MiNUTES

**Mountrail County Planning & Zoning Commission**

**April 27, 2020**

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| **Mountrail County Courthouse, 101 North Main Street, Stanley, ND 58784** |

*Chairman Sorenson called the meeting to order at 8:30 a.m.*

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| **In Attendance** |

**Board members present**: Charlie Sorenson, Tom Bieri, Trudy Ruland, Gary (Fritz) Weisenberger, Linda Wienbar, Joan Hollekim, Roger Hovda and Thomas Nash.

**Also present:** Lori Hanson, Mountrail County Tax Director, Stephanie Pappa, Mountrail County Auditor/Planning and Zoning Administrator, Heidi Kory, Planning & Zoning Assistant Administrator, Kim Savage, Mountrail County Property Assessor and Wade Enget, Mountrail County States Attorney.

**Public attending:**

**Absent**: Board Member, Arlo Borud and Jana Hennessy, Road & Bridge Engineer.

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| **Approval of Agenda** |

Moved by Commissioner Wienbar, seconded by Commissioner Hovda, to approve the agenda. Upon roll call, all present voted yes. Motion carried.

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| 8:33 a.m. Public Hearing – *Conditional Use Permit*  |  Sundre Sand & Gravel, Inc./ Jeffrey Ranch Trust, Landowner   |

**Applicant**: Sundre Sand & Gravel, Inc., with concurrence from Jeffrey Ranch Trust, landowner.

**Location**: 80 acre, more or less, tract of land described as the NE¼SW¼, S½SE¼NW¼, W½NW¼SE¼ of Section 22, Township 155 North, Range 94 West (**Unorganized Township**).

**Number of certified mailing receipts provided**: 1

**Purpose**: Mining gravel

**Present:** No one was present.

**Motion:** Moved by Commissioner Hollekim, seconded by Commissioner Nash, to approve the zoning request filed by Sundre Sand & Gravel, Inc. with concurrence from Jeffrey Ranch Trust, landowner, for a conditional use permit to use land zoned agricultural for the purpose of mining gravel on a 80 acre more or less, tract of land described as the NE¼SW¼, S½SE¼NW¼, W½NW¼SE¼ of Section 22, Township 155 North, Range 94 West (Unorganized Township) for five (5) years contingent upon a $125,000.00 letter of credit payable to Mountrail County and renewed yearly for the 5 year period as well as a road haul agreement with Mountrail County, providing road maintenance, and dust control of the roads and pit area when necessary, as Sundre Sand & Gravel, Inc. with concurrence from Jeffrey Ranch Trust, landowner has met all criteria as set forth in Article IV, Section IV in the Mountrail County Zoning Ordinance and is further contingent upon Sundre Sand & Gravel, Inc. with concurrence from Jeffrey Ranch Trust, landowner complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

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| 8:36 a.m. Public Hearing – *Conditional Use Permit*  |  Nabors Drilling USA LP, Landowner   |

**Applicant**: Nabors Drilling USA LP, landowner.

**Location**: 19 acre, more or less, tract of land described as Outlot 3 of the NW¼SW¼ of Section 24, Township 156 North, Range 93 West (**Manitou Township**).

**Number of certified mailing receipts provided**: 6

**Purpose**: Housing workers for the next two years while drilling oil wells in Mountrail County.

**Present:** Scott Reid and Tim Harris with Nabors Drilling

**Discussion:** Commissioner Hollekim asked about collection of Crew Housing Permit Fees allowed under Chapter 57-02.4 as the County has a policy in place to collect fees to help assist with emergency services as the skid housing units are not taxed. Wade Enget stated the State of North Dakota Health Department regulations will need to be followed. Also, Attorney Enget would look into the Crew Housing Permit Fees to see what is required. Scott Reid indicated the capacity would be around 40 people depending on the needs.

**Motion:** Moved by Commissioner Sorenson, seconded by Commissioner Nash, to approve the zoning request filed by Nabors Drilling USA LP, landowner, for a conditional use permit to use land zoned commercial for the purpose of temporary workforce housing job specific for drilling oil wells in Mountrail County with a limited capacity not exceeding 40 units subject to crew housing permit fees under chapter 57-02.4-02. on a 19 acre more or less, tract of land described as Outlot 3 of the NW¼SW¼ of Section 24, Township 156 North, Range 93 West (Manitou Township) for two (2) years contingent upon a $100,000.00 letter of credit payable to Mountrail County and renewed yearly for the 2 year period as Nabors Drilling USA LP, landowner has met all criteria as set forth in Article II, Section XII, of the Mountrail County Zoning Ordinance and is further contingent upon Nabors Drilling USA LP, landowner complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

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| 8:42 a.m. Public Hearing – *Variance* |  Mark Deaver   |

**Applicant**: Mark Deaver

**Location**: On a tract of land described as Lease Lot 8 Block 2 Van Hook/Traynor Park Section 29, Township 152 North, Range 91 West (**Van Hook Township**).

**Number of certified mailing receipts provided**: 4

**Purpose**: Request for a 0’ setback rather than the required 25’ setback for the construction of a garage.

**Present:** Mark Deaver

**Discussion:** Discussion was held on the setbacks at Traynor/Van Hook Park as the setbacks for a Rural Recreational District under the Mountrail County Zoning Ordinance differ from what was being allowed prior to being under County Zoning. State’s Attorney Wade Enget spoke concerning the zoning requirements for the variance requested. Commissioner Ruland stated if we let this variance go through then we are not following the rules and regulations of the County Zoning Ordinance. Randy Nichols stated the dimensions and the width of the lots seems like plenty of room. Wayne Johnson spoke of the concerns of the residents and would like to make an appeal for a resolution to move forward with all Boards to find a solution. Debbie Bentz stated people are taking pride in the ownership and trying to make things look better in and around Van Hook. Commissioner Sorenson stated he has been down in Van Hook and it is a nice park with wide roads. Commissioner Sorenson stated he recommends the 7.5 foot setback and that lot holders are allowed to encompass more than 10% coverage for accessory buildings on their lots. Commissioner Hollekim doesn’t agree with the 0 foot setback due to safety and fire hazard concerns and having adequate access between lots for emergency vehicles. Dawn Ritts, Manager of Van Hook Park stated all lots are required to have 7.5 feet setbacks, the 0 foot setback is just on the street side on those streets that are 80’ in width. Mr. Deaver indicated he is asking for a 7½’ front setback. Commissioner Hollekim stated if paving occurs in the future the aprons on the garages and other construction up to the lot line would cause issues because of all the different elevations. Commissioner Ruland stated it should be clear that if a 0 foot setback is allowed that lessees are not allowed to build an apron into the public street.

**Motion:** Moved by Commissioner Hovda, seconded by Commissioner Wiesenberger, to approve the zoning request filed by Mark Deaver for a variance request for a 0’ front setback rather than the required 25’ front setback for the construction of a garage along with waiving the zoning regulation that accessory structures cannot exceed 10% of the lot area on a tract of land described as Lease Lot 8 Block 2 Van Hook/Traynor Park Section 29, Township 152 North, Range 91 West (Van Hook Township) as Mark Deaver has met all criteria as set forth in Article IV, Section V, of the Mountrail County Zoning Ordinance and is further contingent upon Mark Deaver complying with all other terms and conditions of the Mountrail County Zoning Ordinance. The 0’ front setback was allowed as the front street is 80’ in width. Upon roll call, Bieri, Nash, Ruland, Weisenberger, Wienbar, Hollekim, Hovda, and Sorenson all voted yes. Motion carried.

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| 8:45 a.m. Public Hearing – *Temporary Use Permit*  |  Highline Water, LLC/ Roger & Michelle Harstad, Landowners   |

**Applicant**: Highline Water, LLC with concurrence from Roger & Michelle Harstad, landowners.

**Location**: 160 acre, more or less, tract of land described as the NE¼ of Section 17, Township 154 North, Range 91 West (**Sikes Township**).

**Number of certified mailing receipts provided**: 2

**Purpose**: Pump water from Little Knife River for fracking using a flat hose

**Present:** Landon Eskew, Highline Water, LLC

**Motion:** Moved by Commissioner Nash, seconded by Commissioner Weisenberger, to approve the zoning request filed by Highline Water, LLC with concurrence from Roger & Michelle Harstad, landowners, for a temporary conditional use permit for a Temporary Freshwater Industrial Use Point of Diversion to pump water from Little Knife River for fracking on a 160 acre more or less, tract of land described as the NE¼ of Section 17, Township 154 North, Range 91 West (Sikes Township) contingent on adhering to the ND State Water Permit ND2020-20079 valid March 1, 2020 through May 31, 2020 using only flat hose, all landowners being contacted regarding any hose placement and adhering to Mountrail County Road & Bridge temporary ROW Use requirements when applicable as Highline Water, LLC with concurrence from Roger & Michelle Harstad, landowners has met all criteria as set forth in Article II, Section XVI and Article IV, Section IV of the Mountrail County Zoning Ordinance and is further contingent upon Highline Water, LLC with concurrence from Roger & Michelle Harstad, landowners, complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

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| 8:48 a.m. Public Hearing – *Temporary Use Permit*  |  Highline Water, LLC/ Clarence & E. Mae Helling Family Trust, Landowners   |

**Applicant**: Highline Water, LLC with concurrence from Clarence & E. Mae Helling Family Trust, landowners.

**Location**: 80 acre, more or less, tract of land described as the S½NE¼ of Section 15, Township 154 North, Range 94 West (**Unorganized Township**).

**Number of certified mailing receipts provided**: 2

**Purpose**: Pump water from White Earth River for fracking using a flat hose

**Present:** Landon Eskew, Highline Water, LLC

**Motion:** Moved by Commissioner Hollekim, seconded by Commissioner Ruland, to approve the zoning request filed by Highline Water, LLC with concurrence from Clarence & E. Mae Helling Family Trust, landowners for a temporary conditional use permit for a Temporary Freshwater Industrial Use Point of Diversion to pump water from White Earth River for fracking on a 80 acre more or less, tract of land described as the S½NE¼ of Section 15, Township 154 North, Range 94 West (Unorganized Township) contingent on adhering to the ND State Water Permit ND2020-20113 valid May 1, 2020 through November 30, 2020 using only flat hose, all landowners being contacted regarding any hose placement and adhering to Mountrail County Road & Bridge temporary ROW Use requirements when applicable as Highline Water, LLC with concurrence from Clarence & E. Mae Helling Family Trust, landowners has met all criteria as set forth in Article II, Section XVI and Article IV, Section IV of the Mountrail County Zoning Ordinance and is further contingent upon Highline Water, LLC with concurrence from Clarence & E. Mae Helling Family Trust landowners, complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

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| 8:51 a.m. Public Hearing – *Temporary Use Permit*  |  Hydra XL, LLC/ Double Eagle, LLP, Landowner   |

**Applicant**: Hydra XL, LLC with concurrence from Double Eagle, LLP, landowners.

**Location**: 40 acre, more or less, tract of land described as the SE¼NW¼ of Section 33, Township 154 North, Range 92 West (**Brookbank Township**).

**Number of certified mailing receipts provided**: 1

**Purpose**: Pump water from the Little Knife River for fracking using a flat hose

**Present:** No one appeared

**Motion:** Moved by Commissioner Ruland, seconded by Commissioner Sorenson, to table to the call of chair the zoning request filed by Hydra XL, LLC with concurrence from Double Eagle, LLP, Landowner for a temporary conditional use permit for a Temporary Freshwater Industrial Use Point of Diversion to pump water from Little Knife River for fracking on a 40 acre more or less, tract of land described as the SE¼NW¼ of Section 33, Township 154 North, Range 92 West (Brookbank Township). Upon roll call, all present voted yes. Motion carried.

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| 8:54 a.m. Public Hearing – *Variance* |  Randy Nichols   |

**Applicant**: Randy Nichols

**Location**: Tract of land described as Lease Lot 3 Block 13 Van Hook/Traynor Park Section 32, Township 152 North, Range 91 West (**Van Hook Township**).

**Number of certified mailing receipts provided**: 1

**Purpose**: Request for a 0’ setback rather than the required 25’ setback for the construction of a garage.

**Present:** Randy Nichols

**Discussion:** Randy Nichols stated would like a 0’ front setback ~~in the front yard~~ due to minimal building space.

**Motion:** Moved by Commissioner Hollekim, seconded by Commissioner Weisenberger, to approve the zoning request filed by Randy Nichols for a variance request for a 0’ front setback rather than the required 25’ front setback for the construction of a garage along with waiving the zoning regulation that accessory structures cannot exceed 10% of the lot area on a tract of land described as Lease Lot 3 Block 13 Van Hook/Traynor Park Section 32, Township 152 North, Range 91 West (Van Hook Township) as Randy Nichols has met all criteria as set forth in Article IV, Section V, of the Mountrail County Zoning Ordinance and is further contingent upon Randy Nichols complying with all other terms and conditions of the Mountrail County Zoning Ordinance. The 0’ front setback was allowed as the front street is 80’ in width. Upon roll call, all present voted yes. Motion carried.

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| 8:57 a.m. Public Hearing – *Temporary Use Permit*  |  Craig Anderson/ Roger & Michelle Harstad, Landowners   |

**Applicant**: Craig Anderson with concurrence from Roger & Michelle Harstad, landowners.

**Location**: 40 acre, more or less, tract of land described as the NE¼SE¼ of Section 29, Township 155 North, Range 90 West (**Burke Township**).

**Number of certified mailing receipts provided**: 5

**Purpose**: Pump water from an unnamed slough for fracking using a flat hose

**Present:** Craig Anderson

**Motion:** Moved by Commissioner Hovda, seconded by Commissioner Hollekim, to approve the zoning request filed by Craig Anderson with concurrence from Roger & Michelle Harstad, landowners, for a temporary conditional use permit for a Temporary Freshwater Industrial Use Point of Diversion to pump water from an unnamed slough for fracking on a 40 acre more or less, tract of land described as the NE¼SE¼ of Section 29, Township 155 North, Range 90 West (Burke Township) contingent on adhering to the ND State Water Permit ND2020-20062 valid May 1, 2020 through April 30, 2021 using only flat hose, all landowners being contacted regarding any hose placement and adhering to Mountrail County Road & Bridge temporary ROW Use requirements when applicable as Craig Anderson with concurrence from Roger & Michelle Harstad, landowners has met all criteria as set forth in Article II, Section XVI and Article IV, Section IV of the Mountrail County Zoning Ordinance and is further contingent upon Craig Anderson with concurrence from Roger & Michelle Harstad, landowners, complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

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| 9:00 a.m. Public Hearing – *Temporary Use Permit*  |  Craig Anderson/ Roger & Michelle Harstad, Landowners   |

**Applicant**: Craig Anderson with concurrence from Roger & Michelle Harstad, landowners.

**Location**: 80 acre, more or less, tract of land described as the W½SW¼ of Section 29, Township 155 North, Range 90 West (**Burke Township**).

**Number of certified mailing receipts provided**: 5

**Purpose**: Pump water from an unnamed slough for fracking using a flat hose

**Present:** Craig Anderson

**Motion:** Moved by Commissioner Weisenberger, seconded by Commissioner Hovda, to approve the zoning request filed by Craig Anderson with concurrence from Roger & Michelle Harstad, landowners, for a temporary conditional use permit for a Temporary Freshwater Industrial Use Point of Diversion to pump water from an unnamed slough for fracking on a 80 acre more or less, tract of land described as the W½SW¼ of Section 29, Township 155 North, Range 90 West (Burke Township) contingent on adhering to the ND State Water Permit ND2020-20063 valid May 1, 2020 through April 30, 2021 using only flat hose, all landowners being contacted regarding any hose placement and adhering to Mountrail County Road & Bridge temporary ROW Use requirements when applicable as Craig Anderson with concurrence from Roger & Michelle Harstad, landowners has met all criteria as set forth in Article II, Section XVI and Article IV, Section IV of the Mountrail County Zoning Ordinance and is further contingent upon Craig Anderson with concurrence from Roger & Michelle Harstad, landowners, complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

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| 9:03 a.m. Public Hearing – *Variance* |  Roger & Paula Bischof   |

**Applicant**: Roger & Paula Bischof

**Location**: On a tract of land described as Lease Lot 11 Block 17 Van Hook/Traynor Park Section 32, Township 152 North, Range 91 West (**Van Hook Township**).

**Number of certified mailing receipts provided**: 1

**Purpose**: Request for a 0’ setback rather than the required 25’ setback for the construction of a garage.

**Present:** No one present.

**Discussion:** Dawn Ritts stated the building for the apron was done prior and is done properly. The board stated per the GIS it looks like it is 10 feet out in the ROW. Commissioner Ruland stated if this apron is out in the ROW then it should be removed.

**Motion:** Moved by Commissioner Weisenberger, seconded by Commissioner Hollekim, to approve the zoning request filed by Roger & Paula Bischof for a variance request for a 0’ front setback rather than the required 25’ front setback for the construction of a garage along with waiving the zoning regulation that accessory structures cannot exceed 10% of the lot area on a tract of land described as Lease Lot 11 Block 17 Van Hook/Traynor Park Section 32, Township 152 North, Range 91 West (Van Hook Township) as Roger & Paula Bischof have met all criteria as set forth in Article IV, Section V, of the Mountrail County Zoning Ordinance and is further contingent upon Roger & Paula Bischof complying with all other terms and conditions of the Mountrail County Zoning Ordinance. The 0’ front setback was allowed as the front street is 80’ in width. Upon roll call, all present voted yes. Motion carried.

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| 9:06 a.m. Public Hearing – *Temporary Use Permit*  |  JK Water Services, LLC/ Manitou Township, Landowner   |

**Applicant**: JK Water Services, LLC with concurrence from Manitou Township, landowner.

**Location**: S½SE¼ of Section 10, Township 156 North, Range 93 West (**Manitou Township**).

**Number of certified mailing receipts provided**: 2

**Purpose**: Pump water from Manitou slough for fracking using a flat hose

**Present:**  Joey Meiers

**Motion:** Moved by Commissioner Hovda, seconded by Commissioner Nash, to approve the zoning request filed by JK Water Services, LLC with concurrence from Manitou Township, landowner, for a temporary conditional use permit for a Temporary Freshwater Industrial Use Point of Diversion to pump water from Manitou slough for fracking on a tract of land located in the S½SE¼ of Section 10, Township 156 North, Range 93 West (Manitou Township) contingent on adhering to the ND State Water Permit ND2020-20014 valid March 1, 2020 through February 28, 2021 using only flat hose, all landowners being contacted regarding any hose placement and adhering to Mountrail County Road & Bridge temporary ROW Use requirements when applicable as JK Water Services, LLC with concurrence from Manitou Township, landowner has met all criteria as set forth in Article II, Section XVI and Article IV, Section IV of the Mountrail County Zoning Ordinance and is further contingent upon JK Water Services, LLC with concurrence from Manitou Township, landowner, complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

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| 9:09 a.m. Public Hearing – *Variance* |  Lionie & Danielle Fladeland   |

**Applicant**: Lionie & Danielle Fladeland

**Location**: On a tract of land described as Lease Lot 12A Block 2 Van Hook/Traynor Park Section 29, Township 152 North, Range 91 West (**Van Hook Township**).

**Number of certified mailing receipts provided**: 1

**Purpose**: Request for a 6’ rear yard setback rather than the required 30’ rear yard setback for a house and garage.

**Present:** Lionie Fladeland discussed the plan and the setback is closer to the North boundary line due to no property on that side so tried to move his buildings back as far as possible.

**Motion:** Moved by Commissioner Bieri, seconded by Commissioner Hovda, to approve the zoning request filed by Lionie & Danielle Fladeland for a variance request for a 6’ rear yard setback rather than the required 30’ rear yard setback for a house and garage along with waiving the zoning regulation that accessory structures cannot exceed 10% of the lot area on a tract of land described as Lease Lot 12A Block 2 Van Hook/Traynor Park Section 29, Township 152 North, Range 91 West (Van Hook Township) as Lionie & Danielle Fladeland have met all criteria as set forth in Article IV, Section V, of the Mountrail County Zoning Ordinance and is further contingent upon Lionie & Danielle Fladeland complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

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| **Approval of Building Permits** |

**Motion**: Moved by Commissioner Hollekim, seconded by Commissioner Hovda, to approve building permits 2092-2104 & 2106-2018. Upon roll call, all present voted yes. Motion carried.

**Building Permits 2092-2104 & 2106-2108 & 1 Demolition Permit**

2092-Charlie Sorenson, Landowner-Parcel#270003900, Section 9, Township 155 North, Range 93 West, SW less Outlot 1 -80’ x 200’ Steel Building

2093-Jan Winzenburg & Kimberly Boston, Landowners-Parcel#350015500, White Earth Cottage Site, Lot 40, 1936 sq. ft. Modular.

2094-Charles & Rita Patterson, Landowners-Parcel#510000651, Brendles 3rd Subdivision, Lot 12, 2550 sq. ft. Pole Building with living quarters.

2095-Randy Nichols, Applicant-Parcel#450014101-Van Hook/Traynor Park, Lot 3, Block 13, 34’ x 48’ Stick built garage with living quarters.

2096-Mark Deaver, Applicant-Parcel#450014101-Van Hook/ Traynor Park, Lot 8, Block 2, 30’ x 40’ Stick built garage.

2097-Kyle Nichols, Applicant-Parcel#450014101-Van Hook/Traynor Park, Lot 2, Block 13, 12’ x 16’ Shed & 14’ x 24’ Deck.

2098-JoElla Westgard, Landowner-Parcel#470005900-Little Knife Cottage Site, Lot 5, 1900 sq. ft. Modular with a 12’ x 77’ deck along the front and a 3’ x 27’ deck on the side.

2099-Douglas Johnson, Landowner-Parcel#500002201, Section 5, Township 151 North, Range 90 West, Outlot 1 of the NWSW-16’ x 20’ Stick built addition.

2100-Tim & Sue Thoreson, Applicant & Landowner-Parcel#510000656-Brendles 3rd Subdivision, Lot 17, 114’ x 36’ Stick built home.

2101-Kyle & Tarcie Cater, Applicant & Landowner-Parcel#470027504-Riverview Estates, Lot 2, Block 2, 30’ x 40’ Stick built shop.

2102-Lionie & Danielle Fladeland, Applicant-Parcel#450014101-Van Hook/Traynor Park, Lot 12A, Block 2, 55’ x 32’ House and 40’ x 45’ Stick built garage.

2103-Hieb Construction Inc., Applicant & Scott & Pearl Gillespie Landowners-Parcel#510000672-Brendles 3rd Subdivision, Lot 33, 4064 sq. ft. Stick built home.

2104-Roger & Paula Bischof, Applicant-Parcel#450014101-Van Hook/Traynor Park, Lot 11, Block 17, 35’ x 28’ Stick built garage.

2106-Rikki Rice, Applicant & Landowner-Parcel#140000600, Section 2, Township 157 North, Range 94 West, SWNW; Lots 3 & 4, 40’ x 60’ Stick built garage and 20’ x 20’ Mudroom.

2107-Michael Patterson, Applicant & Ann Nelson Landowner-Parcel#210008300, Section 16, Township 156 North, Range 94 West, ESE, 14’ x 12’ Stick built addition and 10’ x 10’ Mudroom.

2108-Larry & JoAn Barstad, Applicant-Parcel#450017032-Van Hook/Traynor Park, Lot 2, Block 17, 35’ x 40’ Stick built garage.

Moved by Commissioner Hovda, seconded by Commissioner Hollekim, to approve the demolition permit #1. Upon roll call, all present voted yes. Motion carried.

#1-JoElla Westgard, Landowner-Parcel#470005900-Little Knife Cottage Site, Lot 5, Demolition Permit from 3/9/20-3/31/20.

**Temporary Use Applications: Approved**

**Temporary Use Applications**

Select Energy Services, Applicant & Justin & Bernadette Lund, Landowners-ND2020-20010-Expires 2/9/21-Parcel#260004600.

Highline Water, LLC, Applicant & Thomas Heinle, Landowner-ND2020-19916-Expires 11/30/20 Parcel#210012000.

Highline Water, LLC, Applicant & Gary & Caroline Satterthwaite, Landowners-ND-2020-19917 Expires 07/31/20-Parcel#400007900.

Central Specialties, Applicant & Curt & Summer Meyer, Landowners-ND2020-20022-Expires 2/28/21 -Parcel#280009500.

Gary Krieger, Applicant & Edward Krieger Estate, Landowner-ND2019-19808-Expires 12/31/20-Parcel#350004600.

Roger Sorenson, Applicant & Landowner-ND2020-19978-Expires 2/14/21-Parcel#260003200.

Beverly Fretheim Trust, Applicant & Landowner-ND2019-19230-Expires 5/25/20-Parcel#340001200.

Sundre Sand & Gravel Inc., Applicant & Jeffrey Ranch Trust, Landowner-ND2020-20101-Expires 11/01/20 -Parcel#280010100.

Shayne & Shannon Mollet, Applicant & Landowner-ND2020-20070-Expires 07-31-20-Parcel#060008601.

Craig & Jennette Anderson, Marleen Price, Donette Arndt & Larry Arndt, Applicants & Landowners-ND2020-20060-Expires 04-30-21Parcel#320019400.

Craig & Jennette Anderson, Marleen Price, Donette Arndt & Larry Arndt, Applicants & Landowners-ND2020-20061-Expires 04-30-21Parcel#330005600.

Quality Water Solutions-Curt & Lesley Trulson, Applicant & Landowner-ND2020-20112- Expires 3-31-21-Parcel#190009500.

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| **Approval of Minutes** |

**Motion**: Moved by Commissioner Hovda, seconded by Commissioner Wienbar, to approve the February 24, 2020 minutes. Upon roll call, all present voted yes. Motion carried. The March 23, 2020 meeting was postponed due to the COVID-19 Pandemic.

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| **Staff Concerns** |

Rikki Rice along with Vent Wallace with Fisher Sand & Gravel wrote letters with the concerns on the letter of credit and the difficulty of acquiring the letter of credit. Chairman Sorenson stated this letter of credit was implemented due to the reclamation process at the end of the gravel pits being mined. Commissioner Hollekim questioned why a bond is not utilized any longer. Chairman Sorenson stated anyone off the street can acquire a bond and that is the reason we have the issues we do in Mountrail County. Rikki Rice stated would it be different if he as a landowner would take out the paperwork instead of the companies. This would still be brought to the board once the paperwork is submitted but still would require a CD or a line of credit provided by the landowner.

Discussion was held on the next Planning & Zoning meeting being held on Tuesday May 26th at 8:30 a.m.

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| **Next Meeting** |

Next regular meeting of the Mountrail County Planning & Zoning Board is ***Tuesday May 26, 2020*** at 8:30 am over via GOTOMEETING.

Meeting adjourned at 10:46 a.m.

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| **Approval** |

Accepted and approved this 26th day of May 2020.

Charlie Sorenson, Chairman Stephanie A Pappa, Administrator

Mountrail County Mountrail County

Planning & Zoning Commission Planning & Zoning