

Proceedings Of The Mountrail County Planning Commission

MINUTES MOUNTRAIL COUNTY PLANNING & ZONING COMMISSION JUNE 22, 2026

The meeting of the Mountrail County Planning & Zoning Commission was called to order at 8:30 a.m. by Chairman Charlie Sorenson with Commissioners Cameron Tomjack, Trudy Ruland, Joan Hollekim, Darren LeRohl, Arlo Borud, Tess Jarmin, and Jesse Weyrauch present. Absent was Commissioner Doug Bratvold. Also present were Mountrail County Planning & Zoning Administrator Melissa Vachal, Mountrail County Planning & Zoning Assistant Malinda Gunderson, Mountrail County State's Attorney Wade Enget, Mountrail County Tax Equalization Director Kim Savage, Mountrail County Property Assessor Lisa Wolla and Mountrail County Auditor Stephanie Pappa.

APPROVAL OF AGENDA

Moved by Commissioner Borud, seconded by Commissioner Weyrauch, to approve the agenda as amended. All present voted yes. Motion carried.

APPROVAL OF MINUTES

Moved by Commissioner Hollekim, seconded by Commissioner Jarmin, to approve the Planning & Zoning Commission minutes of the May 26, 2026 meeting as corrected. All present voted yes. Motion carried.

1. 8:35 a.m. Michael & Amanda Hinkle-Applicants/Landowners; (PZ-2026-0126) Conditional Use

Zoning Request/Conditional Use Permit for the following described property: a tract of land 6.42 acres more or less, described as Outlot 2 in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 33, Township 154 North, Range 91 West (Sikes Township) (Parcel# 32-0018615)

The applicant (represented by Amanda Hinkle) is seeking a Conditional Use Permit for the purpose of placing a manufactured home on land zoned Agricultural. They will be removing the existing older mobile home on the property and replacing it with a new one. Applicant has met all requirements of the Planning & Zoning

Board.

Moved by Commissioner Ruland, seconded by Commissioner Borud, to approve the zoning request filed by Michael & Amanda Hinkle for a Conditional Use Permit for the purpose of placing a manufactured home on land zoned Agricultural on a tract of land 6.42 acres more or less, described as Outlot 2 in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 33, Township 154 North, Range 91 West (Sikes Township), as Michael & Amanda Hinkle have met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent upon Michael & Amanda Hinkle complying with all other terms and conditions of the Mountrail County Land Development Code. All present voted yes. Motion carried.

2. 8:38 a.m. IYL Investments LLC-Applicant/Landowner; (PZ-2026-0128) Conditional Use

Zoning Request/Conditional Use Permit for the following described property: a tract of land 6.46 acres more or less, described as Lot 1 of Polley Acres Subdivision located in Gov't Lot 4 (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 5, Township 154 North, Range 93 West (Rat Lake Township) (Parcel# 34-0002510)

The applicant (represented by Cory Frysle with IYL Investments LLC) is seeking a Conditional Use Permit for the purpose of developing a manufactured home park on land zoned Residential. Mr. Frysle admitted that the property is intended to be used as workforce housing for the company's employees and not to be rented out to others and that they do have employees currently living here. Chairman Sorenson pointed out several things the applicant would need to do in light of this information and referenced Sections 5.3 and 5.4 of the Mountrail County Land Development Code in regards to the Conditional Use Permit requirements for temporary workforce housing including the requirement that the area be zoned as Commercial or Industrial. Chairman Sorenson also added that because it is currently operating as a non-permitted man camp that it would be appropriate for the board to issue a cease-

and-desist order at this time. States Attorney Enget suggested the applicant could meet with Administrator Vachal to go over any possible permitting and rezoning options. Several neighboring landowners expressed concerns regarding the mess man camps produce and the danger of discarded trash to nearby livestock.

Moved by Commissioner Borud, seconded by Commissioner Jarmin, to deny the Conditional Use Permit request filed by IYL Investments LLC and to approve issuing a cease-and-desist order for a non-compliant temporary workforce housing operation. All present voted yes. Motion carried.

3. 8:41 a.m. IYL Investments LLC-Applicant/Landowner; (PZ-2026-0129) Conditional Use

Zoning Request/Conditional Use Permit for the following described property: a tract of land 6.46 acres more or less, described as Lot 1 of Polley Acres Subdivision located in Gov't Lot 4 (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 5, Township 154 North, Range

93 West (Rat Lake Township) (Parcel# 34-0002510)

This application corresponds to PZ-2026-0128 and was removed as a result of that hearing.

4. 8:44 a.m. Jerimey & Nichol Bruhn-Applicants/Landowners; (PZ-2026-0131) Amendment

Amendment to Zoning Request for the following described property: a tract of land 10.00 acres, more or less, known as the North 10 acres of Outlot 1 of the SE $\frac{1}{4}$ of Section 1, Township 156 North, Range 89 West (McGahan Township) (Parcel# 16-0000101)

The applicant (not present at this hearing) is seeking an Amendment to Zoning to re-zone land from Commercial to Agricultural. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Borud, seconded by Commissioner LeRohl, to make recommendation to the Mountrail County Commissioners to approve the zoning request filed by Jerimey & Nichol Bruhn, for an amendment to re-zone land from Com-

mercial to Agricultural on a tract of land 10.00 acres, more or less, known as the North 10 acres of Outlot 1 of the SE1/4 of Section 1, Township 156 North, Range 89 West (McGahan Township) as Jerimey & Nichol Bruhn have met all criteria as set forth in the Mountrail County Land Development Code and is further contingent upon Jerimey & Nichol Bruhn complying with all other terms and conditions of the Mountrail County Land Development Code. All present voted yes. Motion carried.

5. 8:47 a.m. Jerimey & Nichol Bruhn-Applicants/Landowners; (PZ-2026-0132) Conditional Use

Zoning Request/Conditional Use Permit for the following described property: a tract of land 10.00 acres, more or less, described as the North 10 acres of Outlot 1 of the SE1/4 of Section 1, Township 156 North, Range 89 West (McGahan Township) (Parcel# 16-0000101)

The applicant (not present at this hearing) is seeking a Conditional Use Permit for the purpose of placing a mobile home on land that will be zoned Agricultural contingent upon the Amendment to Zoning request being approved by the Mountrail County Board of Commissioners. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Hollekim, seconded by Commissioner Jarmin, to approve the zoning request filed by Jerimey & Nichol Bruhn for a Conditional Use Permit for the purpose of placing a mobile home on land that will be zoned Agricultural contingent upon the Amendment to Zoning request being approved by the Mountrail County Board of Commissioners on a tract of land 10.00 acres, more or less, described as the North 10 acres of Outlot 1 of the SE1/4 of Section 1, Township 156 North, Range 89 West (McGahan Township), as Jerimey & Nichol Bruhn have met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent upon Jerimey & Nichol Bruhn complying with all other terms and conditions of the Mountrail County Land Development Code. All present voted yes. Motion carried.

6. 8:50 a.m. Jerimey & Nichol Bruhn-Applicants/Landowners; (PZ-2026-0133) Variance

Variance Application request for the following described property: a tract of land 10.00 acres, more or less, described as the North 10 acres of Outlot 1 of the SE1/4

of Section 1, Township 156 North, Range 89 West (McGahan Township) (Parcel# 16-0000101)

The applicant (not present at this hearing) is seeking a Variance Permit to place a mobile home older than the 8 years allowed by Mountrail County Land Development Code on land that will be zoned Agricultural contingent upon the Amendment to Zoning request being approved by the Mountrail County Board of Commissioners. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Jarmin, seconded by Commissioner Ruland, to approve the zoning request filed by Jerimey & Nichol Bruhn for a Variance Permit to place a mobile home older than the 8 years allowed by Mountrail County Land Development Code on land that will be zoned Agricultural contingent upon the Amendment to Zoning request being approved by the Mountrail County Board of Commissioners on a tract of land 10.00 acres, more or less, described as the North 10 acres of Outlot 1 of the SE1/4 of Section 1, Township 156 North, Range 89 West (McGahan Township), as Jerimey & Nichol Bruhn have met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent upon Jerimey & Nichol Bruhn complying with all other terms and conditions of the Mountrail County Land Development Code. All present voted yes. Motion carried.

7. 8:53 a.m. Schenk LLC-Applicant; Bartelson Investments LLLP-Landowner; (PZ-2026-0135) Temporary Fresh Water Industrial Use Point of Diversion

Zoning Request/Temporary Fresh Water Industrial Use Point of Diversion for the following described property: a tract

of land 160.00 acres, more or less, located in the SW1/4 of Section 4, Township 152 North, Range 90 West (Parshall Township) (Parcel# 44-0001600)

The applicant (represented by Ron Schenk with Schenk LLC) is seeking a Temporary Fresh Water Industrial Use Point of Diversion for the purpose of pumping water via lay flat hose for industrial use. This application is a renewal but it is being brought in front of the board due to the project being located along Shell Creek. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Borud, seconded by Commissioner LeRohl, to approve the zoning request filed by Schenk

LLC with concurrence from Bartelson Investments LLLP-landowner, for a temporary conditional use permit for a Temporary Fresh Water Industrial Use Point of Diversion to pump water via lay flat hose for industrial use on a tract of land 160.00 acres, more or less, located in the SW1/4 of Section 4, Township 152 North, Range 90 West (Parshall Township) contingent upon adhering to the ND State Water Permit ND6979 valid 6/22/26 through 6/22/27 and adhering to Mountrail County Road & Bridge and/or township(s) temporary ROW use requirements as Schenk LLC with concurrence from Bartelson Investments LLLP-landowner, has met all criteria as set forth in the Mountrail County Land Development Code and is further contingent upon Schenk LLC with concurrence from Bartelson Investments LLLP-landowner, complying with all other terms and conditions of the Mountrail County Land Development Code. All present voted yes. Motion carried.

8. 8:56 a.m. Mountrail-Williams Electric Cooperative-Applicant; Susan & Kermit Arneson et. al.-Landowners; (PZ-2026-0107) Conditional Use

Zoning Request/Conditional Use Permit for the following described property: a tract of land 6.94 acres more or less, in the SE1/4SE1/4 to be known as Replat of Outlot 1 of SE1/4SE1/4 of Section 11, Township 156 North, Range 89 West (McGahan Township) (Parcel# 16-0005400 & 16-0005500)

The applicant (not present at this hearing) is seeking a Conditional Use Permit for the purpose of using land zoned Agricultural for the expansion of an existing electrical substation. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Borud, seconded by Commissioner Jarmin, to approve the zoning request filed by Mountrail-Williams Electric Cooperative with concurrence from Susan & Kermit Arneson et. al.-landowners, for a Conditional Use Permit for the purpose of using land zoned Agricultural for the expansion of an existing electrical substation on a tract of land 6.94 acres more or less, in the SE1/4SE1/4 to be known as Replat of Outlot 1 of SE1/4SE1/4 of Section 11, Township 156 North, Range 89 West (McGahan Township), as Mountrail-Williams Electric Cooperative with concurrence from Susan & Kermit Arneson et. al.-landowners, has met all other criteria as set forth in the Mountrail County Land Development Code and is further contin-

gent upon Mountrail-Williams Electric Cooperative with concurrence from Susan & Kermit Arneson et. al.-landowners, complying with all other terms and conditions of the Mountrail County Land Development Code. All present voted yes. Motion carried.

9. 8:59 a.m. Mountrail-Williams Electric Cooperative-Applicant; Numerous-Landowners; (PZ-2026-0136) Conditional Use

Zoning Request/Conditional Use Permit for the following described property: a tract of land beginning at Outlot 1 of Gov't Lot 4 (SW¼NW¼) of Section 7, Township 153 North, Range 92 West and ending at Gov't Lot 4 (SW¼SW¼) of Section 18, Township 153 North, Range 92 West (Knife River Township) and also a tract of land beginning at Outlot 1 of W½SW¼ of Section 26, Township 153 North, Range 91 West and ending at E½SE¼ of Section 27, Township 153 North, Range 91 West (Crane Creek Township) (Numerous Parcel #s)

The applicant (not present at this hearing) is seeking a Conditional Use Permit for the purpose of adding 115-kilovolt transmission line to an already existing line on land zoned Agricultural. Applicant must submit a signed application in order to meet all requirements of the Planning & Zoning Board.

Moved by Commissioner Borud, seconded by Commissioner Weyrauch, to approve the zoning request filed by Mountrail-Williams Electric Cooperative with concurrence from numerous landowners, for a Conditional Use Permit for the purpose of using land zoned Agricultural for the expansion of an existing electrical substation on a tract of land beginning at Outlot 1 of Gov't Lot 4 (SW¼NW¼) of Section 7, Township 153 North, Range 92 West and ending at Gov't Lot 4 (SW¼SW¼) of Section 18, Township 153 North, Range 92 West (Knife River Township) and also a tract of land beginning at Outlot 1 of W½SW¼ of Section 26, Township 153 North, Range 91 West and ending at E½SE¼ of Section 27, Township 153 North, Range 91 West (Crane Creek Township), contingent upon the applicant providing Administration with a signed application as Mountrail-Williams Electric Cooperative with concurrence numerous landowners, has met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent upon Mountrail-Williams Electric

Cooperative with concurrence from numerous landowners, complying with all other terms and conditions of the Mountrail County Land Development Code. All present voted yes. Motion carried.

10. 9:02 a.m. Travis Kuster-Applicant; Jeri Lynn Kuster-Landowner; (PZ-2026-0092) Variance

Variance Application request for the following described property: a tract of land along the section line located in the SE¼SE¼SE¼ of Section 18, Township 157 North, Range 91 West (James Hill Township) (Parcel# 11-0008401 & 11-0008400)

Chairman Sorenson untabled this discussion.

The applicant (represented by Travis Kuster) is seeking a Variance Permit to place a shop building 29' from the undeveloped section line on land zoned Agricultural rather than 150' as required by the Mountrail County Land Development Code. James Hill Township has sent a letter to Administration giving their approval for the setback to be 35' from the centerline. Jeri Lynn Kuster also provided a letter requesting to combine the two parcel numbers into one. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Jarmin, seconded by Commissioner LeRohl, to approve the zoning request filed by Travis Kuster with concurrence from Jeri Lynn Kuster-landowner, for a Variance Permit to place a shop building 35' from the centerline of the undeveloped section line on land zoned Agricultural rather than 150' as required by the Mountrail County Land Development Code on a tract of land along the section line located in the SE¼SE¼SE¼ of Section 18, Township 157 North, Range 91 West (James Hill Township), as Travis Kuster with concurrence from Jeri Lynn Kuster-landowner, have met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent upon Travis Kuster with concurrence from Jeri Lynn Kuster-landowner, complying with all other terms and conditions of the Mountrail County Land Development Code. All present voted yes. Motion carried

Temporary Water Permits – New – For Board Information Only

PZ-2026-0138 – Central Specialties Inc – Applicant. Bruhn Farmland Trust – Landowner. State Water Permit

#ND2026-23695. Period of Authorized usage: 06/05/2026 through 09/30/2026. Pump placement on a tract of land 40.00 acres more or less located in the NE¼NE¼ of Section 15, Township 156 North, Range 89 West (McGahan Township).

PZ-2026-0140 – H2O Connections LLC – Applicant. Cory A Nielsen Trust Share et al – Landowners. State Water Permit #ND2026-23664. Period of Authorized usage: 06/11/2026 through 04/30/2027. Pump placement on a tract of land 40.00 acres more or less located in the SE¼SE¼ (Gov't Lot 1) of Section 8, Township 156 North, Range 90 West (Palermo Township).

PZ-2026-0149 – Mwiley Resources Inc – Applicant. C.O. Hanson Trust – Landowner. State Water Permit #ND2026-23629. Period of Authorized usage: 06/20/2026 through 04/27/2027. Pump placement on a tract of land 40.00 acres more or less located in the NE¼SW¼ of Section 21, Township 156 North, Range 90 West (Palermo Township).

PZ-2026-0152 – H2O Connections LLC – Applicant. Curt & Summer Meyer – Landowners. State Water Permit #6754. Period of Authorized usage: 06/12/2026 through 12/31/2026. Pump placement on a tract of land 40.00 acres more or less located in the NE¼NW¼ (Gov't Lot 1) of Section 19, Township 155 North, Range 89 West (McAlmond Township).

Temporary Water Permits – Non-Transferable Renewals – For Board Information Only

Flow Pro Inc – State Water Permit #ND2026-23680 / PZ-2026-0139. Flow Pro Inc – Applicant. Robert & Deborah Clark – Landowners. Outlot 1 of Lots 3, 6 & 7, less Sublot A, pump will be located in the NE¼SW¼ (Gov't Lot 7) of Section 5, Township 157 North, Range 92 West (Cottonwood Township). Period of Authorized usage: 05/03/2026 through 05/14/2027. Parcel #12-0002801. Approved by P&Z Administrator

Jane Paulson Living Trust – State Water Permit #ND2026-23707 / PZ-2026-0151. Jane Paulson Living Trust – Applicant/Landowner. SE¼NW¼ (Gov't Lot 3) of Section 20, Township 158 North, Range 92 West (Powers Township). Period of Authorized usage: 06/06/2026 through 06/05/2027. Parcel #05-0010400. Approved by P&Z Administrator

Lay Flat Hose Permits-For Board Information Only

Streamline Water Services – Lay Flat

Hose Permit only – Permit Number – State Water Permit #ND2025-23376 / PZ-2026-0115. Pumping of industrial water by lay flat hose: Streamline Water Services – Applicant. Curt & Summer Meyer – Landowners. SE $\frac{1}{4}$ NE $\frac{1}{4}$ & NE $\frac{1}{4}$ SE $\frac{1}{4}$ (Gov't Lot 5) of Section 19, Township 155 North, Range 89 West (McAlmond Township) ending in the NW $\frac{1}{4}$ of Section 17, Township 154 North, Range 89 West (Oakland Township). Period of Authorized usage: 05/15/2026 through 08/01/2026. Approved by P&Z Administrator.

Streamline Water Services – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2025-23376 / PZ-2026-0137. Pumping of industrial water by lay flat hose: Streamline Water Services – Ap-

plicant. Curt & Summer Meyer – Landowners. SE $\frac{1}{4}$ NE $\frac{1}{4}$ & NE $\frac{1}{4}$ SE $\frac{1}{4}$ (Gov't Lot 5) of Section 19, Township 155 North, Range 89 West (McAlmond Township) ending in the N $\frac{1}{2}$ NE $\frac{1}{4}$ (Gov't Lots 1 & 2) of Section 5, Township 153 North, Range 89 West (Shell Township). Period of Authorized usage: 06/01/2026 through 08/30/2026. Approved by P&Z Administrator.

West Dakota Water LLC – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2026-23680 / PZ-2026-0143. Pumping of industrial water by lay flat hose: West Dakota Water LLC – Applicant. Robert & Deborah Clark – Landowners. NE $\frac{1}{4}$ SW $\frac{1}{4}$ (Gov't Lot 7) of Section 5, Township 157 North, Range 92 West (Cottonwood Township) ending in the E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 158 North, Range 92 West (Powers Township). Period of Authorized usage: 06/08/2026 through 08/30/2026. Approved by P&Z Administrator.

West Dakota Water LLC – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2026-23680 / PZ-2026-0144. Pumping of industrial water by lay flat hose: West Dakota Water LLC – Applicant. Robert & Deborah Clark – Landowners. Beginning at E $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 158 North, Range 92 West (Powers Township) ending in the E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 158 North, Range 92 West (Powers Township). Period of Authorized usage: 06/08/2026 through 08/30/2026. Approved by P&Z Administrator. Ties in with previous permit #PZ-2026-0143.

West Dakota Water LLC – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2026-23680 / PZ-2026-

0145. Pumping of industrial water by lay flat hose: West Dakota Water LLC – Applicant. Robert & Deborah Clark – Landowners. Beginning at E $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 158 North, Range 92 West (Powers Township) ending in the E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 158 North, Range 92 West (Powers Township). Period of Authorized usage: 06/08/2026 through 08/30/2026. Approved by P&Z Administrator. Ties in with previous permit #PZ-2026-0143.

West Dakota Water LLC – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2026-23680 / PZ-2026-0146. Pumping of industrial water by lay flat hose: West Dakota Water LLC – Applicant. Robert & Deborah Clark – Landowners. Beginning at E $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 158 North, Range 92 West (Powers Township) ending in the E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 158 North, Range 92 West (Powers Township). Period of Authorized usage: 06/08/2026 through 08/30/2026. Approved by P&Z Administrator. Ties in with previous permit #PZ-2026-0143.

Streamline Water Services – Lay Flat Hose Permit only – Permit Number – State Water Permit #6754 / PZ-2026-0153. Pumping of industrial water by lay flat hose: Streamline Water Services – Applicant. Curt & Summer Meyer – Landowners. NE $\frac{1}{4}$ NW $\frac{1}{4}$ (Gov't Lot 1) of Section 19 Township 155 North, Range 89 West (McAlmond Township) ending in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ & SE $\frac{1}{4}$ NE $\frac{1}{4}$ (Gov't Lot 5) of Section 19, Township 155 North, Range 89 West (McAlmond Township). Period of Authorized usage: 06/11/2026 through 08/30/2026. Approved by P&Z Administrator.

Streamline Water Services – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2025-23376 / PZ-2026-0154. Pumping of industrial water by lay flat hose: Streamline Water Services – Applicant. Curt & Summer Meyer – Landowners. NE $\frac{1}{4}$ SE $\frac{1}{4}$ & SE $\frac{1}{4}$ NE $\frac{1}{4}$ (Gov't Lot 5) of Section 19 Township 155 North, Range 89 West (McAlmond Township) ending in the NW $\frac{1}{4}$ of Section 20, Township 154 North, Range 90 West (Oakland Township). Period of Authorized usage: 06/10/2026 through 08/30/2026. Approved by P&Z Administrator.

Streamline Water Services – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2026-23664 / PZ-2026-0155. Pumping of industrial water by lay

flat hose: Streamline Water Services – Applicant. Cory A Nielson Trust Share et al – Landowners. SE $\frac{1}{4}$ SE $\frac{1}{4}$ (Gov't Lot 1) of Section 8, Township 156 North, Range 90 West (Palermo Township) ending in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 8, Township 156 North, Range 90 West (Palermo Township). Period of Authorized usage: 06/22/2026 through 08/30/2026. Approved by P&Z Administrator.

Streamline Water Services – Lay Flat Hose Permit only – Permit Number – State Water Permit #6285 / PZ-2026-0156. Pumping of industrial water by lay flat hose: Streamline Water Services – Applicant. Earl & Janet Jensen Trust – Landowner. SE $\frac{1}{4}$ of Section 35, Township 157 North, Range 90 West (Clearwater Township) ending in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 8, Township 156 North, Range 90 West (Palermo Township). Period of Authorized usage: 06/22/2026 through 08/30/2026. Approved by P&Z Administrator.

Building Permits 2483, 2486-2487, and 2489-249

2483 – PZ-2026-0093 – Travis Kuster – Applicant. Jeri Lynn Kuster – Landowner. Parcel #11-0008400 & 11-0008401. SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 18, Township 157 North, Range 91 West (James Hill Township). 100'x150' shop. Pending Variance approval.

2486 – PZ-2026-0116 – Douglas & Candice Hirsch – Applicant/Landowners. Parcel #47-0024800. Lot 2, Block 11 of Replat of Block One of Arrowhead Point

Subdivision, located in the SE $\frac{1}{4}$ of Section 11, Township 152 North, Range 93 West (Unorganized Township). 8'x40' storage container.

2487 – PZ-2026-0118 – Jason & Stacey Barstad – Applicant. Mountrail County Park Commission – Landowner. Parcel #45-0019104. N $\frac{1}{4}$ of Lots 7 & 8, Block 9, of Traynor Park Subdivision, located in the S $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 29 & N $\frac{1}{2}$ N $\frac{1}{2}$ of Section 32, Township 152 North, Range 91 West (Van Hook Township). Privacy fence.

2489 – PZ-2026-0123 – Brandon & Nicole Biwer – Applicant. Coteau Cattle LLP – Landowner. Parcel #10-0007300. SE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 15, Township 157 North, Range 90 West (Clearwater Township). 34'x48' home with deck.

2490 – PZ-2026-0125 – Mike Luther – Applicant. Mountrail County Park Commission – Landowner. Parcel #45-0019006 & 45-0019005. Lots 1 & 2, Block 2 of Traynor Park Subdivision, located in the

S½SW¼ of Section 29 & N½N½ of Section 32, Township 152 North, Range 91 West (Van Hook Township). Privacy fence.

2491 – PZ-2026-0127 – Michael & Amanda Hinkle – Applicant/Landowners. Parcel # 32-0018615. Outlot 2 located in the SW¼NE¼ of Section 33, Township 154 North, Range 91 West (Sikes Township) 76'x26.8' mobile home. Pending CUP approval.

2492 – PZ-2026-0130 – IYL Investments LLC – Applicant/Landowner. Parcel # 34-0002510. Lot 1 of Polly Acres Subdivision located in the NW¼NW¼ (Gov't Lot 4) of Section 5, Township 154 North, Range 93 West (Rat Lake Township) 40'x80' modular home. Pending CUP approval.

2493 – PZ-2026-0134 – Jerimey & Nichol Bruhn – Applicant/Landowners. Parcel # 16-0000101. Outlot 1 of the SE¼ of Section 1, Township 156 North, Range 89 West (McGahan Township) 16'x80' mobile home. Pending CUP approval.

Building permit 2483 was untabled by Chairman Sorenson. Building permit 2492 was removed along with the corresponding CUP application (PZ-2026-0129) due to the cease-and-desist order being issued for PZ-2026-0128.

Moved by Commissioner Hollekim, seconded by Commissioner Tomjack, to approve building permits 2483, 2486-2487, 2489-2491 and 2493. All present voted yes. Motion carried.

ONGOING BUSINESS

Gravel Pits-remains ongoing-CUP checklist has been updated

Green Acres Subdivision-Hyrum Zett-

ing plan of action for Green Acres Subdivision

Data Centers-currently under moratorium

Battery Storage Facilities-currently under moratorium

Animal Feeding Ordinance-currently under moratorium

STAFF UPDATES

* As the weather continues to improve, staff will continue their inspections throughout the county.

* Administration has been provided by Weed Control Officer Jim Hennessy a listing of 15 gravel pits that didn't pass his office's inspection. Administrator Vachal will keep the information on file but it will not be attached to the pit permits at this time.

* Administrator Vachal had a question for the board regarding applicants receiving permission via text message rather than a signed lease or other signed agreement for their lay flat hose applications and wanted to know if the board finds this acceptable. Several board members felt it would be difficult to determine if that text message was actually coming from the landowner and also questioned if that could be considered legally binding. Going forward, Administration will continue to allow permission from township boards to be obtained by text message but landowner permission will need to be obtained by a signed lease or other signed agreement.

* The next meeting of the Land Development Code Subcommittee regarding the amendment for data centers will be July 7th at 2:30 p.m. to discuss the changes requested by the Mountrail County Board of

Commissioners.

* The next meeting of the Land Development Code Subcommittee regarding the amendment for the Animal Feeding Ordinance will be July 21st at 12:30 p.m. immediately following the meeting of the Mountrail County Board of Commissioners.

* Administrator Vachal presented the board with the 2027 budget for Planning & Zoning. Most of the budget has remained unchanged but she wanted to discuss the board salaries in case the board wished to change that. No changes were requested by any board members.

PUBLIC COMMENTS

None.

BOARD CONCERNS

None.

The Board adjourned at 9:39 a.m. The next regular meeting of the Mountrail County Planning & Zoning Commission is **Monday, July 27, 2026**, at 8:30 a.m. in the Commissioners Room at the Mountrail County Courthouse and via GOTOMEETING.

Accepted and approved this 27th day of July, 2026.

Charlie Sorenson, Chairman

Mountrail County

Planning & Zoning Commission

Melissa Vachal, Administrator

Mountrail County

Planning & Zoning

Electronic recordings of full meetings are kept in the office per NDCC 44-04