

**BONNER COUNTY PLANNING COMMISSION
PUBLIC MEETING MINUTES
MAY 5, 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.

PLANNING COMMISSIONERS PRESENT: Chair Eric Hidden, Commissioner Dave Bowman, Commissioner Brendan Mooney, Commissioner Larry Madoski (Zoom), Commissioner Erik Leavitt (Zoom), and Commissioner Peter Taylor

PLANNING COMMISSIONERS ABSENT: Commissioner Don Davis

ZONING COMMISSIONERS PRESENT: Commissioner Joe Mauk, Commissioner Jim Pound, and Commissioner Michelle Johnson

ZONING COMMISSIONERS ABSENT: Commissioner Jeffrey Poulsen and Commissioner Brett Blaser

ALSO PRESENT: Planning Director, Kendra Smith (Zoom); Assistant Planning Director, Alex Feyen; Planner II, Daniel Britt; Planner I, Kyle Snider; Systems Technician, Jeannie Welter; and Administrative Assistant III, Janna Brown

CHANGES IN AGENDA: Add Title 11 as a talking point along with Title 12.

APPROVAL OF MINUTES: None

PUBLIC COMMENT: David Phillips made comments regarding the Boyer Slough. Commissioner Mauk stated he would like this topic to be discontinued and nothing further be heard regarding this matter.

Commissioner Domke presented an update regarding a legal opinion pertaining to the joint workshop process between the Board and the Planning Commission for updating the Comprehensive Plan Land Use Component and the Land Use designation map that goes along with that. According to legal counsel that process is not consistent with the intention of LUPA and therefore we are advised not to engage in that process.

He further stated, as the Planning Commission has given a recommendation to the Board of County Commissioners, the process forward will be looking at the Comprehensive Plan Land Use Component and Land Use Zone designation separately. He stated his staff and Planning department will be looking at dates for future workshops.

COMMISSIONER TRAINING BY BONNER COUNTY LEGAL COUNSEL:

- 1) Due process
 - a) Legislative Actions vs Quasi-Judicial Actions

- i) Legislative Actions: General, broad, affecting everybody, i.e., Comprehensive Plan.
Rules are less stringent. Ex-parte communication not an issue.
 - ii) Quasi-Judicial Actions: Focused on one person or a small group of people, i.e., a specific parcel of land. There is a due process that is owed to the people.
 - (1) Ex-parte communication is not allowed. Commissioners are to receive evidence not go out and collect evidence on their own. The entire Commission needs to have the same evidence to consider at the same time.
 - (2) All the deliberations must be conducted within the open meeting as part of the record. You cannot chat up another commissioner or individual on a break about the application or its contents as this is a violation of the Open Meeting Law.
 - (3) If you discover, upon review of the application and contents, there are other issues on this property, you cannot impose conditions relating to these other issues as part of the file application that is before you.
- 2) You cannot conduct business without a quorum.

JOINT PLANNING COMMISSION & ZONING COMMISSION MEETING:

Commissioner Hidden began a discussion regarding the groups and or parties involved in Planning and Land Use related decisions being, the Planning Department, Planning Commission, Zoning Commission, and the Board of County Commissioners. He stated among these groups the order of expertise would be the Planning Department, Zoning Commission, Board of County Commissioners, and then the Planning Commission.

The point of the meeting tonight is to get input from the Zoning Commission about any areas of the code that be causing issues or potential issues. Once issues in the code have been identified the Planning Department along with the Planning Commission can update the language and take it to the Board for approval.

Discussion regarding how often to have a joint meeting and which of these groups or parties would participate.

Discussion regarding adding a public comment form on the website so the public can submit suggest changes to the Bonner County Revised Code. Figure out a way to better solicit public comments and feedback. Try to reach out via social media in some form and/or the county website. Assistant Director, Alex Feyen stated the Planning Department has a regular presence on Facebook and Next Door.

Planning Director, Kendra Smith stated she believes the best course of action is to let the Planning Department take the first pass through the code, identifying inconsistencies, errors, potential issues, and then bring it to the Planning Commission and let them review it and make suggestions and/or edits and move the recommendations forward to the Board for adoption.

Commission Joe Mauk suggested joint meetings on a quarterly basis. Chair Hidden is going to work with the Planning Department and pull a process together and bring it before both commissions. Both commissions agreed to schedule a tentative date of July 21, 2026, for their next joint meeting. The Planning Commission asked the Zoning Commissioners to stick to current issues they have had with the code as talking points for the next joint meeting.

There was a mention of combining the Planning Commission and Zoning Commission back into one Commission. It was stated, due to the current workload commitments, now is not the best time to do this.

PUBLIC COMMENT: Michelle Johnson on behalf of Robert Johnson, Jonna Plante,

ADJOURNMENT:

Chair Hidden declared the meeting adjourned at 7:45 p.m. until 4:30 p.m., May 19, 2026.

Respectfully submitted,



Kendra Smith, Planning Director

Bonner County Planning Commission



Eric Hidden, Chair