



Bonner County
Board of Commissioners

Brian Domke

Asia Williams

Ron Korn

Special Meeting Minutes

Planning Workshop

Date: September 3, 2025
Location: 1500 Hwy 2, Suite 338
Sandpoint, ID 83864
Convene at: 9:30 A.M.

COMMISSIONERS: Domke – Present Williams – Present Korn – Present
OTHERS PRESENT: Jake Gabell, Dylan Young, Don Davis, Matt Linscott,
Eric Hidden (Zoom), Allan Songstad (Zoom),
Dave Frankenbach (Zoom)

Purpose/Topic Summary: Planning Workshop for FILE AM0007-24

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Commissioner Williams called the meeting to order at 9:36 a.m.

Action Item: Discussion Regarding the Proposed Update to the Land Use Component of the Comp Plan with the Associated Comprehensive Plan Map

Jake discussed the reason for this meeting as well as a timeline for following meetings. He also discussed the update to the glossary of terms that was presented to the Planning Commission last night. They did most of it and will finish the rest of the glossary during their meeting in October. Discussion followed. Commissioner Williams talked about how many words may need definitions because even the most basic words can be interpreted differently. She listed other concerns regarding definitions. Slang terminology is difficult to define and is becoming more common. Commissioner Domke agreed with creating a framework for them to follow so everyone is on the same page. Lengthy discussion followed regarding what terms should be defined. Commissioner Williams said if a term is not in an ordinance as well as the comp plan, it should not be defined in the glossary.

Allan Songstad discussed what was talked about last night and how some terms were already defined in Chapter 8. They discussed whether they should use those definitions or redefine the terms. He asked for clear direction from the board on what they want. Discussion followed. Commissioner Domke said there are a lot of descriptors and those also need clear definitions. Each term needs to be looked at in terms of how it's used in the comp plan, how it fits in code, and are there conflicts between those two.

Matt said that it was his understanding that they were already using the definitions in Chapter 8. If they change those definitions, they have to reevaluate everything that is currently being defined by those definitions to make sure they are still comprehensible. Don Davis said the commission did look through the definitions in Chapter 8 and they also looked to see how they were used in ordinances. Eric said that they can define a word, but when putting it into the comp

plan, they need to evaluate if the definition meets the needs of that instance that the term is used. There may be times where a defined word needs to be used differently than what the glossary states and that should be closely evaluated. Altered definitions may need to be used in specific cases to accomplish different things. The glossary should be gleaned from as much as possible, but there will come times when the definitions will not meet the county's needs.

Dave Bowman, a member of the public, talked about the importance of the glossary being created now. Some past instances have resulted in people arguing with what terms have meant and gotten their way when the code did not technically allow what they wanted. Lengthy discussion followed. Commissioners Williams and Domke agreed that more detailed applications could be helpful to avoid misinterpretation of the comp plan.

Allan went into more detail regarding the process that the Planning Commission used last night to discuss definitions. Commissioner Domke said that if terms already have definitions within the Titles, they can be removed from the glossary as they don't need to be defined twice. Lengthy discussion followed. Commissioner Williams said that definitions vary based on which dictionary you look at, which makes things more challenging, and is why having a set glossary is important. She said it is important to also decide which dictionary should be used for terms that are not going to be put in the glossary. Commissioner Williams asked the Planning Commission what dictionary they have used so far. Commissioner Domke asked if the commission has ever asked Road and Bridge for standards of terminology. Jake talked about how the commission has collaborated with Road and Bridge.

Commissioner Williams brought up the cases with odd lots and how they can manage things like that. She suggested being able to use pictures to help these cases. Don said that photos can be used in a glossary. Commissioner Williams suggested having a document that can be passed out and used, that explains the glossary and how it is intended to be used. She brought up a situation where the term "light industrial" can be misconstrued.

Don requested getting even further direction from the board to really understand what they want from the Planning Commission. When they meet again in October, they will have three new members, so having as much understanding as possible of what is expected of them would be extremely helpful. Discussion followed.

Commissioner Domke suggested drafting a document for what exactly the board wants from the Planning Commission so everyone is on the same page and each party can work efficiently. Commissioner Korn said he wants to make sure that words are being used consistently across the county's documents so that they're as easy to understand as possible.

Allan asked if the Land Use Component will be addressed now or if the board intends to wait until this glossary is completed. Commissioner Domke said he does not want to hold off on the land use component. Commissioners Korn and Williams agreed that they would like to move forward.

Discussion was had regarding recessing this meeting until after the ambulance service district meeting to continue this conversation today. Commissioner Domke discussed what he thinks the board should plan to talk about and how they will go about the rest of this discussion. Allan requested that they keep the conversation going in tomorrow's meeting so the commission can gather proper feedback rather than recessing until a later time today. Discussion followed regarding whether adjourning or recessing would be more beneficial.

Commissioner Domke talked about a table he built that might help everyone better read and understand the comp plan. He suggested removing the paragraph style and using a table style instead.

The meeting was adjourned at 10:59 a.m.

Deputy Clerk: *Lauren Reichenbach*