MINUTES

**Mountrail County Planning & Zoning Commission**

**April 28, 2025**

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

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Moved by Commissioner Hollekim, seconded by Commissioner Weyrauch, to approve the Planning & Zoning Commission minutes of the March 24, 2025 meeting. All present voted yes. Motion carried.

1. **8:35 a.m. Wm D Scepaniak Inc.-Applicant; Wayne Tranby-Landowner; (PZ-2025-0061) Conditional Use**

Zoning Request/Conditional Use Permit for the following described property: a tract of land 80.00 acres more or less, located in the N1/2NW1/4 of Section 24, Township 155 North, Range 88 West (Kickapoo Township) (Parcel# 22-0011300)

The applicant (represented by Jake Scepaniak with Wm Scepaniak Inc.) is seeking a Conditional Use Permit to use land zoned Agricultural to mine gravel for the construction of County Road 1. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Bratvold, seconded by Commissioner Hollekim, to approve the zoning request filed by Wm D Scepaniak Inc. with concurrence from Wayne Tranby-landowner, for a Conditional Use Permit for the purpose of mining gravel for the construction of County Road 1 on land zoned Agricultural on a tract of land 80.00 acres more or less, located in the N1/2NW1/4 of Section 24, Township 155 North, Range 88 West (Kickapoo Township) for a period of 2 years, expiring on 2-9-2027, as Wm D Scepaniak Inc. with concurrence from Wayne Tranby-landowner, has met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent upon Wm D Scepaniak Inc. with concurrence from Wayne Tranby-landowner, complying with all other terms and conditions of the Mountrail County Land Development Code. All present voted yes. Motion carried.

1. **8:38 a.m. Grant Family Farms LLC-Applicant/Landowner; (PZ-2025-0058) Outlot Plat**

Outlot Plat Review Application for the following described property: tract of land 39.05 acres more or less located in a portion of Outlot 3 & all of Outlot 4 of the NE1/4NE1/4 & NW1/4NE1/4 known as a portion of Outlot 3 & all of Outlot 4 of Section 12, Township 156 North, Range 88 West to be known as Outlot 6 of the NE1/4NE1/4 & NW1/4NE1/4 of Section 12, Township 156 North, Range 88 West (Egan Township) (Parcel# 15-0006610)

The applicant (represented by Helen & Robert Grant with Grant Family Farms LLC) is seeking an outlot plat for an irregular tract of land in order to be able to sell the parcel to their son and daughter-in-law. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Borud, seconded by Commissioner Hollekim to approve the zoning request of platting an outlot of land 39.05 acres more or less located in a portion of Outlot 3 & all of Outlot 4 of the NE1/4NE1/4 & NW1/4NE1/4 known as a portion of Outlot 3 & all of Outlot 4 of Section 12, Township 156 North, Range 88 West to be known as Outlot 6 of the NE1/4NE1/4 & NW1/4NE1/4 of Section 12, Township 156 North, Range 88 West (Egan Township) as Grant Family Farms LLC has met all criteria as set forth in Mountrail County Land Development Code. All present voted yes. Motion carried.

1. **8:41 a.m. Justin Nielsen-Applicant; Mountrail County Park Commission-Landowner; (PZ-2025-0063) Variance**

Variance Application request for the following described property: a tract of land described as Lease Lot 11, Block 14 of Traynor Park, located within the S1/2SW1/4 of Section 29 & N1/2N1/2 of Section 32, Township 152 North, Range 91 West (Van Hook Township) (Parcel# 45-0019159)

The applicant (represented by Justin Nielsen) is seeking a variance for setbacks along the east property line of 7’8” from the south corner, 6’ from the center, and 3’4” from the north corner (with the north and south property lines remaining at 7.5’) rather than the 7.5’ setback required by the Mountrail County Land Development Code (LDC) for the purpose of placing home. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Borud, seconded by Commissioner Weyrauch, to approve the zoning request filed by Justin Nielsen with concurrence from Mountrail County Park Commission-landowner, for a Variance for setbacks along the east property line of 7’8” from the south corner, 6’ from the center, and 3’4” from the north corner rather than the 7.5’ setback required by the Mountrail County Land Development Code for the purpose of placing home on a tract of land described as Lease Lot 11, Block 14 of Traynor Park, located within the S1/2SW1/4 of Section 29 & N1/2N1/2 of Section 32, Township 152 North, Range 91 West (Van Hook Township) as Justin Nielsen with concurrence from Mountrail County Park Commission-landowner, has met all criteria as set forth in the Mountrail County Land Development Code and is further contingent upon Justin Nielsen with concurrence from Mountrail County Park Commission-landowner, complying with all other terms and conditions of the Mountrail County Land Development Code. All present voted yes. Motion carried.

1. **8:44 a.m. Sundre Sand & Gravel Inc.-Applicant; Jeffrey Ranch Trust-Landowner; (PZ-2025-0079) Conditional Use**

Zoning Request/Conditional Use Permit for the following described property: a tract of land 80.00 acres, more or less, located in the NE1/4SW1/4 (35 acres), SE1/4NW1/4 (20 acres), NW1/4SW1/4 (10 acres), SW1/4NW1/4 (5 acres), SW1/4NE1/4 (5 acres) & NW1/4SE1/4 (5 acres) of Section 22, Township 155 North, Range 94 West (Unorganized Township) (Parcel# 28-0010000 & 28-0009900)

The applicant (represented by Dave Abel with Sundre Sand & Gravel Inc.) is seeking a Conditional Use Permit to use land zoned Agricultural to mine gravel. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Weyrauch, seconded by Commissioner Tomjack, to approve the zoning request filed by Sundre Sand & Gravel Inc. with concurrence from Jeffrey Ranch Trust-landowner, for a Conditional Use Permit for the purpose of mining gravel on land zoned Agricultural on a tract of land 80.00 acres, more or less, located in the NE1/4SW1/4 (35 acres), SE1/4NW1/4 (20 acres), NW1/4SW1/4 (10 acres), SW1/4NW1/4 (5 acres), SW1/4NE1/4 (5 acres) & NW1/4SE1/4 (5 acres) of Section 22, Township 155 North, Range 94 West (Unorganized Township) for a period of 5 years, expiring on 4-28-2030, as Sundre Sand & Gravel Inc. with concurrence from Jeffrey Ranch Trust-landowner, has met all other criteria as set forth in the Mountrail County Land Development Code 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 Land Development Code. All present voted yes. Motion carried.

1. **8:47 a.m. Fritel Construction-Discussion on Weed Management Plan Requirements**

Megan Fritel with Fritel Construction met with the board to discuss the requirements of the Weed Management Plan regarding gravel pits and to get some guidance on what that plan actually means for them. Also in attendance was Mountrail County Weed Officer Jim Hennessey who explained that of the two pits Mrs. Fritel is asking about, the Jensen pit had been rejected on 6/1/23, 7/1/24, and 3/17/25 for noxious weeds and the Fritel pit has been rejected on 11/13/23, 6/5/24 and 10/16/24 for noxious weeds as well. Weed Officer Hennessey also explained that existing pits need to pass pit inspections in order to be operated and they cannot go on a good faith commitment to the plan without an inspection report. In regards to the Fritel pit, the spoil piles are what is causing the majority of their issues because the Weed Management Plan includes the whole pit. Mountrail County Weed Agency hasn’t received any spray records from Fritel Construction but are willing to help them identify some possible solutions to the issue if they can see what chemicals are included in those spray records. No gravel can be hauled out of these pits until they pass inspection.

1. **8:50 a.m. Basin Electric Power Cooperative-Applicant; Multiple-Landowners; (PZ-2025-0019) Conditional Use**

Zoning Request/Conditional Use Permit for the following described property: a tract of land beginning in Mercer County traveling north through the Townships of Plaza, Spring Coulee, Shell, Wayzetta, Crane Creek, Knife River, Unorganized Township of 153-93, Rat Lake, Unorganized Townships of 154-94 & 155-94, Myrtle & White Earth, ending at Outlot 4 of the E1/2NW1/4NE1/4 & W1/2NE1/4NE1/4 of Section 29, Township 157 North, Range 94 West (White Earth Township) for a total route distance of 70.00 miles, more or less. (multiple parcel numbers)

Moved by Commissioner Ruland, seconded by Commissioner Bratvold to un-table the discussion. All present voted yes. Motion carried.

The applicant (represented by Trevor Hunter with Crowley Fleck Attorneys) is seeking a Conditional Use Permit to use land zoned Agricultural for the construction of a new 345-kilovolt electrical transmission line. States Attorney Enget began discussion by informing the board that there are some bills going through legislation right now relating to electricity regulation and permitting and what authority the Public Service Commission (PSC) will have and what Mountrail County’s role in regulating these kinds of permits will be once this legislation takes effect in August. Commissioners Hollekim and Ruland questioned if Mountrail County should be amending the zoning ordinances based on this legislation and how the Planning & Zoning Board will handle permitting these Conditional Use Permits or if they will just recommend to the PSC whether or not to approve them. Mr. Hunter informed the board that the project has received its PSC siting permit but that it still needs Planning & Zoning approval. Mr. Hunter feels it would be best to move forward despite the pending House Bill because it is in the best interest of the residents of Mountrail County. Mr. Hunter suggested that a condition could be added to the permit that construction will not begin on a parcel until the easement has been obtained if the board would accept that. Basin Electric does consider the proposed route to be final but is open to any conditions the board wishes to add to the Conditional Use Permit. Robert Grant with Basin Electric Power Cooperative addressed the board in support of the project and stressed that the proposed line is to improve reliability. Commissioner Bratvold voiced his support of the project from a business standpoint especially around the New Town area in regards to the income that the increased traffic during construction of the transmission line would bring. Commissioners Bratvold and Weyrauch agreed that they would like to see Basin Electric obtain all of the landowners’ signatures. Commissioner Weyrauch would like to suggest a motion to approve the permit pending Basin Electric obtaining the remaining landowners’ signatures. Commissioner Ruland suggested wording the motion in a way that allows them to begin construction on the parcels they have signatures for and restricts them from beginning construction anywhere they don’t have a signed easement yet. Commissioner Borud expressed his support for the increased electrical reliability especially for farming families. Applicant has met all requirements of the Planning & Zoning Board. Chairman Sorenson and Commissioner Ruland abstained from voting on this matter due to a conflict of interest on both of their parts.

Moved by Commissioner Bratvold, seconded by Commissioner Borud, to approve the zoning request filed by Basin Electric Power Cooperative with concurrence from multiple landowners, for a Conditional Use Permit for the construction of a new 345-kilovolt electrical transmission line on land zoned Agricultural on a tract of land beginning in Mercer County traveling north through the Townships of Plaza, Spring Coulee, Shell, Wayzetta, Crane Creek, Knife River, Unorganized Township of 153-93, Rat Lake, Unorganized Townships of 154-94 & 155-94, Myrtle & White Earth, ending at Outlot 4 of the E1/2NW1/4NE1/4 & W1/2NE1/4NE1/4 of Section 29, Township 157 North, Range 94 West (White Earth Township) for a total route distance of 70.00 miles, more or less, allowing construction to begin only on those parcels that landowners have signed easements for as Basin Electric Power Cooperative with concurrence from multiple landowners, has met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent upon Basin Electric Power Cooperative with concurrence from multiple landowners, complying with all other terms and conditions of the Mountrail County Land Development Code. All present voted yes. Motion carried.

1. **8:53 a.m. Souris Basin Planning Council-Regional Site Analysis Results**

Aaron Parker and Todd Kayes of the Souris Basin Planning Council met with the board to discuss the findings of the Regional Livestock Development Planning Project and the comprehensive study they did on region 2 and Mountrail County, focusing on the opportunities in responsible growth in the livestock sector. Mr. Kayes and his team presented the results of the regional site analysis to assist in identifying locations that meet the minimum state siting and local zoning regulations as well as bring in proximity of necessary infrastructure to support animal agricultural production. Mr. Kayes and Mr. Parker expressed to the board that nothing in this presentation is meant to tell the board how to treat animal production in Mountrail County but to provide a significant amount of data on how livestock production could be handled in the county.

1. **9:30 a.m. Terry Clayton-Bait & Fuel Shop Plans**

Terry Clayton met with the board to discuss his plans for a bait and fuel shop on Outlot 4 of the SE1/4 & Outlot 7 of the SE1/4SE1/4 & a portion of Outlot 6 of the SE1/4SE1/4 of Section 17, Township 152 North, Range 91 West (Van Hook Township). Administrator Vachal began by explaining that Mr. Clayton is planning to donate the existing town hall building so that it can be relocated and preserved and build a new building in its spot and that his setbacks won’t meet the 250’ required setback from ND Highway 23. Mr. Clayton would like to be given a variance on the 250’ setback if he builds a new structure and donates the existing building, otherwise he may have to go back to his original plans of renovating it. The plans for the new structure will put it 167’ from the centerline of ND Highway 23. Mr. Clayton would prefer not to move the planned bait and fuel shop back to meet the 250’ setback because he still has plans for a strip mall behind that. Commissioner Ruland asked if he plans to keep the same footprint as the existing structure or if it’s going to be much larger. Mr. Clayton stated the current building is 20’x40’ and his plan is to make it slightly larger but still maintain space for traffic flow so the plan is for the new building to be 40’x50’. Commissioner Ruland feels there needs to be an in-writing guarantee that someone will be taking the existing building to preserve it for historical reasons as a condition of the variance, however Chairman Sorenson disagrees and feels that the discussion is for a variance for a new building and what happens to the existing building has no bearing on that. Mr. Clayton will be submitting his variance application and building plans to Administration soon.

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

PZ-2025-0062 – Martin Construction Inc – Applicant. Curt & Summer Meyer – Landowner. State Water Permit #ND2025-22891. Period of Authorized usage: 4/08/2025 through 11/01/2025. Pump placement on a tract of land 40.00 acres more or less located in the NE1/4SE1/4 of Section 23, Township 155 North, Range 89 West (McAlmond Township) (9) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator

PZ-2025-0064 – Daniel Krieger – Applicant. Edward Kreiger Estate – Landowner. State Conditional Water Permit #7027. Period of Authorized usage: 4/09/2025 through 4/09/2026. Pump placement on a tract of land 40.00 acres more or less located in the SW1/4NW1/4 of Section 10, Township 154 North, Range 94 West (Unorganized Township) (6) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator

PZ-2025-0074 – Martin Construction Inc – Applicant. Curt & Summer Meyer – Landowner. State Water Permit #ND2025-22945. Period of Authorized usage: 4/11/2025 through 11/01/2025. Pump placement on a tract of land 40.00 acres more or less located in the NE1/4NE1/4 of Section 23, Township 155 North, Range 89 West (McAlmond Township) (11) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator

PZ-2025-0077 – Mwiley Resources – Applicant. Ronald Rugland – Landowner. State Water Permit #ND2025-22784. Period of Authorized usage: 4/15/2025 through 12/31/2025. Pump placement on a tract of land 24.30 acres more or less located in the NW1/4NE1/4 (Gov’t Lot 2) of Section 32, Township 157 North, Range 89 West (Redmond Township) (11) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator

PZ-2025-0082 – Highline Water LLC – Applicant. The Jeffery Ranch Trust – Landowner. State Water Permit #ND2024-22701. Period of Authorized usage: 4/22/2025 through 11/30/2025. Pump placement on a tract of land 160.00 acres more or less located in the W1/2NW1/4 & W1/2SW1/4 of Section 22 Township 155 North, Range 94 West (Unorganized Township) (6) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator

PZ-2025-0087 – H2O Connections LLC – Applicant. James Enge – Landowner. State Water Permit #ND2025-22964. Period of Authorized usage: 4/29/2025 through 2/28/2026. Pump placement on a tract of land 40.00 acres more or less located in the NE1/4SE1/4 of Section 18 Township 155 North, Range 90 West (Burke Township) (7) CERTIFIED RECEIPTS RECEIVED. Pending approval by P&Z Administrator (4/29)

PZ-2025-0088 – H2O Connections LLC – Applicant. James Enge – Landowner. State Water Permit #ND2025-22963. Period of Authorized usage: 4/29/2025 through 2/28/2026. Pump placement on a tract of land 40.00 acres more or less located in the NE1/4NE1/4 of Section 7 Township 155 North, Range 90 West (Burke Township) (9) CERTIFIED RECEIPTS RECEIVED. Pending approval by P&Z Administrator (4/29)

PZ-2025-0089 – Headwaters Inc – Applicant. Rice Ranch LLLP – Landowner. State Water Permit #ND2025-22992. Period of Authorized usage: 4/29/2025 through 2/28/2026. 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) (5) CERTIFIED RECEIPTS RECEIVED. Pending approval by P&Z Administrator (4/29)

PZ-2025-0097– Headwaters Inc – Applicant. Curt & Summer Meyer – Landowner. State Water Permit #ND2025-22993. Period of Authorized usage: 4/30/2025 through 7/15/2025. Pump placement on a tract of land 40.00 acres more or less located in the NE1/4NE1/4 of Section 21 Township 155 North, Range 94 West (Unorganized Township) (7) CERTIFIED RECEIPTS RECEIVED. Pending approval by P&Z Administrator (4/30)

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

Sundre Sand & Gravel Inc – State Water Permit #ND2025-22868 / PZ-2025-0073. Sundre Sand & Gravel Inc – Applicant. The Jeffrey Ranch Trust – Landowner. NW1/4SW1/4 of Section 22, Township 155 North, Range 94 West (Unorganized Township). Period of Authorized usage: 4/01/2025 through 3/31/2026. Parcel #28-0010100. Approved by P&Z Administrator

Highline Water LLC – State Water Permit #ND2025-22975 / PZ-2025-0078. Highline Water LLC – Applicant. Michael Sorenson – Landowner. N1/2 of Section 3, Township 155 North, Range 94 West (Unorganized Township). Period of Authorized usage: 4/03/2025 through 7/01/2025. Parcel #35-0001400. Approved by P&Z Administrator

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

Select Water – Lay Flat Hose Permit only – Permit Number – State Water Permit #7046 / PZ-2025-0067. Pumping of industrial water by lay flat hose: Select Water – Applicant. Point of Diversion is in Williams County. SW1/4NW1/4 (Gov’t Lot 7) of Section 6, Township 155 North, Range 94 West (Unorganized Township) ending in the NE1/4NW1/4 (Gov’t Lot 3) of Section 5, Township 155 North, Range 94 West (Unorganized Township). Period of Authorized usage: 3/27/2025 through 4/30/2025. Approved by P&Z Administrator

Select Water – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2025-22852 / PZ-2025-0068. Pumping of industrial water by lay flat hose: Select Water – Applicant. Gerald & Jennifer Neset – Landowner. SE1/4NE1/4 of Section 15, Township 155 North, Range 94 West (Unorganized Township) ending in the NE1/4NW1/4 (Gov’t Lot 3) of Section 5, Township 155 North, Range 94 West (Unorganized Township). Period of Authorized usage: 3/27/2025 through 4/30/2025. Approved by P&Z Administrator

Select Water – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2025-22811 / PZ-2025-0069. Pumping of industrial water by lay flat hose: Select Water – Applicant. Rice Ranch LLLP – Landowner. E1/2NE1/4 of Section 11, Township 155 North, Range 94 West (Unorganized Township) ending in the S1/2SE1/4 of Section 10, Township 155 North, Range 94 West (Unorganized Township). Period of Authorized usage: 3/27/2025 through 4/30/2025. Approved by P&Z Administrator

Select Water – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2025-22811 / PZ-2025-0070. Pumping of industrial water by lay flat hose: Select Water – Applicant. Omar & Janice Hanson – Landowner. NE1/4NW1/4 (Gov’t Lot 3) of Section 5, Township 155 North, Range 94 West (Unorganized Township) ending in the NW1/4NE1/4 (Gov’t Lot 2) of Section 5, Township 155 North, Range 94 West (Unorganized Township). Period of Authorized usage: 3/27/2025 through 4/30/2025. Approved by P&Z Administrator

Select Water – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2025-22811 / PZ-2025-0071. Pumping of industrial water by lay flat hose: Select Water – Applicant. Omar & Janice Hanson – Landowner. NE1/4NW1/4 (Gov’t Lot 3) of Section 5, Township 155 North, Range 94 West (Unorganized Township) ending in the SW1/4SE1/4 of Section 32, Township 156 North, Range 94 West (Myrtle Township). Period of Authorized usage: 3/27/2025 through 4/30/2025. Approved by P&Z Administrator

Martin Construction Inc – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2025-22891 / PZ-2025-0075. Pumping of industrial water by lay flat hose: Martin Construction Inc – Applicant. Curt & Summer Meyer – Landowner. NE1/4SE1/4 of Section 23, Township 155 North, Range 89 West (McAlmond Township) ending in the NE1/4SE1/4 of Section 23, Township 155 North, Range 89 West (McAlmond Township). Period of Authorized usage: 4/08/2024 through 11/01/2025. Approved by P&Z Administrator

Select Water – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2025-22726 / PZ-2025-0076. Pumping of industrial water by lay flat hose: Select Water – Applicant. Michael Sorenson – Landowner. S1/2NE1/4 of Section 3, Township 154 North, Range 94 West (Unorganized Township) ending in the E1/2NE1/4 of Section 17, Township 154 North, Range 94 West (Unorganized Township). Period of Authorized usage: 3/31/2025 through 4/28/2025. Approved by P&Z Administrator

Select Water – Lay Flat Hose Permit only – Permit Number – State Water Permit #7046 / PZ-2025-0091. Pumping of industrial water by lay flat hose: Select Water – Applicant. Point of Diversion is in Williams County. SW1/4NW1/4 (Gov’t Lot 7) of Section 6, Township 155 North, Range 94 West (Unorganized Township) ending in the NE1/4NW1/4 (Gov’t Lot 3) of Section 5, Township 155 North, Range 94 West (Unorganized Township). Period of Authorized usage: 4/30/2025 through 6/06/2025. Approved by P&Z Administrator

Select Water – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2025-22811 / PZ-2025-0092. Pumping of industrial water by lay flat hose: Select Water – Applicant. Rice Ranch LLLP – Landowner. E1/2NE1/4 of Section 11, Township 155 North, Range 94 West (Unorganized Township) ending in the S1/2SE1/4 of Section 10, Township 155 North, Range 94 West (Unorganized Township). Period of Authorized usage: 3/27/2025 through 4/30/2025. Approved by P&Z Administrator

Select Water – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2025-22852 / PZ-2025-0093. Pumping of industrial water by lay flat hose: Select Water – Applicant. Gerald & Jennifer Neset – Landowner. SE1/4NE1/4 of Section 15, Township 155 North, Range 94 West (Unorganized Township) ending in the S1/2SE1/4 of Section 10, Township 155 North, Range 94 West (Unorganized Township). Period of Authorized usage: 4/30/2025 through 6/06/2025. Approved by P&Z Administrator

Select Water – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2025-22852 / PZ-2025-0094. Pumping of industrial water by lay flat hose: Select Water – Applicant. Gerald & Jennifer Neset – Landowner. AST S1/2SE1/4 of Section 10, Township 155 North, Range 94 West (Unorganized Township) ending in the SW1/4SW1/4 of Section 11, Township 155 North, Range 94 West (Unorganized Township). Period of Authorized usage: 4/21/2025 through 6/06/2025. Approved by P&Z Administrator

Select Water – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2025-22852 / PZ-2025-0095. Pumping of industrial water by lay flat hose: Select Water – Applicant. Gerald & Jennifer Neset – Landowner. AST S1/2SE1/4 of Section 10, Township 155 North, Range 94 West (Unorganized Township) ending in the SW1/4SW1/4 of Section 11, Township 155 North, Range 94 West (Unorganized Township). Period of Authorized usage: 4/21/2025 through 6/06/2025. Approved by P&Z Administrator

Select Water – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2025-22701 / PZ-2025-0090. Pumping of industrial water by lay flat hose: Select Water – Applicant. The Jeffrey Ranch Trust – Landowner. W1/2NW1/4 of Section 22 Township 155 North, Range 94 West (Unorganized Township) ending in the SW1/4NW1/4 (Gov’t Lot 2) & SE1/4NW1/4 of Section 19, Township 155 North, Range 94 West (Unorganized Township). Period of Authorized usage: 4/22/2025 through 6/20/2025. Approved by P&Z Administrator (4/22)

Select Water – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2025-22992 / PZ-2025-0096. Pumping of industrial water by lay flat hose: Select Water – Applicant. Rice Ranch LLLP – Landowner. SE1/4SE1/4 of Section 34, Township 156 North, Range 94 West (Myrtle Township) ending in the S1/2NW1/4 of Section 2, Township 155 North, Range 94 West (Unorganized Township). Period of Authorized usage: 4/21/2025 through 6/06/2025. Pending approval by P&Z Administrator (4/30)

**Building Permits 2407-2413**

2407 – PZ-2025-0060 – Richard & Jennifer Hartleib – Applicant/Landowner. Parcel #51-0000620. Lot 1 of Brendle’s Second Subdivision located in the S1/2NE1/4 of Section 10, Township 151 North, Range 91 West. (Liberty Township) 40’x40’ shop.

2408 – PZ-2025-0072 – UCI2 – Applicant. Reservation Telephone Coop – Landowner. Parcel #47-0019300. Lot 31 of Lakeview Addition to Lake Sanish located in the NE1/4 & E1/2NW1/4 of Section 23, Township 152 North, Range 93 West. (Unorganized Township) 12’x12’ equipment shelter.

2409 – PZ-2025-0083 – Douglas & Kathleen Beard – Applicant/Landowner. Parcel #51-0000663. Lot 24 of Brendle’s Third Subdivision located in the S1/2NE1/4 of Section 10, Township 151 North, Range 91 West. (Liberty Township) 88’x42’ home.

2410 – PZ-2025-0084 – Kenneth & Angela Krueger – Applicant/Landowner. Parcel #50-0009801. Sublot A of Outlot 1 of NW1/4 of Section 22, Township 151 North, Range 90 West. (Fertile Township) 36’x64’ storage building.

2411 – PZ-2025-0085 – Leon Storms – Applicant. Storms Construction – Landowner. Parcel #44-0013705. Outlot 1 of the S1/2SE1/4 of Section 29, Township 152 North, Range 90 West. (Parshall Township) 60’x42’ Shop.

2412 – PZ-2024-0086 – Robert & Kristin Grant – Applicant/Landowner. Parcel #15-0006600. Outlot 6 of NE1/4NE1/4 & NW1/4NE1/4 of Section 12, Township 156 North, Range 88 West. (Egan Township) 60’x80’ shop & 30’x64’ house. Amendment & Renewal of PZ-2024-0095

2413– PZ-2024-0098 – Ty & Erin Bruner – Applicant/Landowner. Parcel #51-0000657. Lot 18 of Brendle’s Third Subdivision located in the S1/2NE1/4 of Section 10, Township 151 North, Range 91 West. (Liberty Township) 42’x40’ home & 70’x40’ attached shop.

Moved by Commissioner Hollekim, seconded by Commissioner Bratvold, to approve building permits 2407-2413. All present voted yes. Motion carried.

**ONGOING BUSINESS**

Gravel Pits- Remains ongoing Administration working on Report

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

Hyrum Zetting Plan of action for Green Acres Subdivision

Subdivision Letter of Credit

Data Centers

Battery Storage Facilities

**STAFF UPDATES**

* SRF Consulting was asked by Administration to provide a proposal for an amendment with respect to exploration, storage, and treatment or disposal of high-level radioactive waste above ground. This amendment will allow for Mountrail County Planning & Zoning to be ahead of the legislative action that took place with the passing of SB 2159. Administrator Vachal is on the agenda for the May 6, 2025 meeting of the Mountrail County Board of Commissioners to request an amendment to the Planning & Zoning budget for this proposal.
	+ Moved by Commissioner Ruland, seconded by Commissioner Tomjack, to hire SRF Consulting to assist in adopting a code concerning the exploration, storage, and treatment or disposal of high-level radioactive waste above ground and to make recommendation to the Mountrail County Commissioners to amend the Planning & Zoning budget to accommodate hiring SRF. All present voted yes. Motion carried.
* HB 1258 was sent to the governor on April 14th and signed on April 18th.
* HC Holdings LLP (parcel# 51-0000801) would like to plat out an outlot into individual lots consisting of about 89 lots of 50’x100’ and about 100 lots of 60’x40’ which is much smaller than what is in the Land Development Code. They would like to take the area from rented recreational spots to individually owned lots in a development with an HOA, a self-contained lagoon, and gas station/service center. Wants to know if this is something the board would consider and if some kind of blanket variance would be an option for the entire subdivision rather than putting that on each lot holder. Commissioner Ruland is very concerned about the lot sizes and how tight the access to the subdivision is going to be for safety reasons if there were a fire or an emergency. Administrator Vachal suggested the owner submit a preliminary plat so that the plat review committee can look over their plans. The gas station/service center may need to be rezoned to commercial if it is sold separately from the lots.
* Next special meeting of the Mountrail County Land Development Code Committee is scheduled for May 20, 2025.

**BOARD CONCERNS**

* Commissioner Ruland had a concern with the Bartelson property that has recently been sold to Dean Williamson (parcel# 46-0021305) and whether it needs to be re-zoned because it looks like it’s gone from an agricultural property to commercial property. Administration will look into this and see if it is under Mountrail County or the City of New Town Planning & Zoning.

The Board adjourned at 11:10 a.m. Next regular meeting of the Mountrail County Planning & Zoning Commission is **Tuesday, May 27, 2025,** at 8:30 am via GOTOMEETING or in the Commissioners Room at the Mountrail County Courthouse.

Accepted and approved this 27th day of May, 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\***