# MOUNTRAIL COUNTY PLANNING & ZONING BOARD

**April 28th, 2025 P&Z Meeting**

April 28th, 2025, 8:30 AM – 12:00 AM (CDT)

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1. **Pledge of Allegiance**
2. **Opening and Roll Call:**
3. **Review and approval of agenda**

*Conditional Use*

1. 8:35 a. m. Wm D Scepaniak Inc – Applicant

Wayne Tranby – Landowner

Parcel #22-0011300

PZ-2025-0061

Discuss a conditional use request filed by Wm D Scepaniak Inc in concurrence with Wayne Tranby – landowner, to use land zoned agricultural to mine gravel on 80.00 acres more or less, tract of land described as the N1/2NW1/4 of Section 24, Township 155 North, Range 88 West (**Kickapoo Township**) (6) CERTIFIED RECEIPTS RECEIVED

*Outlot Plat*

1. 8:38 a. m. Grant Family Farms LLC – Applicant/Landowner

Parcel #15-0006610

PZ-2025-0058

Discuss an outlot plat filed by Grant Family Farms LLC-Landowner. Legal Description: A 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**) (14) CERTIFIED RECEIPTS RECEIVED

*Variance*

1. 8:41 a. m. Justin Nielsen – Applicant

Mountrail County Park Commission – Landowner

Parcel #45-0019159

PZ-2025-0063

Discuss a variance request filed by Justin Nielsen in concurrence with Mountrail County Park Commission – landowner; for a 3’ setback on the East property line of leased lot for the purpose of placing home. 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 Kook Township**) (32) CERTIFIED RECEIPTS RECEIVED

*Conditional Use*

1. 8:44 a. m. Sundre Sand & Gravel Inc – Applicant

Jeffrey Ranch Trust – Landowner

Parcel #28-0010000 & 28-0009900

PZ-2025-0079

Discuss a conditional use request filed by Sundre Sand & Gravel Inc. in concurrence with Jeffrey Ranch Trust – Landowner, to use land zoned agricultural to mine gravel on 80.00 acres, more or less, tract of land described as 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**). (6) CERTIFIED RECEIPTS RECEIVED

1. 8:47 a. m. Megan Fritel for Fritel Construction

Would like to discuss with the board the Weed Management Plan requirements regarding gravel pits.

*Conditional Use*

1. 8:50 a. m. Untable call of the chair Basin Electric Power Cooperative – Applicant

Multiple - Landowners

Parcel #multiple

PZ-2025-0019

Discuss a conditional use request filed by Basin Electric Power Cooperative to use land zoned agricultural for the construction of a new 345-kilovolt electrical transmission line 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**.**

1. 8:53 a. m. Souris Basin Planning Council

Provide results of the regional site analysis to assist in identifying locations that meet minimum state siting & local zoning regulations as well as bring in proximity of necessary infrastructure to support animal agricultural production.

1. 9:30 a. m. Terry Clayton

Would like to discuss with the board plans for 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 94 West **(Van Hook Township)** for a bait/fuel shop.

1. **Temporary Water Permits – New – For Board Information**

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)

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

**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

1. **Lay Flat Hose Permits– For Board Information**

**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)

1. **Approval of the March 24th, 2025 Minutes**
2. **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.

**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 an Amendment proposal for respect to exploration, storage, 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.

\*HB1258 sent to the governor on 4-14.

\*HC Holdings LLP Parcel # 51-0000801 discussion regarding platting out the outlot into lots for individual sale? 89 lots in the size of 50 x 100 and roughly 100 lots 60x40. Wants to know if this is something the board would consider. Administrator Melissa Vachal will speak on this with the board members.

May 20th at 1:00 is the next moratorium committee meeting.

\* Additional Concerns from the Staff…

**Board Concerns**

Next regular meeting of the Mountrail County Planning & Zoning Board is **Tuesday, May 27th, 2025 at 8:30** am via GOTOMEETING or the Commissioners Room in the Courthouse.

Call to Adjourn