

**BONNER COUNTY PLANNING COMMISSION
PUBLIC MEETING MINUTES
MARCH 3, 2026**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair Hidden called the Bonner County Planning Commission meeting to order at 4:31 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 Larry Madoski, Commissioner Dave Bowman, Commissioner Brendan Mooney (Zoom), Commissioner Don Davis, and Commissioner Peter Taylor

ABSENT: Commissioner Erik Leavitt

ALSO PRESENT: Interim Planning Director, Alex Feyen

CHANGES IN AGENDA: None.

APPROVAL OF MINUTES: None.

PUBLIC HEARING ACTION ITEMS:

File AM0020-25 – Comprehensive Plan Map Amendment – Ag/Forest to Rural Residential: The applicants are requesting a comprehensive map amendment from Ag/ Forest Land to Rural Residential on ±73.72 acres. The property is zoned A/F-10. The project is located off N. Kootenai Road in Section 31 Township 58 North, Range 1 West, Boise-Meridian. The project site is within Northside Fire District

CONFLICTS: No Commissioner conflicts or disclosures.

STAFF PRESENTATION: Planner II, Daniel Britt presented a PowerPoint summary of the project and previously circulated staff report.

APPLICANT PRESENTATION: Project Representative Jeremy Grimm, Whiskey Rock Planning and Consulting, presented a PowerPoint presentation of the project providing details of the property and project. He stated he has heard some comments relating to a conflict of interest on his part due to be a public official of the City of Sandpoint. He assured the Planning Commission that no conflict exists concerning his role in the process.

PUBLIC/AGENCY TESTIMONY: The following individuals spoke on the record: Paul Moore, Blake Houchin, Jason Butler, Rich Holnb, Donna Wells, Rebecca Link, Alan Songstad, and Tom Puckett.

REBUTTAL: Project Representative Jeremy Grimm, Whiskey Rock Planning and Consulting, responded to public comments.

The Commission deliberated using the Bonner County Planning Department's Reason Statement Worksheet to structure their discourse.

MOTION TO RECOMMEND DENIAL: Commissioner Bowman moved to recommend denial of this project to the Board of County Commissioners, FILE AM0020-25, requesting a comprehensive map amendment from Ag/Forest Land to Rural Residential, based upon the following conclusions:

Conclusion 1

The proposal **is** in conflict with the policies of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **is not** found to be in compliance due to the policies of the Comprehensive Plan.

Conclusion 3

The proposal **is not** in accord with the purpose of the Rural Residential Land use designation.

This recommendation is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. Commissioner Bowman further moved to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and conclusions of law and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

Commissioner Davis seconded the motion.

ROLL CALL VOTE

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

Voted upon and the motion carried unanimously.

ACTION ITEMS:

Staff Updates: New Planning Director Kendra Smith addressed the Commission. She commented about the joint workshop with the Zoning Commission and agreed this is a great idea. She mentioned ex-parte communication.

Assistant Director Alex Feyen mentioned the Bills that are with the Senate. Commissioners briefly discussed.

Meeting with Zoning Commission on April 21, 2026.

New ad went out again for a Hearing Examiner.

Set up a separate meeting with Planning staff to discuss and determine how the Commissioner's hearing packet should be put together etc.

Next agenda: Priority of items discussed and agreed upon.

ADJOURNMENT:

Chair Hidden declared the meeting adjourned at 7:59 p.m. until 4:30 p.m., March 17, 2026.

Respectfully submitted,



Alex Feyen, Assistant Planning Director

Bonner County Planning Commission



Eric Hidden, Chair