MINUTES

**Mountrail County Planning & Zoning Commission**

**April 25, 2022**

The meeting of the Mountrail County Planning & Zoning Commission was called to order at 8:30 a.m. by Chairman Charlie Sorenson with Commissioners Joan Hollekim, Arlo Borud, Roger Hovda, Gary (Fritz) Weisenberger, and Trudy Ruland present. Also present were Planning & Zoning Administrator Melissa Vachal, Planning & Zoning Assistant Malinda Gunderson, Mountrail County States Attorney Wade Enget, Mountrail County Tax Equalization Director Lori Hanson, Mountrail County Property Assessor Kim Savage, and Mountrail County Engineer Jana Hennessy. Absent were Commissioners Thomas Nash, Zachary Gaaskjolen, and Megan Fritel.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Moved by Commissioner Hollekim, seconded by Commissioner Ruland to approve the Planning and Zoning Commission minutes of the March 28, 2022 meeting as corrected. All present voted yes. Motion carried.

1. **8:35 a.m.** **SRF-Scott Harmstead – Mountrail County Land Development Code 2nd Reading**

Discussion was had to review the changes posed during the last reading. Commissioner Hollekim had some corrections from the previous reading that weren’t made yet and will give those to Administrator Vachal rather than going over them one by one now. Chad Little with Mountrail Wind Project approached the board to reiterate his feelings about the ordinance as written and how it will remove landowners rights and opportunities to be part of the wind project and will ensure that no wind projects are developed in Mountrail County. Mr. Little specifically feels the setbacks are a major issue because they are nearly 4 times the distance that he deals with in other counties that they’ve developed wind projects in. Chairman Sorenson did assure Mr. Little that they have the right to apply for a variance for this issue.

Moved by Commissioner Borud, seconded by Commissioner Hovda to approve the 2nd Reading of the Mountrail County Land Development Code. Upon roll call, Borud, Hollekim, Weisenberger, Ruland, Hovda, and Sorenson voted yes. Motion carried.

This will pass on to the Mountrail County Board of Commissioners and will be read at the May 17, 2022 meeting.

1. **8:50 a.m. Powers Lake Sportsman’s Club-Applicant; Philip Eugene & Judy Hegstad-Landowners (PZ-2022-0059) Amendment**

Amendment to Zoning Request for the following described property: a tract of land 41.08 acres more or less located in Gov’t Lot 8 and the SE1/4SW1/4 of Section 6, Township 158 North, Range 92 West (Powers Township) (Parcel# 050002900)

The applicant (represented by Brooks Holmen) is seeking an Amendment to Zoning to re-zone a tract of land from Agricultural to Commercial for the purpose of opening a gun club. Mr. Holmen informed the board they are registered with the NRA, insured, and registered with the Secretary of State and explained how the club will operate. Bryton Allard, Chief of Police with the Powers Lake Police Department, was present in support of the gun club. States Attorney Enget had some concerns with security and having an action plan with the Mountrail County Sheriff’s Department in case of an emergency. Commissioner Weisenberger explained the issues that the gun range had in Stanley. Jeremy Gibson expressed his support for the gun club because people are using this area and other fields in the area for shooting and this will be a safer option than people just going out anywhere they think will be safe but might not be. States Attorney Enget feels they should visit with the Stanley gun club to see what they’ve done to make their area safer to see what they can implement in their gun club. Commissioner Weisenberger is supportive of this venture but doesn’t want them to make the same mistakes the Stanley gun club did and suggested they look into No Blue Sky. Chairman Sorenson is also supportive of this venture but wants them to get a memorandum of understanding with the Mountrail County Sheriff’s Department as well as a plan for the fencing (would like to see that drawn out to illustrate exactly where it will go and what it will look like) and also wants to see the direction of the shooting lanes on a drawing and the implementation of No Blue Sky. The board will table this discussion until all of the requested information has been gathered and can be presented to the board.

Moved by Commissioner Hovda, seconded by Commissioner Borud to table to the call of the chair the zoning request filed by Powers Lake Sportsman’s Club with concurrence from Philip Eugene & Judy Hegstad-landowners, for an Amendment to Zoning request to re-zone a tract of land from Agricultural to Commercial on a tract of land 41.08 acres more or less located in Gov’t Lot 8 and the SE1/4SW1/4 Section 6 Township 158 North Range 92 West (Powers Township) until all the information requested by the board has been gathered. All present voted yes. Motion carried.

1. **8:53 a.m. Powers Lake Sportsman’s Club-Applicant; Philip Eugene & Judy Hegstad-Landowners (PZ-2022-0060) Conditional Use**

Zoning Request/Conditional Use Permit for the following described property: a tract of land 41.08 acres more or less located in Gov’t Lot 8 and the SE1/4SW1/4 of Section 6, Township 158 North, Range 92 West (Powers Township) (Parcel# 050002900)

The applicant (represented by Brooks Holmen) is seeking a Conditional Use Permit for the purpose of operating a members-only gun range. This discussion will be tabled due to the amendment being tabled.

Moved by Commissioner Ruland, seconded by Commissioner Hollekim, to table to the call of the chair the zoning request filed by Powers Lake Sportsman’s Club with concurrence from Philip Eugene & Judy Hegstad-landowners, for an Conditional Use Permit for the purpose of operating a members-only gun range on a tract of land 41.08 acres more or less located in Gov’t Lot 8 and the SE1/4SW1/4 Section 6 Township 158 North Range 92 West (Powers Township). All present voted yes. Motion carried.

1. **8:56 a.m.** **Sundre Sand & Gravel Inc.-Applicant; Glenn & Delores Lee Life Estate to Quintin Lee & Bonita Hornberger-Landowners (PZ-2022-0044) Temporary Fresh Water Industrial Use Point of Diversion**

Zoning Request/Temporary Fresh Water Industrial Use Point of Diversion for the following described property: a tract of land 80 acres more or less located in the E1/2NW1/4 of Section 25, Township 156 North, Range 89 West (McGahan Township) (Parcel# 160012800)

The applicant (represented by Dave Abel with Sundre Sand & Gravel Inc.) is seeking a Temporary Fresh Water Industrial Use Point of Diversion for the purpose of pumping water via lay flat hose for NDDOT Project NH-7-002(167)090 (PCN-22067) (ND State Highway 2). Commissioner Hollekim asked about their State Water Permit and Mr. Abel informed the board that they haven’t received it from the state yet due to the recent inclement weather and will turn it in as soon as he receives it. This application is being approved without the water permit being present because it is for municipal purposes. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Hollekim, seconded by Commissioner Weisenberger, to approve the zoning request filed by Sundre Sand & Gravel Inc. with concurrence from Glenn & Delores Lee Life Estate to Quintin Lee & Bonita Hornberger-landowners, for a temporary conditional use permit for a Temporary Fresh Water Industrial Use Point of Diversion to pump water from a slough for fracking purposes on a tract of land 80 acres more or less located in the E1/2NW1/4 of Section 25, Township 156 North, Range 89 West (McGahan Township) contingent upon the receipt of the State Water Permit, using lay flat hose, all landowners being contacted regarding any hose placement and adhering to Mountrail County Road & Bridge and/or township(s) temporary ROW use requirements as Sundre Sand & Gravel Inc with concurrence from Glenn & Delores Lee Life Estate to Quintin Lee & Bonita Hornberger-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 Sundre Sand & Gravel Inc with concurrence from Glenn & Delores Lee Life Estate to Quintin Lee & Bonita Hornberger-landowners, complying with all other terms and conditions of the Mountrail County Zoning Ordinance. All present voted yes. Motion carried.

1. **8:59 a.m. CNB Properties LLP-Applicant; Enviro Waste Solutions LLC-Landowner (PZ-2022-0041) Outlot Plat**

Outlot Plat Review Application for the following described property: a tract of land 23.95 acres more or less located in the NW1/4NE1/4 of Section 32, Township 155 North, Range 93 West to be known as Outlot 2 of the NW1/4NE1/4 (Debing Township) (Parcel# 270014702)

The applicant (represented by Beau Vachal with CNB Properties LLP) is seeking an outlot plat for an irregular tract of land. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Hovda, seconded by Commissioner Borud to approve the zoning request platting an outlot of land over 15 acres filed by CNB Properties LLP with concurrence from Enviro Waste Solutions LLC-landowner, for a tract of land 23.95 acres more or less located in the NW1/4NE1/4 of Section 32, Township 155 North, Range 93 West to be known as Outlot 2 of the NW1/4NE1/4 (Debing Township). CNB Properties LLP with concurrence from Enviro Waste Solutions LLC-landowner have met all criteria as set forth in Mountrail County Subdivision Resolution. All present voted yes. Motion carried.

1. **9:02 a.m. Central Specialties Inc.-Applicant; Dallas & Deborah Moore-Landowners (PZ-2022-0068) Temporary Fresh Water Industrial Use Point of Diversion**

Zoning Request/Temporary Fresh Water Industrial Use Point of Diversion for the following described property: a tract of land 160 acres more or less located in the NE1/4NE1/4 of Section 26, Township 156 North, Range 89 West (McGahan Township) (Parcel# 160013000)

The applicant (represented by Troy Johnson with Central Specialties Inc.) is seeking a Temporary Fresh Water Industrial Use Point of Diversion to haul water by truck for State Highway Project 22067NH-7(197)090 (ND State Highway 2). Commissioner Ruland asked if they had a road haul agreement. Administrator Vachal and County Engineer Hennessey confirmed they do not have one yet. Mr. Johnson will get the road haul agreement done and the State Water Permit turned in as soon as possible. This application is being approved without the water permit being present because it is for municipal purposes. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Borud, seconded by Commissioner Hollekim to approve the zoning request filed by Central Specialties Inc. with concurrence from Dallas & Deborah Moore-landowners, for a temporary conditional use permit for a Temporary Fresh Water Industrial Use Point of Diversion to haul water by truck for State Highway Project 22067NH-7(197)090 (ND State Highway 2) on a tract of land 160 acres more or less located in the NE1/4NE1/4 of Section 26, Township 156 North, Range 89 West (McGahan Township) contingent upon the receipt of the State Water Permit and the completion of a road haul agreement with Mountrail County Road & Bridge, using lay flat hose, all landowners being contacted regarding any hose placement and adhering to Mountrail County Road & Bridge and/or township(s) temporary ROW use requirements as Central Specialties Inc. with concurrence from Dallas & Deborah Moore-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 Central Specialties Inc. with concurrence from Dallas & Deborah Moore-landowners, complying with all other terms and conditions of the Mountrail County Zoning Ordinance. All present voted yes. Motion carried.

1. **9:05 a.m. H2O Connections LLC-Applicant; Curt & Summer Meyer-Landowners (PZ-2022-0069) Temporary Fresh Water Industrial Use Point of Diversion**

Zoning Request/Temporary Fresh Water Industrial Use Point of Diversion for the following described property: a tract of land 160 acres more or less located in the SE1/4 of Section 27, Township 155 North, Range 94 West (Unorganized Township) (Parcel# 280012200)

The applicant (represented by Jaret Wirtz with H2O Connections LLC) is seeking a Temporary Fresh Water Industrial Use Point of Diversion to pump fresh water via lay flat hose for fracking purposes. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Hollekim, seconded by Commissioner Borud to approve the zoning request filed by H2O Connections LLC with concurrence from Curt & Summer Meyer-landowners, for a temporary conditional use permit for a Temporary Fresh Water Industrial Use Point of Diversion to pump fresh water via lay flat hose for fracking purposes on a tract of land 160 acres more or less located in the SE1/4 of Section 27, Township 155 North, Range 94 West (Unorganized Township) contingent upon adhering to the ND State Temporary Water Permit ND2022-20850 valid 2/15/22 through 8/14/22 using lay flat hose, all landowners being contacted regarding any hose placement and adhering to Mountrail County Road & Bridge and/or township(s) temporary ROW use requirements as H2O Connections LLC with concurrence from Curt & Summer Meyer-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 H2O Connections LLC with concurrence from Curt & Summer Meyer-landowners, complying with all other terms and conditions of the Mountrail County Zoning Ordinance. All present voted yes. Motion carried.

1. **9:08 a.m. H2O Connections LLC-Applicant; Curt & Summer Meyer-Landowners (PZ-2022-0070) Temporary Fresh Water Industrial Use Point of Diversion**

Zoning Request/Temporary Fresh Water Industrial Use Point of Diversion for the following described property: a tract of land 160 acres more or less located in the NE1/4 of Section 21, Township 155 North, Range 94 West (Unorganized Township) (Parcel# 280009500)

The applicant (represented by Jaret Wirtz with H2O Connections LLC) is seeking a Temporary Fresh Water Industrial Use Point of Diversion to pump fresh water via lay flat hose for fracking purposes. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Hovda, seconded by Commissioner Weisenberger to approve the zoning request filed by H2O Connections LLC with concurrence from Curt & Summer Meyer-landowners, for a temporary conditional use permit for a Temporary Fresh Water Industrial Use Point of Diversion to pump fresh water via lay flat hose for fracking purposes on a tract of land 160 acres more or less located in the NE1/4 of Section 21, Township 155 North, Range 94 West (Unorganized Township) contingent upon adhering to the ND State Temporary Water Permit ND2022-20849 valid 2/15/22 through 8/14/22 using lay flat hose, all landowners being contacted regarding any hose placement and adhering to Mountrail County Road & Bridge and/or township(s) temporary ROW use requirements as H2O Connections LLC with concurrence from Curt & Summer Meyer-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 H2O Connections LLC with concurrence from Curt & Summer Meyer-landowners, complying with all other terms and conditions of the Mountrail County Zoning Ordinance. All present voted yes. Motion carried.

1. **9:11 a.m. Highline Water LLC-Applicant; Thomas & Jackie Heinle-Landowners (PZ-2022-0076) Temporary Fresh Water Industrial Use Point of Diverson**

Zoning Request/Temporary Fresh Water Industrial Use Point of Diversion for the following described property: a tract of land 40 acres more or less located in the NW1/4NE1/4 of Section 22, Township 156 North, Range 94 West (Myrtle Township) (Parcel# 210012000)

The applicant (who was not present for this hearing) is seeking a Temporary Fresh Water Industrial Use Point of Diversion to pump fresh water via lay flat hose for fracking purposes. Commissioner Hollekim made a correction to the acres listed on the application as it should be 40 acres not 120 acres due to only being the NW1/4NE1/4. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Borud, seconded by Commissioner Hollekim to approve the zoning request filed by Highline Water LLC with concurrence from Thomas & Jackie Heinle-landowners, for a temporary conditional use permit for a Temporary Fresh Water Industrial Use Point of Diversion to pump fresh water via lay flat hose for fracking purposes on a tract of land 40 acres more or less located in the NW1/4NE1/4 of Section 22, Township 156 North, Range 94 West (Myrtle Township) contingent upon adhering to the ND State Temporary Water Permit ND2022-20836 valid 2/1/22 through 11/30/22 using lay flat hose, all landowners being contacted regarding any hose placement and adhering to Mountrail County Road & Bridge and/or township(s) temporary ROW use requirements as Highline Water LLC with concurrence from Thomas & Jackie Heinle-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 Thomas & Jackie Heinle-landowners, complying with all other terms and conditions of the Mountrail County Zoning Ordinance. All present voted yes. Motion carried.

1. **9:14 a.m. Scott & Marrietta Lester-Applicant/Landowner (PZ-2022-0077) Variance**

Variance Application request for the following described property: a tract of land described as Outlot 1 located in the SW1/4SW1/4 of Section 33, Township 153 North, Range 88 West (Spring Coulee Township) (Parcel# 360014301)

The applicant (represented by Scott Lester) is seeking a variance to build a farm shop with a 60’ setback from the west section line rather than the 150’ setback required by ordinance because the building would be on top of his sewer line if he abides by the required setback. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Weisenberger, seconded by Commissioner Borud to approve the zoning request filed by Scott & Marrietta Lester-landowners, for a Variance to build a farm shop with a 60’ setback from the west section line rather than the 150’ setback required by ordinance on a tract of land described as Outlot 1 located in the SW1/4SW1/4 of Section 33, Township 153 North, Range 88 West (Spring Coulee Township) as Scott & Marrietta Lester-landowners, have met all criteria as set forth in Article IV, Section V of the Mountrail County Zoning Ordinance and Scott & Marrietta Lester-landowners, complying with all other terms and conditions of the Mountrail County Zoning Ordinance. All present voted yes. Motion carried.

1. **9:19 a.m. Fritel Construction-Applicant; Mountrail County Park Board-Landowner (PZ-2022-0081) Conditional Use**

Zoning Request/Conditional Use Permit for the following described property: a tract of land 4 acres more or less located in Gov’t Lot 6 of Section 22, Township 157 North, Range 90 West (Clearwater Township) (Parcel# 100010201)

The applicant (represented by Megan Fritel) is seeking a Conditional Use Permit for the purpose of mining clay to extend the parking area near the boat ramp. Commissioner Hollekim asked what timeframe they need for this project and whether they will be working while the recreation area is busy. Ms. Fritel stated they put 2 years on their road haul agreement and that the road haul agreement specifies certain days and times so that they aren’t working during the times the recreation area would likely be busy. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Hovda, seconded by Commissioner Hollekim to approve the zoning request filed by Fritel Construction with concurrence from Mountrail County Park Board-landowner, for a Conditional Use Permit for the purpose of mining clay to extend the parking area near the boat ramp on a tract of land 4 acres more or less located in Gov’t Lot 6 of Section 22, Township 157 North, Range 90 West (Clearwater Township) for a period of 2 years expiring on 4/25/2024 as Fritel Construction with concurrence from Mountrail County Park Board-landowner, has met all criteria as set forth in Article IV, Section IV of the Mountrail County Zoning Ordinance and Fritel Construction with concurrence from Mountrail County Park Board-landowner, complying with all other terms and conditions of the Mountrail County Zoning Ordinance. All present voted yes. Motion carried.

**TEMPORARY WATER PERMIT – NON-TRANSFERABLE RENEWALS**

**Pronghorn LLC-**Permit Number-State Water Permit ND2021-20632/PZ-2022-0065

Pumping of industrial water by lay flat hose: Pronghorn LLC-Applicant/Landowner. SE1/4 Section 13, Township 152 North, Range 91 West (Van Hook Township) Period of Authorized usage: 3/1/2022 through 7/31/2022 Parcel #45-0007200 (Ref# PZ-2021-0137)

**West Dakota Water LLC-**Permit Number-State Water Permit ND2021-20812/PZ-2022- 0064

Pumping of industrial water by lay flat hose: West Dakota Water LLC-Applicant; Storms Construction-Landowner. Outlot 2 of N1/2NE1/4 Section 32, Township 152 North, Range 90 West (Parshall Township) Period of Authorized usage: 3/1/2022 through 11/30/2022 Parcel #44-0014705 (Ref# PZ-2021-0138)

**H2O Connections LLC-**Permit Number-State Water Permit ND2022-20881/PZ-2022-0071

Pumping of industrial water by lay flat hose; H2O Connections LLC-Applicant; James Enge-Landowner. NW1/4 Section 12, Township 155 North, Range 91 West (Purcell Township) Period of Authorized usage: 02/18/2022 through 10/10/2022 Parcel #25-0005600 (Ref# PZ-2021-0006)

**BUILDING PERMITS 2217-2227**

2217– PZ-2022-0067 – Jordan Leupp – Applicant/Landowner. Parcel #15-0008805 – Outlot 3 of S1/2SE1/4 of Section 15, Township 156 North, Range 88 West **(Egan Township)** 2100 sq. ft. home.

2218 – PZ-2022-0079 – Doug Kinnoin-Applicant; Dakota Sky Properties LLC-Landowner. Parcel #32-0007300 – E1/2SE1/4 of Section 14, Township 154 North, Range 91 West **(Sikes Township)** 48’x80’ pole building.

2219 – PZ-2022-0080 – Jason Tracy/Brooks Investments LLC-Applicant; Cheryl Feiring-Landowner. Parcel #45-0014025 – Lot 22 Varloe Subdivision. NW1/4NW1/4 of Section 30, Township 152 North, Range 91 West **(Van Hook Township)** 2040 sq. ft. home with attached garage, pool & a fence.

2220 – PZ-2022-0078 – Scott & Marrietta Lester-Applicant/Landowner. Parcel #36-0014301 – SW1/4 of Section 33, Township 153 North, Range 88 West **(Spring Coulee Township)** 60’x60’ farm shop.

2221 – PZ-2022-0079 – Shawn Iwen-Applicant/Landowner. Parcel #35-0012100 – Lot 6 White Earth Cottage Site. SE1/4SW1/4 of Section 26 & NE1/4NW1/4 of Section 35, Township 154 North, Range 94 West **(Unorganized Township)** 56’x38’ Garage.

2222 – PZ-2022-0083 – Wayne M Olson-Applicant/Landowner. Parcel #36-0007000 – SW1/4 of Section 17, Township 153 North, Range 88 West **(Spring Coulee Township)** 54’x100’ shop.

2223 - PZ-2022-0084 – Travis Kraft-Applicant/Landowner. Parcel #39-0001010 – NW1/4NW1/4NW1/4 of Section 3, Township 153 North, Range 91 West **(Crane Creek Township)** 30’x50’ garage & 15’x20’ deck.

2224 – PZ-2022-0085 – Calvin O’Clair II & Myron M Huelle-Applicant/Landowner. Parcel #57-0011900 – Block 9, Lots 1 thru 7 of Original Townsite of City of Palermo located in N1/2NE1/4 of Section 15, Township 156 North, Range 90 West **(Palermo Township)** 90’x6’ privacy fence.

2225 – PZ-2022-0086 – Windsong Contracting-Applicant; Andrew Fuller & Jamie Walker-Fuller-Landowner. Parcel #14-0007901 – S1/2SE1/4 Section 14, Township 157 North, Range 94 West **(White Earth Township)** 44’x68’ home with 12’x18’ deck & 25x34’ garage.

2226 – PZ-2022-0087 – Carol & Brent Danks-Applicant/Landowner. Parcel #40-0003105 – Outlot 1 of the SE1/4SW1/4 of Section 6, Township 153 North, Range 92 West **(Knife River Township)** 6000 sq. ft. home.

2227 – PZ-2022-0088 – W. Burl & Theresa Evans-Applicant/Landowner. Parcel #33-0011300 – Outlot 1 of the SE1/4 of Section 25, Township 154 North, Range 92 West **(Brookbank Township)** 40’x80’ pole barn/shop.

Moved by Commissioner Hovda, seconded by Commissioner Weisenberger to approve building permits 2217-2227. All present voted yes. Motion carried.

**DEMOLITION PERMIT**

PZ-2022-0066 – Rachel Contracting LLC-Applicant. Tract of land located South of RR tracks South of Original Townsite of Palermo, Section 15, Township 156 North, Range 90 West, (**Palermo Township)**. Burlington Northern Santa Fe Structures. No Parcel Number Given.

Commissioner Weisenberger stated that in the past, the City of Stanley has required 1 month of rodent control prior to demolishing a building and he feels that should be added as a condition to this permit.

Moved by Commissioner Borud, seconded by Commissioner Weisenberger to approve demolition permit PZ-2022-0066 with added conditions. All present voted yes. Motion carried.

**ONGOING BUSINESS**

Gravel Pits-Remains ongoing Administration working on Report

White Earth Bay-Waiting for State’s Attorney Enget’s report for Court Cases

Green Acres Subdivision-No new activity still no Letter of Credit

Stanley Blaisdell RV Park-New entrance gate put up as of 9-14-21

Manitou RV Park

**STAFF UPDATES**

* Lay flat hose questions
	+ The board feels that if the lay flat hose is on a well pad and is not crossing a road or a section line (and as long as the office hasn’t received complaints about it) that it is part of the leased site and is not a concern of the Planning & Zoning office.
* Fees for P&Z applications
	+ Administrator Vachal will be taking some suggested application fee changes to the Mountrail County Board of Commissioners and presented the board with a spreadsheet of the current fees along with the suggested new fees for their feedback. Discussion was had on the fees compared to the administrative costs.
* Application drafts
	+ Administrator Vachal presented the rough drafts of the new application forms from SRF as well as a weed management plan from McKenzie County and a reclamation bond waiver to the board for their consideration. Commissioner Hollekim would like the weed management plan sent to Jim Hennessey for him to review.

**BOARD CONCERNS**

Commissioner Hollekim questioned why only the 2022 information is on the Armor Cloud because she would like to be able to look back at older information when necessary. Administrator Vachal stated that Armor had to remove some things to make room on the cloud. The board would like to know if another cloud or some other solution is possible to get the older information back on there.

The Board adjourned at 10:34am. Next regular meeting of the Mountrail County Planning & Zoning Commission is **Tuesday, May 24, 2022,** at 8:30 am via GOTOMEETING or in the Commissioners room at the courthouse.

Accepted and approved this 24th day of May 2022.

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\***