# MOUNTRAIL COUNTY PLANNING & ZONING BOARD

**September 22nd, 2025 P&Z Meeting**

September 22nd, 2025, 8:30 AM – 1:30 PM (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. Landon & Cheryl Stern – Applicant/Landowner

 Parcel #35-0003900

 PZ-2025-0240

Discuss a conditional use request that was filed by Landon & Cheryl Stern – landowner, for the purpose of placing a mobile home in an agricultural zone, a tract of land located in the NW1/4 of Section 9, Township 154 North, Range 94 (**Unorganized Township**) (6) CERTIFIED RECEIPTS RECEIVED Building Permit Follows.

*Conditional Use Permit*

1. 8:38 a.m. Smartlink Group o/b/o AT&T – Applicant

 Mountrail-Williams Electric Cooperative – Landowner

 Parcel #40-0006301

 PZ-2025-0245

Discuss a conditional use request filed by Smartlink Group – Applicant in concurrence with Mountrail-Williams Electric Cooperative – Landowner, for the purpose of modifying an existing cell tower in an agricultural zone, on a tract of land described as Outlot 1 of the NE1/4SE1/4 of Section 13, Township 153 North, Range 92 West (**Knife River Township**) (9) CERTIFIED RECEIPTS RECEIVED Building Permit Follows.

*Subdivision Plat*

1. 8:41 a.m. WSB LLC – Applicant

 Three Affiliated Tribes of Ft Berthold Reservation – Landowner

 Parcel #51-0000300

 PZ-2025-0253

Discuss a subdivision plat filed by WSB LLC – Applicant in concurrence with Three Affiliated Tribes of Ft Berthold Reservation – Landowner, for the purpose of receiving comments on a subdivision plat for the future sale of residential lots. Legal Description: Block 1, Lots 1-7 located in part of the S1/2SE1/4 of Section 1, Township 151 North, Range 91 West to be known as Parshall Bay Subdivision 2nd Addition, (**Liberty Township**) (8) CERTIFIED RECEIPTS RECEIVED

1. 8:44 a.m. POSTPONED Julie Okeson - Landowner

 Parcel #35-0015800

Discuss the violation letters that have been sent to her.

1. 8:47 a.m. Michael Voss Jr - Landowner

 Parcel #47-0026300

Discuss the violation letters that have been sent to him.

*Conditional Use Permit*

1. 8:50 a.m. Terry Clayton – Applicant

 LVH-15 LLC – Landowner

 Parcel #45-0009100

 PZ-2025-0256

Discuss a conditional use request that was filed by Terry Clayton – Applicant in concurrence with LVH-15 LLC – Landowner, for the purpose of creating a retail space in a commercial zone, a tract of land located described as Replat of Outlot 4 being portions of Outlot 4 & 6 located in the SE1/4SE1/4 of Section 17, Township 152 North, Range 91 (**Van Hook Township**) (13) CERTIFIED RECEIPTS RECEIVED

*Conditional Use Permit*

1. 8:53 a.m. Terry Clayton – Applicant

 LVH-15 LLC – Landowner

 Parcel #45-0009300

 PZ-2025-0257

Discuss a conditional use request that was filed by Terry Clayton – Applicant in concurrence with LVH-15 LLC – Landowner, for the purpose of creating a country store in a commercial zone, a tract of land located described as Replat of Outlot 7 being portions of Outlot 4, 6 & 7 located in the SE1/4SE1/4 of Section 17, Township 152 North, Range 91 (**Van Hook Township**) (13) CERTIFIED RECEIPTS RECEIVED

*Variance*

1. 8:56 a.m. Terry Clayton – Applicant

 LVH-15 LLC – Landowner

 Parcel #45-0009300

 PZ-2025-0258

Discuss a variance request that was filed by Terry Clayton – Applicant in concurrence with LVH-15 LLC – Landowner, to build a retail building in same place as old building, with a 167’3” setback off Hwy 23 rather than the required 250’, a tract of land located described as Replat of Outlot 7 being portions of Outlot 4, 6 & 7 located in the SE1/4SE1/4 of Section 17, Township 152 North, Range 91 (**Van Hook Township**) (13) CERTIFIED RECEIPTS RECEIVED

*Conditional Use Permit*

1. 8:59 a.m. Fritel Construction – Applicant

 Sam Fritel – Landowner

 Parcel #10-0009800

 PZ-2025-0066

Discuss a conditional use renewal request filed by Fritel Construction – Applicant in concurrence with Sam Fritel – Landowner to use land zoned agricultural to mine gravel on a tract of land 22.00 acres, more or less, in the NW1/4NW1/4, Lots 2 (NW1/4NE1/4), 3 (SW1/4NE1/4, SE1/4NW1/4) & 7 (NE1/4SW1/4) less Outlot 1 of Section 22, Township 157 North, Range 90 West (**Clearwater Township**) (9) CERTIFIED RECEIPTS RECEIVED

*Conditional Use Permit*

1. 9:02 a.m. Gravel Products Inc – Applicant

 Smokey Nelson LLP – Landowner

 Parcel #17-0015100

 PZ-2025-0269

Discuss a conditional use renewal request filed by Gravel Products Inc – Applicant in concurrence with Smokey Nelson LLP – Landowner to use land zoned agricultural to mine gravel on a tract of land 40.00 acres, more or less, in the SE1/4NE1/4, Lots 2 (NW1/4NE1/4), 3 (SW1/4NE1/4, SE1/4NW1/4) & 7 (NE1/4SW1/4) less Outlot 1 of Section 30, Township 156 North, Range 90 West (**Palermo Township**) (8) CERTIFIED RECEIPTS RECEIVED

*Conditional Use Permit*

1. 9:05 a.m. Jonathan Patten – Applicant

 Salgado Estates LLC – Landowner

 Parcel #18-0004221

 PZ-2025-0272

Discuss a conditional use request that was filed by Jonathan Patten – Applicant in concurrence with Salgado Estates LLC – Landowner, for the purpose of placing a manufactured home in a residential zone, a tract of land to be known as Lot A of the Replat of Schmidt’s Country Estates located in the S1/2NE1/4 of Section 9, Township 156 North, Range 91 (**Idaho Township**) (0 of 19) CERTIFIED RECEIPTS RECEIVED

*Conditional Use Permit*

1. 9:08 a.m. Kayla Salgado – Applicant

 Salgado Estates LLC – Landowner

 Parcel #18-0004220

 PZ-2025-0274

Discuss a conditional use request that was filed by Kayla Salgado – Applicant in concurrence with Salgado Estates LLC – Landowner, for the purpose of placing a manufactured home in a residential zone, a tract of land to be known as Lot B of the Replat of Schmidt’s Country Estates located in the S1/2NE1/4 of Section 9, Township 156 North, Range 91 (**Idaho Township**) (0 of 20) CERTIFIED RECEIPTS RECEIVED

1. 9:11 a.m. Mountrail County Weed Board – Jim Hennessy

Discuss the weed management plan.

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

PZ-2025-0250 – **Waypoint Water Solutions LLC** – Applicant. Evelyn P Miller Revocable Living Trust & Roger Miller – Landowners. State Water Permit #ND2025-22997. Period of Authorized usage: 9/03/2025 through 4/27/2026. Pump placement on a tract of land 40.00 acres more or less located in the NE1/4SE1/4 of Section 35, Township 157 North, Range 91 West **(James Hill Township)** (12) CERTIFIED RECEIPTS RECEIVED Approved by P&Z Administrator.

PZ-2025-0281 – **Martin Construction Inc** – Applicant. State of North Dakota – Landowner. State Water Permit #ND2025-22892. Period of Authorized usage: 9/20/2025 through 12/31/2025. Pump placement on a tract of land 40.00 acres more or less located in the NW1/4SW1/4 of Section 8, Township 157 North, Range 92 West **(Cottonwood Township)** (5) CERTIFIED RECEIPTS RECEIVED Pending approval on 9/20/2025.

PZ-2025-0282 – **ASWS LLC** – Applicant. William & Jamie Graham – Landowner. State Water Permit #ND2025-23290. Period of Authorized usage: 9/20/2025 through 11/01/2025. Pump placement on a tract of land 39.50 acres more or less located in the Gov’t Lot 3 (SW1/4NE1/4) of Section 6, Township 158 North, Range 92 West **(Powers Township)** (14) CERTIFIED RECEIPTS RECEIVED Pending approval on 9/20/2025.

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

None Submitted

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

**EOG Resources Inc** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2024-22991 / PZ-2025-0248. Pumping of industrial water by lay flat hose: EOG Resources Inc – Applicant. Ernest Bakke et al – Landowners. SE1/4SW1/2 (Gov’t Lot 2) of Section 9, Township 157 North, Range 92 West (**Cottonwood Township**) ending in the S1/2SW1/4 of Section 16, Township 156 North, Range 92 West **(Ross Township).** Period of Authorized usage: 8/19/2025 through 9/30/2025. Approved by P&Z Administrator.

**Streamline Water Services** **LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2025-22785 / PZ-2025-0250. Pumping of industrial water by lay flat hose: Streamline Water Services LLC – Applicant. Curt & Summer Meyer – Landowner. NE1/4SE1/4 (Gov’t Lot 5) of Section 19, Township 155 North, Range 89 West **(McAlmond Township)** ending in the W1/2NW1/4 of Section 29, Township 154 North, Range 89 West **(Oakland Township).** Period of Authorized usage: 8/21/2025 through 10/31/2025. Approved by P&Z Administrator.

**Streamline Water Services LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2025-22785 / PZ-2025-0255. Pumping of industrial water by lay flat hose: Streamline Water Services LLC – Applicant. Curt & Summer Meyer – Landowner. NE1/4SE1/4 (Gov’t Lot 5) of Section 19, Township 155 North, Range 89 West **(McAlmond Township)** Ties in with pervious permit W1/2NW1/4 of Section 29, Township 154 North, Range 89 West **(Oakland Township)** ending in the NW1/4 of Section 32, Township 154 North, Range 89 West (**Oakland Township).** Period of Authorized usage: 8/21/2025 through 10/31/2025. Approved by P&Z Administrator.

**Select Water Solutions LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #7046 / PZ-2025-0264. Pumping of industrial water by lay flat hose: Select Water Solutions LLC – Applicant. Point of Diversion is in Williams County. Beginning in Mountrail County at NW1/4NW1/4 (Gov’t Lot 1) of Section 18, Township 156 North, Range 94 West (**Myrtle Township**) ending in the S1/2SW1/4 of Section 12, Township 157 North, Range 94 West **(White Earth Township).** Period of Authorized usage: 8/25/2025 through 9/30/2025. Approved by P&Z Administrator.

**Select Water Solutions LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #7046 / PZ-2025-0265. Pumping of industrial water by lay flat hose: Select Water Solutions LLC – Applicant. Point of Diversion is in Williams County. Ties in with pervious permit S1/2SW1/4 of Section 12, Township 157 North, Range 94 West **(White Earth Township)** ending in the S1/2SW1/4 of Section 12, Township 157 North, Range 94 West **(White Earth Township).** Period of Authorized usage: 8/25/2025 through 9/30/2025. Approved by P&Z Administrator.

**Select Water Solutions LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #7046 / PZ-2025-0266. Pumping of industrial water by lay flat hose: Select Water Solutions LLC – Applicant. Point of Diversion is in Williams County. Ties in with pervious permit S1/2SW1/4 of Section 12, Township 157 North, Range 94 West **(White Earth Township)** ending in the S1/2SW1/4 of Section 12, Township 157 North, Range 94 West **(White Earth Township).** Period of Authorized usage: 8/25/2025 through 9/30/2025. Approved by P&Z Administrator.

**Select Water Solutions LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2025-23231 / PZ-2025-0267. Pumping of industrial water by lay flat hose: Select Water Solutions LLC – Applicant. Leroy & Marcia Schroeder – Landowner. SE1/4SE1/4 of Section 12, Township 157 North, Range 94 West **(White Earth Township)** ending in the NE1/4 of Section 13, Township 157 North, Range 94 West **(White Earth Township).** Period of Authorized usage: 8/25/2025 through 9/30/2025. Approved by P&Z Administrator.

**Select Water Solutions LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2025-23128 / PZ-2025-0268. Pumping of industrial water by lay flat hose: Select Water Solutions LLC – Applicant. Boyd & Connie Anderson – Landowner. NE1/4NE1/4 of Section 13, Township 157 North, Range 94 West **(White Earth Township)** ending in the SW1/4 of Section 12, Township 157 North, Range 94 West **(White Earth Township).** Period of Authorized usage: 8/25/2025 through 9/30/2025. Approved by P&Z Administrator.

**Streamline Water Services LLC** – **Lay Flat Hose Permit only** – Permit Number – State Water Permit #ND2025-22785 / PZ-2025-0277. Pumping of industrial water by lay flat hose: Streamline Water Services LLC – Applicant. Curt & Summer Meyer – Landowner. NE1/4SE1/4 (Gov’t Lot 5) of Section 19, Township 155 North, Range 89 West **(McAlmond Township)** ending in the N1/2NE1/4, N1/4NE1/4 of Section 20, Township 153 North, Range 89 West **(Shell Township).** Period of Authorized usage: 9/02/2025 through 10/31/2025. Approved by P&Z Administrator.

1. **Approval of the August 25th, 2025 Minutes**
2. **Building Permits 2438 - 2446**

2438 – PZ-2025-0249 – Jeffrey & Sandra Mack – Applicant/Landowner. Parcel #57-0004900. Block 3, Lots 21 & 22 of Palermo City located in the N1/2NE1/4 of Section 15, Township 156 North, Range 90 West. **(Palermo Township)** 14’x24’ storage garage.

2439 – PZ-2025-0251 – Scott & Tori Anderson – Applicant/Landowner. Parcel #11-0013401. Outlot 1 of the SE1/4NE1/4 of Section 28, Township 157 North, Range 91 West. **(James Hill Township)** 40’x84’ pole barn.

2440 – PZ-2024-0241 – Landon & Cheryl Stern – Applicant/Landowner. Parcel #35-0003900. NW1/4 of Section 9, Township 154 North, Range 94 West. **(Unorganized Township)** 15’x70’ mobile home. Pending approval of CUP

2441 – PZ-2025-0246 – Jake Shappy – Applicant. Mountrail-Williams Electric Cooperative – Landowner. Parcel #40-0006301. Outlot 1 of the NE1/4SE1/4 of Section 13, Township 153 North, Range 92 West (**Knife River Township**) Upgrading cell tower equipment. Pending approval of CUP

2442 – PZ-2025-0273 – Jonathan Patten – Applicant. Salgado Estates LLC – Landowner. Parcel #18-0004221. A tract of land to be known as Lot A of the Replat of Schmidt’s Country Estates located in the S1/2NE1/4 of Section 9, Township 156 North, Range 91 (**Idaho Township**) 3600 sq ft manufactured home. Pending approval of CUP

2443 – PZ-2025-0275 – Kayla Salgado – Applicant. Salgado Estates LLC – Landowner. Parcel #18-0004220. A tract of land to be known as Lot B of the Replat of Schmidt’s Country Estates located in the S1/2NE1/4 of Section 9, Township 156 North, Range 91 (**Idaho Township**) 3480 sq ft manufactured home. Pending approval of CUP

2444 – PZ-2025-0276 – Robert Grant – Applicant/Landowner. Parcel #15-0006610. Outlot 6 of the NE/4NE1/4 & NW1/4NE1/4 of Section 12, Township 156 North, Range 88 West. **(Egan Township)** 60’x100’ pole barn.

2445 – PZ-2025-0280 – Kyle & Peggy Bauer – Applicant. Mountrail County Park Commission – Landowner. Parcel #45-0019009. Block 2, Lot 5 of Traynor Park located in the S1/2SW1/4 of Section 29 & N1/2N1/2 of Section 32 Township 152 North, Range 91 West. **(Van Hook Township)** deck.

2446 – PZ-2025-0287 - Kevin & Dalaine Uran – Applicant/Landowner. Parcel#34-0010100. NE1/4 of Section 21, Township 154 North, Range 93 West. **(Rat Lake Township)** 100’x250’ pole barn.

1. **Informational Purpose**

 Farden Construction – Applicant

 Badlands Power Fuels LLC – Landowner

 Parcel #17-0008000

 PZ-2025-0262

Farden Construction – Applicant produced the documents the board had required of them to continue to operate until 12-31-2025.

**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…

Approval of Planning & Zoning Fees for the 2026 year. Administration is seeing no reason to increase fees at this time.

**Public Comments:**

**Board Concerns**

Next regular meeting of the Mountrail County Planning & Zoning Board is **Monday, October 20th, 2025 at 8:30** am via GOTOMEETING or the Commissioners Room in the Courthouse.

Call to Adjourn