# MOUNTRAIL COUNTY PLANNING & ZONING BOARD

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

July 28th, 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**

*Variance*

1. 8:35 a. m. Christopher Parkinson & Constance Killian – Applicant/Landowner

Parcel #23-0006501

PZ-2025-0153

Discuss variance request filed by Christopher Parkinson – landowner, to build a shop with a 125’ setback rather than the 150’ due to water line & slough on a tract of land 6.31 acres more or less, described as Outlot 1 of the NW1/4SW1/4 in Section 14, Township 155 North, Range 89 West (**McAlmond Township**) (8) CERTIFIED RECEIPTS RECEIVED (Building Permit follows)

*Temporary Fresh Water Industrial Use Point of Diversion*

1. 8:38 a. m. Schenk LLC – Applicant

Bartelson Investments LLLP – Landowner

Parcel #44-0001600

PZ-2025-0165

Discuss a temporary fresh water industrial use point of diversion application filed by Schenk LLC-Applicant, in concurrence with Bartelson Investments LLLP-Landowner. A tract of land 160.00 acres more or less via lay flat hose located in the SW1/4 of Section 4, Township 152 North, Range 90 West (**Parshall Township**). (10) CERTIFIED RECEIPTS RECEIVED

*Temporary Fresh Water Industrial Use Point of Diversion*

1. 8:41 a. m. Untable call of the chair Headwaters Inc – Applicant

Earnest Bakke et al – Landowners

Parcel #12-0004000

PZ-2025-0136

Discuss a temporary fresh water industrial use point of diversion application filed by Headwaters Inc-Applicant, in concurrence with Earnest Bakke et al-Landowners. A tract of land 6.66 acres more or less via lay flat hose located in the SE1/4SW1/4 (Gov’t Lot 2) of Section 9, Township 157 North, Range 92 West (**Cottonwood Township**).

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

PZ-2025-0161 – **Atlas Engineering LLC** – Applicant. Nancy Parkhill et al – Landowners. State Water Permit #ND2025-23141. Period of Authorized usage: 7/01/2025 through 6/12/2026. Pump placement on a tract of land 160.00 acres more or less located in the NW1/4 of Section 21, Township 156 North, Range 92 West **(Ross Township)** (11) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator

PZ-2025-0162 – **H2O Connections LLC** – Applicant. Hugh & Julie Johnson – Landowner. State Water Permit #ND2025-23163. Period of Authorized usage: 7/03/2025 through 6/16/2026. Pump placement on a tract of land 16.00 acres more or less located in the SE1/4NE1/4 (Gov’t Lot 1) of Section 8, Township 157 North, Range 89 West **(Redmond Township)** (11) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator

PZ-2025-0163 – **Highline Water LLC** – Applicant. Michael Sorenson – Landowner. State Water Permit #ND2025-23129. Period of Authorized usage: 7/05/2025 through 11/30/2025. Pump placement on a tract of land 40.00 acres more or less located in the NE1/4NW1/4 (Gov’t Lot 3) of Section 3, Township 154 North, Range 94 West **(Unorganized Township)** (5) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator

PZ-2025-0164 – **Martin Construction Inc** – Applicant. Dallas & Deborah Moore – Landowner. State Water Permit #ND2025-22956. Period of Authorized usage: 7/05/2025 through 11/01/2025. Pump placement on a tract of land 61.26 acres more or less located in the SE1/4NE1/4 of Section 26, Township 156 North, Range 89 West **(McGahan Township)** (8) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator

PZ-2025-0170 – **Atlas Engineering LLC** – Applicant. Kimberly Duchene & Karen Hubbard – Landowners. State Water Permit #ND2025-23094. Period of Authorized usage: 7/11/2025 through 6/05/2026. Pump placement on a tract of land 40.00 acres more or less located in the NE1/4SE1/4 of Section 21, Township 155 North, Range 92 West **(Alger Township)** (10) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator

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

**Highline Water LLC** – State Water Permit #ND2025-23129 / PZ-2025-0183. Highline Water LLC – Applicant. Michael Sorenson – Landowner. SW1/4NE1/4, SE1/4NW1/4 of Section 3, Township 154 North, Range 94 West **(Unorganized Township)**. Period of Authorized usage: 7/03/2025 through 11/30/2025. Parcel #35-0001400. Approved by P&Z Administrator

**Sunshine Valley Ranch LLLP** – State Water Permit #ND2025-23081 / PZ-2025-0192. Sunshine Valley Ranch LLLP – Applicant/Landowner. SE1/4 of Section 6, Township 157 North, Range 93 West **(Sorkness Township)**. Period of Authorized usage: 7/02/2025 through 7/01/2026. Parcel #13-0003200. Approved by P&Z Administrator

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

**EOG Resources Inc** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2025-22991 / PZ-2025-0160. Pumping of industrial water by lay flat hose: EOG Resources Inc – Applicant. Ernest Bakke et al – Landowner. SE1/4SW1/4 (Gov’t Lot 2) of Section 9, Township 157 North, Range 92 West (**Cottonwood Township**) ending in the SW14/SW1/4 of Section 16, Township 156 North, Range 92 West (**Ross Township).** Period of Authorized usage: 6/10/2025 through 8/01/2025. Denied by Road & Bridge

**West Dakota Water LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2024-22717 / PZ-2025-0174. Pumping of industrial water by lay flat hose: West Dakota Water LLC – Applicant. Harvey & Merryellen Peterson Family Revocable Living Trust – Landowner. E1/4SE1/4 of Section 17, Township 155 North, Range 92 West **(Alger Township)** ending in the NE1/4NW1/4 (Gov’t Lot 3) of Section 3, Township 154 North, Range 93 West (**Rat Lake Township).** Period of Authorized usage: 7/01/2025 through 9/01/2025. Approved by P&Z Administrator

**West Dakota Water LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2024-22953 / PZ-2025-0175. Pumping of industrial water by lay flat hose: West Dakota Water LLC – Applicant. Beverly Fretheim Trust – Landowner. NW/14NW1/4 (Gov’t Lot 3) of Section 3, Township 154 North, Range 93 West **(Rat Lake Township)** ending in the SW1/4 of Section 14, Township 153 North, Range 93 West (**Unorganized Township).** Period of Authorized usage: 7/01/2025 through 9/01/2025. Approved by P&Z Administrator

**West Dakota Water LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2024-22953 / PZ-2025-0176. Pumping of industrial water by lay flat hose: West Dakota Water LLC – Applicant. Beverly Fretheim Trust – Landowner. NW/14NW1/4 (Gov’t Lot 3) of Section 3, Township 154 North, Range 93 West **(Rat Lake Township)** ending in the SW1/4 of Section 14, Township 153 North, Range 93 West (**Unorganized Township).** Period of Authorized usage: 7/01/2025 through 9/01/2025. Approved by P&Z Administrator

**Select Water** **Solutions LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2025-23129 / PZ-2025-0184. Pumping of industrial water by lay flat hose: Select Water Solutions LLC – Applicant. Michael Sorenson – Landowner. SW1/4NE1/4, SE1/4NW1/4 of Section 3, Township 154 North, Range 94 West **(Unorganized Township)** ending in the SW1/4NW1/4 (Gov’t Lot 2) of Section 7, Township 154 North, Range 94 West (**Unorganized Township).** Period of Authorized usage: 6/18/2025 through 11/30/2025. Approved by P&Z Administrator

**Streamline Water Services LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #6285 / PZ-2025-0193. Pumping of industrial water by lay flat hose: Streamline Water Services LLC – Applicant. Earl R & Janet A Jensen Family Trust – Landowner. SW1/4SE1/4 less Outlot 1 of Section 35, Township 157 North, Range 90 West **(Clearwater Township)** ending in the N1/2NW1/4 of Section 24, Township 157 North, Range 90 West (**Clearwater Township).** Period of Authorized usage: 7/08/2025 through 10/31/2025. Approved by P&Z Administrator

**West Dakota Water LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2025-23094 / PZ-2025-0173. Pumping of industrial water by lay flat hose: West Dakota Water LLC – Applicant. Kimberly Duchene & Karen Hubbard – Landowners. SE1/4 less Outlot 1 of Section 21, Township 155 North, Range 92 West **(Alger Township)** ending in the SE1/4SE1/4 of Section 17, Township 155 North, Range 92 West (**Alger Township).** Period of Authorized usage: 7/01/2025 through 9/01/2025. Approved by P&Z Administrator

**West Dakota Water LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #6403 / PZ-2025-0196. Pumping of industrial water by lay flat hose: West Dakota Water LLC – Applicant. NTB Enterprises LLC – Landowner. SE1/4 less Outlot 2 of Section 25, Township 153 North, Range 93 West **(Unorganized Township)** ending in the SW1/4 of Section 14, Township 153 North, Range 93 West (**Unorganized Township).** Period of Authorized usage: 7/14/2025 through 8/30/2025. Approved by P&Z Administrator

1. **Approval of the June 23rd, 2025 Minutes**
2. **Building Permits 2425 - 2431**

2425 – PZ-2025-0154 – Christopher Parkinson & Constance Killian – Applicant/Landowner. Parcel #23-0006501. Outlot 1 of the NW1/4SW1/4 of Section 14, Township 155 North, Range 89 West. **(McAlmond Township)** 30’x60’ shop. Pending approval of Variance Application.

2426 – PZ-2025-0167 – Braeden Farhart – Applicant/Landowner. Parcel #12-0015700. S1/2NE1/4 less SE1/4SE1/4NE1/4 of Section 33, Township 157 North, Range 92 West (**Cottonwood Township**) 28’x60’ home and deck. Demolition permit follows.

2427 – PZ-2024-0168 – Bakken Transload – Applicant/Landowner. Parcel #19-0009604. Sublot B of Outlot 3 located in the S1/2SE1/4 of Section 20, Township 156 North, Range 92 West. **(Ross Township)** 60’x120’ warehouse/storage building.

2428 – PZ-2025-0169 – Jessica Presley & Krista Presley – Applicant/Landowners. Parcel #26-0000405. Lot 7 of Knife River Valley Estates located in the SE1/4NE1/4 of Section 1, Township 155 North, Range 92 West. **(Alger Township)** 12’x20’ shed on skids. No fee collected.

2429 – PZ-2025-0171 – Lynn & Carol Mehus – Applicant. Mountrail County Park Commission – Landowner. Parcel #45-0019187. Lease Lot 11, Block 16 of Traynor Park Subdivision located in the S1/2SW of Section 29 & N1/2N1/2 of Section 32, Townshiup152 North, Range 91 West **(Van Hook Township)** privacy fence - 12’ long on west side & 12’ long on north side.

2430 – PZ-2025-0172 – Elizabeth Hall – Applicant/Landowner. Parcel #51-0002401. Lot 12 of Lakeview Subdivision located in the NW1/4NW1/4 of Section 12, Township 151 North, Range 91 West. **(Liberty Township)** 24’x40’ storage building.

2431 – PZ-2025-0190 – Mark & Darcy Sandstrom – Applicant/Landowner. Parcel #51-0000651. Lot 12 of Brendle’s Third Subdivision located in the S1/2NE1/4 of Section 10, Township 151 North, Range 91 West. **(Liberty Township)** 30’x16’ garage & 24’x24’ covered patio.

1. **Demolition Permit**

PZ-2025-0166 – Braeden Farhart – Applicant/Landowner. Parcel #12-0015700. S1/2NE1/4 less SE1/4SE1/4NE1/4 of Section 33, Township 157 North, Range 92 West (**Cottonwood Township**) demolish old home.

PZ-2025-0194 – Lynn & Carol Mehus – Applicant. Mountrail County Park Commission – Landowner. Parcel #45-0019187. Lease Lot 11, Block 16 of Traynor Park Subdivision located in the S1/2SW of Section 29 & N1/2N1/2 of Section 32, Townshiup152 North, Range 91 West **(Van Hook Township)** demolish old outhouse.

**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**

Vision West ND Planning & Zoning workshop took place on July 16 here in Stanley at the South Complex building. We had several speakers visit on topics such as ND Housing, Data Centers, Battery Storage Facilities, PSC attended and spoke on data centers and the transmission lines.

August 5, 2025 will be our 4th subcommittee meeting regarding the data centers and battery storage facilities along with the radioactive waste and anything else that is needing addressing for changes in the Land Development Code book. The committee will be reviewing the outline for the data centers and battery storage facility part. We will have SRF in attendance to go through what they have for suggestions to the committee and then will take comments on the full outline.

Public Comment policy was adopted on June 17th, 2025 by the Mountrail County Commissioners and given to all departments that handle public meetings on June 23, 2025 to share with all of the boards. They would like all boards to follow the same policy.

Animal Feeding Analysis meeting that took place on July 22, 2025 in Minot

Animal feeding site analysis. Emailed out to all board members as the public report can be shared with anyone you see would like it.

\* Additional Concerns from the Staff…

**Public Comments:**

**Board Concerns**

Next regular meeting of the Mountrail County Planning & Zoning Board is **Monday, August 25th, 2025 at 8:30** am via GOTOMEETING or the Commissioners Room in the Courthouse.

Call to Adjourn