# MOUNTRAIL COUNTY PLANNING & ZONING BOARD

**June 23rd, 2025 P&Z Meeting**

June 23rd, 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**

*Conditional Use*

1. 8:35 a. m. Fritel Construction Company Inc – Applicant

Earl R & Janet A Jensen Family Trust – Landowner

Parcel #10-0016800

PZ-2025-0065

Discuss a conditional use request filed by Fritel Construction Company Inc in concurrence with Earl R & Janet A Jensen Family Trust – landowner, to use land zoned agricultural to mine gravel on 17.00 acres more or less, tract of land described as the SE1/4 less Outlot 1 of the SW1/4SE1/4 of Section 35, Township 157 North, Range 90 West (**Clearwater Township**) (9) CERTIFIED RECEIPTS RECEIVED this is an existing pit that is requesting to be renewed

*Conditional Use*

1. 8:38 a. m. Steel Reef Burke LLC – Applicant

Bison Midstream LLC – Landowner

Parcel #10-0016801

PZ-2025-0140

Discuss a conditional use request filed by Steel Reef Burke LLC in concurrence with Bison Midstream LLC – landowner, to change ownership of the prior conditional use for the use of land zoned industrial, along with updating the compressor station site on a tract of land 4.89 acres more or less, located in Outlot 1 of the SW1/4SE1/4 of Section 35, Township 157 North, Range 90 West (**Clearwater Township**) (7) CERTIFIED RECEIPTS RECEIVED (building permit follows)

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

PZ-2025-0136 – **Headwaters Inc** – Applicant. Earnest Bakke et al – Landowner. State Water Permit #ND2025-22991. Period of Authorized usage: 5/30/2025 through 3/31/2026. Pump placement on a tract of land 6.66 acres more or less located in the SE1/4SW1/4 (Gov’t Lot 2) of Section 9, Township 157 North, Range 92 West **(Cottonwood Township)** (5) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator

PZ-2025-0137 – **H2O Connections** – Applicant. James Enge – Landowner. State Water Permit #ND2025-23002. Period of Authorized usage: 6/06/2025 through 5/08/2026. Pump placement on a tract of land 158.01 acres more or less located in the NE1/4 less Outlots 1 & 2 of Section 36, Township 155 North, Range 91 West **(Purcell Township)** (10) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator

PZ-2025-0147 – **H2O Connections** – Applicant. Penny Hovda et al – Landowner. State Water Permit #ND2025-22692. Period of Authorized usage: 6/18/2025 through 12/31/2025. Pump placement on a tract of land 11.74 acres more or less located in the Outlot 3 of Gov’t Lots 2 (SW1/4SW1/4) & 3 (SE/14SW1/4) of Section 16, Township 156 North, Range 90 West **(Palermo Township)** (9) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator

PZ-2025-0148 – **West Dakota Water LLC** – Applicant. Roger & Darlene Vesey – Landowner. State Water Permit #ND2025-23046. Period of Authorized usage: 6/18/2025 through 5/07/2026. Pump placement on a tract of land 32.70 acres more or less located in Gov’t Lot 9 (SE1/4SW1/4) of Section 18, Township 155 North, Range 89 West **(McAlmond Township)** (5) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator

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

None Submitted.

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

**West Dakota Water LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #7015 / PZ-2025-0138. Pumping of industrial water by lay flat hose: West Dakota Water LLC – Applicant. Bartelson Investment LLLP – Landowner. SW1/4 of Section 4, Township 152 North, Range 90 West **(Parshall Township)** ending in the NW1/4 of Section 34, Township 153 North, Range 89 West (**Shell Township).** Period of Authorized usage: 5/27/2025 through 7/20/2025.

**Streamline Water Services LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2025-22794 / PZ-2025-0142. Pumping of industrial water by lay flat hose: Streamline Water Services LLC – Applicant. Robert J Grinolds Family Testamentary Trust – Landowner. SW1/4SE1/4 of Section 12, Township 156 North, Range 90 West **(Palermo Township)** ending in the N1/2NE1/4 of Section 10, Township 156 North, Range 90 West (**Palermo Township).** Period of Authorized usage: 5/20/2025 through 8/30/2025. Approved by P&Z Administrator

**Streamline Water Services LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #6285 / PZ-2025-0143. Pumping of industrial water by lay flat hose: Streamline Water Services LLC – Applicant. Earl R & Janet A Jensen Family Trust – Landowner. SE1/4 less Outlot 1 of SW1/4SE1/4 of Section 35, Township 157 North, Range 90 West **(Clearwater Township)** ending in the N1/2NE1/4 of Section 10, Township 156 North, Range 90 West (**Palermo Township).** Period of Authorized usage: 5/20/2025 through 8/30/2025. Approved by P&Z Administrator

**Select Water Solutions LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #7046 / PZ-2025-0155. Pumping of industrial water by lay flat hose: Select Water Solutions LLC – Applicant. Point of Diversion is in Williams County. E1/2SW1/4 of Section 31, Township 156 North, Range 94 West **(Myrtle Township)** ending in Gov’t Lot 3 (NE1/4NW1/4) of Section 5, Township 155 North, Range 94 West (**Unorganized Township).** Period of Authorized usage: 6/13/2025 through 8/05/2025. Approved by P&Z Administrator

**Select Water** **Solutions LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #7046 / PZ-2025-0156. Pumping of industrial water by lay flat hose: Select Water Solutions LLC – Applicant. Point of Diversion is in Williams County. Gov’t Lot 4 (NW1/4NW1/4) of Section 6, Township 155 North, Range 94 West **(Unorganized Township)** ending in the E1/2SW1/4 of Section 31, Township 156 North, Range 94 West (**Myrtle Township).** Period of Authorized usage: 6/13/2025 through 8/05/2025. Approved by P&Z Administrator

**Select Water Solutions LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #7046 / PZ-2025-0157. Pumping of industrial water by lay flat hose: Select Water Solutions LLC – Applicant. Point of Diversion is in Williams County. Gov’t Lot 4 (NW1/4NW1/4) of Section 6, Township 155 North, Range 94 West **(Unorganized Township)** ending in the E1/2SW1/4 of Section 31, Township 156 North, Range 94 West (**Myrtle Township).** Period of Authorized usage: 6/13/2025 through 8/05/2025. Approved by P&Z Administrator

**Select Water Solutions LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #7046 / PZ-2025-0158. Pumping of industrial water by lay flat hose: Select Water Solutions LLC – Applicant. Point of Diversion is in Williams County. Gov’t Lot 4 (SW1/4SW1/4) of Section 30, Township 156 North, Range 94 West **(Myrtle Township)** ending in Gov’t Lot 4 (NW1/4NW1/4) of Section 6, Township 155 North, Range 94 West (**Unorganized Township).** Period of Authorized usage: 6/13/2025 through 8/05/2025. Approved by P&Z Administrator

**Select Water Solutions LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #7046 / PZ-2025-0159. Pumping of industrial water by lay flat hose: Select Water Solutions LLC – Applicant. Point of Diversion is in Williams County. Gov’t Lot 4 (SW1/4SW1/4) of Section 30, Township 156 North, Range 94 West **(Myrtle Township)** ending in Gov’t Lot 1 (NW1/4NW1/4) of Section 30, Township 156 North, Range 94 West (**Myrtle Township).** Period of Authorized usage: 6/13/2025 through 8/05/2025. Approved by P&Z Administrator

1. **Approval of the May 27th, 2025 Minutes**
2. **Building Permits 2420 - 2424**

2420 – PZ-2025-0145 – Christopher Nordloef – Applicant/Landowner. Parcel #11-007103. Sublot A of Outlot 3 SE1/4 of Section 15, Township 157 North, Range 91 West. **(James Hill Township)** 4496 sq ft home.

2421 – PZ-2025-0141 – Steel Reef Burke LLC – Applicant. Bison Midstream LLC – Landowner. Parcel #10-0016801. Outlot 1 of the SW1/4SE1/4 of Section 35, Township 157 North, Range 90 West (**Clearwater Township**) upgrade compressor station & fence. Pending approval of Conditional Use Permit.

2422 – PZ-2024-0144 – Matthew Davis – Applicant/Landowner. Parcel #21-0002101. Outlot 1 of Gov’t Lot 4 (NW1/4NW1/4) of Section 4, Township 156 North, Range 94 West. **(Myrtle Township)** 40’x60’ garage/shop.

2423 – PZ-2025-0146 – Jacee & Casey Papenfuss – Applicant/Landowner. Parcel #18-0004237. Lot 1 of Schmidt’s Country Estates First Addition located in the E1/2NE1/4 of Section 9, Township 156 North, Range 91 West. **(Idaho Township)** fence.

2424 – PZ-2025-0150 – Jorey Bartsch – Applicant/Landowner. Parcel #45-0014010. Lot 7 of Varloe’s Subdivision located in the NE1/4 of Section 30, Township 152 North, Range 91 West. **(Van Hook Township)** 2000 sq ft home.

**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**

We have been busy doing site inspections though out the county. We have sent out compliance letters. Some have been given 30-day letters as they have been sent letters prior and should we not get responses we will move forward with penalty fees and process with Mountrail County States Attorney.

Update on Brendel’s Bay Resort

Planning & Zoning staff along with Mountrail County States Attorney Wade Enget met with Josh Feil with Moore engineering to go over this outlot and how things Mountrail County Planning & Zoning to make sure that subdividing this outlot is done correctly to meet the subdivision requirements.

Cottonwood Lake concern…

This area has been given water permits from our records since 2014. We have a current point of diversion on this lake along with several lay flat hose permits that have been issued. Currently there’s come a concern from the Road and Bridge department. Planning & Zoning would like direction from board regarding permitting on this lake.

Vision West ND- Planning & Zoning committee is putting on a workshop at the South Complex on July 16, 2025. Commissioner Hollekim and Administrator Vachal both sit on this committee and are looking forward to having it take place here in Mountrail County at the South Complex building. If you are wanting to attend please let Administrator Vachal know so she can register you when registration opens.

[**Vision West Planning and Zoning Workshop**](https://npa14.wildapricot.org/EmailTracker/LinkTracker.ashx?linkAndRecipientCode=3dzHX6MqKXpMTZxMFqEnK38TgX%2fUyivz5ios47HfG%2fnxAIsWkVikNmqsMpEbJFZDBKW0D05iMxseelTyI8NYW%2buY0VRelWgLGCORwjHlYHA%3d)

**July 16, 10am-3pm**

**Mountrail County South Complex - Stanley, ND**

The event will be in-person with lunch provided, but there will also be a virtual link provided for added flexibility. A minimal registration fee will be required, though registration is not yet open.  But Save the Date now!

Insight on topics:

* We are partnering with Vision West ND's Housing Committee to include speakers on zoning and housing related issues.
* Other topics will focus on data centers, batter energy storage facilities, extraterritorial zoning jurisdiction, and planning and zoning legislative updates
* We also want to hear questions/issues from attendees and have time for a roundtable discussion on those issues.

\* Additional Concerns from the Staff…

**Public Comments:**

**Board Concerns**

Next regular meeting of the Mountrail County Planning & Zoning Board is **Monday, July 28th, 2025 at 8:30** am via GOTOMEETING or the Commissioners Room in the Courthouse.

Call to Adjourn