Temporary Housing Regulations

[Approved by Williams County Board of Commissioners September 12, 2011]

Section I: Definitions.

“Temporary Housing Facility”, “man camp”, “construction camp” or “crew housing facility” means a facility designed and intended to be used for a temporary period of time to house a variety of field-related workers, including oil field, construction, etc. Such facilities are not intended to accommodate families with children. Temporary housing camps may include the use of skid units, travel-trailers, recreational vehicles, campers, mobile homes or a combination of these.

Section II: Conditional Use Permit Required.

A. The use of temporary housing camps and incidental commercial and other accessory uses shall be considered conditional uses, and as such a conditional use permit must be obtained from the County Planning & Zoning Administrator, hereinafter “Planning Commission”. The application will be considered by the Williams County Planning & Zoning Board. Said Board will then make a recommendation to the County Commissioners. The County Commission may approve or deny the request for a conditional use permit for temporary housing camps depending upon the compatibility with surrounding land uses and compliance with this title.

B. Temporary housing camps shall be located adjacent to a maintained public or private road.

Section III: Intent – Zoning.

Temporary housing camps may be permitted by conditional permit in any and all zoning areas. All such installations shall be permitted only after approval of the County Commission after review by the planning commission, subject to the restrictions and conditions contained in this title.

Section IV: Site Plan Approval Required.

A site plan with supporting documents must be submitted for review and approval to the Planning Commission. The plan shall be drawn to scale, and shall proved the following information:

A. Dimensions, orientation and vicinity of the parcel;
B. Location, size, number, construction and types of proposed housing;
C. Traffic access to camp and parking;
D. Location and types of recreational facilities;
E. Approved culinary water system and sewage and solid waste disposal;
F. Storm water runoff, and method for control of storm water; to Williams County Water Board Specifications of signed by a North Dakota registered Civil Engineer, based on vegetation coefficient, a 25 year event, 24 hour rainfall.
G. Location of fire protection and medical facilities;
H. Such other data as may be requested by the Planning Commission.

Section V: Documents required.

In addition to the site plan, the applicant must also provide information showing how, by whom, and when the required services and facilities will be provided. All services and facilities will be provided at applicant’s expense. Letters of approval for the culinary water and sewage facilities from the Upper Missouri District Health Unit and/or Williams Rural Water Association shall be required.
Section VI: Temporary Housing Camps.

A conditional use permit for temporary housing camps will be in effect for two years, except in the case of recreational vehicles, when the permit will be in effect for one year. An applicant may request a renewal of the Conditional Use Permit at then end of the permit period. The following services and facilities must be provided in a temporary housing camp:

A. Culinary water and sewage and solid waste disposal facilities approved by the Upper Missouri District Health Unit and/or Williams Rural Water Association;
B. Adequate access to the site and parking;
C. Maintenance of the site;
D. Emergency medical and fire facilities and security services;
E. Electrical services;
F. Recreational facilities.

Section VII: Restoration of site.

Applicant shall provide a written plan and agreement together with a bond, setting forth how the temporary housing camp will be dismantled, and the area restored to an unoccupied condition. Restoration bonds will be set forth by the Planning and Zoning Board.

Section VIII: Fees.

Temporary housing camps may be subject to real property taxation or crew housing permit fees as set forth by Williams County.

Section IX: Compliance.

In the event the applicant fails to provide the services and facilities required, the temporary housing camp may be closed and ordered to vacate. These remedies are in addition to the remedies provided in this title for failure to comply with the applicable zoning requirements.

Section X: Violation – Penalty.

1. General Provisions. It shall be unlawful for any person or organization, whether as owner, lessor, agent, manager, employee, lessee or occupant, to violate any provision of these regulations. In addition, it shall be unlawful for any such person or organization to cause or, with knowledge, permit such violation. A violation of any provision of these regulations shall constitute the maintenance of a public nuisance.

2. Criminal Penalties.

   a) Any person, whether as an owner, lessor, agent, manager, employee, lessee or occupant, who violates, causes or, with knowledge, permits a violation of any provision of these regulations shall be guilty of a class B misdemeanor and, upon conviction, shall be subject to a criminal penalty of one thousand dollars ($1,000.00) per violation or subject to imprisonment not to exceed thirty (30) days, or both criminal penalty and imprisonment.

   b) Any organization, whether as an owner, lessor, agent, manager, employee, lessee or occupant, who violates, causes or, with knowledge, permits a violation of any provision of these regulations shall be guilty of a class B misdemeanor and, upon conviction, shall be subject to a criminal penalty of ten thousand dollars ($10,000.00) per violation.
3. **Civil Penalties.** Violations of any provision of these regulations may be enforced through civil proceeding by the State’s Attorney or other proper county authorities. Any person or organization, whether as an owner, lessor, agent, manager, employee, lessee or occupant, who violates, causes or, with knowledge, permits a violation of any provision of these regulations shall be subject to a civil penalty of one thousand dollars ($1,000.00) per violation.

4. **Separate Violations.** Any person or organization shall be deemed to have committed a separate violation for each and every day during any portion of which any violation of any provision of these regulations is committed, permitted, or continued by such person or organization and shall be subject to the remedies as provided in this section.

5. **Additional Remedies.** In addition to the above remedies, any and all temporary housing units, including, but not limited to skid units, travel trailers, recreational vehicles, campers, tents, or mobile homes relative to the zoning violation may be impounded and a cash bond shall be posted to reclaim such temporary housing unit. If the violation is uncorrected at the time of a final judgment in a civil proceeding, or at the time of conviction in a criminal proceeding, the court shall order the violator to abate or remedy the violation in compliance with the provisions of these regulations within a time period established by the court. Failure to remove or abate a zoning violation within the specified time period shall constitute a separate violation for each and every day during which any violation of any provision of these regulations is committed, caused, with knowledge permitted, or continued by such person or organization and shall be subject to the remedies provided in this section. Nothing in this section prohibits the use of other remedies as provided by law.

**Section XI: Transfer.**

There shall be no transferring of a conditional use permit for temporary housing from the original applicant to another person.