

Proceedings Of The Mountrail County Planning Commission

MINUTES MOUNTRAIL COUNTY PLANNING & ZONING COMMISSION AUGUST 24, 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 Trudy Ruland, Joan Hollekim, Arlo Borud, Tess Jarmin, Darren LeRohl, Jesse Weyrauch and Cameron Tomjack present. Commissioner Doug Bratvold was absent at roll call but later joined the meeting at 9:00 a.m. 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 and Mountrail County Property Assessor Lisa Wolla.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Moved by Commissioner Hollekim, seconded by Commissioner Weyrauch, to approve the Planning & Zoning Commission minutes of the July 27, 2026 meeting. All present voted yes. Motion carried.

1. 8:35 a.m. John Moen-Applicant/Landowner; (PZ-2026-0174) Amendment

Amendment to Zoning Request for the following described property: a tract of land 5.17 acres, more or less, known as Outlot 1 of Gov't Lot 3 (SE $\frac{1}{4}$ SW $\frac{1}{4}$) and the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17, Township 158 North, Range 92 West (Powers Township) (Parcel# 05-0009001)

The applicant (represented by John Moen) 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 John Moen, for an amend-

ment to re-zone land from Commercial to Agricultural on a tract of land 5.17 acres, more or less, known as Outlot 1 of Gov't Lot 3 (SE $\frac{1}{4}$ SW $\frac{1}{4}$) and the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17, Township 158 North, Range 92 West (Powers Township) as John Moen has met all criteria as set forth in the Mountrail County Land Development Code and is further contingent upon John Moen 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. Richard Grinolds-Applicant; Richard Grinolds et. al.-Landowner; (PZ-2026-0178) Outlot

Outlot Plat Review Application for the following described property: a tract of land tract of land described as 39.29 acres, more or less, located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ & SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, Township 156 North, Range 90 West to be known as Outlot 2 of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ & SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, Township 156 North, Range 90 West (Palermo Township) (Parcel# 17-0006100)

The applicant (represented by Richard Grinolds) is seeking an outlot plat for an irregular tract of land in order to sell the farm land at auction. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Hollekim, seconded by Commissioner Jarmin to approve the zoning request of platting an outlot of land 39.29 acres, more or less, located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ & SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, Township 156 North, Range 90 West to be known as Outlot 2 of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ & SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, Township 156 North, Range 90 West (Palermo Township) as Richard Grinolds, with concurrence from Richard Grinolds et al.-landowners, has met all criteria as set forth in Mountrail County Land Development Code. All present voted yes. Motion carried.

3. 8:41 a.m. Dakota Sky Properties LLC-Applicant/Landowner; (PZ-2026-0193) Variance

Variance Application request for the following described property: a tract of land located in the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 14, Township 154 North, Range 91 West

(Sikes Township) (Parcel# 32-0007300)

The applicant (represented by Doug Kinnoin with Dakota Sky Properties LLC) is seeking a Variance Permit for the purpose of placing a grain bin on the property with a 110' setback from the center of the road rather than the 150' setback required by the Mountrail County Land Development Code. Applicant has met all other requirements of the Planning & Zoning Board.

Moved by Commissioner Weyrauch, seconded by Commissioner LeRohl, to approve the zoning request filed by Dakota Sky Properties LLC for a Variance Permit for the purpose of placing a grain bin on the property with a 110' setback from the center of the road rather than the 150' setback required by the Mountrail County Land Development Code on a tract of land located in the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 14, Township 154 North, Range 91 West (Sikes Township) as Dakota Sky Properties LLC has met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent upon Dakota Sky Properties LLC complying with all other terms and conditions of the Mountrail County Land Development Code. All present voted yes. Motion carried.

4. 8:44 a.m. Austin Moen-Applicants; John Moen-Landowner; (PZ-2026-0196) Conditional Use

Zoning Request/Conditional Use Permit for the following described property: a tract of land located in Outlot 1 of Gov't

Lot 3 (SE $\frac{1}{4}$ SW $\frac{1}{4}$) and the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17, Township 158 North, Range 92 West (Powers Township) (Parcel# 05-0009001)

The applicant (represented by Austin Moen) is seeking a Conditional Use Permit for the purpose of placing a mobile home on land zoned Agricultural. 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 Austin Moen, with concurrence from John Moen-landowner, for a Conditional Use Permit for the purpose of placing a mobile home

on land zoned Agricultural on a tract of land located in Outlot 1 of Gov't Lot 3 (SE $\frac{1}{4}$ SW $\frac{1}{4}$) and the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17, Township 158 North, Range 92 West (Powers Township) as Austin Moen, with concurrence from John Moen-landowner, has met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent upon Austin Moen, with concurrence from John Moen-landowner, 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. Sundre Sand & Gravel Inc.-Applicant; Grady & Lisa Uran-Landowners; (PZ-2026-0202) Conditional Use

Zoning Request/Conditional Use Permit for the following described property: a tract of land 40.00 acres, more or less, described as the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11, Township 154 North, Range 93 West and 10.00 acres, more or less, described as the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, Township 154 North, Range 93 West (Rat Lake Township) (Parcel# 34-0005700 & 34-0007100)

The applicant (represented by Dave Abel with Sundre Sand & Gravel Inc.) is seeking to renew a Conditional Use Permit for the purpose of mining and stockpiling sand and gravel on land zoned Agricultural. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Borud, seconded by Commissioner Weyrauch, to approve the zoning request filed by Sundre Sand & Gravel Inc., with concurrence from Grady & Lisa Uran-landowners, for a Conditional Use Permit for the purpose of mining and stockpiling sand and gravel on land zoned Agricultural on a tract of land 40.00 acres, more or less, described as the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11, Township 154 North, Range 93 West and 10.00 acres, more or less, described as the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, Township 154 North, Range 93 West (Rat Lake Township) for 5 years expiring on August 4, 2031, as Sundre Sand & Gravel Inc., with concurrence from Grady & Lisa Uran-landowners, has met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent upon Sundre Sand & Gravel Inc., with concurrence from Grady & Lisa Uran-landowners, 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. Sundre Sand & Gravel

Inc.-Applicant; Michael & Laurine Hynek-Landowners; (PZ-2026-0204) Conditional Use

Zoning Request/Conditional Use Permit for the following described property: a tract of land 50.00 acres, more or less, described as the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 11, Township 154 North, Range 93 West and 10.00 acres, more or less, described as the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 14, Township 154 North, Range 93 West (Rat Lake Township) (Parcel# 34-0005500 & 34-0007000)

The applicant (represented by Dave Abel with Sundre Sand & Gravel Inc.) is seeking to renew a Conditional Use Permit for the purpose of mining and stockpiling sand and gravel on land zoned Agricultural. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Borud, seconded by Commissioner Ruland, to approve the zoning request filed by Sundre Sand & Gravel Inc., with concurrence from Michael & Laurine Hynek-landowners, for a Conditional Use Permit for the purpose of mining and stockpiling sand and gravel on land zoned Agricultural on a tract of land 50.00 acres, more or less, described as the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 11, Township 154 North, Range 93 West and 10.00 acres, more or less, described as the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 14, Township 154 North, Range 93 West (Rat Lake Township) for 5 years expiring on July 22, 2031, as Sundre Sand & Gravel Inc., with concurrence from Michael & Laurine Hynek-landowners, has met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent upon Sundre Sand & Gravel Inc., with concurrence from Michael & Laurine Hynek-landowners, 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. BWB Honey Company-Applicant; Mike & Linda Palmer-Landowners; (PZ-2026-0214) Conditional Use

Zoning Request/Conditional Use Permit for the following described property: a tract of land 40.00 acres more or less described as NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 20, Township 156 North, Range 89 West (McGahan Township) (Parcel# 16-0010100)

The applicant (represented by Brandon Bouye with BWB Honey Company) is seeking to renew a Conditional Use Permit for the purpose of using land zoned Industrial for temporary workforce housing for

seasonal workers. Commissioner Hollekim would like the property to get cleaned up because she feels it looks awful from the highway and that a fence may need to be required eventually. Applicant has met all

requirements of the Planning & Zoning Board.

Moved by Commissioner Weyrauch, seconded by Commissioner LeRohl, to approve the zoning request filed by BWB Honey Company, with concurrence from Mike & Linda Palmer-landowners, for a Conditional Use Permit for the purpose of using land zoned Industrial for temporary workforce housing for seasonal workers on a tract of land 40.00 acres more or less described as NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 20, Township 156 North, Range 89 West (McGahan Township) for a period of 1 year and contingent upon the applicant getting the property cleaned up as BWB Honey Company, with concurrence from Mike & Linda Palmer-landowners, has met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent upon BWB Honey Company, with concurrence from Mike & Linda Palmer-landowners, 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. Maria Cruz-Applicant; Salgado Estates LLC-Landowner; (PZ-2026-0215) Amendment

Amendment to Zoning Request for the following described property: a tract of land 3.34 acres, more or less, known as Lot I of the Replat of Lots 2 thru 27 of Schmidt's Country Estates, now known as Lots A thru I of Schmidt's Country 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# 18-0004219)

The applicant (represented by Maria Cruz) is seeking an Amendment to Zoning to re-zone land from Residential to Commercial for the purpose of using the land for a professional office building. Due to a conflict of interest, Commissioner Jarmin recused herself from this discussion and voiced her concerns only as a nearby landowner about the traffic in the area and the precedent that would be set if this were to be approved. Chairman Sorenson doesn't feel this request fits within the definitions of the Land Development Code and that approving this would fall under "spot-zoning". Katie Leupp, whose property is adja-

cent to the applicant's property, voiced her concerns about what sort of business may move in and what it would do for traffic in the area if the applicant were to sell the property once it's been re-zoned to commercial.

Moved by Commissioner Borud, seconded by Commissioner Hollekim, to make recommendation to the Mountrail County Commissioners to deny the zoning request filed by Maria Cruz, with concurrence from Salgado Estates LLC-landowner, for an amendment to re-zone land from Residential to Commercial for the purpose of using the land for a professional office building on a tract of land 3.34 acres, more or less, known as Lot I of the Replat of Lots 2 thru 27 of Schmidt's Country Estates, now known as Lots A thru I of Schmidt's Country Estates, located in Outlot 3 of the S½NE¼ of Section 9, Township 156 North, Range 91 West (Idaho Township) due to it being considered spot-zoning. All present voted yes. Motion carried.

9. 8:59 a.m. Maria Cruz-Applicant; Salgado Estates LLC-Landowner; (PZ-2026-0216) Conditional Use

Zoning Request/Conditional Use Permit for the following described property: a tract of land 3.34 acres, more or less, known as Lot I of the Replat of Lots 2 thru 27 of Schmidt's Country Estates, now known as Lots A thru I of Schmidt's Country Estates, located in Outlot 3 of the S½NE¼ of Section 9, Township 156 North, Range 91 West (Idaho Township) (Parcel# 18-0004219)

The applicant (represented by Maria Cruz) is seeking a Conditional Use Permit for the purpose of placing a mobile home on land to be re-zoned as Commercial. This application is contingent upon the approval of PZ-2026-0215 and because the board has voted to recommend to the Mountrail County Board of Commissioners to deny the request, this has been put on hold until their decision has been received.

10. 9:03 a.m. Hyrum Phelps; Sublot A of Outlot 1 of the S½SW¼ of Section 15, Township 156 North, Range 94 West (Parcel# 21-0007901); PZ-2026-0238-Discussion of Building Permit

Administrator Vachal began by providing the board with the backstory regarding this discussion. In 2014 and 2015, this property was issued two building permits: one for the trailer that is currently on the property and one for a garage. Administration recently became aware that the request

would essentially turn the property into a multi-unit dwelling on a parcel of land that is currently zoned Agricultural and is only 1.38 acres. Administrator Vachal has spoken with States Attorney Enget about next steps, and both have agreed the property will need to be rezoned. Mr. Phelps has been advised that in addition to the re-zoning, he may need a Conditional Use Permit for the multi-unit dwelling. Administrator Vachal would like the board to provide some kind of direction for this project and assistance in deciding next steps regarding the re-zoning, additional permits, and whether a temporary agreement is appropriate concerning how long the trailer can remain on the property. Mr. Phelps stated the plan is to build a home and remove the trailer but he isn't sure if the bank will let them remove the trailer and he has not yet purchased the property because he needs a construction loan and cannot get that until he has a building permit. After some discussion, it was decided since Mr. Phelps is also purchasing the adjoining parcel, he should re-plot the two into one parcel, re-zone the property as Rural Residential, and resubmit his building permit for the trailer and garage as one unit. Commissioner Hollekim advised if Mr. Phelps still doesn't have ownership of the properties when he submits the new applications, he will need the current owners' signatures. Administrator Vachal will send Mr. Phelps a letter de-

tailing his next steps.

11. 9:06 a.m. 1st Reading of the Animal Feeding Operation Amendment to Land Development Code

Scott Harmstead with SRF Consulting presented the board with the first reading of the Animal Feeding Operation Amendment to the Mountrail County Land Development Code. Discussion was held regarding the various changes that have been made by the subcommittee and other changes that came as a result of the changes in state law made by the state legislature. Mr. Harmstead answered questions that board members had regarding the amendment and also detailed how the role of the Department of Environmental Quality impacts the way Mountrail County deals with these applications.

Moved by Commissioner Hollekim, seconded by Commissioner Borud to approve the first reading of the Animal Feeding Operation Amendment to the Mountrail County Land Development Code and to publish the public hearing date set for the September 28, 2026 meeting of the Plan-

ning & Zoning Board. All present voted yes. Motion carried.

Temporary Water Permits – New – For Board Information Only

PZ-2026-0206 – H2O Connections LLC – Applicant. Clayton Howell – Landowner. State Water Permit #ND2026-23788. Period of Authorized usage: 08/06/2026 through 06/29/2027. Pump placement on a tract of land 40.00 acres more or less located in the NE¼NW¼ of Section 13, Township 156 North, Range 91 West (Idaho Township).

PZ-2026-0207 – H2O Connections LLC – Applicant. Chase Lindberg – Landowner. State Water Permit #ND2026-23819. Period of Authorized usage: 08/06/2026 through 07/13/2027. Pump placement on a tract of land 39.41 acres more or less located Outlot 1 of the NE¼ less Sublot A of Section 24, Township 156 North, Range 91 West (Idaho Township).

PZ-2026-0208 – Jensen Brothers Construction Inc – Applicant. Frank Kartch – Landowner. State Water Permit #ND2026-23700. Period of Authorized usage: 08/06/2026 through 05/17/2027. Pump placement on a tract of land 51.01 acres more or less located in Outlot 1 of the NW¼SW¼ of Section 8, Township 158 North, Range 89 West (Crowfoot Township).

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

Garrett Lalim – State Water Permit #7392 / PZ-2026-0212. Garrett Lalim – Applicant/Landowner. NW¼SW¼ (Gov't Lot 3) of Section 7, Township 157 North, Range 93 West (Sorkness Township). Period of Authorized usage: 07/29/2026 through 07/29/2027. Parcel #13-0003900. 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-2026-0199. Pumping of industrial water by lay flat hose: EOG Resources Inc – Applicant. Curt & Summer Meyer – Landowners. SE¼NE¼ & NE¼SE¼ (Gov't Lot 5) of Section 19, Township 155 North, Range 89 West (McAlmond Township) ending in the NE¼ of Section 34, Township 155 North, Range 90 West (Burke Township). Period of Authorized usage: 07/20/2026 through 09/15/2026. Approved by P&Z Administrator.

EOG Resources Inc – Lay Flat Hose

Permit only – Permit Number – State Water Permit #ND2025-23376 / PZ-2026-0200. 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 (McAlmond Township) ending the NE $\frac{1}{4}$ of Section 34, Township 155 North, Range 90 West (Burke Township). Period of Authorized usage: 07/20/2026 through 09/15/2026. Approved by P&Z Administrator.

EOG Resources Inc – Lay Flat Hose Permit only – Permit Number – PZ-2026-0213. 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: 07/30/2026 through 08/30/2026. Approved by P&Z Administrator.

Williston Water Management LLC – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2026-23644 / PZ-2026-0219. Pumping of industrial water by lay flat hose: Williston Water Management LLC – Applicant. Scott & Tori Anderson – Landowners. NE $\frac{1}{4}$ of Section 36, Township 157 North, Range 91 West (James Hill Township) ending the NE $\frac{1}{4}$ of Section 16, Township 157 North, Range 91 West (James Hill Township). Period of Authorized usage: 08/15/2026 through 11/01/2026. Approved by P&Z Administrator.

Williston Water Management LLC – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2026-23605 / PZ-2026-0220. Pumping of industrial water by lay flat hose: Williston Water Management LLC – Applicant. Joey Evensvold – Landowner. S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 23, Township 157 North, Range 91 West (James Hill Township) ending the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 24, Township 157 North, Range 91 West (James Hill Township). Period of Authorized usage: 08/15/2026 through 11/01/2026. Approved by P&Z Administrator.

Streamline Water Services LLC – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2025-23644 / PZ-2026-0221. Pumping of industrial water by lay flat hose: Streamline Water Services LLC – Applicant. Scott & Tori Anderson – Landowners. NE $\frac{1}{4}$ of Section 36, Township 157 North, Range 91

West (James Hill Township) ending the SE $\frac{1}{4}$ NE $\frac{1}{4}$ & E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 31, Township 157 North, Range 90 West (Clearwater Township). Period of Authorized usage: 08/15/2026 through 11/01/2026. Approved by P&Z Administrator.

West Dakota Water LLC – Lay Flat Hose Permit only – Permit Number – State Water Permit #7360 / PZ-2026-0236. Pumping of industrial water by lay flat hose: West Dakota Water LLC – Applicant. Schenk LLC – Landowner. SW $\frac{1}{4}$ of Section 4, Township 152 North, Range 90 West (Parshall Township) ending the SE $\frac{1}{4}$ of Section 13, Township 152 North, Range 91 West (Van Hook Township). Period of Authorized usage: 08/03/2026 through 12/31/2026. Approved by P&Z Administrator.

Building Permits 2501-2506

2501 – PZ-2026-0175 – Austin Moen – Applicant. John Moen – Landowner. Parcel #05-0009001. Outlot 1 of Gov't Lot 3 (SE $\frac{1}{4}$ SW $\frac{1}{4}$) and the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17, Township 158 North, Range 92 West (Powers Township). 26'8"x68' mobile home. Pending approval of Amendment & CUP.

2502 PZ-2026-0194 Dakota Sky Properties LLC – Applicant/Landowner. Parcel #32-0007300. E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 14, Township 154 North, Range 91 West (Sikes Township). grain bin. Ag building, no charge, pending approval of Variance

2503 – PZ-2026-0201 – Edward L Will Trust – Applicant/Landowner. Parcel #14-0015500. SW $\frac{1}{4}$ of Section 26, Township 157 North, Range 91 West (White Earth Township). pole barn. Ag building, no charge

2504 – PZ-2026-0217 – Maria Cruz – Applicant. Salgado Estates LLC – Landowner. Parcel #18-004219. Lot I of the Replat of Lots 2 thru 27 of Schmidt's Country Estates now known as Lots A thru I of Schmidt's Country 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). 26' 8"x76' mobile home. *This permit is contingent upon the approval of the associated Amendment and Conditional Use applications (PZ-2026-0215 and PZ-2026-0216) and because the Amendment was recommended to deny, the building permit will not be approved at this time.

2505 – PZ-2026-0235 – Greg Andersen – Applicant. Mountrail County Park Commission – Landowner. Parcel #45-0019147. Block 13, Lot 12 of Traynor

Park Subdivision, located in the S $\frac{1}{2}$ 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) 40'x32' garage (replacing old one).

2506– PZ-2026-0238 – Hyrum Phelps – Applicant. Lee Darger Jr – Landowner. Parcel #21-0007901. Sublot A of Outlot 1 of the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 15, Township 156 North, Range 94 West (Myrtle Township). Home addition. Per the 9:03 a.m. discussion, this building permit is not to be approved.

Moved by Commissioner Hollekim, seconded by Commissioner Jammin, to approve building permits 2501-2503 & 2505. 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

* Administration is continuing zoning inspections as the weather continues to cooperate.

* The situation in Polley Acres Subdivision has not been resolved and people are still living out there despite the cease-and-desist that was delivered to Nicholas Black and the residents of the property. Administrator Vachal has consulted with States Attorney Enget regarding next steps and Administration will be sending Mr. Black a letter to appear before the board.

* The next meeting of the subcommittee working on the Data Center Amendment is August 31, 2026.

* Administrator Vachal has drafted a letter to the legislation committee regarding artificial intelligence and data centers and would like to submit it on behalf of Mountrail County Planning & Zoning. The letter outlines everything Mountrail County has done in regards to drafting ordinances for data centers.

Moved by Commissioner Borud, seconded by Commissioner Ruland to submit the letter drafted by Administrator Vachal regarding artificial intelligence and data centers to the state legislative committee on behalf of Mountrail County Planning & Zoning. All present voted yes. Motion

carried.

* Administrator Vachal is attending a public meeting in Tioga on September 14th at 10:00 a.m. regarding data centers if anyone wants to attend.

PUBLIC COMMENTS

None.

BOARD CONCERNS

None.

The Board adjourned at 10:12 a.m.

The next regular meeting of the Mountrail County Planning & Zoning Commission is **Monday, September 28, 2026**, at 8:30 a.m. in the Commissioners Room at the Mountrail County Courthouse and via GO-TOMEETING.

Accepted and approved this 28th day of September, 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