



Agenda

Bonner County Board of Commissioners Planning Department Update Meeting

Bonner County Board of Commissioners Meeting with Planning Department & Prosecutor's Office

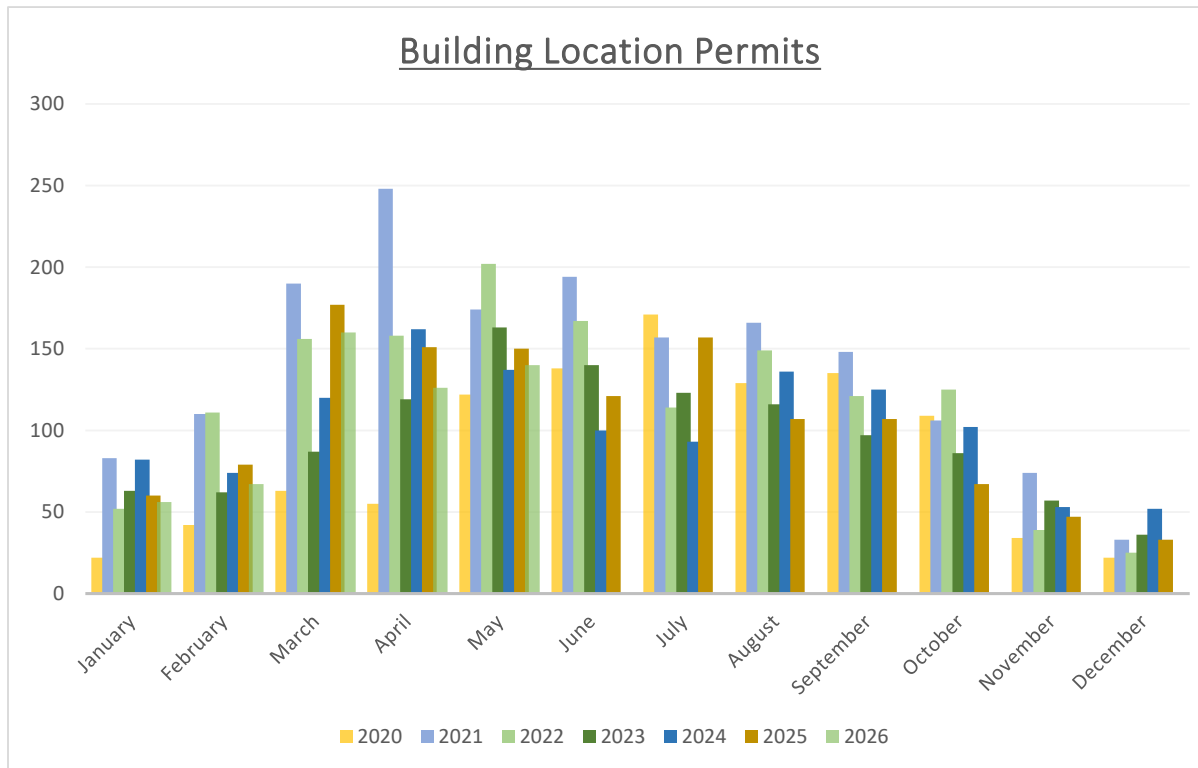
June 22, 2026, 10:00 a.m.
County Administration Building
Third Floor, BOCC Meeting Room

Open Session:

1. Introduction
2. Public Comments
3. Announcements
4. Updates on Planning Department Activities
 - a. Monthly Application Reports: BLPs, Permits, Zone Changes and Public Record Request
 - b. Department Updates: staffing, financials
 - c. Compliance and Enforcement
 - d. Pending/Proposed Ordinance Changes
 - e. **Action Item:** Discussion/Decision: Cancellation of Deckard Contract
5. Presentation from Katie Botkin of Project 7B, regarding Land Use component.
6. Other Discussion Items

Planning Applications Report by File Type and by Month

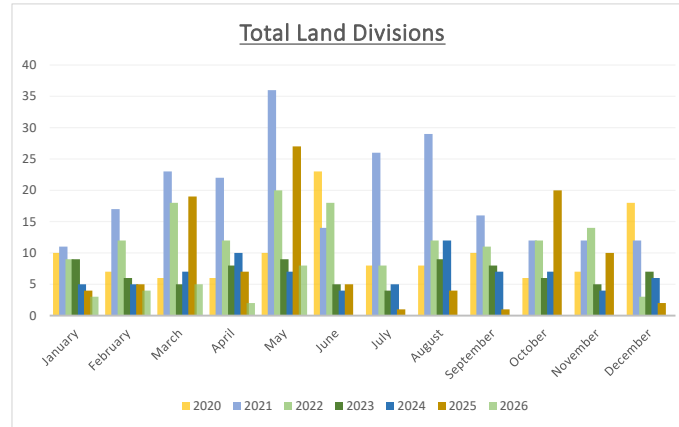
	2020	2021	2022	2023	2024	2025	2026
January	22	83	52	63	82	60	56
February	42	110	111	62	74	79	67
March	63	190	156	87	120	177	160
April	55	248	158	119	162	151	126
May	122	174	202	163	137	150	140
June	138	194	167	140	100	121	
July	171	157	114	123	93	157	
August	129	166	149	116	136	107	
September	135	148	121	97	125	107	
October	109	106	125	86	102	67	
November	34	74	39	57	53	47	
December	22	33	25	36	52	33	
Total	1042	1683	1419	1149	1236	1256	549



Planning Applications Report by File Type and by Month

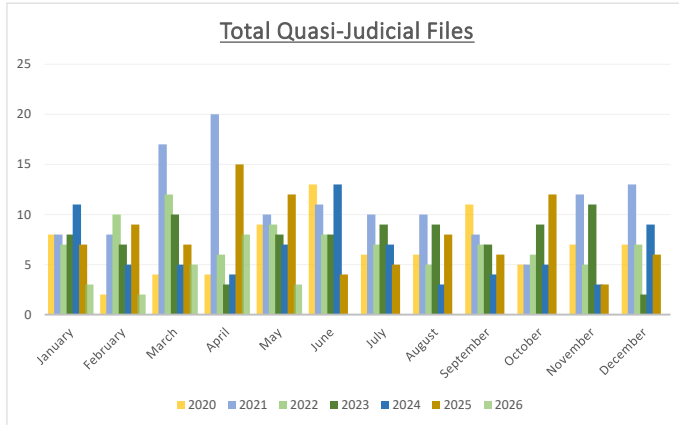
Total Land Divisions

	2020	2021	2022	2023	2024	2025	2026
January	10	11	9	9	5	4	3
February	7	17	12	6	5	5	4
March	6	23	18	5	7	19	5
April	6	22	12	8	10	7	2
May	10	36	20	9	7	27	8
June	23	14	18	5	4	5	0
July	8	26	8	4	5	1	0
August	8	29	12	9	12	4	0
September	10	16	11	8	7	1	0
October	6	12	12	6	7	20	0
November	7	12	14	5	4	10	0
December	18	12	3	7	6	2	0
Total	119	230	149	81	79	105	22



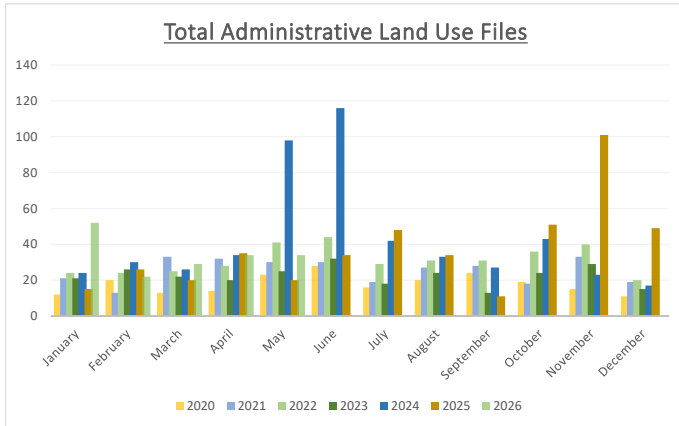
Total Quasi-Judicial Files

	2020	2021	2022	2023	2024	2025	2026
January	8	8	7	8	11	7	3
February	2	8	10	7	5	9	2
March	4	17	12	10	5	7	5
April	4	20	6	3	4	15	8
May	9	10	9	8	7	12	3
June	13	11	8	8	13	4	0
July	6	10	7	9	7	5	0
August	6	10	5	9	3	8	0
September	11	8	7	7	4	6	0
October	5	5	6	9	5	12	0
November	7	12	5	11	3	3	0
December	7	13	7	2	9	6	0
Total	82	132	89	91	76	94	21



Total Administrative Land Use Files

	2020	2021	2022	2023	2024	2025	2026
January	12	21	24	21	24	15	52
February	20	13	24	26	30	26	22
March	13	33	25	22	26	20	29
April	14	32	28	20	34	35	34
May	23	30	41	25	98	20	34
June	28	30	44	32	116	34	0
July	16	19	29	18	42	48	0
August	20	27	31	24	33	34	0
September	24	28	31	13	27	11	0
October	19	18	36	24	43	51	0
November	15	33	40	29	23	101	0
December	11	19	20	15	17	49	0
Total	215	303	373	269	513	444	171



Planning Applications Report by File Type and by Month

Land Divisions

Long Subdivision (11+ Lots)						Short Subdivisions (1-10 Lots)						Minor Land Division (2-4 Lots)					Family Exemptions (2-4 Parcels)									
2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2021	2022	2023	2024	2025	2026				
January	0	0	0	0	1	January	1	0	2	1	0	1	January	10	9	6	3	3	January	0	0	1	1	1	1	
February	2	0	0	1	1	0	February	1	2	0	0	0	3	February	12	9	5	4	4	February	2	1	1	0	0	1
March	0	2	0	1	0	0	March	0	0	0	0	1	2	March	18	13	5	6	14	March	5	3	0	0	4	3
April	0	1	0	0	0	0	April	0	1	0	0	0	2	April	20	9	6	9	6	April	2	1	2	1	1	0
May	0	1	2	2	1	2	May	0	1	0	0	1	4	May	35	17	7	5	24	May	1	1	0	0	1	2
June	0	1	0	0	1		June	2	0	0	0	3		June	11	12	4	4	0	June	1	5	1	0	1	
July	1	0	0	1	0		July	1	0	0	0	0		July	24	7	2	4	0	July	0	1	2	0	1	
August	0	0	0	0	1		August	1	0	0	0	3		August	28	11	6	12	0	August	0	1	3	0	0	0
September	0	1	0	0	0		September	0	2	0	0	0		September	15	5	6	7	0	September	1	3	2	0	1	
October	0	0	0	0	0		October	0	0	0	1	0		October	11	11	6	6	16	October	1	1	0	0	4	
November	1	0	0	0	0		November	1	3	0	1	1		November	9	10	5	2	8	November	1	1	0	1	1	
December	1	0	1	0	0		December	1	0	0	1	0		December	10	3	6	5	0	December	0	0	0	0	2	
Total	5	6	3	5	4	3	Total	8	9	2	4	9	12	Total	203	116	64	67	75	Total	14	18	12	3	17	7

Quasi-Judicial Files

Amendments						Zone Change						Conditional Use Permit						Variance						Modifications						Vacation / Validation											
2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026
January	0	2	3	1	0	0	January	2	3	2	2	0	1	January	3	1	2	3	3	0	January	2	1	0	4	3	2	January	0	0	1	1	1	0	January	1	0	0	0	1	0
February	1	2	2	0	1	0	February	2	3	0	0	4	0	February	2	1	1	2	0	1	February	2	4	2	3	3	1	February	0	0	0	0	1	0	February	1	0	2	0	0	0
March	5	1	2	1	0	0	March	5	4	2	0	1	0	March	3	4	1	1	1	0	March	3	2	5	2	3	5	March	0	1	0	0	1	0	March	1	0	0	1	0	1
April	6	2	1	1	2	0	April	5	0	0	2	3	0	April	5	2	1	0	0	0	April	2	2	1	1	9	6	April	0	0	0	0	1	2	April	2	0	0	0	1	0
May	2	1	1	0	8	0	May	5	2	2	1	1	1	May	2	3	2	3	0	0	May	1	1	3	2	2	1	May	0	2	0	1	0	1	May	0	0	0	0	1	1
June	0	2	3	2	1		June	3	3	0	4	0		June	3	0	3	0	1		June	2	2	1	6	2		June	0	0	0	0	0	0	June	3	1	1	1	0	0
July	4	2	2	1	0		July	0	1	1	2	2		July	1	1	3	0	1		July	4	2	2	2	1		July	0	0	1	1	1	1	July	1	1	0	1	0	0
August	2	0	0	1	2		August	6	1	2	0	1		August	0	2	2	0	0		August	2	2	2	2	2		August	0	0	3	0	3		August	0	0	0	0	0	0
September	0	1	0	0	0		September	1	1	2	0	1		September	2	1	0	1	0		September	5	4	5	1	4		September	0	0	0	0	0	0	September	0	0	0	2	1	
October	0	4	1	0	2		October	1	0	0	0	2		October	3	1	3	2	2		October	1	1	4	2	5		October	0	0	1	0	1	1	October	0	0	0	1	2	
November	2	1	1	0	1		November	3	0	3	0	0		November	2	1	3	1	0		November	5	1	4	1	1		November	0	2	0	1	1	1	November	0	0	0	0	0	0
December	3	1	0	2	0		December	3	1	0	0	0		December	4	0	1	1	2		December	2	2	1	5	3		December	0	1	0	1	1	1	December	1	2	0	0	0	0
Total	25	19	16	9	17	0	Total	36	19	14	11	15	2	Total	30	17	22	14	10	1	Total	31	24	30	31	38	15	Total	0	6	6	5	11	3	Total	10	4	3	6	6	2

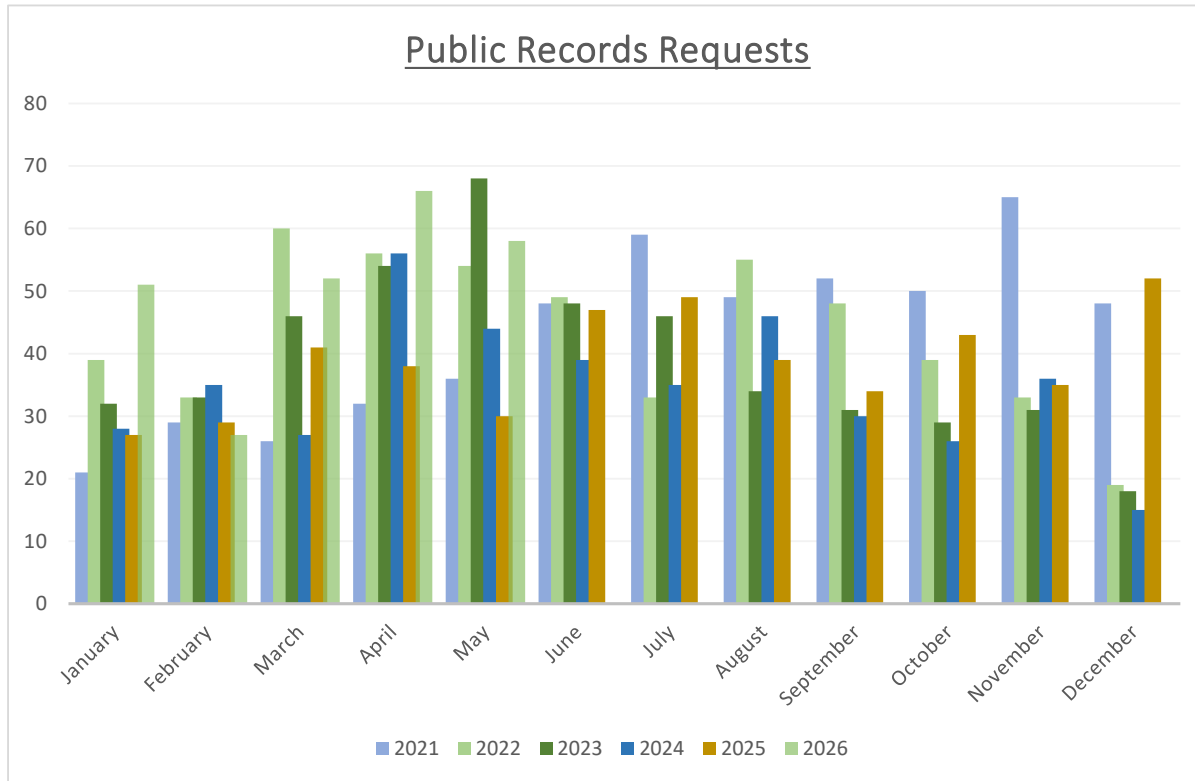
Administrative Land Use Files

Boundary Line Adjustment						Lot Line Adjustments						Home Occupation Permits						Stormwater Permit						Vacation Rental Permit											
2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026
January	0	5	4	2	2	2	January	3	4	4	1	2	4	January	0	0	1	1	0	1	January	1	2	2	0	0	0	January	6	6	2	11	7	33	
February	0	2	6	4	3	2	February	3	3	3	5	8	2	February	1	0	3	0	0	0	February	1	0	1	0	0	0	February	1	11	3	13	7	14	
March	0	3	4	3	2	2	March	3	2	4	5	1	5	March	1	0	1	0	2	0	March	3	0	1	0	2	0	March	15	9	8	12	8	12	
April	0	0	1	6	5	3	April	7	1	2	2	2	0	April	0	0	0	0	0	0	April	0	2	1	3	0	0	April	9	15	13	12	16	28	
May	0	3	0	4	0	5	May	0	3	1	5	3	4	May	0	3	3	0	0	0	May	2	2	1	0	0	0	May	15	19	13	79	9	23	
June	0	6	5	4	1		June	7	3	3	2	2		June	3	0	0	0	0		June	1	1	1	0	2		June	5	24	10	103	24		
July	0	6	3	10	5		July	1	2	2	4	2		July	0	0	3	0	1		July	2	2	3	0	1		July	5	8	3	21	21		
August	1	3	3	3	3		August	5	2	4	6	3		August	0	0	0	1	0		August	0	1	1	1	1		August	11	16	7	11	21		
September	3	4	0	0	3		September	3	6	3	7	1		September	0	2	1	2	2		September	0	4	1	2	1		September	7	5	3	7	12		
October	1	1	4	10	3		October	2	3	9	7	5		October	0	0	0	0	1		October	0	0	0	4	0		October	6	22	11	7	33		
November	5	6	2	6	1		November	4	8	2	3	6		November	0	1	1	0	1		November	1	0	2	0	0		November	12	14	14	6	87		
December	2	2	3	2	4		December	4	4	1	2	3		December	2	1	0	1	0		December	1	1	0	1	0		December	6	6	9	9	34		
Total	12	41	35	54	32	14	Total	42	41	38	49	38	15	Total	7	7	13	5	7	1	Total	12	15	14	11	7	0	Total	98	155	96	291	279	110	

Administrative Exception						Administrative Variance						Floodplain Development Permit						Certificate of Compliance									
2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026				
January	0	1	0	2	0	2	January	3	2	4	3	2	2	January	7	4	4	4	2	4	January	1	0	0	0	0	4
February	0	4	1	1	0	1	February	1	1	2	2	2	0	February	6	2	7	5	6	3	February	0	1	0	0	0	0
March	1	0	0	2	1	1	March	3	5	3	2	2	2	March	7	6	1	1	2	7	March	0	0	0	1	0	0
April	4	2	0	2	0	0	April	5	4	2	2	6	1	April	7	4	1	4	5	1	April	0	0	0	3	1	1
May	4	2	1	3	1	0	May	4	2	1	2	4	0	May	5	7	5	4	3	1	May	0	0	0	1	0	1
June	2	1	3	2	0		June	6	3	5	1	4		June	5	6	2	3	1		June	1	0	3	1	0	
July	0	3	0	0	0		July	2	4	3	3	4		July	7	4	0	4	12		July	2	0	1	0	2	
August	2	1	3	3	1		August	4	3	5	4	3		August	3	5	0	2	2		August	1	0	1	2	0	
September	5	3	1	1	1		September	4	0	3	1	1		September	5	6	0	6	2		September	1	1	1	1	1	
October	2	3	0	1	1		October	4	3	0	6	2		October	2	4	0	6	6		October	1	0	0	2	0	
November	2	4	3	1	2		November	5	1	3	0	1		November	4	3	0	5	3		November	0	3	2	2	0	
December	1																										

Planning Applications Report by File Type and by Month

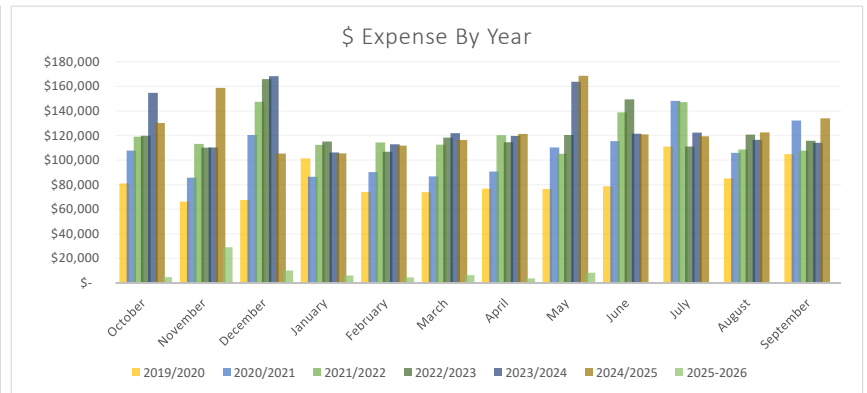
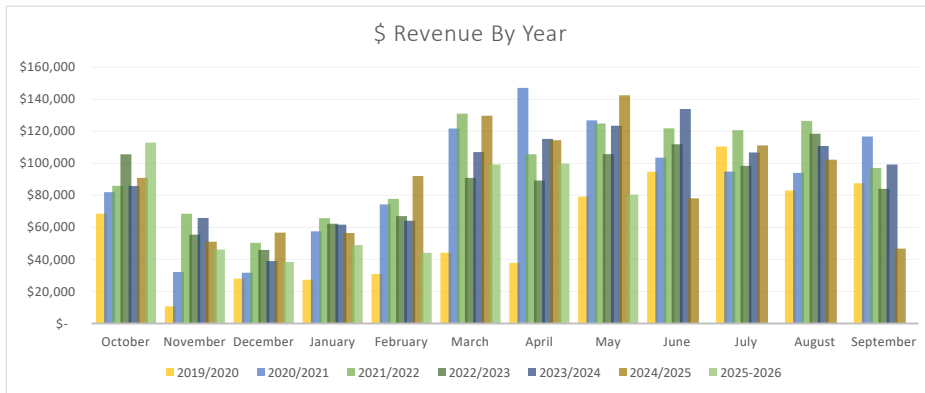
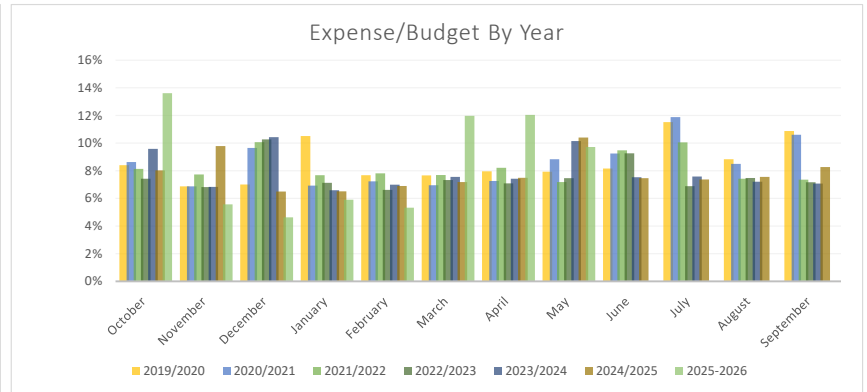
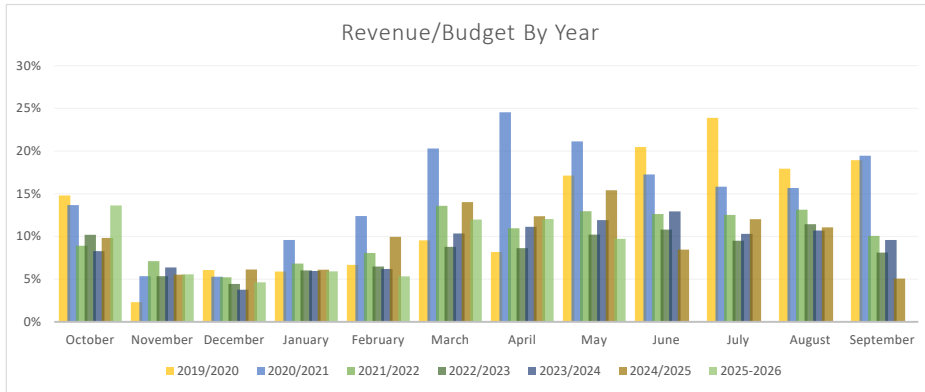
	2021	2022	2023	2024	2025	2026
January	21	39	32	28	27	51
February	29	33	33	35	29	27
March	26	60	46	27	41	52
April	32	56	54	56	38	66
May	36	54	68	44	30	58
June	48	49	48	39	47	
July	59	33	46	35	49	
August	49	55	34	46	39	
September	52	48	31	30	34	
October	50	39	29	26	43	
November	65	33	31	36	35	
December	48	19	18	15	52	
Total	515	518	470	417	464	254



Planning Department Financial Analysis

	1	2	3	4	5	6	7	8	9	10	11	12	Total	Budget	Budget	Actual
	October	November	December	January	February	March	April	May	June	July	August	September		Re/Ex	Re/Ex	
2025/2026 Revenue	\$ 112,934.70	\$ 46,213.82	\$ 38,375.67	\$ 48,979.51	\$ 44,156.87	\$ 99,310.01	\$ 99,907.11	\$ 80,558.56	\$ -	\$ -	\$ -	\$ -	\$ 570,436.25	\$ 829,048.00		
Expense	\$ 4,765.21	\$ 29,040.23	\$ 10,140.86	\$ 6,032.24	\$ 4,585.21	\$ 6,419.31	\$ 3,675.84	\$ 8,383.17	\$ -	\$ -	\$ -	\$ -	\$ 73,042.07	\$ 132,135.00		
R % of Budget	4%	6%	5%	6%	5%	12%	12%	10%	0%	0%	0%	0%	69%			
E % of Budget	4%	22%	8%	5%	3%	5%		6%	0%	0%	0%	0%	55%			
Revenue	\$ 90,882	\$ 51,047	\$ 56,711	\$ 56,552	\$ 92,057	\$ 129,733	\$ 114,437	\$ 142,534	\$ 78,168	\$ 111,259	\$ 102,323	\$ 46,820	\$ 1,072,522	\$ 925,338		
2024/2025 Expense	\$ 130,226	\$ 158,764	\$ 105,396	\$ 105,447	\$ 111,802	\$ 116,455	\$ 121,429	\$ 168,675	\$ 120,969	\$ 119,403	\$ 122,552	\$ 134,088	\$ 1,515,207	\$ 1,620,789	57%	71%
R % of Budget	10%	6%	6%	6%	10%	14%	12%	15%	8%	12%	11%	5%	116%			
E % of Budget	8%	10%	7%	7%	7%	7%	7%	10%	7%	7%	8%	8%	93%			
Revenue	\$ 85,881	\$ 65,958	\$ 38,971	\$ 61,772	\$ 64,130	\$ 107,106	\$ 115,295	\$ 123,490	\$ 133,904	\$ 106,789	\$ 110,889	\$ 99,277	\$ 1,113,463	\$ 1,035,822		
2023/2024 Expense	\$ 154,691	\$ 110,356	\$ 168,282	\$ 106,312	\$ 112,940	\$ 121,930	\$ 119,778	\$ 163,874	\$ 121,478	\$ 122,434	\$ 116,469	\$ 114,102	\$ 1,532,646	\$ 1,613,923	64%	73%
R % of Budget	8%	6%	4%	6%	6%	10%	11%	12%	13%	10%	11%	10%	107%			
E % of Budget	10%	7%	10%	7%	7%	8%	7%	10%	8%	8%	7%	7%	95%			
Revenue	\$ 105,692	\$ 55,423	\$ 46,004	\$ 62,304	\$ 67,097	\$ 90,972	\$ 89,324	\$ 105,816	\$ 111,939	\$ 98,481	\$ 118,510	\$ 84,112	\$ 1,035,674	\$ 1,035,822		
2022/2023 Expense	\$ 119,867	\$ 110,137	\$ 165,872	\$ 115,217	\$ 106,919	\$ 118,407	\$ 114,510	\$ 120,463	\$ 149,508	\$ 111,165	\$ 120,838	\$ 115,838	\$ 1,468,741	\$ 1,614,594	64%	71%
R % of Budget	10%	5%	4%	6%	6%	9%	9%	10%	11%	10%	11%	8%	100%			
E % of Budget	7%	7%	10%	7%	7%	7%	7%	7%	9%	7%	7%	7%	91%			
Revenue	\$ 85,977	\$ 68,619	\$ 50,324	\$ 65,836	\$ 77,795	\$ 131,067	\$ 105,661	\$ 124,919	\$ 121,878	\$ 120,728	\$ 126,508	\$ 97,131	\$ 1,176,443	\$ 964,250		
2021/2022 Expense	\$ 119,124	\$ 113,228	\$ 147,522	\$ 112,478	\$ 114,433	\$ 112,594	\$ 120,260	\$ 105,252	\$ 138,907	\$ 147,215	\$ 108,644	\$ 107,724	\$ 1,447,381	\$ 1,464,471	66%	81%
R % of Budget	9%	7%	5%	7%	8%	14%	11%	13%	13%	13%	13%	10%	122%			
E % of Budget	8%	8%	10%	8%	8%	8%	8%	7%	9%	10%	7%	7%	99%			
Revenue	\$ 82,062	\$ 32,162	\$ 31,675	\$ 57,540	\$ 74,310	\$ 121,772	\$ 147,203	\$ 126,851	\$ 103,614	\$ 94,902	\$ 94,096	\$ 116,739	\$ 1,082,926	\$ 600,100		
2020/2021 Expense	\$ 107,770	\$ 85,737	\$ 120,514	\$ 86,477	\$ 90,232	\$ 86,713	\$ 90,623	\$ 110,299	\$ 115,442	\$ 148,225	\$ 105,950	\$ 132,262	\$ 1,280,244	\$ 1,247,444	48%	85%
R % of Budget	14%	5%	5%	10%	12%	20%	25%	21%	17%	16%	16%	19%	180%			
E % of Budget	9%	7%	10%	7%	7%	7%	7%	9%	9%	12%	8%	11%	103%			
Revenue	\$ 68,519	\$ 10,711	\$ 28,030	\$ 27,279	\$ 30,899	\$ 44,207	\$ 37,884	\$ 79,248	\$ 94,770	\$ 110,552	\$ 83,020	\$ 87,619	\$ 702,738	\$ 462,850		
2019/2020 Expense	\$ 81,050	\$ 66,281	\$ 67,615	\$ 101,379	\$ 74,040	\$ 73,969	\$ 76,804	\$ 76,476	\$ 78,731	\$ 111,085	\$ 85,161	\$ 104,829	\$ 997,420	\$ 964,336	48%	70%
R % of Budget	15%	2%	6%	6%	7%	10%	8%	17%	20%	24%	18%	19%	152%			
E % of Budget	8%	7%	7%	11%	8%	8%	8%	8%	8%	12%	9%	11%	103%			

Planning Department Financial Analysis



KENDRA SMITH
Planning Director

ALEX FEYEN
Assistant Director

Support & Admin

Planners

Compliance / Permits

JEANNIE WELTER
Systems Technician

MAYA JOHNSON
Admin Assist III

JANNA BROWN
Admin Assist III

JASON JOHNSON
Planner II

DANIEL BRITT
Planner II

DAVID FISHER
Planner I

KYLE SNIDER
Planner I

TERESA LEAVERTON
Permit Examiner

KATIE HANSEN
Compliance/Permit
Manager

VACANT
Planning Tech

MARCIANO MECKLE
Planning Tech

CAROL CONRON
Planning Tech

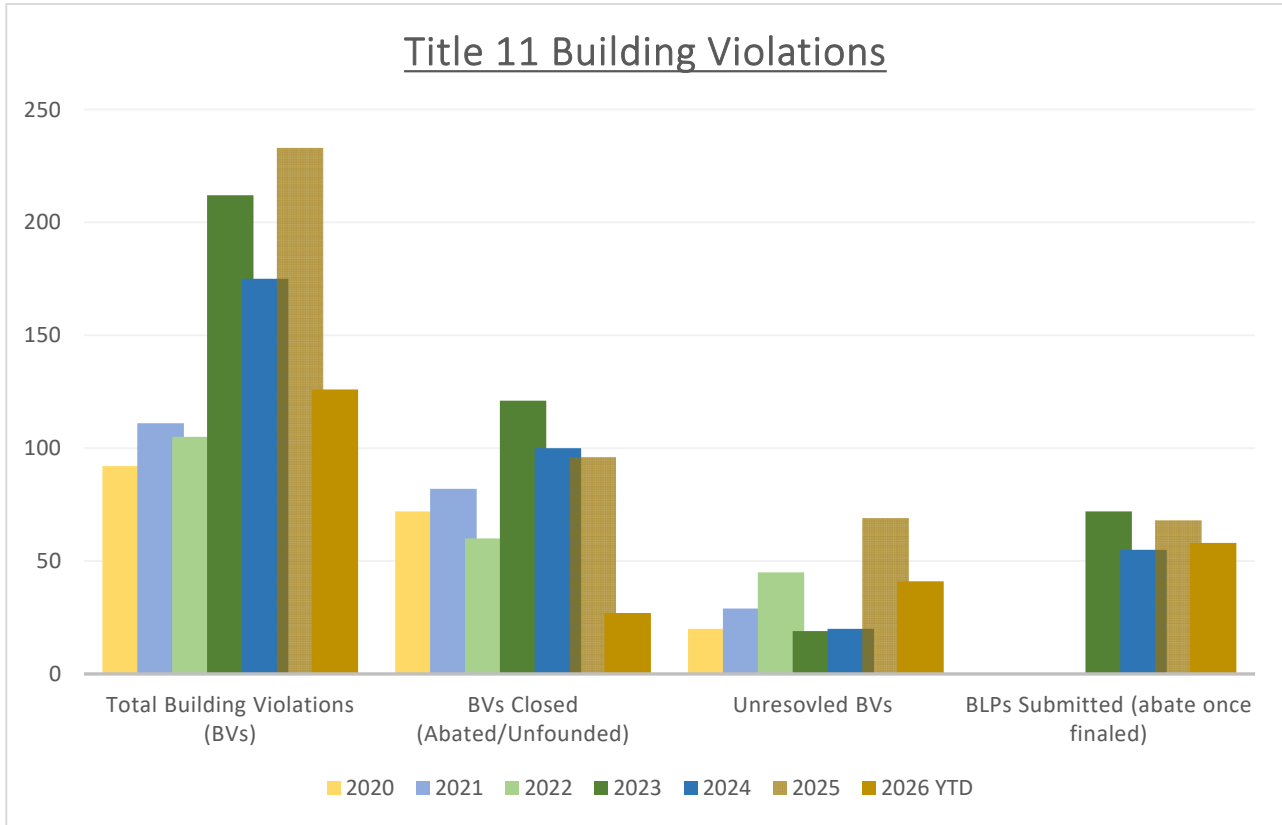
ALAN BOJORQUEZ
Investigator

PETE HUGHES
Investigator

TRAVIS BAILLIE
Investigator

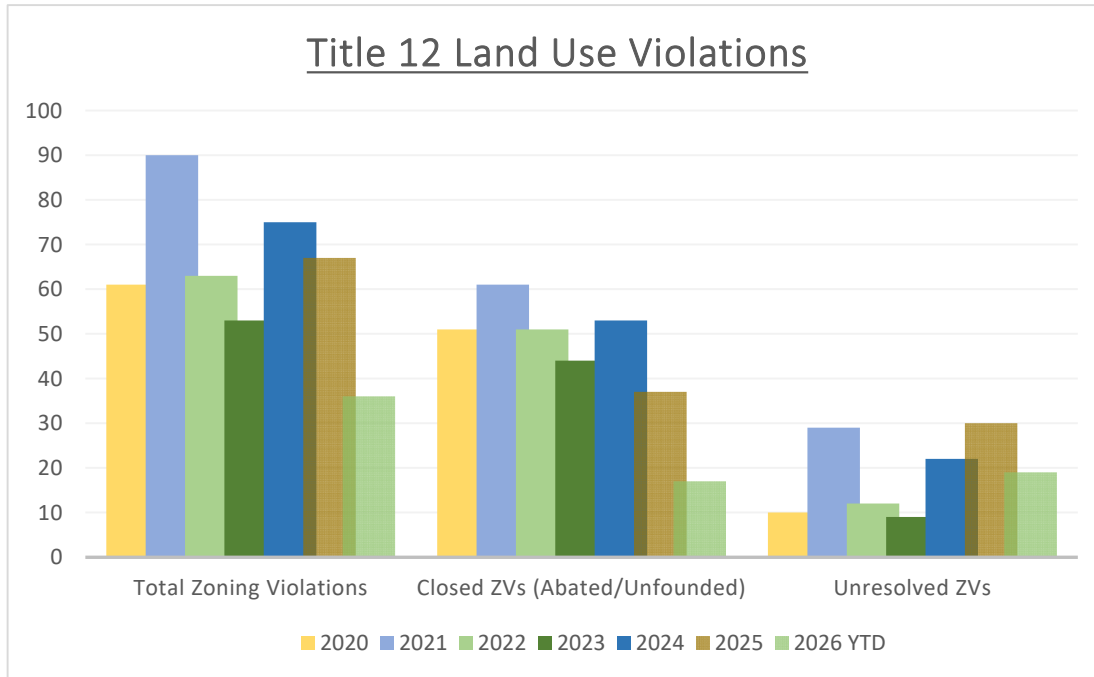
Title 11 Building Violations by Year

	2020	2021	2022	2023	2024	2025	05/2026	2026 YTD
Total Building Violations (BVs)	92	111	105	212	175	233	1	126
BVs Closed (Abated/Unfounded)	72	82	60	121	100	96	12	27
Unresovled BVs	20	29	45	19	20	69		41
BLPs Submitted (abate once finaied)				72	55	68	8	58



Title 12 Land Use Violations by Year

	2020	2021	2022	2023	2024	2025	05/2026	2026 YTD
Total Zoning Violations	61	90	63	53	75	67	11	36
Closed ZVs (Abated/Unfounded)	51	61	51	44	53	37	6	17
Unresolved ZVs	10	29	12	9	22	30	-	19





Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

June 22, 2026

Deckard Technologies

Attn: Contract Administration

RE: Notice of Contract Termination

Dear Deckard Technologies Representative:

This letter serves as formal notice that Bonner County is terminating its agreement with Deckard Technologies for short-term rental permitting software and related services, effective July 10, 2026.

As you may be aware, recent changes to Idaho law prohibit local governments from requiring permits for short-term rentals. As a result, the County will no longer administer a short-term rental permitting program and no longer requires the software and services provided under the agreement.

Accordingly, Bonner County hereby provides notice of termination effective July 10, 2026, pursuant to the termination provisions of the agreement. Please take all necessary steps to discontinue services as of that date and provide any information regarding the closure of the account, final invoicing, data retention, and any other actions required to complete the termination process.

Thank you for your assistance during the transition.

Sincerely,

Ron Korn, Chair

Bonner County Commissioners

**AMENDMENT NO. 1
TO
MASTER PROFESSIONAL SERVICES AGREEMENT**

THIS AMENDMENT NO. 1 TO MASTER PROFESSIONAL SERVICES AGREEMENT (the "Amendment") is entered into effective as of September 12, 2025 (the "Amendment Effective Date") by and between **Deckard Technologies, Inc.**, a Delaware corporation having its principal offices located at 1620 5th Avenue, Suite 400, San Diego, CA 92101 ("Deckard") and Bonner County, Idaho, having its principal office at 1500 Hwy 2, Suite 308, Sandpoint, ID 83846 ("Client").

WHEREAS, Deckard and Client entered into a Master Professional Services Agreement effective September 12, 2023, (the "Agreement"); and

WHEREAS, Deckard and Client wish to amend the Agreement as set forth in this Amendment.

NOW, THEREFORE, the Parties hereby agree as follows:

1. **SOW Amendment.** Section 4.2, 4.3, 4.5, and 4.8 of the Statement of Work dated September 12, 2023 are hereby deleted in their entirety and replaced with the following:

"4.2. **Outreach Campaign:** None."

"4.3. **STR Registration/Licensing Portal:** None."

"4.5. **24/7 Live Hotline and Online Complaint Form:** None."

"4.8. **Maximum Price:** In no event will the total subscription fees in the year beginning September 12, 2025, exceed \$18,900.00. Future years' renewals subject to an annual increase not to exceed 5% per annum."

2. **No Other Modifications.** This Amendment shall not amend or modify the covenants, terms, conditions, rights and obligations of the Parties under the Agreement, except as specifically set forth herein. The Agreement shall continue in full force and effect in accordance with its terms as amended by this Amendment and with the terms and conditions of this Amendment incorporated into the Agreement.

3. **Counterparts.** This Amendment may be executed simultaneously in counterparts, any one of which need not contain the signature of more than one Party, but all such counterparts taken together shall constitute one and the same instrument, and may be executed and delivered through the use of facsimiles or email of pdf copies of the executed Amendment.

[signature page follows]

IN WITNESS WHEREOF, the Parties, intending to be legally bound hereby, have caused their duly authorized representatives to execute this Amendment as of the Amendment Effective Date.

DECKARD TECHNOLOGIES, INC.

DocuSigned by:
By: Thomas Hemmings
04E712E8F9F84B6
(signature)
Name: Thomas Hemmings
Title: Chief Financial Officer

CLIENT

By: Asia Williams
(signature)
Name: Asia Williams
Title: Chair

CONTRACT ADDENDUM No. 1

BOYCOTTING ISRAEL- If payments under the Agreement exceed one hundred thousand dollars (\$100,000) and Contractor employs ten (10) or more persons, then Contractor hereby certifies that it is not currently engaged in and will not, for the duration the Agreement, engage in a boycott of the goods or services of the state of Israel or territories under its control as those terms are defined in the Anti-Boycott Against Israel Act (Idaho Code § 67-2346).

GOVERNMENT OF CHINA- Contractor hereby certifies that it is not, and will not, for the duration of the Agreement, be owned or operated by the government of China as set forth at Idaho Code § 67-2359.

CONTRACT WITH ABORTION PROVIDERS- To the extent the Agreement is subject to the use of public funds, Contractor hereby certifies that it is not, and will not, for the duration of the Agreement, become an abortion provider or an affiliate of an abortion provider as those terms are defined in the No Public Funds for Abortions Act (Idaho Code §§ 18-8701 et seq.).

DocuSigned by:

04F712E8F9F84B6...

7/8/2025

Agent for Contractor

Date

ONE-PAGE EXECUTIVE SUMMARY

Bonner County Comprehensive Plan: Land Use Chapter Recommendations

On behalf of Project 7B, Kimley-Horn conducted a focused planning review of the Draft Land Use Chapter and Future Land Use Map for the Bonner County Comprehensive Plan update. Although funded by Project 7B, the review was completed as an independent, third-party assessment, providing objective land use analysis and best-practice recommendations for County consideration.

The report is intended to serve as a practical guide to support Bonner County's land use planning efforts—both in finalizing the comprehensive plan and in implementing it through code development, zoning decisions, mapping, infrastructure planning, and related actions.

Key Focus Areas

The recommendations center on the following priorities from our analysis:

- Improving policy clarity to better guide decision-making
- Refining land use designations and re-establishing associated density ranges
- Planning for long-term growth, particularly in Areas of Impact (AOI)
- Integrating environmental and hazard considerations into policy and future code updates
- Establishing clear preservation policies for scenic, natural, and cultural resources
- Addressing nonconforming development patterns through targeted planning tools rather than land use redesignation

Summary of Key Recommended Actions

- **Align Plan and Code:** Ensure Title 12 is updated to reflect the Land Use Chapter so adopted policies are consistently carried through to implementation. This creates a clearer connection between policy direction and how development is reviewed and approved.
- **Address Nonconformities Intentionally:** Consider tools such as a nonconforming overlay to acknowledge existing structures, uses, and lots without increasing underlying land use designation or zoning intensity. This approach maintains the intent of the land use designation while avoiding incremental upzoning or area redesignations that can permanently alter development patterns.
- **Coordinate Growth in AOIs:** While recent legislation emphasizes a five-year annexation window, there is value in coordinating with cities on longer-term growth patterns. Identifying where growth and suburban development should occur can help avoid constraining future city expansion and support more efficient, coordinated development over time.
- **Integrate Environment and Hazard Planning:** Build on existing plan direction by strengthening how environmental protections and hazard mitigation—particularly wildfire risk—are reflected in code and development standards. This supports resilient growth while preserving the natural features that define Bonner County.