



Agenda

Bonner County Board of Commissioners Planning Department Update Meeting

Bonner County Board of Commissioners Meeting with Planning Department

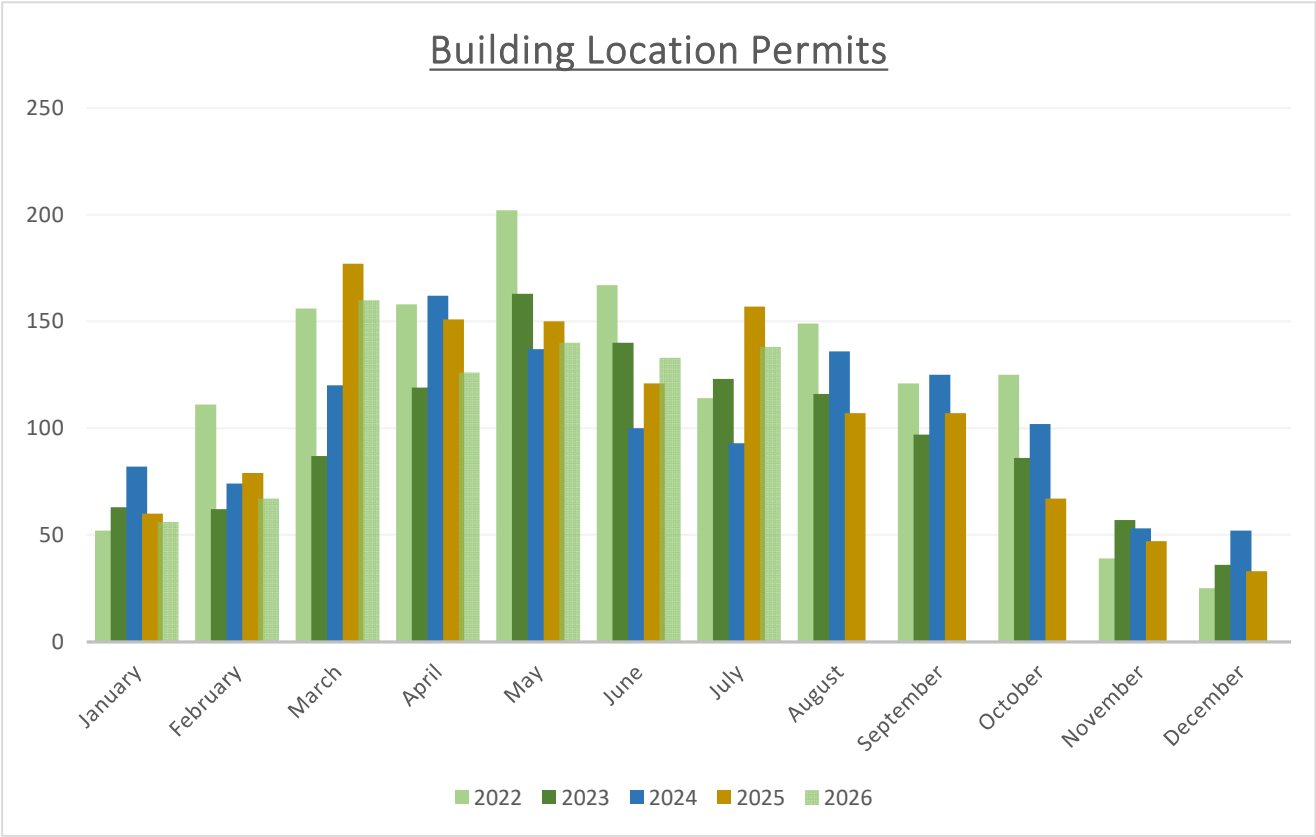
August 24, 2026, 10:00 a.m.
County Administration Building
Third Floor, BOCC Meeting Room

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
5. Other Discussion Items

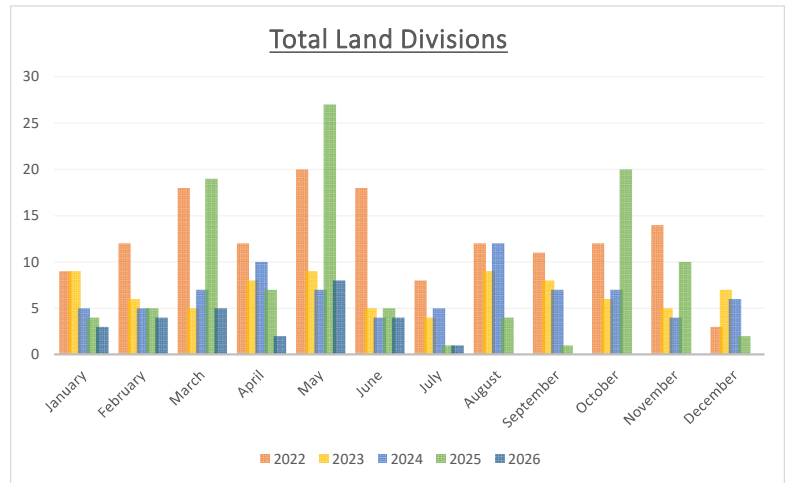
Planning Applications Report by File Type and by Month

Month	2022	2023	2024	2025	2026
January	52	63	82	60	56
February	111	62	74	79	67
March	156	87	120	177	160
April	158	119	162	151	126
May	202	163	137	150	140
June	167	140	100	121	133
July	114	123	93	157	138
August	149	116	136	107	
September	121	97	125	107	
October	125	86	102	67	
November	39	57	53	47	
December	25	36	52	33	
Total	1419	1149	1236	1256	820

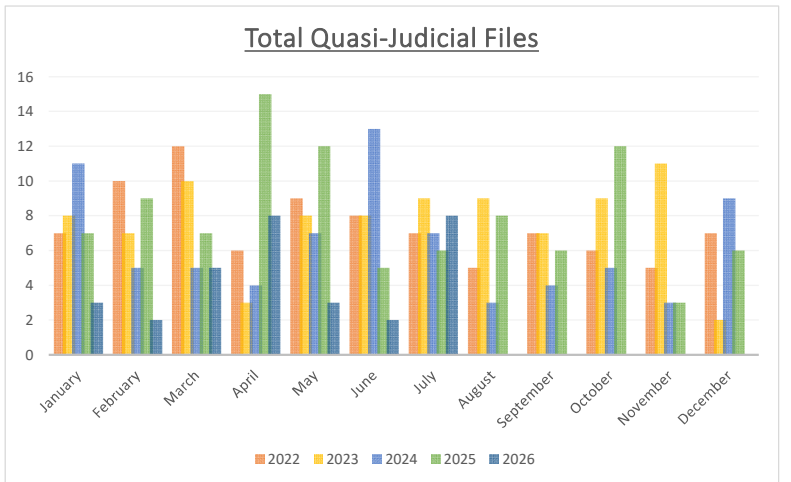


Planning Applications Report by File Type and by Month

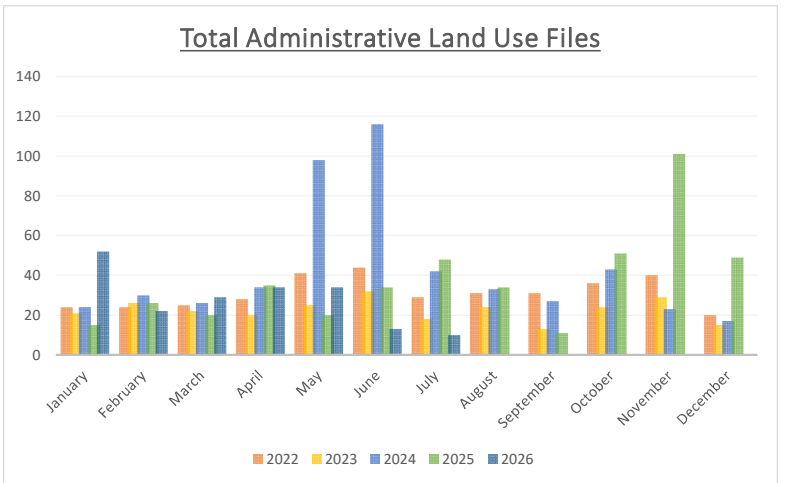
	Total Land Divisions				
	2022	2023	2024	2025	2026
January	9	9	5	4	3
February	12	6	5	5	4
March	18	5	7	19	5
April	12	8	10	7	2
May	20	9	7	27	8
June	18	5	4	5	4
July	8	4	5	1	1
August	12	9	12	4	0
September	11	8	7	1	0
October	12	6	7	20	0
November	14	5	4	10	0
December	3	7	6	2	0
Total	149	81	79	105	27



	Total Quasi-Judicial Files				
	2022	2023	2024	2025	2026
January	7	8	11	7	3
February	10	7	5	9	2
March	12	10	5	7	5
April	6	3	4	15	8
May	9	8	7	12	3
June	8	8	13	5	2
July	7	9	7	6	8
August	5	9	3	8	0
September	7	7	4	6	0
October	6	9	5	12	0
November	5	11	3	3	0
December	7	2	9	6	0
Total	89	91	76	96	31



	Total Administrative Land Use Files				
	2022	2023	2024	2025	2026
January	24	21	24	15	52
February	24	26	30	26	22
March	25	22	26	20	29
April	28	20	34	35	34
May	41	25	98	20	34
June	44	32	116	34	13
July	29	18	42	48	10
August	31	24	33	34	0
September	31	13	27	11	0
October	36	24	43	51	0
November	40	29	23	101	0
December	20	15	17	49	0
Total	373	269	513	444	194



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)						
2022	2023	2024	2025	2026		2022	2023	2024	2025	2026		2022	2023	2024	2025		2022	2023	2024	2025	2026		
January	0	0	0	0	1	January	0	2	1	0	1	January	9	6	3	3		January	0	1	1	1	1
February	0	0	1	1	0	February	2	0	0	0	3	February	9	5	4	4		February	1	1	0	0	1
March	2	0	1	0	0	March	0	0	0	1	2	March	13	5	6	14		March	3	0	0	4	3
April	1	0	0	0	0	April	1	0	0	0	2	April	9	6	9	6		April	1	2	1	1	0
May	1	2	2	1	2	May	1	0	0	1	4	May	17	7	5	24		May	1	0	0	1	2
June	1	0	0	1	0	June	0	0	0	3	3	June	12	4	4	0		June	5	1	0	1	1
July	0	0	1	0	0	July	0	0	0	0	0	July	7	2	4	0		July	1	2	0	1	1
August	0	0	0	1		August	0	0	0	3		August	11	6	12	0		August	1	3	0	0	0
September	1	0	0	0		September	2	0	0	0		September	5	6	7	0		September	3	2	0	1	
October	0	0	0	0		October	0	0	1	0		October	11	6	6	16		October	1	0	0	4	
November	0	0	0	0		November	3	0	1	1		November	10	5	2	8		November	1	0	1	1	
December	0	1	0	0		December	0	0	1	0		December	3	6	5	0		December	0	0	0	2	
Total	6	3	5	4	3	Total	9	2	4	9	15	Total	116	64	67	75		Total	18	12	3	17	9

Quasi-Judicial Files

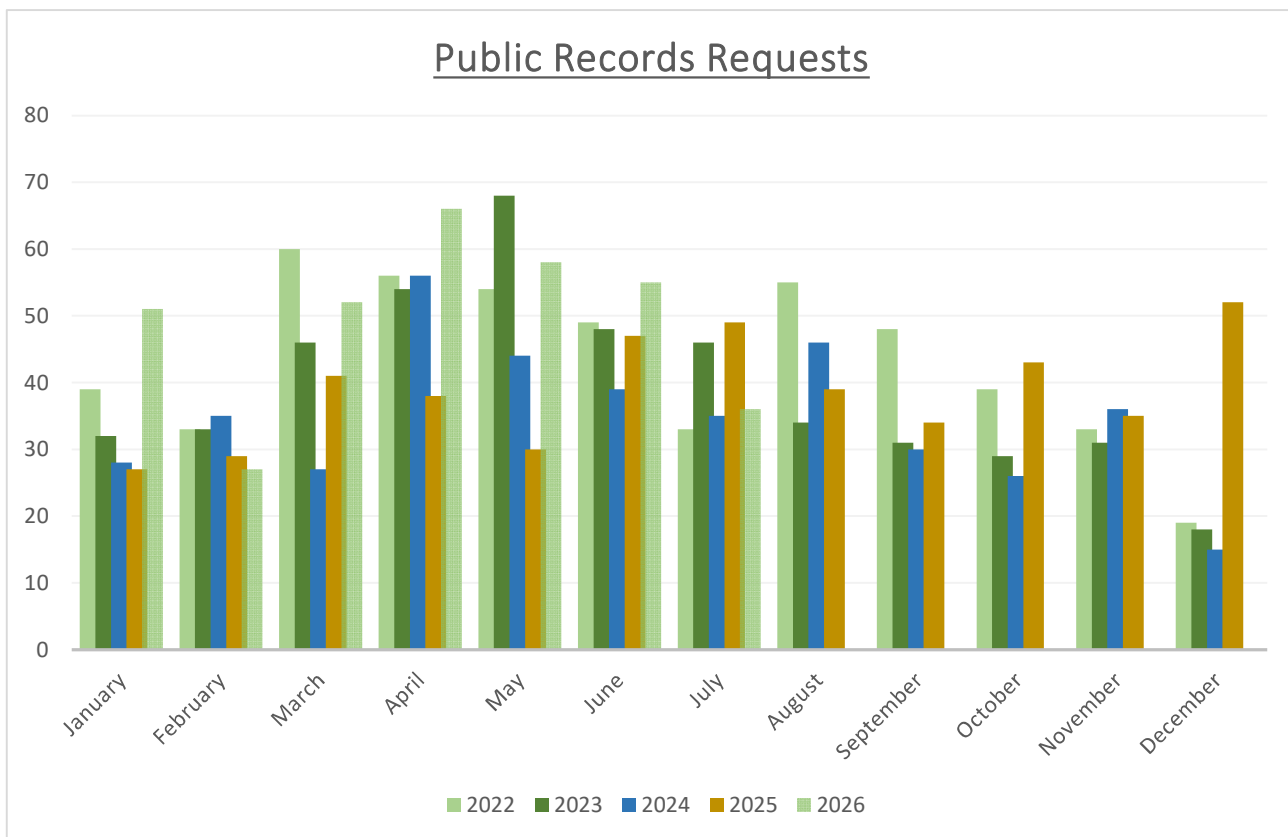
Amendments						Zone Change						Conditional Use Permit						Variance						Modifications						Vacation / Validation						
2022	2023	2024	2025	2026		2022	2023	2024	2025	2026		2022	2023	2024	2025	2026		2022	2023	2024	2025	2026		2022	2023	2024	2025	2026		2022	2023	2024	2025	2026		
January	2	3	1	0	0	January	3	2	2	0	1	January	1	2	3	3	0	January	1	0	4	3	2	January	0	1	1	1	0	January	0	0	0	1	0	
February	2	2	0	1	0	February	3	0	0	4	0	February	1	1	2	0	1	February	4	2	3	3	1	February	0	0	0	1	0	February	0	2	0	0	0	
March	1	2	1	0	0	March	4	2	0	1	0	March	4	1	1	1	0	March	2	5	2	3	5	March	1	0	0	1	0	March	0	0	1	0	1	
April	2	1	1	2	0	April	0	0	2	3	0	April	2	1	0	0	0	April	2	1	1	9	6	April	0	0	0	1	2	April	0	0	0	1	0	
May	1	1	0	8	0	May	2	2	1	1	1	May	3	2	3	0	0	May	1	3	2	2	1	May	2	0	1	0	1	May	0	0	0	1	1	
June	2	3	2	1	0	June	3	0	4	0	0	June	0	3	0	1	1	June	2	1	6	2	0	June	0	0	0	0	1	June	1	1	1	0	1	
July	2	2	1	0	2	July	1	1	2	2	0	July	1	3	0	1	0	July	2	2	2	1	6	July	0	1	1	1	0	July	1	0	1	0	1	
August	0	0	1	2		August	1	2	0	1		August	2	2	0	0		August	2	2	2	2		August	0	3	0	3		August	0	0	0	0		
September	1	0	0	0		September	1	2	0	1		September	1	0	1	0		September	4	5	1	4		September	0	0	0	0		September	0	0	2	1		
October	4	1	0	2		October	0	0	0	2		October	1	3	2	2		October	1	4	2	5		October	0	1	0	1		October	0	0	1	2		
November	1	1	0	1		November	0	3	0	0		November	1	3	1	0		November	1	4	1	1		November	2	0	1	1		November	0	0	0	0		
December	1	0	2	0		December	1	0	0	0		December	0	1	1	2		December	2	1	5	3		December	1	0	1	1		December	2	0	0	0		
Total	19	16	9	17	2	Total	19	14	11	15	2	Total	17	22	14	10	2	Total	24	30	31	38	21	Total	6	6	5	11	4	Total	4	3	6	6	4	

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	[REDACTED]	
July	0	6	3	10	5	3	July	1	2	2	4	2	1	July	0	0	3	0	1	1	July	2	2	3	0	1	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	19	Total	42	41	38	49	38	21	Total	7	7	13	5	7	2	Total	12	15	14	11	7	4	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	1	July	2	4	3	3	4	1	July	7	4	0	4	12	2	July	2	0	1	0	2	0								
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	5	Total	42	28	32	27	32	7	Total	60	57	20	45	50	20	Total	7	5	9	13		5	6							

Planning Applications Report by File Type and by Month

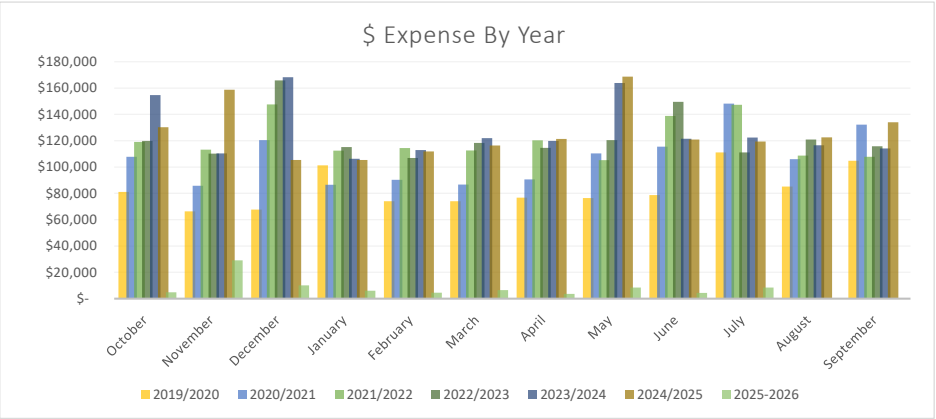
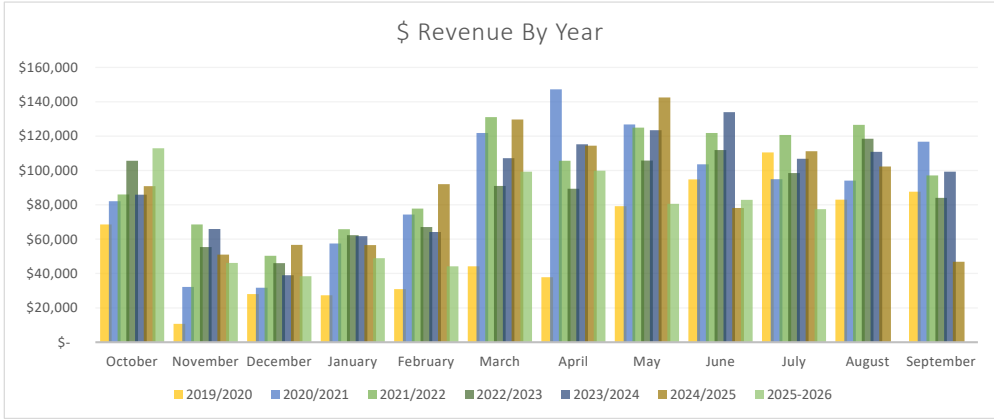
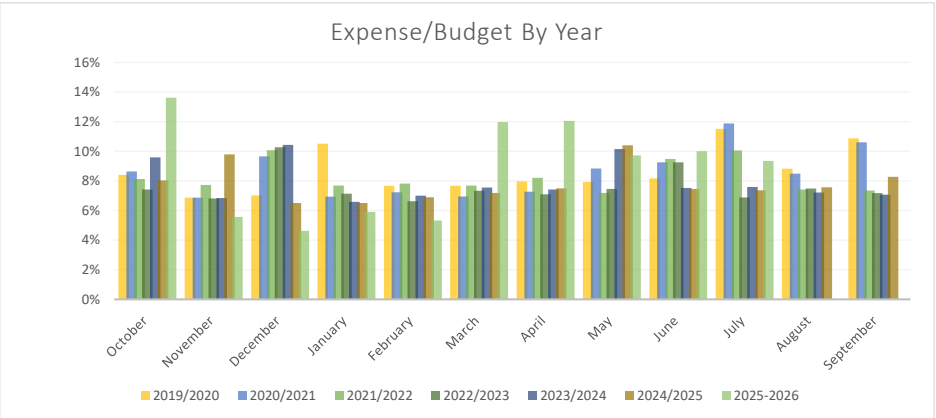
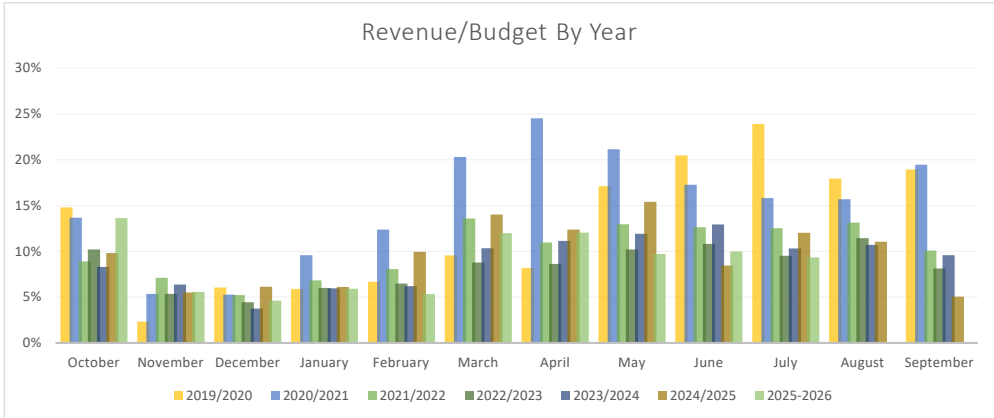
	2022	2023	2024	2025	2026
January	39	32	28	27	51
February	33	33	35	29	27
March	60	46	27	41	52
April	56	54	56	38	66
May	54	68	44	30	58
June	49	48	39	47	55
July	33	46	35	49	36
August	55	34	46	39	
September	48	31	30	34	
October	39	29	26	43	
November	33	31	36	35	
December	19	18	15	52	
Total	518	470	417	464	345

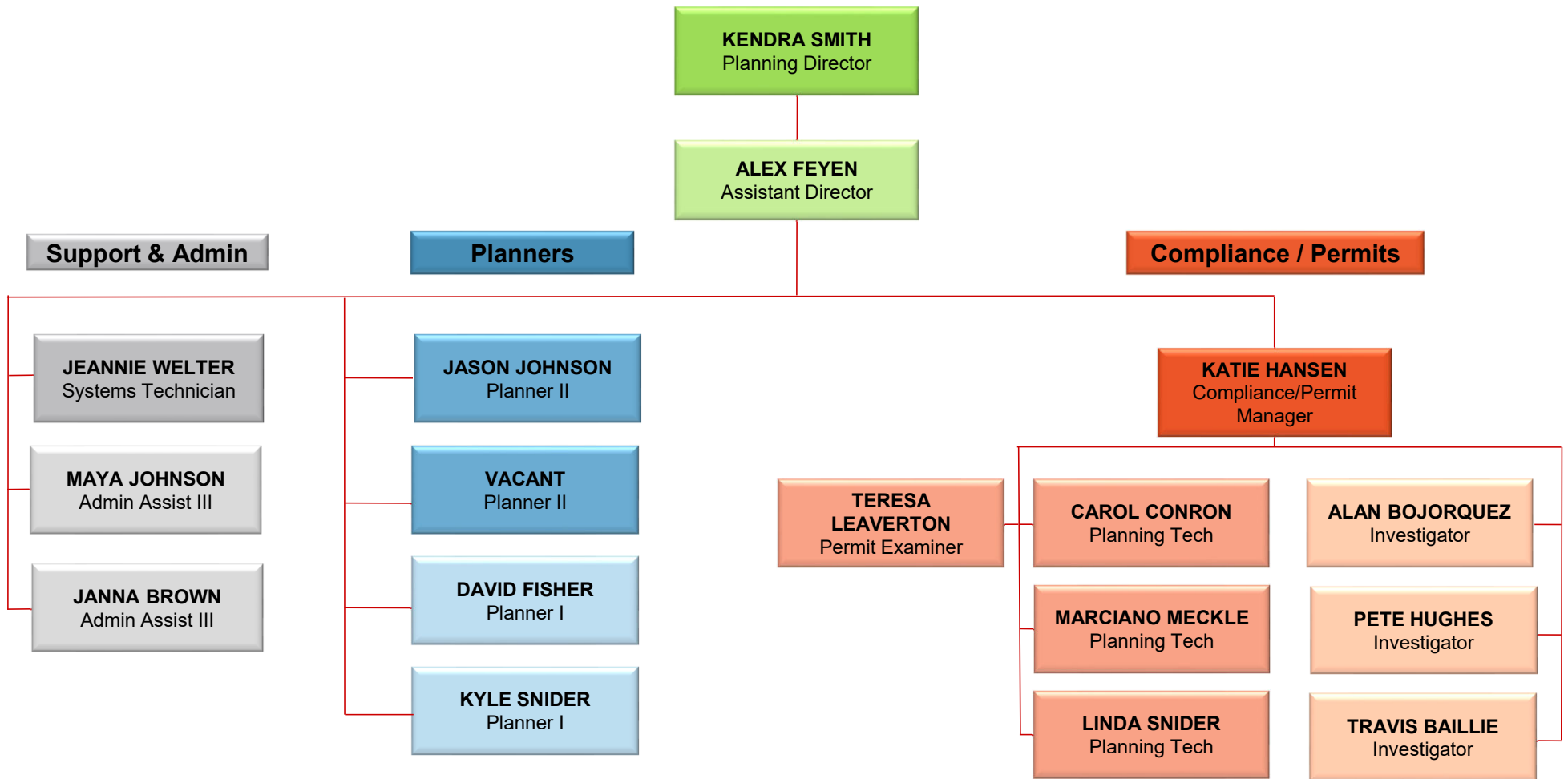


Planning Department Financial Analysis

	1	2	3	4	5	6	7	8	9	10	11	12			
	October	November	December	January	February	March	April	May	June	July	August	September	Total	Budget	Budget %
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	\$ 77,486.91	\$ -	\$ -	\$ 730,816.01	\$ 829,048.00	88%
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	\$ 8,377.06	\$ -	\$ -	\$ 85,757.18	\$ 132,135.00	65%
R % of Budget	14%	6%	5%	6%	5%	12%	12%	10%	10%	9%	0%	0%	88%		
E % of Budget	4%	22%	8%	5%	3%	5%	3%	6%	3%	6%	0%	0%	65%		Budget Actual
															Re/Ex Re/Ex
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	57% 71%
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	
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	64% 73%
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	
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	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%		

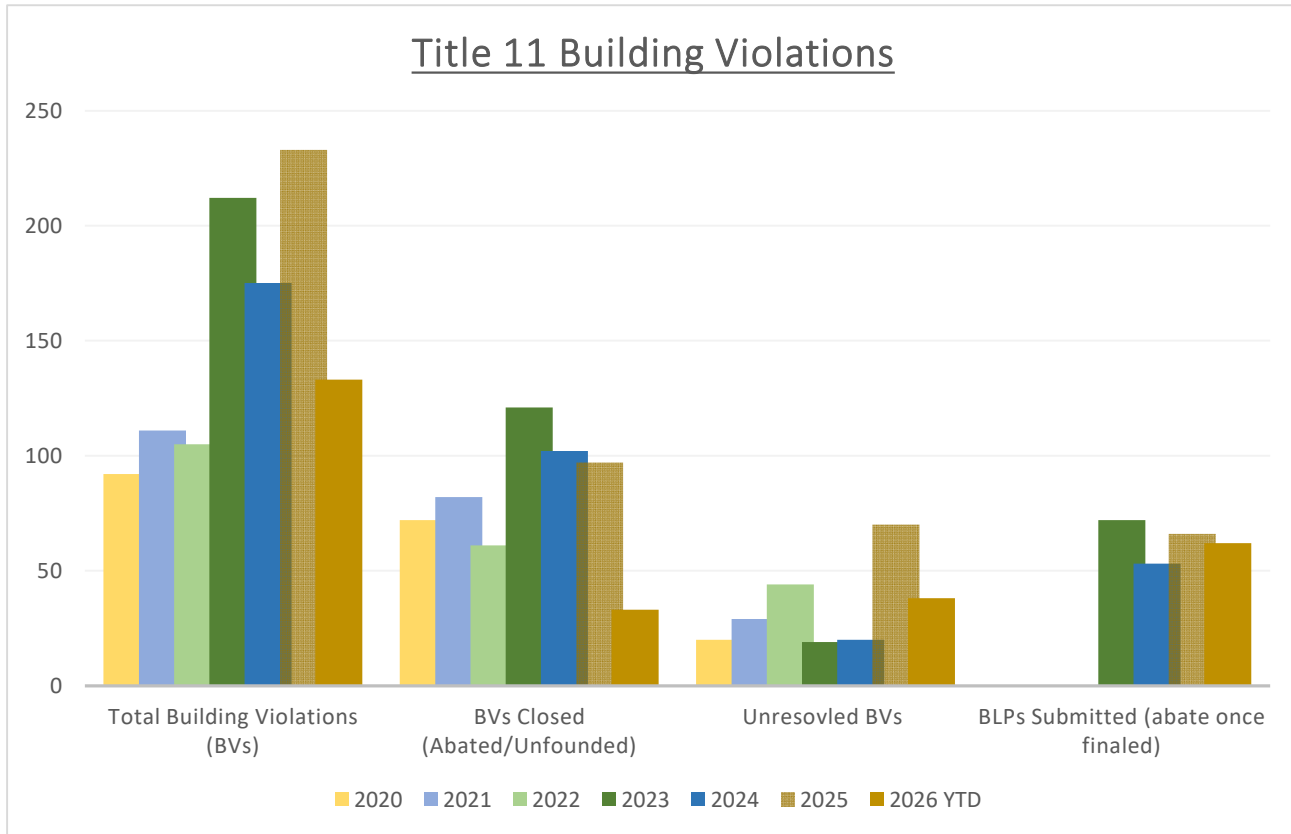
Planning Department Financial Analysis





Planning Applications Report by File Type and by Month

	2020	2021	2022	2023	2024	2025	07/2026	2026 YTD
Total Building Violations (BVs)	92	111	105	212	175	233	4	133
BVs Closed (Abated/Unfounded)	72	82	61	121	102	97	5	33
Unresovled BVs	20	29	44	19	20	70		38
BLPs Submitted (abate once finaled)				72	53	66	4	62



Planning Applications Report by File Type and by Month

	2020	2021	2022	2023	2024	2025	07/2026	2026 YTD
Total Zoning Violations	61	90	63	53	75	67	7	47
Closed ZVs								
(Abated/Unfounded)	51	61	51	44	54	37	4	24
Unresolved ZVs	10	29	12	9	21	30	-	23

