

**BONNER COUNTY PLANNING COMMISSION
PUBLIC MEETING MINUTES
JANUARY 20, 2026**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair Hidden called the Bonner County Planning Commission meeting to order at 4:30 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, Commissioner Don Davis, Commissioner Dave Bowman, Commissioner Larry Madoski (Zoom) Commissioner Erik Leavitt (Zoom), and Commissioner Peter Taylor

ABSENT: Commissioner Brendan Mooney

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

CHANGES IN AGENDA: None.

APPROVAL OF MINUTES: The Planning Commission reviewed and approved, the minutes for **January 6, 2026.**

PUBLIC COMMENT: None

WORKSHOP DISCUSSION ITEMS:

Groundwater Source Protection Technical Committee Update: Jack Howard provided an update stating DEQ has designated this project "High Priority". He stated the funding is in line with the proposal. He said the data acquisition phase is complete up to the point of the septic density portion, which they are working in conjunction with Jefferson County and our location Panhandle Health District. He said the well driller reports are coming together and the data they are getting is very good. He will share a visual presentation at the February 17, 2026, meeting providing animations further detailing the data.

Cass Larson stated once we get beyond the data collection, and other various phases, we will want to begin to create public awareness of this project and process.

Review Title 11 Fire Signoff:

Interim Planning Director Alex Feyen introduced Selkirk Fire Chief, Jeff Armstrong, and provided a summary of the topic. Mr. Feyen shared a list of items the Board of County Commissioners are seeking to accomplish regarding Fire signoff in Bonner County.

1. Allow the fire districts to waive their residential fire safety review.
2. Indicate that per IC 41-253(2), a detached single-family dwelling to be constructed on a parcel 5-acres or larger does not require a residential fire safety review.
3. Indicate that properties within the unincorporated county that are not in a fire district do not require a residential fire safety review.
4. Add a 10-day comment period time limit to residential fire safety review, similar to the comment period time limit placed on the PHD in BCRC 11-110(D).

Chief Armstrong stated, pertaining to item 1 above, he will not waive the residential fire review as it is in the Bonner County code and is providing a service to the county. He further stated he has gone around the state of Idaho and most of the other fire jurisdictions have an MOU with the county giving them a delegation of authority, addresses indemnification, and

other liability issues etc. Chief Armstrong stated right now there is no review for locations outside the fire districts.

Mr. Feyen stated the state code and county codes do not match and there are some things to work through. Not all fire districts want to handle the process in the same way.

Commissioner Hidden suggested getting a legal opinion from our legal counsel. It was further suggested that Planning, Legal, Risk Management, and the fire districts get together to discuss the issue and a way to move forward.

Review Glossary of Terms:

Commissioner Hidden has identified some words and terms that may need to be addressed. He suggested not trying to define one term that means the same thing everywhere but rather update a component when the time is right to better define what is meant in the specific element. He stated that some of the words should be defined if they have not previously been defined by the state. Commissioner Hidden said he is not sure there needs to be a Glossary in the Comprehensive Plan. He suggested creating a "Short-term" stand alone glossary that would only be applicable until each component's language has been cleaned up. He told the commission to go through and highlight words they believe need to be addressed/defined.

Commissioner Davis suggested the commission look at a specific number of components at each meeting. Commissioner Hidden stated they will do the first four at the next meeting. Toward the end of this meeting, it was decided by the commissioners to move this item down on the agenda to allow for more time reviewing and discussing Title 12 Chapters 1 & 2.

Commissioner Davis stated he believes the word "urban" does not belong in "our" Comprehensive Plan language. There was further discussion by the commission regarding this language. There was not a consensus among the commissioners regarding this term. No changes were made in respect to Commissioner Davis comment.

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

Chair Hidden asked, in light of the review from last week of Chapters 1 & 2, do the commissioners feel any "showstoppers" have been identified that need to be addressed immediately.

Commissioner Bowman stated he believes after the discussion last week some sections previously reviewed may need to be looked at again.

Discussion regarding separating Zone Changes, Code Amendments and Comp Plan Map Amendments into their own sections.

Commissioner Hidden asked Commissioner Bowman, time permitting, to go back over the sections discussed previously and update them for discussion at the next meeting and following that the discussion will resume with 12-222. Commissioner Davis stated where the term "Impacts" has been added into the language he would like to see that replaced with the term "Potential impacts". Others agreed.

Commissioner Bowman stated, time permitting, he will begin looking into putting together a standard for water and work collaboratively with DEQ and PHD. Commissioners Hidden and Davis expressed interest in participating in this process as well.

Decision to remove agenda item "Review Title 12 Chapters 3 & 4 for the time being. They agreed to resume the review at a later date.

PUBLIC COMMENT: None

DISCUSSION

ACTION ITEMS:

Staff Updates: Planning Director position still not filled.

Review/Update Planning Projects/Action Items: List was reviewed and updated by Chair Hidden. He made changes to priority numbering as per discussions in this meeting.

Discussion about a joint meeting between Planning Commission and Zoning Commission or receiving Title 11 & 12 ideas/changes from the Zoning Commission for consideration as the Planning Commission does their review and update.

Alex to invite the GIS Director to the next meeting in two weeks.

ADJOURNMENT:

Chair Hidden declared the meeting adjourned at 6:45 p.m. until 4:30 p.m., February 3, 2026.

Respectfully submitted,



Alex Feyen, Interim Planning Director

The above Minutes are hereby approved this 3rd day of February 2026.

Bonner County Planning Commission



Eric Hidden, Chair