MiNUTES

**Mountrail County Planning & Zoning Commission**

**August 26, 2019**

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

*Chairman Sorenson called the meeting to order at 8:30 a.m.*

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| **In Attendance** |

**Board members present**: Charlie Sorenson, Gary (Fritz) Weisenberger, Arlo Borud, Roger Hovda, Trudy Ruland, Tom Bieri, Linda Wienbar, Bill Klug and Joan Hollekim.

**Also present:** Jana Hennessy, Road & Bridge Engineer, Lori Hanson, Mountrail County Tax Director, Stephanie Pappa, Mountrail County Auditor/Planning and Zoning Administrator, Wade Enget, Mountrail County States Attorney, Heidi Kory, Planning & Zoning Assistant Administrator and Debbie Bentz Mountrail County Auditor Clerk.

**Public attending:** Jenni Dean, Nick Coil and Thadd Barker with Trade Wind Energy, Yvonne Storlie with Highline Water, Michael Cymbaluk, Ron Feehan, Val Sweeney, Gary Satterthwaite, Fred Evans, Amber Stroschein, Jami Chandler with Select Energy Services, Dave Abel with Sundre Gravel, Kenny MacDonald and Jake Douts.

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| **Approval of Agenda** |

Moved by Commissioner Borud, seconded by Commissioner Hovda, to accept the agenda as is. Upon roll call, all present voted yes. Motion carried.

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| 8:35 a.m. Public Hearing – *Amendment* | Hydra XL LLC/Double Eagle LLP, Landowner |

**Applicant**: Hydra XL LLC in concurrence with Double Eagle LLP, landowner.

**Location**: N½NW¼ & SW¼NW¼ of Section 33, Township 154 North, Range 92 West (**Brookbank Township**).

**Number of certified mailing receipts provided**: 3

**Purpose**: Constructing an earthen freshwater holding pond on a 120 acres

**Present**: Michael Cymbaluk, Hydra XL LLC

**Discussion**: Michael Cymbaluk stated the earthen pond will be utilized as a frac pit. Michael stated would have water resources to fill the frac pits with no trucks being utilized.

**Outcome**: Approved with contingencies for frac water only.

**Motion**: Moved by Commissioner Hovda, seconded by Commissioner Borud to make recommendation to the Mountrail County Commissioners to approve the zoning request filed by Hydra XL LLC with concurrence from Double Eagle LLP landowner, for an amendment to change land zoned agricultural to industrial for the purpose of constructing an earthen freshwater holding pond on a 120 acre, more or less, tract of land described as the N½NW¼ & SW¼NW¼ of Section 33, Township 154 North, Range 92 West (**Brookbank Township)** to be utilized for frac water only as Hydra XL LLC has met all criteria as set forth in Article IV, Section III, of the Mountrail County Zoning Ordinance and is further contingent upon Hydra XL LLC with concurrence from Double Eagle LLP landowner complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

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| 8:38 a.m. Public Hearing – *Conditional Use* | Hydra XL LLC / Double Eagle LLP Landowner |

**Applicant**: Hydra XL LLC in concurrence with Double Eagle LLP, landowner.

**Location**: N½NW¼ & SW¼NW¼ of Section 33, Township 154 North, Range 92 West (**Brookbank Township**).

**Purpose**: Constructing an earthen freshwater holding pond on a 120 acres.

**Present:** Michael Cymbaluk, Hydra XL LLC

**Outcome:** Approved with contingencies.

**Motion**: Moved by Commissioner Hollekim, seconded by Commissioner Weisenberger to approve the zoning request filed by Hydra XL LLC with concurrence from Double Eagle LLP, landowner, for an conditional use permit to use land zoned industrial for the purpose of constructing an earthen freshwater holding pond on a 120 acre, more or less, tract of land described as the N½NW¼ & SW¼NW¼ of Section 33, Township 154 North, Range 92 West (**Brookbank Township)** as Hydra XL LLC has met all criteria as set forth in Article IV, Section VII, of the Mountrail County Zoning Ordinance and is further contingent upon Hydra XL LLC with concurrence from Double Eagle LLP, landowner complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Approval is subject to the Mountrail County Board of Commissioners approving the amendment to change agricultural land to industrial for this same parcel of land. Upon roll call, all present voted yes. Motion carried.

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| 8:41 a.m. Public Hearing – *Amendment* | Hydra XL LLC / Double Eagle LLP, Landowner |

**Applicant**: Hydra XL LLC in concurrence with Double Eagle LLP, landowner.

**Location**: 40 acre, more or less, tract of land described as the SW¼NE¼ of Section 4, Township 153 North, Range 92 West (**Knife River Township**).

**Number of certified mailing receipts provided**: 2

**Purpose**: Constructing an earthen freshwater holding pond on a 40 acres.

**Present**: Michael Cymbaluk, Hydra XL LLC, Ronald Feehan, Adjacent Landowner.

**Discussion:** Ronald Feehan discussed the issue of travel on a private road owned by his family. A road agreement will have to be established with Ronald Feehan.

**Outcome**: Tabled to the Call of the Chairman

**Motion**: Moved by Commissioner Hovda, seconded by Commissioner Ruland to table to the “Call of the Chairman” the zoning request filed by Hydra XL LLC, with concurrence from Double Eagle LLP, landowner for an amendment to change land zoned agricultural to industrial for the purpose of constructing an earthen freshwater holding pond on a 40 acre, more or less, tract of land described as the SW¼NE¼ of Section 4, Township 153 North, Range 92 West (**Knife River Township)**. Upon roll call, all present voted yes. Motion carried.

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| 8:44 a.m. Public Hearing – *Conditional Use* | Hydra XL LLC / Double Eagle LLP, Landowner |

**Applicant**: Hydra XL LLC in concurrence with Double Eagle LLP, landowner.

**Location**: 40 acre, more or less, tract of land described as the SW¼NE¼ of Section 4, Township 153 North, Range 92 West (**Knife River Township**).

**Number of certified mailing receipts provided**: 2

**Purpose**: Constructing an earthen freshwater holding pond on a 40 acres.

**Present**: Michael Cymbaluk, Hydra XL LLC, Ronald Feehan, Adjacent Landowner.

**Outcome**: Tabled to the Call of the Chairman

**Motion**: Moved by Commissioner Hovda, seconded by Commissioner Ruland to table to the “Call of the Chairman” the zoning request filed by Hydra XL LLC, with concurrence from Double Eagle LLP, landowner for a conditional use permit to use land zoned industrial for the purpose of constructing an earthen freshwater holding pond on a 40 acre, more or less, tract of land described as the SW¼NE¼ of Section 4, Township 153 North, Range 92 West (**Knife River Township)**. Upon roll call, all present voted yes. Motion carried.

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| 8:47 a.m. Public Hearing – *Variance* | Highline Water LLC / Rice Ranch LLLP, Landowners |

**Applicant**: Highline Water LLC, with concurrence from Rice Ranch LLLP, landowners.

**Location**: SE¼ of Section 34, Township 156 North, Range 94 West (**Myrtle Township**)

**Number of certified mailing receipts provided**: 2

**Purpose**: Pump water from unnamed slough for fracking using a flat hose.

**Present**: Jami Chandler, Select Energy Services

**Outcome**: Tabled.

**Motion**: Moved by Commissioner Hovda seconded by Commissioner Ruland to table the zoning request filed by Highline Water LLC, with concurrence from Rice Ranch LLLP, landowners, for a variance to pump water from an unnamed slough for fracking on a 160 acre, more or less, tract of land described as the SE¼ of Section 34, Township 156 North, Range 94 West (**Myrtle Township**) to be heard at the September 23, 2019 Planning & Zoning meeting to give Highline Water LLC more time to receive their approved ND Temporary Water permit. Upon roll call, all present voted yes. Motion carried.

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| 8:50 a.m. Public Hearing – *Variance* | Select Energy Services / Michael Sorenson, Landowner |

**Applicant**: Select Energy Services in concurrence from Michael Sorenson, landowner.

**Location**: 80 acre, more or less, tract of land described as the SW¼NW¼ & SE¼NW¼ of Section 24, Township 155 North, Range 93 West (**Debing Township**).

**Number of certified mailing receipts provided**: 4

**Purpose**: Pump water from unnamed slough for fracking using a flat hose.

**Present**: Jami Chandler, Select Energy Services

**Outcome**: Approved with contingencies

**Motion**: Moved by Commissioner Borud, seconded by Commissioner Hovda to approve the zoning request filed by Select Energy Services with concurrence from Michael Sorenson, Landowner for an variance to pump water from an unnamed slough for fracking on a 40 acre, more or less, tract of land described as the SW¼NW¼ of Section 24, Township 155 North, Range 93 West (**Debing Township)** contingent on adhering to the ND State Temporary Water Permit ND2019-19434 valid July 11, 2019 through June 17, 2020 using only flat hose, all landowners being contacted regarding any hose placement and adhering to Mountrail County Road & Bridge temporary ROW Use requirements when applicable as Select Energy Services LLC with concurrence from Michael Sorenson, landowner, has met all criteria as set forth in Article IV, Section V, of the Mountrail County Zoning Ordinance and is further contingent upon Select Energy Services with concurrence from Michael Sorenson, landowner, complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

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| 8:53 a.m. Public Hearing – *Variance* | Select Energy Services / Michael Sorenson, Landowner |

**Applicant**: Select Energy Services in concurrence from Michael Sorenson, landowner.

**Location**: 160 acre, more or less, tract of land described as the NE¼ of Section 12, Township 155 North, Range 93 West (**Debing Township**).

**Number of certified mailing receipts provided**: 2

**Purpose**: Pump water from unnamed slough for fracking using a flat hose.

**Present**: Jami Chandler, Select Energy Services

**Outcome**: Approved with contingencies

**Motion**: Moved by Commissioner Hovda, seconded by Commissioner Wienbar to approve the zoning request filed by Select Energy Services with concurrence from Michael Sorenson, landowner for an variance to pump water from an unnamed slough for fracking on a 160 acre, more or less, tract of land described as the NE¼ of Section 12, Township 155 North, Range 93 West (**Debing Township)** contingent on adhering to the ND State Temporary Water Permit ND2019-19433 valid July 11, 2019 through May 20, 2020 using only flat hose, all landowners being contacted regarding any hose placement and adhering to Mountrail County Road & Bridge temporary ROW Use requirements when applicable as Select Energy Services LLC with concurrence from Michael Sorenson, landowner, has met all criteria as set forth in Article IV, Section V, of the Mountrail County Zoning Ordinance and is further contingent upon Select Energy Services with concurrence from Michael Sorenson, landowner, complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

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| 8:56 a.m. Public Hearing – *Variance* | Select Energy Services / Lillian Meiers, Grace Lystad & Diane Gustafson Landowners |

**Applicant**: Select Energy Services in concurrence from Lillian Meiers, Grace Lystad & Diane Gustafson, landowners.

**Location**: 158 acre, more or less, tract of land described as the SE¼ of Section 18, Township 154 North, Range 90 West (**Austin Township**).

**Number of certified mailing receipts provided**: 6

**Purpose**: Pump water from unnamed slough for fracking using a flat hose.

**Present**: Jami Chandler, Select Energy Services

**Outcome**: Approved with contingencies

**Motion**: Moved by Commissioner Borud, seconded by Commissioner Klug to approve the zoning request filed by Select Energy Services with concurrence from Lillian Meiers, Grace Lystad and Diane Gustafson, landowners for an variance to pump water from an unnamed slough for fracking on a 158 acre, more or less, tract of land described as the SE¼ of Section 18, Township 154 North, Range 90 West (**Austin Township)** contingent on adhering to the ND State Temporary Water Permit ND2019-19437 valid July 11, 2019 through March 31, 2020 using only flat hose, all landowners being contacted regarding any hose placement and adhering to Mountrail County Road & Bridge temporary ROW Use requirements when applicable as Select Energy Services LLC with concurrence from Lillian Meiers, Grace Lystad and Diane Gustafson landowners, has met all criteria as set forth in Article IV, Section V, of the Mountrail County Zoning Ordinance and is further contingent upon Select Energy Services with concurrence from Lillian Meiers, Grace Lystad and Diane Gustafson landowners, complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

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| 8:59 a.m. Public Hearing – *Variance* | Select Energy Services / Diane Kjos Revocable Trust, Landowner |

**Applicant**: Select Energy Services in concurrence from Diane Kjos Revocable Trust, landowner.

**Location**: 320 acre, more or less, tract of land described as the W½ of Section 13, Township 155 North, Range 93 West (**Debing Township**).

**Number of certified mailing receipts provided**: 6

**Purpose**: Pump water from unnamed slough for fracking using a flat hose.

**Present**: Jami Chandler, Select Energy Services

**Outcome**: Approved with contingencies

**Motion**: Moved by Commissioner Klug, seconded by Commissioner Hollekim to approve the zoning request filed by Select Energy Services with concurrence from Diane Kjos Revocable Trust, landowner for an variance to pump water from an unnamed slough for fracking on a 320 acre, more or less, tract of land described as the W½ of Section 13, Township 155 North, Range 93 West (**Debing Township)** contingent on adhering to the ND State Temporary Water Permit ND2019-19514 valid July 11, 2019 through June 10, 2020 using only flat hose, all landowners being contacted regarding any hose placement and adhering to Mountrail County Road & Bridge temporary ROW Use requirements when applicable as Select Energy Services LLC with concurrence from Diane Kjos Revocable Trust, landowner, has met all criteria as set forth in Article IV, Section V, of the Mountrail County Zoning Ordinance and is further contingent upon Select Energy Services with concurrence from Diane Kjos Revocable Trust, landowner, complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

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| 9:02 a.m. Public Hearing – *Variance* | Stettner Family Mineral Partnership / Leonard Stettner, Landowner |

**Applicant**: Stettner Family Mineral Partnership in concurrence from Leonard Stettner, landowner.

**Location**: 154.85 acre, more or less, tract of land described as the E½NE¼ & E½SE¼ less Outlot 1 of SE¼SE¼ of Section 14, Township 155 North, Range 93 West (**Debing Township**).

**Number of certified mailing receipts provided**: 4

**Purpose**: Pump water from unnamed slough for fracking using a flat hose.

**Present**: Amber Stroschein

**Outcome**: Approved with contingencies.

**Motion**: Moved by Commissioner Hovda, seconded by Commissioner Bieri to approve the zoning request filed by Stettner Family Mineral Partnership with concurrence from Leonard Stettner, landowner for an variance to pump water from an unnamed slough for fracking on a 154.85 acre, more or less, tract of land described as the E½NE¼ & E½SE¼ less Outlot 1 of SE¼SE¼ of Section 14, Township 155 North, Range 93 West (**Debing Township)** contingent on adhering to the ND State Temporary Water Permit ND2019-19314 valid July 09, 2019 through April 30, 2020 using only flat hose, all landowners being contacted regarding any hose placement and adhering to Mountrail County Road & Bridge temporary ROW Use requirements when applicable as Stettner Family Mineral Partnership with concurrence from Leonard Stettner, landowner, has met all criteria as set forth in Article IV, Section V, of the Mountrail County Zoning Ordinance and is further contingent upon Stettner Family Mineral Partnership with concurrence from Leonard Stettner, landowner, complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

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| 9:05 a.m. Public Hearing – *Variance* | Stettner Family Mineral Partnership / Leonard Stettner, Landowner |

**Applicant**: Stettner Family Mineral Partnership in concurrence from Leonard Stettner, landowner.

**Location**: 143.87 acre, more or less, tract of land described as the NE¼ less Outlot 1 of the NE¼ of Section 23, Township 155 North, Range 93 West (**Debing Township**).

**Number of certified mailing receipts provided**: 3

**Purpose**: Pump water from unnamed slough for fracking using a flat hose.

**Present**: Amber Stroschein

**Outcome**: Approved with contingencies.

**Motion**: Moved by Commissioner Borud, seconded by Commissioner Klug to approve the zoning request filed by Stettner Family Mineral Partnership with concurrence from Leonard Stettner, landowner for an variance to pump water from an unnamed slough for fracking on a 143.87 acre, more or less, tract of land described as the NE¼ less Outlot 1 of the NE¼ of Section 23, Township 155 North, Range 93 West (**Debing Township)** contingent on adhering to the ND State Temporary Water Permit ND2019-19313 valid July 03, 2019 through April 30, 2020 using only flat hose, all landowners being contacted regarding any hose placement and adhering to Mountrail County Road & Bridge temporary ROW Use requirements when applicable as Stettner Family Mineral Partnership with concurrence from Leonard Stettner, landowner, has met all criteria as set forth in Article IV, Section V, of the Mountrail County Zoning Ordinance and is further contingent upon Stettner Family Mineral Partnership with concurrence from Leonard Stettner, landowner, complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

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| 9:08 a.m. Public Hearing – *Conditional Use* | Tradewind Energy on behalf of Mountrail Wind Project LLC/ James E. & Peggy W. Stewart Living Trust, Mary Speldrich Trust, and Donald W. Will, Landowners |

**Applicant**: Tradewind Energy on behalf of Mountrail Wind Project LLC in concurrence from James E. & Peggy W. Stewart Living Trust, Mary Speldrich Trust, and Donald W. Will, landowners.

**Location**: 80 acre, more or less, tract of land described as the SE¼NW¼ & NE¼SW¼ of Section 14, Township 157 North, Range 94 West (**White Earth Township**).

**Number of certified mailing receipts provided**: 4

**Purpose**: Installation of a 60 meter (197 ft.) meteorological tower to measure wind resource on 80 acres.

**Present**: Thad Barker, Tradewind Energy

**Outcome**: Approved with contingencies

**Motion**: Moved by Commissioner Bieri, seconded by Commissioner Weisenberger to approve the zoning request filed by Tradewind Energy on behalf of Mountrail Wind Project LLC with concurrence from James E. & Peggy W. Stewart Living Trust, Mary Speldrich Trust, and Donald W. Will, landowners for a conditional use permit to use land zoned agricultural for the purpose of installation of a 60 meter (197 ft.) meteorological tower to measure wind resource on an 80 acre, more or less, tract of land described as the SE¼NW¼ & NE¼SW¼ of Section 14, Township 157 North, Range 94 West (**White Earth Township)** for five (5) yearsas Tradewind Energy on behalf of Mountrail Wind Project LLC with concurrence from James E. & Peggy W. Stewart Living Trust, Mary Speldrich Trust, and Donald W. Will, landowners has met all criteria as set forth in Article IV, Section IV, of the Mountrail County Zoning Ordinance and is further contingent upon Tradewind Energy on behalf of Mountrail Wind Project LLC with concurrence from James E. & Peggy W. Stewart Living Trust, Mary Speldrich Trust, and Donald W. Will, landowners complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

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| 9:11 a.m. Public Hearing – *Conditional Use* | Sundre Sand & Gravel Inc./ Double Eagle LLP, Dennis Dilworth Living Trust, Dennis & Karen Patterson Family Trust, Leslie M. Wheeler Revocable Living Trust, Laurel I. Johnson, Landowners |

**Applicant**: Sundre Sand & Gravel Inc.in concurrence from Double Eagle LLP landowner, Dennis Dilworth Living Trust, Dennis & Karen Patterson Family Trust, Leslie M. Wheeler Revocable Living Trust and Laurel I. Johnson landowners.

**Location**: 80 acre, more or less, tract of land described as the SW¼SW¼ & SE¼SW¼ of Section 30, Township 153 North, Range 92 West (**Knife River Township**).

**Number of certified mailing receipts provided**: 3

**Purpose**: Mining Gravel on 80 acres

**Present**: Dave Abel with Sundre Sand & Gravel

**Outcome**: Approved with contingencies.

**Discussion:** Dave Abel would like the letter of credit to be removed since the monitoring of mining could be more closely kept track of with the additional staff. Commissioner Ruland stated the burden should be on the gravel company not on the staff of Mountrail County.

**Motion**: Moved by Commissioner Weisenberger, seconded by Commissioner Borud to approve the zoning request filed by Sundre Sand & Gravel Inc. with concurrence from Double Eagle LLP landowner, Dennis Dilworth Living Trust, Dennis & Karen Patterson Family Trust, Leslie M. Wheeler Revocable Living Trust & Laurel I. Johnson, landowners for a conditional use permit to use land zoned agricultural for the purpose of mining gravel on a 80 acre, more or less, tract of land described as the SW¼SW¼ & SE¼SW¼ of Section 30, Township 153 North, Range 92 West (**Knife River 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 as well as a current haul route agreement with Knife River Township that includes dust control when needed and copies of landowner trust paperwork provided to Planning & Zoning as Sundre Sand & Gravel Inc. with concurrence from Double Eagle LLP landowner, Dennis Dilworth Living Trust, Dennis & Karen Patterson Family Trust, Leslie M. Wheeler Revocable Living Trust & Laurel I. Johnson, landowners has met all criteria as set forth in Article IV, Section IV, of the Mountrail County Zoning Ordinance and is further contingent upon Sundre Sand & Gravel Inc. with concurrence from Double Eagle LLP landowner, Dennis Dilworth Living Trust, Dennis & Karen Patterson Family Trust, Leslie M. Wheeler Revocable Living Trust & Laurel I. Johnson, landowners complying with all other terms and conditions of the Mountrail County Zoning Ordinance. Upon roll call, all present voted yes. Motion carried.

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| **Approval of Building Permits** |

**Discussion:** Lori Hanson stated the Evensvold Subdivision should be rezoned to residential. The property is currently zoned agricultural for Kory Russell’s building permit #2063 and only one resident per 40 acre tract of land is allowed according to zoning regulations. Mr. Russell will be contacted regarding this issue.

**Motion:** Moved by Commissioner Hovda, seconded by Commissioner Wienbar to approve the Building Permits 2064 to 2068. Upon roll call, all present voted yes. Motion carried.

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| **Permit No.** | **Name/Address of applicant** | **Legal Description** | **Sec and Lot** | **Township** | **Range** | **Township Name** | **Building Type** |
| **2064** | **Larry Lystad** | **NW less Outlot 1** | **26** | **158** | **91** | **Mountrail** | **Pole Barn** |
| **2065** | **Dan Walter** | **Lots 21&22 Block 22****Replat of Bridgeview Sub** | **2** | **152** | **93** | **Unorganized** | **Storage Shed** |
| **2066** | **Mark Karl** | **NE¼NE¼ of SW¼** | **31** | **156N** | **92W** | **Ross** | **Pole Barns** |
| **2067** | **EFM Land Mgmt** | **NE less Outlot 1 of N½N½NE¼** | **33** | **154** | **91** | **Sikes** | **Mobile Home** |
| **2068** | **Hess North Dakota** | **Outlot1 of N½NW¼NW¼** | **15** | **157N** | **93W** | **Sorkness** | **Add onto Compressor Units** |

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| **Approval of Minutes** |

**Motion**: Moved by Commissioner Hollekim, seconded by Commissioner Wienbar to approve the August 26, 2019 minutes as corrected. Upon roll call, all present voted yes. Motion carried.

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| **Staff Concerns** |

Water Permits: Jennifer Martin and Chris Colby with the State Water Commission spoke to the Board concerning the process of approval of the recreational permits for instance Powers Lake. Jennifer Martin stated they do take into consideration the public interest when appropriating water. Jennifer Martin stated they do have a stake that goes into the lakes to measure the water level etc. Clear Lake, Powers Lake, White Earth Dam and Stanley Reservoir will be monitored if not currently hopefully within the next year all devices will be installed. Jake Douts from Powers Lake stated have done a lot of work on the lake and the pumping of the water hurts the overall fishery in Powers Lake. Jennifer Martin stated she takes into factor as how much water is being pumped out. Jake Douts stated there is abundance of water but the depth is the concern. Jake Douts stated would like the oxygen level to be monitored. Jake Douts gave his concerns regarding the State Water Commission regarding the approval process of natural resources.

Discussion was held on the creeks in Mountrail County and Jennifer Martin stated monitoring devices have been used to maintain flow. Chris Colby stated they do have a meter reading device and monitoring system on all creeks. A water alert can be setup advising the flow data. The Temporary Water Permits state that the livestock has to have supply of water. If the water permits are being abused take pictures and send the concerns to State Water Commission.

Building Permits: Discussion was held on how P&Z handles the oil companies and the building permits if building more than one building per site. State’s Attorney Wade Enget stated the zoning ordinance doesn’t really specify. The consensus of the board was to allow one building permit per parcel.

Outlot and Easements: Discussion was held on the outlot plats and the 75 right of way easement identified in the plats particularly for those that have not been acquired or purchased. Lori Hanson thinks the 75 foot right of way should be taken off. This issue would be discussed among the plat review committee to discuss wording on future plats with a recommendation forwarded to the Board. Attorney Enget mentioned the Tax Director’s Office has a listing of the past plats with reserved right of way.

Discussion on Green Group and the conditional use provisions.

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| **Next Meeting** |

Next regular meeting of the Mountrail County Planning & Zoning Board is ***Monday September 23, 2019*** at 8:30 am at the Mountrail County South Complex, 8103 61st St. NW Stanley, ND 58784.

Meeting adjourned at 11:00 a.m.

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| **Approval** |

Accepted and approved this 26th day of August 2019.

Charlie Sorenson, Chairman Stephanie A Pappa, Administrator

Mountrail County Mountrail County

Planning & Zoning Commission Planning & Zoning