

**BONNER COUNTY PLANNING COMMISSION
PUBLIC HEARING MINUTES
FEBRUARY 6, 2024**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair Songstad called the Bonner County Planning Commission hearing 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 Allan Songstad; Vice Chair Don Davis; Commissioners Dave Frankenbach, Matt Linscott, Debby Trinen (Via Zoom), Michael Leita and Randy Stolz.

ABSENT:

ALSO PRESENT: Planning Director Jacob Gabell, Assistant Director Travis Haller, and Hearing Coordinator Jenna Crone.

CHANGES IN AGENDA: None

COMMISSIONER & STAFF UPDATES: Director Gabell shared that the Board had a workshop on the Short term rental text amendment. The hearing will be scheduled with the Board for March 13, 2024.

APPROVAL OF MINUTES: The Chair requested the Commissioners declare if they had any corrections or changes to the approval of minutes as written for **January 16, 2024**. The minutes were approved.

Planning Director Jake Gabell and GIS Director Mike Bolling shared a GIS application that they have been working on that maps different types of dwellings within the County.

File AM0001-24 – Bonner County Comprehensive Plan – Component Update – Natural Resources. The Bonner County Planning Commission is recommending an amendment to the existing Bonner County Comprehensive Plan by updating the **Natural Resources Component**, per Idaho Code Section 67-6508, Local Land Use Planning.

STAFF PRESENTATION: Planning Director Jake Gabell presented a PowerPoint summary of the project and previously circulated staff report concluding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code.

PUBLIC/AGENCY TESTIMONY: The following members of the public spoke on the record: Susan Drumheller

PUBLIC/AGENCY TESTIMONY: The Commission discussed comments submitted by agencies.

COMMISSION DELIBERATION: The Commission discussed Findings and the Conclusion.

MOTION TO RECOMMEND APPROVAL: Commissioner Frankenbach moved to recommend to the Board of County Commissioners **approval** of this amendment to the Bonner County Comprehensive Plan, File AM0001-24, as amended during this meeting, – update to the Natural Resources component, finding that it **is** in accord with the requirements of Idaho Code Section 67-6508 and the procedures set forth in Idaho Code Section 67-6509 as enumerated in the following findings of fact and conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Frankenbach further moved to adopt the following findings of fact and conclusions of law as written. This action does not result in a taking of private property.

Commissioner Leita seconded the motion.

Roll Call Vote:

Commissioner Frankenbach	AYE
Commissioner Linscott	AYE
Commissioner Davis	AYE
Commissioner Songstad	AYE
Commissioner Leita	AYE
Commissioner Stolz	AYE
Commissioner Trinen (Dropped from Zoom)	

Voted upon and the Chair declared the Motion passed, unanimously.

Findings of Fact:

1. Per Idaho Code Chapter 65, Title 67, it is the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan, hereafter referred to as the plan.
2. The Board of County Commissioners is authorized by Idaho Code, Chapter 7, Title 31, to adopt ordinances, rules and regulations "...not repugnant to law, necessary for carrying into effect or discharging the powers and duties conferred by the laws of the state of Idaho, and such as are necessary or proper to provide for the safety, promote the health and prosperity, improve the morals, peace and good order, comfort and convenience of the county and the inhabitants thereof, and for the protection of property therein..."

Conclusions of Law:

1. The proposed amendment **is** in accord with Idaho Code Sections 67-6508 and 67-6509.

COMPREHENSIVE PLAN DISCUSSION/WORKSHOP:

- Discussion of the following components of the Comprehensive Plan (Closed to public comments):
 - Land Use

DISCUSSION:

- Discussion regarding proposed amendments to BCRC 12-216, 12-222, 12-223, & 12-233; presented by Commissioner Linscott and Director Gabell

DISCUSSION:

1. February 20, 2024, Agenda Items
 - a. Land Use Workshop
 - b. Proposed text amendment

At 7:48 p.m., the Chair declared the hearing adjourned until 4:30 P.M. February 20, 2024.

Respectfully submitted,



Jacob Gabell, Planning Director

The above Minutes are hereby approved this 20th day of February 2024.

Bonner County Planning Commission



Allan Songstad, Chair