



# Bonner County

---

## Board of Commissioners

Luke Omodt

Asia Williams

Steve Bradshaw

## Public Hearing Minutes

### Planning

Date: February 22, 2023  
Location: 1500 Hwy 2, Suite 338  
Sandpoint, ID 83864

CONVENE AT: 1:30 p.m.

ADJOURN AT: 3:11 p.m.

COMMISSIONERS PRESENT: Omodt, Williams & Bradshaw  
OTHERS PRESENT: Planning Staff: Swati Rastogi, Travis Haller

---

Commissioner Bradshaw opened the hearing at 1:30 p.m.

Commissioner Bradshaw asked if anyone needed assistance for this hearing, there were no requests. Commissioners Omodt, Bradshaw and Williams advised that they had no conflicts with these files.

**Action Item: Discussion/Decision Regarding File AM0017-22 Bonner County Comprehensive Plan – Components Update – Community Design.** The Bonner County Planning Commission is recommending an amendment to the existing Bonner County Comprehensive Plan by addition of the Community Design Component, per Idaho Code Section 67-6508, Local Land Use Planning. The Planning Commission, at their November 15, 2022 public hearing, recommended approval of this amendment to the Board of County Commissioners. The Board of County Commissioners are proposing an amendment to the updates as recommended by the Planning Commission to be considered in this upcoming public hearing.

Planning Department Comment:

Staff report presented by Swati Rastogi (see attached staff report).

Applicant Comment: Allan Songstad spoke regarding the recommendation from the Planning Commission and that this is a very generalized component that doesn't require any specifics, such as lighting, etc.

Public Comment:

-Jennifer Ekstrom, Idaho Conservation League, appreciates the intent but reiterates the need for a planning consultant.

-George Gehrig, supports the previous comments by Jennifer, and also wanted to speak in regard to the video quality, specifically the amount of microphones.

-Randy Stolz, mentioned the need for height requirements and a mandate for developers for additional requirements that should be met, such as sewer systems.

-Molly McCahon, wants to maintain the rural character of Bonner County and suggests different language to address that.

Public comment closed at 2:28 p.m.

**MOTION TO APPROVE:** Commissioner Omodt made a motion to approve the adoption of the Community Design component of the Comprehensive Plan, File AM0017-22, as presented or as amended in this hearing, finding that it is in accord with the requirements of Idaho Code §67-6508 and the procedures of Idaho Code §67-6509. This action does not result in a taking of private property. Commissioner Williams seconded the motion. Roll Call Vote: Commissioner Omodt – Aye. Commissioner Williams – Abstain. Commissioner Bradshaw – Aye. The motion passed.

**MOTION TO APPROVE RESOLUTION:** Commissioner Omodt made a motion to approve Resolution #2023-14, adopting the Community Design component of the Comprehensive Plan. Commissioner Williams seconded the motion. Roll Call Vote: Commissioner Omodt – Aye. Commissioner Williams – Did not vote. Commissioner Bradshaw – Aye. The motion passed.

**Action Item: Discussion/Decision File AM0018-22, Bonner County Comprehensive Plan – Components Update – Hazardous Areas and Special Areas or Sites.** The Bonner County Planning Commission is recommending an amendment to the existing Bonner County Comprehensive Plan by updating the Hazardous Areas and Special Areas or Site Components, per Idaho Code Section 67-6508, Local Land Use Planning. The Planning Commission, at their December 06, 2022, public hearing recommended approval of these updates to the Board of County Commissioners. **This file is being continued from January 11, 2023.**

Applicant Comment: Allan Songstad clarified how the Planning Commission came to their recommendation. Matt Linscott agrees with Allan, the Planning Commission is trying to avoid redundancy which adds to confusion.

Public Comment:

-George Gehrig, said “wetlands” clearly belongs in special areas instead of natural resources.

-Molly McCahon, feels that a decision should not be made today. Many changes should be made, not just to this section.

-Jennifer Ekstrom, reiterated that she thought the items should be tabled and it should go back to the Planning Commission to incorporate additional information.

-Randy Stolz, spoke about the limitations of FEMA mapping.

-George Gehrig, spoke about a Supreme Court case in Bonner County that involves wetlands.

-Jennifer Wood, asked why there is an issue with having wetlands under two different categories.

Commissioner Williams spoke about the need for wetlands to be listed under special areas because it requires special attention. A lot of data being used is outdated.

Commissioner Bradshaw said wetlands are a special area, but it will be under the natural resources component instead, where it will be part of the bigger picture.

Commissioner Omodt said that we are building a single comprehensive plan that will be build out of multiple components where all things will be addressed. He is in support of moving forward.

Public comment closed at 3:08 p.m.

**MOTION TO APPROVE:** Commissioner Omodt made a motion to approve the recommended updates to the Hazardous Areas and Special Areas or Sites components of the Comprehensive Plan, File AM0018-22, as presented or as amended in this hearing, finding that it is in accord with the requirements of Idaho Code §67-6508 and the procedures of Idaho Code §67-6509. This action does not result in a taking of private property. Commissioner Williams seconded the motion. Roll Call Vote: Commissioner Omodt – Aye. Commissioner Williams – No. Commissioner Bradshaw – Aye. The motion passed.

**MOTION TO APPROVE RESOLUTION:** Commissioner Omodt made a motion to approve Resolution #2023-15, adopting the recommended updates to the Hazardous Areas and the Special Areas or Sites components of the Comprehensive Plan and repealing the previously adopted Hazardous Areas and Special Areas or Sites components in the Comprehensive Plan. Commissioner Williams seconded the motion. Roll Call Vote: Commissioner Omodt – Aye. Commissioner Williams – No. Commissioner Bradshaw – Aye. The motion passed.

The meeting was adjourned at 3:11 p.m.

Deputy Clerk: Claire May