MINUTES

**Mountrail County Planning & Zoning Commission**

**May 28, 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 Megan Fritel, Trudy Ruland, Joan Hollekim, Cameron Tomjack, Douglas Bratvold, Jesse Weyrauch, Arlo Borud and Kirk Johnson 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 Engineer Jana Hennessy, Mountrail County State’s Attorney Wade Enget (accompanied by intern Hunter Cowdrey) and Mountrail County Auditor Stephanie Pappa.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Moved by Commissioner Borud, seconded by Commissioner Tomjack, to approve the Planning & Zoning Commission minutes of the April 22, 2024 meeting. All present voted yes. Motion carried.

1. **8:35 a.m. Select Water-Applicant; H&J Rehak Family Farms LLLP-Landowner (PZ-2024-0016) Amendment**

Amendment to Zoning Request for the following described property a tract of land 40.00 acres more or less located in the NW1/4NW1/4 (Gov’t Lot 1) of Section 7, Township 155 North, Range 93 (Debing Township) (Parcel# 27-0002700)

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

The applicant (represented by Greg Nelson & Drew Smith, both with Select Water) is seeking an Amendment to Zoning to re-zone a tract of land zoned Agricultural to Industrial for the purpose of building water storage ponds to supply fresh water to the oil & gas industry. Due to a conflict of interest, Chairman Sorenson relinquished his chair and Vice-Chairman Tomjack stepped in to conduct this hearing. The applicant’s plans for this project, as presented by Mr. Smith, include it being a fully automated site with eventual plans for it to be pipelined, the site will be fenced and secured, there will be a single story pumphouse within the secured site for a pipeline transfer pump, noise pollution will be isolated to the interior of the pumphouse once they get connected to electricity with Mountrail-Williams Electric Cooperative, and the location will not be a public access water depot and is also not a truck depot so the main traffic will just be for maintenance and inspection by Select Water. Mr. Smith also informed the board that the storage pond is no longer needed, it will be reclaimed back to its original condition, all of the equipment would be removed from the pumphouse and the remaining building would be gifted to the landowner at which time, the zoning of the property could revert back to Agricultural. States Attorney Enget pointed out that the site is a considerable distance from a paved road which is a requirement for Industrial zoning under the Mountrail County Land Development Code (LDC). Kathy Ruland, nearby landowner, addressed the board to express her opposition of this project due to the current condition of the township road and their inability to handle the kind of traffic the construction of this project will bring. Matthew Ruland, nearby landowner, addressed the board to express his opposition of this project due to the restrictions the LDC places on Industrial zoning which this project doesn’t meet, the added stress on the roads in the area, and the added stress that displaced wildlife would cause neighboring farmers. Charlie Sorenson, nearby landowner and as Chairman of Debing Township, addressed the board to express his and the township board’s opposition to the project due to the restrictions the LDC places on Industrial zoning which this project doesn’t meet and because past activity from Select Water in Debing Township hasn’t been cleaned up despite several requests for cleanup. Mr. Sorenson also stated that the township will not allow access off of 96th Ave for this project and that the township won’t work with Select Water until previous issues are fixed and the clean up that’s been asked for has been completed. Mr. Sorenson also pointed out that allowing this property to be re-zoned would be a violation of North Dakota Century Code 11-33-02 by allowing for spot zoning. Montie Lund, nearby landowner, addressed the board with a letter he previously sent to the board in opposition of this project based on it not being in compliance with the requirements of the LDC, the hazards the additional traffic in the area would cause for families, and the township roads not being able to handle an influx of additional traffic.

Moved by Commissioner Bratvold, seconded by Commissioner Borud, to make recommendation to the Mountrail County Commissioners to deny the zoning request filed by Select Water with concurrence from H&J Rehak Family Farms LLLP-landowner, for an amendment to change land zoned Agricultural to Industrial for the purpose of building water storage pond to supply fresh water to the oil & gas industry on a tract of land 40.00 acres more or less located in the NW1/4NW1/4 (Gov’t Lot 1) of Section 7, Township 155 North, Range 93 (Debing Township). All present voted yes. Motion carried.

1. **8:38 a.m. JDE Holdings LLC-Applicant; Myron & Della Mader-Landowners (PZ-2024-0144) Amendment**

Amendment to Zoning Request for the following described property a tract of land 3.00 acres more or less located in the SW1/4 less Outlot 1 of SW1/4SW1/4 of Section 26, Township 158 North, Range 91 (Lostwood Township) (Parcel# 04-0009700)

The applicant (represented by Travis Sauber with JDE Holdings LLC) is seeking an Amendment to Zoning to re-zone a tract of land zoned Agricultural to Industrial for the purpose of building a data center. Commissioner Ruland feels that the board should look over the Mountrail County Land Development Code and make sure that they’re following all of the requirements and would also like Mountrail-Williams Electric Cooperative present for the hearing as well because the applicant is planning to hook directly into the substation and there have been situations in other counties where these centers get power regardless of if the community is facing brownouts. Mr. Sauber assured the board that the project will be purchasing the excess power that would normally dissipate at the end of a transmission line and that if any extraordinary need or emergency would arise where the community needed the electricity, they would shut down electricity to their building in deference of the needs of the community. Commissioner Ruland had also expressed concern about the noise pollution from other data centers in Williams County which Mr. Sauber assured her that they are doing far more to prevent the excess noise than other centers have done. The Planning & Zoning Board would like to create a subcommittee to further evaluate this before proceeding and will table this discussion until they receive the subcommittee’s findings. Kelly Woessner addressed the board just as the discussion was wrapping up to express her concerns about the noise levels, how much water is going to be used for cooling, what will the holding facility for said water be, where the waste water will go, how many employees they plan to have in a building if that building is going to be manned, how much traffic will impact the county and township roads, what the impact on wildlife will be (and has ND Game & Fish been notified), and what the impact to property taxes on neighboring landowners will be. Mr. Sauber assured Ms. Woessner that the building isn’t going to use water for anything, there will not be any employees working there, the only real traffic will be during construction, and since it is unmanned, the only people that would be there would be Mr. Sauber himself when he has to come out to mow grass or move snow and occasionally a service tech perform other maintenance.

Moved by Commissioner Ruland, seconded by Commissioner Borud to table to the call of the chair the zoning request filed by JDE Holdings LLC with concurrence from Myron & Della Mader-landowners, for an amendment to re-zone a tract of land zoned Agricultural to Industrial for the purpose of building a data center on a tract of land 3.00 acres more or less located in the SW1/4 less Outlot 1 of SW1/4SW1/4 of Section 26, Township 158 North, Range 91 (Lostwood Township) so that a subcommittee can be formed and their findings can be presented to the Planning & Zoning Board. All present voted yes. Motion carried.

1. **8:41 a.m. JDE Holdings LLC-Applicant; Myron & Della Mader-Landowners (PZ-2024-0145) Conditional Use**

Zoning Request/Conditional Use Permit for the following described property: a tract of land 3.00 acres more or less located in the SW1/4 less Outlot 1 of SW1/4SW1/4 of Section 26, Township 158 North, Range 91 (Lostwood Township) (Parcel# 04-0009700)

The applicant (represented by Travis Sauber with JDE Holdings) is seeking a Conditional Use Permit for the purpose of using land zoned Industrial to construct a data center. This application is for the same project as PZ-2024-0144 which was tabled, so this application will be tabled as well for the same reasons.

Moved by Commissioner Hollekim, seconded by Commissioner Weyrauch to table to the call of the chair the zoning request filed by JDE Holdings LLC with concurrence from Myron & Della Mader-landowners, for a Conditional Use Permit for the purpose of using land zoned Industrial to construct a data center on a tract of land 3.00 acres more or less located in the SW1/4 less Outlot 1 of SW1/4SW1/4 of Section 26, Township 158 North, Range 91 (Lostwood Township) as this application coincides with PZ-2024-0144 which was tabled pending the formation of a subcommittee. All present voted yes. Motion carried.

1. **8:44 a.m. JDE Holdings LLC-Applicant; Curtis Frey, et. al.-Landowners (PZ-2024-0146) Amendment**

Amendment to Zoning Request for the following described property a tract of land 3.00 acres more or less located in the NE1/4 of Section 21, Township 154 North, Range 90 (Austin Township) (Parcel# 31-0008400)

The applicant (represented by Travis Sauber with JDE Holdings LLC) is seeking an Amendment to Zoning to re-zone a tract of land zoned Agricultural to Industrial for the purpose of building a data center. This application is for the same project as PZ-2024-0144 which was tabled, so this application will be tabled as well for the same reasons.

Moved by Commissioner Borud, seconded by Commissioner Bratvold to table to the call of the chair the zoning request filed by JDE Holdings LLC with concurrence from Curtis Frey, et. al.-landowners, for an amendment to re-zone a tract of land zoned Agricultural to Industrial for the purpose of building a data center on a tract of land 3.00 acres more or less located in the NE1/4 of Section 21, Township 154 North, Range 90 (Austin Township) as this application coincides with PZ-2024-0144 which was tabled pending the formation of a subcommittee. All present voted yes. Motion carried.

1. **8:47 a.m. JDE Holdings LLC-Applicant; Curtis Frey, et. al.-Landowners (PZ-2024-0147) Conditional Use**

Zoning Request/Conditional Use Permit for the following described property: a tract of land 3.00 acres more or less located in the NE1/4 of Section 21, Township 154 North, Range 90 (Austin Township) (Parcel# 31-0008400)

The applicant (represented by Travis Sauber with JDE Holdings) is seeking a Conditional Use Permit for the purpose of using land zoned Industrial to construct a data center. This application is for the same project as PZ-2024-0144 which was tabled, so this application will be tabled as well for the same reasons.

Moved by Commissioner Ruland, seconded by Commissioner Tomjack to table to the call of the chair the zoning request filed by JDE Holdings LLC with concurrence from Curtis Frey, et. al.-landowners, for a Conditional Use Permit for the purpose of using land zoned Industrial to construct a data center on a tract of land 3.00 acres more or less located in the NE1/4 of Section 21, Township 154 North, Range 90 (Austin Township) as this application coincides with PZ-2024-0144 which was tabled pending the formation of a subcommittee. All present voted yes. Motion carried.

1. **8:50 a.m. JDE Holdings LLC-Applicant; Nevets & Michelle Hoff-Landowners (PZ-2024-0148) Amendment**

Amendment to Zoning Request for the following described property a tract of 3.00 acres more or less located in the SE1/4 less Outlots 2 & 3 & tract of land in the SE1/4SE1/4 of Section 14, Township 152 North, Range 90 (Parshall Township) (Parcel# 44-0007400)

The applicant (represented by Travis Sauber with JDE Holdings LLC) is seeking an Amendment to Zoning to re-zone a tract of land zoned Agricultural to Industrial for the purpose of building a data center. This application is for the same project as PZ-2024-0144 which was tabled, so this application will be tabled as well for the same reasons.

Moved by Commissioner Hollekim, seconded by Commissioner Bratvold to table to the call of the chair the zoning request filed by JDE Holdings LLC with concurrence from Nevets & Michelle Hoff-landowners, for an amendment to re-zone a tract of land zoned Agricultural to Industrial for the purpose of building a data center on a tract of land 3.00 acres more or less located in the SE1/4 less Outlots 2 & 3 & tract of land in the SE1/4SE1/4 of Section 14, Township 152 North, Range 90 (Parshall Township) as this application coincides with PZ-2024-0144 which was tabled pending the formation of a subcommittee. All present voted yes. Motion carried.

1. **8:53 a.m. JDE Holdings LLC-Applicant; Nevets & Michelle Hoff-Landowners (PZ-2024-0149) Conditional Use**

Zoning Request/Conditional Use Permit for the following described property: a tract of land of 3.00 acres more or less located in the SE1/4 less Outlots 2 & 3 & tract of land in the SE1/4SE1/4 of Section 14, Township 152 North, Range 90 (Parshall Township) (Parcel# 44-0007400)

The applicant (represented by Travis Sauber with JDE Holdings) is seeking a Conditional Use Permit for the purpose of using land zoned Industrial to construct a data center. This application is for the same project as PZ-2024-0144 which was tabled, so this application will be tabled as well for the same reasons.

Moved by Commissioner Borud, seconded by Commissioner Weyrauch to table to the call of the chair the zoning request filed by JDE Holdings LLC with concurrence from Nevets & Michelle Hoff-landowners, for a Conditional Use Permit for the purpose of using land zoned Industrial to construct a data center on a tract of land 3.00 acres more or less located in the SE1/4 less Outlots 2 & 3 & tract of land in the SE1/4SE1/4 of Section 14, Township 152 North, Range 90 (Parshall Township) as this application coincides with PZ-2024-0144 which was tabled pending the formation of a subcommittee. All present voted yes. Motion carried.

1. **8:56 a.m. Select Water-Applicant; Numerous-Landowners (PZ-2024-0153) Conditional Use**

Zoning Request/Conditional Use Permit for the following described property: a tract of land located in the NW1/4NW1/4 (Gov’t Lot 4) of Section 7, Township 155 North, Range 93 (Debing Township) (Parcel# Numerous)

The applicant (represented by Greg Nelson & Drew Smith, both with Select Water) is seeking a Conditional Use Permit for the purpose of using land zoned Industrial for the purpose of constructing a freshwater pipeline coming from Williams County and ending in Mountrail County. This application coincides with PZ-2024-0016 which the board voted to make recommendation to the Mountrail County Board of Commissioners to deny earlier in the meeting and so this discussion will be tabled pending the decision of the Board of Commissioners.

Moved by Commissioner Hollekim, seconded by Commissioner Braatvold, to table to the call of the chair the zoning request filed by Select Water with concurrence from Numerous-landowners, for a Conditional Use Permit for the purpose of using land zoned Industrial for the purpose of constructing a freshwater pipeline coming from Williams County and ending in Mountrail County on a tract of land located in the NW1/4NW1/4 (Gov’t Lot 4) of Section 7, Township 155 North, Range 93 (Debing Township) so that Select Water with concurrence from Numerous-landowners, pending the decision of the Mountrail County Board of Commissioners regarding an Amendment to Zoning request that coincides with this application. All present voted yes. Motion carried.

**FORMATION OF SUBCOMMITTEE RE: DATA CENTERS**

Discussion was held on the formation of a subcommittee to put together a list of recommendations on what Planning & Zoning should require of data centers in Mountrail County. The purpose of this subcommittee will be to work together to develop a set of recommendations for noise control, setbacks, electricity usage, etc. The members of this subcommittee will be Chairman Charlie Sorenson, Commissioner Doug Bratvold, Commissioner Trudy Ruland, Planning & Zoning Administrator Melissa Vachal, Planning & Zoning Assistant Malinda Gunderson, and States Attorney Wade Enget. The board feels that Travis Sauber, Mountrail-Williams Electric Cooperative, and Scott Harmstead (with SRF) should also be part of the discussions when the subcommittee meets.

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

PZ-2024-0126 – Quality Water Systems – Applicant. Curt & Leslie Trulson – Landowners. State Water Permit #ND2024-22269. Period of Authorized usage: 4/25/2024 through 3/31/2025. Pump placement on a tract of land 80.00 acres more or less located in the N1/2NE1/4 of Section 20, Township 156 North, Range 92 West (Ross Township) (6) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator.

PZ-2024-0129 – West Dakota Water – Applicant. Roger & Darlene Vesey – Landowner. State Water Permit #ND2024-22271. Period of Authorized usage: 5/02/2024 through 4/01/2025. Pump placement on a tract of land 32.70 acres more or less located in the SE1/4SW1/4 (Gov’t Lot 9) of Section 18, Township 155 North, Range 89 West (McAlmond Township) (7) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator.

PZ-2024-0127 – Baranko Brothers Inc – Applicant. Ronald & Carolyn Brandt – Landowner. State Water Permit #ND2024-22219. Period of Authorized usage: 5/09/2024 through 10/01/2024. Pump placement on a tract of land 20.00 acres more or less located in the W1/2NW1/4NW1/4 of Section 12, Township 154 North, Range 88 West (Osloe Township) (9) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator.

PZ-2024-0128 – Baranko Brothers Inc – Applicant. Gerard Johnson – Landowner. State Water Permit #ND2024-22218. Period of Authorized usage: 5/09/2024 through 10/01/2024. Pump placement on a tract of land 40.00 acres more or less located in the SW1/4SE1/4 of Section 3, Township 154 North, Range 88 West (Osloe Township) (11) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator.

PZ-2024-0135 – Farden Construction Inc – Applicant. Jerimey & Nichol Bruhn – Landowners. State Water Permit #ND2024-22207. Period of Authorized usage: 5/11/2024 through 11/15/2024. Pump placement on a tract of land 40.00 acres more or less located in the NW1/4NW1/4 of Section 12, Township 156 North, Range 89 West (McGahan Township) (7) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator.

PZ-2024-0136 – Farden Construction Inc – Applicant. Howard & Norma Gustavson – Landowner. State Water Permit #ND2024-22206. Period of Authorized usage: 5/11/2024 through 11/15/2024. Pump placement on a tract of land 40.00 acres more or less located in the SE1/4SE1/4 of Section 12, Township 158 North, Range 89 West (Crowfoot Township) (13) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator.

PZ-2024-0154 – Highline Water LLC – Applicant. Mary Lee McNally & Anna Lee Ahmann – Landowners. State Water Permit #ND2024-22292. Period of Authorized usage: 5/18/2024 through 3/31/2025. Pump placement on a tract of land 40.00 acres more or less located in the NW1/4NE1/4 of Section 11, Township 157 North, Range 93 West (Sorkness Township) (9) CERTIFIED RECEIPTS RECEIVED. Pending Approval by P&Z Administrator.

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

Craig H Anderson & Jeannette Anderson – Permit Number – State Water Permit ND2024-22205 / PZ-2024-0138. Pumping of industrial water by lay flat hose: Craig H Anderson & Jeannette Anderson-Applicant. Craig & Jeannette Anderson, Donette Arndt, Larry Arndt & Marleen Price-Landowners. N1/2NE1/4 of Section 35, Township 154 North, Range 91 West (Sikes Township) Period of Authorized usage: 5/01/2024 through 4/30/2025. Parcel #32-0019400 (Ref# PZ-2023-0090)

Beverly Fretheim Trust – Permit Number – State Water Permit ND2024-22320 / PZ-2024-0155. Pumping of industrial water by lay flat hose: Beverly Fretheim Trust-Applicant/Landowner. NW1/4 (Gov’t Lots 3, 4 & S1/2NW1/4) of Section 3, Township 154 North, Range 93 West (Rat Lake Township) Period of Authorized usage: 5/02/2024 through 4/30/2025. Parcel #34-0001000 (Ref# PZ-2023-0150)

Jane Paulson Living Trust – Permit Number – State Water Permit ND2024-22334 / PZ-2024-0156. Pumping of industrial water by lay flat hose: Jane Paulson & Phil MacLellan-trustees of the Jane Paulson Living Trust-Applicant/Landowner. SE1/4NW1/4 (Gov’t Lot 3) of Section 20, Township 158 North, Range 92 West (Powers Township) Period of Authorized usage: 5/15/2024 through 5/14/2025. Parcel #05-0010400 (Ref# PZ-2023-0154)

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

Williston Water Management – Lay Flat Hose Permit only – Permit Number – State Water Permit #7114 / PZ-2024-0121. Pumping of industrial water by lay flat hose: Williston Water Management – Applicant. Sherri Reynolds & Tara Salute – Landowners. W1/2NW1/4 & W1/2E1/2NW1/4of Section 34, Township 152 North, Range 92 West (Osborne Township) ending in the NW1/4 of Section 29, Township 152 North, Range 92 West (Osborne Township). Period of Authorized usage: 4/20/2024 through 5/31/2024. Approved by P&Z Administrator.

Williston Water Management – Lay Flat Hose Permit only – Permit Number – State Water Permit #7114 / PZ-2024-0122. Pumping of industrial water by lay flat hose: Williston Water Management – Applicant. Sherri Reynolds & Tara Salute – Landowners. W1/2NW1/4 & W1/2E1/2NW1/4 of Section 34, Township 152 North, Range 92 West (Osborne Township) ending in the NW1/4 of Section 29, Township 151 North, Range 92 West (Howie Township). Period of Authorized usage: 4/20/2024 through 6/30/2024. Approved by P&Z Administrator.

Williston Water Management – Lay Flat Hose Permit only – Permit Number – State Water Permit #7114 / PZ-2024-0123. Pumping of industrial water by lay flat hose: Williston Water Management – Applicant. Sherri Reynolds & Tara Salute – Landowners. W1/2NW1/4 & W1/2E1/2NW1/4 of Section 34, Township 152 North, Range 92 West (Osborn Township) ending in the NW1/4 of Section 21, Township 151 North, Range 92 West (Howie Township). Period of Authorized usage: 4/20/2024 through 6/30/2024. Approved by P&Z Administrator.

ASWS LLC – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2023-22021 / PZ-2024-0130. Pumping of industrial water by lay flat hose: ASWS LLC – Applicant. Garrett C Lalim Living Trust & Valarie C Lalim Living Trust– Landowner. NW1/4SW1/4 (Gov’t Lot 3) of Section 7, Township 157 North, Range 93 West (Sorkness Township) ending in the S1/2SW1/4 of Section 8, Township 157 North, Range 94 West (White Earth Township). Period of Authorized usage: 4/18/2024 through 7/01/2024. Approved by P&Z Administrator.

ASWS LLC – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2023-22020 / PZ-2024-0131. Pumping of industrial water by lay flat hose: ASWS LLC – Applicant. Arnold E & Marjorie Postovit Trust – Landowner. SE1/4 of Section 6, Township 157 North, Range 93 West (Sorkness Township) ending in the S1/2SW1/4 of Section 8, Township 157 North, Range 94 West (White Earth Township). Period of Authorized usage: 4/19/2024 through 7/01/2024. Approved by P&Z Administrator.

Streamline Water Services – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2024-22184 / PZ-2024-0133. Pumping of industrial water by lay flat hose: Streamline Water Services – Applicant. Robert & Connie Tosdale et al – Landowners. S1/2N1/2SE1/4NW1/4 of Section 15, Township 156 North, Range 93 West (Manitou Township) ending in the NE1/4NW1/4 (Gov’t Lot 3) of Section 2, Township 156 North, Range 94 West (Myrtle Township). Period of Authorized usage: 5/01/2024 through 7/1/2024. Approved by P&Z Administrator.

West Dakota Water – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2024-22215 / PZ-2024-0134. Pumping of industrial water by lay flat hose: West Dakota Water – Applicant. Jacob Estvold – Landowner. NW1/4SW1/4 of Section 25, Township 153 North, Range 92 West (Knife River Township) ending in the NW1/4NW1/4 (Gov’t Lot 4) of Section 3, Township 152 North, Range 92 West (Osborne Township). Period of Authorized usage: 5/01/2024 through 7/01/2024. Approved by P&Z Administrator.

EOG Resources Inc – Lay Flat Hose Permit only – Permit Number – State Water Permit #6656 / PZ-2024-0132. Pumping of industrial water by lay flat hose: EOG Resources Inc – Applicant. Richard Wurtz Jr, Jerry Wurtz & Rachel Wurtz – Landowners. SE1/4 of Section 24, Township 152 North, Range 91 West (Van Hook Township) ending in the E1/2NW1/4 of Section 26, Township 151 North, Range 91 West (Liberty Township). Period of Authorized usage: 5/01/2024 through 7/01/2024. Approved by P&Z Administrator.

EOG Resources Inc – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2023-21864 / PZ-2024-0137. Pumping of industrial water by lay flat hose: EOG Resources Inc – Applicant. Brent & Kayla Wollschlager – Landowner. SE1/4 less Outlot 1 of Section 36, Township 152 North, Range 91 West (Van Hook Township) ending in the E1/2NW1/4 of Section 26, Township 151 North, Range 91 West (Liberty Township). Period of Authorized usage: 5/01/2024 through 7/01/2024. Approved by P&Z Administrator.

West Dakota Water – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2024-22184 / PZ-2024-0140. Pumping of industrial water by lay flat hose: West Dakota Water – Applicant. Robert & Connie Tosdale et al – Landowners. S1/2N1/2SE1/4SW1/4 of Section 15, Township 156 North, Range 93 West (Manitou Township) ending in the S1/2SE1/4 of Section 31, Township 157 North, Range 92 West (Cottonwood Township). Period of Authorized usage: 5/02/2024 through 8/02/2024. Approved by P&Z Administrator.

West Dakota Water – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2023-21939 / PZ-2024-0159. Pumping of industrial water by lay flat hose: West Dakota Water – Applicant. Nancy Lee Parkhill et al – Landowners. NW1/4 of Section 21, Township 156 North, Range 92 West (Ross Township) ending in the SW1/4 of Section 31, Township 157 North, Range 92 West (Cottonwood Township). Period of Authorized usage: 5/10/2024 through 7/10/2024. Approved by P&Z Administrator.

West Dakota Water – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2023-21912 / PZ-2024-0160. Pumping of industrial water by lay flat hose: West Dakota Water – Applicant. Horizon Land Holdings LLLP – Landowner. SW1/4NE1/4 of Section 7, Township 156 North, Range 92 West (Ross Township) ending in the SE1/4NE1/4 of Section 7, Township 156 North, Range 92 West (Ross Township). Period of Authorized usage: 5/10/2024 through 7/10/2024. Approved by P&Z Administrator.

Streamline Water Services – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2024-22092 / PZ-2024-0161. Pumping of industrial water by lay flat hose: Streamline Water Services – Applicant. Curt & Summer Meyer – Landowner. NE1/4SW1/4 of Section 19, Township 155 North, Range 89 West (McAlmond Township) ending in the S1/2SW1/4 of Section 26, Township 155 North, Range 90 West (Burke Township). Period of Authorized usage: 5/08/2024 through 6/30/2024. Approved by P&Z Administrator.

Streamline Water Services – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2024-22238 / PZ-2024-0162. Pumping of industrial water by lay flat hose: Streamline Water Services – Applicant. Wayne & Karen Wangerud – Landowner. NW1/4SE1/4 of Section 2, Township 156 North, Range 94 West (Myrtle Township) ending in the SE1/4NW1/4 of Section 2, Township 156 North, Range 94 West (Myrtle Township). Period of Authorized usage: 5/08/2024 through 6/30/2024. Approved by P&Z Administrator.

**Building Permits 2356-2360**

2356 – PZ-2024-0124 – Gerald Uran – Applicant/Landowner. Parcel #40-0007600. SE1/4NW1/4 of Section 17, Township 153 North, Range 92 West. (Knife River Township) 16’x40’ home addition with basement & 8’x32’ crawl space.

2357 – PZ-2024-0125 – Lyndon & Becky Nelson – Applicant. Mountrail County Park Board - Landowner. Parcel #45-0014101. Lot 3, Block 7 of Olson’s First Addition to the Original Townsite of Van Hook aka lease Lot 3, Block 2 of Traynor Park located in the NW1/4 of Section 29, Township 152 North, Range 91 West. (Van Hook Township) 16’x76’ mobile home with 12’x32’ deck and 20’x32’ garage with an apron.

2358 – PZ-2024-0142 – Arlan & Nicole Anderson – Applicant/Landowner. Parcel #21-0005600. NW1/4 of Section 10, Township 156 North, Range 94 West. (Myrtle Township) 42’x72’ shop.

2359 – PZ-2024-0143 – Travis Sauber – Applicant. Dale Estvold – Landowner. Parcel #45-0009700. NW1/4 of Section 18, Township 152 North, Range 91 West. (Van Hook Township) 120’x150’ shop.

2360 – PZ-2024-0158 – LVH-15 LLC – Applicant/Landowner. Parcel #45-0009101. Outlot 5 of the SE1/4SE1/4 of Section 17, Township 152 North, Range 91 West. (Van Hook Township) 40’x50’ pole barn structure.

Moved by Commissioner Ruland, seconded by Commissioner Bratvold, to approve building permits 2356-2360. 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
* Subdivision Letter of Credit

**STAFF UPDATES**

* Staff continues to monitor TUP’s along with compliance issues throughout the county.
* July 19th Vision West P&Z committee will be putting on a Planning & Zoning Workshop in Dickinson starting at 9:00am. Joan and Melissa will be attending and helping with this workshop. If any other board members are interested in attending, please let Melissa know asap.
* Hyrum Zetting contacted our office and is looking at buying Green Acres Subdivision and wants to know what would be needed to continue this project. Administrator Vachal is aware that a Letter of Credit is needed because the original Conditional Use Permit has lapsed due to not having that. Drainage and roads were also a previous issue. Chairman Sorenson would like the junk finally cleaned up that Mr. Zetting promised to clean up when he bought a house near White Earth. Commission asked that Mr. Zetting come in front of the board with his questions to what is needed.
* Administration is watching a point of diversion that was permitted as PZ-2024-0110 that may be trying to use two pumps. Administration did go drive by the location and only saw one pump in the water but there are two companies with hose permits off of the same Point of Diversion.
* Souris Basin Planning Council Stakeholder project kickoff meeting regarding Animal Feeding operations. May 28, 2024 at 3:00 pm and 6 pm at the Minot Public Library North Meeting Room (516 2nd Ave SW, Minot ND 58701)

**BOARD CONCERNS**

* Commissioner Hollekim would like to know if a stipulation can be added to the permits for water storage ponds that they are required to reclaim the property when they’re done because there are so many abandoned ponds in the county.
* Commissioner Ruland brought up a concern about a project Basin Electric is currently working on. Administrator Vachal states that Basin Electric has a transmission line they’re working on that they don’t have any right-of-way for yet and that those need to be brought into Administration before they can proceed. Administrator Vachal has informed Basin Electric employee Nathan Kleyer that following the platting process that he has other applications to get filed for their project. They have not moved forward with anything at this time.

The Board adjourned at 10:23 a.m. Next regular meeting of the Mountrail County Planning & Zoning Commission is **Monday, June 24, 2024,** at 8:30 am via GOTOMEETING or in the Commissioners Room at the Mountrail County Courthouse.

Accepted and approved this 24th day of June, 2024.

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\***