

**WILLIAMS COUNTY
BOARD OF COUNTY COMMISSIONERS**

ORDINANCE NO. 2017-03-21

**TITLE: AN ORDINANCE AMENDING 2015 ZONING ORDINANCES:
APPENDIX B – TEMPORARY WORKFORCE
HOUSING FACILITIES**

WHEREAS, the Williams County Board of County Commissioners (hereinafter “the Board”), pursuant to the Williams County Home Rule Charter and North Dakota Century Code Chapter 11-33 and Chapter 11-33.2, adopted the Williams County Zoning Ordinance and Subdivision Regulations on September 15, 2015 (hereinafter “2015 Zoning Ordinance”);

WHEREAS, the 2015 Zoning Ordinance, Chapter 3-6, authorizes the Board from time to time on its own motion, or on the recommendation of the Planning and Zoning Official to amend, supplement, repeal or revise any provision of the 2015 Zoning Ordinance;

WHEREAS, the Planning and Zoning Official, or its designee, came before the Board on March 21, 2017, and recommended that Appendix B relating to temporary workforce housing facilities be amended as set forth in attached document marked as “Amended Appendix B”, which is incorporated herein by reference;

WHEREAS, Commissioner Martin Hanson moved to approve the recommendation of the Planning and Zoning Official, or its designee, and Commissioner Barry Ramberg seconded the motion, and the motion having passed by unanimous roll call vote of the elected Commissioners;

NOW, THEREFORE, BE IT ORDAINED by majority vote of the Williams County Board of County Commissioners, the following amendment be made to Appendix B of the Williams County Zoning Ordinance and Subdivision Regulations adopted on September 15,

2015: As set forth in the attached document marked as "Amended Appendix B", which is incorporated herein by reference;

The Amended Appendix B approved herein shall be immediately incorporated into the officially adopted text of the 2015 Williams County Zoning Ordinance and Subdivision Regulations and shall be effective retroactively to the date of approval on March 21, 2017.



David Montgomery, Chairman
Williams County Board of County Commissioners

Dated: April 18, 2017

ATTESTED:



Beth Innis, County Auditor

Dated: April 18, 2017

First Publication: April 23, 2017

Second Publication: April 30, 2017

Amended Appendix B Temporary Workforce Housing Facilities/Modular Housing Camps

1. Beginning on August 1, 2015, the Williams County Planning and Zoning Division no longer accepts any new and/or renewal applications for temporary workforce housing facilities/modular housing camps (“temporary housing facility”) unless the applicant meets the following exceptions:
 - a. Any temporary housing facility operating seasonally from the first of March through the first of December, with a minimum of five (5) beds. All projects will be verified through the Development Services Department;
 - b. Any temporary housing facility operating seasonally on projects for the State of North Dakota. All projects will be verified through the Development Services Department. The Development Services Department will have the authority to renew these temporary housing facilities administratively for one season;
 - c. Any temporary housing facility operating year round that has a minimum of fifty (50) beds;
2. Any temporary housing facility that does not meet one or more of the criteria stated above shall not be allowed, and shall not be approved or renewed. The owner(s)/operator(s) of a temporary housing facility that does not meet at least one of the above-stated criteria shall be required to return the property to a condition compliant with the zoning classification of the property no later than 90 days after the date the facility is determined to no longer meet the minimum criteria mentioned above, as determined by the Williams County Development Services Director or designee, or a previously granted CUP expires and no renewal has been granted, whichever event occurs first. Any housing units within a temporary housing facility that are not occupied shall be disconnected from utilities and stored on the property in an orderly fashion provided such storage is permitted within the zoning classification for the property.
3. The Director of Development Services or designee shall have the authority to administratively review and approve a CUP renewal for a temporary housing facility for up to one year at a time, but may, in his/her discretion, determine that a full review by the Planning and Zoning Commission and the Board of County Commissioners is appropriate on a case-by-case basis. This does not prevent the Planning and Zoning Commission or the Board of County Commissioners from making its own determination that a CUP renewal for a temporary housing facility shall be subject to a full review by the Planning and Zoning Commission and the Board of County Commissioners.
4. Crew housing fees will increase to \$800 per bed per year, starting May 1, 2016.

[Amended effective March 21, 2017]