MINUTES

**Mountrail County Planning & Zoning Commission**

**December 23, 2024**

The meeting of the Mountrail County Planning & Zoning Commission was called to order at 8:30 a.m. by Chairman Charlie Sorenson with Commissioners Kirk Johnson, Arlo Borud, Joan Hollekim, Jesse Weyrauch, Trudy Ruland, Cameron Tomjack, and Megan Fritel present. Also present were Planning & Zoning Administrator Melissa Vachal, Planning & Zoning Assistant Malinda Gunderson, Mountrail County Tax Equalization Director Lori Hanson, Mountrail County Property Assessor Kim Savage, Mountrail County State’s Attorney Wade Enget and Mountrail County Auditor Stephanie Pappa. Absent was Commissioner Doug Bratvold.

**APPROVAL OF AGENDA**

Moved by Commissioner Borud, seconded by Commissioner Weyrauch, to approve the agenda as amended. All present voted yes. Motion carried.

**APPROVAL OF MINUTES**

Moved by Commissioner Hollekim, seconded by Commissioner Johnson, to approve the Planning & Zoning Commission minutes of the November 25, 2024 meeting as corrected. All present voted yes. Motion carried.

**Temporary Water Permits – New – For Board Information Only**

PZ-2024-0404 – Quality Water Systems LLC – Applicant. Rice Ranch LLLP – Landowner. State Water Permit #ND2024-22687. Period of Authorized usage: 11/27/2024 through 3/15/2025. Pump placement on a tract of land 40.00 acres more or less located in the NW1/4SE1/4 of Section 34, Township 156 North, Range 94 West (Myrtle Township) (4) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator.

**Temporary Water Permits – Non-Transferable Renewals – For Board Information Only**

Claude & Patricia Sem – State Water Permit #ND2024-22691 / PZ-2024-0413. Claude & Patricia Sem – Applicant/Landowner. NW1/4NE1/4 (Gov’t Lot 1) of Section 7, Township 158 North, Range 92 West (Powers Township). Period of Authorized usage: 12/04/2024 through 12/01/2025. Parcel #05-0004100. Approved by P&Z Administrator.

PZ-2024-0424 – Highline Water LLC – Applicant. Derrick & Payton Erie – Landowner. State Water Permit #ND2024-22525. Period of Authorized usage: 12/12/2024 through 12/27/2024. Pump placement on a tract of land 157.48 acres more or less located in the SE1/4 of Section 2, Township 157 North, Range 93 West (Sorkness Township).

**Lay Flat Hose Permits – For Board Information Only**

Streamline Water Services LLC – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2024-22064/PZ-2024-0410. Pumping of industrial water by lay flat hose: Streamline Water Services LLC – Applicant. James Enge – Landowner. NE1/4NE1/4 of Section 7, Township 155 North, Range 90 West (Burke Township) ending in E1/2SE1/4 less Outlot 1 & 2 of Section 12, Township 155 North, Range 91 (Purcell Township).

West Dakota Water LLC – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2024-22450/PZ-2024-0425. Pumping of industrial water by lay flat hose: West Dakota Water LLC – Applicant. Robert & Deborah Clark – Landowner. Gov’t Lot 7 (NE1/4SW1/4) of Section 5, Township 152 North, Range 92 West (Cottonwood Township) ending in NW1/4NE1/4 of Section 12, Township 157 North, Range 93 (Sorkness Township).

West Dakota Water LLC – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2024-22450/PZ-2024-0426. Pumping of industrial water by lay flat hose: West Dakota Water LLC – Applicant. Robert & Deborah Clark – Landowner. Gov’t Lot 7 (NE1/4SW1/4) of Section 5, Township 152 North, Range 92 West (Cottonwood Township) ending in NW1/4NE1/4 of Section 12, Township 157 North, Range 93 (Sorkness Township).

West Dakota Water LLC – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2024-22525/PZ-2024-0427. Pumping of industrial water by lay flat hose: West Dakota Water LLC – Applicant. Derrick & Payton Erie – Landowner. SE1/4 of Section 2, Township 157 North, Range 93 West (Sorkness Township) ending in N1/2NE1/4 of Section 11, Township 157 North, Range 93 (Sorkness Township).

**ONGOING BUSINESS**

* Gravel Pits-remains ongoing; Administration working on report
* Green Acres Subdivision-no new activity; no new Letter of Credit; no activity regarding plan of action
* Subdivision Letter of Credit
* Data Centers
* Battery Storage Facilities

**STAFF UPDATES**

* + - None

**BOARD CONCERNS**

* + Commissioner Hollekim asked for an update concerning Administration providing the board with the SRF presentation from the moratorium subcommittee meeting. Administrator Vachal will get the PowerPoint that Mr. Harmstead presented at the meeting sent out to the board.

The Board adjourned at 8:36 a.m. Next regular meeting of the Mountrail County Planning & Zoning Commission is **Monday, January 27, 2025,** at 8:30 am in the Commissioners Room at the Mountrail County Courthouse and via GOTOMEETING.

Accepted and approved this 27th day of January, 2025.

Charlie Sorenson, Chairman Melissa Vachal, Administrator

Mountrail County Mountrail County

Planning & Zoning Commission Planning & Zoning

**\*Electronic recordings of full meetings are kept in the office per NDCC 44-04\***