

**BONNER COUNTY PLANNING COMMISSION
PUBLIC MEETING MINUTES
OCTOBER 21, 2025**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair Eric Hidden called the Bonner County Planning Commission meeting to order at 4:32 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 Eric Hidden, Commissioner Dave Bowman, Commissioner Don Davis, Commissioner Brendan Mooney, Commissioner Larry Madoski

ABSENT: Commissioner Peter Taylor, Commissioner Erik Leavitt

ALSO PRESENT: Interim Planning Director Alex Feyen

CHANGES IN AGENDA: None

COMMISSIONER & STAFF UPDATES: None

APPROVAL OF MINUTES: The Planning Commission approved, the minutes for September 16, 2025, and October 7, 2025, with minor amendments.

PUBLIC MEETING ACTION ITEMS:

PUBLIC COMMENTS: The following individual provided comment:

Karren Kelly: Emphasized the importance of recording the Commissioners attendance within the recorded Minutes. The Commission reviewed previous Minutes and ensured Commissioner attendance was recorded.

PRESENTATION BY SOUTHSIDE WATER AND SEWER DISTRICT REGARDING WELLHEAD PROTECTION:

Southside Water employees, Jack Howard and Flint Hall, presented a PowerPoint presentation regarding the importance of having a groundwater protection overlay program.

Jack Howard emphasized how overlays can be used to better analyze the use and condition of groundwater in Bonner County. The Commission asked Mr. Howard if the proposed overlay would only apply to the Sagle area. Mr. Howard stated the ultimate goal was to have the overlay cover all of Bonner County and not just the Sagle area. He explained to the Commission in detail how integrated data layers worked in the groundwater overlay in addition to other features of the overlay.

The Commission asked Mr. Howard what issues Southern Idaho had with its groundwater and what is Coeur d' Alene doing with its groundwater. Panhandle Health District Environmental Administrator, Jason Pepin stated Kootenai County formed a committee which limited septic system density which over time has resulted in improved quality of groundwater. Mr. Pepin further explained how Southern Idaho did not utilize this system.

The Commission asked for further details explaining the composition of aquifers in Bonner County. Flint Hall explained how aquifers are created by spaces in the rocks below the ground and how well logs can be used to help map aquifer water levels.

Jack Howard stated he currently did not possess the data to accurately map aquifers in Bonner County but will be able to once he receives data from the Idaho Department of Water Resources. He further explained he is currently collecting data and is working with the Idaho Department of Water Resources to collect more data and is using AI to hopefully create a product in "a couple of days".

Jason Pepin explained how Panhandle Health District would provide data to assist with the creation of the groundwater overlay.

Panhandle Health District Supervisor, Kathryn Kolberg emphasized the importance of implementing a density component to sewage regulation as the Idaho subsurface sewage rules do not have a density component and this lack of consideration for density could adversely impact groundwater quality.

The Commission asked if the overlay would include information on the quality of surface water. Jason Pepin stated the overlay would only have data on groundwater or water which is located beneath the surface of the ground.

The Commission stated their will to formally establish a subcommittee which would gather data on the quality and location of Bonner County's groundwater. They asked Jack Howard to propose a realistic scope and timeline for a potential groundwater committee during the next Planning Meeting.

Jack Howard recommended creating a technical committee pilot program for the Sagle area. The Commission stated their intent to receive a technical committee proposal from Jack Howard and address the topic during the next Planning Meeting.

The Commission questioned how the committee would be funded.

The Commission stated their intent to keep Planning Meetings within two hours.

COMMISSIONER TRAINING WITH PROSECUTOR'S OFFICE:

Bonner County Attorney, Nate Adams, explained the difference between legislative and quasi-judicial hearings to the Commission and answered situation-based questions posed to him by the Committee.

The Commission addressed potentially amending sections of Bonner County Revised Code which pertain to the Planning Commission's ability to address quasi-judicial hearings.

Nate Adams explained to the Commission the regulations regarding conflicts of interest and answered the Commission's questions on the topic.

The Commission asked Bonner County Resident Karen Kelly if she believed that the Commission was open with their meetings and took an appropriate amount of public comments. Karen Kelly stated that she approved of the direction the Commission is taking with increasing the number of opportunities for public comment during meetings and hearings.

The Commission stated they intended to allow as much public comment as possible in the future and would prefer that future agendas have a designated time period listed for public comments after items are heard.

MEETING CALENDAR: PLANNING COMMISSION MEETINGS FOR 2026:

The Commission reviewed the Planning Commission Calendar dates for 2026.

Commissioner Mooney proposed the Commission adopt the Calendar as stated. Commissioner Davis seconded the motion.

ROLL CALL VOTE

Commissioner Bowman AYE
Commissioner Mooney AYE
Commissioner Davis AYE
Commissioner Hidden AYE
Commissioner Madoski AYE

COMMISSION VOTED and the motion was carried unanimously with a vote of 5-0.

DISCUSSION

Discussion/Decision: November 4, 2025, Agenda Items.

ADJOURNMENT:

Chair Hidden declared the meeting adjourned at 6:41 p.m. until 4:30 p.m., November 4, 2025.

Respectfully submitted,



Alex Feyen, Interim Planning Director

The above Minutes are hereby approved this 4th day of November 2025.

Bonner County Planning Commission



Eric Hidden, Chair