Bonner County
Board of Commissioners
Brian Domke Asia Williams Ron Korn

Public Hearing Minutes
Planning

Date: November 16, 2026
Location: 1500 Hwy 2, Suite 338
Sandpoint, ID 83864
Convene at: 1:00 PM

COMMISSIONERS: Domke – Zoom Williams – Present Korn – Present
OTHERS PRESENT: Kendra Smith, Alex Feyen, Mike Bolling, Nate Admas (Zoom)

Purpose/Topic Summary: File AM0007-24

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Commissioner Korn opened the hearing at 1:00 p.m.

Commissioner Korn asked if anyone needed assistance for this hearing, there were no requests. Commissioners Domke, Williams, and Korn advised that they had no conflicts with this file.

File AM0007-24 – Bonner County Comprehensive Plan – Component Update – Land Use. The Bonner County Planning Commission is recommending an amendment to the existing Bonner County Comprehensive Plan by updating the Land Use Component and accompanying map, per Idaho Code Section 67-6508, Local Land Use Planning. The Board of County Commissioners, at the public hearing on August 12, 2025, continued this file to a date to be determined. The Board of County Commissioners have held numerous workshops with the public discussing the amendment.

Kendra Smith, Planning Director, provided an explanation regarding Alex presenting this file.

Staff Report Presented By: Alex Feyen, Assistant Planning Director

- Please see packet for full details and presentation
- Presented the applicable Idaho Codes and background regarding the first adoption of the Comp Plan in 1978 with an amendment in 2005. He also provided the beginning of this update beginning in 2023.
- Noted the agency comments and no comments received through this process, as well as public comments received in the board's packets
- Discussed the dates for all workshops, hearings, and open house workshops held for the Comp Plan
- Discussed the land use analysis application used by the Planning Commission and GIS and how it was implemented; he also discussed data sets and growth scenarios
- Went through corrections made to the recommended update
- Discussed Idaho Code 67-6508(e), Land Use, including staff analysis
- Discussed the Planning Commission's recommendation, a unanimous vote for approval
- Any approval of this will need to be done by Resolution, which will be presented at a later date

Commissioner Williams asked about adequate water supply; she would like to discuss how this could be defined rather than leaving it to PHD and DEQ, noting that this is a big concern from the public. A lengthy discussion followed.
Commissioner Williams asked to discuss a comment from Project 7B regarding preliminary development; Commissioner Domke suggested a discussion regarding all of the written comments and the written comments following public comments.

Public Comment Opened at 1:33 p.m.

In favor:

- Roger Gregory – He is strictly opposed to any further development at Schweitzer Basin; he discussed the damage to his property and the County road caused by water in this area (*Mr. Gregory received more time from another member of the public*)
- Jonna Plante – She appreciates some of the changes being made; she discussed transitional use and mixed use; this is a legislative decision, not quasi-judicial; does not think that growth should be encouraged along Hwy 95

There was a discussion regarding the map around 1:44 p.m.

Public comment resumed at 2:00 p.m.

- Ken Green – Speaking as a licensed professional engineer, he supports this, spoke on three points as well as the appropriate codes

Commissioner Korn noted that the map is now being shared.

- Allan Songstaad – In favor; he would urge the commission to concentrate on the differences in zoning and the Comp Plan; he discussed what they were trying to put together for the Comp Plan and the use tables
- Jake Gabell – Speaking for Schweitzer; he thinks the Planning Staff did a good job on the recent comments submitted and comments overall; he discussed Mr. Gregory's comments regarding stormwater and development; he discussed Project 7B's comment regarding Schweitzer's vested PUD
- Dave Bowman, BC Planning Commissioner – Wants to emphasize what Commissioner Domke said about sending this back to the Planning Commission; he discussed statute and that it is very poorly worded, just need to move ahead with this file, it is good enough and can be updated in "bite-sized" pieces
- Sheryl Mintz – New to this area, bought in the area because of the rural area, would be in support of the changes on the map removing the mixed uses in Sagle
- Wayne Martin – In favor of the map section but he has some concerns; this has been ongoing for way too long and needs to be resolved

Neutral:

- Judi York – Commented on the water issues and Schweitzer, there needs to be ways to monitor water (*donated her remaining time to Mr. Monks*)
- John Monks – Discussed water issues and how data is helpful in situations regarding water; Dept of Water Resources is going to begin monitoring water levels up at Schweitzer; discussed wells and who has authority on wells

Opposed:

- James Morse – One of the directors of the Coolin Sewer District; attended some of the workshops; discussed the Wetlands Resources Act and Idaho Code, stated that Bonner County is derelict in its duties regarding this act
- Marcu Johnson, Attorney – Requested staff zoom into the map between Sagle and the Long Bridge; he is opposed to this section of the map regarding land owned by the Linscott family, these parcels have been isolated and de-zoned with this map, he discussed the August 25 workshop when this change occurred for these parcels; he discussed the reasons provided in this workshop as they relate to potential eminent domain by ITD, this was intentionally done to devalue this property if this were to happen
- Mark Linscott – Discussed and provided quotes from the August 25 workshop; asked what plans that this board was shown by ITD as was stated during that meeting their property meets all the descriptors and only their property had this change made
- Matt Linscott – All the land around their property is mixed-use; he discussed the Sagle sub-committee and what was discussed as well as what recommendations were made to mixed-use; he discussed the workshop on August 25 as well; he discussed the map as well
- Jake Gabell (*was given time by another*) – Read into the record a letter from Tom Trulock regarding comments made by John Monks
- John Monks – Rebutted the comment read by Mr. Gabell
- Kyle Schreiber – Urged the board to reject the changes south of the Long Bridge; commented on water and Schweitzer

Public Comment Closed at 2:46 p.m.

Commissioner Korn called for an 8-minute recess at 2:47 p.m.

Reconvened at 2:55 p.m.

Commissioner Domke requested clarification on the maps, Kendra discussed the maps in response to the request. He then asked how the board will proceed; there was a brief discussion on which order they would discuss.

Commissioner Korn read from the Staff Report. A brief discussion followed. Commissioner Williams advised Nate Adams, Legal, to be available for their discussion.

Sagle Area:
Commissioner Domke – Discussed at length the comments regarding the Sagle area brought up by the Linscotts and their attorney; his primary concern is for the long-term.
Commissioner Williams – Has issues on this one; she understands what Commissioner Domke is saying but she has also read the comment in question; she discussed at length the comments made on both sides of this issue. She asked Nate if the map was adopted right now, will this be problematic for the County in the future.
Commissioner Domke – Reiterated that there was no conversation, there was no collusion, it was based off of what ITD has shared publicly.
Nate Adams – He does not feel like the County is in danger for a regulatory taking based on a Comp Plan; a Comp Plan is a guide, but it doesn't change anyone's zoning; there are multiple reasons why changes were made regarding the changes, not just the ones picked out by individuals, there is no focus on any one person.

A discussion with legal and the board followed; Commissioner Williams noted that she is concerned because of the transcript from the (August 25) meeting, she can see a problem with the comment made. The discussion continued.
Commissioner Korn – This area should continue and be one land use area. His opinion on this has not changed.
Discussion regarding this section and the issues/concerns brought up continued. Commissioner Williams asked Alan Songstad if he recalled the discussion regarding this section; he discussed what was discussed overall in the area, not just the area in question. The discussion continued.
Commissioner Domke – Again stated that he is opposed and his reasons why.
Commissioner Korn – Holding his position that it does not make sense to segregate these mixed-use areas, it should be contiguous.
The discussion continued regarding the concerns raised.

Schweitzer Area:
Commissioner Domke – The concerns are primarily in regard to water and stormwater runoff. There has been conflicting information provided, and to his knowledge the jurisdictional agencies have not raised the concerns; there is not enough data. He does not recommend making changes based on these comments.
Commissioner Williams – Agrees with Commissioner Domke's position; there is not enough data to justify the board not moving forward. She hears the issues, but she does not see evidence to support the comments.
Commissioner Korn – Also agrees; these issues are addressed in Zoning not Planning.

Priest River Area:
Commissioner Domke – Discussed land near the city limits and future annexation; this is an inherent issue of competing interests of the City and the County. Recommends Planning staff have meetings with incorporated cities in the County to address these issues. He also discussed his concern about industrial uses adjacent to residential uses; he was the dissenting opinion on this.
Commissioner Williams – Nothing additional
Commissioner Korn – Agrees with Commissioner Domke about the conflict between the cities and the County, however this could curb the City's ability to annex in the future if there is no incentive.

There was a brief discussion regarding having Planning Staff meet with the cities to better understand their wants/needs.

Priest Lake Area:
Commissioner Domke – Agrees with Mr. Songstad's comment about how to define certain areas, he feels that we are better off to have the appendix with descriptions of the County as a whole. He does not recommend making changes to definitions for certain areas but rather keep them for the County overall.
Commissioner Williams – Nothing additional; the Planning Staff did a great job in going over all of the comments received regarding this area.
Commissioner Williams discussed a point of conversation in SW Bonner County along the highway; but that particular section was an opportunity for commercial, but that area was not really solidified. There was a brief discussion.
Commissioner Korn discussed an area near Bottle Bay moving from rural to agricultural, but with the steep slopes it cannot really be used as agricultural. There was discussion about the Zoning being 10 acres and there is no R10, so it was decided to use A10; a discussion followed regarding placing these parcels in a more restrictive land use.

Commissioner Williams wanted to discuss the Sagle area again, with heavy industrial use or neighborhood commercial, which is what we are seeing and which won't negatively impact residential; if

it is neighborhood residential it will not adversely impact residential and it already exists in this area; it would not include an asphalt plant. A discussion between Planning and the board followed; members of the public also participated in the discussion.

Commissioner Domke discussed some of the other comments submitted and reiterated some of the concerns brought forward in those comments would be addressed in Zoning, not land use. A brief discussion followed.

Mike Bolling, GIS, made some changes to the map; a discussion followed and Matt Linscott commented on some of the changes made. Commissioner Domke does not support any of these changes. There was more discussion.

Commissioner Domke made a motion approve the updates to the Land Use Component and Land Use Map of the Comprehensive Plan, File AM0007-24, as recommended by the Planning Commission and subsequently amended by the Board of County Commissioners during the series of public workshops previously held and during this hearing (including the recommended corrections from the Planning Staff), and repeal the previously adopted Land Use Component and Land Use Map of the Comprehensive Plan. I also move for the comprehensive plan map amendment requests approved by the board within one year of approving this update to be fully refunded to the applicant. I further move to direct the Planning Staff to prepare an Adopting Resolution associated with this action to bring before the Board as an agendized item at a properly noticed regular business meeting for approval. This action is based on the finding that it is in accord with the requirements of Idaho Code §67-6508 and the procedures of Idaho Code §67-6509. With an effective date of January 1, 2027. Commissioner Williams seconded the motion. There was a brief discussion. Commissioner Domke amended the motion to include the effective date of January 1, 2027. Commissioner Williams seconded the motion as amended. Roll Call Vote: Commissioner Domke – Yes; Commissioner Williams – Yes; Commissioner Korn – Yes. The motion carries.

Adjourned at 4:23 p.m.

Deputy Clerk: *Alisa Schoeffel*

Conclusions of Law:

1. The proposed amendment **is/is not** in accord with Idaho Code Sections 67-6508 and 67-6509.

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..."

3. In order to carry out the comprehensive planning effort and process for the Land Use Component and map, the Planning Commission has had 32 public meetings and workshops, including one workshop with the Board of County Commissioners.

4. The Planning Commission held nine workshops in various locations throughout the county.

5. To analyze the potential growth county, and to analyze the past growth and project future growth of the county, the Planning Commission along with the GIS Department and the Planning Department developed a land use analysis tool which was used to fashion some of the policies and language found the Land Use Component.
6. The Planning Commission sought and considered public agency comments to develop the component and the Land Use Map.
7. Each of the sub area plans were reviewed and considered in both the land use component and the land use map, some language from those sub area plans were actually used in the component
8. Analysis of natural land types is provided in Chapter 1 of the component, including elevation, topography, and hydrographic data, which inform land use suitability.
9. Existing land covers and uses are detailed in Chapter 2, supported by mapped GIS data, land use designation tables, and parcel/zoning breakdowns derived from historical Assessor data and Planning Department permit data.
10. Intrinsic suitability for various uses is addressed throughout Chapter 3, with distinct sections analyzing agriculture, forestry, mineral extraction, preservation, recreation, housing, commerce, industry, and public facilities. Each section identifies the physical, environmental, and infrastructure-related factors influencing suitability.
11. Proposed land use designations are presented in Chapter 4 and reflect the application of guiding principles developed from public testimony, agency feedback, and sub-area plans. The text details the rationale for designation placement and expected development form.
12. Proposed comprehensive plan map, prepared by the Planning Commission to align with the updated land use designations, was included for public review during open houses and refined in response to public feedback, ensuring consistency with both statutory intent and community priorities.
13. Land use analysis tools such as the County's GIS-based Land Use Analysis App were used to evaluate vacant land, parcel density, zoning build-out potential, and projected residential demand through multiple scenarios, ensuring the update is grounded in real data.