

PROCEEDINGS OF THE MOUNTRAIL COUNTY  
PLANNING & ZONING COMMISSION  
Monday, March 28<sup>th</sup>, 2016

The Mountrail County Planning & Zoning Commission met on Monday, March 28<sup>th</sup> 2016 at the Mountrail County South Complex with the following voting members present: Roger Hovda, Charlie Sorenson, Bill Klug, Gary Weisenberger, Linda Wienbar, Trudy Ruland, and Chase Lindberg. Absent were Thomas Bieri and Arlo Borud. Also present were Wade Enget, Mountrail County States Attorney, Lori Hanson, Mountrail County Tax Director, Teresa Captain, Mountrail County Deputy Tax Director, Heather Greenlee, Mountrail County Auditor's Office, Don Longmuir, Planning & Zoning Administrator, Lisa Lee, Assistant Planning & Zoning Administrator and Liz Hollowell, Planning & Zoning Administrative Assistant

Chairman Hovda called the Planning and Zoning meeting to order at 8:30 a.m.

Chairman Hovda requested a motion to review and approve the current meeting agenda. Moved by Commissioner Sorenson, seconded by Commissioner Wienbar to approve the agenda as is with no changes. Upon roll call vote all present voted yes, motion carried.

Chairman Hovda called the 8:30 a.m. public hearing to order regarding zoning amendment request filed by Higher Power, LLC/Justin, Josh & Steve Wickenhauser, landowners, for an amendment to change land zoned agricultural to residential for the purpose of converting the Blaisdell School house to multi-family housing on a 2.38 acre, more or less, tract of land described as the Sublot A of Outlot 4 NE $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 14, Township 156 North, Range 89 West (McGahan Township). Seven certified return receipt cards from adjacent landowners were received and no other comments. Planning & Zoning Administrator Longmuir advised the Board that Blaisdell was platted but didn't become an original city so when original zoning ordinance were done it was classified as agricultural.

Present for this discussion was Josh Wickenhauser. Mr. Wickenhauser stated he would like to change the zoning from agricultural to residential to be able to get a conditional use permit to be able to rent the units out. Don advised the school was originally a type of man camp so no other outside rentals and this would turn it to a regular apartment house. Commissioner Wienbar asked about fire protection. States Attorney, Enget stated not required per Zoning Ordinance but the North Dakota building code would. He advised the Board that the facility was already used as a man camp and now they are just changing it for anyone to live there so requires new zoning.

Moved by Commissioner Weisenberger, seconded by Commissioner Sorenson to present findings of fact from the March 28, 2016 public hearing and make a recommendation to the Mountrail County Commission for the approval of the zoning amendment request filed by Higher Power, LLC/Justin, Josh & Steve Wickenhauser, landowners, for an amendment to

change land zoned agricultural to residential for the purpose of converting the Blaisdell School house to multi-family housing on a 2.38 acre, more or less, tract of land described as the Sublot A of Outlot 4 NE½SE¼ of Section 14, Township 156 North, Range 89 West (McGahan Township) complying with all other regulations as set forth in the Mountrail County Zoning Ordinance. Upon roll call vote all present voted yes motion carried.

Chairman Hovda called the 8:33 a.m. public hearing to order regarding a zoning request filed by Higher Power, LLC/Justin, Josh & Steve Wickenhauser, landowners, for a conditional use permit to use land zoned residential for the purpose of converting the Blaisdell School house to multi-family housing on a 2.38 acre, more or less, tract of land described as the Sublot A of Outlot 4 NE½SE¼ of Section 14, Township 156 North, Range 89 West (McGahan Township). Seven certified return receipt cards from adjacent landowners were received and no other comments. This is the conditional use permit and will accompany the amendment.

Moved by Commissioner Weisenberger, seconded by Commissioner Sorenson to approve the zoning request filed by Higher Power, LLC/Justin, Josh & Steve Wickenhauser, landowners, for a conditional use permit to use land zoned residential for the purpose of converting the Blaisdell School house to multi-family housing on a 2.38 acre, more or less, tract of land described as the Sublot A of Outlot 4 NE½SE¼ of Section 14, Township 156 North, Range 89 West (McGahan Township) contingent upon on the approval of the amendment, as Higher Power LLC has met all criteria as set forth in Article IV, Section IV, Paragraph E of the Mountrail County Zoning Ordinance and is further contingent Higher Power LLC complying with all other regulations as set forth in the Mountrail County Zoning Ordinance. Upon roll call vote all present voted yes motion carried.

Chairman Hovda called the 8:36 public hearing to order regarding a zoning request filed by Fred and Joyce Evans, landowners, for an amendment to change land zoned agricultural to industrial for the purpose of parking equipment and trucks on a 10 acre, more or less, tract of land described as the SW¼SW¼SE¼ of Section 34, Township 155 North, Range 91 West (Purcell Township). Four certified return receipt cards from adjacent landowners were received and no other comments.

Present for this discussion was Fred Evans. Mr. Evans stated would like to change the zoning from agricultural to industrial. He stated it was already an old oil well pad there that was a dry hole, so about 18 inch of scoria was left. He told the oil company he would take responsibility for it as it would make a good parking area. Mr. Evans verified will be using the same approach. He stated the location was 8 miles south of Stanley on 54<sup>th</sup>, one mile north where 53<sup>rd</sup> would cross the new pavement, half a mile to the west and there is a good oil field road already there. Chairman Hovda stated it looks like a very busy area. Mr. Evans stated only a few pickups daily to check on the wells and that's about all that goes on back there. Commissioner Weisenberger asked about how close does an industrial site has to be to a

paved road. Planning & Zoning Administrator Longmuir stated the location is a ½ mile off the paved road. Commissioner Sorenson asked what the zoning was on the other side of this location on the South side. Tax Director Hanson stated it is already part industrial and part commercial.

Moved by Commissioner Sorenson, seconded by Commissioner Ruland to present findings of fact from the March 28, 2016 public hearing and make a recommendation to the Mountrail County Commission for the approval of the amended zoning amendment filed by Fred and Joyce Evans, landowners, for an amendment to change land zoned agricultural to industrial for the purpose of parking equipment and trucks on a 10 acre, more or less, tract of land described as the SW¼SW¼SE¼ of Section 34, Township 155 North, Range 91 West (Purcell Township) complying with all other regulations as set forth in the Mountrail County Zoning Ordinance. Upon roll call vote all present voted yes motion carried.

Chairman Hovda called the 8:39 a.m. public hearing to order regarding a zoning request filed by Merrit Super of Skaw ND Precast LLC., in concurrence with Robert Wirtz, landowner, for an amendment to change land zoned agricultural to industrial for the purpose of manufacturing and storing concrete products on a 40 acre, more or less, tract of land described as the S½NE¼ of Section 19, Township 156 North, Range 88 West (Egan Township). One certified return receipt card from township chairman was received and no other comments.

Present for this discussion was Merrit Super of Skaw ND Precast LLC. Mr. Super stated they are changing the zoning so they can manufacture concrete products. Access and section lines were discussed. Chairman Hovda asked which direction they would be using to exit the site. Mr. Super stated North as they will be using the approach that is already there. Commissioner Sorenson asked who owns the land to the North side of the road. Tax Director Hanson stated Robert Wirtz owns all of it. Mr. Wirtz stated the road was already there and Skaw ND Precast LLC has his permission to use it. Commissioner Weisenberger asked about the zoning for the gravel pit. Planning & Zoning Administrator Longmuir stated gravel pits have a conditional use permit as that is a permitted use of agriculture land. This amendment does not override the conditional use permit as you can mine gravel when land is zoned industrial.

Moved by Commissioner Wienbar, seconded by Commissioner Klug to present findings of fact from the March 28, 2016 public hearing and make a recommendation to the Mountrail County Commission for the approval of the zoning amendment filed by Merrit Super of Skaw ND Precast LLC., in concurrence with Robert Wirtz, landowner, for an amendment to change land zoned agricultural to industrial for the purpose of manufacturing and storing concrete products on a 40 acre, more or less, tract of land described as the S½NE¼ of Section 19, Township 156 North, Range 88 West (Egan Township) complying with all other regulations as set forth in the Mountrail County Zoning Ordinance. Upon roll call vote all present voted yes motion carried.

Chairman Hovda called the 8:42 a.m. public hearing to order regarding the subdivision review request filed by Larry Jastrzebski in concurrence with Marshall Craft, landowner, for a 15 acre, more or less, plat to be known as Outlot 2 of the W½NE¼ of Section 25, Township 158 North, Range 92 West (Powers Township). All certified return receipt cards from adjacent landowners were received with last application and no other comments.

Tax Director Hanson asked if there were return receipt cards from the new application. Mountrail County States Attorney Enget stated as long as notice was given to the landowner that there is a change in use happening, it doesn't matter the change of ownership. Tax Director Hanson asked if landowner knew about this meeting. Planning & Zoning Administrator Longmuir stated it was published.

Present for this discussion was Larry Jastrzebski. Chairman Hovda asked if he was going to build a house. Mr. Jastrzebski stated will either build or remodel.

Tax Director Hanson stated the Auditor's Office has already given out "Outlot 2" for the previous outlot plat which is different than this one. In order to reassign Outlot 2, we need a motion to rescind the previous application. The subdivision review request that was previously approved for Larry Jastrzebski in concurrence with LaDonna Paulson Westby, Travis Misterek and Sara Misterek for a 20 acres, more or less, plat to be known as Outlot 2 SW¼NE¼, NW¼SE¼ Section 25, Township 158 North, Range 92 West (Powers Township) was approved but not signed nor recorded.

Moved by Commissioner Ruland, seconded by Commissioner Weisenberger to revoke the approval for the subdivision request from Larry Jastrzebski in concurrence with LaDonna Paulson Westby, Travis Misterek and Sara Misterek for 20 acres, more or less, plat to be known as Outlot 2 SW¼NE¼, NW¼SE¼ Section 25, Township 158 North, Range 92 West (Powers Township). Upon roll call, all present voted yes, motion carried.

Chairman Hovda asked if anyone was for or against the new outlot. No comments. Commissioner Weisenberger asked about the fee. Chairman Hovda stated \$100.00 was paid with the previous Outlot. Assistant Planning & Zoning Administrator, Lisa Lee, stated they request a one-time family split with a fee of \$100.00 and the fee was collected.

Moved by Commissioner Weisenberger, seconded by Commissioner Wienbar to approve the subdivision review request filed by Larry Jastrzebski in concurrence with Marshall Craft, landowner, for a 15 acre, more or less, plat to be known as Outlot 2 of the W½NE¼ of Section 25, Township 158 North, Range 92 West (Powers Township) complying with all other regulations as set forth in the Mountrail County Zoning Ordinance. Upon roll call vote all present voted yes motion carried.

The plat was signed by Chairman Hovda and returned to Larry Jastrzebski with instructions that the next step to finalize the plat is to have it recorded at the Mountrail County Recorder's Office located in the Mountrail County courthouse.

Chairman Hovda called the 8:45 a.m. public hearing to order regarding the subdivision review request filed by Brian Rice in concurrence with Jerome and Ardis Rice, landowners, for a 17.32 acre, more or less, plat to be known as the Outlot 1 of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 34, Township 156 North, Range 94 West (Myrtle Township). The certified return receipt cards or final plat has not been received and no one was present for questions.

Moved by Commissioner Wienbar, seconded by Commissioner Ruland to table this zoning request filed by Brian Rice in concurrence with Jerome and Ardis Rice, landowners, for a 17.32 acre, more or less, plat to be known as the Outlot 1 of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 34, Township 156 North, Range 94 West (Myrtle Township) until the necessary documents are received.

Chairman Hovda called the 8:48 a.m. public hearing to order regarding the subdivision review request filed by Mountrail County Park Board in concurrence with Earl R & Janet Jensen Trustees of Earl R & Janet Jensen Family Trust, landowners, for a 13.45 acre, more or less, portion of Lot 4 Section 22, Township 157 North, Range 90 West (Clear Lake Township). By the request of Auditor, Steph Pappa this application is to be withdrawn. Planning & Zoning Administrator Longmuir questioned if the application should be withdrawn or denied. States Attorney Enget stated this request is now back on the table and to deny it as he is not sure if the description will be the same.

Moved by Commissioner Wienbar, seconded by Commissioner Klug to deny the subdivision review request filed by Mountrail County Park Board in concurrence with Earl R & Janet Jensen Trustees of Earl R & Janet Jensen Family Trust, landowners, for a 13.45 acre, more or less, portion of Lot 4 Section 22, Township 157 North, Range 90 West (Clear Lake Township) due to a change in legal description.

Chairman Hovda called the 8:51 public hearing to order regarding a zoning request filed by David Clauson of U.S. Silica in concurrence with Soo Line Railroad Co, landowners, for an amendment to change land zoned agricultural to industrial for the purpose of construction of a silica sand trans loading facility on a 160 acre, more or less, tract of land described as the SE $\frac{1}{4}$  of Section 13, Township 152 North, Range 88 West (Plaza Township). Planning & Zoning Administrator Longmuir stated Plaza Township objection of this project. Those comments were received Thursday. That information was emailed to U.S. Silica. U.S. Silica has requested to table their applications until they have time to meet with the Plaza Township board.

Moved by Commissioner Ruland, seconded by Commissioner Wienbar to table the zoning request filed by David Clauson of U.S. Silica in concurrence with Soo Line Railroad Co, landowners, for an amendment to change land zoned agricultural to industrial for the purpose of construction of a silica sand trans loading facility on a 160 acre, more or less, tract of land described as the SE¼ of Section 13, Township 152 North, Range 88 West (Plaza Township) until U.S. Silica has met with Plaza Township board.

Chairman Hovda called the 8:54 public hearing to order regarding a zoning request filed by David Clauson of U.S. Silica in concurrence with Soo Line Railroad Co, landowners, for conditional use permit to use land zoned industrial for the purpose of construction of a silica sand trans loading facility on a 160 acre, more or less, tract of land described as the SE¼ of Section 13, Township 152 North, Range 88 West (Plaza Township). Planning & Zoning Administrator Longmuir stated U.S. Silica has requested to table their applications until they have time to meet with the Plaza Township board.

Moved by Commissioner Ruland, seconded by Commissioner Weisenberger to table the zoning request filed by David Clauson of U.S. Silica in concurrence with Soo Line Railroad Co, landowners, for conditional use permit to use land zoned industrial for the purpose of construction of a silica sand trans loading facility on a 160 acre, more or less, tract of land described as the SE¼ of Section 13, Township 152 North, Range 88 West (Plaza Township) until U.S. Silica has met with the Plaza Township board.

Chairman Hovda called the 8:57 a.m. public hearing to order regarding the subdivision review request filed by James C. and Debra J. Moen, landowner, for a 32.29 acre, more or less, plat to be known as Outlot 1 of the S½NE¼ & N½SE¼ of Section 35, Township 154 North, Range 89 West (Oakland Township). A motion is needed to remove this item from the table.

Moved by Commissioner Ruland, seconded by Commissioner Weisenberger to remove this item from the table. Upon roll call, all present voted yes, motion carried.

No one was present to represent this hearing. States Attorney Enget stated he had called the surveyor with questions on the plats submitted and requested a call back leaving date and time of this hearing. No returned call was received. Planning & Zoning Administrator Longmuir stated there are actually 3 outlots with 2 of them not coming before the board since they were less than 5 acres. Administrator Longmuir had discussed with Mr. Moen that the land would need to stay agricultural and in the family. Mr. Moen provided written confirmation it would remain agricultural. Commissioner Ruland asked the purpose for the 3 outlots. Tax Director Hanson asked if was all staying agricultural as she knows of one of the outlots being sold. Administrator Longmuir stated the land must stay agricultural or it changes the application. Zoning ordinance allow for immediately family moving back. Tax Director Hanson asked if only Outlot 1 was staying Ag as most of the farm buildings are on Outlot 1. Outlot 2 and 3 have

houses on them with only about 10 feet separating them. Commissioner Ruland stated with two houses and plotting them out, it appears they will be sold separately. States Attorney Enget stated there are several unanswered questions at this time.

Moved by Commissioner Sorenson, seconded by Commissioner Ruland to deny the subdivision review request filed by James C and Debra J Moen, landowner, for a 32.29 acre, more or less, plat to be known as Outlot 1 of the S½NE¼ & N½SE¼ of Section 35, Township 154 North, Range 89 West (Oakland Township) until such time someone would be available to answer questions. Upon roll call, Hovda, Sorenson, Klug, Wienbar, Ruland, and Lindberg voted yes. Weisenberger, voted no, motion carried.

Moved by Commissioner Ruland, seconded by Commissioner Weisenberger to approve the minutes from the February 22<sup>nd</sup> 2016 Planning and Zoning Meeting. Upon roll call, all present voted yes, motion carried.

Moved by Commissioner Klug, seconded by Commissioner Ruland to approve the building permit #1922 - 1924. Upon roll call, all present voted yes, motion carried.

Planning & Zoning Administrator Longmuir stated Whiting Oil & Gas Corporation, with concurrence from landowners, Kenneth V. & Joan A. Littlefield LLP, to rezone SW¼SW¼ Section 14, Township 153N, Range 91W from agricultural to industrial, December 3, 2013 County Commissioners meeting has not be recorded and was going to be recommended to be revoked. Last week, Administrator Longmuir received the final plat to be recorded and once that is done, then the amendment will be finalized so this is just informational.

Moved by Commissioner Ruland, seconded by Commissioner Wienbar to revoke the approval given August 26, 2013 regarding a conditional use permit filed by JMAC Resources Inc., with concurrence from Marty M. Jorstad, landowner, to use agricultural land for mining gravel in the E½SW¼SW¼ Section 10, Township 157N, Range 94W, for failure to follow through with the necessary paperwork to complete the application process. No gravel was mined from this site. Upon roll call vote all present voted yes, motion carried.

Moved by Commissioner Wienbar, seconded by Commissioner Klug to revoke the approval given July 25, 2011 regarding a conditional use permit filed by John C. Warberg, Carol L. Willett, Eunice Church and Edward Willett, landowners, to use agricultural land for mining gravel on a 160.00 acre, more or less, tract of land described as E½NW¼ Section 13, Township 153 North, Range 91 West (Crane Creek Township) and SE¼SW¼, SW¼SE¼ Section 26, Township 154 North, Range 91 West ( Sikes) for failure to follow through with the necessary paperwork to complete the application process. No gravel was mined from this site. Upon roll call vote all present voted yes, motion carried.

## Board Concerns:

Commission Sorenson brought to the board ordinance ideas and feels it's important that we outline the guidelines on temporary housing fairly soon. His ideas covered Campers/RV's, Temporary Workforce Housing and Manufactured Homes (Mobile Homes). Each Board member received a copy of his idea. Commissioner Ruland stated the need for a definition of temporary housing, how long is temporary. States Attorney Enget suggested the housing should be close to a state or county road and the Planning & Zoning Board can set the timeframe for conditional use permits.

## Staff concerns:

Planning & Zoning Administrator Longmuir advise Barbara Jones Gravel Pit located at SE $\frac{1}{4}$ SE $\frac{1}{4}$  19-155-89 and been confirmed reclaimed and request to release the bond.

Moved by Commissioner Wienbar, seconded by Commissioner Ruland to approved the bond release for the Barbara Jones Gravel Pit SE $\frac{1}{4}$ SE $\frac{1}{4}$  19-155-89 as it has been reclaimed to Mrs. Jones satisfaction. Upon roll call vote all present voted yes, motion carried.

Ron Marsh – ProPipe, a pipe storage facility, in NW $\frac{1}{4}$  of White Earth Township has been existence since 2010 without a permit or rezoning. They had started the plat in 2010 but were unable to complete due to landowner. Their application will be forthcoming but they have been in operation for the last 6 years. Possible fines for operating without a permit.

Terry Jones update- States Attorney Enget reported there is a pretrial conference and Mr. Jones has hired an attorney. States Attorney Enget has submitted an open records request from the State Water Commission to figure out how many applications Mr. Jones has.

Phillips and Jordan Update – met with them on Thursday, March 24<sup>th</sup>. They will be starting the road haul agreements over. Planning and Zoning as well as Road and Bridge are working on getting the agreements correct. There is also a water permit forthcoming. States Attorney Enget stated we are trying to get background information on Phillips and Jordan project so important that if anyone sees anything to let the Board know. Commissioner Wienbar stated Phillips and Jordan site in Williams County is not very clean.

Assistant Planning & Zoning Administrator, Lisa Lee reported a call was received reporting Triple Aggregate Gravel Mining Operation in Section 3 & 4 -154- 94 was burning tires, hauling in waste from another business and not meeting setbacks. A cease and desist was served on Section 3 and a violation on the other Section. Scott Dyk and Samuel Dyk, owners of Triple Aggregate Gravel, were present to respond to the violation. Scott Dyk gave background on tires. Sam Dyk stated last November a Sheriff came out and advised them they cannot burn



materials so they have not since. He advised the land is owned by Fred Sorenson and is located off 101 going down to Water Earth Bay. Assistant Administrator Lee reported Commissioner Sorenson and Brad from the Health Department conducted a site visit. Sam Dyk stated the trash was hauled in from their Tioga site as the dump in Tioga wouldn't take it. Stated they have sorted and screen it and have started to dispose of it. Sam Dyk presented receipts and pictures showing the sale and clean up of the area. Commissioner Ruland asked if their conditional use permit allowed them to bring in material to be recycled. It does not. Sam Dyk stated once the road restriction are lifted they can move the screen plant to Tioga where they have land. Commissioner Sorenson was concern about the refuse dirt that was hauled in without a permit. This dirt was full of oil waste and looked to be about 1,000 truckloads. Triple Aggregate does not have a permit or lease that says they can do that and they have agreed to haul it out. Commissioner Sorenson reported they also have a large wash pond. Commissioner Ruland stated Triple Aggregate does have a temporary water permit but they can't alter the shoreline with that. Commissioner Ruland reported a permit is not needed if they have a pit in the ground. Commissioner Sorenson reported there are concrete pieces in the pond and those must be removed. The cease and desist was issued due to the conditional use permit being expired. Commissioner Sorenson reported the landowner is not interested in renewing that until all these violations have been corrected. Scott Dyk stated they are having the dirt tested as they purchase it with the understanding it was 250 truckloads of class 5 dirt. Sam Dyk stated was told it was native soil per River Basin. Triple Aggregate planned to use the dirt to reclaim the land. Commissioner Ruland reminded them their conditional use permit does not allow for burning, recycling or a landfill. Chairman Hovda asked about timeframe for clear up. Scott Dyk was concerned about being shut down as that would make it difficult for them to get things cleaned up. Sam Dyk estimated a month to get the concrete out after they get the discharge permit that they have applied for. Sam Dyk reported they have applied for another water permit as well. Chairman Hovda suggested Planning & Zoning Administrator, Longmuir and Assistant Planning & Zoning Administrator Lee monitor clean up and keep the lines of communication open.

Planning & Zoning Administrator, Longmuir, introduced Doug Gooding, Managing Partner of the Stanley Blaisdell RV Park. Mr. Gooding stated came into the park 2013 as a managing partner to help the park turn around. He discussed a short history of the park and now sees a transition away from RV parks. His proposal is to turn the park into a mobile home park with spots for RV's as well. Tax Director Hanson asked about permits, licensing and State licensing. States Attorney Enget asked about plating the park so the separation is shown. This is important for taxes, safety, and fire protection. Commissioner Ruland stated there are current ordinance that say how to develop a manufactured home park. States Attorney Enget stated RV parks and manufactured home parks are zoned differently. Zoning for either comes with required lots sizes for fire safety. If it was determined Stanley Blaisdell RV Park wanted both zoning, they would have to plat them separately and they should work closely with Planning and Zoning to make sure that is correctly done. Chairman Hovda asked about space for parking. Mr. Gooding explained the size of the proposed lots. Further discussion was held

on lot size, ownership, age of mobile homes and how current ordinances apply. Mr. Goodman introduced his park manager, Lisa Jameson. She discussed how easy it was for them to sell used RV's. States Attorney Enget stated himself and Planning & Zoning are working on a plan. When they come up with a preliminary, they will make sure everyone sees it.

Zoning Ordinance proposed changes – each Board Member received copies of suggested ordinances. States Attorney Enget stated the letter of credit suggestions are straight forward and should be moved forward.

Moved by Commissioner Sorenson, seconded by Commissioner Weisenberger to approve the terminology for letter of credit to be added to the Zoning Ordinances. Upon roll call vote all present voted yes, motion carried.

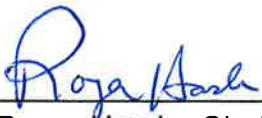
States Attorney Enget talked about the sample fencing ordinances in their packets and how they are different but the same. Discussion included fencing types, sizes, and other ideas. States Attorney Enget will write up suggestions to present to the Board next meeting and asked the Board to send him their suggestions.

States Attorney Enget also talked about water permits and the difference between public safety versus industrial uses of slough water. When using water for dust control for public safety purposes, an applicant will need landowner permission and a State Water Permit, however they will not need a Planning and Zoning variance or conditional use permit as the land use is not changed. Commissioner Ruland stated there are several different categories of State Water Permits and industrial uses of water will still require a permit through Planning and Zoning.

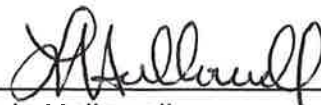
Included in each Planning & Zoning packet was a copy of the Morton County Land Use Code for subdivision of land and Stanley Sign Ordinance for examples. States Attorney Enget noted the acreage of the lots and the fees for Morton County.

The next regular meeting of the Mountrail County Planning and Zoning Board is Monday, April 25<sup>th</sup> 2016 at 8:30 a.m. at the Mountrail County South Complex 8103 61<sup>st</sup> street, NW Stanley, ND 58784.

Accepted and approved this 25<sup>th</sup> day of April 2016.



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Roger Hovda, Chairman  
Mountrail County Planning & Zoning Commission



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Liz Hollowell  
Administrative Assistant Planning &  
Zoning