

**BONNER COUNTY PLANNING COMMISSION
PUBLIC MEETING MINUTES
JANUARY 6, 2026**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Vice Chair Don Davis called the Bonner County Planning Commission meeting to order at 4:33 p.m. in the 1st 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 (Zoom), Commissioner Don Davis, Commissioner Dave Bowman, Commissioner Brendan Mooney (Zoom), Commissioner Larry Madoski (Zoom)

ABSENT: Commissioner Erik Leavitt, and Commissioner Peter Taylor

ALSO PRESENT: Interim Planning Director, Alex Feyen (Zoom); Systems Technician, Jeannie Welter

CHANGES IN AGENDA: None.

APPROVAL OF MINUTES: The Planning Commission reviewed and approved, the minutes for December 16, 2025, with amendments.

PUBLIC COMMENT:

Selkirk Fire Chief Armstrong commented about fire signoff for the County and the lack of a procedure for this process. Allan Songstad also commented about fire signoff and about Title 11 amendments.

There was some discussion regarding jurisdiction of Title 11 code changes. Mr. Feyen stated, upon advice from legal counsel, Title 11 code changes should be reviewed by the Planning Commission for a recommendation to the BOCC.

WORKSHOP DISCUSSION ITEMS:

Groundwater Source Protection Technical Committee Update:

Chair Hidden provided an update, stating the committee is continuing their data processing efforts that were discussed in the previous meeting update. They have 2D modeling based on well driller reports. He has received feedback from DEQ regarding the remodeling of the data. They will continue to look at and process the data through April of this year, 2026. He stated, everything looks very good. They will give a more detailed report on the progress at the next meeting.

Glossary of Terms:

Urban Water: Needs to be defined. "Urban" doesn't necessarily mean urban. May need to speak with IDWR and ask them to suggest a description. Need to avoid the word "Urban" creeping into the Bonner County Comprehensive Plan.

Commissioner Mooney asked if it is possible to look at other county jurisdictions to see what terms they may be using. Commissioner Davis stated this commission has previously used some terms from the American Planning Association Glossary of Terms.

Commissioner Bowman stated, if we don't define terms, etc., Websters Dictionary will do it for us and we may not like the outcome.

Recreational Use: Commissioner Bowman added some verbiage to this term but stated it is a work in progress. There was some discussion regarding the verbiage "not negatively impact" vs "adversely impact" stated earlier on in this section.

Commissioner Bowman stated he believes there should be a Glossary of Terms for the Comprehensive Plan and Definitions in the Zoning Code so that if one changes it doesn't affect the other in an unintended manner.

Commissioner Madoski stated he believes the code language is currently using very broad terms and further stated we should be careful using broad terms.

Commissioner Davis stated to the commissioners to keep reviewing the Glossary of Terms and pull out any that need to be updated or have definitions added.

Allan Songstad and Matt Linscott participated in the discussion along with the Commissioners.

Review of Title 12, Chapters 1, 2 & 8:

Chapter 1:

12-127: Added Modification type files to the list of file types to be heard by the Hearing Examiner.

12-131: Verbiage added for consideration.

Other various housekeeping changes are needed as well.

Chapter 2:

12-211: Verbiage updated

B. Discussion regarding "Personal, financial, familial", is there a need for this verbiage. Commissioner Bowman stated these issues should not come into play when a body is determining the outcome of a project. He stated, all planning should be neutral.

Mr. Linscott stated, the proposal can't be in "conflict with the Policies" of the Comprehensive Plan.

Mr. Songstad explained Title 12-320.1 states the purposes statements for each zone and map designation shall be used to guide the application of zones and designation to all land in Bonner County. The purposes statements shall also guide interpretation and application of land use regulations within zones and designations and any changes to the range or permitted uses in each zone through amendments to this Title.

12-215:

B.3 needs to update pertaining to "conformity" vs "not in conflict". Interim Planning Director Feyen stated he believes this section needs to be separated into two subsections. One for zone changes and one for map amendments to achieve what the commission is going for.

Commissioner Madoski asked what section of LLUPA to look at to ensure BCRC is in compliance. Mr. Linscott stated it is in Idaho Statute 67-6511.2.C.

12-221:

Discussion regarding Conditional Use Permits impacts being mitigated or eliminated with conditions. Commissioner Madoski stated right now there seems to be no enforcement of conditions for CUPs. He further stated, when there is enforcement, it takes a very long time for something to actually happen. Mr. Feyen commented on the process of enforcement and the enforcement options within BCRC. He stated the department is driven by complaints made by

neighbors etc. Mr. Feyen informed the commission that a few CUPs have been revoked due to lack of compliance with the conditions.

The Commission agreed that a lot of housekeeping needs to be done in this chapter as well.

Picking up at section 12-222 at next meeting.

ACTION ITEMS:

PUBLIC COMMENT: Lance Badger, Schweitzer Mountain Properties, stated there is a distinction in the Alpine Village Standards and he asked the commissioners to maintain these standards. He gave a few examples for the commissioners to consider.

DISCUSSION

Staff Updates: Offer to a Planning Director.

Discussion/Decision: January 20, 2026, Agenda Items.
Fire signoff and Title 11 amendments.
Items 3, 4, & 5 on current agenda

ADJOURNMENT:

Vice Chair Davis declared the meeting adjourned at 6:55 p.m. until 4:30 p.m., January 20, 2026.

Respectfully submitted,



Alex Feyen, Interim Planning Director

The above Minutes are hereby approved this 20th day of January 2026.

Bonner County Planning Commission



Eric Hidden, Chair