

**BONNER COUNTY PLANNING COMMISSION  
PUBLIC HEARING MINUTES  
AUGUST 5, 2025**

**PLEDGE OF ALLEGIANCE**

**CALL TO ORDER:** Chair Songstad called the Bonner County Planning Commission meeting to order at 4:35 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, Commissioner Erik Leavitt

**ALSO PRESENT:** Planning Director Jacob Gabell Hearing Coordinator Dylan Young

**CHANGES IN AGENDA:** None

**COMMISSIONER & STAFF UPDATES:**

**APPROVAL OF MINUTES:** The Planning Commission approved, the minutes for **July 15th, 2025** as presented.

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**Public Hearing Action Items:**

**WORKSHOP/DISCUSSION:**

**Public Comments:** None

**Action Item:**

**Review of Title 12 Chapter 3**

Planning Director Gabell briefed the Commission on the areas of interest and topics addressed during the prior planning workshops.

The Commission reflected on the recommendations received in past planning workshops given by Fire Department subject matter experts. The Commission's main area of focus was concerning the impact of growth on Bonner County's roadways and its affect on Local Fire Department response times.

The Commission voiced interested in the creation of a publicly accessible electronic Bonner County Map which more accurately displayed the zoning of individual parcels of land.

Director Gabell stated a disclaimer would be needed as the digital map would not be completely accurate with how it would display individually zoned areas.

Director Gabell stated a system would be needed to keep the digital or electronic map properly updated and display proper disclaimers as ordinances and zonings change.

The Commission adjusted the verbiage in the Bonner County Code (12-322) to further define Agricultural/Forestry Districts. The Commission emphasized the importance of consistency in regard to defining what agricultural uses can be realistically accomplished on a parcel based on its acreage.

The Commission emphasized the importance of not zoning land based solely on its current use. The Commission changed the verbiage to also focus on the potential future agricultural uses parcels of land may have.

The Commission stated their intention to incorporate the average local fire department travel time for individual parcels as a factor for zoning Agricultural/Forestry zones. The Commission is currently awaiting a GIS (Geographic Information Systems) report with this requested data.

The Commission reviewed and further clarified verbiage referring to population density on Rural Residential zoned land.

The Commission reviewed and altered the verbiage of the Bonner County Code 12-324 pertaining to Suburban District zoning.

The Commission reviewed and altered the verbiage of the Bonner County Code 12-325 pertaining to Commercial District zoning.

The Commission reviewed the verbiage of the Bonner County Code 12-336 Table 3-6 Resource Based Use Table.

The Commission reviewed the potential positive impact a sub-committee could have when reviewing items in the Bonner County Code.

#### **Review of Title 12 Chapter 4**

The Commission stated they would address Title 12 Chapter 4 at the next Planning Commission Meeting on August 19<sup>th</sup> 2025.

#### **ADJOURNMENT:**

Chair Songstad declared the meeting adjourned at 7:37 p.m. until 9:00 a.m., August 6, 2025.

Respectfully submitted,

  
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Jacob Gabell, Planning Director

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The above Minutes are hereby approved this 19th day of August 2025.

Bonner County Planning Commission

A handwritten signature in black ink, appearing to read "Allan Songstad", written over a horizontal line.

Allan Songstad, Chair