



Bonner County

Board of Commissioners

Brian Domke

Asia Williams

Ron Korn

Special Meeting Minutes

Planning Workshop

Date: May 5, 2025
Location: 1500 Hwy 2, Suite 338
Sandpoint, ID 83864
Convene at: 1:30 PM

COMMISSIONERS: Domke – Present Williams – Present Korn – Present
OTHERS PRESENT: Jake Gabell, Don Davis, Alan Songstad, Matt Linscott, Eric Hidden

Purpose/Topic Summary: Discussion of the Land Use Component of the Comprehensive Plan with the associated Comprehensive Plan Map, as drafted by the Planning Commission and found in planning file AM0007-24.

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Commissioner Williams called the meeting to order at 1:30 p.m.

Jake picked up from the last Workshop, regarding the map at this workshop. Jake showed the maps on the website and commented on both maps shown. He asked how the board would like this presented, side by side was the consensus. Jake discussed the changes on the proposed land use maps being shown. There was brief discussion regarding current and proposed uses on the map in the Blanchard, Lakeshore and Cocolalla areas.

Commissioner Domke asked about random parcels within areas that have different designations. Brief discussion followed regarding these zone changes including the reasoning behind some changes. Discussion followed regarding future designations in these areas. Commissioner Domke voiced concern about future decisions based on these one-off properties. Discussion followed regarding these concerns. There was discussion regarding non-conforming parcels that area already on the map and how these will affect moving forward. There was discussion regarding R5 v R10. There was discussion regarding amendments/changes to parcels if designation changes occur.

Commissioner Korn added concerns about why the comp plan map boundary adjustments are made based on current parcels instead of making them non-conforming. Discussion followed regarding this concern. This could create patchwork on the map with non-conforming and thoughts on having some areas in the same land use designation as they have the same properties, but after getting feedback it was decided to keep them R5, 1-, 20.

Commissioner Domke asked what the response was to the comments from Dover and Kootenai. Allan explained the reason why they went with what they thought appropriate rather than what the cities wanted. Commissioner Domke asked about a few other areas with high residential density and mixed-use areas. Discussion followed.

- Dave Bowman – Agrees with consistency with less patchwork, but if a parcel is non-conforming then surrounding parcels will not have an argument to do the same.

- Jeremy – In defining ag forest and R5, there will be multiple parcels that are in between these definitions in certain areas
- Jeremy – Some of these areas meet the R5 criteria more than ag forest/R10
- Tessa Vogel – As a planner, individual comments were not all heard when this was still at the planning commission, you need to listen to individual comments/concerns and take those into consideration
- Dave Bowman – Disagreed with the comment made by Ms. Vogel
- Mr. Messer – Commented on ag, forest, residential lands, and how easy the new map will be for all, and how to differentiate between these uses; commented on the 2005 map; please make it difficult to make changes to the map

At 2:31 p.m. Commissioner Williams called a recess for technical issues.

Reconvened at 2:37 p.m.

Don Davis picked up where he left off regarding making the zoning code and comp plan consistent with one another. Discussion regarding the mixed-use areas in the County and where they are located.

Commissioner Korn asked about the mixed-use areas. Discussion regarding where these areas are and keeping them clustered and not sprawling.

- Neil – Asked about family splits; would a family split be affected by switching land use designations

Tessa Vogel asked for discussion regarding an area in Clark Fork and its designation. She asked why certain areas are being changed and others are not. There was discussion regarding these proposed changes. Ms. Vogel voiced her thoughts and concerns regarding this area. Further discussion followed.

Discussion followed regarding communication avenues and the comments regarding additional costs that proposed changes may cause.

- Karen Kelly – The planning commission has worked so hard, asked if growth factors into these changes
- Jeremy – Changing R10 to ag10 changes what you may have bought, this doesn't solve all the issues, asked about communication options
- Dave Bowman – Commented that there is entitlement about land use and zones

Jake provided information about the historical information regarding BLP applications by zone etc. and the process they use to determine zones. Discussion followed regarding if it would cost a person more to change from ag10 to R10s. There was more discussion regarding the reasons behind the proposed designations.

Jake reminded the board that there will be a hearing on May 28.

The meeting was adjourned at 3:42 p.m.

Deputy Clerk: *Alisa Schoeffel*