



Agenda

Bonner County Board of Commissioners Planning Department Update Meeting

Bonner County Board of Commissioners Meeting with Planning Department & Prosecutor's Office

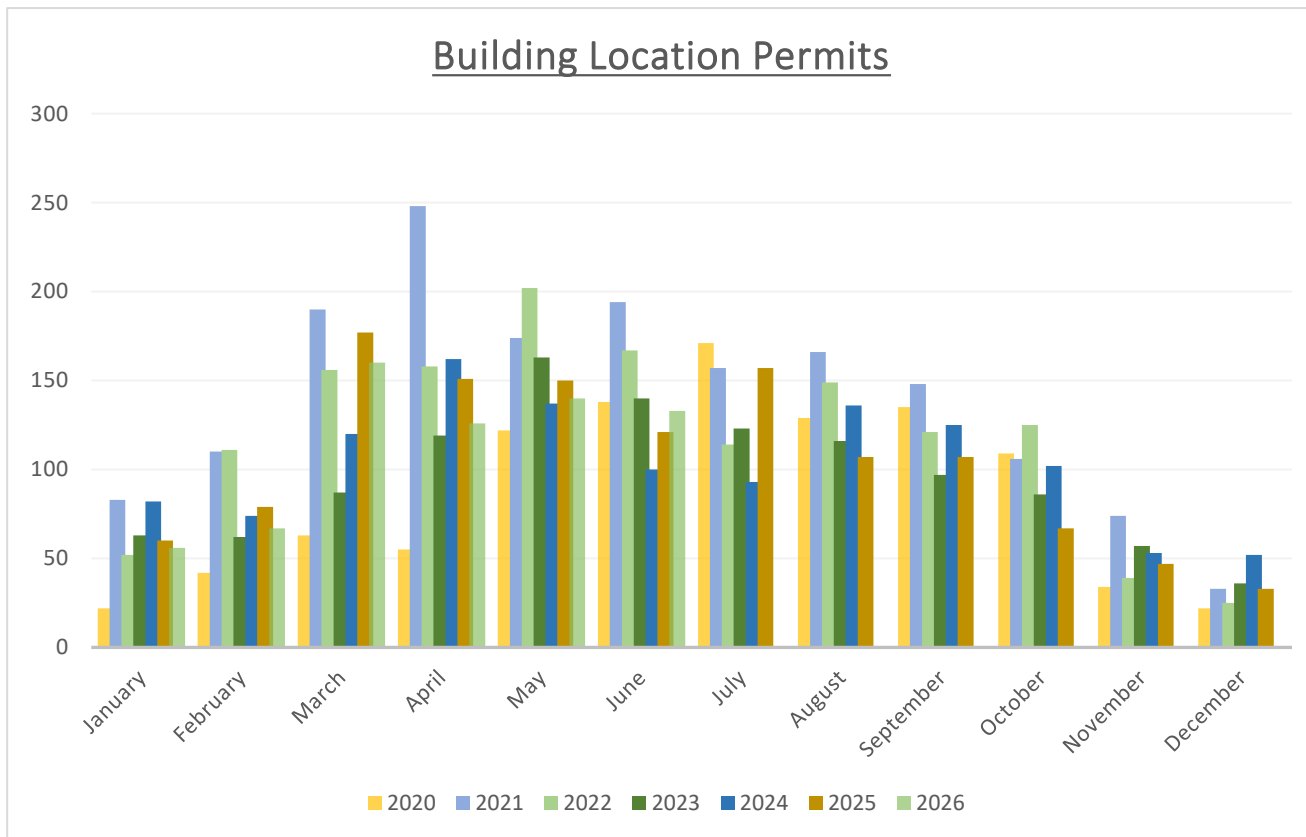
July 27, 2026, 10:00 a.m.
County Administration Building
Third Floor, BOCC Meeting Room

Open Session:

1. Introduction
2. Public Comments
3. Announcements
4. Updates on Planning Department Activities
 - a. Monthly Application Reports: BLPs, Permits, Zone Changes and Public Record Request
 - b. Department Updates: staffing, financials
 - c. Compliance and Enforcement
 - d. Pending/Proposed Ordinance Changes
 - e. Planning Commission Update
 - f. Hearing Examiner Update
5. Other Discussion Items

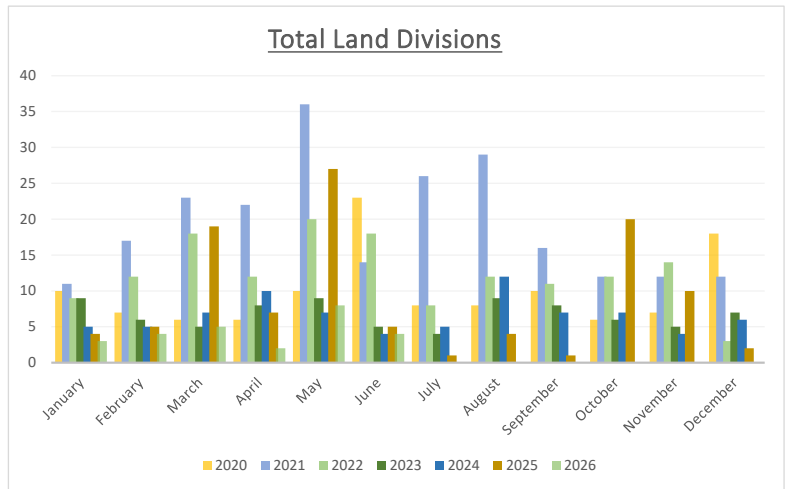
Planning Applications Report by File Type and by Month

	2020	2021	2022	2023	2024	2025	2026
January	22	83	52	63	82	60	56
February	42	110	111	62	74	79	67
March	63	190	156	87	120	177	160
April	55	248	158	119	162	151	126
May	122	174	202	163	137	150	140
June	138	194	167	140	100	121	133
July	171	157	114	123	93	157	
August	129	166	149	116	136	107	
September	135	148	121	97	125	107	
October	109	106	125	86	102	67	
November	34	74	39	57	53	47	
December	22	33	25	36	52	33	
Total	1042	1683	1419	1149	1236	1256	682

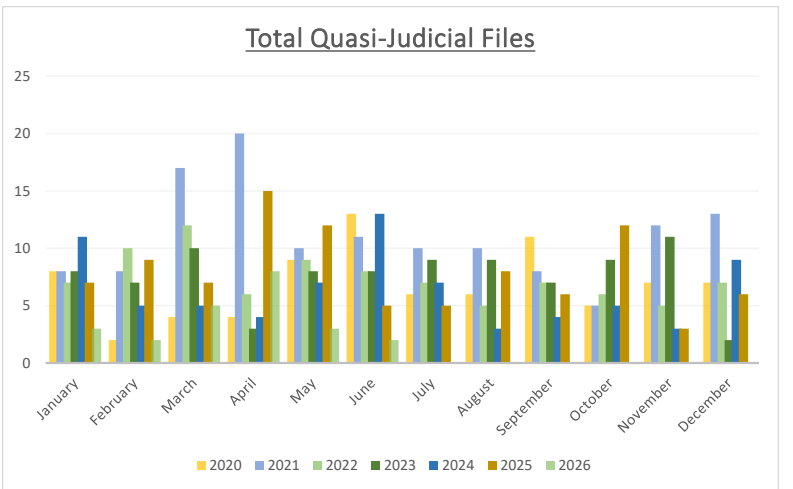


Planning Applications Report by File Type and by Month

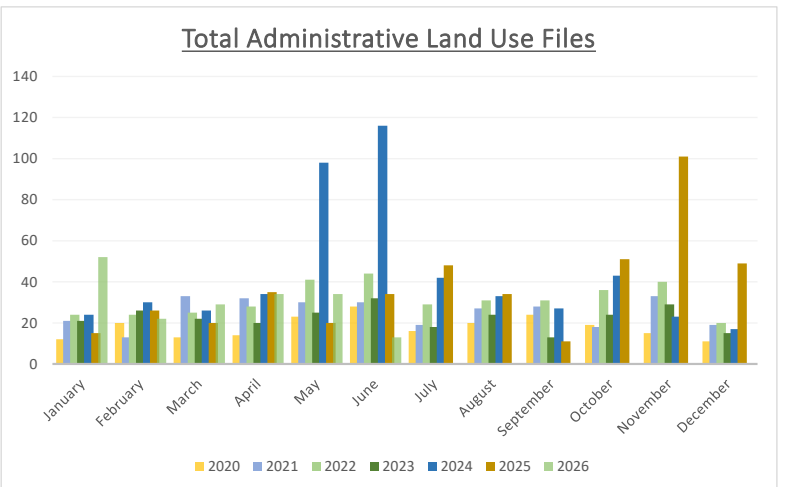
	Total Land Divisions						
	2020	2021	2022	2023	2024	2025	2026
January	10	11	9	9	5	4	3
February	7	17	12	6	5	5	4
March	6	23	18	5	7	19	5
April	6	22	12	8	10	7	2
May	10	36	20	9	7	27	8
June	23	14	18	5	4	5	4
July	8	26	8	4	5	1	0
August	8	29	12	9	12	4	0
September	10	16	11	8	7	1	0
October	6	12	12	6	7	20	0
November	7	12	14	5	4	10	0
December	18	12	3	7	6	2	0
Total	119	230	149	81	79	105	26



	Total Quasi-Judicial Files						
	2020	2021	2022	2023	2024	2025	2026
January	8	8	7	8	11	7	3
February	2	8	10	7	5	9	2
March	4	17	12	10	5	7	5
April	4	20	6	3	4	15	8
May	9	10	9	8	7	12	3
June	13	11	8	8	13	5	2
July	6	10	7	9	7	5	0
August	6	10	5	9	3	8	0
September	11	8	7	7	4	6	0
October	5	5	6	9	5	12	0
November	7	12	5	11	3	3	0
December	7	13	7	2	9	6	0
Total	82	132	89	91	76	95	23



	Total Administrative Land Use Files						
	2020	2021	2022	2023	2024	2025	2026
January	12	21	24	21	24	15	52
February	20	13	24	26	30	26	22
March	13	33	25	22	26	20	29
April	14	32	28	20	34	35	34
May	23	30	41	25	98	20	34
June	28	30	44	32	116	34	13
July	16	19	29	18	42	48	0
August	20	27	31	24	33	34	0
September	24	28	31	13	27	11	0
October	19	18	36	24	43	51	0
November	15	33	40	29	23	101	0
December	11	19	20	15	17	49	0
Total	215	303	373	269	513	444	184



Planning Applications Report by File Type and by Month

Land Divisions

Long Subdivision (11+ Lots)							Short Subdivisions (1-10 Lots)							Minor Land Division (2-4 Lots)					Family Exemptions (2-4 Parcels)							
	2021	2022	2023	2024	2025	2026		2021	2022	2023	2024	2025	2026		2021	2022	2023	2024	2025		2021	2022	2023	2024	2025	2026
January	0	0	0	0	0	1	January	1	0	2	1	0	1	January	10	9	6	3	3	January	0	0	1	1	1	1
February	2	0	0	1	1	0	February	1	2	0	0	0	3	February	12	9	5	4	4	February	2	1	1	0	0	1
March	0	2	0	1	0	0	March	0	0	0	0	1	2	March	18	13	5	6	14	March	5	3	0	0	0	4
April	0	1	0	0	0	0	April	0	1	0	0	0	2	April	20	9	6	9	6	April	2	1	2	1	1	0
May	0	1	2	2	1	2	May	0	1	0	0	1	4	May	35	17	7	5	24	May	1	1	0	0	1	2
June	0	1	0	0	1	0	June	2	0	0	0	3	3	June	11	12	4	4	0	June	1	5	1	0	1	1
July	1	0	0	1	0		July	1	0	0	0	0		July	24	7	2	4	0	July	0	1	2	0	1	
August	0	0	0	0	1		August	1	0	0	0	3		August	28	11	6	12	0	August	0	1	3	0	0	0
September	0	1	0	0	0		September	0	2	0	0	0		September	15	5	6	7	0	September	1	3	2	0	0	1
October	0	0	0	0	0		October	0	0	0	1	0		October	11	11	6	6	16	October	1	1	0	0	0	4
November	1	0	0	0	0		November	1	3	0	1	1		November	9	10	5	2	8	November	1	1	0	1	1	1
December	1	0	1	0	0		December	1	0	0	1	0		December	10	3	6	5	0	December	0	0	0	0	0	2
Total	5	6	3	5	4	3	Total	8	9	2	4	9	15	Total	203	116	64	67	75	Total	14	18	12	3	17	8

Quasi-Judicial Files

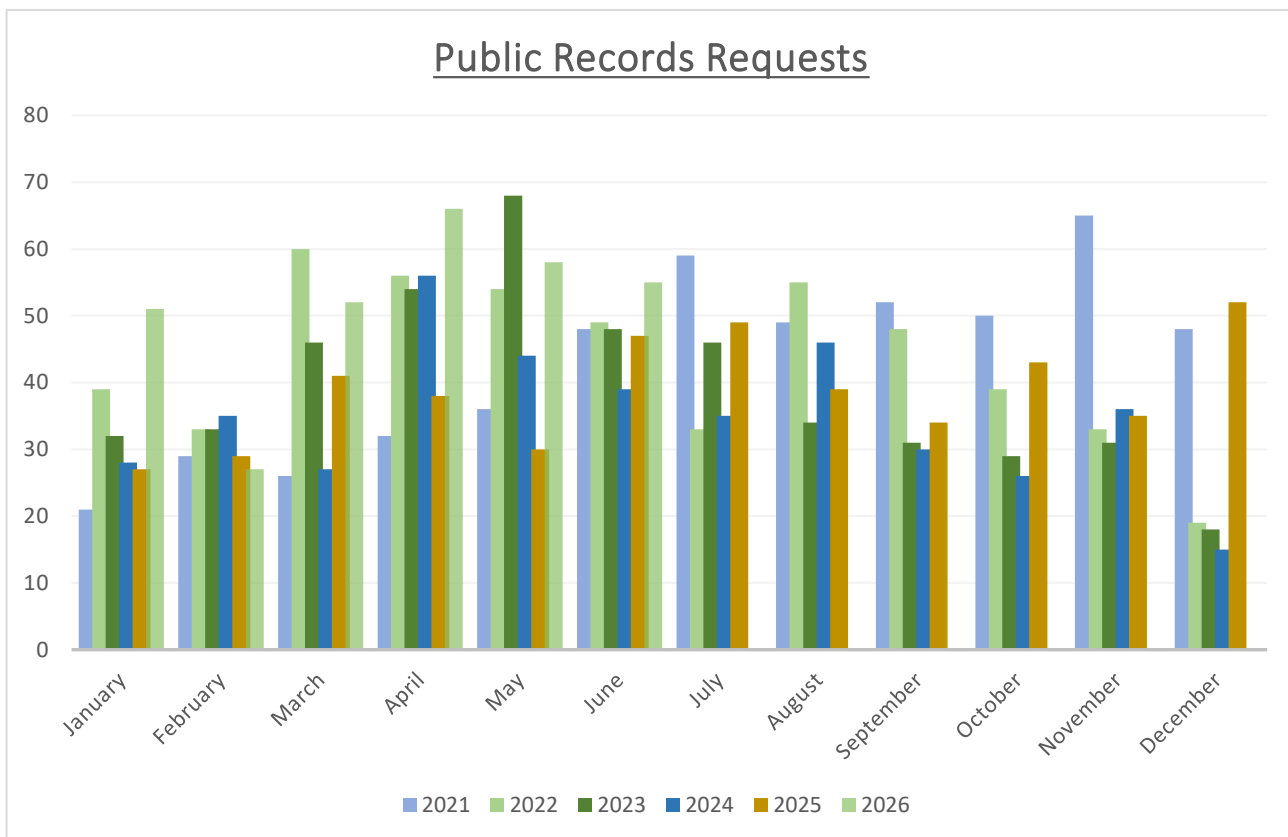
	Amendments						Zone Change						Conditional Use Permit						Variance						Modifications						Vacation / Validation										
	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026					
January	0	2	3	1	0	0	January	2	3	2	2	0	1	January	3	1	2	3	3	0	January	2	1	0	4	3	2	January	0	0	1	1	1	0	January	1	0	0	0	1	0
February	1	2	2	0	1	0	February	2	3	0	0	4	0	February	2	1	1	2	0	1	February	2	4	2	3	3	1	February	0	0	0	0	1	0	February	1	0	2	0	0	0
March	5	1	2	1	0	0	March	5	4	2	0	1	0	March	3	4	1	1	1	0	March	3	2	5	2	3	5	March	0	1	0	0	1	0	March	1	0	0	1	0	1
April	6	2	1	1	2	0	April	5	0	0	2	3	0	April	5	2	1	0	0	0	April	2	2	1	1	9	6	April	0	0	0	0	1	2	April	2	0	0	0	1	0
May	2	1	1	0	8	0	May	5	2	2	1	1	1	May	2	3	2	3	0	0	May	1	1	3	2	2	1	May	0	2	0	1	0	1	May	0	0	0	0	1	1
June	0	2	3	2	1	0	June	3	3	0	4	0	0	June	3	0	3	0	1	1	June	2	2	1	6	2	0	June	0	0	0	0	0	1	June	3	1	1	1	0	1
July	4	2	2	1	0		July	0	1	1	2	2		July	1	1	3	0	0	1	July	4	2	2	2	1		July	0	0	1	1	1		July	1	1	0	1	0	
August	2	0	0	1	2		August	6	1	2	0	1		August	0	2	2	0	0		August	2	2	2	2	2		August	0	0	3	0	3		August	0	0	0	0	0	
September	0	1	0	0	0		September	1	1	2	0	1		September	2	1	0	0	1	0	September	5	4	5	1	4		September	0	0	0	0	0		September	0	0	0	2	1	
October	0	4	1	0	2		October	1	0	0	0	2		October	3	1	3	2	2		October	1	1	4	2	5		October	0	0	1	0	1		October	0	0	0	1	2	
November	2	1	1	0	1		November	3	0	3	0	0		November	2	1	3	1	0		November	5	1	4	1	1		November	0	2	0	1	1		November	0	0	0	0	0	
December	3	1	0	2	0		December	3	1	0	0	0		December	4	0	1	1	2		December	2	2	1	5	3		December	0	1	0	1	1		December	1	2	0	0	0	
Total	25	19	16	9	17	0	Total	36	19	14	11	15	2	Total	30	17	22	14	10	2	Total	31	24	30	31	38	15	Total	0	6	6	5	11	4	Total	10	4	3	6	6	3

Administrative Land Use Files

	Boundary Line Adjustment						Lot Line Adjustments						Home Occupation Permits						Stormwater Permit						Vacation Rental Permit										
	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026					
January	0	5	4	2	2	2	January	3	4	4	1	2	4	January	0	0	1	1	0	1	January	1	2	2	0	0	0	January	6	6	2	11	7	33	
February	0	2	6	4	3	2	February	3	3	3	5	8	2	February	1	0	3	0	0	0	February	1	0	1	0	0	0	February	1	11	3	13	7	14	
March	0	3	4	3	2	2	March	3	2	4	5	1	5	March	1	0	1	0	2	0	March	3	0	1	0	2	0	March	15	9	8	12	8	12	
April	0	0	1	6	5	3	April	7	1	2	2	2	0	April	0	0	0	0	0	0	April	0	2	1	3	0	0	April	9	15	13	12	16	28	
May	0	3	0	4	0	5	May	0	3	1	5	3	4	May	0	3	3	0	0	0	May	2	2	1	0	0	0	May	15	19	13	79	9	23	
June	0	6	5	4	1	2	June	7	3	3	2	2	5	June	3	0	0	0	0	0	June	1	1	1	0	2	3	June	5	24	10	103	24		
July	0	6	3	10	5		July	1	2	2	4	2		July	0	0	3	0	1		July	2	2	3	0	1		July	5	8	3	21	21		
August	1	3	3	3	3		August	5	2	4	6	3		August	0	0	0	1	0		August	0	1	1	1	1		August	11	16	7	11	21		
September	3	4	0	0	0	3	September	3	6	3	7	1		September	0	2	1	2	2		September	0	4	1	2	1		September	7	5	3	7	12		
October	1	1	4	10	3		October	2	3	9	7	5		October	0	0	0	0	1		October	0	0	0	4	0		October	6	22	11	7	33		
November	5	6	2	6	1		November	4	8	2	3	6		November	0	1	1	0	1		November	1	0	2	0	0		November	12	14	14	6	87		
December	2	2	3	2	4		December	4	4	1	2	3		December	2	1	0	1	0		December	1	1	0	1	0		December	6	6	9	9	34		
Total	12	41	35	54	32	16	Total	42	41	38	49	38	20	Total	7	7	13	5	7	1	Total	12	15	14	11	7	3	Total	98	155	96	291	279		110
	Administrative Exception						Administrative Variance						Floodplain Development Permit						Certificate of Compliance																
	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026	2021	2022	2023	2024	2025	2026											
January	0	1	0	2	0	2	January	3	2	4	3	2	2	January	7	4	4	4	2	4	January	1	0	0	0	0	4								
February	0	4	1	1	0	1	February	1	1	2	2	2	0	February	6	2	7	5	6	3	February	0	1	0	0	0	0								
March	1	0	0	2	1	1	March	3	5	3	2	2	2	March	7	6	1	1	2	7	March	0	0	0	1	0	0								
April	4	2	0	2	0	0	April	5	4	2	2	6	1	April	7	4	1	4	5	1	April	0	0	0	3	1	1								
May	4	2	1	3	1	0	May	4	2	1	2	4	0	May	5	7	5	4	3	1	May	0	0	0	1	0	1								
June	2	1	3	2	0	0	June	6	3	5	1	4	1	June	5	6	2	3	1	2	June	1	0	3	1	0	0								
July	0	3	0	0	0		July	2	4	3	3	4		July	7	4	0	4	12		July	2	0	1	0	2									
August	2	1	3	3	1		August	4	3	5	4	3		August	3	5	0	2	2		August	1	0	1	2	0									
September	5	3	1	1	1		September	4	0	3	1	1		September	5	6	0	6	2		September	1	1	1	1	1									
October	2	3	0	1	1		October	4	3	0	6	2		October	2	4	0	6	6		October	1	0	0	2	0									
November	2	4	3	1	2		November	5	1	3	0	1		November	4	3	0	5	3		November	0	3	2	2	0									
December	1	0	0	0	0		December	1	0	1	1	1		December	2	6	0	1	6		December	0	0	1	0	1									
Total	23	24	12	18	7	4	Total	42	28	32	27	32	6	Total	60	57	20	45	50	18	Total	7	5	9	13	5	6								

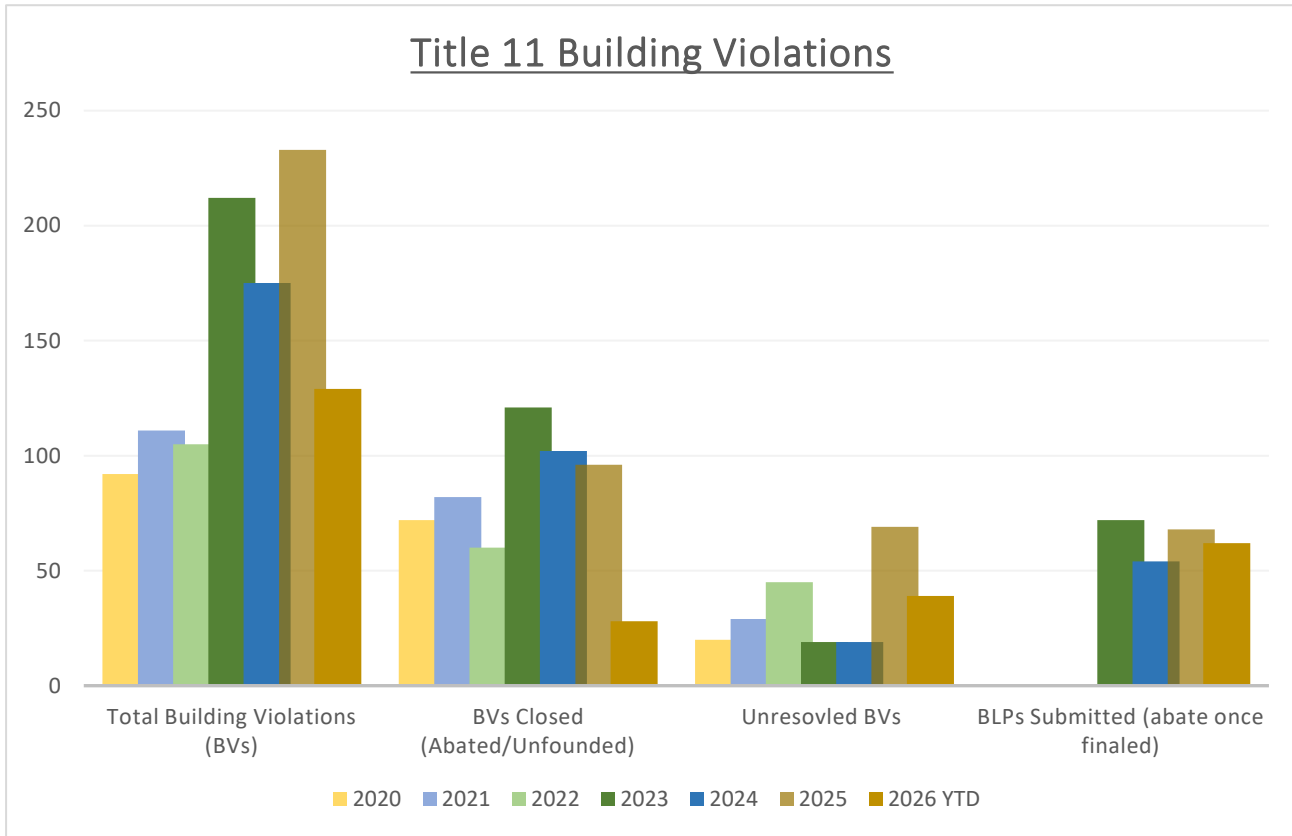
Planning Applications Report by File Type and by Month

	2021	2022	2023	2024	2025	2026
January	21	39	32	28	27	51
February	29	33	33	35	29	27
March	26	60	46	27	41	52
April	32	56	54	56	38	66
May	36	54	68	44	30	58
June	48	49	48	39	47	55
July	59	33	46	35	49	
August	49	55	34	46	39	
September	52	48	31	30	34	
October	50	39	29	26	43	
November	65	33	31	36	35	
December	48	19	18	15	52	
Total	515	518	470	417	464	309



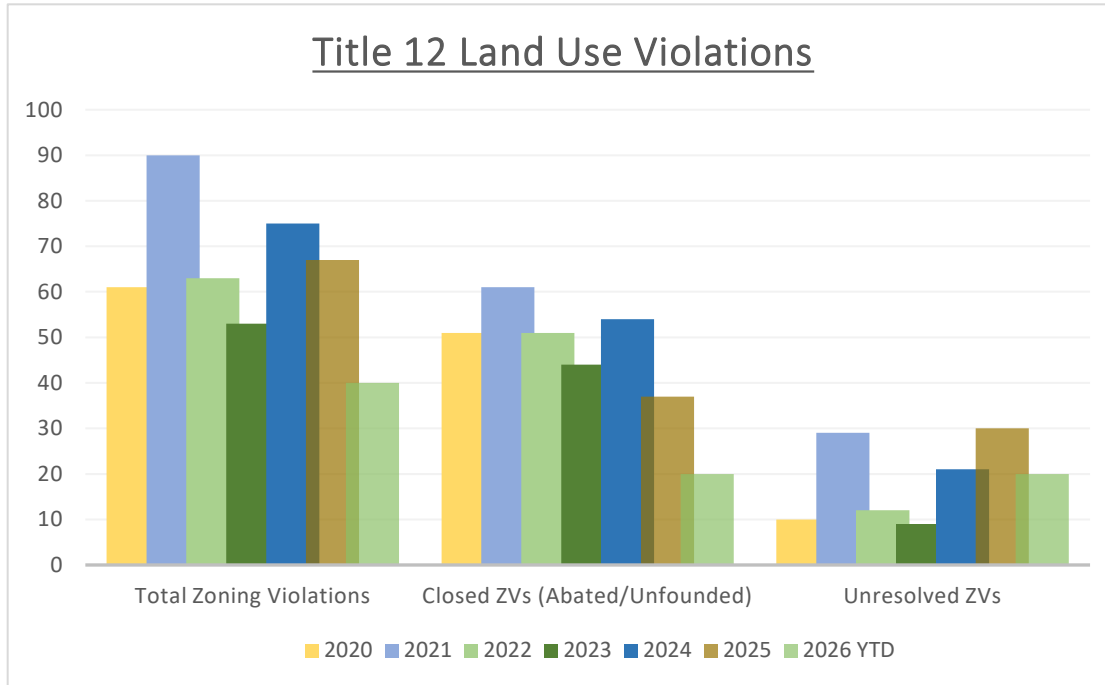
Planning Applications Report by File Type and by Month

	2020	2021	2022	2023	2024	2025	06/2026	2026 YTD
Total Building Violations (BVs)	92	111	105	212	175	233	3	129
BVs Closed (Abated/Unfounded)	72	82	60	121	102	96	1	28
Unresovled BVs	20	29	45	19	19	69		39
BLPs Submitted (abate once finaled)				72	54	68	4	62



Planning Applications Report by File Type and by Month

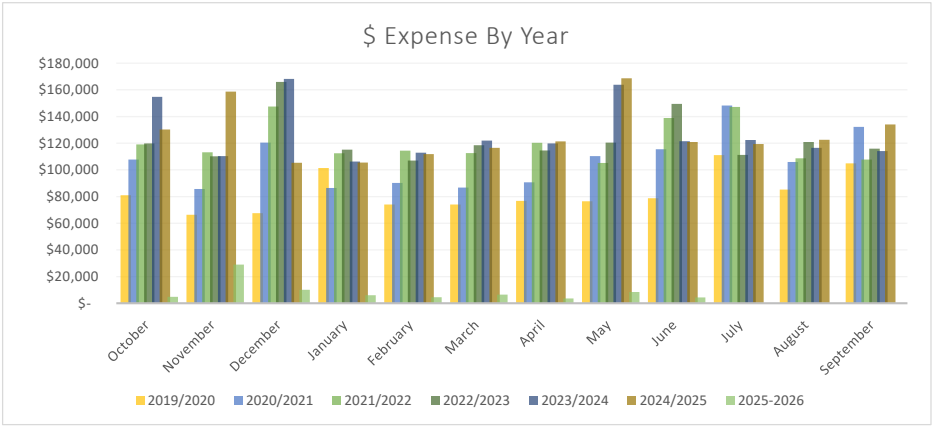
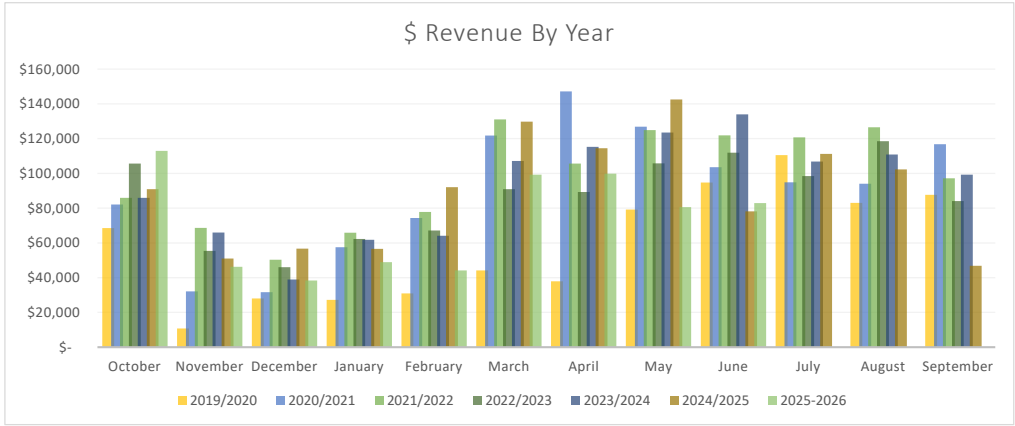
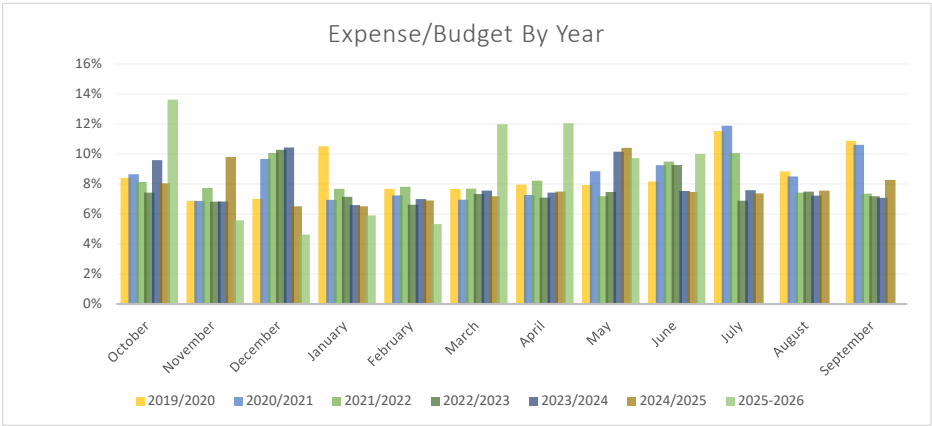
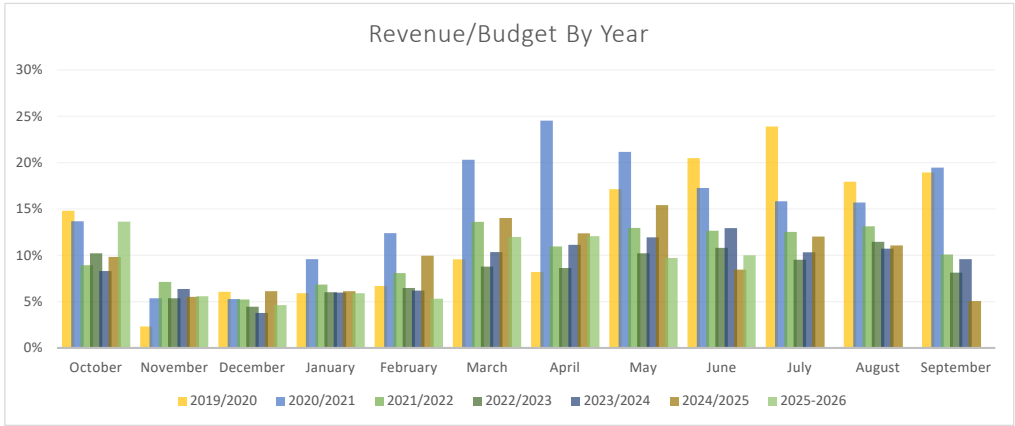
	2020	2021	2022	2023	2024	2025	06/2026	2026 YTD
Total Zoning Violations	61	90	63	53	75	67	4	40
Closed ZVs								
(Abated/Unfounded)	51	61	51	44	54	37	3	20
Unresolved ZVs	10	29	12	9	21	30	-	20



Planning Department Financial Analysis

		1	2	3	4	5	6	7	8	9	10	11	12			Budget	Actual
		October	November	December	January	February	March	April	May	June	July	August	September	Total	Budget	Re/Ex	Re/Ex
2025/2026	Revenue	\$ 112,934.70	\$ 46,213.82	\$ 38,375.67	\$ 48,979.51	\$ 44,156.87	\$ 99,310.01	\$ 99,907.11	\$ 80,558.56	\$ 82,892.85	\$ -	\$ -	\$ -	\$ 653,329.10	\$ 829,048.00		
	Expense	\$ 4,765.21	\$ 29,040.23	\$ 10,140.86	\$ 6,032.24	\$ 4,585.21	\$ 6,419.31	\$ 3,675.84	\$ 8,383.17	\$ 4,338.05	\$ -	\$ -	\$ -	\$ 77,380.12	\$ 132,135.00		
	R % of Budget	14%	6%	5%	6%	5%	12%	12%	10%	10%	0%	0%	0%	79%			
	E % of Budget	4%	22%	8%	5%	3%	5%	3%	6%	3%	0%	0%	0%	59%			
2024/2025	Revenue	\$ 90,882	\$ 51,047	\$ 56,711	\$ 56,552	\$ 92,057	\$ 129,733	\$ 114,437	\$ 142,534	\$ 78,168	\$ 111,259	\$ 102,323	\$ 46,820	\$ 1,072,522	\$ 925,338		
	Expense	\$ 130,226	\$ 158,764	\$ 105,396	\$ 105,447	\$ 111,802	\$ 116,455	\$ 121,429	\$ 168,675	\$ 120,969	\$ 119,403	\$ 122,552	\$ 134,088	\$ 1,515,207	\$ 1,620,789	57%	71%
	R % of Budget	10%	6%	6%	6%	10%	14%	12%	15%	8%	12%	11%	5%	116%			
	E % of Budget	8%	10%	7%	7%	7%	7%	7%	10%	7%	7%	8%	8%	93%			
2023/2024	Revenue	\$ 85,881	\$ 65,958	\$ 38,971	\$ 61,772	\$ 64,130	\$ 107,106	\$ 115,295	\$ 123,490	\$ 133,904	\$ 106,789	\$ 110,889	\$ 99,277	\$ 1,113,463	\$ 1,035,822		
	Expense	\$ 154,691	\$ 110,356	\$ 168,282	\$ 106,312	\$ 112,940	\$ 121,930	\$ 119,778	\$ 163,874	\$ 121,478	\$ 122,434	\$ 116,469	\$ 114,102	\$ 1,532,646	\$ 1,613,923	64%	73%
	R % of Budget	8%	6%	4%	6%	6%	10%	11%	12%	13%	10%	11%	10%	107%			
	E % of Budget	10%	7%	10%	7%	7%	8%	7%	10%	8%	8%	7%	7%	95%			
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		
	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	64%	71%
	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		
	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	66%	81%
	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		
	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	48%	85%
	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		
	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	48%	70%
	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%			

Planning Department Financial Analysis



KENDRA SMITH
Planning Director

ALEX FEYEN
Assistant Director

Support & Admin

Planners

Compliance / Permits

JEANNIE WELTER
Systems Technician

MAYA JOHNSON
Admin Assist III

JANNA BROWN
Admin Assist III

JASON JOHNSON
Planner II

DANIEL BRITT
Planner II

DAVID FISHER
Planner I

KYLE SNIDER
Planner I

KATIE HANSEN
Compliance/Permit
Manager

**TERESA
LEAVERTON**
Permit Examiner

CAROL CONRON
Planning Tech

MARCIANO MECKLE
Planning Tech

LINDA SNIDER
Planning Tech

ALAN BOJORQUEZ
Investigator

PETE HUGHES
Investigator

TRAVIS BAILLIE
Investigator