

**BONNER COUNTY PLANNING COMMISSION
PUBLIC MEETING MINUTES
NOVEMBER 18, 2025**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair Eric Hidden called the Bonner County Planning Commission meeting to order at 4:30 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 Larry Madoski, Commissioner Erik Leavitt, Commissioner Brendan Mooney

ABSENT: Commissioner Peter Taylor

ALSO PRESENT: Interim Planning Director Alex Feyen

CHANGES IN AGENDA: The Commission chose to address the action item "Groundwater Source Protection Technical Committee Update" before "Review of Title 12, Chapters 3 & 4".

COMMISSIONER & STAFF UPDATES: None

APPROVAL OF MINUTES: The Planning Commission reviewed and approved, the minutes for November 4, 2025, with amendments.

PUBLIC COMMENT: NONE

PUBLIC MEETING ACTION ITEMS:

Review of Planning Commission Project Priority List:

The Commission crafted and reviewed a document setting target dates for future Planning Action Items.

The Commission listed its future goals and created realistic timelines for the goals which were recorded on the Planning Action Item Target Date Document.

Action items addressed by the Planning Commission include the following:

- T12 Ch3 and 4 Zoning Description and use table update (07APR26)
- Develop Glossary Appendix to Comp Plan (02FEB26)
- T11 Complete Review/Update (TBD)
- Establishment of Groundwater Protection Subcommittee (TBD)
- Planning Commission and Zoning Commission Joint Meeting (TBD)
- New Wedding Venue Ordinance (TBD)
- Develop schedule to complete Comp Plan review/update (MAR26)
- Planning Commission By-Laws (TBD)

The Commission stated their intent to periodically update the statuses of the Action Items on their Action Item Tracking Document.

PUBLIC COMMENT: The Following people provided public comment:
Michelle Johnson

Groundwater Source Protection Technical Committee Update:

Commissioner Hidden provided an update on the subcommittee on behalf of Jack Howard.

The Commission reviewed the progress they have made in prior Planning Meetings in regard to the creation of a Ground Water Source Protection Technical Subcommittee.

The Commission emphasized the importance of the Ground Water Subcommittee having no biased preconceived notions or agendas when gathering facts or developing conclusions.

The Commission discussed potential sources of data and areas of interest for the Subcommittee.

The Commission agreed that it would be premature at this point for the ground water protection language to be included in the BCRC code.

Review of the Glossary of Terms:

The Commission reviewed The Comprehensive Plan Glossary Terms provided by the Bonner County Commissioners.

The Commission agreed to individually review the Glossary and make individual annotations to be reviewed at a later date.

Review of Title 12, Chapters 3 & 4:

The Commission reviewed the following Title 12 Chapter 3 sections:

-12-300 (Reviewed)

-12-310 (Adjusted Verbiage, requested a readily available Zoning District Map showing recent zone changes)

The Commission discussed possible avenues of approach for providing the public a readily available Zoning District Map. Commissioner Bowman suggested the Planning Department always display a physical Zoning Map which would be available to the public.

The Commission explored potential issues with displaying a physical map, such as frequency of updating the map as individual parcel zoning can change.

The Commission expressed interest with eventually providing the public with a digital GIS map showing recent zoning changes, as it would be a useful visual aid.

The Commission stated this map could also be available to the public in a physical print out form if requested individually.

-12-311 (Minor Verbiage Adjusted)

The Commission stated they would further review 12-310 before the next Planning Commission Meeting.

-12-312 (Reviewed)

-12-313 (Reviewed)

PUBLIC COMMENT: NONE

DISCUSSION

Discussion/Decision: December 2, 2025, Agenda Items.

ADJOURNMENT:

Chair Hidden declared the meeting adjourned at 6:34 p.m. until 4:30 p.m., December 2, 2025.

Respectfully submitted,



Alex Feyen, Interim Planning Director

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

Bonner County Planning Commission



Eric Hidden, Chair