

**BONNER COUNTY PLANNING COMMISSION
PUBLIC MEETING MINUTES
APRIL 21, 2026**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair Hidden called the Bonner County Planning Commission meeting to order at 4:30 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.

PRESENT: Chair Eric Hidden, Commissioner Don Davis, Commissioner Dave Bowman, Commissioner Larry Madoski, Commissioner Peter Taylor

ABSENT: Commissioner Erik Leavitt and Commissioner Brendan Mooney

ALSO PRESENT: Planning Director, Kendra Smith and Systems Technician, Jeannie Welter

CHANGES IN AGENDA: None

APPROVAL OF MINUTES: The Planning Commission approved the minutes for **April 7, 2026.**

WORKSHOP DISCUSSION ITEMS:

1. PUBLIC COMMENT: None

2. Action Items:

a) DE annexation of Properties within the City of Dover:

Chair Hidden stated that this commission has conducted one previous workshop regarding this matter. He stated they will continue the discussion at this workshop and conduct a hearing on June 16, 2026, at which time they will make a formal recommendation to the Board of County Commissioners.

Chair Hidden stated that Bonner County legal counsel, Nate Adams, provided written clarification regarding the County's legal obligation to abide by the court's settlement agreement pertaining to zoning. Chair Hidden stated according to legal counsel, the County is not obligated to abide by the settlement agreement but the property owners in the settlement are obligated to abide by it. Planning Director, Kendra Smith provided further clarification stating according to legal counsel, the settlement agreement is not with Bonner County, but rather, between the City of Dover and the property owners. The actions taken by the County are only as a result of the properties being within the borders of Bonner County. Chair Hidden read the written statement of Bonner County legal counsel.

Individuals of the audience asked questions and provided information regarding various properties to the Commission.

The Commission reviewed the Bonner County Comprehensive Plan in relation to the subject properties and based on the review and discussion, the

proposed comprehensive land use designations should be Rural Residential and Ag/Forest Land.

From sector line 30 and south of there could be justified as Ag/Forest, everything north of there designated rural.

The Commission reviewed the Bonner County Comprehensive Plan and Zoning Districts in relation to the subject properties. Upon discussion and review they believe the Rural Districts and Ag/Forestry Districts may be the best fit for the subject properties.

South of sector 30 where Ag/Forest meets the prime soils could be Ag/Forest 20, and where it doesn't meet the prime soils could be Ag/Forest 10. North of sector 30 could be justified as Rural 5.

b) Formal request to GIS:

Request GIS Department to add Planning Commission's recommended Comprehensive Plan Map to the public viewer on the Bonner County Website.

Planning Director, Kendra Smith stated she understands the request of the Commission but feels it will cause confusion if another version is available to the public. She further stated this is something the commission is working on with the Board and will continue working on with them.

Discussion about outdated information on the website. Commissioners recommended doing some cleanup on the website. The Planning Director stated she would look into it and maybe relabeling some of the information online.

3. PUBLIC COMMENT: None

4. ACTION ITEMS: Discussion/Decision: Planning Commission Priority List

Discussion about how to best handle the task list. Task list reviewed and updated.

5. Commissioner and Staff Updates

ADJOURNMENT:

Chair Hidden declared the meeting adjourned at 7:45 p.m. until 4:30 p.m., May 5, 2026.

Respectfully submitted,



Kendra Smith, Planning Director

Bonner County Planning Commission



Eric Hidden, Chair