



Bonner County Planning Department

"Protecting property rights and enhancing property value"

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March 23, 2026

North Flex, LLC & Weis Towers, LLC c/o:

Scott Heft
PO Box 688
Roslyn, WA 98941

Subj: File CUP0011-24 – Communication Tower

Encl: (1) File MOD0005-25 Decision Making Worksheet
(2) File MOD0005-25 Staff Report

Dear Applicant,

The Bonner County Zoning Commission at the February 12, 2026 public hearing, denied the referenced application.

Commissioner Mauk moved to deny this project FILE CUP0011-24 for a Communication Tower, finding that it is in conflict with the policies of Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

The proposal **is** in conflict with the policies of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **was not** found to be in compliance.

Conclusion 3

The proposal **is** in accord with the purpose of the Agricultural/forestry zoning district, provided at Chapter 3, Title 12, Bonner County Revised Code.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct

planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

The action that could be taken, if any, to obtain the Conditional Use approval is to:

1. File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
2. Pursue such remedies as may be applicable at Title 67, Chapter 65, Idaho Code.

Commissioner Pound seconded the motion.

Roll Call Vote

Commissioner Poulsen	AYE
Commissioner Johnson	AYE
Commissioner Mauk	AYE
Commissioner Pound	AYE

VOTED upon and the Chair declared the motion carried, unanimously.

Bonner County Revised Code, Section 12-262, provides an opportunity for affected persons to appeal Planning and Zoning Commission decisions with the Planning Director within 28 days after the final written decision of the Planning and Zoning Commission has been issued. Any such appeal must be submitted in accordance with the referenced code section no later than **5:00 p.m., April 20, 2026. AN APPEAL SHALL BE ACCOMPANIED BY A FILING FEE IN ACCORDANCE WITH THE APPROVED FEE SCHEDULE. THE FEES ARE PAYABLE TO THE BONNER COUNTY PLANNING DEPARTMENT.**

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory takings analysis pursuant to Section 67-8003, Idaho Code (*Idaho Code §67-6535(3)*).

Please contact the Planning Department if you have any questions.

Sincerely,



Jeff Poulsen, Chair
Bonner County Zoning Commission