



## **Bonner County**

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### **Board of Commissioners**

Brian Domke

Asia Williams

Ron Korn

## **Special Meeting Minutes**

### **Planning Workshop**

Date: April 24, 2025  
Location: 1500 Hwy 2, Suite 338  
Sandpoint, ID 83864  
Convene at: 1:30 PM

COMMISSIONERS: Domke – Present Williams – Present Korn – Present  
OTHERS PRESENT: Planning Staff: Jake Gabell, Alex Feyen  
Planning Commission: Allan Songstad, Pete Taylor, Don Davis

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 1:31 p.m.

Jake Gabell, Planning Director, introduced the members of the Planning Commission who were present. The hearing for this is scheduled for next month.

Jake went over the presentation regarding the proposed changes; the Planning Commission voted in favor of these proposed changes during their hearing on 04/22/25.

There was lengthy discussion among the board, Allan Songstad, and Don Davis, regarding the proposed designations and descriptions regarding which entities might be responsible for certain aspects of mixed use, with a focus on water/sewer services. There was discussion regarding moving some of the approvals to the front end of the process as opposed to after. There will be a meeting on Tuesday to discuss the water situation. Concerns regarding the term “mixed-use.” Discussion followed regarding these concerns.

There was a brief discussion regarding neighborhood commercial. There was discussion regarding what “sewer services” entails. Definitions within documents could be helpful for all.

Karen Kelly – Regarding neighborhood commercial, why urban services were removed from the proposed change.

Dave Bowman – Commented on the determination of adequate water and who determines this

There was a brief discussion regarding wording and how this can become an issue, especially as it relates to “adequate water.” Discussion continued regarding the definition, which agency determines what is adequate, and urban services. Some areas in the county do not utilize urban services and some commercial uses do not use much water.

Dave Bowman – What about separating adequate water and sewer/septic and address allowed uses

Karen Kelly – Commented on rural service centers that are not close to urban centers and the adequacy of water

Discussed changes to Recreation and Alpine community including combining them into Recreational community. Brief discussion regarding road types.

Karen Kelly – Asked about adverse impact to adjacent areas and listing specific sports Discussion to proposed change from suburban growth area to suburban residential. Discussion regarding the considered lot sizes and density. Discussion about leaving tighter descriptions in the zoning code not the comp plan; this may be cleaner across the board. There was a brief discussion to reference the zoning code. Further discussion regarding density and lot sizes.

Dave Bowman – Commented on the reason for removing the matrix from the comp plan, thinks it should be put back

A lengthy discussion regarding the matrix followed regarding why it was removed and if it should be placed back into the proposed comp plan. The Planning Commission felt that the matrix caused more harm than good and that is why they chose to remove it from the proposed plan. Discussion followed on how it could be put back into the plan.

Karen Kelly – The matrix does provide a basic understanding as a tool

Dave Bowman – Thinks they did a great job with the matrix and sees no reason to remove it

Brandon Cramer – The large paragraphs of text are hard to track one designation from another, the matrix or a bold section would be helpful

Discussion why septic systems are mentioned in rural residential and what commercial uses may be.

Discussed proposed Ag/Forest in place of Ag Forest land and Prime Ag/Forest Land. Discussion regarding defining “large tracts of land” differently.

Clarifying remote forest land, these are typically publicly owned lands.

There was discussion on how to proceed at the next workshop on May 5, to move to the map or continue with the text. There was brief discussion regarding the map and where to find it online.

The meeting was adjourned at 3:44 p.m.

Deputy Clerk: *Alisa Schoeffel*