

# MINUTES

## Mountrail County Planning & Zoning Commission

June 25, 2018

---

Mountrail County South Complex 8103 61<sup>st</sup> St NW Stanley, ND 58784

---

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

---

### In Attendance

---

**Board members present:** Charlie Sorenson, Roger Hovda, Trudy Ruland, Bill Klug, Gary Weisenberger, Linda Wienbar, Tom Bieri and Joan Hollekim.

Also present were Nate Sem, Planning & Zoning Administrator, Jana Hennessy, Mountrail County Road & Bridge Engineer, Wade Enget, Mountrail County States Attorney, Lori Hanson, Mountrail County Tax Director, Teresa Captain, Mountrail County Deputy Tax Director, and Liz Hollowell, Planning & Zoning Administrative Assistant.

Public attending were Chuck Andrews with Wm. D Scepaniak Inc., Jane Paulson, Jennie Dean with Tradewind Energy Inc., Thadd Barker with Tradewind Energy Inc., Kevin Fretheim, Dave Iadarola with Tradewind Energy Inc., Mollie Smith, Jon Dimitrou with Tradewind Energy Inc., Brad Pederson, Glenn Boyeff, Don Longmuir, Dan Krieger, Greg Krieger, Ron & Donna Krieger, Gary Krieger and Holden Russell with Savage Water Solutions LLC.

Absent were Arlo Borud and Heather Greenlee, Mountrail County Deputy Auditor.

---

### Approval of Agenda

---

Chairman Sorenson requested a motion to review and approve the current meeting agenda.

Commissioner Hovda moved to accept the agenda as is. Commissioner Klug seconded. Upon roll call, all present voted yes. Motion carried.

**Applicant/Landowner:** Tradewind Energy, Inc. d/b/a Aurora Wind Project, LLC

**Location:** traveling east through **White Earth Township**, Section 18, Section 17, Section 20, Section 29 and ending at the Tande Substation for a total route distance in Mountrail County of 3.3 miles, more or less.

**Number of certified mailing receipts provided:** Provided flash drive

**Purpose:** To allow for placement of a 345-kilovolt electrical transmission line

**Present:** Dave Iadarola with Tradewind Energy, Inc.

**Discussion:** Mr. Iadarola gave a short slide presentation on the overall project. Commissioner Hovda asked if all the landowner's easements have been acquired. Mr. Iadarola stated yes and all set back requirements have been met. Mr. Iadarola gave a brief explanation about transmission lines and why this one must go to the Tande Substation.

**Outcome:** **Approved with contingencies.**

**Motion:** Moved by Commissioner Bieri, seconded by Commissioner Hovda to approve the zoning request filed by Aurora Wind Project LLC for a conditional use permit to allow for placement of a 345-kilovolt electrical transmission line on agricultural land beginning in Williams County traveling **East through White Earth Township**, Section 18, Section 17, Section 20, Section 29 and ending at the Tande Substation for a total route distance in Mountrail County of 3.3 miles, more or less, (**White Earth Township**) contingent upon receiving approval from the North Dakota Public Service Commission and providing certification of receipt of landowner easements as Aurora Wind Project LLC has met all criteria as set forth in Article IV, Section IV of the Mountrail County Zoning Ordinance and is further contingent on Aurora Wind Project LLC complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

**Applicant/Landowner:** Jane Paulson Living Trust, landowner

**Location:** 40 acre tract of land described as Gov't Lot 3 ( SE $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section 20, Township 158 North, Range 92 West (**Powers Township**).

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

**North Dakota Temporary Permit: None**

**Purpose:** Pump water for fracking

**Present:** Jane Paulson with Jane Paulson Living Trust.

**Discussion:** Mrs. Paulson stated this was a continuation from last year's permit. They do not have their ND State Temp water permit yet, but were told "soon". Mrs. Paulson stated while they have applied for this before, there is no permanent structure there. Commissioner Ruland stated documents on the behalf of the Jane Paulson Living Trust showing who is authorized to sign should be included with the application. Vice Chairman Weisenberger stated since this was a continuation and the applicant is the landowner, he would agree to make it contingent on Mrs. Paulson providing a copy of their ND State Water Permit when they receive it.

**Outcome: Approved with contingencies**

**Motion** Moved by Commissioner Hovda, seconded by Commissioner Ruland to approve the zoning request filed by Jane Paulson Living Trust, landowner, for a variance to pump lake water for fracking on a 40 acre, more or less, tract of land described as Gov't Lot 3 (SE $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section 20, Township 158 North, Range 92 West (**Powers Township**) contingent upon receiving the ND Temp Water Permit and adhering to the terms and conditions of the ND State Temporary Water Permit, providing documentation on Trust officers, only using flat hose, landowners being contacted regarding hose placement, and adhering to Mountrail County Road & Bridge temporary ROW Use requirements where applicable as Jane Paulson Living Trust has met all criteria as set forth in Article IV, Section V of the Mountrail County Zoning Ordinance and is further contingent on Jane Paulson Living Trust complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

---

**8:36 Public Hearing**

*Variance Permit*

**Beverly Fretheim**

---

**Applicant/Landowner:** Beverly Fretheim, landowner

**Location:** 160 acre tract of land described as the NW $\frac{1}{4}$  of Section 3, Township 154 North, Range 93 West (**Rat Lake Township**).

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

**North Dakota Temporary Permit: ND2018-18753**

**Purpose:** Pump water for fracking

**Present:** Kevin Fretheim

**Discussion:** Mr. Fretheim stated they would be using flat hose and no trucks. A brief discussion on the point of diversion was held. Commissioner Hovda stated it's all in the same quarter and the ND State Temp Water permit lists the whole quarter.

**Outcome:** **Approved with contingencies.**

**Motion:** Moved by Commissioner Hovda, seconded by Commissioner Hollekim to approve the zoning request filed by Beverly Fretheim, landowner, for a variance permit to pump water (*ND State Temp Water Permit ND2018-18753*) from an unnamed slough for fracking on a 160 acre, more or less, tract of land described as the NW¼ of Section 3, Township 154 North, Range 93 West (**Rat Lake Township**) contingent upon the terms and conditions of the ND State Temporary Water Permit ND2018-18753 valid May 26, 2018 through May 25, 2019, only using flat hose, landowners being contacted regarding hose placement, and adhering to Mountrail County Road & Bridge temporary ROW Use requirements where applicable as Beverly Fretheim has met all criteria as set forth in Article IV, Section V of the Mountrail County Zoning Ordinance and is further contingent on Beverly Fretheim complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

---

**8:39 Public Hearing**      *Variance Permit*      **Savage Water Solutions LLC/  
Clarence & E. Mae Helling Family Trust**

---

**Applicant/Landowner:** Savage Water Solutions LLC in concurrence with Clarence & E. Mae Helling Family Trust, landowner

**Location:** 120 acre tract of land described as the E½SW¼, SW¼SE¼ of Section 15, Township 154 North, Range 94 West (**Unorganized Township**).

**Number of certified mailing receipts provided:** None required, no landowners within 150ft of diversion location.

**North Dakota Temporary Permit:** ND2018-18864

**Purpose:** Pump water for fracking

**Present:** Holden Russell of Savage Water Solutions LLC

**Discussion:** Mr. Russell stated they would be using a flat hose and no trucks. A discussion was held on the diversion point as the ND State Water permit lists the complete section. Mr. Russell showed where they would be putting the pump.

**Outcome:** **Approved with contingencies.**

**Motion:** Moved by Vice Chairman Weisenberger, seconded by Commissioner Ruland to approve the zoning request filed by Savage Water Solutions LLC in concurrence with Clarence & E. Mae Helling Family Trust, landowners, for a variance permit to pump water (*ND State Temp Water Permit ND2018-18864*) from White Earth River for fracking on a 120 acre, more or less, tract of land in the E $\frac{1}{2}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 15, Township 154 North, Range 94 West (**Unorganized Township**) contingent upon the terms and conditions of the ND State Temporary Water Permit ND2018-18864 valid June 1, 2018 through May 31, 2019, only using flat hose, landowners being contacted regarding hose placement and adhering to Mountrail County Road & Bridge temporary ROW use requirements where applicable as Savage Water Solutions LLC has met all criteria as set forth in Article IV, Section V of the Mountrail County Zoning Ordinance and is further contingent on Savage Water Solutions LLC complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

---

**8:42 Public Hearing**      *Conditional Use Permit*      **Wm. D Scepaniak Inc.**  
/Jonathan & Elizabeth Enget

---

**Applicant/Landowner:** Wm. D Scepaniak Inc. in concurrence from Jonathan & Elizabeth Enget, landowners

**Location:** 80 acre, more or less, tract of land described as the S $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$ , less railroad, of Section 8, Township 158 North, Range 92 West (**Powers Township**).

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

**Purpose:** Mining aggregate

**Present:** Chuck Andrews with Wm. D Scepaniak Inc.

**Discussion:** Mr. Andrews stated this is a continuation of a pit they have had for a while. Chairman Sorenson asked if they were crushing and washing gravel there. Mr. Andrews stated they might but they have not done a lot of work in that pit for a

while. Mr. Andrews stated they have stockpiles they would like to be able to use if necessary. Commissioner Ruland reminded Mr. Andrews if they are washing gravel, Wm. D Scepaniak Inc. would need to apply for a ND State temporary water permit. Commissioner Hollekim asked about the haul route agreement. It was determined Wm. D Scepaniak Inc. would need the chairman of Powers Township to sign a road haul agreement.

**Outcome: Approved with contingencies.**

**Motion:** Moved by Vice Chairman Wiesenberger, seconded by Commissioner Ruland to approve the zoning request filed by Wm. D Scepaniak Inc., in concurrence with Jonathan & Elizabeth Enget, landowners, for a conditional use permit to mine aggregate for five (5) years on an 80 acre, more or less, tract of land described as the S½N½SE¼, SE¼SE¼, less railroad, of Section 8, Township 158 North, Range 92 West (**Powers Township**) contingent upon Wm. D Scepaniak Inc. providing an updated road haul agreement with Powers Township and a \$125,000.00 letter of credit to be renewed yearly for the time period of this conditional use permit as Wm. D Scepaniak Inc. has met all criteria as set forth in Article IV, Section IV of the Mountrail County Zoning Ordinance and is further contingent upon Wm. D Scepaniak Inc., complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call vote, all present voted yes. Motion carried.

---

**8:45 Public Hearing**                      *Variance Permit*                      *Central Specialties,  
Inc./Margaret A Trulson*

---

**Applicant/Landowner:** Central Specialties, Inc. in concurrence with Margaret A Trulson, landowner

**Location:** 40 acre tract of land described as the SE¼SW¼ of Section 11, Township 156 North, Range 90 West (**Palermo Township**).

**This application was withdrawn prior to the hearing. No one was present with questions or concerns.**

---

**8:48 Public Hearing**                      *Variance Permit*                      *Central Specialties,  
Inc./Ralph Brown*

---

**Applicant/Landowner:** Central Specialties, Inc. in concurrence with Ralph Brown, landowner.

**Location:** 40 acre tract of land described as the Gov't Lot 5 of Section 9, Township 156 North, Range 89 West (**McGahan Township**)

**This application was withdrawn prior to the hearing. No one was present with questions or concerns.**

---

**8:51 Public Hearing**      *Amendment*      *Oil Capital Venture, landowner*

---

**Applicant/Landowner:** Oil Capital Venture, landowner

**Location:** 39.51 acre, more or less, tract of land described as the Palkin Subdivision Lots 1 – 9 of Section 29, Township 157 North, Range 94 West (**White Earth Township**)

**This application was withdrawn prior to the hearing. No one was present with questions or concerns.**

---

**8:54 Public Hearing**      *Variance Permit*      *E.S. Krieger, landowner*

---

**Applicant/Landowner:** E.S. Krieger, landowner

**Location:** 40 acre, more or less, tract of land described as the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 10, Township 154 North, Range 94 West (**Unorganized Township**)

**Number of certified mailing receipts provided.** None required as no landowners within 150ft of diversion location.

**North Dakota Temporary Permit:** ND2018-18742

**Purpose:** Pump water for fracking

**Present:** Dan Krieger, POA for ES Krieger, landowner

**Discussion:** Mr. Krieger stated they would be using a flat hose no trucks. This is a renewal.

**Outcome:** **Approved with contingencies.**

**Motion:** Moved by Commissioner Hollekim, seconded by Commissioner Hovda to approve the zoning request filed by E.S. Krieger, landowner, for a variance permit to pump water (*ND State Temp Water Permit ND2018-18742*) from White Earth River for fracking on the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 10, Township 154 North, Range 94 West (**Unorganized Township**) contingent upon the terms and conditions of the

ND State Temporary Water Permit ND2018-18742 valid June 16, 2018 through Feb 15, 2019, only using flat hose, landowners being contacted regarding hose placement and adhering to Mountrail County Road & Bridge temporary ROW use requirements where applicable as E.S. Krieger has met all criteria as set forth in Article IV, Section V of the Mountrail County Zoning Ordinance and is further contingent on E.S. Krieger complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

---

**8:57 Public Hearing**

*Variance Permit*

*Select Energy Services  
/Michael & Kimberly Sorenson*

---

**Applicant/Landowner:** Select Energy Services, in concurrence with Michael & Kimberly Sorenson, landowners

**Location:** 80 acre, more or less, tract of land described as the SW $\frac{1}{4}$ NW $\frac{1}{4}$  and SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 24, Township 155 North, Range 93 West (**Debing Township**).

**Number of certified mailing receipts provided.** 3

**North Dakota Temporary Permit:** ND2018-18876

**Purpose:** Pump water for fracking

**Present:** Roger Arredondo with Select Energy Services

**Discussion:** Mr. Arredondo stated they would be using a flat hose no trucks.

**Outcome:** **Approved with contingencies.**

**Motion:** Moved by Commissioner Hovda, seconded by Commissioner Klug to approve the zoning request filed by Select Energy Services, in concurrence with Michael & Kimberly Sorenson, landowners, for a variance permit to pump water (*ND State Temp Water Permit ND2018-18876*) from an unnamed slough on a 40 acre, more or less, tract of land described as the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 24, Township 155 North, Range 93 West (**Debing Township**) contingent upon the terms and conditions of the ND State Temporary Water Permit ND2018-18876 valid June 18, 2018 through June 17, 2019, only using flat hose, landowners being contacted regarding hose placement and adhering to Mountrail County Road & Bridge temporary ROW use requirements where applicable as Select Energy Services has met all criteria as set forth in Article IV, Section V of the Mountrail County Zoning Ordinance and is further contingent on Select Energy Services complying with all



other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

---

**9:00 Public Hearing**

*Variance Permit*

*Select Energy Services  
/Michael Sorenson*

---

**Applicant/Landowner:** Select Energy Services, in concurrence with Michael Sorenson, landowner

**Location:** 160 acre, more or less, tract of land described as the NE¼ of Section 12, Township 155 North, Range 93 West (**Debing Township**).

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

**North Dakota Temporary Permit:** ND2018-18777

**Purpose:** Pump water for fracking

**Present:** Roger Arredondo with Select Energy Services

**Discussion:** Mr. Arredondo stated they would be using a flat hose no trucks. Commissioner Hollekim complimented Mr. Arredondo on how well they complete Select Energy Services applications: neat and complete.

**Outcome:** **Approved with contingencies.**

**Motion:** Moved by Commissioner Hollekim, seconded by Commissioner Hovda to approve the zoning request filed by Select Energy Services, in concurrence with Michael Sorenson, landowner, for a variance permit to pump water (*ND State Temp Water Permit ND2018-18777*) from an unnamed slough on a 160 acre, more or less, tract of land described as the NE¼ of Section 12, Township 155 North, Range 93 West (**Debing Township**) contingent upon the terms and conditions of the ND State Temporary Water Permit ND2018-18777 valid May 21, 2018 through May 20, 2019, only using flat hose, landowners being contacted regarding hose placement and adhering to Mountrail County Road & Bridge temporary ROW use requirements where applicable as Select Energy Services has met all criteria as set forth in Article IV, Section V of the Mountrail County Zoning Ordinance and is further contingent on Select Energy Services complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

**Applicant/Landowner:** Select Energy Services, in concurrence with Michael & Kimberly Sorenson, landowners

**Location:** 160 acre, more or less, tract of land described as the NE¼ of Section 24, Township 155 North, Range 93 West (**Debing Township**).

**Number of certified mailing receipts provided.** 7

**North Dakota Temporary Permit:** ND2018-18778

**Purpose:** Pump water for fracking

**Present:** Roger Arredondo with Select Energy Services

**Discussion:** Mr. Arredondo stated they would like to withdraw this application as this location is on a Wildlife easement.

**Outcome:** Withdrawn by applicant.

**Applicant/Landowner:** Select Energy Services, in concurrence with Diane Kjos Revocable Trust, landowner

**Location:** 320 acre, more or less, tract of land described as the W½ of Section 13, Township 155 North, Range 93 West (**Debing Township**).

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

**North Dakota Temporary Permit:** ND2018-18776

**Purpose:** Pump water for fracking

**Present:** Roger Arredondo with Select Energy Services

**Discussion:** Mr. Arredondo stated they would be using a flat hose no trucks.

**Outcome: Approved with contingencies.**

**Motion:** Moved by Commissioner Hovda, seconded by Commissioner Wienbar to approve the zoning request filed by Select Energy Services, in concurrence with Diane Kjos Revocable Trust, landowner, for a variance permit to pump water (*ND State Temp Water Permit ND2018-18776*) from an unnamed slough on a 320 acre, more or less, tract of land described as the W½ of Section 13, Township 155 North, Range 93 West (**Debing Township**) contingent upon the terms and conditions of the ND State Temporary Water Permit ND2018-18776 valid May 21, 2018 through May 20, 2019, providing landowner trust documentation, only using flat hose, landowners being contacted regarding hose placement and adhering to Mountrail County Road & Bridge temporary ROW use requirements where applicable as Select Energy Services has met all criteria as set forth in Article IV, Section V of the Mountrail County Zoning Ordinance and is further contingent on Select Energy Services complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

---

**Approval of Building Permits**

---

Permit No.	Name/Address of applicant	Legal Description	Sec	TownShip	Range	Township Name	building type
2015	Duane & Carmen Haugen 1500 53rd Ave SW Minot, ND 58701 701-852-2835 <a href="mailto:drhhaugen@gmail.com">drhhaugen@gmail.com</a> <a href="mailto:habyform@srt.com">habyform@srt.com</a>	S½NE¼ Brendle's 2 <sup>nd</sup> Sub	10	151	91 Lot 12	Liberty	Single Family Home 911 address: 112 Starlight Drive
2016	Shawn Shipman 1801 28th St NW Minot, ND 58703 701-500-2043 <a href="mailto:Shawn.shipman@yahoo.com">Shawn.shipman@yahoo.com</a>	S½NE¼ Brendle's 3 <sup>rd</sup> Sub	10	151	91 Lot 35	Liberty	Single Family Home
2017	Brandyn Lonning 629 25th Ave NW Minot, ND 58703 701-312-1238 <a href="mailto:blonning@hotmail.com">blonning@hotmail.com</a>	S½NE¼ Brendle's 2 <sup>nd</sup> Sub	10	151	91 Lot 15	Liberty	Single Family Home
2018	Neil Footh 8045 County Estate Road Stanley, ND 58784 <a href="mailto:neil.footh@auxsable.com">neil.footh@auxsable.com</a> 701-897-2309	N½SE¼	22	157	91 Lot 2	James Hill	Zoned: AG Single Family Home

2019	Brooks Goodall 7940 51st ST NW  Stanley, ND 58784  701-898-1908 <a href="mailto:brooksg@restel.com">brooksg@restel.com</a>	Sublot A of Outlot 1 of SE¼SW¼ & SW¼SE¼	14	154	91	Sikes	Cold Storage and Machinery  building
2020	Bruce & Joey Marten 602 233rd Ave SW Max, ND 58759 701-721-0024 <a href="mailto:bimarren@gmail.com">bimarren@gmail.com</a>	S½NE¼ Brendle's 2nd Sub	10	151	91 Lot 19	Liberty	Vacation Home
2021	Nathan Jung PO Box 386 Surrey, ND 58785 701-340-3020 <a href="mailto:nathanjung@srt.com">nathanjung@srt.com</a>	NE¼SE¼	12	155	92	Alger	Zoned: Ag Single Family Home

Nate Sem, Planning & Zoning Administrator reported that building permit (BP) 2017 will only be putting a septic tank in this year with the house scheduled to be built in 2019. A discussion was held on what “active building” meant and when, or if, a building permit would extend past its 1 year written time frame. It was agreed that recreational vehicles (RV’s) are not allowed in a residential district per the Mountrail County Planning & Zoning ordinances. Chairman Sorenson stated each building permit should receive a letter explaining their BP is only good for one year from date of approval. This would help people understand the requirement. It was determined that residents using an old application will have it returned to them with a copy of the most current application with instructions that they must complete the new form and return it to stay in compliance. Planning & Zoning will send out new BP to those that submitted outdated applications.

**Motion:** Moved by Vice Chairman Weisenberger, seconded by Commissioner Hovda to require all building permits from any of Brendle Subdivisions be brought before the Planning & Zoning Board for approval. Upon roll call, all present voted yes. Motion carried.

A lengthy discussion was held on BP 2018 and the zoning requirements on that parcel. Commissioner Ruland stated a rural residential district is something the board should look at creating.

**Motion:** Moved by Commissioner Hovda, seconded by Vice Chairman Weisenberger to approve building permits 2018, 2019 and 2021. Upon roll call, all present voted yes. Motion carried.

---

## Approval of Minutes

---

**Motion:** Moved by Commissioner Hovda, seconded by Vice Chairman Weisenberger to approve the May 29, 2018 minutes as corrected. Upon roll call, all present voted yes. Motion carried.

---

## Staff Concerns

---

- Brendle's Update –This topic had been discussed earlier.
- Nate Sem, Planning & Zoning Administrator asked the Board if they had any more comments on the Temporary Use Permit (TUP) application and/or checklists. Chairman Sorenson stated the TUP application needs a box listing what this permit was for. The box would include: placement of the pump, placement of the hose and other. Nate Sem, Planning & Zoning Administrator asked once this change is incorporated, would this now finalize the application? Jana Hennessy, Mountrail County Road & Bridge Engineer recommended the permits be numbered. It was determined the permits are numbered but the applications are not. Commissioner Hollekim asked if Planning & Zoning ordinances would need to be updated to include this new permit. Wade Enget, Mountrail County States Attorney stated his office would draft up the new ordinance and send it to the Planning & Zoning Board, prior to the next meeting, for feedback. Planning & Zoning will update the application and bring it back to the Board for approval next meeting.
- Nate Sem, Planning & Zoning Administrator reported on the two temporary RV camps and their locations. Planning & Zoning Administrator Sem asked if they would need to follow the checklist for Temporary Housing. Commissioner Ruland stated it was important for anyone creating a temporary housing situation be required to follow the guidelines. Nate Sem, Planning & Zoning Administrator stated he would send the application and checklist to CSI today.
- Nate Sem, Planning & Zoning Administrator reported that most of the conditional use permits expiring soon are gravel permits. We have one temporary housing permit with MBI that expires August 2018. A spreadsheet of the expiring, and soon to expire, gravel pits was reviewed. Nate Sem, Planning & Zoning Administrator reported the expired gravel pits he had visited were not active.

---

## Board Concerns

---

Chairman Sorenson outlined the temporary housing locations that are out of compliance but still appear to be operating. Commissioner Ruland stated each one needs to get a letter advising them they are out of compliance. Commissioner Hollekim stated a letter is better than a visit as the letter leaves a paper trail. Wade Enget, Mountrail County States Attorney stated to send them all a letter one more time and next step is a Cease and Desist.

Commissioner Bieri stated there is a resident in one of the residential lots in the S½ of Section 22, Township 157, Range 91 west (**James Hill Township**) with cows and a fence built right up to 68<sup>th</sup> St NW. The Board held a brief discussion on this situation. Planning & Zoning will write the landowner a letter requesting them to come to the July meeting to response to the complaint. Nate Sem, Planning & Zoning Administrator will visit the site to clearly identify the landowner who is not in compliance.

Commissioner Ruland asked the Board their thoughts on the Sanish Subdivision as now that there is rural water, more people will be moving in and it's zoned agricultural. A discussion was held on the zoning and developments in that area.

Commissioner Ruland stated a line for Trust or POA documentation should be added to the applications checklist.

Vice Chairman Wiesenberger stated he visited the Stanley/Blaisdell RV Park and it is a disaster. Vice Chairman Wiesenberger figures there are two people living there and the rest is just junk. Vice Chairman Wiesenberger stated he agrees the Board should create a rural residential district.

Commissioner Hollekim recommended that parcel numbers be a requirement on all applications. It makes its clearer where a project is located. Commissioner Hollekim stated if the Board decided to rezone Sanish then the Evensvold subdivision should be addressed as well. Commissioner Hollekim requested that the 40 acres notation regarding density in Agricultural District be better defined as the way it stands now is not clear.

Commissioner Wienbar asked about the Stanley/Blaisdell RV Park located on Section 24, Township 156, Range 89 west. She stated they seem to be piling up a lot of garbage where it can be easily seen from Highway 2. It was determined this park was out of compliance since 2016 and Nate Sem, Planning & Zoning Administrator would contact them for a solution.

Commissioner Wienbar asked about Blitz Oil Field Services located close to Highway 2 in Section 23, Township 156, Range 89 west. It was determined that location is zoned Industrial and that type of business is allowed there.

A brief discussion was held on the J&J Oilfield Services violation.

---

### **Next Meeting**

---

Next regular meeting of the Mountrail County Planning & Zoning Board is ***Monday July 23, 2018*** at 8:30 am at the Mountrail County South Complex, 8103 61<sup>st</sup> St. NW Stanley, ND 58784.

Meeting adjourned at 10:25 a.m.

---

### **Approval**

---

Accepted and approved this 23<sup>rd</sup> day of July 2018

---

Charlie Sorenson, Chairman  
Mountrail County  
Planning & Zoning Commission

---

Liz Hollowell  
Administrative Assistant  
Planning & Zoning