

MORTON COUNTY COMMISSION REGULAR MEETING
August 10, 2023

The Morton County Commission Regular Meeting was called to order on August 10, 2023 at 5:30 PM by Vice-Chairman Zachmeier at the Morton County Courthouse, 210 Second Avenue NW, Mandan, North Dakota. Others present were Commissioners Buckley and Morrell and Auditor Rhone. Also present were States Attorney Koppy and Sheriff Kirchmeier. Absent was Commissioner Leingang and Chairman Boehm.

Buckley moved and Morrell seconded to approve the agenda with an addition. All voting aye, motion carried.

Morrell moved and Buckley seconded to approve the minutes of the July 25, 2023 regular meeting. All voting aye, motion carried.

Buckley moved and Morrell seconded to approve bills and payroll. All voting aye, motion carried.

Morrell moved and Buckley seconded to approve abatement # 6237. All voting aye, motion carried.

Buckley moved and Morrell seconded to approve abatements # 6238-6239. All voting aye, motion carried.

Morrell moved and Buckley seconded to approve abatements # 6240-6241. All voting aye, motion carried.

Buckley moved and Morrell seconded to approve abatement # 6243. All voting aye, motion carried.

Buckley moved and Morrell seconded to approve the final plat of the short-form subdivision known as a Ferderer Subdivision and a zoning map amendment from Agricultural and Residential district, as the subdivision conforms to the regulations established in Article 7 of the Morton County Land Use Code and reasonably conforms to the land use priorities established in the 2045 Comprehensive Plan. All voting aye, motion carried.

Morrell moved and Buckley seconded to approve the final plat of the short-form subdivision known as a Bosch Subdivision as the subdivision conforms to the regulations established in Article 7 of the Morton County Land Use Code and reasonably conforms to the land use priorities established in the 2045 Comprehensive Plan. All voting aye, motion carried.

Buckley moved and Morrell seconded to approve the final plat of the short-form subdivision known as a Mattanna Homestead Subdivision as the subdivision conforms to the regulations established in Article 7 of the Morton County Land Use Code and reasonably conforms to the land use priorities established in the 2045 Comprehensive Plan. All voting aye, motion carried.

Buckley moved and Morrell seconded to approve the final plat of the long-form subdivision known as Honey Hills Estates First and zoning map amendment from Agricultural to Commercial on Lot 1 Block 1, and from Agricultural to Residential on all remaining lots, with the following conditions:

- 1) the developer establish an HOA (meaning formally incorporate the non-profit, establish a Board, and adopt bylaws) prior to the recording of the plat.
- 2) the developer or their appointed agent work with staff to establish a stormwater management facilities schedule in the HOA bylaws, to the satisfaction of the County Engineer, prior to the recording of the plat.
- 3) on each lot bordering State Highway 1806, a light vegetative buffer be planted – whether by the developer or future lot owner – and maintained, prior to any approach permits being granted.

The subdivision conforms to the land use priorities established in the 2045 Comprehensive plan, the stormwater management plan conforms to the standards established in Article 8 of the Morton County Land Use Code, and adequate facilities for water and power are available to be extended to support the subdivision. All voting aye, motion carried.

Morrell moved and Buckley seconded to approve the final plat of the long-form subdivision known as Honey Hills Estates Second and a zoning map amendment from Agricultural to Residential district, with the following conditions:

- 1) the developer establish an HOA (meaning formally incorporate the non-profit, establish a Board, and adopt bylaws) prior to the recording of the plat.
- 2) the developer or their appointed agent work with staff to establish a stormwater management facilities schedule in the HOA bylaws, to the satisfaction of the County Engineer, prior to the recording of the plat.

The subdivision continues an established pattern of residential development along the Highway 1806 corridor north of the Mandan ETA, adequate facilities for water and power are available to be extended to support the subdivision, and the subdivision is not in violation of policy 1.1.2(g) of the 2045 Comprehensive Plan. All voting aye, motion carried.

Morrell moved and Buckley seconded to approve amendments to Section 5-180 / Wind Energy Facilities of the Morton County Land Use Code as presented, as the amendments are in the interest of preserving the quality of state and local parks for the enjoyment and welfare of the public, and in the interest of limiting the immediate impacts of a temporary industrial use within the Agricultural zoning district, specifically noise impacts on residents in their homes during the very early and very late hours of the day, to support residents' health and welfare. All voting aye, motion carried.

Morrell moved and Buckley seconded to accept the resignation of Emergency Manager, Cody Mattson, effective August 11, 2023. All voting aye, motion carried.

The total of all county funds expended from July 26 through August 10, 2023 equals \$3,169,661.88.

A detailed list of funds expended by check is available for public inspection anytime during regular business hours at the Morton County Auditor's Office.

Buckley moved and Morrell seconded to adjourn at 6:43PM.

Andrew Zachmeier, Vice-Chairman, Morton County Commission _____

Dawn R Rhone, County Auditor _____