# MOUNTRAIL COUNTY PLANNING & ZONING BOARD

**May 27th, 2025 P&Z Meeting**

May 27th, 2025, 8:30 AM – 12:00 AM (CST)

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

*Amendment*

1. 8:35 a. m. George Jr & Bobbi Isakson – Applicant/Landowner

 Parcel #46-0020702

 PZ-2025-0104

Discuss an amendment to zoning request filed by George Jr & Bobbi Isakson – applicant/landowner, to re-zoned a tract of land from Industrial back to Agricultural, a tract of land 4.95 acres, more or less, known as Sublot B of Outlot 1 of the NE1/4NE1/4 of Section 29, Township 152 North, Range 92 West (**Osborne Township**) (12) CERTIFIED RECEIPTS RECEIVED

*Amendment*

1. 8:38 a. m. George & Tracy McNamara – Applicant/Landowner

 Parcel #10-0014505

 PZ-2025-0105

Discuss an amendment to zoning request filed by George & Tracy McNamara – applicant/landowner, to re-zoned a tract of land from Agricultural to Rural Residential, a tract of land 2.00 acres, more or less, known as Sublot A of Outlot 3 of the W1/2NE1/4 of Section 31, Township 157 North, Range 90 West (**Clearwater Township**) (8) CERTIFIED RECEIPTS RECEIVED (Building permit follows.)

*Conditional Use*

1. 8:41 a. m. Montana-Dakota Utilities – Applicant/Landowner

 Robert Western – Landowner

 Parcel #11-0010700 & #11-0010600

 PZ-2025-0019

Discuss a conditional use request filed by Montana-Dakota Utilities to use land zoned agricultural for the upgrade & expansion of an existing electrical substation on a tract of land 8.74 acres more or less, 4.00 acres in the NW1/4 of Section 23, Township 157 North, Range 91 West & 4.74 acres to be known as Outlot 1 of the SW1/4NW1/4 of Section 23, Township 157 North, Range 91 West **(James Hill Township)** (11) CERTIFIED RECEIPTS RECEIVED

1. 8:44 a. m. Farden Constrution Inc – Applicant

 Badlands Power Fuels LLC – Landowner

 Parcel #17-0008000

 PZ-2020-0495

Discuss the existing conditional use permit between Farden Construction and Badlands Power Fuels LLC, expiring 6/22/2025, using land zoned agricultural for the purpose of mining gravel on a 20 acre more or less, tract of land located in the S½SE¼ lying South of U.S. Highway 2, of Section 16, Township 156 North, Range 90 West **(Palermo Township)**

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

PZ-2025-0099 – **H2O Connections** – Applicant. Gravel Products – Landowner. State Water Permit #ND2024-22600. Period of Authorized usage: 5/07/2025 through 10/17/2025. Pump placement on a tract of land 80.00 acres more or less located in the N1/2NW1/4 of Section 29, Township 156 North, Range 90 West **(Palermo Township)** (5) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator

PZ-2025-0100 – **H2O Connections** – Applicant. Clarence & Janice Kvamme – Landowner. State Water Permit #ND2025-22789. Period of Authorized usage: 5/07/2025 through 1/30/2026. Pump placement on a tract of land 80.00 acres more or less located in the E1/2SW1/4 of Section 5, Township 155 North, Range 90 West **(Burke Township)** (7) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator

PZ-2025-0102 – **Central Specialties** – Applicant. Michael & Deanna Ennis – Landowner. State Conditional Water Permit #ND2025-23009. Period of Authorized usage: 5/10/2025 through 9/01/2025. Pump placement on a tract of land 40.00 acres more or less located in the NE1/4SE1/4 of Section 23, Township 156 North, Range 88 West **(Egan Township)** (11) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator

PZ-2025-0110 – **Select Water Solutions LLC** – Applicant. J David Kulczyk Revocable Trust – Landowner. State Water Permit #ND2025-23000. Period of Authorized usage: 5/16/2025 through 4/30/2025. Pump placement on a tract of land 80.00 acres more or less located in the E1/2NE1/4 of Section 20, Township 154 North, Range 94 West **(Unorganized Township)** (7) CERTIFIED RECEIPTS RECEIVED. Denied by P&Z Administrator Denied due to the findings of the non-compliance with the board’s request on the June 2017 minutes

PZ-2025-0111 – **Select Water Solutions LLC** – Applicant. J David Kulczyk Revocable Trust – Landowner. State Water Permit #ND2025-23001. Period of Authorized usage: 5/16/2025 through 4/30/2025. Pump placement on a tract of land 40.00 acres more or less located in the NE1/4SE1/4 of Section 20, Township 154 North, Range 94 West **(Unorganized Township)** (7) CERTIFIED RECEIPTS RECEIVED. Denied by P&Z Administrator Denied due to the findings of the non-compliance with the board’s request on the June 2017 minutes

PZ-2025-0112 – **ASWS LLC** – Applicant. Clarence & E Mae Helling Family Trust – Landowner. State Water Permit #ND2025-22988. Period of Authorized usage: 5/16/2025 through 7/15/2025. Pump placement on a tract of land 80.00 acres more or less located in the S1/2NE1/4 of Section 15, Township 154 North, Range 94 West **(Unorganized Township)** (5) CERTIFIED RECEIPTS RECEIVED. Pending approval by P&Z Administrator (5/16)

PZ-2025-0115 – **Highline Water LLC** – Applicant. Boyd & Connie Anderson – Landowner. State Water Permit #ND2025-22773. Period of Authorized usage: 5/21/2025 through 11/30/2025. Pump placement on a tract of land 150.34 acres more or less located in the SW1/4 of Section 25, Township 157 North, Range 94 West **(White Earth Township)** (55) CERTIFIED RECEIPTS RECEIVED. Pending approval by P&Z Administrator (5/21)

PZ-2025-0116 – **Highline Water LLC** – Applicant. The Jeffrey Ranch Trust – Landowner. State Water Permit #ND2025-22701. Period of Authorized usage: 5/21/2025 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. Pending approval by P&Z Administrator (5/21)

PZ-2025-0117 – **Highline Water LLC** – Applicant. Boyd & Connie Anderson – Landowner. State Water Permit #ND2025-22772. Period of Authorized usage: 5/21/2025 through 11/30/2025. Pump placement on a tract of land 40.00 acres more or less located in the NW1/4SE1/4 of Section 16, Township 156 North, Range 94 West **(Myrtle Township)** (13) CERTIFIED RECEIPTS RECEIVED. Pending approval by P&Z Administrator (5/21)

PZ-2025-0118– **Highline Water LLC** – Applicant. Thomas & Jackie Heinle – Landowner. State Water Permit #ND2024-22774. Period of Authorized usage: 5/21/2025 through 11/30/2025. Pump placement on a tract of land 40.00 acres more or less located in the NW1/4NE1/4 of Section 22, Township 156 North, Range 94 West **(Myrtle Township)** (15) CERTIFIED RECEIPTS RECEIVED. Pending approval by P&Z Administrator (5/21)

PZ-2025-0135 – **H2O Connections LLC** – Applicant. Robert J Grinolds Family Testamentary Trust – Landowner. State Water Permit #ND2025-22794. Period of Authorized usage: 5/28/2025 through 1/31/2026. Pump placement on a tract of land 40.00 acres more or less located in the SW1/4SE1/4 of Section 12, Township 156 North, Range 90 West **(Palermo Township)** (14) CERTIFIED RECEIPTS RECEIVED. Pending approval by P&Z Administrator (5/28)

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

**Craig H Anderson** – State Water Permit #ND2025-22906 / PZ-2025-0101. Craig H Anderson – Applicant. Craig & Jennette Anderson, Marleen Price, Donette Arndt & Larry Arndt – Landowners. N1/2NE1/4 of Section 35, Township 154 North, Range 91 West **(Sikes Township)**. Period of Authorized usage: 5/1/2025 through 4/30/2026. Parcel #32-0019400. Approved by P&Z Administrator

**Beverly Fretheim Trust** – State Water Permit #ND2025-22953 / PZ-2025-0109. Beverly Fretheim Trust – Applicant/Landowner. Gov’t Lots 4 (NW1/4NW1/4) of Section 3, Township 154 North, Range 93 West **(Rat Lake Township)**. Period of Authorized usage: 5/01/2025 through 4/30/2026. Parcel #34-0001000. Approved by P&Z Administrator

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

**ASWS LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2025-22988 / PZ-2025-0113. Pumping of industrial water by lay flat hose: ASWS LLC – Applicant. Clarence & E Mae Helling Trust – Landowner. S1/2NE1/4 of Section 15, Township 154 North, Range 94 West **(Unorganized Township)** ending in the NE1/4NE1/4 of Section 27, Township 154 North, Range 94 West (**Unorganized Township).** Period of Authorized usage: 5/16/2025 through 7/15/2025. Pending approval by P&Z Administrator (5/16)

**ASWS LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #6459 / PZ-2025-0119. Pumping of industrial water by lay flat hose: ASWS LLC – Applicant. Point of Diversion is in Williams County. SW1/4NW1/4 (Gov’t Lot 4) of Section 7, Township 154 North, Range 94 West **(Unorganized Township)** ending in the NE1/4NE1/4 of Section 27, Township 154 North, Range 94 West (**Unorganized Township).** Period of Authorized usage: 5/06/2025 through 8/05/2025. Approved by P&Z Administrator

**Streamline Water Services** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2025-22771/ PZ-2025-0120. Pumping of industrial water by lay flat hose: Streamline Water Services – Applicant. CO Hanson Trust – Landowner. NW1/4SW1/4 of Section 21, Township 156 North, Range 90 West **(Palermo Township)** ending in the E1/2SE1/4 of Section 21, Township 156 North, Range 90 West (**Palermo Township).** Period of Authorized usage: 5/15/2025 through 8/15/2025. Approved by P&Z Administrator

**ASWS LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2025-22469 / PZ-2025-0126. Pumping of industrial water by lay flat hose: ASWS LLC – Applicant. Sunshine Valley Ranch LLLP – Landowner. S1/2SE1/4 of Section 6, Township 157 North, Range 93 West **(Sorkness Township)** ending in the Gov’t Lot 4 (SW1/4SW1/4) & SE1/4SW1/4 of Section 31, Township 158 North, Range 94 West (**Bicker Township), continuing into Williams County.** Period of Authorized usage: 4/26/2025 through 10/20/2025. Approved by P&Z Administrator.

1. **Approval of the April 28th, 2025 Minutes**
2. **Building Permits 2414 - 2419**

2414 – PZ-2025-0103 – Larry Gullickson – Applicant/Landowner. Parcel #51-0000629. Lot 10 of Brendle’s Second Subdivision located in the S1/2NE1/4 of Section 10, Township 151 North, Range 91 West. **(Liberty Township)** 36’x44’ garage addition.

2415 – PZ-2025-0107 – George & Tracy McNamara – Applicant/Landowner. Parcel #10-0014505. Sublot A of Outlot 3 of the W1/2NE1/4 of Section 31, Township 157 North, Range 90 West (**Clearwater Township**) 28’x36’ home.

2416 – PZ-2025-0108 – Jason Schnaible – Applicant. Mountrail County Park Commission – Landowner. Parcel #45-0019213. Lot 6, Block 18 of Traynor Park Subdivision located in the S1/2SW1/4 of Section 29 & N1/2N1/2 of Section 32, Township 152 North, Range 91 West. **(Van Hook Township)** 10’x34’ Deck.

2417 – PZ-2025-0121 – Scott Gillespie – Applicant/Landowner. Parcel #51-0000672. Lot 33 of Brendle’s Third Subdivision located in the S1/2NE1/4 of Section 10, Township 151 North, Range 91 West. **(Liberty Township)** 12’x20’ storage building.

2418 – PZ-2025-0123 – Revertical Inc – Applicant. Dale & Tammy Fredrickson – Landowner. Parcel #35-0012200. Lot 7 of White Earth Cottage Site located in the NE1/4NW1/4 of Section 35, Township 154 North, Range 94 West. **(Unorganized Township)** 30’x37’ cabin with 10’x30’ deck.

2419 – PZ-2024-0133 – Brian & Lynn Rosencrans – Applicant/Landowner. Parcel #13-0001000. S1/2NW1/4 of Section 2, Township 157 North, Range 93 West. **(Sorkness Township)** 51’x84’x18’ shop (Ag use).

1. **Demolition Permit**

PZ-2025-0122 – Revertical Inc – Applicant. Dale & Tammy Fredrickson – Landowner. Parcel #35-0012200. Lot 7 of White Earth Cottage Site located in the NE1/4NW1/4 of Section 35, Township 154 North, Range 94 West. **(Unorganized Township)** demolishing existing cabin.

 **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**

\* Update on Special Committee meeting on Moratorium that took place on May 20, 2025

\*Budget season is upon us so need to know if any changes to the boards wages ect.

\* Additional Concerns from the Staff…

**Public Comments:**

**Board Concerns**

Next regular meeting of the Mountrail County Planning & Zoning Board is **Monday, June 23rd, 2025 at 8:30** am via GOTOMEETING or the Commissioners Room in the Courthouse.

Call to Adjourn