



# Agenda

## Bonner County Commissioners

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### **Bonner County Board of Commissioners**

Meeting with Planning Department & Prosecutor's Office

March 14, 2024, 1:30 p.m.  
County Administration Building  
Third Floor, Board Meeting Room

#### **Open Session:**

1. Updates on Planning Department Activities
  - a. Monthly Planning Related Meetings
  - b. Department Updates
    1. Staffing
    2. Title 11 Stats
    3. Title 12 Stats
  - c. Energov/Munis Update
  - d. Financial Update
    1. Revenue and Expenses YTD
  - e. Pending/Proposed Ordinance Changes
    1. Title 11
    2. Title 12
  - f. Comprehensive Plan
    1. Progress on comp plan components
    2. Timeline
  - g. Enforcement
    1. Title 12 Compliance
    2. Title 11 Compliance

#### **Executive Session:**

1. Pending Litigation  
Action Item: Discussion/Decision - Placing/Lifting of Notice to Title



## Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)

### List of Planning Related Meetings – March 2024

March 5	Planning Commission @4:30 pm
March 6	Hearing Examiner @1:30 pm
March 13	BOCC Hearing @1:30 pm
March 14	BOCC/Planning Update @1:30 pm
March 19	Planning Commission @4:30 pm
March 20	Hearing Examiner @1:30 pm
March 21	Zoning Commission @5:30 pm
March 27	BOCC Hearing @1:30 pm

**JAKE GABELL**  
Planning Director

**TRAVIS HALLER**  
Assistant Director

**Support & Admin**

**Planners**

**Compliance / Permits**

**JEANNIE WELTER**  
Systems Technician

**JENNA CRONE**  
Hearing Coordinator

**JANNA BROWN**  
Admin Assist III

**JASON JOHNSON**  
Planner II

**TYSON LEWIS**  
Planner II

**ALEX FEYEN**  
Planner I

**ROB WINNINGHAM**  
Planner I

**KATIE HANSEN**  
Compliance/Permit  
Manager

**BILL COX**  
Permit Examiner

**KYLE SNIDER**  
Planning Tech

**TERESA LEAVERTON**  
Planning Tech

**DAVID FISHER**  
Planning Tech

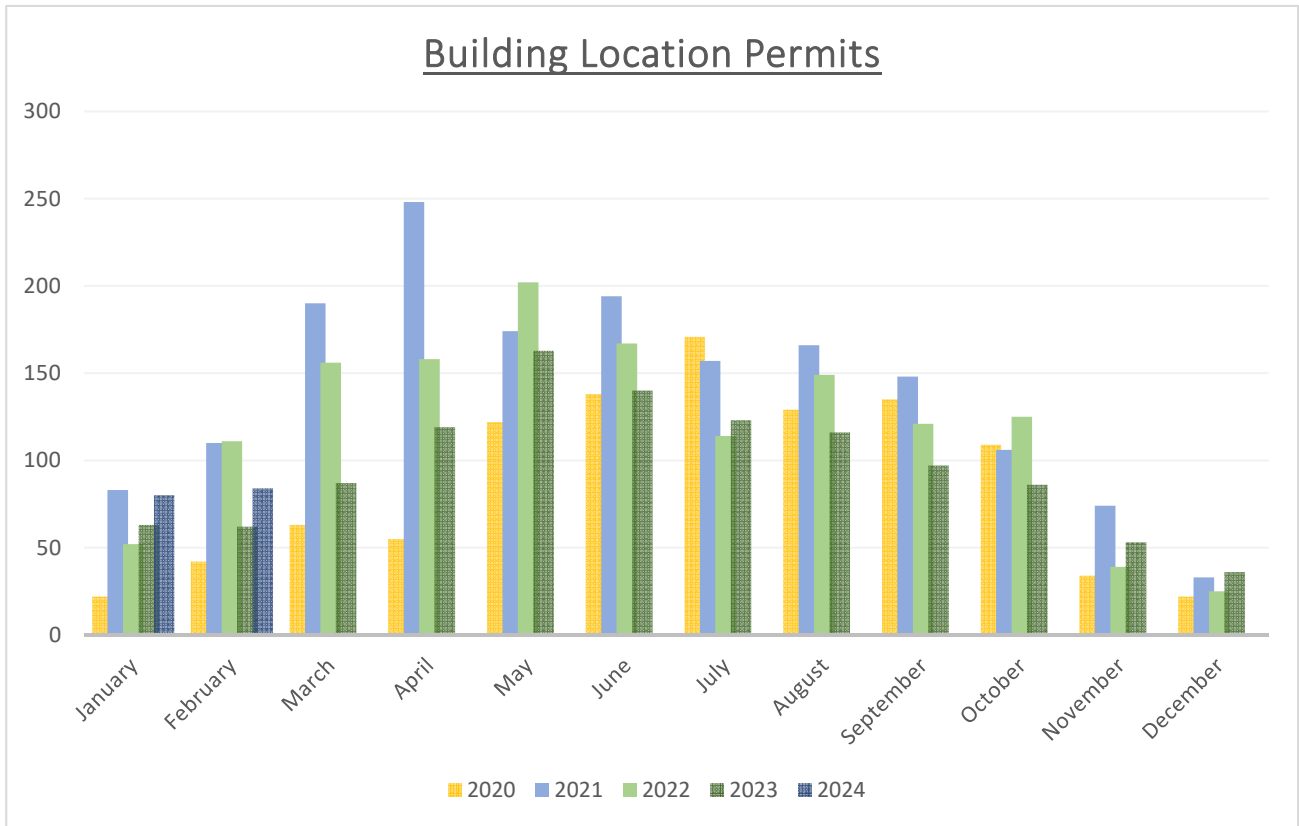
**BRIAN EVANS**  
Investigator

**MARCIANO MECKLE**  
Investigator

**ALAN BOJORQUEZ**  
Investigator

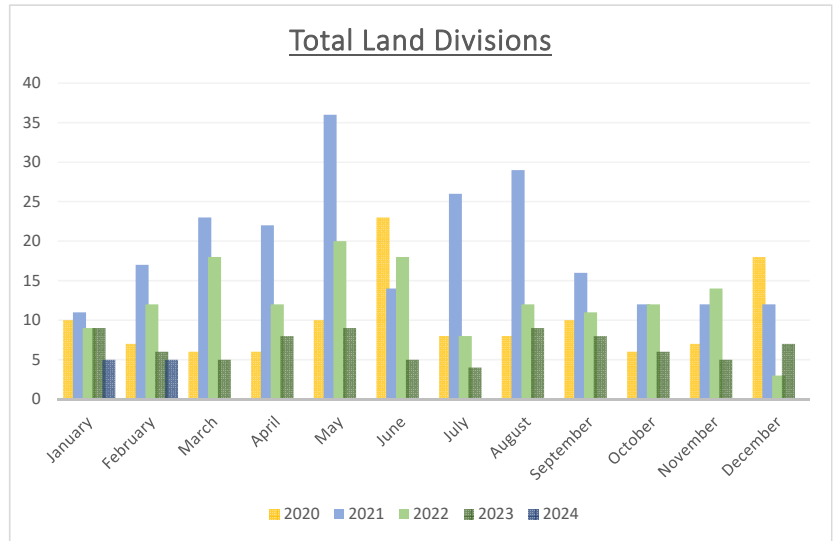
## Building Location Permit Application Report by Month

	2020	2021	2022	2023	2024
January	22	83	52	63	80
February	42	110	111	62	84
March	63	190	156	87	
April	55	248	158	119	
May	122	174	202	163	
June	138	194	167	140	
July	171	157	114	123	
August	129	166	149	116	
September	135	148	121	97	
October	109	106	125	86	
November	34	74	39	53	
December	22	33	25	36	
<b>Total</b>	<b>1042</b>	<b>1683</b>	<b>1419</b>	<b>1145</b>	<b>164</b>

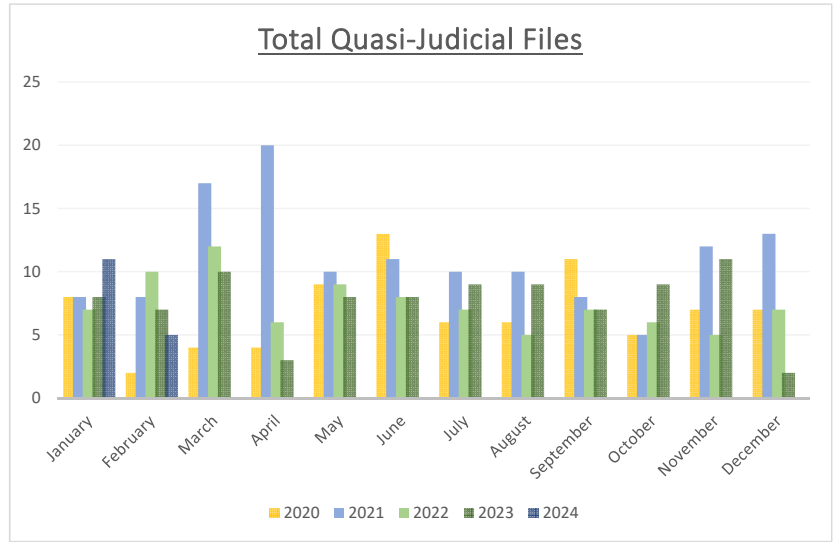


## Planning Applications Report by Month

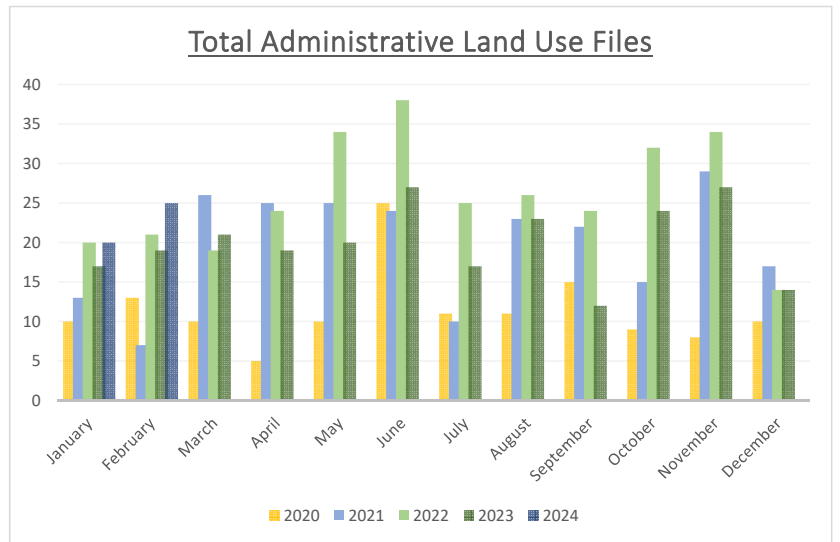
	Total Land Divisions				
	2020	2021	2022	2023	2024
January	10	11	9	9	5
February	7	17	12	6	5
March	6	23	18	5	0
April	6	22	12	8	0
May	10	36	20	9	0
June	23	14	18	5	0
July	8	26	8	4	0
August	8	29	12	9	0
September	10	16	11	8	0
October	6	12	12	6	0
November	7	12	14	5	0
December	18	12	3	7	0
<b>Total</b>	<b>119</b>	<b>230</b>	<b>149</b>	<b>81</b>	<b>10</b>



	Total Quasi-Judicial Files				
	2020	2021	2022	2023	2024
January	8	8	7	8	11
February	2	8	10	7	5
March	4	17	12	10	0
April	4	20	6	3	0
May	9	10	9	8	0
June	13	11	8	8	0
July	6	10	7	9	0
August	6	10	5	9	0
September	11	8	7	7	0
October	5	5	6	9	0
November	7	12	5	11	0
December	7	13	7	2	0
<b>Total</b>	<b>82</b>	<b>132</b>	<b>89</b>	<b>91</b>	<b>16</b>



	Total Administrative Land Use Files				
	2020	2021	2022	2023	2024
January	10	13	20	17	20
February	13	7	21	19	25
March	10	26	19	21	0
April	5	25	24	19	0
May	10	25	34	20	0
June	25	24	38	27	0
July	11	10	25	17	0
August	11	23	26	23	0
September	15	22	24	12	0
October	9	15	32	24	0
November	8	29	34	27	0
December	10	17	14	14	0
<b>Total</b>	<b>137</b>	<b>236</b>	<b>311</b>	<b>240</b>	<b>45</b>



## Planning Applications Report by File Type and by Month

### Land Divisions

	Subdivision (11+ Lots)					Short Plat (5-10 Lots)					Minor Land Division (2-4 Lots)					Family Exemptions (2-4 Parcels)							
	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024			
January	0	0	0	0	0	January	0	1	0	2	1	January	10	10	9	6	3	January	0	0	0	1	1
February	0	2	0	0	1	February	1	1	2	0	0	February	5	12	9	5	4	February	1	2	1	1	0
March	0	0	2	0		March	0	0	0	0		March	6	18	13	5		March	0	5	3	0	
April	0	0	1	0		April	1	0	1	0		April	5	20	9	6		April	0	2	1	2	
May	1	0	1	2		May	0	0	1	0		May	8	35	17	7		May	1	1	1	0	
June	0	0	1	0		June	0	2	0	0		June	23	11	12	4		June	0	1	5	1	
July	0	1	0	0		July	1	1	0	0		July	6	24	7	2		July	1	0	1	2	
August	0	0	0	0		August	0	1	0	0		August	7	28	11	6		August	1	0	1	3	
September	0	0	1	0		September	1	0	2	0		September	7	15	5	6		September	2	1	3	2	
October	0	0	0	0		October	1	0	0	0		October	4	11	11	6		October	1	1	1	0	
November	0	1	0	0		November	0	1	3	0		November	5	9	10	5		November	2	1	1	0	
December	0	1	0	1		December	1	1	0	0		December	16	10	3	6		December	1	0	0	0	
<b>Total</b>	<b>1</b>	<b>5</b>	<b>6</b>	<b>3</b>	<b>1</b>	<b>Total</b>	<b>6</b>	<b>8</b>	<b>9</b>	<b>2</b>	<b>1</b>	<b>Total</b>	<b>102</b>	<b>203</b>	<b>116</b>	<b>64</b>	<b>7</b>	<b>Total</b>	<b>10</b>	<b>14</b>	<b>18</b>	<b>12</b>	<b>1</b>

### Quasi-Judicial Files

	Amendments					Zone Change					Conditional Use Permit					Variance					Modifications					Road Vacation / Validation									
	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024					
January	3	0	2	3	1	January	2	2	3	2	2	January	0	3	1	2	3	January	3	2	1	0	4	January	0	0	0	1	1	January	0	1	0	0	0
February	2	1	2	2	0	February	0	2	3	0	0	February	0	2	1	1	2	February	0	2	4	2	3	February	0	0	0	0	0	February	0	1	0	2	0
March	1	5	1	2		March	2	5	4	2		March	0	3	4	1		March	1	3	2	5		March	0	0	1	0		March	0	1	0	0	
April	1	6	2	1		April	0	5	0	0		April	2	5	2	1		April	1	2	2	1		April	0	0	0	0		April	0	2	0	0	
May	1	2	1	1		May	1	5	2	2		May	1	2	3	2		May	6	1	1	3		May	0	0	2	0		May	0	0	0	0	
June	1	0	2	3		June	1	3	3	0		June	1	3	0	3		June	6	2	2	1		June	4	0	0	0		June	0	3	1	1	
July	1	4	2	2		July	1	0	1	1		July	0	1	1	3		July	4	4	2	2		July	0	0	0	1		July	0	1	1	0	
August	4	2	0	0		August	1	6	1	2		August	0	0	2	2		August	1	2	2	2		August	0	0	0	3		August	0	0	0	0	
September	2	0	1	0		September	2	1	1	2		September	0	2	1	0		September	4	5	4	5		September	0	0	0	0		September	3	0	0	0	
October	0	0	4	1		October	0	1	0	0		October	2	3	1	3		October	2	1	1	4		October	0	0	0	1		October	1	0	0	0	
November	0	2	1	1		November	1	3	0	3		November	0	2	1	3		November	4	5	1	4		November	0	0	2	0		November	2	0	0	0	
December	1	3	1	0		December	1	3	1	0		December	3	4	0	1		December	2	2	2	1		December	0	0	1	0		December	0	1	2	0	
<b>Total</b>	<b>17</b>	<b>25</b>	<b>19</b>	<b>16</b>	<b>1</b>	<b>Total</b>	<b>12</b>	<b>36</b>	<b>19</b>	<b>14</b>	<b>2</b>	<b>Total</b>	<b>9</b>	<b>30</b>	<b>17</b>	<b>22</b>	<b>5</b>	<b>Total</b>	<b>34</b>	<b>31</b>	<b>24</b>	<b>30</b>	<b>7</b>	<b>Total</b>	<b>4</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>1</b>	<b>Total</b>	<b>6</b>	<b>10</b>	<b>4</b>	<b>3</b>	<b>0</b>

### Administrative Land Use Files

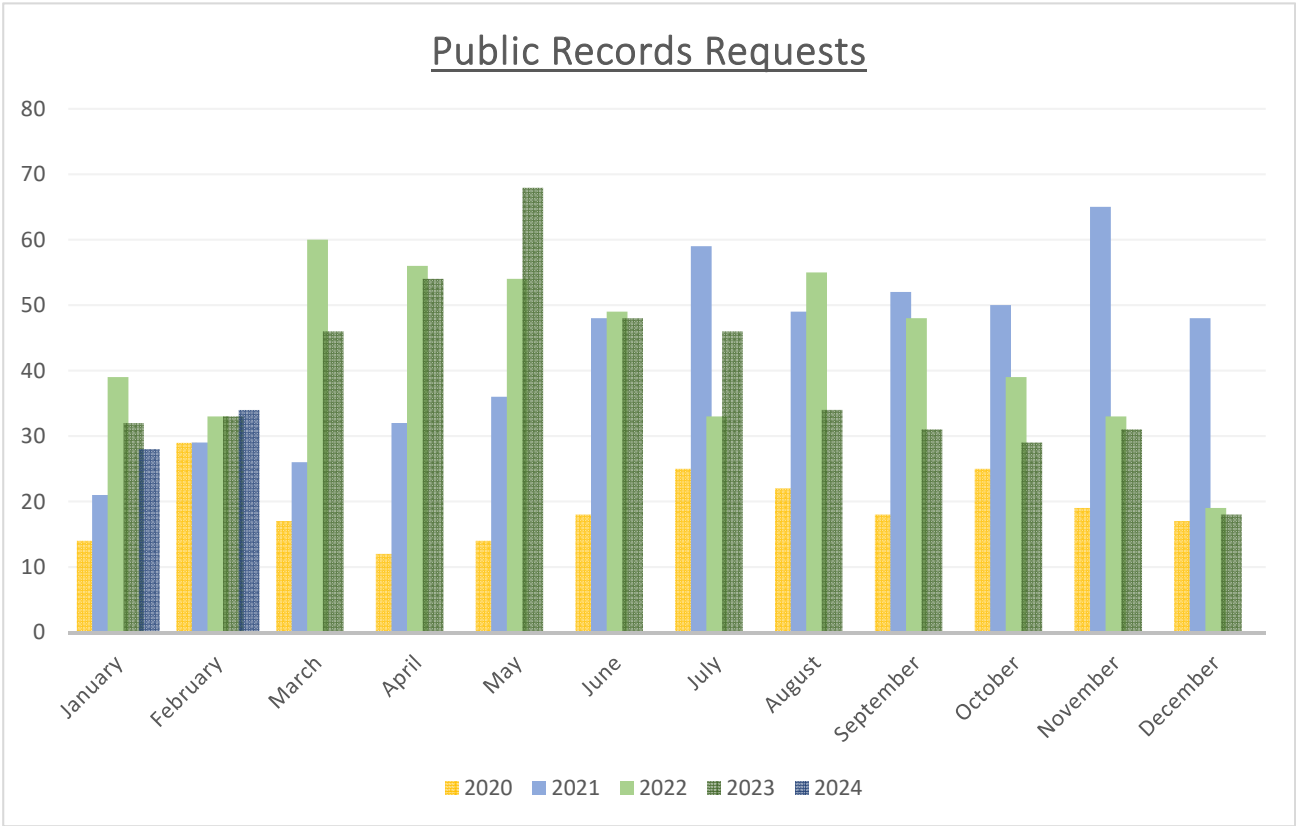
	Boundary Line Adjustment					Lot Line Adjustments					Home Occupation Permits					Stormwater Permit					Vacation Rental Permit								
	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024				
January	0	5	4	2		January	2	3	4	4	1	January	0	0	0	1	1	January	0	1	2	2	0	January	7	6	6	2	11
February	0	2	6	4		February	3	3	3	3	5	February	1	1	0	3	0	February	0	1	0	1	0	February	8	1	11	3	13
March	0	3	4			March	0	3	2	4		March	0	1	0	1		March	0	3	0	1		March	6	15	9	8	
April	0	0	1			April	0	7	1	2		April	0	0	0	0		April	0	0	2	1		April	2	9	15	13	
May	0	3	0			May	1	0	3	1		May	2	0	3	3		May	1	2	2	1		May	3	15	19	13	
June	0	6	5			June	3	7	3	3		June	5	3	0	0		June	2	1	1	1		June	12	5	24	10	
July	0	6	3			July	3	1	2	2		July	1	0	0	3		July	0	2	2	3		July	5	5	8	3	
August	1	3	3			August	1	5	2	4		August	1	0	0	0		August	1	0	1	1		August	6	11	16	7	
September	3	4	0			September	1	3	6	3		September	2	0	2	1		September	0	0	4	1		September	7	7	5	3	
October	1	1	4			October	4	2	3	9		October	0	0	0	0		October	0	0	0	0		October	4	6	22	11	
November	5	6	2			November	0	4	8	2		November	0	0	1	1		November	0	1	0	2		November	6	12	14	14	
December	2	2	3			December	3	4	4	1		December	0	2	1	0		December	1	1	1	0		December	4	6	6	9	
<b>Total</b>	<b>0</b>	<b>12</b>	<b>41</b>	<b>35</b>	<b>6</b>	<b>Total</b>	<b>21</b>	<b>42</b>	<b>41</b>	<b>38</b>	<b>6</b>	<b>Total</b>	<b>12</b>	<b>7</b>	<b>7</b>	<b>13</b>	<b>1</b>	<b>Total</b>	<b>5</b>	<b>12</b>	<b>15</b>	<b>14</b>	<b>0</b>	<b>Total</b>	<b>70</b>	<b>98</b>	<b>155</b>	<b>96</b>	<b>24</b>

	Administrative Exception					Administrative Variance					
	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024	
January	0	0	1	0	2	January	1	3	2	4	3
February	1	0	4	1	1	February	0	1	1	2	2
March	0	1	0	0		March	4	3	5	3	
April	2	4	2	0		April	1	5	4	2	
May	0	4	2	1		May	3	4	2	1	
June	2	2	1	3		June	1	6	3	5	
July	0	0	3	0		July	2	2	4	3	
August	1	2	1	3		August	1	4	3	5	
September	3	5	3	1		September	2	4	0	3	
October	0	2	3	0		October	1	4	3	0	
November	1	2	4	3		November	1	5	1	3	
December	0	1	0	0		December	2	1	0	1	
<b>Total</b>	<b>10</b>	<b>23</b>	<b>24</b>	<b>12</b>	<b>3</b>	<b>Total</b>	<b>19</b>	<b>42</b>	<b>28</b>	<b>32</b>	<b>5</b>

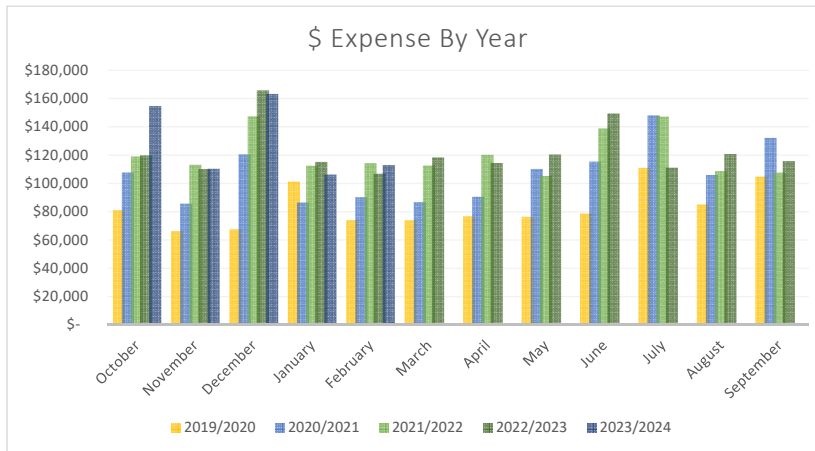
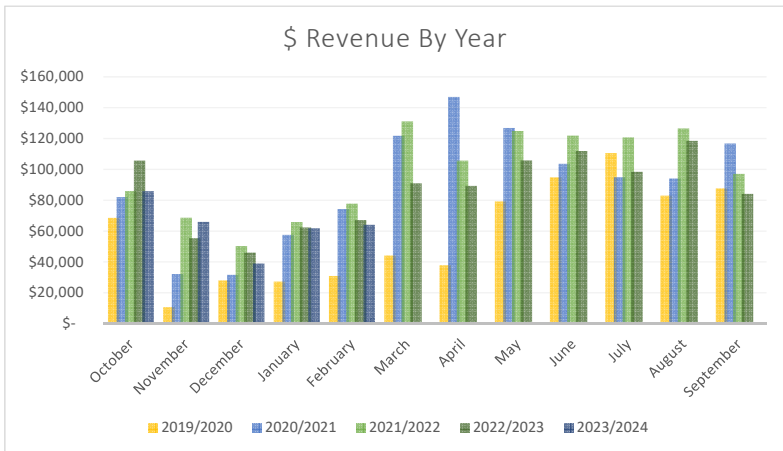
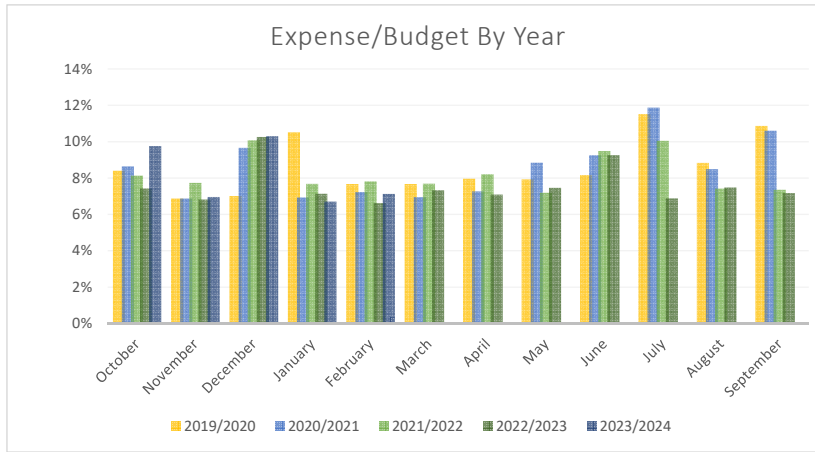
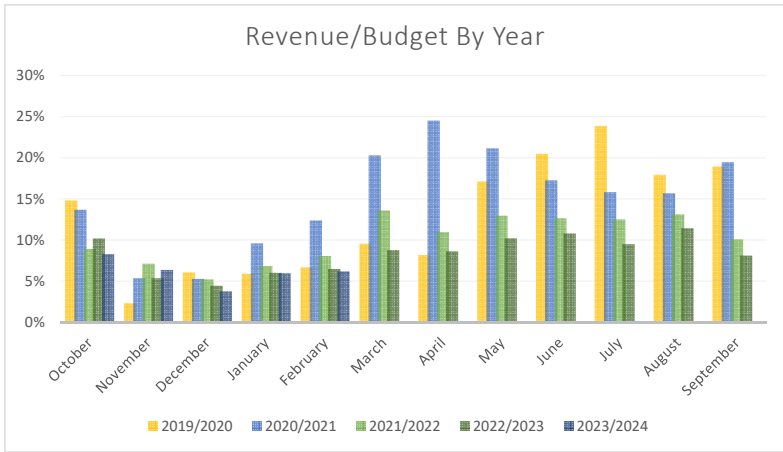
# Public Records Requests by Month

	2020	2021	2022	2023	2024
January	14	21	39	32	28
February	29	29	33	33	34
March	17	26	60	46	
April	12	32	56	54	
May	14	36	54	68	
June	18	48	49	48	
July	25	59	33	46	
August	22	49	55	34	
September	18	52	48	31	
October	25	50	39	29	
November	19	65	33	31	
December	17	48	19	18	
<b>Total</b>	<b>230</b>	<b>515</b>	<b>518</b>	<b>470</b>	<b>62</b>



		1	2	3	4	5	6	7	8	9	10	11	12	Total	Budget	Budget	Actual
		October	November	December	January	February	March	April	May	June	July	August	September			Re/Ex	Re/Ex
2023/2024	Revenue	\$ 85,881	\$ 65,958	\$ 38,971	\$ 61,772	\$ 64,130								\$ 316,712	\$1,035,822	65%	49%
	Expense	\$ 154,691	\$ 110,356	\$ 163,324	\$ 106,312	\$ 112,940								\$ 647,623	\$1,584,923		
	R % of Budget	8%	6%	4%	6%	6%	0%	0%	0%	0%	0%	0%	0%	31%			
	E % of Budget	10%	7%	10%	7%	7%	0%	0%	0%	0%	0%	0%	0%	41%			
2022/2023	Revenue	\$ 105,692	\$ 55,423	\$ 46,004	\$ 62,304	\$ 67,097	\$ 90,972	\$ 89,324	\$ 105,816	\$ 111,939	\$ 98,481	\$ 118,510	\$ 84,112	\$ 1,035,674	\$1,035,822	64%	71%
	Expense	\$ 119,867	\$ 110,137	\$ 165,872	\$ 115,217	\$ 106,919	\$ 118,407	\$ 114,510	\$ 120,463	\$ 149,508	\$ 111,165	\$ 120,838	\$ 115,838	\$ 1,468,741	\$1,614,594		
	R % of Budget	10%	5%	4%	6%	6%	9%	9%	10%	11%	10%	11%	8%	100%			
	E % of Budget	7%	7%	10%	7%	7%	7%	7%	7%	9%	7%	7%	7%	91%			
2021/2022	Revenue	\$ 85,977	\$ 68,619	\$ 50,324	\$ 65,836	\$ 77,795	\$ 131,067	\$ 105,661	\$ 124,919	\$ 121,878	\$ 120,728	\$ 126,508	\$ 97,131	\$ 1,176,443	\$ 964,250	66%	81%
	Expense	\$ 119,124	\$ 113,228	\$ 147,522	\$ 112,478	\$ 114,433	\$ 112,594	\$ 120,260	\$ 105,252	\$ 138,907	\$ 147,215	\$ 108,644	\$ 107,724	\$ 1,447,381	\$1,464,471		
	R % of Budget	9%	7%	5%	7%	8%	14%	11%	13%	13%	13%	13%	10%	122%			
	E % of Budget	8%	8%	10%	8%	8%	8%	8%	7%	9%	10%	7%	7%	99%			
2020/2021	Revenue	\$ 82,062	\$ 32,162	\$ 31,675	\$ 57,540	\$ 74,310	\$ 121,772	\$ 147,203	\$ 126,851	\$ 103,614	\$ 94,902	\$ 94,096	\$ 116,739	\$ 1,082,926	\$ 600,100	48%	85%
	Expense	\$ 107,770	\$ 85,737	\$ 120,514	\$ 86,477	\$ 90,232	\$ 86,713	\$ 90,623	\$ 110,299	\$ 115,442	\$ 148,225	\$ 105,950	\$ 132,262	\$ 1,280,244	\$1,247,444		
	R % of Budget	14%	5%	5%	10%	12%	20%	25%	21%	17%	16%	16%	19%	180%			
	E % of Budget	9%	7%	10%	7%	7%	7%	7%	9%	9%	12%	8%	11%	103%			
2019/2020	Revenue	\$ 68,519	\$ 10,711	\$ 28,030	\$ 27,279	\$ 30,899	\$ 44,207	\$ 37,884	\$ 79,248	\$ 94,770	\$ 110,552	\$ 83,020	\$ 87,619	\$ 702,738	\$ 462,850	48%	70%
	Expense	\$ 81,050	\$ 66,281	\$ 67,615	\$ 101,379	\$ 74,040	\$ 73,969	\$ 76,804	\$ 76,476	\$ 78,731	\$ 111,085	\$ 85,161	\$ 104,829	\$ 997,420	\$ 964,336		
	R % of Budget	15%	2%	6%	6%	7%	10%	8%	17%	20%	24%	18%	19%	152%			
	E % of Budget	8%	7%	7%	11%	8%	8%	8%	8%	8%	12%	9%	11%	103%			





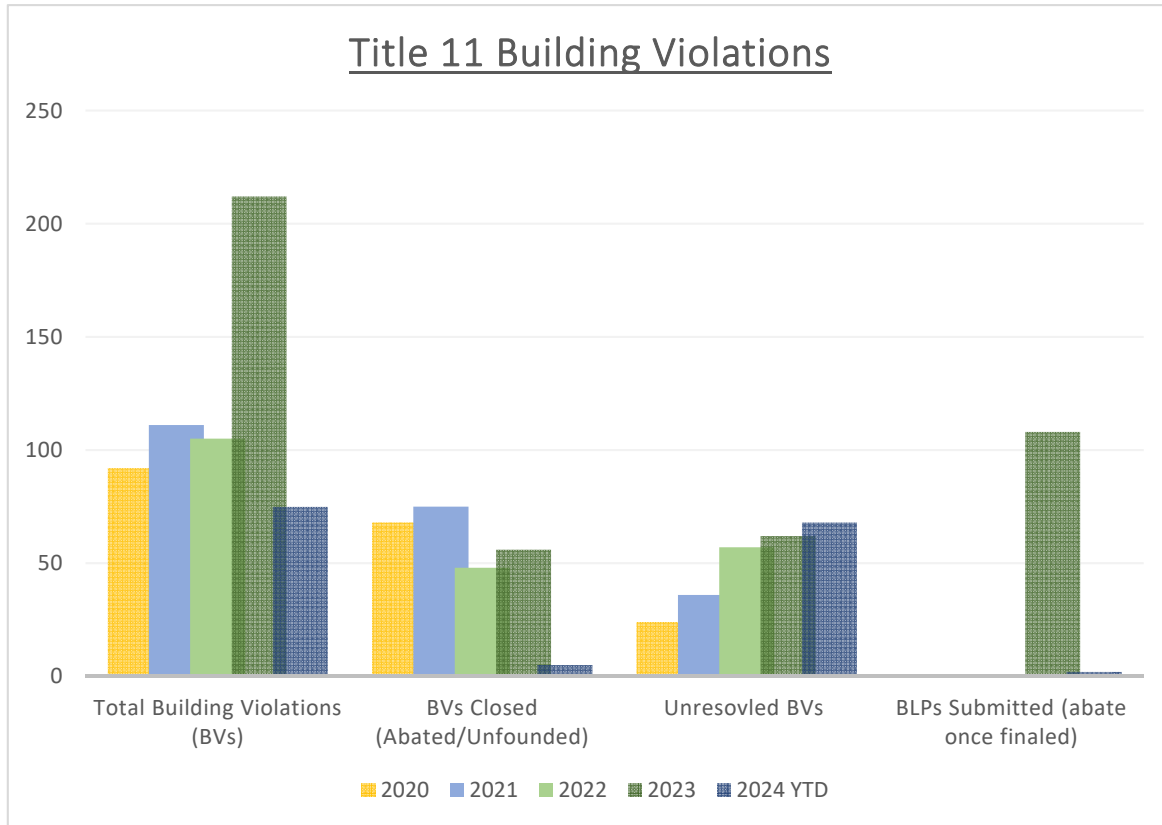
DATE	WS FOR COMM. DISCUSSION	WS W PUBLIC COMMENT	PC HEARING
11.1.22	School Facilities & Transportation Transportation	Hazardous Areas Community Design Special Areas or Sites	Property Rights Recreation
11.15.22	Agriculture	School Facilities & Transportation Transportation	Community Design
12.6.22	Public Airports Population	Agriculture	Hazardous Areas Special Areas or Sites
1.17.23	Economic Development	Public Airports Population Agriculture	School Facilities & Transportation Transportation
2.7.23	Economic Development Housing	Agriculture	
2.21.23	Housing	Economic Development Agriculture	Public Airports Population
3.7.23	Housing	Economic Development Public Airport Facilities	
3.21.23	Housing		Public Airport Facilities
4.4.23	Housing		Agriculture
4.18.23		Housing	Economic Development
5.2.23	Natural Resources - Chapters 1-3 Natural Resources - Meeting with IDFG		
5.16.23	Natural Resources - Meeting with IDEQ Natural Resources - Meeting with IDL		
6.6.23	Natural Resources - Meeting with IDWR (No response till 05.31.2023) Natural Resources - Meeting with ISWCC		Housing
6.20.23	Natural Resources - Meeting with USACE (No response till 06.13.2023) Natural Resources - Meeting with USFWS (No response till 06.13.2023) Natural Resources - Discussions about Chapters 1, 4, 5 and 7		
7.18.23	Natural Resources - Meeting with IDWR Natural Resources - Discussions about Chapters 2, 3, 6, and 9		
8.1.23	Natural Resources		
8.15.23	Natural Resources Land Use		
9.5.23	Natural Resources Public Services, Facilities, and Utilities		
9.19.23	Natural Resources Public Services, Facilities, and Utilities		
10.3.23	Natural Resources Public Services, Facilities, and Utilities		
10.17.23	Natural Resources Land Use	Public Services, Facilities, and Utilities	
11.07.23	Land Use	Natural Resources Public Services, Facilities, and Utilities	
11.14.23	Land Use	Natural Resources Public Services, Facilities, and Utilities	
12.5.23	Land Use	Natural Resources	AM16-23 (VRP Code)
12.12.23	Natural Resources Land Use		Public Services, Facilities, and Utilities
1.16.24	Land Use		
2.6.24	Land Use		Natural Resources
2.20.24	Land Use		
3.5.24	Land Use		
3.19.24	Land Use		



Component	Planning Commission Hearing	BOCC Adoption Date
Property Rights	November 1, 2022	December 7, 2022
Population	February 21, 2023	April 12, 2023
School Facilities and Transportation	January 17, 2023	March 22, 2023
Economic Development	April 18, 2023	May 24, 2023
Land Use		
Natural Resources	February 6, 2024	<b>March 13, 2024</b>
Hazardous Areas	December 6, 2022	February 22, 2023
Public Services, Facilities, and Utilities	December 12, 2023	January 24, 2024
Transportation	January 17, 2023	March 22, 2023
Recreation	November 1, 2022	December 7, 2022
Special Areas or Sites	December 6, 2022	February 22, 2023
Housing	June 6, 2023	July 26, 2023
Community Design	November 15, 2022	February 22, 2023
Agriculture	April 4, 2023	May 24, 2023
National Interest Electric Transmission Corridors	N/A	N/A
Public Airport Facilities	March 21, 2023	April 12, 2023
Implementation	September 20, 2022	December 21, 2022

## Title 11 Building Violations by Year

	2020	2021	2022	2023	2024 YTD
Total Building Violations (BVs)	92	111	105	212	75
BVs Closed (Abated/Unfounded)	68	75	48	56	5
Unresovled BVs	24	36	57	62	68
BLPs Submitted (abate once finalized)				108	2



## Title 12 Land Use Violations by Year

	2020	2021	2022	2023	2024 YTD
Total Zoning Violations	61	92	64	53	7
Closed ZVs (Abated/Unfounded)	49	58	31	31	1
Unresolved ZVs	12	34	33	23	6

