BONNER COUNTY PLANNING COMMISSION
PUBLIC MEETING MINUTES
JULY 14, 2026

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair Hidden called the Bonner County Planning Commission meeting to order at 5:15 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.

PLANNING COMMISSIONERS PRESENT: Chair Eric Hidden, Commissioner Don Davis, Commissioner Dave Bowman, Commissioner Brendan Mooney, and Commissioner Peter Taylor

ABSENT: Commissioner Larry Madoski, and Commissioner Erik Leavitt

ALSO PRESENT: Planning Director, Kendra Smith, Planner II, Daniel Britt, and Systems Technician, Jeannie Welter

CHANGES IN AGENDA: Added a clarification item regarding the Dover De-annexation

APPROVAL Of MINUTES: The Planning Commission reviewed and approved the minutes for **April 21, 2026, May 5, 2026, and May 19, 2026**, as written.

PUBLIC COMMENT: None

DOVER DE-ANNEXATION: Planner II, Daniel Britt provided a map and requested some clarification regarding the de-annexation. It was agreed by the commissioners that they would review the map and provide final clarification at the next meeting. They confirmed during the commission's last workshop that north of section line 30 could be rural and south of that could be ag.

GROUNDWATER SOURSE PROTECTION TECHNICAL COMMITTEE UPDATE:

Jack Howard provided an update on the progress of the committee. He stated they are meeting with DEQ next week to work out the groundwater sampling plan for the Sagle aquifer. He informed the commissioners that a docket to change the groundwater rules for the state of Idaho was put up at the state level, and he and Flint prepared a report for consideration by the state. As a result of the report, the docket has been cancelled for further review. Commissioner Davis asked about public support. Mr. Howard stated as soon as the funding comes through the next step should be public awareness. He stated, regarding the funding from the state, the individual who thought there was money this year is no longer with the state. He said upon discussion with the state they believe there is money available with this new budget fiscal year beginning this month. He stated they are essentially on two tracks, one at the county level and the other at the state level. Both are progressing in a very positive way. Director Smith stated that DEQ informed the Planning Department of a Bill that has passed regarding the Rathdrum aquifer. Water usage for irrigation will not be allowed for newly approved subdivisions in the southern area of the county affecting this aquifer.

WORKSHOP:

- **Planning Website: Updates, flowchart, education blog:**
    - Planning Director Smith shared flowcharts of the various application file processes. She stated these flowcharts can be added to our website for education purposes. There was some discussion regarding public comments.

- **Title Review Process and Layout:**

    - Director Smith presented a flowchart of Title 12 and discussed how the code could potentially be laid out and flow. She stated there are many places in the code that say the same thing. She stated it can be cleaned up and flow much more fluid. She stated she has already begun updating the code and will present these changes to the commissions at the next meeting.

- **Title 12, Chapters 1 and 2: Layout/Organization:**

    - There was discussion about how the changes would take place. Director Smith stated she believes we do not have the time to update the entire code at once but rather tackle Chapters 1 and 2 and continue to update other chapters as we move through them.

    - There was some discussion regarding conditional zoning, spot zoning, and zoning overall.

DISCUSSION:

REVIEW PLANNING COMMISSION PRIORITY LIST

- No updates or changes occurred to the priority list.

DISCUSSION & STAFF UPDATES: Discussion regarding joint meeting with Zoning Commission. The commissioners agreed there is no need to have another joint meeting until the updates of the code regarding the Zoning Commission's areas of concern are considered. When those areas of concern are being considered a joint meeting could be called for.

The Commission agreed to cancel the meeting on July 21, 2026.

ADJOURNMENT:

Chair Hidden declared the meeting adjourned at 7:41 p.m. until 4:30 p.m., August 4, 2026.

Respectfully submitted,



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Kendra Smith, Planning Director

Bonner County Planning Commission



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Eric Hidden, Chair