

MINUTES

Mountrail County Planning and Zoning Commission May 22, 2017

Mountrail County South Complex 8103 61st St NW Stanley, ND 58784

Chairman Hovda called the meeting to order at 8:33 a.m.

In Attendance

Board members present: Roger Hovda, Charlie Sorenson, Gary Weisenberger, Linda Wienbar, Bill Klug, Tom Bieri and Trudy Ruland. Also present was Teresa Captain, Mountrail County Deputy Tax Director, Wade Enget, Mountrail County States Attorney, Lisa Lee, Planning & Zoning Administrator, Stephanie Pappa, Mountrail County Auditor and Liz Hollowell, Planning & Zoning Administrative Assistant. Absent were Arlo Borud, Jana Heberlie, Mountrail County Road & Bridge, and Lori Hanson, Mountrail County Tax Director

Approval of Agenda

Chairman Hovda requested a motion to review and approve the current meeting agenda. Lisa Lee, Planning & Zoning Administrator requested to add a water permit request for Penny & Gene Moe. Commissioner Wienbar moved to accept the agenda with the proposed additions, Vice Chairman Sorenson seconded. Upon roll call all present voted yes. Motion carried.

8:30 Public Hearing

Amendment

Agricultural to Industrial

Applicant/Landowner: Bridger Terminals, LLC in concurrence with Marshal & Jane Craft landowners,

Location: 10 acre, more or less, tract of land to be described as Outlot 3 in the E $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 26, Township 156 North, Range 92 West (**Ross Township**).

Number of certified mailing receipts provided: 1 (with 1 outstanding)

Purpose: Change zoning from Agricultural to Industrial for constructing, owning and operating a crude oil receipt, storage and pipeline injection terminal

Present: Patrick Knapp and Otis Randle with Bridger Terminals, LLC, Jeff Dahlen with Corral Group was also present.

Discussion: Lisa Lee, Planning & Zoning Administrator advised the outlot had been through the review process and we are waiting for the final plat. Patrick Knapp explained Bridger Terminals, LLC was looking to construct a truck station along the Dakota Access pipeline. He stated the project was straight forward and pointed out their existing truck stations. Mr. Knapp outlined the steps Bridger Terminals, LLC has taken to secure any permit and approval they would need. Lisa Lee, Planning & Zoning Administrator asked about NDDOT's Highway 2 traffic study. Mr. Knapp stated they have received emails from the State indicating the State had no concerns' but if something in writing is preferred that can be submitted. He stated Bridger is in touch with Ross Township regarding obtaining an easement. Chairman Hovda asked if the road was a gravel road on a section line. Mr. Knapp stated it is. Chairman Hovda asked the number of trucks. Mr. Knapp stated initially about 12, after that it could be substantially more. Vice Chairman Sorenson asked for locations of Bridger's other facilities. Mr. Knapp provided that information. Vice Chairman Sorenson stated Bridger other locations were already on paved roads. Mr.

Knapp stated they proposed a road haul agreement with a bond to insure any damage or defects caused by the truck traffic would be repaired. Vice Chairman Sorenson asked if Bridger had any interest in paving 85th Ave NW. Mr. Knapp stated they could discuss that. Chairman Hovda asked the weight restrictions on the road. Commissioner Ruland stated it would have to be signed if it was different than 6 ton 80000 max. Chairman Hovda advised Bridger Terminals LLC they should get the weight changed on that stretch of road and that would be a discussion between Bridger and Ross Township Chairman. Wade Enget, Mountrail County States Attorney asked Bridger Terminals LLC how potential road maintenance/improvements requirements might affect the project. Mr. Knapp stated they are perfectly okay with the approval being contingent on what Planning & Zoning needs. Mr. Knapp stated Bridger Terminals LLC is committed to Mountrail County and Ross Township to do what needs to be done to obtain all necessary permits. Wade Enget, Mountrail County States Attorney asked about possible accelerations lanes on Highway Two. Mr. Knapp stated he understood from the North Dakota Department of Transportation that was not necessary and Bridger Terminals LLC will get written confirmation from the NDDOT. Mr. Knapp stated they have the final plat and will get that to Planning and Zoning shortly. A discussion was held on the importance of an accelerations lane going west.

Outcome: Recommendation to approve with contingencies

Motion: Moved by Vice Chairman Sorenson, seconded by Commissioner Weisenberger to present finding of fact from the May 22, 2017 public hearing and make a recommendation to the Mountrail County Commissioners for approval of the zoning request filed by Bridger Terminals, LLC in concurrence with Marshal & Jane Craft landowners, for an amendment to change land zoned agricultural to industrial for the purpose of constructing, owning and operating a crude oil receipt, storage and pipeline injection terminal on a 10 acre, more or less, tract of land to be described as Outlot 3 in the E½E½NE¼ of Section 26, Township 156 North, Range 92 West (**Ross Township**) contingent on Bridger Terminals LLC paving 85th street NW to the end of Bridger Terminals LLC south property line, placing a sign at the south end of the property that states no Bridger Terminal LLC traffic can go beyond the sign, building a west bound acceleration lane on Highway 2, as well as a road maintenance agreement for the life of the facility with a signed agreement with Ross Township as Bridger Terminal LLC has met all criteria as set forth in Article IV, Section III, of the Mountrail County Zoning Ordinance and is further contingent upon Bridger terminal LLC complying with all other regulations as set forth in the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes, Motion carried.

Mr. Knapp was given a public hearing notice advising him of the time and date of his meeting with the County Commissioner to complete the Zoning change request.

8:33 Public Hearing	Conditional Use Permit	Crude Oil Trucking Depot
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Applicant/Landowner: Bridger Terminals, LLC in concurrence with Marshal & Jane Craft landowners

Location: 10 acre, more or less, tract of land to be described as Outlot 3 in the E½E½NE¼ of Section 26, Township 156 North, Range 92 West (**Ross Township**).

Number of certified mailing receipts provided: 1 (with 1 outstanding)

Purpose: Constructing, owning and operating a crude oil receipt, storage and pipeline injection terminal

Present: Patrick Knapp and Otis Randle with Bridger Terminals, LLC. Jeff Dahlen with Corral Group was also present.

Discussion: Mr. Patrick Knapp explained Bridger Terminals, LLC is looking to construct a truck station along the Dakota Access pipeline and this is the application for the required conditional use permit to build the station. Chairman Hovda asked when Bridger Terminals, LLC startup date was. Mr. Knapp stated after the regulatory permitting is complete it could take 60 to 90 days depending on the weather.

Outcome: Approved with contingencies

Motion: Moved by Vice Chairman Sorenson, seconded by Commissioner Ruland to approval of the zoning request filed by Bridger Terminals, LLC in concurrence with Marshal & Jane Craft landowners, for a conditional use permit to use land zoned industrial for the purpose of constructing, owning and operating a crude oil receipt, storage and pipeline injection terminal on a 10 acre, more or less, tract of land to be described as Outlot 3 in the E $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 26, Township 156 North, Range 92 West (**Ross Township**) contingent on Bridger Terminals LLC paving 85th street NW to the end of Bridger Terminals LLC south property line, placing a sign at the south end of the property that states no Bridger Terminal LLC traffic can go beyond the sign, building a west bound acceleration lane on Highway 2, as well as a road maintenance agreement for the life of the facility with a signed agreement with Ross Township and contingent on the approval of the amendment as Bridger Terminal LLC has met all criteria as set forth in Article IV, Section III, of the Mountrail County Zoning Ordinance and is further contingent upon Bridger terminal LLC complying with all other regulations as set forth in the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes, Motion carried.

8:36 Public Hearing

Conditional Use Permit

Gravel Pit

Applicant/Landowner: John's Sand & Gravel, Inc. with concurrence from Larry & Bonnie Thronson, landowners

Location: 70 acre, more or less, tract of land described as the W $\frac{1}{2}$ NW $\frac{1}{4}$ less right of way in Gov't Lots 1 & 2 of Section 8, Township 158 North, Range 92 West (**Powers Township**).

Number of certified mailing receipts provided: 2

Purpose: Mining sand & gravel

Present: John Kulstad, owner of John's Sand & Gravel, Inc.

Discussion: Mr. Kulstad stated this application was to expand an existing gravel pit. Lisa Lee, Planning & Zoning Administrator stated Mr. Kulstad provided a copy of an updated road haul agreement with Powers Township. Planning and Zoning had a copy of the agreement. Chairman Hovda asked if any residences were close. It was determined there was none that would be affected by this gravel pit. Lisa Lee, Planning & Zoning Administrator stated Planning & Zoning has John's Sand & Gravel's letter of credit.

Outcome: Approved with contingencies

Motion: Moved by Commissioner Weisenberger, Seconded by Vice Chairman Sorenson to approve the zoning request filed by John's Sand & Gravel, Inc. with concurrence from Larry & Bonnie Thronson, landowners, for a conditional use permit to use land zoned agricultural for mining sand & gravel, on a 70 acre, more or less, tract of land described as the W $\frac{1}{2}$ NW $\frac{1}{4}$ less right of way in Gov't Lots 1 & 2 of Section 8, Township 158 North, Range 92 West (**Powers Township**) for five (5) years contingent upon a

\$125,000.00 letter of credit payable to Mountrail County and renewed yearly for the 5 year period including road haul and reclamation agreements with Powers Township as John's Sand & Gravel, Inc. has met all criteria as set forth in Article IV, Section IV in the Mountrail County Zoning Ordinance and is contingent upon John's Sand & Gravel, Inc. complying with all other regulations as set forth in the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes, Motion carried.

8:39 Public Hearing

Conditional Use Permit

Gravel Pit

Applicant/Landowner: John's Sand & Gravel, Inc. with concurrence from John Moen, landowner

Location: 10 acre, more or less, tract of land described as the NW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, Township 158 North, Range 93 West (**Powers Township**)

Purpose: Mining sand & gravel

Present: John Kulstad, owner of John's Sand & Gravel, Inc.

Discussion: Lisa Lee, Planning & Zoning Administrator stated Mr. Kulstad provided a \$125,000.00 letter of credit and a copy of an updated road haul agreement with Powers Township. Mr. Kulstad stated he was not mining the old XL Sand & Gravel Pit.

Number of certified mailing receipts provided: 3

Outcome: Approved with contingencies

Motion: Moved by Vice Chairman Sorenson, Seconded by Commissioner Klug to approve the zoning request filed by John's Sand & Gravel, Inc. with concurrence from John Moen, landowner, for a conditional use permit to use land zoned agricultural for mining sand & gravel, on a 10 acre, more or less, tract of land described as the NW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, Township 158 North, Range 93 West (**Powers Township**) for five (5) years contingent upon a \$125,000.00 letter of credit payable to Mountrail County and renewed yearly for the 5 year period including road haul and reclamation agreements Powers Township as John's Sand & Gravel, Inc. has met all criteria as set forth in Article IV, Section IV in the Mountrail County Zoning Ordinance and is contingent upon John's Sand & Gravel, Inc. complying with all other regulations as set forth in the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes, Motion carried.

8:42 Public Hearing

Amendment

Expansion of compressor station

Applicant/Landowner: ONEOK Rockies Midstream LLC in concurrence with Gladys Pennington landowner

Location: Outlot 2 in Gov't Lot 1 of the NE $\frac{1}{4}$ NE $\frac{1}{4}$, less Outlot 1, of Section 4, Township 150 North, Range 93 West (**Unorganized Township**).

Purpose: Change zoning from Agriculture to Industrial for the purpose of expanding and developing a compressor station

Number of certified mailing receipts provided: 4

Present: Tom Giltner with ONEOK Rockies Midstream LLC

Discussion: Lisa Lee, Planning & Zoning Administrator stated the plat had been through the review process but we do not have the final plat. Mr. Giltner stated after meeting with the Board a couple of months ago, ONEOK Rockies Midstream LLC reworked the plans to ensure no permanent structures were inside the 150' right of way from the section line. Mr. Giltner stated they were expanding south and east. Lisa Lee, Planning & Zoning Administrator stated P&Z would need building permits for the structures and the final plat. Mr. Giltner advised the building permits have already been submitted and they are waiting for the landowner's signature for the plat.

Outcome: Recommendation to approve with contingencies

Motion: Moved by Commissioner Ruland, seconded by Commissioner Wienbar to present findings of fact from the May 22, 2017 public hearing and make a recommendation to the Mountrail County Commissioners for approval of the zoning request filed by ONEOK Rockies Midstream LLC in concurrence with Gladys Pennington landowner, for an amendment to change land zoned agricultural to industrial for the purpose of expansion and development of a compressor station on Outlot 2 in Gov't Lot 1 of the NE¼NE¼, less Outlot 1, of Section 4, Township 150 North, Range 93 West (**Unorganized Township**) contingent on receiving the final plat as ONEOK Rockies Midstream LLC has met all criteria as set forth in Article IV, Section III, of the Mountrail County Zoning Ordinance and is further contingent upon ONEOK Rockies Midstream LLC complying with all other regulations as set forth in the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes, Motion carried.

Mr. Giltner was given a public hearing notice advising him of the time and date of his meeting with the County Commissioner to complete the zoning change request.

8:45 Public Hearing	Conditional Use Permit	Expansion of compressor station
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Applicant/Landowner: ONEOK Rockies Midstream LLC in concurrence with Gladys Pennington landowner

Location: Outlot 2 in Gov't Lot 1 of the NE¼NE¼, less Outlot 1, of Section 4, Township 150 North, Range 93 West (**Unorganized Township**).

Purpose: Purpose of expanding and developing a compressor station

Number of certified mailing receipts provided: 4

Present: Tom Giltner with ONEOK Rockies Midstream LLC

Discussion: Mr. Giltner stated this was the conditional use application necessary to build the compressor station.

Outcome: Approved with contingencies

Motion: Moved by Commissioner Klug, seconded by Commissioner Wienbar to approve the zoning request filed by ONEOK Rockies Midstream LLC in concurrence with Gladys Pennington landowner, for an conditional use permit on land zoned industrial for the purpose of expansion and development of compressor station on Outlot 2 in Gov't Lot 1 of the NE¼NE¼, less Outlot 1, of Section 4, Township 150 North, Range 93 West (**Unorganized Township**) contingent on receiving the final plat and approval of

the amendment as ONEOK Rockies Midstream LLC has met all criteria as set forth in Article IV, Section III, of the Mountrail County Zoning Ordinance and is further contingent upon ONEOK Rockies Midstream LLC complying with all other regulations as set forth in the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes, Motion carried.

8:48 Public Hearing

Variance

Pumping water for fracking

Applicant/Landowner: Bakken Water Transfer Service Inc./Jorn Oulie

Location: NE¼ of Section 18, Township 154 North, Range 90 West (**Austin Township**)

Number of certified mailing receipts provided: 10 Certified Notification cards and North Dakota State Water Permit

Purpose: To pump slough water for fracking

Present: No one present

Discussion: No one present for discussion. Application was missing North Dakota State Water Permit and no landowner notification received. Suggested motion to table item.

Outcome: Tabled

Motion: Moved by Commissioner Ruland, seconded by Commissioner Klug to table the zoning request filed by Bakken Water Transfer Service Inc., with concurrence from Jorn Oulie, landowner, for a variance to pump slough water for fracking on a 160 acre tract of land described as the NE¼ of Section 18, Township 154 North, Range 90 West (**Austin Township**) as no North Dakota State Water Permit or landowner notification was received; nor anyone present to speak for the hearing Upon roll call, all present voted yes, Motion carried.

Approval of Minutes

Motion: Moved by Commissioner Weisenberger, seconded by Commissioner Ruland to approve the April 24, 2017 minutes with corrections. Upon roll call, all present voted yes. Motion carried.

Approval of Building Permits

None presented

Staff Concerns

- Penny & Gene Moe – Water permit –Mr. Eugene Moe, Bill Millers, and Penny Moe were present to discuss a variance permit for pumping water for fracking. Mr. Moe stated he was asking for a variance to pump slough water and the reason he didn't get the application in sooner is due to not having the North Dakota temporary water permit yet. Mr. Moe stated he thought he had plenty of time to apply for the variance but then the oil company moved their start date to May 27, 2017. Mr. Moe stated he has notified each landowner surrounding the project. Lisa Lee, Mountrail County Planning & Zoning Administrator stated the office has been getting calls on this since May 16 and she had explained the application process and deadlines. Commissioner Ruland asked if this had been published. It was not. Lisa Lee, Mountrail County Planning & Zoning Administrator stated the landowner notification was a list from the last application and she is not sure if the legal description is the same. Mountrail County Planning & Zoning Administrator Lee stated the adjacent landowner

list must be from the Mountrail County Tax office and the hearing must be published per our ordinances. Commissioner Ruland stated that everyone must follow the same rules and each time the North Dakota Temporary Water permit expires then the applicant must reapply for a variance. Chairman Hovda read the ordinances and stated that the board must follow those ordinances. Mr. Jerry Shay with Northwest Water Transfer explained the water transfer project they are trying to permit and the difficulty of getting the two permits (ND Temporary Water Permit and Mountrail County's variance permit) to coordinate. Commissioner Ruland explained what other water transfer companies do when they apply and that the ND Temporary Water Permit number is not required until the day of the Planning & Zoning meeting. Mr. Shay stated he understood the rules and that the unfortunate part of this is that Mr. Moe will not be able to earn any money from this project as they must secure the water from another location in Williams County. Ben Miller, landowner, stated his father lives next to the slough that Northwest Water transfer was removing the water from. Removing any water helps reduce the flooding that his father must deal with. Chairman Hovda stated Planning & Zoning will follow the Ordinances and encourage Mr. Moe to apply for a variance in case another opportunity arises.

- Basin Electric : Jon Madison, Tyler McNulty and Amanda Wangler appeared to request an early start to construction of the conditionally approved electric transmission line. The permit was approved with five conditions prior to start of construction. The company stated the size of the project relative to the short building season warrants them needing additional time to get started. Basin attended the last Commissioner's meeting and were instructed to take their case to the Planning & Zoning Board. Each Board member has a letter with an update from Basin regarding contingencies including:

- M.A.F.B. encroachment: written approval received
- N.D. Department of Health Storm water Construction permit: Effective May 15th
- 100% Easement required: Currently at 86% on the 16th of May
- Mountrail County Road & Bridge access permits: in process
- U.S. Fish and Wildlife written approval: forthcoming – in process

Jon Madison with Basin Electric asked for an amendment to the motion last meeting to be able to begin construction on the lands Basin has easements on now. Wade Enget, Mountrail County States Attorney asked where Basin would begin construction. Chairman Hovda stated he approved Basin Electric to start building on the lands they have easements on now. Vice Chairman Sorenson disagreed as allowing Basin Electric to start building without 100% land owner easements puts pressure on those landowners that have not signed yet. Vice Chairman Sorenson stated if pipeline companies can get landowner easements in two months, then Basin Electric should be able to get 100% in the time they have had. Tyler McNulty with Basin Electric stated pipeline companies have a lot of money to pay landowners and additionally are underground. The reason Basin Electric does not have 100% landowner easement now, is due to the landowners living outside North Dakota and in several different locations. Mr. McNulty explained they have been in touch with the remaining landowners and things are moving forward positively. Commissioner Bieri stated it is Basin Electrics' risk, he is okay with them starting to build. Lisa Lee, Planning & Zoning Administrator stated Basin Electric did go to the County Commissioner meeting and was told to bring their request to Planning & Zoning. Administrator Lee stated the Commissioners would go along with what the Planning & Zoning Board decides.

Motion: Moved by Commissioner Bieri, seconded by Commissioner Weisenberger to approve amending the April 24, 2017 conditional use permit to allow Basin Electric to begin construction on those parcels of land which Basin Electric has existing signed easements from the landowners for placing a 115-kilovolt electrical transmission line beginning at the Mountrail Williams Electric Cooperative Blaisdell substation in Outlot 1 of the SE¼SE¼ of Section 11, Township 156 North, Range 89 West (**McGahan Township**) traveling south through **Egan, Kickapoo, Osloe, and Spring Coulee Townships**, and ending at the Mountrail Williams Electric Cooperative Plaza substation in Outlot 1 of the NE¼NE¼ of Section 20, Township 152 North, Range 88 West (**Plaza Township**) for a total route distance of 29.3 miles, more or less, with the remaining contingencies on Basin Electric Power Cooperative securing a Special Use Permit from US Fish & Wildlife, written approval from Minot Airforce Base on possible encroachment, access permits from Mountrail County Road & Bridge, and the Department of Health's Storm Water Permit as Basin Electric Power Cooperative has met all the criteria as set forth in Article IV, Section IV in the Mountrail County Zoning Ordinance and is further contingent upon Basin Electric Power Cooperative complying with all other regulations as set forth in the Mountrail County Zoning Ordinances. Upon roll call, all present voted yes. Motion carried.

Amanda Wangler with Basin Electric asked for clarification on landowner signatures on the actual conditional use permit. Lisa Lee, Planning & Zoning Administrator stated she told Basin Electric they would need every landowner to sign the CUP as that is what normally is done. Chairman Hovda asked if Basin Electric could attach signed easements. Wade Enget, Mountrail County States Attorney stated Basin Electric could use a certified roster of the landowner easements. Basin Electric would certify each signature and any risk would go back onto Basin Electric.

- Pre-application board discussion: Steve Cates of Cates Earth Science Technologies in conjunction with David Hilleren has been in discussion with McLean and Mountrail County regarding requirements for a multijurisdictional water depot project proposed in Howie Township, Mountrail County (Unorganized Township 150-92) and McLean County. Lisa Lee, Planning & Zoning Administrator spoke with Howie Township on May 3, 2017 who was also present at today's meeting. Mr. Cates has not submitted an official application yet. Mr. Cates was informed that the roads involved in his project were under Howie Township and Mountrail County jurisdiction. Any road improvements would need to go through the County Commissioners but Mr. Cates was invited to attend today's hearing to present a fuller understanding of the entire project, scope & size. Wade Enget, Mountrail County States Attorney received an email from the McLean County States Attorney stating that they have no concerns but wanted Mr. Cates to work with Mountrail County first as our roads would be affected. Wade Enget, Mountrail County States Attorney suggested Planning and Zoning staff compose a letter advising that we do not approve this project at this time. Further discussion was held on the proposed project.

Moved by Commissioner Wienbar, Second by Commissioner Weisenberger to have Planning & Zoning write McLean County a letter opposing Cates Earth Science Technologies project at this time. Upon roll call, all present voted yes. Motion carried.

- Violation - Expired temporary housing: Brooks Annala was present to address expired temporary housing in Section 32, Township 153, Range 91. He was advised by Planning and Zoning staff that he would either need to convert the area into a mobile home park, permanent housing or clean up the area. Mr. Annala stated he was in the process of renewing his mobile home park license. Currently, Pinky's Aggregate employees are residing there. Vice Chairman Sorenson asked about the spacing of the trailers. It was determined the mobile homes were spaced correctly. Wade Enget, Mountrail County States Attorney stated the area would need to be rezoned to residential. Vice Chairman Sorenson stated the park would not be tied to a job so it would need to be rezoned to remain. Mr. Annala stated that there are ten mobile homes there now. Wade Enget, Mountrail County States Attorney explained the setback and lot size requirements. Vice Chairman Sorenson suggested having the area where the trailers are located surveyed for rezoning. Lisa Lee, Planning & Zoning Administrator stated she will call Mr. Annala to help him with this process. More discussion was held on other expired temporary housing permits and the next steps.
- Zoning Ordinance Verbiage additional clause:
Discussion was held on adding verbiage to the Mountrail County Zoning Ordinance in each zoning classification for clarification:

“PROHIBITED USES: Land uses which are not listed in this section as a permitted use or as a conditional use shall be considered a prohibited use and shall not be allowed in this zoning district without following the amendment or variance procedures of these regulations.”
- Terry Jones/Johnny David Kulczyk update: Staff was contacted by Holden of Savage Water regarding the use of Johnny David Kulczyk's / Terry Jones Water Depot. Lisa Lee, Planning & Zoning Administrator stated she has not heard from Mr. Jones and no other applications were submitted. Wade Enget, Mountrail County States Attorney stated John Sauber was contacted to go up and take a look at the Kulczyk site to give Mountrail County Water Resource Board an engineering perspective of this project.
- Dutch Humbert Zoning Violation update: An application was received with no fees paid. Staff was unable to get a hold of Mr. Humbert. The office received information that the property has gone into foreclosure and the zoning violation will be addressed by next owner.
- District 2 Board Member search on-going: The previously appointed board member Brittany Uran is unable to accept the position as she has decided to relocate. Staff is currently working on securing a replacement. District 2 does not include the extraterritorial areas outside city limits.
- Lisa Lee, Planning & Zoning Administrator announced her resignation and relocation. She will remain in her position until late July and the June Planning & Zoning meeting will be her last.

Board Concerns

Commissioner Bieri asked about having livestock in residential zone.

Commissioner Ruland & Weinbar stated Planning and Zoning should develop the Rural Residential zoning.

A discussion was held on the Ward County platting procedures.

Next Meeting

The next regular meeting of the Mountrail County Planning & Zoning Board is Monday, June 26, 2017 at 8:30 am at the Mountrail County South Complex, 8103 61st St. NW Stanley, ND 58784.

Meeting was adjourned at 10:30 a.m.

Approval

Accepted and approved this 26th day of June 2017



Roger Hovda, Chairman
Mountrail County
Planning & Zoning Commission



Liz Hollowell
Administrative Assistant
Planning & Zoning