

**BONNER COUNTY PLANNING COMMISSION
PUBLIC HEARING MINUTES
September 2, 2025**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair Songstad called the Bonner County Planning Commission meeting to order at 4:33 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, Commissioner Erik Leavitt

ALSO PRESENT: Planning Director Jacob Gabell

CHANGES IN AGENDA: None

COMMISSIONER & STAFF UPDATES: None

APPROVAL OF MINUTES: The Planning Commission approved, the minutes for **August 19th, 2025** as presented.

Public Hearing Action Items:

WORKSHOP/DISCUSSION:

Public Comments: None

Source water Protection Presentation by Jack Howard and associates

Jack Howard a representative from the Southside Water and Sewer District presented a presentation on source water protection.

In his presentation Jack Howard emphasized the following points:

- How County land use decisions impact groundwater quality.
- The Counties lack of scientific and financial resources to manage ground water quality.
- Groundwater's impact by septic systems and the threats posed by urbanization.
- Existing Legislature and agency responsibilities with proactive safeguards to groundwater quality.

Jack Howard explained to the Commission how groundwater aquifer overlays can be used to help identify potential water resource issues in urbanizing areas and emphasized the importance of the automation of data gathering in order to maintain an accurate aquifer overlay.

The Commission requested more water resource technical expert presentations for future Planning Meetings.

The Commission discussed the potential advantages of creating a Source Water Protection and Wellhead Protection subcommittee consisting of subject matter experts.

Review of Comprehensive Plan Appendix - Glossary of Terms

The Commission reviewed term by term the proposed comprehensive glossary of terms and added potential descriptions and verbiage to the following terms:

High-Density & Higher-Density, Low-Density & Lower-Density, Sanitary Services, Public Services, Private Services, Urban Services, Urban Water, Urban Sewer, Density, Development, Infrastructure, May, Should, Shall, Required, Recreational uses.

Review of Title 12, Chapter 3

The Commission stated they would address Title 12 Chapter 3 in future Planning Commission Meetings.

Review of Title 12, Chapter 4

The Commission stated they would address Title 12 Chapter 4 in future Planning Commission Meetings.

DISCUSSION

Director Gabell informed the Commission of future Planning Meetings and discussed potential training for future Planning Commissioners.

ADJOURNMENT:

Chair Songstad declared the meeting adjourned at 7:26 p.m. until 4:30 p.m., September 16, 2025.

Respectfully submitted,



Jacob Gabell, Planning Director

The above Minutes are hereby approved this 16th day of September 2025.

Bonner County Planning Commission

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

Allan Songstad, Chair