

Ordinance #146

AN ORDINANCE OF THE CITY OF WASHBURN RELATING TO CREW HOUSING FACILITIES (MAN CAMPS)

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WASHBURN AS FOLLOWS:

Crew Housing Facilities (Man Camps); Prohibited - Exceptions

1. Definitions.

a. "Crew Housing Facilities" means one or more lodging units or skid units, ordinarily designed for human living quarters or a place of business, on a temporary or permanent basis, which are not real property, as defined in N.D.C.C. section 57-02-04, and are not mobile homes as defined in N.D.C.C. section 57-55-01, and includes multi-person housing facilities for workers employed in the energy industry commonly referred to as "man camps". This definition and ordinance shall also apply to existing real property, as defined in N.D.C.C. 57-02-04, for which improvements in excess of \$1,000.00 are proposed for conversion of an existing use to that of a "man camp". A group of crew housing facilities that are connected physically or by common ownership may be treated as a single crew housing facility for purposes of this ordinance.

b. "Skid Unit" means a structure or group of structures, either single or multisectional, which is not built on a permanent chassis and is ordinarily designed for human living quarters or a place of business on a temporary or permanent basis.

2. Crew Housing Facilities Prohibited; Exceptions.

Crew housing facilities are prohibited within the jurisdictional limits of the City of Washburn, subject to the following exceptions and conditions:

a. Exception. Crew housing facilities may be permitted in the discretion of the City of Washburn governing board in areas zoned R-4 Commercial, or Industrial. Application for construction or placement of a crew housing facility may be submitted to the Washburn Planning and Zoning Commission, which shall hold a public hearing thereon. Notice shall be published two (2) consecutive weeks in the official newspaper of the City of Washburn at least fifteen (15) days in advance of the hearing.

b. Action of City Commission. Following the hearing as stated above, the Washburn Planning and Zoning Commission shall submit its recommendations concerning the proposed crew housing facility to the City Commission. After giving due consideration to the effects of the proposed crew housing facility upon the health, safety and welfare of the people of the City of

Washburn and whether the facility promotes the sound and desirable use of the land, the City may approve or deny the application.

c. Permit Fees. In accordance with N.D.C.C. section 57-02.4-02, crew housing permit fees shall be imposed by the City for any crew housing facility approved by the City Commission. Such permit fees must be determined by the City Commission for each approved application on the basis of the value of services and facilities provided to the crew housing facility by the City.

d. Exemptions: The exemptions stated in N.D.C.C. section 57-02.4-03 are adopted and incorporated into this Ordinance by reference.

EFFECTIVE DATE.

This Ordinance shall become effective upon the second reading and final passage hereof and publication (if required). Upon the final passage hereof, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Adoption of the foregoing Ordinance was moved by _____, seconded by _____; the following Commissioners voting "AYE" _____, _____, _____, _____, and _____, and The following Commissioners voting "NAY" _____, _____, _____, and _____, the Ordinance was approved and duly adopted the _____ day of _____, 2012.

CITY OF WASHBURN:

Elmer Miller, President

ATTEST:

Milissa Price, City Auditor

First Reading: _____ 2-13-2012 _____

Second Reading: _____

Final Passage: _____