# MOUNTRAIL COUNTY PLANNING & ZONING BOARD

**August 25th, 2025 P&Z Meeting**

August 25th, 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 Permit*

1. 8:35 a.m. BWB Honey Company – Applicant

 Michael & Linda Palmer – Landowner

 Parcel #16-0010100

 PZ-2025-0191

Discuss a conditional use renewal request that was filed by BWB Honey in concurrence with Michael & Linda Palmer – landowner, to use land zoned Agricultural to for temporary workforce housing, on a tract of land 3.00 acres more or less located in the NW1/4NE1/4 of Section 20, Township 156 North, Range 89 (**McGahan Township**)

*Conditional Use Permit*

1. 8:38 a.m. Gravel Products Inc – Applicant

 Robert & Jerrolyn Wirtz – Landowner

 Parcel #15-0010800

 PZ-2025-0197

Discuss a conditional use renewal request filed by Gravel Products Inc-Applicant in concurrence with Robert & Jerrolyn Wirtz -Landowners to use land zoned agricultural to mine gravel on a tract of land 59 acres, more or less, in the N1/2SW1/4 of Section 19, Township 156 North, Range 88 West (**Egan Township**) (2) CERTIFIED RECEIPTS RECEIVED

*Weed Management Plan*

1. 8:41 a.m. Jim Hennessy

Discuss the current weed management plan.

1. 8:51 a.m. Ross City

Discuss the possibility of handing the planning & zoning for the city of Ross over to the County.

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

PZ-2025-0198 – **Waypoint Water Solutions LLC** – Applicant. Stanley Community Hospital Association – Landowners. State Water Permit #ND2025-23174. Period of Authorized usage: 8/01/2025 through 6/22/2026. Pump placement on a tract of land 40.00 acres more or less located in the SW1/4SE1/4 of Section 28, Township 156 North, Range 92 West **(Ross Township)** (9) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator.

PZ-2025-0205 – **Highline Water LLC** – Applicant. CLKM LLLP – Landowners. State Water Permit #ND2024-22588. Period of Authorized usage: 8/13/2025 through 11/30/2025. Pump placement on a tract of land 40.00 acres more or less located in the SE1/4SE1/4 of Section 25, Township 157 North, Range 94 West **(White Earth Township)** (15) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator.

PZ-2025-0206 – **Highline Water LLC** – Applicant. Blaine & Patricia Erie – Landowner. State Water Permit #ND2025-23127. Period of Authorized usage: 8/13/2025 through 6/09/2026. Pump placement on a tract of land 40.00 acres more or less located in the NW1/4SE1/4 of Section 7, Township 157 North, Range 92 West **(Cottonwood Township)** (10) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator.

PZ-2025-0207 – **Highline Water LLC** – Applicant. Mary Lee McNally & Anna Lee Ahmann – Landowners. State Water Permit #ND2025-23126. Period of Authorized usage: 8/13/2025 through 6/08/2026. Pump placement on a tract of land 40.00 acres more or less located in the NW1/4NE1/4 of Section 11, Township 157 North, Range 93 West **(Sorkness Township)** (9) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator.

PZ-2025-0208 – **H2O Connections LLC** – Applicant. Curt & Summer Meyers – Landowner. State Water Permit #ND2025-22785. Period of Authorized usage: 8/13/2025 through 12/31/2025. Pump placement on a tract of land 40.00 acres more or less located in the NE1/4SW1/4 of Section 19, Township 155 North, Range 89 West **(McAlmond Township)** (7) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator.

PZ-2025-0217 – **Highline Water LLC** – Applicant. Boyd & Connie Anderson – Landowner. State Water Permit #ND2025-23128. Period of Authorized usage: 8/19/2025 through 9/30/2025. Pump placement on a tract of land 40.00 acres more or less located in the NE1/4NE1/4 of Section 13, Township 157 North, Range 94 West **(White Earth Township)** (11) CERTIFIED RECEIPTS RECEIVED. Pending approval by P&Z Administrator.

PZ-2025-0218 – **West Dakota Water LLC** – Applicant. Pronghorn LLC – Landowner. State Water Permit #ND2025-22989. Period of Authorized usage: 8/19/2025 through 8/06/2026. Pump placement on a tract of land 40.00 acres more or less located in the SW1/4SE1/4 of Section 13, Township 152 North, Range 91 West **(Van Hook Township)** (11) CERTIFIED RECEIPTS RECEIVED. Pending approval by P&Z Administrator.

PZ-2025-0219 – **Garrett Lalim** – Applicant/Landowner. State Water Permit #7392. Period of Authorized usage: 8/20/2025 through 8/05/2026. Pump placement on a tract of land 40.00 acres more or less located in the NW1/4SW1/4 (Gov’t lot 3) of Section 7, Township 157 North, Range 93 West **(Sorkness Township)** (9) CERTIFIED RECEIPTS RECEIVED. Pending approval by P&Z Administrator.

PZ-2025-0224 – **Headwaters Inc** – Applicant. Leroy & Marcia Schroeder – Landowner. State Water Permit #ND2025-23231. Period of Authorized usage: 8/19/2025 through 10/31/2025. Pump placement on a tract of land 40.00 acres more or less located in the SE1/4SE1/4 of Section 12, Township 157 North, Range 94 West **(White Earth Township)** (7) CERTIFIED RECEIPTS RECEIVED. Pending approval by P&Z Administrator.

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

PZ-2025-0220 – **Flo Pro Inc** – Applicant. Robert & Deborah Clark – Landowner. State Water Permit #ND2024-22757. Period of Authorized usage: 7/29/2025 through 7/28/2026. Pump placement on a tract of land 28.00 acres more or less located in Gov’t Lot 7 (NE1/4SW1/4) of Section 5, Township 157 North, Range 92 West **(Cottonwood Township)**. 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 #ND2024-22702 / PZ-2025-0201. Pumping of industrial water by lay flat hose: EOG Resources Inc – Applicant. Brent & Kayla Wollschlager – Landowner. SE1/4 of Section 36, Township 152 North, Range 91 West (**Van Hook Township**) ending in the N1/2NW1/4 of Section 36, Township 151 North, Range 91 West **(Liberty Township).** Period of Authorized usage: 7/30/2025 through 9/01/2025. Approved by P&Z Administrator.

**EOG Resources Inc** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #6656 / PZ-2025-0202. Pumping of industrial water by lay flat hose: EOG Resources Inc – Applicant. Jerry Wurtz et al – Landowners. SE1/4 of Section 24, Township 152 North, Range 91 West **(Van Hook Township)** ending in the N1/2NW1/4 of Section 36, Township 151 North, Range 91 West **(Liberty Township).** Period of Authorized usage: 7/30/2025 through 9/01/2025. Approved by P&Z Administrator.

**Streamline Water Services LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2025-23163 / PZ-2025-0203. Pumping of industrial water by lay flat hose: Streamline Water Services LLC – Applicant. Hugh & Julie Johnson – Landowner. SE1/4NE1/4 (Gov’t Lot 1) of Section 8, Township 157 North, Range 89 West **(Redmond Township)** ending in the NE1/4NW1/4 of Section 23, Township 157 North, Range 90 West (**Clearwater Township).** Period of Authorized usage: 7/17/2025 through 10/31/2025. Approved by P&Z Administrator.

**EOG Resources Inc** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2025-23046 / PZ-2025-0200. Pumping of industrial water by lay flat hose: West EOG Resources Inc – Applicant. Roger & Darlene Vesey – Landowner. SE1/4NW1/4 (Gov’t Lot 9) of Section 18, Township 155 North, Range 89 West **(McAlmond Township)** underground pipeline to NW1/4 of Section 11, Township 154 North, Range 90 West **(Austin Township)**, ending in the SE1/4 of Section 10, Township 154 North, Range 90 West (**Austin Township).** Period of Authorized usage: 7/23/2025 through 8/20/2025. Approved by P&Z Administrator.

**Select Water** **Solutions LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2025-23174 / PZ-2025-0209. Pumping of industrial water by lay flat hose: Select Water Solutions LLC – Applicant. Stanley Community Hospital Association – Landowner. SW1/4SE1/4 of Section 28, Township 156 North, Range 92 West **(Ross Township)** ending in the W1/2NW1/4 of Section 12, Township 155 North, Range 92 West (**Alger Township).** Period of Authorized usage: 8/02/2025 through 9/30/2025. Approved by P&Z Administrator.

**Select Water Solutions LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2025-23174 / PZ-2025-0210. Pumping of industrial water by lay flat hose: Select Water Solutions LLC – Applicant. Jimmy & Roberta Moore – Landowner. W1/2NW1/4 of Section 12, Township 155 North, Range 92 West (**Alger Township)** ending in the W1/2NW1/4 of Section 12, Township 155 North, Range 92 West (**Alger Township).** Period of Authorized usage: 8/01/2025 through 10/01/2025. Ties in with PZ-2025-0209. Approved by P&Z Administrator.

**Select Water Solutions LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2025-23174 / PZ-2025-0211. Pumping of industrial water by lay flat hose: Select Water Solutions LLC – Applicant. Jimmy & Roberta Moore – Landowner. W1/2NW1/4 of Section 12, Township 155 North, Range 92 West (**Alger Township)** ending in the W1/2NW1/4 of Section 12, Township 155 North, Range 92 West (**Alger Township).** Period of Authorized usage: 8/02/2025 through 9/30/2025. Ties in with PZ-2025-0209. Approved by P&Z Administrator.

**Streamline Water Services LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2025-22784 / PZ-2025-0221. Pumping of industrial water by lay flat hose: Streamline Water Services LLC – Applicant. Ronald Rugland – Landowner. NW1/4NE1/4 (Gov’t Lot 2) of Section 32, Township 157 North, Range 89 West **(Redmond Township)** ending in the SW1/4 of Section 3, Township 156 North, Range 90 West (**Palermo Township).** Period of Authorized usage: 8/05/2025 through 10/31/2025. Approved by P&Z Administrator.

**Streamline Water Services LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2024-22692 / PZ-2025-0222. Pumping of industrial water by lay flat hose: Streamline Water Services LLC – Applicant. Penny Hovda et al – Landowners. Outlot 3 of Gov’t Lots 1 & 2 (SW1/4SW1/4 & SE1/4SW1/4) of Section 9, Township 156 North, Range 90 West **(Palermo Township)** ending in the SW1/4 of Section 3, Township 156 North, Range 90 West (**Palermo Township).** Period of Authorized usage: 8/05/2025 through 10/31/2025. Approved by P&Z Administrator.

**EOG Resources Inc** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2025-23046 / PZ-2025-0225. Pumping of industrial water by lay flat hose: EOG Resources Inc – Applicant. Roger & Darlene Vesey – Landowner. SE1/4NW1/4 (Gov’t Lot 9) of Section 18, Township 155 North, Range 89 West **(McAlmond Township)** underground pipeline to Outlot 1 of SE1/4SE1/4 of Section 34, Township 154 North, Range 90 West **(Austin Township)** ending in the NW1/4SW1/4 of Section 9, Township 153 North, Range 90 West (**Wayzetta Township).** Period of Authorized usage: 8/12/2025 through 9/25/2025. Approved by P&Z Administrator.

**Streamline Water Services LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2024-22692 / PZ-2025-0243. Pumping of industrial water by lay flat hose: Streamline Water Services LLC – Applicant. Penny Hovda et al – Landowners. Outlot 3 of Gov’t Lots 1 & 2 (SW1/4SW1/4 & SE1/4SW1/4) of Section 9, Township 156 North, Range 90 West **(Palermo Township)** ending in the NE1/4NE1/4 of Section 8, Township 156 North, Range 90 West (**Palermo Township).** Period of Authorized usage: 8/13/2025 through 10/31/2025. Approved by P&Z Administrator.

**Streamline Water Services LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #6285 / PZ-2025-0244. 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 Section 35, Township 157 North, Range 90 West **(Clearwater Township)** ending in the NE1/4NE1/4 of Section 8, Township 156 North, Range 90 West (**Palermo Township).** Period of Authorized usage: 8/13/2025 through 10/31/2025. Approved by P&Z Administrator.

1. **Approval of the July 28th, 2025 Minutes**
2. **Building Permits 2432 - 2437**

2432 – PZ-2025-0212 – Joetta Midboe – Applicant/Landowner. Parcel #45-0014022. Lot 19 of Varloe’s Subdivision located in the NE1/4 of Section 30, Township 152 North, Range 91 West. **(Van Hook Township)** 8’x8’ storm shelter.

2433 – PZ-2025-0149 – David Pederson – Applicant/Landowner. Parcel #51-0000635. Lot 16 of Brendle’s Second Subdivision located in the S1/2NE1/4 of Section 10, Township 151 North, Range 91 West. **(Liberty Township)** 40’x40’ garage.

2434 – PZ-2024-0216 – Daniel Pausig Sr – Applicant. Daniel & Lenore Pausig – Landowner. Parcel #32-0003010. Outlot 1 of Gov’t Lot 7 (SW1/4SW1/4) & SE1/4SW1/4 of Section 6, Township 154 North, Range 91 West. **(Sikes Township)** 30’x50’ shop.

2435 – PZ-2025-0223 – Kent Johner – Applicant. Johner Properties – Landowner. Lot 12 of Varloe’s Subdivision located in the NE1/4 of Section 30, Township 152 North, Range 91 West. **(Van Hook Township)** 60’x40’ home.

2436 – PZ-2024-0242 – Comm Site Solutions – Applicant. Curtis & Bonita Nelson Irrevocable Farm Trust – Landowner. Parcel #04-0004200. NE1/4NE1/4 of Section 14, Township 158 North, Range 91 West. **(Lostwood Township)** frame to hold communication equipment.

2437 – PZ-2025-0241 – William & LaRae Rudolph – Applicant/Landowners. Parcel #51-000658. Lot 9 of Brendle’s Third Subdivision located in the S1/2NE1/4 of Section 10, Township 151 North, Range 91 West. **(Liberty Township)** 132’x42’ home with attached garage.

**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 -currently under the moratorium

Battery Storage Facilities – currently under the moratorium

**Staff Updates**

 \* Additional Concerns from the Staff…

\*We will be doing a few days of site inspections in September and October before winter gets here. We like to cover the county in quarters. If anything is of concern that you may want us to check out, please let me know.

\*Septembers meeting I’ll be bringing forward the Planning & Zoning fees so please review and we will discuss any changes to the fees otherwise the board will need to approve for them to be in effective as of October 1st. I’ve enclosed a copy of the current fees.

\*Julie Okeson- Violation letter

\*Michael Voss Jr. – Violation Letter

\*Subdivisions that are Residential having chickens

\*Venue areas … They are not used all the time can they be temp permitted or should we be rezoning to commercial and having CUP’s

\*Parshall Bay 2nd Subdivision letter of credit

\*Octobers meeting

**Public Comments:**

**Board Concerns**

Next regular meeting of the Mountrail County Planning & Zoning Board is **Monday, September 22nd, 2025 at 8:30** am via GOTOMEETING or the Commissioners Room in the Courthouse.

Call to Adjourn