BONNER COUNTY PLANNING COMMISSION
PUBLIC MEETING MINUTES
OCTOBER 20, 2026

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair Eric Hidden called the Bonner County Planning Commission meeting to order at 4:48 p.m. in the 3rd 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 Dave Bowman, Commissioner Brendan Mooney, Commissioner Peter Taylor and Commissioner Larry Madoski.

ABSENT: None

ALSO PRESENT: Planning Director, Kendra Smith, Assistant Planning Director, Alexander Feyen, Administrative Assistant, Janna Brown, and Administrative Assistant III, Maya Johnson

CHANGES IN AGENDA: None

APPROVAL Of MINUTES: The Planning Commission reviewed and approved the minutes for **July 14, 2026, as written.**

ACTION ITEMS:

PUBLIC HEARING

File AM0001-26 –Comprehensive Plan Map Amendment– Dover De-Annexation: Bonner County is establishing comprehensive map designations for properties being de-annexed from the City of Dover. The proposed comprehensive land use designations are Rural Residential and Ag/Forest Land. The project area is ±264 acres. The properties are generally located within Sections 19 & 30, Township 57 North, Range 2 West, Boise-Meridian.

CONFLICTS: None

STAFF/APPLICANT PRESENTATION: Assistant Planning Director, Alexander Feyen, presented a PowerPoint summary of the project and previously circulated staff report. Feyen also answered any questions that the Planning Commission had throughout the presentation.

PUBLIC/AGENCY TESTIMONY: The following people of the public spoke in opposition of the file: Freda King and Loyal Amstutz.

The following people of the public spoke in favor of the file: Marie Forbes and Linda Ednie.

The following individual of the public spoke neutral to the project: Matt Linscott

REBUTTAL: None

The Commission deliberated using the Bonner County Planning Department's Reason Statement Worksheet and considered public comments to structure their discourse.

MOTION TO RECOMMEND APPROVAL: Commissioner Mooney moved to recommend approval of this project to the Board of County Commissioners, FILE AM0001-26, establishing land use designation of Ag/Forest in Section 30 Township 56 North, Range 2 West.

Commissioner Mooney further moved to recommend establishing the land use designation of Rural Residential in Section 19, Township 56 North, Range 2 West, finding that it is in accordance with the policies of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1
The proposal is in accordance with the policies of the Bonner County Comprehensive Plan.

Conclusion 2
This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and is found to be in compliance.

Conclusion 3
The proposal is in accord with the purpose of the Ag/Forest and Rural Residential Comprehensive Plan designations provided in the Land Use component of the adopted Comprehensive Plan.

This recommendation is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Mooney further moved to adopt the conclusions of law as set forth in the Staff Report (or as amended during this hearing) and directed planning staff to draft written findings and conclusions to reflect this motion, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

Commissioner Bowman seconded the motion.

ROLL CALL VOTE

Commissioner Hidden	AYE
Commissioner Bowman	AYE
Commissioner Mooney	AYE
Commissioner Taylor	AYE
Commissioner Madoski	AYE

VOTED upon and the motion carried unanimously.

File ZC0016-25 – Zone Change – Dover De-Annexation: Bonner County is establishing zoning designations for properties being de-annexed from the City of Dover. The proposed zoning designations are Rural Districts and Ag/Forestry Districts. The project area is ±264 acres. The properties are generally located within Sections 19 & 30, Township 57 North, Range 2 West, Boise-Meridian.

CONFLICTS: None

STAFF/APPLICANT PRESENTATION: Assistant Planning Director, Alexander Feyen, presented a PowerPoint summary of the project and previously circulated staff report. Feyen also answered any follow up questions from the Planning Commissioners.

PUBLIC/AGENCY TESTIMONY: None

REBUTTAL: None

The Commission deliberated using the Bonner County Planning Department's Reason Statement Worksheet and considered public comments to structure their discourse.

MOTION TO RECOMMEND APPROVAL: Commissioner Bowman moved to recommend approval of this file, ZC0016-25, to the Board of County Commissioners, establishing a zoning district of Ag/Forest 10 in Section 30, Township 56 North Range 2 West.

Commissioner Bowman further moved to recommend the establishment of the R5 zoning district in Section 19, Township 56 North Range 2 West finding that it is not in conflict with the policies of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1
The proposal is not in conflict with the policies of the Bonner County Comprehensive Plan.

Conclusion 2
This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and is found to be in compliance.

Conclusion 3
The proposal is in accord with the purpose of the Ag/Forest 10 and Rural Residential 5 zoning designations, provided at Chapter 3, Title 12, Bonner County Revised Code.

This recommendation is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Bowman further moved to adopt the conclusions of law as set forth in the Staff Report (or as amended during this hearing) and directed planning staff to draft written findings and conclusions to reflect this motion, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

Commissioner Mooney seconded the motion.

ROLL CALL VOTE

Commissioner Hidden AYE

Commissioner Bowman	AYE
Commissioner Mooney	AYE
Commissioner Taylor	AYE
Commissioner Madoski	AYE

VOTED upon and the motion carried unanimously.

DISCUSSION:

1) Planning Commission and Staff Updates

ADJOURNMENT:

Chair Eric Hidden declared the meeting adjourned at 6:52 p.m. until 4:30 p.m., November 3, 2026.

Respectfully submitted,



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Kendra Smith, Planning Director

Bonner County Planning Commission



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Eric Hidden, Chair