

Proceedings Of The Mountrail County Planning Commission

MINUTES MOUNTRAIL COUNTY PLANNING & ZONING COMMISSION JULY 27, 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, Arlo Borud, Tess Jarmin, and Jesse Weyrauch present. Absent was Commissioner Darren LeRohl. Commissioner Doug Bratvold was absent at roll call but later joined the meeting at 8:54 a.m. Also present were Mountrail County Planning & Zoning Administrator Melissa Vachal, Mountrail County Planning & Zoning Assistant Ma-linda 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 Tomjack, to approve the Planning & Zoning Commission minutes of the June 22, 2026 meeting. All present voted yes. Motion carried.

1. 8:35 a.m. Tim L & Lynn Smith Living Trust-Applicant/Landowners; (PZ-2026-0147) Conditional Use

Zoning Request/Conditional Use Permit for the following described property: a tract of land known as Block 2, Lot 7 of Lakeview Subdivision, located in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, Township 151 North, Range 91 West (Liberty Township) (Parcel# 51-0001800)

The applicant (represented by Tim Smith) is seeking a Conditional Use Permit for the purpose of removing the existing home and placing a new manufactured home on land zoned Recreational. Administrator Vachal states the applicant will have the new home placed in accordance with the required setbacks. 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 Tim L & Lynn Smith Living Trust for a Conditional Use Permit for the purpose of removing the existing home and placing a new manufactured home on land zoned Recreational on a tract of land known as Block 2, Lot 7 of Lakeview Subdivision, located in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, Township 151 North, Range 91 West (Liberty Township), as Tim L & Lynn Smith Living Trust has met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent upon Tim L & Lynn Smith Living Trust 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. Kairo Salgado-Applicant/Landowner; (PZ-2026-0158) Conditional Use

Zoning Request/Conditional Use Permit for the following described property: a tract of land known as Lot C of the Replat of Lots 2 thru 27 Schmidt's County Estates, located in Outlot 3 of the S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 9, Township 156 North, Range 91 West (Idaho Township) (Parcel# 18-0004213)

The applicant (represented by Kairo Salgado) is seeking a Conditional Use Permit for the purpose of placing a manufactured home on land zoned Residential. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Hollekim, seconded by Commissioner Weyrauch, to approve the zoning request filed by Kairo Salgado for a Conditional Use Permit for the purpose of placing a manufactured home on land zoned Residential on a tract of land known as Lot C of the Replat of Lots 2 thru 27 Schmidt's County Estates, located in Outlot 3 of the S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 9, Township 156 North, Range 91 West (Idaho Township), as Kairo Salgado has met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent upon Kairo Salgado complying with all other terms and conditions of the Mountrail County

Land Development Code. All present voted yes. Motion carried.

3. 8:41 a.m. Robert Andes-Applicant; Christopher Hartford-Landowner; (PZ-2026-0159) Outlot

Outlot Plat Review Application for the following described property: a tract of land 37.93 acres more or less located in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ & SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 18, Township 151 North, Range 88 West to be known as Outlot 1 of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ & SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 18, Township 151 North, Range 88 West (Mountrail Township) (Parcel# 48-0007100)

The applicant (represented by Robert Andes) is seeking an outlot plat for an irregular tract of land in order to purchase the parcel from Mr. Hartford. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Borud, seconded by Commissioner Jarmin to approve the zoning request of platting an outlot of land 37.93 acres more or less located in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ & SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 18, Township 151 North, Range 88 West to be known as Outlot 1 of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ & SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 18, Township 151 North, Range 88 West (Mountrail Township) as Robert Andes, with concurrence from Christopher Hartford-landowner, has met all criteria as set forth in Mountrail County Land Development Code. All present voted yes. Motion carried.

4. 8:44 a.m. Linda & Alan Vachal-Applicants/Landowners; (PZ-2026-0165) Conditional Use

Zoning Request/Conditional Use Permit for the following described property: a tract of land located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ (Gov't Lot 4) of Section 3, Township 155 North, Range 93 West (Debing Township) (Parcel# 27-0001000)

The applicant (represented by Linda Vachal) is seeking a Conditional Use Permit for the purpose of replacing an existing modular home with a new modular home on land zoned Agricultural. Due to a conflict of interest, Chairman Sorenson relinquished his chair and Vice-Chairman Tomjack stepped in to conduct this hearing. 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 Linda & Alan Vachal for a Conditional Use Permit for the purpose of replacing an existing modular home with a new modular home on land zoned Agricultural on a tract of land located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ (Gov't Lot 4) of Section 3, Township 155 North, Range 93 West (Debing Township), as Linda & Alan Vachal have met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent upon Linda & Alan Vachal 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. Linda & Alan Vachal-Applicants/Landowners; (PZ-2026-0164) Variance

Variance Application request for the following described property: a tract of land located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ (Gov't Lot 4) of Section 3, Township 155 North, Range 93 West (Debing Township) (Parcel# 27-0001000)

The applicant (represented by Linda Vachal) is seeking a Variance Permit for the purpose of replacing an existing modular home with a newer modular home having a 94' setback from center of road on the NW corner of modular home and 111' from SW corner of the modular home and garage with a 33' setback from the NW corner of the apron from the center of road & 48' +/- from the SW corner of the apron from the center of the road. Due to a conflict of interest, Chairman Sorenson relinquished his chair and Vice-Chairman Tomjack stepped in to conduct this hearing. Matthew Ruland, Chairman of the Debing Township Board, stated the township is comfortable with whatever the decision is of the Mountrail County Planning & Zoning Board and that currently there is nothing else along this road to hinder the passage of vehicles and equipment. Commissioner Hollekim asked if the applicant would consider a different location for the garage. Charlie Sorenson spoke to the board about the importance of this road for various uses, his wish for the variance to be approved for the house but not the garage, and a motion light on the property that shines directly on the road. Commissioner Hollekim suggested putting the garage access on the south side to alleviate some of the expressed concerns and Ms. Vachal agreed that would work. Commissioner Ruland pointed out that no one

knows what future development may bring and the cost of moving structures will be on the landowner at that time. Commissioner Jarmin is still hesitant to approve the project because of the issues it could cause having structures within the setbacks. Applicant has met all other requirements of the Planning & Zoning Board.

Moved by Commissioner Hollekim, seconded by Commissioner Weyrauch, to approve the zoning request filed by Linda & Alan Vachal for a Variance Permit for the purpose of replacing an existing modular home with a newer modular home having a 94' setback from center of road on the NW corner of modular home and 111' from SW corner of the modular home and a 66' setback from the NW corner of the garage from the center of road on a tract of land located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ (Gov't Lot 4) of Section 3, Township 155 North, Range 93 West (Debing Township) contingent upon the flood light currently shining on the road being moved and the garage access being on the south side and the understanding that any structures that must be moved in the future will be at the cost of the landowner, as Linda & Alan Vachal have met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent upon Linda & Alan Vachal 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. Ture & Andrea Peterson-Applicants/Landowners; (PZ-2026-0168) Conditional Use

Zoning Request/Conditional Use Permit for the following described property: a tract of land known as Lot 62 of White Earth Cottage Site located in the S $\frac{1}{2}$ of Section 26 & N $\frac{1}{2}$ of Section 35, Township 154 North, Range 94 West (Unorganized Township) (Parcel# 35-0017700)

The applicant (represented by Ture & Andrea Peterson) is seeking a Conditional Use Permit for the purpose of removing an old manufactured home and placing a new manufactured home on land zoned Recreational. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Borud, seconded by Commissioner Tomjack, to approve the zoning request filed by Ture & Andrea Peterson for a Conditional Use Permit for the purpose of removing an old manufactured home and placing a new manufactured home on land zoned Recreational on a tract of land known as Lot

62 of White Earth Cottage Site located in the S $\frac{1}{2}$ of Section 26 & N $\frac{1}{2}$ of Section 35, Township 154 North, Range 94 West (Unorganized Township), as Ture & Andrea Peterson have met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent upon Ture & Andrea Peterson 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. Michael Grove-Applicant; Grove Family Trust-Landowner; (PZ-2026-0169) Outlot

Outlot Plat Review Application for the following described property: a tract of land 110.07 acres more or less located in the Gov't Lots 1 (NW $\frac{1}{4}$ NW $\frac{1}{4}$) & 2 (SW $\frac{1}{4}$ NW $\frac{1}{4}$) & parts of Gov't Lot 3 (NW $\frac{1}{4}$ SW $\frac{1}{4}$) & E $\frac{1}{2}$ NW $\frac{1}{4}$ & NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 152 North, Range 88 West to be known as Outlot 1 of the Gov't Lots 1 (NW $\frac{1}{4}$ NW $\frac{1}{4}$) & 2 (SW $\frac{1}{4}$ NW $\frac{1}{4}$) & parts of Gov't Lot 3 (NW $\frac{1}{4}$ SW $\frac{1}{4}$) & NE $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$ & NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 152 North, Range 88 West (Plaza Township) (Parcel# 42-0013100 & 42-0013200)

The applicant (represented by Mike Grove) is seeking an outlot plat for an irregular tract of land in order to be able to sell the parcel. Administrator Vachal pointed out some issues the plat review committee found regarding the owner's name on the plat and the applicant has been informed that will need to be corrected before the plat can be recorded and the plat review committee would like the Planning & Zoning Board's approval to be contingent upon that. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Ruland, seconded by Commissioner Jarmin to approve the zoning request of platting an outlot of land 110.07 acres more or less located in the Gov't Lots 1 (NW $\frac{1}{4}$ NW $\frac{1}{4}$) & 2 (SW $\frac{1}{4}$ NW $\frac{1}{4}$) & parts of Gov't Lot 3 (NW $\frac{1}{4}$ SW $\frac{1}{4}$) & E $\frac{1}{2}$ NW $\frac{1}{4}$ & NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 152 North, Range 88 West to be known as Outlot 1 of the Gov't Lots 1 (NW $\frac{1}{4}$ NW $\frac{1}{4}$) & 2 (SW $\frac{1}{4}$ NW $\frac{1}{4}$) & parts of Gov't Lot 3 (NW $\frac{1}{4}$ SW $\frac{1}{4}$) & NE $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$ & NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 152 North, Range 88 West (Plaza Township) contingent upon the proper paperwork being recorded to correct ownership of the parcels as Michael Grove, with concurrence from Grove Family Trust-landowner, has met all criteria.

ria as set forth in Mountrail County Land Development Code. All present voted yes. Motion carried.

Temporary Water Permits – New – For Board Information Only

PZ-2026-0163 – H2O Connections LLC – Applicant. Wallace D Lee Living

Trust – Landowner. State Water Permit #ND2026-23782. Period of Authorized usage: 07/03/2026 through 06/14/2027. Pump placement on a tract of land 40.00 acres more or less located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, Township 154 North, Range 89 West (Oakland Township).

PZ-2026-0170 – H2O Connections LLC – Applicant. Joey Evensvold – Landowner. State Water Permit #ND2026-23605. Period of Authorized usage: 07/17/2026 through 04/12/2027. Pump placement on a tract of land 80.00 acres more or less located in the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 23, Township 157 North, Range 91 West (James Hill Township).

PZ-2026-0171 – H2O Connections LLC – Applicant. Scott & Tori Anderson – Landowners. State Water Permit #ND2026-23644. Period of Authorized usage: 07/17/2026 through 04/30/2027. Pump placement on a tract of land 80.00 acres more or less located in the S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 36, Township 157 North, Range 91 West (James Hill Township).

PZ-2026-0179 – Select Water Solutions LLC – Applicant. Terry Anderson – Landowner. State Water Permit #6403. Period of Authorized usage: 07/22/2026 through 08/31/2026. Pump placement on a tract of land 80.00 acres more or less located in the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 10, Township 154 North, Range 93 West (Rat Lake Township). Pending Administrator approval on 07/22/2026.

PZ-2026-0180 – Select Water Solutions LLC – Applicant. Jeffrey Meiers Revocable Living Trust – Landowner. State Water Permit #6403. Period of Authorized usage: 07/22/2026 through 08/31/2026. Pump placement on a tract of land 40.00 acres more or less located in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 17, Township 154 North, Range 93 West (Rat Lake Township). Pending Administrator approval on 07/22/2026.

PZ-2026-0181 – Select Water Solutions LLC – Applicant. Jeffrey Meiers Revocable Living Trust – Landowner. State Water Permit #6403. Period of Authorized usage: 07/22/2026 through 08/31/2026. Pump placement on a tract of land 80.00 acres more or less located in the S $\frac{1}{2}$ SW $\frac{1}{4}$

of Section 9, Township 154 North, Range 93 West (Rat Lake Township). Pending Administrator approval on 07/22/2026.

PZ-2026-0182 – Select Water Solutions LLC – Applicant. Jeffrey Meiers Revocable Living Trust – Landowner. State Water Permit #6403. Period of Authorized usage: 07/22/2026 through 08/31/2026. Pump placement on a tract of land 80.00 acres more or less located in the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 9, Township 154 North, Range 93 West (Rat Lake Township). Pending Administrator approval on 07/22/2026.

PZ-2026-0184 – Cottonwood Neighbor Water Council – Applicant. Derrick & Shayla Erie – Landowners. State Water Permit #ND2026-23425. Period of Authorized usage: 07/22/2026 through 01/30/2027. Pump placement on a tract of land 30.00 acres more or less located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ (Gov't Lot 8) of Section 7, Township 157 North, Range 92 West (Cottonwood Township). Pending Administrator approval on 07/22/2026.

PZ-2026-0198 – ASWS LLC – Applicant. Clarence & E Mae Helling Trust – Landowner. State Water Permit #ND2026-23800. Period of Authorized usage: 07/29/2026 through 07/26/2027. Pump placement on a tract of land 40.00 acres more or less located in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 15, Township 154 North, Range 94 West (Unorganized Township). Pending Administrator approval on 07/29/2026.

PZ-2026-0197 – Schenk LLC – Applicant/Landowner. State Water Permit #7360. Period of Authorized usage: 07/30/2026 through 07/30/2027. Pump placement on a tract of land 149.98 acres more or less located in the SW $\frac{1}{4}$ of Section 19, Township 152 North, Range 90 West (Parshall Township). Pending Administrator approval on 07/30/2026.

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

Sunshine Valley Ranch LLLP State Water Permit #7393 / PZ-2026-0192. Sunshine Valley Ranch LLLP – Applicant/Landowner. SE $\frac{1}{4}$ of Section 6, Township 157 North, Range 93 West (Sorkness Township). Period of Authorized usage: 07/01/2026 through 07/01/2027. Parcel #13-0003200. Approved by P&Z Administrator.

Lay Flat Hose Permits-For Board Information Only

EOG Resources Inc – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2025-23376 / PZ-2026-

0150. Pumping of industrial water by lay flat hose: EOG Resources Inc – 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 (Burke Township) ending in the NW $\frac{1}{4}$ of Section 35, Township 155 North, Range 90 West (Burke Township). Period of Authorized usage 06/11/2026 through 09/15/2026. Approved by P&Z Administrator.

EOG Resources Inc – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2026-0161 / PZ-2026-0161. Pumping of industrial water by lay flat hose: EOG Resources Inc – Applicant. Pronghorn LLC – Landowner. SE $\frac{1}{4}$ of Section 13, Township 152 North, Range 91 West (Van Hook Township) ending in Outlot 3 of the NW $\frac{1}{4}$ of Section 10, Township 152 North, Range 90 West (Parshall Township). Period of Authorized usage: 07/15/2026 through 09/15/2026. Approved by P&Z Administrator.

EOG Resources Inc – Lay Flat Hose Permit only – Permit Number – PZ-2026-0167. Pumping of industrial water by lay flat hose: EOG Resources Inc – Applicant. Beginning in McLean County crossing into Mountrail County at SW $\frac{1}{2}$ of Section 36, Township 151 North, Range 91 West (Liberty Township) ending in the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 24, Township 151 North, Range 91 West (Liberty Township). Period of Authorized usage: 07/01/2026 through 08/20/2026. Approved by P&Z Administrator.

ASWS LLC – Lay Flat Hose Permit only – Permit Number – State Water Permit #7392 / PZ-2026-0176. Pumping of industrial water by lay flat hose: ASWS LLC – Applicant. Garrett I alim – Landowner. SE $\frac{1}{4}$ of Section 18, Township 157 North, Range 93 West (Sorkness Township) ending in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Township 158 North, Range 94 West (Bicker Township). Period of Authorized usage 07/08/2026 through 08/01/2026. Approved by P&Z Administrator.

Building Permits 2488 (amended) & 2494-2500

2488 – PZ-2026-0121 – Kairo Salgado – Applicant/Landowner. Parcel #18-0004213. Lot C of the Replat of Lots 2 thru 27 Schmidt's County Estates, located in Outlot 3 of the S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 9, Township 156 North, Range 91 West (Idaho Township). 32'x76' manufactured home & garage. Amended to match CUP. Pending approval of CUP.

2494 – PZ-2026-0157 – Maria Cruz – Applicant. Maria Cruz & Joaquin Salgado – Landowners. Parcel #18-0004218. Lot H of the Replat of lots 2 thru 27 Schmidt's County Estates, located in Outlot 3 of the S½NE¼ of Section 9, Township 156 North, Range 91 West (Idaho Township).

130'x40' home with attached garage.

2495 – PZ-2026-0148 – Tim Smith & Lynn Smith Living Trust – Applicant/Landowner. Parcel #51-0001800. Block 2, Lot 7 of Lakeview Subdivision, located in the NW¼NW¼ of Section 12, Township 151 North, Range 91 West (Liberty Township). 32'x76' manufactured home. Pending approval of CUP.

2496 – PZ-2026-0185 – Grady Uran – Applicant/Landowner. Parcel #34-0005600. NE¼NE¼ of Section 11, Township 154 North, Range 93 West (Rat Lake Township) 40'x80' barn. Ag building, no charge.

2497 – PZ-2026-0160 – James & Bonnie Ripplinger – Applicant. Mountrail County Park Commission – Landowner. Parcel #45-0019171. Block 15, Lot 9 of Traynor Park Subdivision, located in the S½SW¼ of Section 29 N½N½ of Section 32, Township 152 North, Range 91 West (Van Hook Township) 26'x40' garage & storage.

2498 – PZ-2026-0162 – Ture & Andrea Peterson – Applicant/Landowner. Parcel #35-0017700. Lot 62 of White Earth Cottage Site, located in the S½ of Section 26 & N½ of Section 35, Township 154 North, Range 94 West (Unorganized Township) 26' 8"x72' home with 16'x16' deck & garage. Pending approval of CUP.

2499 – PZ-2026-0166 – Alan & Linda Vachal – Applicant/Landowners. Parcel # 27-0001000. SW¼NW¼ of Section 3, Township 155 North, Range 93 West (Debing Township) modular home with 27'x32' garage. Pending approval of CUP. Will be amended in accordance with CUP.

2500 – PZ-2026-0173 – SMJ International o/b/o Verizon – Applicant. David McNamara – Landowner. Parcel #25-0014100. NE¼SE¼SW¼ of Section 30, Township 155 North, Range 91 West (Purcell Township) Adding more antennas.

Moved by Commissioner Hollekim, seconded by Commissioner Tomjack, to approve building permits 2488 & 2499 as amended & 2494-2498 & 2500. All present voted yes. Motion carried.

ONGOING BUSINESS

Gravel Pits-remains ongoing-CUP checklist has been updated

Green Acres Subdivision-Hyrum Zetting 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

* Administrator Vachal provided the board with an update regarding the zoning agreement with the City of Ross.

* Administrator Vachal provided the board with an update from the July 7, 2026 subcommittee meeting on the data center moratorium.

* Administrator Vachal provided the board with an update from the July 21, 2026 subcommittee meeting on the animal

feeding operations moratorium.

* Administrator Vachal provided an update on the cease-and-desist paperwork for Polley Acres Subdivision. Nicolas Black and all other residents have received their notification and Mr. Black has reached out to Commissioner Rice but has not contacted Planning & Zoning Administration. Administrator Vachal is asking for some direction from the board on how to proceed and will speak with State's Attorney Enget to get the proper verbiage for a notice to Mr. Black and the residents with a deadline of when they need to vacate the property.

PUBLIC COMMENTS

None.

BOARD CONCERNS

None.

The Board adjourned at 9:37 a.m. The next regular meeting of the Mountrail County Planning & Zoning Commission is **Monday, August 24, 2026**, at 8:30 a.m. in the Commissioners Room at the Mountrail County Courthouse and via GOTOMEETING.

Accepted and approved this 24th day of August, 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