TO THE CITY OF WEST FARGO, A REPLAT OF AUDITOR'S LOT 3 AND A REPLAT OF ALL OF BLOCK 2, LOTS 6-16 OF BLOCK 3, LOTS 3-7, 12-20 AND PART OF LOTS 21 AND 22 OF BLOCK 4, LOTS 10 AND 13 OF BLOCK 8, LOTS 3-10 AND 13-22 OF BLOCK 9, ALL OF BLOCKS 10 AND 11, ALL IN MEADOW BROOK PARK SUBDIVISION; A VACATION PLAT OF PART OF GRESS AVENUE, PART OF SECOND AVENUE NORTH, PART OF FIRST AVENUE NORTH, PART OF NORTHERN PACIFIC AVENUE AND PART OF PARK BOULEVARD ALL IN MEADOW BROOK PARK SUBDIVISION, ALL IN THE SE1/4 OF SECTION 2, TOWNSHIP 139 NORTH, RANGE 50 WEST, CASS COUNTY, NORTH DAKOTA

CERTIFICATE

STEVEN W. HOLM, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "SANDHILLS SIXTH ADDITION" TO THE CITY OF WEST FARGO, A REPLAT OF AUDITOR'S LOT 3 AND A REPLAT OF ALL OF BLOCK 2, LOTS 6-16 OF BLOCK 3, LOTS 2-7 AND 10-22 OF BLOCK 4, LOTS 10 AND 13 OF BLOCK 8, LOTS 3-10 AND 13-22 OF BLOCK 9, ALL OF BLOCKS 10 AND 11, ALL IN MEADOW BROOK PARK SUBDIVISION; A VACATION PLAT OF PART OF GRESS AVENUE, PART OF SECOND AVENUE NORTH, PART OF FIRST AVENUE NORTH, ALL OF NORTHERN PACIFIC AVENUE AND PART OF PARK BOULEVARD ALL IN MEADOW BROOK PARK SUBDIVISION, ALL IN THE SE1/4 OF SECTION 2, TOWNSHIP 139 NORTH, RANGE 50 WEST, CASS COUNTY, NORTH DAKOTA; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT SAID ADDITION IS DESCRIBED AS FOLLOWS, TO WIT:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 139 NORTH, RANGE 50 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA AND THAT PART OF MEADOW BROOK PARK SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 3, SAID MEADOW BROOK PARK SUBDIVISION; THENCE SOUTH 87 DEGREES 17 MINUTES 23 SECONDS WEST ON AN ASSUMED BEARING ALONG THE NORTH LINE OF SAID BLOCK 3 FOR A DISTANCE OF 400.13 FEET TO THE NORTHEAST CORNER OF LOT 6, SAID BLOCK 3; THENCE SOUTH 02 DEGREES 25 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 6 FOR A DISTANCE OF 140.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 87 DEGREES 17 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 6 FOR A DISTANCE OF 80.03 FEET TO THE NORTHEAST CORNER OF LOT 16, SAID BLOCK 3; THENCE SOUTH 02 DEGREES 25 MINUTES 27 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 16 FOR A DISTANCE OF 140.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE NORTH 87 DEGREES 17 MINUTES 36 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK 3 FOR A DISTANCE OF 480.16 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 3; THENCE SOUTH 02 DEGREES 25 MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF SAID MEADOW BROOK SUBDIVISION FOR A DISTANCE OF 380.06 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 94; THENCE SOUTH 87 DEGREES 17 MINUTES 47 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 1850.58 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 45 SECONDS WEST CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 85.00 FEET; THENCE SOUTH 87 DEGREES 17 MINUTES 47 SECONDS WEST CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 764.24 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 02 DEGREES 25 MINUTES 36 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 622.11 FEET TO THE SOUTHWEST CORNER OF SANDHILLS SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF SAID RECORDER; THENCE NORTH 87 DEGREES 20 MINUTES 52 SECONDS EAST ALONG THE SOUTH LINE OF SAID SANDHILLS SUBDIVISION FOR A DISTANCE OF 467.07 FEET TO THE SOUTHEAST CORNER OF SAID SANDHILLS SUBDIVISION; THENCE NORTH 02 DEGREES 24 MINUTES 45 SECONDS WEST ALONG THE EASTERLY LINE OF SAID SANDHILLS SUBDIVISION FOR A DISTANCE OF 12.24 FEET TO THE SOUTHWEST CORNER OF AUDITOR'S LOT NO. 1 OF THE SOUTHEAST QUARTER OF SAID SECTION 2, ACCORDING TO DOCUMENT NO. 572567, RECORDED NOVEMBER 19, 1980, ON FILE AND OF RECORD IN THE OFFICE OF SAID RECORDER; THENCE NORTH 87 DEGREES 17 MINUTES 46 SECONDS EAST ALONG THE SOUTH LINE OF SAID AUDITOR'S LOT NO. 1 FOR A DISTANCE OF 297.32 FEET TO THE SOUTHEAST CORNER OF SAID AUDITOR'S LOT NO. 1, SAID POINT ALSO BEING ON THE WEST LINE OF SAID MEADOW BROOK PARK SUBDIVISION; THENCE SOUTH 02 DEGREES 24 MINUTES 45 SECONDS EAST ALONG SAID WEST LINE FOR A DISTANCE OF 59.02 FEET TO THE NORTHWEST CORNER OF BLOCK 10, SAID MEADOW BROOK PARK SUBDIVISION; THENCE NORTH 87 DEGREES 17 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 10 FOR A DISTANCE OF 80.02 FEET TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 12, BLOCK 9 SAID MEADOW BROOK PARK SUBDIVISION; THENCE NORTH 02 DEGREES 24 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 12 AND THE SOUTHERLY EXTENSION THEREOF AND ALONG THE EAST LINE OF LOT 11 SAID BLOCK 9 AND THE NORTHERLY EXTENSION THEREOF AND ALONG THE EAST LINE OF LOTS 11 AND 12, BLOCK 8, SAID MEADOW BROOK PARK SUBDIVISION FOR A DISTANCE OF 659.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 11, BLOCK 8; THENCE NORTH 87 DEGREES 17 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 8 FOR A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF LOT 9, SAID BLOCK 8; THENCE SOUTH 02 DEGREES 24 MINUTES 50 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 9 AND ALONG THE WEST LINE OF LOT 14, SAID BLOCK 8 AND THE SOUTHERLY EXTENSION THEREOF FOR A DISTANCE OF 329.96 FEET TO THE NORTHWEST CORNER OF LOT 9, SAID BLOCK 9; THENCE NORTH 87 DEGREES 17 MINUTES 46 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 9 FOR A DISTANCE OF 560.06 FEET TO THE NORTHEAST CORNER OF LOT 3, SAID BLOCK 9; THENCE SOUTH 02 DEGREES 25 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3 FOR A DISTANCE OF 139.97 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 87 DEGREES 17 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF LOTS 21 AND 22, SAID BLOCK 9, FOR A DISTANCE OF 180.02 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 02 DEGREES 25 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 22 FOR A DISTANCE OF 139.96 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 9; THENCE NORTH 87 DEGREES 17 MINUTES 23 SECONDS EAST ALONG THE SOUTHERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 9 FOR A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 4, SAID MEADOW BROOK PARK SUBDIVISION; THENCE NORTH 02 DEGREES 25 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK 4 FOR A DISTANCE OF 139.96 FEET TO THE NORTHWEST CORNER OF LOT 12, SAID BLOCK 4; THENCE NORTH 87 DEGREES 17 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF LOTS 12 THROUGH 15, SAID BLOCK 4 FOR A DISTANCE OF 340.10 FEET TO THE SOUTHWEST CORNER OF LOT 7, SAID BLOCK 4; THENCE NORTH 02 DEGREES 25 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 7 FOR A DISTANCE OF 139.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 87 DEGREES 17 MINUTES 46 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 4 FOR A DISTANCE OF 400.12 FEET TO THE NORTHEAST CORNER OF LOT 3, SAID BLOCK 4; THENCE SOUTH 02 DEGREES 25 MINUTES 32 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3 AND ALONG THE EAST LINE OF LOT 20, SAID BLOCK 4 FOR A DISTANCE OF 205.03 FEET; THENCE NORTH 87 DEGREES 17 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 160.05 FEET TO THE EAST LINE OF SAID MEADOW BROOK PARK SUBDIVISION; THENCE SOUTH 02 DEGREES 25 MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF SAID MEADOW BROOK PARK SUBDIVISION FOR A DISTANCE OF 124.80 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 47.47 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, IF ANY.

STEVEN W. HOLM
REGISTERED LAND SURVEYOR
REG. NO. LS-6571

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS DAY OF , 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVEN W. HOLM, REGISTERED LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HBERY APPROVED THIS DAY OF , 2023.

JOSEPH F. KOLB, CHAIRMAN

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS DAY OF , 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSEPH F. KOLB, CHAIRMAN OF THE WEST FARGO PLANNING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WEST FARGO PLANNING COMMISSION.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS DAY OF , 2023.

BERNIE L. DARDIS, PRESIDENT OF
THE WEST FARGO CITY COMMISSION

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS DAY OF , 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BERNIE L. DARDIS, PRESIDENT OF THE WEST FARGO CITY COMMISSION, AND TINA FISK, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE CITY OF WEST FARGO.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "SANDHILLS SIXTH ADDITION" TO THE CITY OF WEST FARGO, A REPLAT OF AUDITOR'S LOT 3 AND A REPLAT OF ALL OF BLOCK 2, LOTS 6-16 OF BLOCK 3, LOTS 2-7 AND 10-22 OF BLOCK 4, LOTS 10 AND 13 OF BLOCK 8, LOTS 3-10 AND 13-22 OF BLOCK 9, ALL OF BLOCKS 10 AND 11 ALL IN MEADOW BROOK PARK SUBDIVISION; A VACATION PLAT OF PART OF GRESS AVENUE, PART OF SECOND AVENUE NORTH, PART OF FIRST AVENUE NORTH, ALL OF NORTHERN PACIFIC AVENUE AND PART OF PARK BOULEVARD ALL IN MEADOW BROOK PARK SUBDIVISION, ALL IN THE SE1/4 OF SECTION 2, TOWNSHIP 139 NORTH, RANGE 50 WEST, CASS COUNTY, NORTH DAKOTA, THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF STEVEN W. HOLM, REGISTERED LAND SURVEYOR, AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT. WE HEREBY DEDICATE ALL STREETS, AVENUES, STORM SEWER EASEMENTS, ACCESS EASEMENTS AND UTILITY EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC.

OWNER: ALL EXCEPT LOT 1, BLOCK 2:
OCHO INDY, LLC

NAME:
TITLE:

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS DAY OF , 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED , KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE NAME OF OCHO INDY, LLC.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

OWNER: LOT 1, BLOCK 2: CITY OF WEST FARGO

BERNIE L. DARDIS, PRESIDENT OF
THE WEST FARGO CITY COMMISSION

TINA FISK, CITY AUDITOR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS DAY OF , 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BERNIE L. DARDIS, PRESIDENT OF THE WEST FARGO CITY COMMISSION, AND TINA FISK, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE CITY OF WEST FARGO.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO CITY ATTORNEY APPROVAL

I HEREBY CERTIFY THAT PROPER EVIDENCE OF TITLE HAS BEEN EXAMINED BY ME AND I APPROVE THE PLAT AS TO FORM AND EXECUTION THIS DAY OF , 2023.

JOHN T. SHOCKLEY, CITY ATTORNEY

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS DAY OF , 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN T. SHOCKLEY, CITY ATTORNEY, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE CITY ATTORNEY.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS DAY OF , 2023.

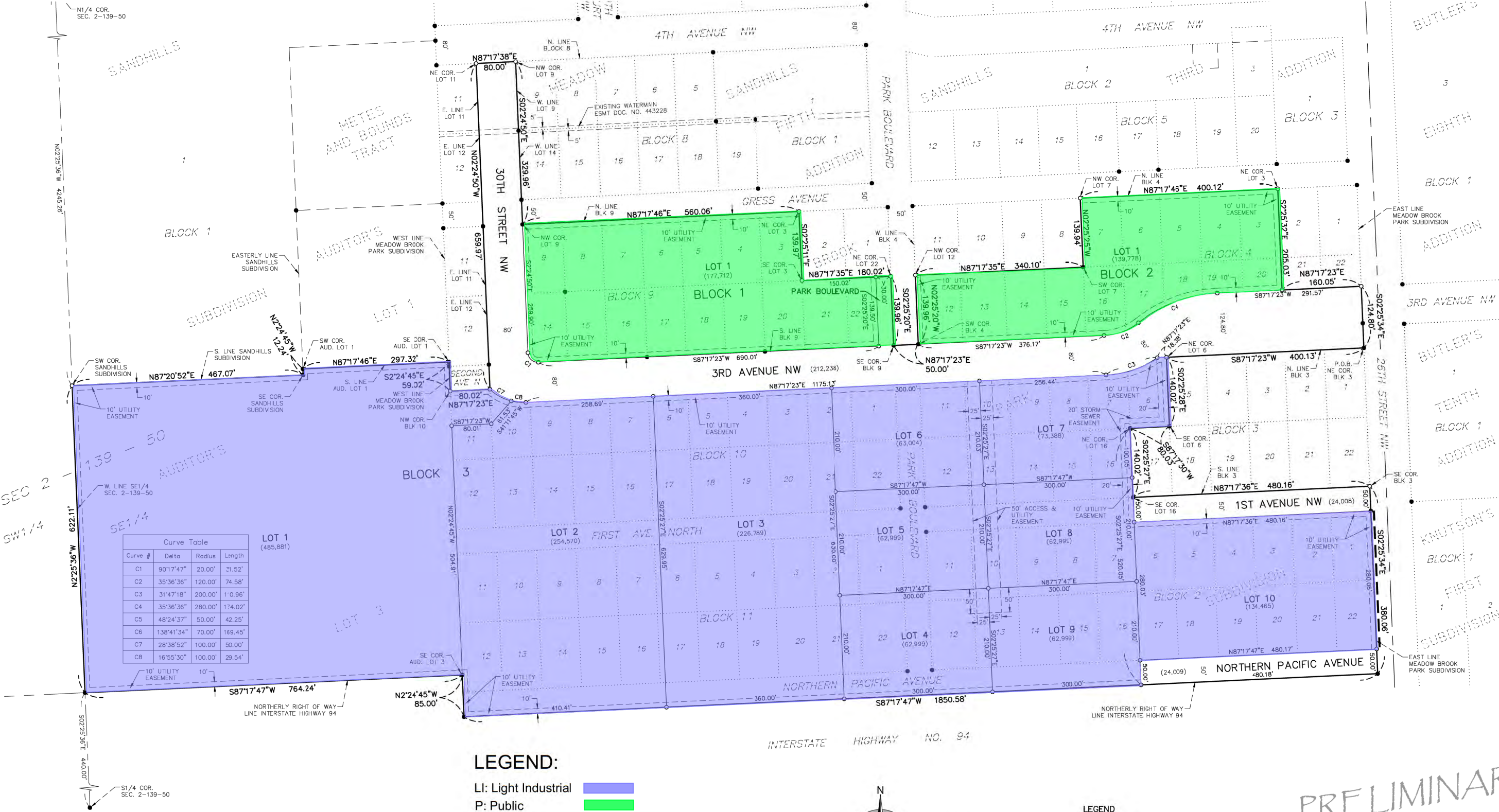
DANIEL R. HANSON, CITY ENGINEER

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS DAY OF , 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DANIEL R. HANSON, CITY ENGINEER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE CITY ENGINEER.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

PLAT OF SANDHILLS SIXTH ADDITION
PROPOSED ZONING EXHIBIT

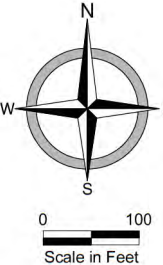


LEGEND:

LI: Light Industrial
P: Public

NOTES:
1. ALL DEDICATED ROADS IN THE PLAT OF MEADOW BROOK PARK SUBDIVISION WHICH FALL WITHIN THE BOUNDARY OF THIS PLAT ARE TO BE VACATED WITH THE RECORDING OF THIS DOCUMENT.
2. THE TOTAL AREA OF DEDICATED ROADS IS 260,255 SQUARE FEET OR 5.97 ACRES.

BASIS OF BEARINGS:
THE NORTH LINE OF BLOCK 3, MEADOW BROOK PARK SUBDIVISION HAS AN ASSUMED BEARING OF S87°17'23"W.



LEGEND
● IRON MONUMENT FOUND
○ SET 5/8"x18" REBAR WITH YELLOW PLASTIC CAP #6571
P.O.B. (62,999)
LOT AREA IN SQUARE FEET
ACCESS CONTROL
PLAT BOUNDARY LINE
LOT LINE
EASEMENT LINE
EXISTING LOT LINE
QUARTER SECTION LINE
EXISTING TRACT LINE

PRELIMINARY

STAFF REPORT

A23-12 SUBDIVISION/REPLAT	
The Wilds North Pond 1 st Addition	
Lot 1, Block 1 of Tevye Addition, Lot 1, Block 1 Schatz Ranch 1 st Addition, Lot 19, Block 2 of The Wilds 4 th Addition; Parcel in the SE¼ of Section 31, T139N, R49W, City of West Fargo, North Dakota	
Applicant/Owner: City of West Fargo Owner: Deanne & Michael Svaeson; Tevye, LLC	Staff Contact: Aaron Nelson, AICP
Planning & Zoning Commission Public Hearing:	05-09-2023
City Commission Final Plat Approval	

PURPOSE:

The purpose of this subdivision is to transfer property along the east side of an existing stormwater pond to private ownership and to establish associated easements for stormwater purposes in favor of the City, consistent with typical City stormwater ponds. The subdivision will also plat a remnant sliver of land which was left out of previous adjacent subdivisions.

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban - Growth Sector
Existing Land Use:	Public Facilities (Retention Pond) & Single Family Dwellings
Current Zoning District(s):	A: Agricultural; R-1A: Single Family Dwellings & P: Public Facilities
Zoning Overlay District(s):	CO: Corridor Overlay District
Proposed Lot size(s) or range:	Lot 1: 212,794 Square Feet; Lot 2: 390,503 Square Feet; Lot 3: 386,736 Square Feet
Total area size:	22.73 Acres
Adjacent Zoning Districts:	North: P: Public & R-1A: Single Family Dwellings South: A: Agricultural East: R-1E: Rural Estate District West: P: Public
Adjacent street(s):	47 th Avenue W (Local); Sheyenne Street (Arterial)
Adjacent Bike/Pedestrian Facilities:	None
Available Parks/Trail Facilities:	The Wilds parks within ¼ mile
Park Dedication Requirements:	Provided with previous subdivision.

DISCUSSION AND OBSERVATIONS:

- There are existing single-family dwellings on the proposed Lots 2 & 3.
- Lot 1 is a retention pond owned by the City.
- The subdivision will bring the subject property into alignment with typical City stormwater pond standards by extending privately owned property to the waterline of the pond and establishing maintenance and water storage easements adjacent to the waterline, which is typically how City stormwater ponds are handled.

STAFF REPORT

- The City currently owns a roughly 50- to 80-foot-wide strip of land along the east side of the public stormwater pond within the subject property, which is not typical for City stormwater ponds where adjacent private lot lines are intended to extend to about the ordinary waterline.
- The owners of Lots 2 and 3 of the proposed plat desire to make use of the pond by drawing water from, and draining stormwater to, the public pond. Because their properties do not currently abut the pond, their ability to do so is limited without special approvals to install pipe & associated equipment across the City-owned strip of land.
- City staff would like for this strip of land to be privately owned and maintained, provided easements are in place to maintain the pond and allow for stormwater storage.
- The proposed plat is intended to meet these needs by extending the private lot lines to the waterline and providing the necessary easements for the City to continue to maintain the pond.
- These easements will likely be documented and detailed within (a) separate document(s) that will accompany the final plat.
- A previous version of the proposed subdivision was reviewed in 2020 and approved by the City in January of 2021. However, the plat was not signed by the owners, nor recorded.

NOTICES:

Sent to:	Legal notices published in the Forum and notices sent to applicable agencies and departments.
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Comments Received:

- n/a

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- The proposed application is consistent with the City plans and ordinances.

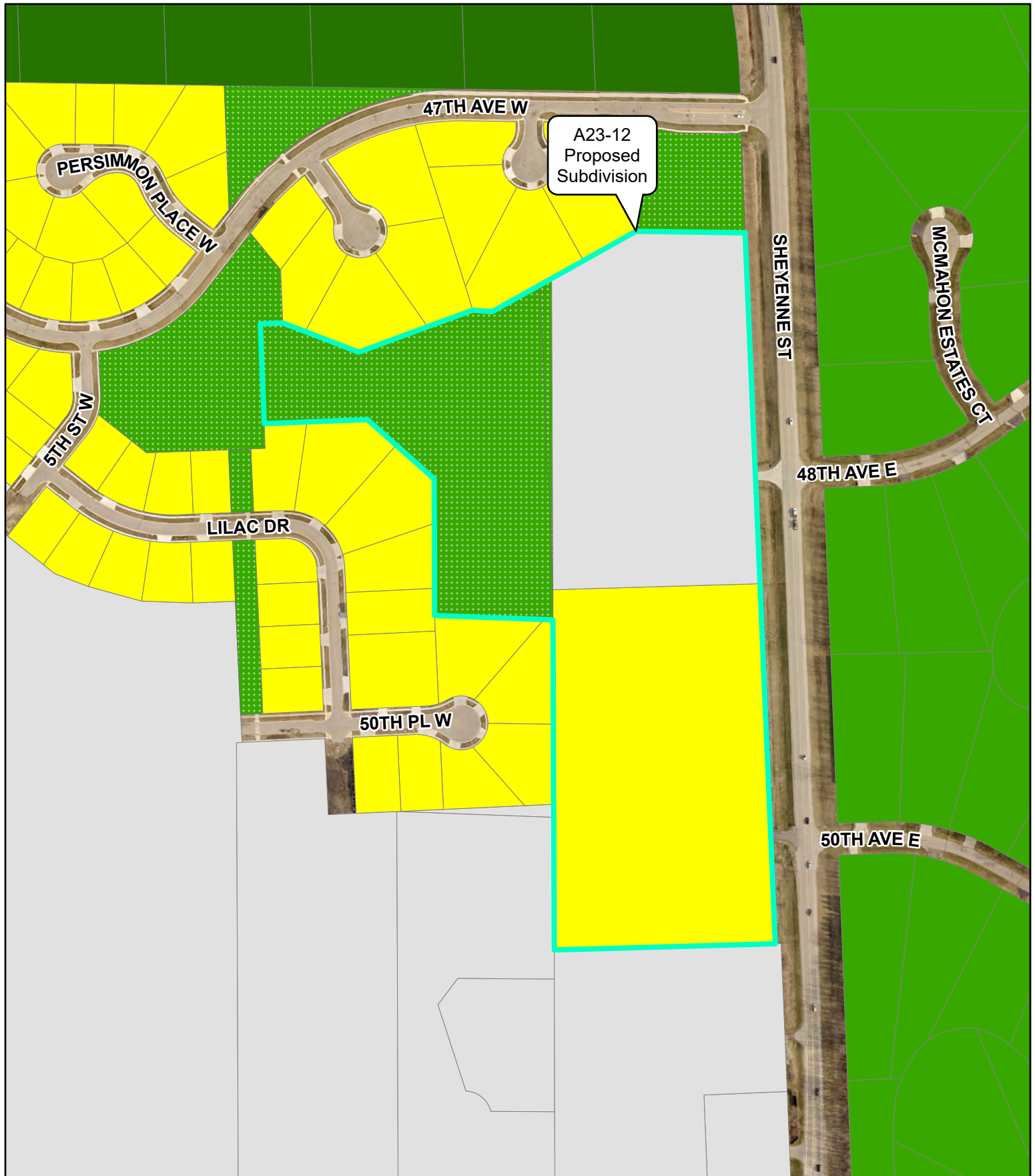
RECOMMENDATIONS:

It is recommended that the City approve the proposed application on the basis that it is consistent with City plans and ordinances.

Attachments:

- Aerial map
- Zoning map
- Preliminary Plat





West Fargo Zoning

- A: Agricultural
- C: Light Commercial
- C-OP: Commercial Office Park
- DMU: Downtown Mixed Use
- EMU: Entertainment Mixed Use
- HC: Heavy Commercial

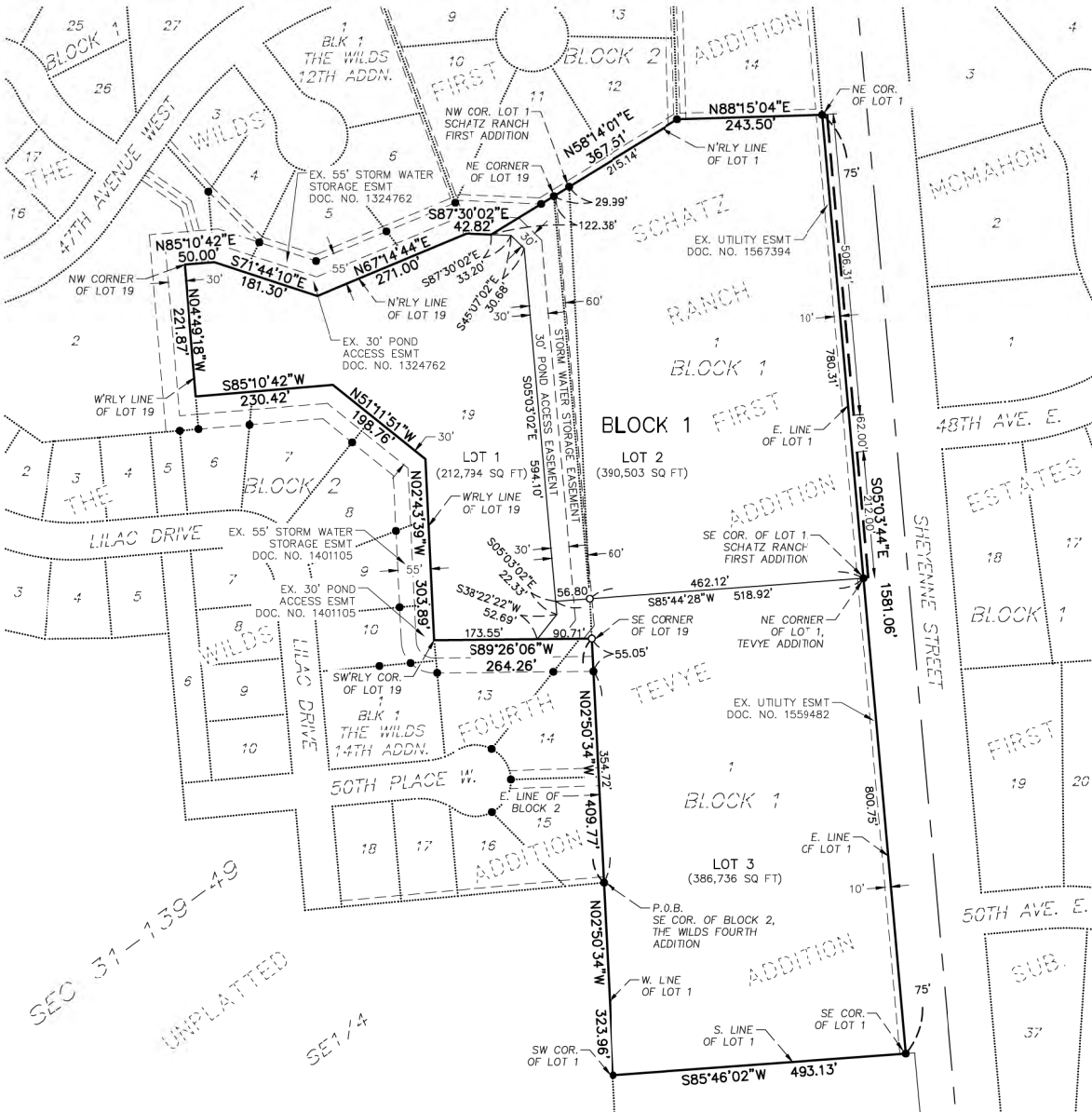
- LI: Light Industrial
- M: Heavy Industrial
- P: Public
- PUD: Planned Unit Development
- R-L1A: Large Lot Single Family Dwelling
- R-1A: Single Family Dwelling
- R-1: One and Two Family Dwelling

- R-1SM: Mixed One and Two Family Dwelling
- R-2: Limited Multiple Dwelling
- R-3: Multiple Dwelling
- R-4: Mobile Home
- R-5: Manufactured Home Subdivision
- R-1E: Rural Estate
- R-R: Rural Residential



0 250 500 US Feet

PLAT OF
THE WILDS NORTH POND FIRST ADDITION
TO THE CITY OF WEST FARGO, A REPLAT OF LOT 1, BLOCK 1, TEVYE
ADDITION, A REPLAT OF LOT 1, BLOCK 1 SCHATZ RANCH FIRST ADDITION,
A REPLAT OF LOT 19, BLOCK 2, THE WILDS FOURTH ADDITION AND A
PLAT OF PART OF THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA



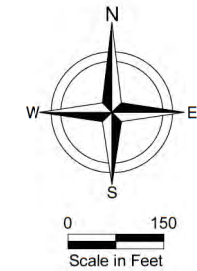
OWNER: LOT 3: TEVYE, LLC

CHRIS HAWLEY, AUTHORIZED AGENT OF THE OWNER

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CHRIS HAWLEY, AUTHORIZED AGENT OF THE OWNER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF TEVYE, LLC.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA



LEGEND
● IRON MONUMENT FOUND
○ SET 5/8"x19" REBAR WITH YELLOW PLASTIC CAP #6571
(35,000) LOT AREAS IN SQ. FT.
P.O.B. POINT OF BEGINNING
--- EXISTING ACCESS CONTROL

BASIS OF BEARINGS: THE WILDS FOURTH ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF.

CERTIFICATE

STEVEN W. HOLM, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "THE WILDS NORTH POND FIRST ADDITION" TO THE CITY OF WEST FARGO, A REPLAT OF LOT 1, BLOCK 1, TEVYE ADDITION, A REPLAT OF LOT 1, BLOCK 1, SCHATZ RANCH FIRST ADDITION, A REPLAT OF LOT 19, BLOCK 2, THE WILDS FOURTH ADDITION AND A PLAT OF PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY THEREOF; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT SAID ADDITION IS DESCRIBED AS FOLLOWS, TO WIT:

ALL OF LOT 1, BLOCK 1, TEVYE ADDITION, ALL OF LOT 1, BLOCK 1, SCHATZ RANCH FIRST ADDITION, ALL OF LOT 19, BLOCK 2, THE WILDS FOURTH ADDITION, ACCORDING TO THE RECORDED PLATS THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, CASS COUNTY, NORTH DAKOTA AND PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 139 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON MONUMENT WHICH DESIGNATES THE SOUTHEAST CORNER OF SAID BLOCK 2, THE WILDS FOURTH ADDITION; THENCE NORTH 02 DEGREES 50 MINUTES 34 SECONDS WEST ON A RECORD BEARING ALONG THE EAST LINE OF SAID BLOCK 2 FOR A DISTANCE OF 409.77 FEET TO THE SOUTHEAST CORNER OF LOT 19, SAID BLOCK 2; THENCE SOUTH 89 DEGREES 26 MINUTES 06 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 19 FOR A DISTANCE OF 264.26 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 19; THENCE NORTH 02 DEGREES 43 MINUTES 39 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 19 FOR A DISTANCE OF 303.89 FEET; THENCE NORTH 51 DEGREES 11 MINUTES 51 SECONDS WEST CONTINUING ALONG SAID WESTERLY LINE FOR A DISTANCE OF 198.76 FEET; THENCE SOUTH 85 DEGREES 10 MINUTES 42 SECONDS WEST CONTINUING ALONG SAID WESTERLY LINE FOR A DISTANCE OF 230.42 FEET; THENCE NORTH 04 DEGREES 49 MINUTES 18 SECONDS WEST CONTINUING ALONG SAID WESTERLY LINE FOR A DISTANCE OF 221.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE NORTH 85 DEGREES 10 MINUTES 42 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 19 FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 71 DEGREES 44 MINUTES 10 SECONDS EAST CONTINUING ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 81.30 FEET; THENCE NORTH 67 DEGREES 14 MINUTES 44 SECONDS EAST CONTINUING ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 271.00 FEET; THENCE SOUTH 87 DEGREES 30 MINUTES 02 SECONDS EAST CONTINUING ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 42.82 FEET; THENCE NORTH 58 DEGREES 14 MINUTES 01 SECOND EAST CONTINUING ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 122.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE CONTINUING NORTH 58 DEGREES 14 MINUTES 01 SECOND EAST ALONG THE SOUTHERLY LINE OF LOT 11, BLOCK 2, THE WILDS FIRST ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF SAID RECORDER FOR A DISTANCE OF 29.99 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, SAID SCHATZ RANCH FIRST ADDITION; THENCE CONTINUING NORTH 58 DEGREES 14 MINUTES 01 SECOND EAST ALONG THE NORTHERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 215.14 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 04 SECONDS EAST CONTINUING ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 243.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 05 DEGREES 03 MINUTES 44 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 780.31 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, SAID TEVYE ADDITION; THENCE CONTINUING SOUTH 05 DEGREES 03 MINUTES 44 SECONDS EAST ALONG THE EAST LINE OF LOT 1, BLOCK 1, SAID TEVYE ADDITION FOR A DISTANCE OF 800.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 85 DEGREES 48 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 493.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 02 DEGREES 50 MINUTES 34 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 323.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 22.73 ACRES, MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS-OF-WAYS OF RECORD, IF ANY.

STEVEN W. HOLM
REGISTERED LAND SURVEYOR
REG. NO. LS-6571

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVEN W. HOLM, REGISTERED LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "THE WILDS NORTH POND FIRST ADDITION" TO THE CITY OF WEST FARGO, A REPLAT OF LOT 1, BLOCK 1, TEVYE ADDITION, A REPLAT OF LOT 1, BLOCK 1, SCHATZ RANCH FIRST ADDITION, A REPLAT OF LOT 19, BLOCK 2, THE WILDS FOURTH ADDITION AND A PLAT OF PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA; THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF STEVEN W. HOLM, REGISTERED LAND SURVEYOR, AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT; WE HEREBY DEDICATE ALL STORM WATER STORAGE AND POND ACCESS EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC.

OWNER: LOT 1: CITY OF WEST FARGO

BERNIE L. DARDIS, PRESIDENT OF
THE WEST FARGO CITY COMMISSION

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BERNIE L. DARDIS, PRESIDENT OF THE WEST FARGO CITY COMMISSION, AND _____ CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE CITY OF WEST FARGO.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

OWNERS: LOT 2

DEANNE SCHAIZ

MICHAEL A. SVALESON

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DEANNE SCHATZ AND MICHAEL A. SVALESON, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

MORTGAGEE: LOT 2: TOWN AND COUNTRY CREDIT UNION

NAME: _____
TITLE: _____

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE NAME OF TOWN AND COUNTRY CREDIT UNION.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2023.

JOSEPH F. KOLB, CHAIRMAN

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSEPH F. KOLB, CHAIRMAN OF THE WEST FARGO PLANNING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WEST FARGO PLANNING COMMISSION.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2023.

BERNIE L. DARDIS, PRESIDENT OF
THE WEST FARGO CITY COMMISSION

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BERNIE L. DARDIS, PRESIDENT OF THE WEST FARGO CITY COMMISSION, AND _____ CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE CITY OF WEST FARGO.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO CITY ATTORNEY APPROVAL

I HEREBY CERTIFY THAT PROPER EVIDENCE OF TITLE HAS BEEN EXAMINED BY ME AND I APPROVE THE PLAT AS TO FORM AND EXECUTION THIS _____ DAY OF _____, 2023.

JOHN T. SHOCKLEY, CITY ATTORNEY

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN T. SHOCKLEY, CITY ATTORNEY, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE CITY ATTORNEY.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2023.

DANIEL R. HANSON, CITY ENGINEER

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DANIEL R. HANSON, CITY ENGINEER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE CITY ENGINEER.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA



MEMORANDUM

TO: West Fargo Planning & Zoning Commission
FROM: Aaron Nelson, Planning Director *AN*
DATE: May 5, 2023
SUBJECT: Item 6 - Downtown Master Plan Project Update

At the May 9, 2023 Planning & Zoning Commission meeting, staff will provide a brief project update on the Downtown Master Plan. The project officially kicked-off on May 3 with a steering committee workshop and the start of public input gathering. To this end, the project website is now active and all interested individuals are invited to explore the page, complete the initial public survey, and provide comments on the interactive mapping tool. The project website is: www.tinyurl.com/westfargodtmasterplan.

This is an informational item and no action is being requested.