

**BONNER COUNTY PLANNING COMMISSION
PUBLIC HEARING MINUTES
JUNE 03, 2025**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair Songstad called the Bonner County Planning Commission meeting to order at 4:30 p.m. in the 3rd Floor Conference Room, of the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, via Zoom webinar, and YouTube live streaming.

PRESENT: Chair Allan Songstad, Commissioner Dave Frankenbach, Commissioner Don Davis, Commissioner, Eric Hidden, Commissioner Matt Linscott

ABSENT: Commissioner Peter Taylor and Commissioner Erik Leavitt

ALSO PRESENT: Planning Director Jacob Gabell, Assistant Director Alex Feyen, Hearing Coordinator Dylan Young

CHANGES IN AGENDA: None.

COMMISSIONER & STAFF UPDATES:

APPROVAL OF MINUTES: The Planning Commission approved, the minutes for **May 20, 2025**, as presented.

Public Hearing Action Items:

File AM0004-25 – Bonner County Comprehensive Plan – Component Update – Implementation

The Bonner County Planning Commission is recommending an amendment to the existing Bonner County Comprehensive Plan by updating the **Implementation Component**, per Idaho Code Section 67-6508, Local Land Use Planning.

Staff/Applicant Presentation: Director Jake Gabell presented a PowerPoint summary of the project and previously circulated staff report.

Public/Agency Testimony: The following members of the public spoke on the record: Public member Dave Bowman, Jennifer Ekstrom, and Kathryn Kolberg (Panhandle Health District)

Discussion:

After the Commission's initial review of the Bonner County Comprehensive Plan's Implementation Component, the Planning Commission agreed to alter the verbiage of several lines of the Bonner County Comprehensive Plan Implementation Component.

Commissioner Frankenbach moved to postpone the Commission's decision on File AM0004-25 until the end of the workshop and hearing in order to allow Director Jacob Gabell enough time to draft a reviewable copy of their proposed amendments.

Commissioner Davis seconded the motion.

ROLL CALL VOTE

Chair Songstad	AYE
Commissioner Frankenbach	AYE
Commissioner Davis	AYE
Commissioner Hidden	AYE
Commissioner Linscott	AYE

File AM0002-25 – Text Amendment - Bonner County Revised Code Title 12

Bonner County is seeking to amend the existing Bonner County Revised Code, Title 12 to include the following proposed change: BCRC 12-333: The removal of the Recreational Vehicle Park/Campground use as a conditional use and prohibit this use in the Rural, Agricultural/Forestry, and Rural Service Center zoning districts.

Staff/Applicant Presentation: Assistant Director Alex Feyen presented a PowerPoint summary of the project and previously circulated staff report.

Public Comments: Public Comments were in relation to the Bonner County Revised Code Title 12. The following people provided comment: Dennis Walker, Dave Bowman, Susan Bowman, Karen Kelly, Priscilla Emmet, and Rob Johnson.

In their deliberation, the Commission discussed the Bonner County Codes application towards Rural Service Center and the conditional use of Recreational Vehicle Parks/Campgrounds. The Commission determined that RV Park/Campground use was appropriate for the Rural Service Center zone, and it would not be included in their recommendation to the Board of County Commissioners.

MOTION TO RECOMMEND APPROVAL: Commissioner Hidden moved to recommend approval of this FILE AM0002-25 to amend Chapter 3 subchapter 12-333 of Title 12, Bonner County Revised Code to remove Recreational Vehicle Parks/Campgrounds as a conditional use from the Rural and Agricultural/Forestry zones, to the Board of County Commissioners, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan as enumerated in the following findings of fact and conclusions of law:

Conclusion 1

The proposed amendment **is** in accord with Idaho Code, Title 31, Chapter 7.

Conclusion 2

The proposed amendment **is** in accord with Idaho Code Title 67, Chapter 65.

Conclusion 3

The proposed **is not** in conflict with the policies of the Bonner County Comprehensive Plan.

This decision is based upon the evidence submitted up to the time the Staff Report

was prepared and testimony received at this hearing. Commissioner Hidden further moved to adopt the findings of fact and conclusions of law as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft written findings and conclusions to reflect this motion, have the Chairman sign, and transmit to all interested parties. This action does not result in a taking of private property.

Commissioner Songstad stepped down from the chair and seconded the motion

ROLL CALL VOTE

Commissioner Songstad	AYE
Commissioner Frankenbach	AYE
Commissioner Davis	AYE
Commissioner Hidden	AYE
Commissioner Linscott	AYE

VOTED upon and the Chair declared the motion carried.

Findings of Fact:

1. The Bonner County Planning Department has reviewed the proposed changes against Idaho Code and made amendments to better comply with the Idaho Code, specifically Title 67 Chapter 65, Local Land Use Planning.
2. The Board of County Commissioners is authorized by Idaho Code, Chapter 7, Title 31, to adopt ordinances, rules and regulations "...not repugnant to law, necessary for carrying into effect or discharging the powers and duties conferred by the laws of the state of Idaho, and such as are necessary or proper to provide for the safety, promote the health and prosperity, improve the morals, peace and good order, comfort and convenience of the county and the inhabitants thereof, and for the protection of property therein..."

The proposed ordinance making the above changes adds to the clarity intended in the interpretation of the Bonner County Revised Code and Bonner County Comprehensive Plan. These actions will further balance the provision of safety, health and prosperity while maintaining the protection of property, peace, good order, comfort and convenience of the county and its inhabitants.

3. The proposed changes are intended to provide clarification of the regulations, enabling the public and the staff to achieve the best results leading to greater understanding and use of the zoning ordinance.
4. The proposed code amendment was drafted at the direction of the Bonner County Commissioners.
5. The Planning Commission, in their deliberation, found that the Recreational Vehicle Parks/Campgrounds use in the Rural Service Center zoning district would be in conflict with the policies of the Comprehensive Plan and BCRC 12-227.

Continuation of File AM0004-25 – Bonner County Comprehensive Plan – Component Update – Implementation

The Bonner County Planning Commission is recommending an amendment to the existing Bonner County Comprehensive Plan by updating the **Implementation Component**, per Idaho Code Section 67-6508, Local Land Use Planning.

Discussion:

The Commission reviewed Director Gabell's written implementations of their proposed amendments and adjusted the verbiage on policies regarding the following: Future developments impact on transportation, findings of fact verbiage, and future development road standards.

MOTION TO RECOMMEND APPROVAL: Commissioner Don Davis moved to recommend to the Board of County Commissioners adoption of an amendment to the Implementation Component, updating goals, objectives and policies of the Comprehensive Plan as presented (or as amended) in this hearing, finding that it is in accord with the Idaho State Code as enumerated in the following findings of fact and conclusions of law, and 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 following findings of fact and conclusions of law as written (or as amended). This action does not result in a taking of private property.

Conclusion 1

Per Idaho Code Chapter 65, Title 67, it is the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan, hereafter referred to as the plan.

Conclusion 2

The Board of County Commissioners is authorized by Idaho Code, Chapter 7, Title 31, to adopt ordinances, rules and regulations "...not repugnant to law, necessary for carrying into effect or discharging the powers and duties conferred by the laws of the state of Idaho, and such as are necessary or proper to provide for the safety, promote the health and prosperity, improve the morals, peace and good order, comfort and convenience of the county and the inhabitants thereof, and for the protection of property therein..."

Conclusion 3

The Implementation Component was updated via file AM0012-22 and approved by the BOCC on December 21, 2022 as found on instrument number 1015332, records of Bonner County.

Commissioner Dave Frankenbach seconded the motion

ROLL CALL VOTE

Commissioner Songstad	AYE
Commissioner Frankenbach	AYE
Commissioner Davis	AYE
Commissioner Hidden	AYE
Commissioner Linscott	AYE

VOTED upon and the Chair declared the motion carried.

DISCUSSION:

The Commission reviewed potential revisions to Chapter 6 of the Bonner County Code.

Director Gabell relayed to the commission of Bonner County Code Chapter 6 potential revisions pertaining to lot requirements, verbiage changes ("Short Plats" to "Short Subdivisions"), definition section location, sanitation requirements, project fire hydrant requirements, road access, subdivision trail plans (changed to sidewalk plan), subdivision applications,

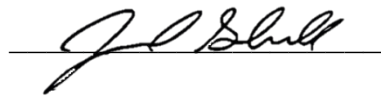
Action Item: June 17, 2025 Agenda Items.

ADJOURNMENT:

Chair Songstad declared the hearing adjourned at 8:59 p.m. until 4:30 p.m., June 17, 2025.

Respectfully submitted,

Jacob Gabell, Planning Director



The above Minutes are hereby approved this 15th day of July 2025.

Bonner County Planning Commission



Allan Songstad, Chair