

**BONNER COUNTY PLANNING COMMISSION  
PUBLIC HEARING MINUTES  
JULY 01, 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 1st 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 **June 17, 2025**, as presented.

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**Public Hearing Action Items:**

**WORKSHOP/DISCUSSION:**

**Review of Title 12 Chapter 3 and Use Tables:**

The Commission began their review of Title 12 Chapter 3 and stated their intention for staff to guide the Commission's review of Title 12 Chapter 3

Director Gabell provided a brief overview in which he addressed areas of concern with the terminology Title 12 Chapter 3. Director Gabell made the Commission aware of some terms in Chapter 3 which may be perceived as ambiguous such as the term "Characterized by" which could be replaced with more specific verbiage.

Director Gabell relayed to the Commission of the importance of creating a process to review use tables in Title 12 Chapter 3.

The Commission stated they intended to review Title 12 Chapter 3 line by line or table by table with staff's guidance and subject knowledge through the document.

Director Gabell made the Commission aware of recent code changes which addressed the digital zoning map. Director Gabell relayed to the commission that Bonner County is in the process of drafting a new more accurate digital zoning map.

The Commission asked Director Gabell if the current publicly accessible digital zoning map showed the zoning history of individual parcels of land.

Director Gabell relayed to the Commission that at this time the publicly available digital zoning map only showed parcel current zoning status and not the parcels zoning history.

The Commission stated they would prefer it if the publicly available digital zoning map would show the publicly available information of the zoning history for individual parcels of land.

The Commission reviewed the verbiage in Title 12 Chapter 3 referring to the interpretation of zoning district boundaries, and the implementation, use and replacement of Zoning Maps.

Director Gabell relayed to the Commission the issue of map accuracy for split zone properties when a zoning map is made for an area of land as large as a county.

The Commission reviewed the Title 12 Chapter 3 Zoning Districts and Map Designations Table (12-320, Table 3-1) and requested the removal of minimal lot size within the table, and to rename the table to "Zoning Districts and Map Symbols" for the time being.

The Commission changed the verbiage from "Rural Service Center" to "Neighborhood Commercial" in 12-320, Table 3-1 to better describe the zone type.

The Commission provided verbiage to further appropriately classify Forrest Land and its use in 12-321.

The Commission provided significant changes to the classification and use of Agricultural Forrest Land in 12-322 to better reflect how the zone type is used.

The Commission agreed to further research and ponder the terminology and descriptions used in Chapter 12 and reapproach the matter in the next planning meeting on July 15,2025.

Director Gabell offered to reach out to have representatives from local Emergency Medical Services, the Bonner County Road and Bridge Department, and Local Fire districts to aid and advise the Commission during the next Planning Meeting on July 15,2025.

The Commission readily agreed and stated they would prefer to have the representatives present if possible.

#### **Review of Title 12 Chapter 4 and Review Standards:**

The Commission agreed to address Title 12 Chapter 4 later.

**DISCUSSION:**

1. July 15, 2025 Agenda Items

**ADJOURNMENT:**

Chair Songstad declared the hearing adjourned at 6:50 p.m. until 4:30 p.m., July 15, 2025.

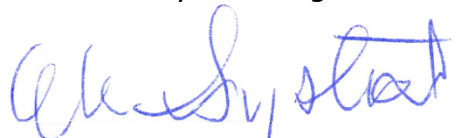
Respectfully submitted,

  
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Jacob Gabell, Planning Director

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

Bonner County Planning Commission

  
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Allan Songstad, Chair