

Proceedings Of The Mountrail County Planning Commission

MINUTES MOUNTRAIL COUNTY PLANNING & ZONING COMMISSION NOVEMBER 24, 2025

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, Cameron Tomjack, Joan Hollekim, Arlo Borud, Jesse Weyrauch and Megan Fritel present. Absent was Commissioner Doug Bravtold. Also present were Mountrail County Planning & Zoning Administrator Melissa Vachal, Mountrail County Planning & Zoning Assistant Mala Linda Gunderson, Mountrail County State's Attorney Wade Enget, Mountrail County Tax Equalization Director Kim Savage, Mountrail County Property Assessor Karan Brown and Mountrail County Auditor Stephanie Pappa.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Moved by Commissioner Borud, seconded by Commissioner Tomjack, to approve the Planning & Zoning Commission minutes of the October 20, 2025 meeting. All present voted yes. Motion carried.

1. 8:35 a.m. K2 Towers III LLC-Applicant; Reservation Telephone Cooperative-Landowner; (PZ-2025-0327) Conditional Use

Zoning Request/Conditional Use Permit for the following described property: a tract of land described as Lot 31, Lakeview Addition of Lake Sanish located in the NE $\frac{1}{4}$ & E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 23, Township 152 North, Range 93 West (Unorganized Township) (Parcel# 47-0019300).

The applicant (represented by Diane Leung with K2 Towers III LLC) is seeking a Conditional Use on land zoned Residential due to a change of ownership of the cell tower. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Ruland, seconded by Commissioner Ruland, to approve the zoning request filed by K2 Towers III LLC with concurrence from Reservation Telephone Cooperative-landowner, for a Conditional Use on land zoned Residential due to a change of ownership of the cell tower on a tract of land described as Lot 31, Lakeview Addition of Lake Sanish located in the NE $\frac{1}{4}$ & E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 23, Township 152 North, Range 93 West (Unorganized Township) (Parcel# 47-0019300).

Moved by Commissioner Ruland, seconded by Commissioner Ruland, to approve the zoning request filed by K2 Towers III LLC with concurrence from Reservation Telephone Cooperative-landowner, for a Variance on land zoned Residential due to a change of ownership of the cell tower, as set forth in the Mountrail County Land Development Code. All present voted yes. Motion carried.

2. 8:38 a.m. K2 Towers III LLC-Applicant; Reservation Telephone Cooperative-Landowner; (PZ-2025-0328) Variance

Variance Application request for the following described property: a tract of land described as Lots 30 & 31, Lakeview Addition of Lake Sanish located in the NE $\frac{1}{4}$ & E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 23, Township 152 North, Range 93 West (Unorganized Township) (Parcel# 47-0019200 & 47-0019300).

The applicant (represented by Diane Leung with K2 Towers III LLC) is seeking a Variance for existing cell towers that are 150' & 180' tall which exceeds the maximum height allowed by the Mountrail County Land Development Code. This is to bring into compliance an incomplete application previously filed by RTC. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Ruland, seconded by Commissioner Tomjack, to approve the zoning request filed by K2 Towers III LLC with concurrence from Reservation Telephone Cooperative-landowner, for a Variance for existing cell towers that are 150' & 180' tall which exceeds the maximum height allowed by the Mountrail County Land Development Code. This is to bring into compliance an incomplete application previously filed by RTC. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Ruland, seconded by Commissioner Tomjack, to approve the zoning request filed by K2 Towers III LLC with concurrence from Reservation Telephone Cooperative-landowner, for a Variance for existing cell towers that are 150' & 180' tall which exceeds the maximum height allowed by the Mountrail County Land Development Code. This is to bring into compliance an incomplete application previously filed by RTC. Applicant has met all requirements of the Planning & Zoning Board.

3. 8:41 a.m. K2 Towers III LLC-Applicant; Reservation Telephone Cooperative-Landowner; (PZ-2025-0329) Conditional Use

Zoning Request/Conditional Use Permit for the following described property: a tract of land 2.96 acres more or less, described as Outlot 3 of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2 Township 155 North, Range 92 West. (Alger Township) (Parcel# 26-0000701).

The applicant (represented by Diane Leung with K2 Towers III LLC) is seeking a Conditional Use on land zoned Agricultural due to a change of ownership of the cell tower. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Ruland, seconded by Commissioner Ruland, to approve the zoning request filed by K2 Towers III LLC with concurrence from Reservation Telephone Cooperative-landowner, for a Conditional Use on land zoned Agricultural due to a change of ownership of the cell tower on a tract of land described as Lot 31, Lakeview Addition of Lake Sanish located in the NE $\frac{1}{4}$ & E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 23, Township 152 North, Range 93 West (Unorganized Township), as K2 Towers III LLC with concurrence from Reservation Telephone Cooperative-landowner, has met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent upon K2 Towers III LLC with concurrence from Reservation Telephone Cooperative-landowner, 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. Smartlink Group o/b/o AT&T-Applicant; Mountrail-Williams Electric Cooperative-Landowner; (PZ-2025-0245) Conditional Use

Zoning Request/Conditional Use Permit for the following described property: a tract of land 5.74 acres, more or less, described as Outlot 1 of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 13, Township 153 North, Range 92 West (Knife River Township) (Parcel# 40-0006301).

The applicant requested this application be removed after the agenda was published.

able this discussion. All present voted yes. Motion carried.

The applicant (represented by Jake Shappy with Smartlink Group o/b/o AT&T) is seeking a Conditional Use Permit (CUP) on land zoned Agricultural for the purpose of modifying an existing cell tower. An application was submitted in 2012, but it was tabled and never approved so this is to get a CUP approved to bring the applicant into compliance before further work is done on the tower. 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 Smartlink Group o/b/o AT&T with concurrence from Mountrail-Williams Electric Cooperative-landowner, for a Conditional Use on land zoned Agricultural for the purpose of modifying an existing cell tower on a tract of land described as Outlot 1 of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 13, Township 153 North, Range 92 West (Knife River Township) (Parcel# 40-0006301).

The applicant (represented by Jake Shappy with Smartlink Group o/b/o AT&T) is seeking a Variance on land zoned Agricultural for an existing cell tower that is 320' tall which exceeds the maximum height allowed by the Mountrail County Land Development Code. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Tomjack, to approve the zoning request filed by K2 Towers III LLC with concurrence from Reservation Telephone Cooperative-landowner, for a Variance on land zoned Residential due to a change of ownership of the cell tower, as set forth in the Mountrail County Land Development Code. All present voted yes. Motion carried.

5. 8:47 a.m. Smartlink Group o/b/o AT&T-Applicant; Mountrail-Williams Electric Cooperative-Landowner; (PZ-2025-0330) Variance

Variance Application request for the following described property: a tract of land 5.74 acres, more or less, described as Outlot 1 of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 13, Township 153 North, Range 92 West (Knife River Township) (Parcel# 40-0006301).

The applicant (represented by Jake Shappy with Smartlink Group o/b/o AT&T) is seeking a Variance on land zoned Agricultural for an existing cell tower that is 320' tall which exceeds the maximum height allowed by the Mountrail County Land Development Code. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Ruland, seconded by Commissioner Ruland, to approve the zoning request filed by K2 Towers III LLC with concurrence from Reservation Telephone Cooperative-landowner, for a Variance on land zoned Residential due to a change of ownership of the cell tower, as set forth in the Mountrail County Land Development Code. All present voted yes. Motion carried.

6. 8:50 a.m. Julie Okeson-Landowner; (Parcel# 35-0015800) Discussion of Violation Letters

The applicant's attorney requested to postpone this discussion until the December 22nd meeting.

7. 8:53 a.m. Jeffrey Hauge et. al.-Applicant/Landowner; (PZ-2025-0332) Outlot Plat

Outlot Plat Review Application for the following described property: tract of land 49.50 acres more or less located in the W $\frac{1}{2}$ N $\frac{1}{4}$ of Section 36, Township 153 North, Range 91 West to be known as Outlot 4 of the W $\frac{1}{2}$ N $\frac{1}{4}$ of Section 36, Township 153 North, Range 91 West (Debing Township) mobile home.

Pending approval of CUP.

*Applicant requested this application be removed after the agenda was published.

2459 - PZ-2025-0336 - Beau Vachal - Applicant/ Landowner. Parcel #27-0009805. Outlot 3 of the SE $\frac{1}{4}$ of Section 22, Township 155 North, Range 92 West (Debing Township) mobile home.

Pending approval of CUP.

*Applicant requested this application be removed after the agenda was published.

2459 - PZ-2025-0336 - Beau Vachal - Applicant/ Landowner. Parcel #27-0009805. Outlot 3 of the SE $\frac{1}{4}$ of Section 22, Township 155 North, Range 92 West (Debing Township) mobile home.

Pending approval of CUP.

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Pending approval of CUP.

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Pending approval of CUP.

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