

**BONNER COUNTY PLANNING COMMISSION
PUBLIC MEETING MINUTES
MAY 19, 2026**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair Hidden called the Bonner County Planning Commission meeting to order at 4:45 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 Don Davis, Commissioner Dave Bowman, Commissioner Brendan Mooney (Zoom), Commissioner Larry Madoski, Commissioner Erik Leavitt (Zoom), and Commissioner Peter Taylor

ABSENT: None

ALSO PRESENT: Planning Director, Kendra Smith, Systems Technician, Jeannie Welter, and Administrative Assistant III, Maya Johnson

CHANGES IN AGENDA: None

APPROVAL OF MINUTES: None

PUBLIC COMMENT: None

GROUNDWATER SOURCE PROTECTION TECHNICAL COMMITTEE UPDATE:

Chair Hidden gave an update regarding the committee stating at this point they have completed everything they can do and are currently on hold pending some promised funding from DEQ as well as the Rural Water Association. The ground sampling will be completed with funding from DEQ. Peer review and modeling is pending due to funding. The ordinance development remains to be completed as well. Due to funding the items may be completed later than the expected target dates of October 2026.

DEBRIEF & NEXT STEPS OF JOINT PLANNING COMMISSION & ZONING COMMISSION MEETING:

Planning Director, Kendra Smith stated the Board of County Commissioners have scheduled four dates to continue working on the Comprehensive Plan, one at the end of June, two in July, and one scheduled August 13, 2026.

Chair Hidden took the information that was provided from Commissioners Johnson, Pound, and Mauk. A discussion regarding best process to move forward with looking at the issues and/or suggested changes. Discussion regarding putting a public comment form online so that public can make comments or suggested changes or identified issues.

Discussion regarding best way to educate the public. Decision tree, videos, FAQs, etc. Sharing brief information at the beginning of a meeting. Placing educational information in the newspaper. The Realtor's Board is a great place to take information to as well.

Next Steps: Deal with the items the Zoning Commissioners brought before this body. How is this body going to respond back to the Zoning Commission. Commissioner Bowman stated these issues may already be in the works of being updated. Zoning Commission will be invited to a meeting when an issues they have identified is going to be discussed by the Planning Commission.

DISCUSSION: TITLE 12

Director Smith stated, the Planning Department is taking Ordinances 730 & 731 to the Board of County Commissioners for readoption due to scriveners errors.

She further stated, she is currently working on changes to Title 12, Chapters 1 & 2, and will have them to this body as soon as possible. She is reviewing Title 12 in its entirety to ensure consistency throughout.

REVIEW PLANNING COMMISSION PRIORITY LIST

Review of list and item statuses.

- 1) Discussion regarding hearing packages & process: Packets will be sent a week before the meeting/hearing containing all necessary documentation. The action item list will be on each agenda for review.
 - a) Consistency in packets – staff reports etc.
 - i) Packet a minimum of one week before the meeting/hearing
 - ii) Why is the amendment being proposed
 - iii) For amendments use "Track Changes" so the changes can be accepted.
 - iv) Going forward, conditions that are already required in code are not going to be included in the staff report because they already have to abide by those.

PUBLIC COMMENT: None

DISCUSSION

ACTION ITEMS:

Staff Updates: June 2, 2026, meeting cancelled. June 16, 2026, may be cancelled as well.

Eric will get the list from the Zoning Commission to the Planning Commissioners for their review.

Indemnification handout to commissioners. Commissioners are indemnified acting in their capacity for the County.

Discussion regarding email addresses for the commissioners. Public comments are being sent directly to commissioner emails and not to the Planning Department.

ADJOURNMENT:

Chair Hidden declared the meeting adjourned at 6:48 p.m. until 4:30 p.m., June 16, 2026.

Respectfully submitted,



Kendra Smith, Planning Director

Bonner County Planning Commission



Eric Hidden, Chair