

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Board of County Commissioners Staff Report for June 16, 2025

Amendment Title	Area of Impact – City of Dover
File Number, Type:	AM0005-25; Modification to the Area of Impact for the City of Dover
Proposal:	<p>Bonner County has proposed to modify the Area of Impact (AOI) for the City of Dover pursuant to Idaho Code §67-6509 and §67-6526. The AOI is a planning tool used to help the city project future growth planning. Idaho law requires each city to identify an area where it expects to grow over time. The AOI helps guide that planning efforts and it does not grant the city any governing authority over properties within the AOI.</p>
Applicants:	City of Dover
Notice Provided:	<p>Agency Notice: May 29, 2025 Published in Newspaper: May 29, 2025 Notice to Properties Owners: May 29, 2025</p> <p>Notice of the public hearing to consider the proposal has been provided at least 15 days prior to the hearing to the political subdivisions providing services in Bonner County, to area newspapers, radio and television stations, incorporated cities within Bonner County, and the school districts, consistent with Idaho Code §67-6509.</p>
Appendices	<p>Appendix A – Notice of Public Hearing & Record of Mailing Appendix B – Agency Comments Appendix C – Proposal from the City of Dover Appendix D – Draft Ordinance Appendix E – Idaho Code §67-6526 (Area of Impact)</p>

Project Authority:

This Ordinance is proposed under the authority granted at Idaho Code:

- §31-714 through §31-716 (Board of County Commissioners)
- §31-801 (Powers And Duties Of Board Of Commissioners);
- §67-6526 (Areas of Impact)

Public and Agency Comment:

Agency Review

A notice was provided to public agencies and political subdivisions in accordance with Idaho Code 67-6509, see Appendix A for a complete agency notification list.

The following agencies replied:

City of Dover

Idaho Department of Environmental Quality

No other agency comments were received.

Public Comments: As of the date of this staff report, one public comment has been received regarding the proposed amendment.

Historical Context and Legislative Changes:

The current Area of City Impact (ACI) was adopted on January 2, 2007, via Ordinances 486 and 487. These ordinances established the agreement between the County and the City and designated the geographic area of the ACI in accordance with Idaho Code §67-6526.

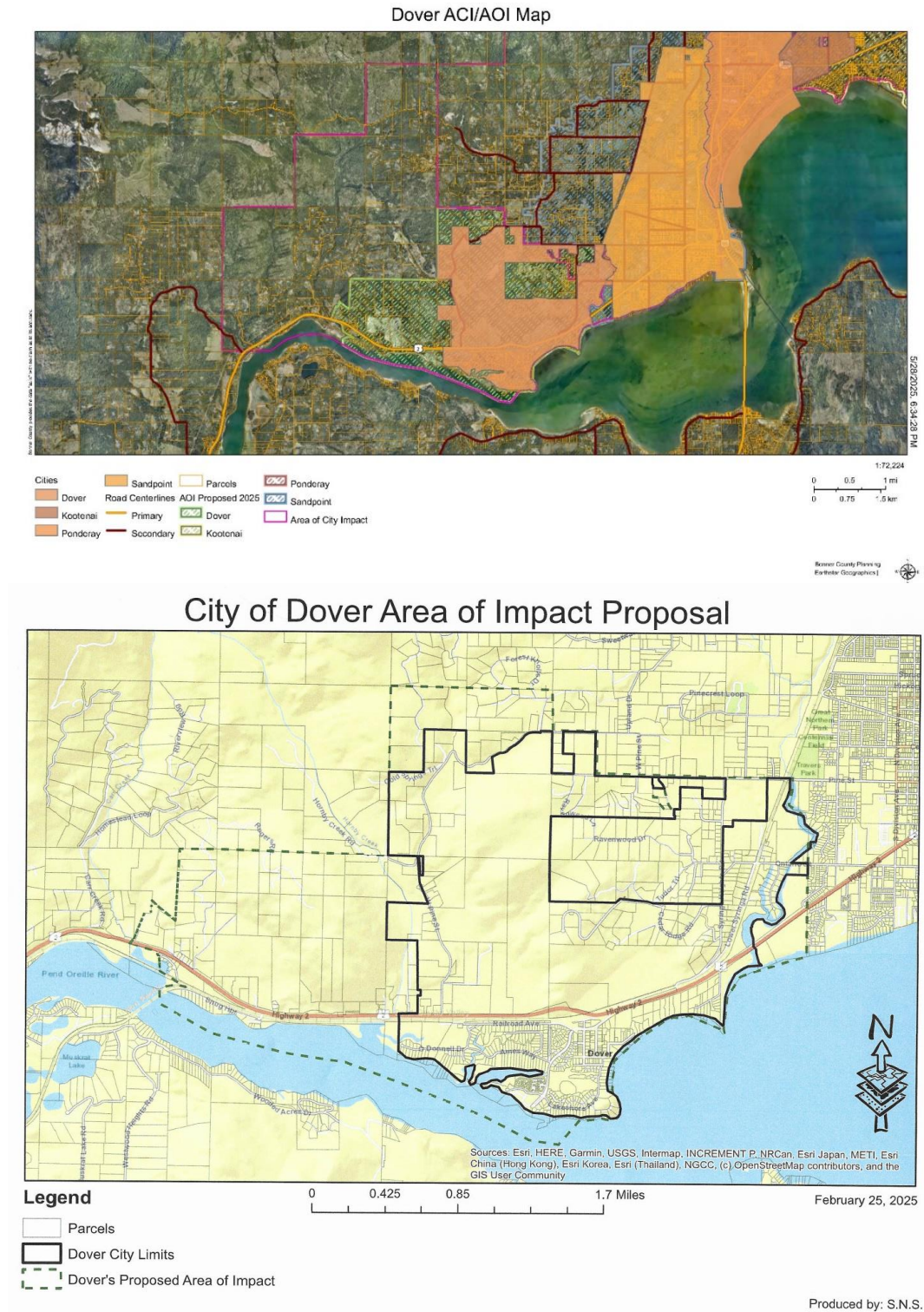
During the 2024 legislative session, Senate Bill 1403 was passed and signed into law. This bill amended Idaho Code §67-6526, making several substantive changes to the regulation of Areas of Impact.

Summary of Changes – Senate Bill 1403 (2024)

- **Area of Impact Boundaries (Idaho Code §67-6526):** Limits the maximum extent of a city's area of impact to areas that are very likely to be annexed to the city within the next five (5) years, and no more than two (2) miles beyond the existing city boundary. Counties retain discretion to establish smaller boundaries but cannot exceed the two-mile cap.
- **Jurisdiction for Establishing Areas of Impact (Idaho Code §67-6526):** Clarifies that counties have primary jurisdiction to adopt and regulate areas of impact.

- Mandatory Periodic Review (Idaho Code §67-6526(a)): Requires areas of impact to be reviewed at least every five (5) years. All existing areas of impact must be reviewed for compliance with the updated statute by December 31, 2025.

Proposed Area of Impact:



Public Notice Analysis:

Idaho Code §67-6526, as amended, requires that notice for a public hearing on a proposed Area of Impact boundary adjustment follow the procedures outlined in Idaho Code §67-6509. In addition, it requires that “written notice of the hearing to be conducted under this subsection shall be provided by the county to each owner of property located within a proposed area of impact.”

Upon receipt of the proposal from the City of Dover, Planning Staff collaborated with the GIS Department to map the geographic boundary of the proposed Area of Impact. Using this boundary, a list of property owners within the proposed AOI was generated based on records from the County Assessor’s Office. The list of property owners, along with a draft notice, was sent to the City of Dover’s planning staff for review and verification. Following this review, written notice was mailed to all property owners of record within the proposed Area of Impact boundary. The public notice, agency notice, and record of mailing can be found in Appendix A of this staff report.

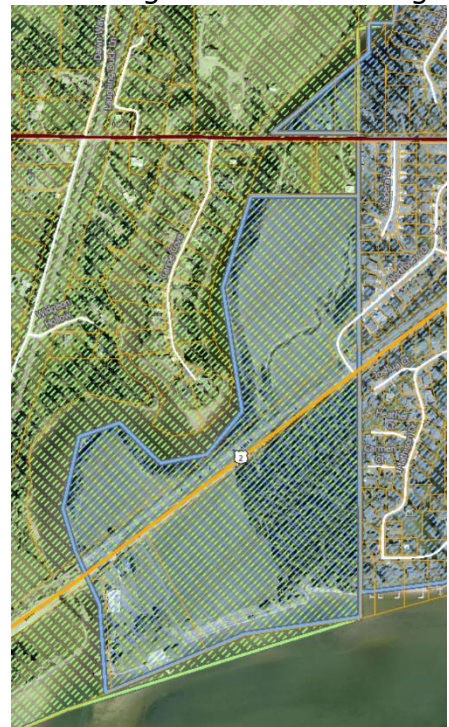
Staff Analysis of the City Proposal:

Review of City of Dover Area of Impact Proposal for Compliance with Idaho Code § 67-6526

The City of Dover submitted a formal request for an updated Area of Impact (AOI) boundary on February 27, 2025, pursuant to Idaho Code §67-6526. The Area of City Impact was originally adopted on January 2, 2007, through Ordinances 486 and 487. Dover’s current request is intended to update the boundaries consistent with the changes enacted through Senate Bill 1403 (2024). The proposal can be found in Appendix C of this staff report.

Under Idaho Code §67-6526(1), a city’s AOI may not extend more than two (2) miles beyond its incorporated boundaries. In its submittal, the City of Dover indicates that none of the proposed area exceeds this two-mile limit. Planning staff, in collaboration with GIS staff, verified that the proposed AOI boundary complies with the statutory distance requirement. The proposal also reflects a reduction of approximately 3,800 acres compared to the current ACI boundary.

The statute further requires that cities with abutting boundaries negotiate in good faith to recommend AOI boundaries. Dover’s submittal documents negotiations with the City of Sandpoint; however, no agreement was reached regarding certain properties near Ontario Street and Chuck Slough, see the area pictured. Consistent with Idaho Code §67-6526(3), Dover submitted a separate proposal for consideration by the Board of County Commissioners.



A critical requirement under Idaho Code §67-6526(1)(b) is that an AOI must be limited to areas “very likely to be annexed into the city within the next five (5) years.” Dover’s proposal references the availability of municipal services, including updates to its wastewater treatment master plan and a completed water service master plan, both of which assess future capacity needs. Dover’s wastewater system has been extended in prior years to portions of the Syringa Heights area outside city limits, although the City currently does not extend sewer or water services to new areas unless annexation occurs. The updated 2025 wastewater collection system facilities plan prepared by J-U-B Engineers projects a 3% annual growth rate and demonstrates planned capacity improvements designed to accommodate future growth in the proposed AOI.

Additionally, Dover’s sewer service planning identifies specific infrastructure expansions along West Pine Street, Pine Street, and Syringa Heights to serve properties within the proposed AOI. The system improvements reflect an intent to serve the AOI and support a pattern of future annexation, particularly in areas north of the highway where growth potential is highest.

While Dover’s historical annexation activity over the past ten (10) years includes two annexations totaling approximately 4.35 acres, the new infrastructure planning and capacity expansion efforts indicate a more deliberate planning framework for accommodating future annexation within the proposed AOI.

Idaho Code §67-6526(a) provides that cities should receive notice of, and may provide input on, applications brought to the county within an Area of Impact. The draft ordinance includes a provision for notification at least thirty (30) days prior to any public hearing concerning land use applications within the AOI. The draft ordinance can be found in Appendix D of this staff report.

Planner’s Initials: JG

Date: June 9, 2025

Note: The final decision rests with the governing body after the completion of the public hearing and consideration of all relevant oral and written testimony and evidence.

Motion by the Governing Body:

BOARD OF COUNTY COMMISSIONERS

MOTION TO APPROVE: I move to approve this FILE AM0005-25 to adopt, Area of Impact for the City of Dover pursuant finding that it **is** in accord with Idaho Code §67-6526, Areas of Impact. This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the findings of fact as set forth in the Staff Report (or as amended during this hearing) and direct 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.

BOARD MOTION TO ADOPT ORDINANCE (Roll Call Vote): I move to approve an Ordinance of Bonner County, Idaho, the number to be assigned, citing its authority, and providing for the adoption the Area of Impact for the City of Dover as presented or amended in this hearing, and providing for an effective date.

MOTION TO DENY: I move to deny this FILE AM0005-25 to adopt, Area of Impact for the City of Dover pursuant finding that it **is not** in accord with Idaho Code §67-6526, Areas of Impact. This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the findings of fact as set forth in the Staff Report (or as amended during this hearing) and direct 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.

Findings of Fact:

1. In 2024, the Idaho Legislature adopted Senate Bill 1403, which amended Idaho Code § 67-6526, "Areas of Impact," revising the requirements for establishing and maintaining Areas of Impact.
2. Idaho Code § 67-6526, as amended, requires that each city and the Board of County Commissioners adopt an updated Area of Impact by December 31, 2025, and review the agreement at least once every five (5) years thereafter.
3. On February 27, 2025, the City of Dover submitted a formal request for an updated Area of Impact boundary, including a proposed map and supporting documentation. The proposal was approved by the Dover City Council.
4. The proposed Area of Impact submitted by the City of Dover includes areas where the city currently provides municipal services such as water and sewer extensions and plans for future service expansion.
5. Dover updated its wastewater treatment master plan and completed a water service master plan to forecast capacities and needed improvements to serve lands within the city limits and the proposed Area of Impact.
6. The 2025 Wastewater Collection System Facilities Plan, prepared by J-U-B Engineers, projects a 3% annual growth rate for the City of Dover and outlines planned infrastructure expansions along West Pine Street, Pine Street, and Syringa Heights to serve the proposed Area of Impact.
7. Historical annexation activity over the past ten (10) years shows that the City of Dover has completed two annexations: a 2.49-acre property located on West Pine Street and a 1.86-acre right-of-way annexation along Cedar Ridge Road.

8. The City of Dover coordinated with the City of Sandpoint regarding their proposed Area of Impact boundaries; however, no mutual agreement was reached regarding certain properties near Ontario Street and Chuck Slough.
9. The City of Sandpoint has submitted a separate Area of Impact proposal that overlaps with portions of the area proposed by the City of Dover.
10. Idaho Code § 67-6526(3) provides that, in the event cities cannot reach an agreement on overlapping Areas of Impact, each city may submit a proposal and the Board of County Commissioners is responsible for determining the final boundary.

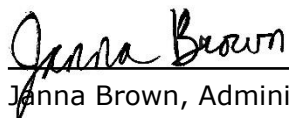
The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Staff reports are available online prior to the scheduled hearing at www.bonnercountyid.gov Bonner County Revised Code (BCRC) is available at the Planning Department or online.

Appendix A – Notice of Public Hearing Record of Mailing

NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **29th** day of **May, 2025**.


Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions and the media on **Thursday, May 29, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing beginning at **11:00 a.m.** on **Monday, June 16, 2025**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File AM0005-25 – Modification to the Area of Impact for the City of Dover

Bonner County has proposed to modify the Area of City Impact (AOI) for the City of Dover pursuant to Idaho Code §§ 67-6509 and 67-6526. The AOI is a planning tool used to help the city project future growth planning. Idaho law requires each city to identify an area where it expects to grow over time. The AOI helps guide that planning efforts and it does not grant the city any governing authority over properties within the AOI.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable state statutes. At the close of the public hearing, the governing board will make a decision on the proposal that may include, but is not limited to, approval, denial, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208)265-1458 at least 48 hours prior to the scheduled hearing.

If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT _____
Name

Date

NOTICE OF PUBLIC HEARING



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Jenna Brown, Administrative Assistant III

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File AM0005-25 – Modification to the Area of Impact for the City of Dover

Bonner County has proposed to modify the Area of City Impact (AOI) for the City of Dover pursuant to Idaho Code §§ 67-6509 and 67-6526. The proposed AOI modification has been initiated as a result of recent changes to Idaho Code, which requires initial AOI modifications to be completed by December 31, 2025 and updated every 5 years thereafter. This notice is provided to inform you that your property lies within the boundaries of the proposed AOI.

The AOI is a planning tool used to help the city project future growth planning. Idaho law requires each city to identify an area where it expects to grow over time. The AOI helps guide planning efforts but **it does not grant the city any governing authority over your property.**

Being within the AOI **does not mean your property is being annexed into the city.** Being within the AOI **does not** change your property's zoning or current land use regulations, and it **does not affect your taxes.**

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

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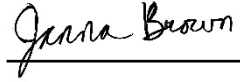
RECORD OF MAILING

Page 1 of 1

File No.: AM0005-25

Record of Mailing Approved By: 

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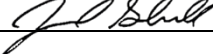
Janna Brown, Administrative Assistant III

Assessor - Email	Avista Utilities - Email
Bay Drive Recreation District - Email	Bayview Water & Sewer - Email
Bonner County Airport Manager - Email	BONNER COUNTY DAILY BEE - U.S. Mail
Bonner County EMS - Email	Bonner County Floodplain Review - Email
Bonner County Road & Bridge - Email	Bonner County Sheriff - Email
Bottle Bay Water & Sewer District - Email	City of Clark Fork - Email
City of Dover - Email	City of East Hope - Email
City of Hope - Email	City of Kootenai - Email
City of Oldtown - Email	City of Ponderay - Email
City of Priest River - Email	City of Sandpoint - Email
City of Spirit Lake - Email	Coolin Sewer District - Email
Coolin-Cavanaugh Bay Fire District - Email	Drainage District #7 - Email
East Bonner Library - Email	East Priest Lake Fire District - Email
Ellisport Bay Sewer - Email	Garfield Bay Water & Sewer District - Email
GEM STATE MINER - U.S. Mail	Granite Reeder Water & Sewer District - Email
Idaho Department of Environmental Quality (DEQ) - Email	Idaho Department of Fish & Game - Email
Idaho Department of Lands - CDA - U.S. Mail	Idaho Department of Lands - Coolin - Email
Idaho Department of Lands - Navigable Waters & Mining - Email	Idaho Department of Lands - Sandpoint - Email
Idaho Department of Water Resources - IDWR - Email	Idaho Transportation Department (Aeronautics) - U.S. Mail
Idaho Transportation Department- District I - Email	Independent Highway District - Email
Kalispel Bay Sewer & Water - U.S. Mail	Kootenai-Ponderay Sewer District - Email
KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail	KSPT-KPND-KIBR RADIO - U.S. Mail
Laclede Water District - Email	Lake Pend Oreille School District, #84 (Admin Office) - Email
Lake Pend Oreille School District, #84 (Transportation) - Email	Lakeland Joint School District, #272 - Email
Little Blacktail Ranch Water Association - U.S. Mail	North of the Narrows Fire District - Email
Northern Lights, Inc. - Email	Northland/Vyve Cable Television - Email
Northside Fire District - Email	Outlet Bay Sewer District - Email
Panhandle Health District - Email	Pend Oreille Hospital District - Email
Priest Lake Public Library District - Email	Priest Lake Translator District - Email
Sagle Valley Water & Sewer - Email	Sam Owen Fire District - Email
Schweitzer Fire District - Email	SELKIRK ASSOCIATION OF REALTORS - U.S. Mail
Selkirk Fire, Rescue & EMS - Email	Selkirk Recreation District -Email
Southside Water & Sewer District - Email	Spirit Lake Fire District - Email
Spokesman-Review - U.S. Mail	State Historical Society - Email
Swan Shores Sewer District - U.S. Mail	Syringa Heights Water Association - Email
Tamarack Village Water & Sewer - U.S. Mail	Timber Lake Fire District - Email
Trestle Creek Sewer District - Email	U.S. Army Corps of Engineers - Email
U.S. Fish & Wildlife Service - Email	U.S. Forest Service - U.S. Mail
West Bonner County Cemetery District - Email	West Bonner County School District, #83 - Email
West Bonner Library - Email	West Bonner Water & Sewer District - Email
West Pend Oreille Fire District - Email	West Priest Lake Fire District - Email

Record of Mailing **Property Owners within 300 Feet**

Page 1 of 10

File Number: AM0005-25

Record of Mailing Approved By: 

I hereby certify that a true and correct copy of the "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this 29th day of May 2025.


Jana Brown, Administrative Assistant III

name	owner1	mailing			
RP0019500 00010A	Montgomery, John & Barbara	101 Upper Syringa Heights Rd	Sandpoint	ID	83864 -9322
RP0019500 0002AA	Jenkins, Richard A & Kelly Lynne	41 Upper Syringa Heights Rd	Sandpoint	ID	83864 -9360
RP0019500 00040A	Brandt Trust Brandt, Ernst H & Nancy J Trustees	488 Syringa Heights Rd	Sandpoint	ID	83864
RP0019500 00050A	Bennett, Jesse & Kendrot, Megan	450 Syringa Heights Rd	Sandpoint	ID	83864
RP0019500 00060A	Tvrdy, Troy & Corsini, Maria	440 Syringa Heights Rd	Sandpoint	ID	83864 -7316
RP0019500 0007AA	Wright, Carol I	406 Syringa Hts Rd	Sandpoint	ID	83864
RP0019500 00090A	Kruger, Bradley J & Tina Gale	358 Syringa Heights Rd	Sandpoint	ID	83864
RP0019500 00100A	Van Hoorn, Berend	Rocamiura	Darnius		17722
RP0019500 00110A	Swan, Carl O & Swan, Debra F Estate	306 Syringa Hts Rd	Sandpoint	ID	83864
RP0019500 00120A	Lefler, Michael J & Rita	290 Syringa Hts Rd	Sandpoint	ID	83864
RP0019500 00130A	Carl, Robert E Jr & Konopko-Carl, Deborah L	266 Syringa Hts Rd	Sandpoint	ID	83864
RP0068000 00010A	Blaser, Brett Lee	206 Syringa Heights Rd	Sandpoint	ID	83864
RP0068000 00050A	Crook, Hurley Dean & Becky A	161 Indian Meadows Rd	Sandpoint	ID	83864
RP0068000 00060A	Cower, Noel Raymond	93 Indian Meadows Rd	Sandpoint	ID	83864
RP0068000 002A0A	Lane, Steve P & Katie Melinda	230 Syringa Hts Rd	Sandpoint	ID	83864
RP0068000 004A0A	Ekwortzell, Vance & Patricia	77 Indian Mdws Rd	Sandpoint	ID	83864
RP0075700 00010A	State Of Idaho Department Of Lands Dept Of Transportation	3284 W Industrial Loop	Coeur d'Alene	ID	83815
RP0075700 00020A	State Of Idaho Department Of Lands Dept Of Transportation	3285 W Industrial Loop	Coeur d'Alene	ID	83815
RP0075700 00030A	State Of Idaho Department Of Lands Dept Of Transportation	3286 W Industrial Loop	Coeur d'Alene	ID	83815
RP0075700 00040A	State Of Idaho Department Of Lands Dept Of Transportation	3287 W Industrial Loop	Coeur d'Alene	ID	83815
RP0075700 00050A	State Of Idaho Department Of Lands Dept Of Transportation	3288 W Industrial Loop	Coeur d'Alene	ID	83815
RP0075700 00060A	State Of Idaho Department Of Lands Dept Of Transportation	3289 W Industrial Loop	Coeur d'Alene	ID	83815
RP0075700 00070A	State Of Idaho Department Of Lands Dept Of Transportation	3290 W Industrial Loop	Coeur d'Alene	ID	83815
RP0075700 00080A	State Of Idaho Department Of Lands Dept Of Transportation	3291 W Industrial Loop	Coeur d'Alene	ID	83815
RP0075700 00CA0A	Harbor Haven Estates Homeowner Assoc	3292 W Industrial Loop	Coeur d'Alene	ID	83815
RP0078900 0001AA	Litchfield Real Estate Llc	7877 Locust Rd	Gilmer	TX	75645

RP0078900 00020A	Rammler, Bernard S & Linda L	12100 W Pine St	Sandpoint	ID	83864
RP0078900 0003AA	Sleyster, David B & Tina L	11950 W Pine St	Sandpoint	ID	83864
RP0078900 00040A	Hermann, Allen & Wedemeyer, Kari	12033 W Pine St	Sandpoint	ID	83864 -7336
RP0081400 00010A	Suto, Laszlo L & Linda K	692 Syringa Hts Rd	Sandpoint	ID	83864
RP0081400 00020A	Press, Carolyn A & Dean L Estate	Po Box 876	Sandpoint	ID	83864
RP0081400 00030A	Kee, Scott, D	634 Syringa Hts Rd	Sandpoint	ID	83864
RP0363000 00010A	Knott Trust Scott Trust Scott, Judith Lynn & Knott, Kenneth E Sr Trustees	46 Indian Mdws Rd	Sandpoint	ID	83864
RP0363000 00020A	Morris, Donald L & Lori A	108 Indian Mdws Rd	Sandpoint	ID	83864
RP0363000 00030A	Crutsinger Trust Crutsinger, Jackson W Trustee	80 Indian Meadows Rd	Sandpoint	ID	83864 -7354
RP0371400 00010A	Berryman Revocable Trust	12400 Sw Riverview Ln	Wilsonville	OR	97070
RP0371400 00020A	Mc Dirmid, Andrew J	94220 Overseas Hwy Apt 4d	Tavernier	FL	33070
RP0371400 00030A	Hanson-Lyding Trust Hanson, Carl L & Lyding, Judith M Trustees	217 Cedar St Pmb 226	Sandpoint	ID	83864
RP0371400 00040A	Gillis, Jacqueline M & Peter G	90 Tupelo Way	Sandpoint	ID	83864
RP0371400 00060A	Averill, Kyle M & Roxanne W	Po Box 976	Sandpoint	ID	83864
RP0371400 00070A	Pickett, Eric	1227 W Lake St	Sandpoint	ID	83864
RP0371400 00080A	Hawn, Mark & Sarah	170 Wright Ct	Sandpoint	ID	83864
RP0371400 00090A	Cox, Brian L & Joan K	299 Ravenwood Dr	Sandpoint	ID	83864
RP0371400 00100A	Averill, Kyle Mathew & Averill, Roxanne	Po Box 976	Sandpoint	ID	83864
RP0371400 00110A	Schicker, Michael D & Jessica	335 Ravenwood Dr	Sandpoint	ID	83864
RP0371400 00120A	Gartrell, Diane C	334 Ravenwood Dr	Sandpoint	ID	83864 -7949
RP0371400 00130A	Vollmer, Hannah & Zachary A	417 Ravenwood Dr	Sandpoint	ID	83864
RP0371400 00140A	Armstrong Trust Armstrong, Stephen F Trustee	356 Ravenwood Dr	Sandpoint	ID	83864 -7949
RP0371400 00150A	Jenkins, Ronald D & Nanci G	471 Ravenwood Dr	Sandpoint	ID	83864
RP0371400 00160A	Stone Trust Stone, Lincoln & Amy Trustees	Po Box 1245	Sandpoint	ID	83864
RP0371400 00170A	Crane, Charles & Katherine Living Trust	549 Ravenwood Dr	Sandpoint	ID	83864
RP0371400 00180A	Anderson, Larry R & Joyce A	470 Ravenwood Dr	Sandpoint	ID	83864 -8785
RP0371400 00190A	Thielbahr, Jeremy & Meredith	207 Madera Dr	Sandpoint	ID	83864
RP0371400 00200A	Carty Trust Carty, Michael P & Carol D Trustees	600 Ravenwood Dr	Sandpoint	ID	83864
RP0371400 00210A	Maier Trust Maier, Murphy & Cynthia W Trustees	200 Ravenwood Ln	Sandpoint	ID	83864
RP0371400 00220A	Carty Trust	600 Ravenwood Dr	Sandpoint	ID	83864
RP0371400 00230A	Del Santo, Leo Kientz, Renee	113 Ahlstrom Cir	Cotati	CA	94931
RP0371400 00240A	Balfanz, David J & Camille M	674 Ravenwood Dr	Sandpoint	ID	83864
RP0372600 00010A	Bedner, Eva	142 Winterberry Way	Sandpoint	ID	83864
RP0372600 00020A	Russell, Jerold A & Teresa M	10815 Evergreen Ter Sw	Lakewood	WA	98498
RP0372600	Burnach, Joanna Lynn 2/5 Ellison, Elizabeth	437 Tudor Trl	Sandpoint	ID	

00030A	Sue 2/5 Liapis, Karen Ann 1/5				83864-7900
RP0372600 00040A	Burnach, Michael & Joanna	437 Tudor Trl	Sandpoint	ID	83864-7900
RP0372600 00050A	Miller, Michael Ray & Lynn L	495 Tudor Trl	Sandpoint	ID	83864
RP0372600 00CA0A	Upper Syringa Ridge Homeowners	495 Tudor Trail	Sandpoint	ID	83864
RP0375300 00010A	Rumore, Paul G & Janice M	214 Hunt Ln	Sandpoint	ID	83864
RP0375300 00020A	Jackson Trust	144 Forest Knolls Dr	Sandpoint	ID	83864
RP0375300 00040A	Rumore, Paul G & Janice M	214 Hunt Ln	Sandpoint	ID	83864
RP0376701 30000A	Dover Bay Marina Llc	120 E Lake St Ste 401	Sandpoint	ID	83864
RP0376701 50000A	Dover Bay Property Owners Association Inc C/o Sentry Management	2180 W State Rd 434 Ste 5000	Longwood	FL	32779
RP0376701 60000A	Dover Bay Property Owners Association Inc C/o Sentry Management	2180 W State Rd 434 Ste 5000	Longwood	FL	32779
RP0376701 80000A	Dover Bay Property Owners Association Inc C/o Sentry Management	2180 W State Rd 434 Ste 5000	Longwood	FL	32779
RP0377200 00010A	Rousseau Llc	2201 S Millsap Loop	Post Falls	ID	83854-6724
RP0377300 00010A	Smith, Diane L	1800 Ovoca Rd	Tullahoma	TN	37388-5325
RP0377300 00080A	Dean, William W Iii & Maria D	639 Forest Knolls Drive	Sandpoint	ID	83864
RP0377300 00100A	Wilson, John & Danielle	2005 Pine St	Sandpoint	ID	83864
RP0377300 00110A	Skiba Trust Skiba, Steven R & Teresa L Trustees	27609 N 156th St	Scottsdale	AZ	85262
RP0377300 00140A	Lynch, Kenneth J & Carolyn B	401 S Boyer Ave	Sandpoint	ID	83864-1101
RP0377300 00150A	Rotert, Terry L & Anita D	74 Rock Dome Rd	Sandpoint	ID	83864-6084
RP0377300 009A0A	Mann, Eric & Amanda Revocable Living Trust	147 Rock Dome Rd	Sandpoint	ID	83864-5343
RP0379000 003A0A	Grace, Celeste B	305 Hunt Ln	Sandpoint	ID	83864
RP0379000 004A0A	Lopez, Mickel S & Susan M	173 Hunt Ln	Sandpoint	ID	83864-5184
RP0381000 00CABA	Tupelo Ridge Ests Homeowners Assoc	207 Tupelo Way	Sandpoint	ID	83864
RP0381000 00CACA	Tupelo Ridge Ests Homeowners Assoc	207 Tupelo Way	Sandpoint	ID	83864
RP0381000 101AAA	Timberline Investments Llc	Po Box 636	Sandpoint	ID	83864
RP0381000 101ABA	Timberline Investments Llc	Po Box 636	Sandpoint	ID	83864
RP0381000 102A0A	Porter, Scott A & Autumn Ann T	Po Box 171	Sandpoint	ID	83864
RP0381000 20010A	Ukich, Zachary T & Cody R	56 Tupelo Way	Sandpoint	ID	83864
RP0381000 20020A	Gillis, Peter G & Jacqueline M	90 Tupelo Way	Sandpoint	ID	83864
RP0381000 20030A	Thompson, Michael & Corinne	164 Tupelo Way	Sandpoint	ID	83864
RP0381000 2004AA	Suverkubbe, Timothy K Suverkubbe, Catherine M	210 Tupelo Way	Sandpoint	ID	83864
RP0381000 2004BA	Suverkubbe, Timothy K Suverkubbe, Catherine M	210 Tupelo Way	Sandpoint	ID	83864
RP0381000 2005AA	Asche Trust Asche, James & Jeanine Trustees	214 Tupelo Way	Sandpoint	ID	83864-7905
RP0381000 2005BA	Asche Trust Asche, James & Jeanine Trustees	214 Tupelo Way	Sandpoint	ID	83864

					-7905
RP0381000 20060A	Hodge Trust Hodge, Michael H & Mary M Trustees	207 Tupelo Way	Sandpoint	ID	83864
RP0381000 20070A	Deshon Trusts Deshon, Dan & Donna J Trustees	Po Box 248	Sandpoint	ID	83864
RP0381000 20080A	Eacret, Brent & Nicole	147 Tupelo Way	Sandpoint	ID	83864 -7920
RP0392600 00010A	Ballard, Richard & Rosalee	11307 W Pine St	Sandpoint	ID	83864
RP0392700 00010A	Manning Trust Manning, C R (Gus) Trustee	2354 Bettona St	Livermore	CA	94550 -7151
RP0392700 00020A	Schufman, Joseph	821 Cedar St	Sandpoint	ID	83864
RP0392700 00040A	Mc Geachy, Irvin & Michele	Po Box 136	Hope	ID	83836 -0136
RP0392800 00010A	Martin Trust, Ernest Trustee	176 Syringa Heights Rd	Sandpoint	ID	83864
RP0392800 00020A	Martin Trust, Ernest Trustee	176 Syringa Heights Rd	Sandpoint	ID	83864
RP0392800 00030A	Martin Trust, Ernest Trustee	176 Syringa Heights Rd	Sandpoint	ID	83864
RP0392800 00040A	Martin Trust, Ernest Trustee	176 Syringa Heights Rd	Sandpoint	ID	83864
RP0393200 00010A	Smith Living Trust	11746 W Pine St	Sandpoint	ID	83864
RP0393200 00020A	Tate, Lawson S	1546 Republic Ln	Ponderay	ID	83852 -5600
RP0416600 00010A	York, Daniel M & Lohriene Gail	600 Wild Turkey Rd	Sandpoint	ID	83864
RP0416600 00020A	Dale & Diana Higbee Trust	6542 E Kyong Ct	Post Falls	ID	83854
RP0416600 00030A	Ridley, Adam & Michele K	615 Wild Turkey Rd	Sandpoint	ID	83864 -7066
RP0421000 00010A	Hunt, Ronald L	23283 Hwy 2	Sandpoint	ID	83864 -6277
RP0421000 00020A	Young, Michael T & Michelle M	Po Box 187	Kootenai	ID	83840
RP0421000 00030A	Grimm, Andrew A	179 Brookfield Rd	Sandpoint	ID	83864
RP57N02W 186440A	Iha, Matthew & Elizabeth Wright, Charlotte Berkowitz, Stephanie	1678 Wood View Rd	Sandpoint	ID	83864
RP57N02W 186910A	Baggs, Damon H Hamlin, Linda Lucie Living Trust	344 E Cummings Lane	Long Beach	CA	90805
RP57N02W 187190A	Wilson, John & Danielle	2005 Pine St	Sandpoint	ID	83864
RP57N02W 190100A	Miller Trust George M & Kelly R Trustees	11740 W Pine St	Sandpoint	ID	83864
RP57N02W 190450A	Vanek, John E & Jean M	11710 W Pine St	Sandpoint	ID	83864
RP57N02W 190456A	Corcoran, Timothy J Tidwell, Jeannine M	11598 W Pine St	Sandpoint	ID	83864
RP57N02W 190571A	Christofferson, Jenny	11644 W Pine St	Sandpoint	ID	83864 -7339
RP57N02W 191000A	Hellman Trust Michael J Trustee Kathleen Trustee	11742 W Pine St	Sandpoint	ID	83864
RP57N02W 191130A	Hellman Trust Michael J Trustee Kathleen Trustee	11742 W Pine St	Sandpoint	ID	83864
RP57N02W 192630A	Kitsmiller, John Edwin & Renee Ligarde	600 County Road 405	Taylor	TX	76574
RP57N02W 193600A	Heise, Debra A	Po Box 1634	Sandpoint	ID	83864
RP57N02W 194050A	Morgan, Eric & Heather Living Trust	291 Cold Springs Trl	Sandpoint	ID	83864 -6068
RP57N02W 202740A	Weisz, Casey & Amanda	11278 W Pine St	Sandpoint	ID	83864

RP57N02W 203441A	Hurt, Hans Schulz, Alexandra	11490 W Pine St	Sandpoint	ID	83864 -7341
RP57N02W 203451A	Rae, Kristine	11362 W Pine St	Sandpoint	ID	83864
RP57N02W 203762A	Dickinson, Derek & Ann M	54 Sasquatch Trail	Sandpoint	ID	83864
RP57N02W 203772A	Tersillo, Tanya Doyle, Michael	11616 Lakeway Dr	Manassas	VA	20112 -4541
RP57N02W 203903A	Tersillo, Tanya Doyle, Michael	11616 Lakeway Dr	Manassas	VA	20112 -4541
RP57N02W 204021A	Wolf, Margaret Ann Mc Cullough, Colten Thomas	474 Pine St Hill	Sandpoint	ID	83864
RP57N02W 206300A	Kaniksu Land Trust Inc	1215 Michigan St Ste A	Sandpoint	ID	83864
RP57N02W 207401A	Knott, Kris M & Rachel A	262 Indian Meadows Rd	Sandpoint	ID	83864
RP57N02W 207501A	Fallat, Margarete	212 Indian Meadows Rd	Sandpoint	ID	83864
RP57N02W 207602A	Cower, Richard Revocable Trust	140 Indian Meadows Rd	Sandpoint	ID	83864
RP57N02W 207605A	Prueher Trust George Jr & Joann Trustees	1968 Millville Court	Thousand Oaks	CA	91360
RP57N02W 208025A	Coffelt Trust Dale & Nancy Co-Trustees	Po Box 949	Sandpoint	ID	83864
RP57N02W 208271A	Heise, Debra A	Po Box 1634	Sandpoint	ID	83864
RP57N02W 208330A	Lauterbach, Diane K	178 Weston Rd	Sandpoint	ID	83864
RP57N02W 208390A	City Of Sandpoint	Po Box 760	Sagle	ID	83860 -0760
RP57N02W 208396A	Syringa Heights Water Assoc C/o Frank Cafferty	Po Box 2401	Sandpoint	ID	83864
RP57N02W 209035A	Van Hoorn, Berend	Rocamiura	Darnius		17722
RP57N02W 209500A	R & S Properties Lp	120 E Lake St Ste 101	Sandpoint	ID	83864
RP57N02W 214831A	Upper Columbia Mission Society Of Seventh Day Adventist	Po Box 19039	Spokane	WA	99219
RP57N02W 215400A	Bolstad, Jay Leonard	10271 W Pine St	Sandpoint	ID	83864
RP57N02W 216200A	Pedersen Trust Bruce J Mehra-Pedersen, Heather K Trustees	291 Syringa Hts Rd	Sandpoint	ID	83864
RP57N02W 282851A	Rocky Point Investment Co	3325 Meridian Ave E Ste 4	Edgewood	WA	98371
RP57N02W 284201A	Rocky Point Investment Co	3325 Meridian Ave E Ste 4	Edgewood	WA	98371
RP57N02W 284602A	Rocky Point Investment Co	3325 Meridian Ave E Ste 4	Edgewood	WA	98371
RP57N02W 290001A	Grenier Trust Marc P Trustee	13 Upper Syringa Heights Ln	Sandpoint	ID	83864 -7932
RP57N02W 290051A	Bristol, Robert W & Erin A	55 Upper Syringa Heights Ln	Sandpoint	ID	83864
RP57N02W 290103A	Bell, Judy Ann Kuenzli, Alan Terry	75 Upper Syringa Heights Ln	Sandpoint	ID	83864 -7932
RP57N02W 290201A	Clark, Joseph D & Alisha A	44 Upper Syringa Heights Ln	Sandpoint	ID	83864
RP57N02W 290252A	Riggs, Thomas J York, Georgia L	100 Upper Syringa Heights Ln	Sandpoint	ID	83864
RP57N02W 290751A	Heraper, Judith Elaine	675 Tudor Trl	Sandpoint	ID	83864 -5148
RP57N02W 292554A	Witham, Dave M & Wendy L	273 Syringa Ridge Rd	Sandpoint	ID	83864 -0888
RP57N02W 293020A	Vindum Kunkel Trust Christa M Trustees Stephen G	369 Syringa Rdg	Sandpoint	ID	83864
RP57N02W 293300A	Gauzza, George F Jr & Barbara	370 Syringa Ridge Rd	Sandpoint	ID	83864

RP57N02W 303051A	Amstutz, Loyal D	Po Box 489	Dover	ID	83825
RP57N02W 303070A	Brinkmeyer, Marc A & Vicki V	1085 Hornby Creek Rd	Sandpoint	ID	83864
RP57N02W 303075A	Riley Creek Lumber Co Inc	Po Box 220	Laclede	ID	83841
RP57N02W 303301A	Riley Creek Lumber Company	Po Box 220	Laclede	ID	83841
RP57N02W 303451A	Riley Creek Lumber Company	Po Box 220	Laclede	ID	83841
RP57N02W 303470A	Woodward, Shawn M & Michelle A	15455 165th Ave Se	Monroe	WA	98272 -2657
RP57N02W 305451A	Willis, Mark B	Po Box 1441	Sandpoint	ID	83864
RP57N02W 305552A	Mccoy, Michael & Kyra Cpws				
RP57N02W 305850A	Rarick, William E	Po Box 144	Dover	ID	83825
RP57N02W 306100A	Merli, Sarah Marie & Marc	125 Brook Ridge Rd	Sandpoint	ID	83864 -6365
RP57N02W 306201A	Mc Coy, Michael & Kyra	91 Nala Rd	Sandpoint	ID	83864
RP57N02W 306301A	Ferguson, Joyce	24467 Hwy 2	Sandpoint	ID	83864
RP57N02W 306471A	Molenda, Gerald W & Daryn	Po Box 234	Dover	ID	83825
RP57N02W 306900A	United States Government	Address Not Provided			
RP57N02W 313150A	United States Government	Address Not Provided			
RP57N03W 250011A	Ifg Timber Llc	687 W Canfield Ave	Coeur D Alene	ID	83815
RP57N03W 250100A	Lindholm, Cory & Theresa	218 Hornby Creek Rd	Sandpoint	ID	83864
RP57N03W 250152A	Priest River Land Co	Po Box 220	Laclede	ID	83841
RP57N03W 250451A	Ifg Timber Llc	687 W Canfield Ave	Coeur D Alene	ID	83815
RP57N03W 250605A	Riley Creek Lumber Company	Po Box 220	Laclede	ID	83841
RP57N03W 250750A	Riley Creek Lumber Co Corp	Po Box 220	Laclede	ID	83841
RP57N03W 250900A	Riley Creek Lumber Co Corp	Po Box 220	Laclede	ID	83841
RP57N03W 251050A	Mayer Trust Gleeson Trust Timothy & Carol James J Iii Trustees	11 Cozzolino Dr	Millbrae	CA	94030
RP57N03W 251200A	Riley Creek Lumber Company	Po Box 220	Laclede	ID	83841
RP57N03W 251350A	Riley Creek Lumber Company	Po Box 220	Laclede	ID	83841
RP57N03W 251801A	Mccoy, Michael & Kyra Cpws				
RP57N03W 252411A	Carroll, Kevin M & Judy L	7388 W Wright St	Rathdrum	ID	83858
RP57N03W 252551A	Randall, Norm	1180 Rogers Rd	Sandpoint	ID	83864
RP57N03W 252590A	Riley Creek Lumber Company	30 Riley Creek Park Dr Po Box 30	Laclede	ID	83841
RP57N03W 252700A	Kenney, William A	25007 38th Ave S	Kent	WA	98032 -4170
RP57N03W 252750A	Riley Creek Lumber Company	Po Box 220	Laclede	ID	83841
RP57N03W 252870A	Riley Creek Lumber Company	Po Box 220	Laclede	ID	83841
RP57N03W 253000A	Mason, Neal	Po Box 22	Dover	ID	83825
RP57N03W 253150A	Bistodeau, Sharon L	794 Wild Turkey Rd	Sandpoint	ID	83864 -9537
RP57N03W 253450A	Wood's Crushing & Hauling Inc C/o Brian Wood	933 Woodside Rd	Sandpoint	ID	83864

RP57N03W 253750A	Burge, Ian Russell	4121 Burns Ct	Sandpoint	ID	83864
RP57N03W 253800A	Wood's Crushing & Hauling Inc	933 Wood Side Rd	Sandpoint	ID	83864
RP57N03W 253900A	Cox, Ann & Jon E	346 Brookfield Rd	Sandpoint	ID	83864
RP57N03W 254000A	Nadeja, Richard W & Mary K	331 Brookfield Rd	Sandpoint	ID	83864
RP57N03W 254200A	Peak, Lawrence R & Patricia L	Po Box 325	Sandpoint	ID	83864
RP57N03W 254350A	Peak, Lawrence R & Patricia L	Po Box 325	Sandpoint	ID	83864
RP57N03W 254500A	Wood's Crushing & Hauling Inc C/o Brian Wood	Wood 933 Woodside Rd	Sandpoint	ID	83864
RP57N03W 254803A	L P Company Llc	Po Box 325	Sandpoint	ID	83864
RP57N03W 254951A	L P Company Llc	Po Box 325	Sandpoint	ID	83864
RP57N03W 255700A	State Of Idaho Department Of Lands	Address Not Provided			
RP57N03W 256001A	Olson, John R & Leila R	23623 Hwy 2	Sandpoint	ID	83864
RP57N03W 256077A	Emery, Jerrald E & Katherine C	23537 Highway 2	Sandpoint	ID	83864 -6312
RP57N03W 256126A	Bluemer, Brad L & Judith G	23593 Hwy 2 West	Sandpoint	ID	83864
RP57N03W 256152A	23487 Highway 2 Llc	Po Box 219	Dover	ID	83825
RP57N03W 256252A	Snug Harbor Property Owners Association, Inc	Po Box 172	Sandpoint	ID	83864
RP57N03W 256260A	Snug Harbor Homeowners	500 Snug Harbor	Sandpoint	ID	83864
RP57N03W 256320A	Kritzeck, Ann M	87 Woodcrest Dr	Sandpoint	ID	83864
RP57N03W 256370A	Hecker, Curt B & Barbara A	276 Snug Hbr	Sandpoint	ID	83864 -6362
RP57N03W 256403A	Thielman, Craig P & Tonia K	8608 N Nettleton Court	Spokane	WA	99208
RP57N03W 256501A	Dmr Dwell Llc	Po Box 742	Milltown	MT	59851
RP57N03W 256590A	Jnv Russell Investments Llc	5914 Holland Rd	Rockville	MD	20851
RP57N03W 256903A	Eubank, Joseph & Annabelle	4455 Rosemont Ave	La Crescenta	CA	91214
RP57N03W 256911A	Olson, Charlotte	31 Padre Dr	Sandpoint	ID	83864
RP57N03W 256922A	Glenview, Llc	Po Box 219	Dover	ID	83825
RP57N03W 257170A	L P Company Llc	Po Box 405	Sandpoint	ID	83864
RP57N03W 257800A	Peak, Lawrence R & Patricia L	Po Box 325	Sandpoint	ID	83864
RP57N03W 257950A	Peak, Lawrence R & Patricia L	Po Box 325	Sandpoint	ID	83864
RP57N03W 258400A	Peak, Lawrence R & Patricia L	Po Box 325	Sandpoint	ID	83864
RP57N03W 258700A	State Of Idaho Idaho Transportation Dept	District 1 Right Of Way Sect 600 West Prairie	Coeur D Alene	ID	83814 -9764
RP57N03W 258902A	Piehl, Lonnie D & Norma	Po Box 463	Dover	ID	83825
RP57N03W 258971A	State Of Idaho Department Of Lands Idaho Transportation Dept	3284 W Industrial Loop	Coeur d'Alene	ID	83815
RP57N03W 258990A	State Of Idaho Department Of Lands Idaho Transportation Dept	3284 W Industrial Loop	Coeur d'Alene	ID	83815
RP57N03W 259100A	Mc Coy, Michael & Kyra	91 Nala Rd	Sandpoint	ID	83864
RP57N03W 259303A	Idaho Transportation Dept	3284 W Industrial Loop	Coeur d'Alene	ID	83864
RP57N03W 259320A	Idaho Transportation Dept	District 1 Right Of Way Sect 600 West Prairie	Coeur D Alene	ID	83814 -9764

RP57N03W 259504A	Knerr, William	24245 Hwy 2	Sandpoint	ID	83864
RP57N03W 259603A	Wyborny Living Trust Wyborny, Craig & Virginia	78 Nala Dr	Sandpoint	ID	83864
RP57N03W 259902A	Wyborny Living Trust Wyborny, Craig & Virginia	78 Nala Dr	Sandpoint	ID	83864
RP57N03W 260002A	Mc Dowell, Christopher Patrick Kirstin Caroline	5874 S Logan St	Littleton	CO	80121
RP57N03W 260101A	Halverson, Larry A	201 Thousand Oaks Dr	Shady Spring	WV	25918
RP57N03W 260758A	Vachon, Victor M & Jessie M	22977 Hwy 2	Sandpoint	ID	83864
RP57N03W 261230A	Vachon, Victor	22979 Hwy 2	Sandpoint	ID	83864
RP57N03W 261551A	City Of Dover	699 Lakeshore Ave	Dover	ID	83825
RP57N03W 261800A	Blossom, Amanda L Platte, Andy T	792 Wild Turkey Rd	Sandpoint	ID	83864-9336
RP57N03W 261883A	Blackhall, Robert	192 Wild Turkey Rd	Sandpoint	ID	83864
RP57N03W 261940A	Garza, Ernie & Tara R	Po Box 544	Dover	ID	83825-0544
RP57N03W 261951A	Vachon, Victor M	22979 Hwy 2	Sandpoint	ID	83864
RP57N03W 262001A	Stash, Sean Portune, Lisa	Po Box 2613	Sandpoint	ID	83864
RP57N03W 262100A	Welch, Sean P & Jeanne M	5635 Alder Rd	Hood River	OR	97031
RP57N03W 262182A	Kattner, Clifford P & Paula M	92 Wild Turkey Rd	Sandpoint	ID	83864
RP57N03W 267350A	Grove, Carol W & Ray A	19709 39th Pl South	Seattle	WA	98188
RP57N03W 267371A	Grove Trust Ray A & Carole Trustees	171 Lady Hawk Dr	Sandpoint	ID	83864
RP57N03W 267382A	Alvarez Trust Stanley G & Cheryl Trustees	1333 Navello Terrace	El Cajon	CA	92021
RP57N03W 267385A	Etc Fbo:nancy Green Solo 401k Plan Siano, Nancy Trustee	151 Ne 45th Ave	Portland	OR	97213
RP57N03W 267390A	Alvarez Trust Stanley G & Cheryl Trustees	1333 Navello Terrace	El Cajon	CA	92021
RP57N03W 267441A	Grove, Ray A & Carole W	19709 39th Pl S	Seattle	WA	98188
RP57N03W 267451A	Grove, Ray A & Carole W	19709 39th Pl S	Seattle	WA	98188
RP57N03W 267461A	Grove Trust	171 Ladyhawk Dr	Sandpoint	ID	83864
RP57N03W 267471A	Weston Trust Steve & Christel Trustees	6126 W Piaffe Ct	Eagle	ID	83616
RP57N03W 267481A	Alvarez Trust Stanley & Cheryl Trustees	1333 Navello Terrace	El Cajon	CA	92021
RP57N03W 267491A	Moore, Abigail	45 Soaring Eagle Dr	Sandpoint	ID	83864
RP57N03W 267801A	Gibbs, Manord & Linda	Po Box 83	Dover	ID	83825
RP57N03W 269152A	Robertson, Kathryn C Revocable Trust	Po Box 1889	Sandpoint	ID	83864
RP57N03W 269300A	Stebing, Steve & Marie	568 Snug Harbor	Sandpoint	ID	83864
RP57N03W 269370A	John Trust Bachus-John, Marianne John, Kenneth M Trustee	552 Snug Harbor	Sandpoint	ID	83864
RP57N03W 269401A	Klepps, Steven Jay Christine Marie	1466 Shade Tree Circle	Billings	MT	59102
RP57N03W 269402A	Dempsey, Scott & Dawn	500 Snug Harbor	Sandpoint	ID	83864
RP57N03W 269901A	Tangen, Gregory W & Deanna R	372 Snug Harbor	Sandpoint	ID	83864
RP57N03W 269902A	Wright, Steven J	Po Box 3011	Hayden	ID	83835
RP57N03W 269905A	Downing, William & Sharon Revocable Intervivos Tru	454 Snug Harbor	Sandpoint	ID	83864
RP57N03W 269920A	Den Hoed, Andrew John & Robin	157702 Snipes Rd	Grandview	WA	98930

RP57N03W 269930A	Schuler, Randall J & Janet I	420 Snug Harbor	Sandpoint	ID	83864
RP57N03W 269960A	Loeschen, Charles E & Jane M	Po Box 30	Dover	ID	83825
RP57N03W 360020A	United States Of America	Address Not Provided			
RP57N03W 362450A	Rust, Robert E Jr & Marian C	10851 W Pine St	Sandpoint	ID	83864
RP57N03W 362601A	Russell Trusts Julia Virginia Trustee	5914 Holland Rd	Rockville	MD	20851
RP57N03W 363000A	Russell Family Trust	54 Ross Rd	Sandpoint	ID	83864
RP57N03W 363020A	Stubberud Trust Allen R & May T Trustees	8 Tranquilo Dr	Rancho Mission Viejo	CA	92694

Appendix B – Agency Comments



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] City of Dover Planning: AM0005-25 Letter for City of Dover

1 message

Tessa Vogel <tvogel@ruenyeager.com>

Thu, Jun 5, 2025 at 12:33 PM

To: "boccstaff@bonnercountyid.gov" <boccstaff@bonnercountyid.gov>, Bonner County Planning <planning@bonnercountyid.gov>, "brian.domke@bonnercountyid.gov" <brian.domke@bonnercountyid.gov>, "asia.williams@bonnercountyid.gov" <asia.williams@bonnercountyid.gov>, "ron.korn@bonnercountyid.gov" <ron.korn@bonnercountyid.gov>, Jacob Gabell <jake.gabell@bonnercountyid.gov>, Alexander Feyen <alexander.feyen@bonnercountyid.gov>
Cc: Clare Marley <cmarley@ruenyeager.com>, Samuel Stringer <sstringer@ruenyeager.com>, Michele Hutchings <cityclerk@cityofdoveridaho.org>

Hello:

Please see the attached Area of Impact Report for the City of Dover regarding file AM0005-25. A hard copy will be dropped off to the County Planning Department today as well. Thank you.

Tess Vogel, MS**Ruen-Yeager & Associates, Inc.**

219 Pine Street | Sandpoint, Idaho 83864

Office: 208.265.4629 ex.208

tvogel@ruenyeager.com • ruenyeager.com

Engineers | Planners | Surveyors

 **BoCo Areaimpact Report, 06.05.2025.pdf**

4473K



CITY OF DOVER AREA OF IMPACT REQUEST REPORT IN SUPPORT OF PROPOSED BOUNDARIES

June 5, 2025

Via email and hand-delivered

Bonner County Board of Commissioners
Bonner County Planning Director Jacob Gabell

Re: City of Dover Area of Impact Request, File #AM0005-25

Dear Board of Commissioners and Planning Director:

The City of Dover presented its request to establish the Area of Impact (AOI) boundaries pursuant to Idaho Code §67-6526 in writing on February 27, 2025. The written request from Dover Mayor George E. Eskridge and proposed AOI map are attached to this report.

To augment the existing record, Dover wishes to provide additional information in support of its proposed boundaries, based upon the criteria of Idaho Code §67-6526, which provides that:

4. (a) In defining an initial area of impact or in modifying or confirming an existing area of impact, the criteria set forth in this subsection shall be considered:

- (i) Anticipated commercial and residential growth;*
- (ii) Geographic factors;*
- (iii) Transportation infrastructure and systems, including connectivity;*
- (iv) Areas where municipal or public sewer and water are expected to be provided within five (5) years; and*
- (v) Other public service district boundaries.*

ANTICIPATED COMMERCIAL AND RESIDENTIAL GROWTH:

Dover has experienced significant residential growth from the historic mill site with a few small historic homes and now offers a diversity of housing both along the lakeshore and on the hillside north of US-2. That has impacted the population and demographic profile of the community dramatically. The 2020 Dover population, according to the U.S. Census Bureau, was 752. Population predictions for Dover show a $\pm 3\%$ annual population gain, based on current trends. With the build-out of the ± 500 -unit Dover Bay Planned Unit Development nearing, the City is seeing interest in housing construction and development north of the highway. The City has also

P.O. Box 115, 699 Lakeshore Ave., Dover, ID 83825

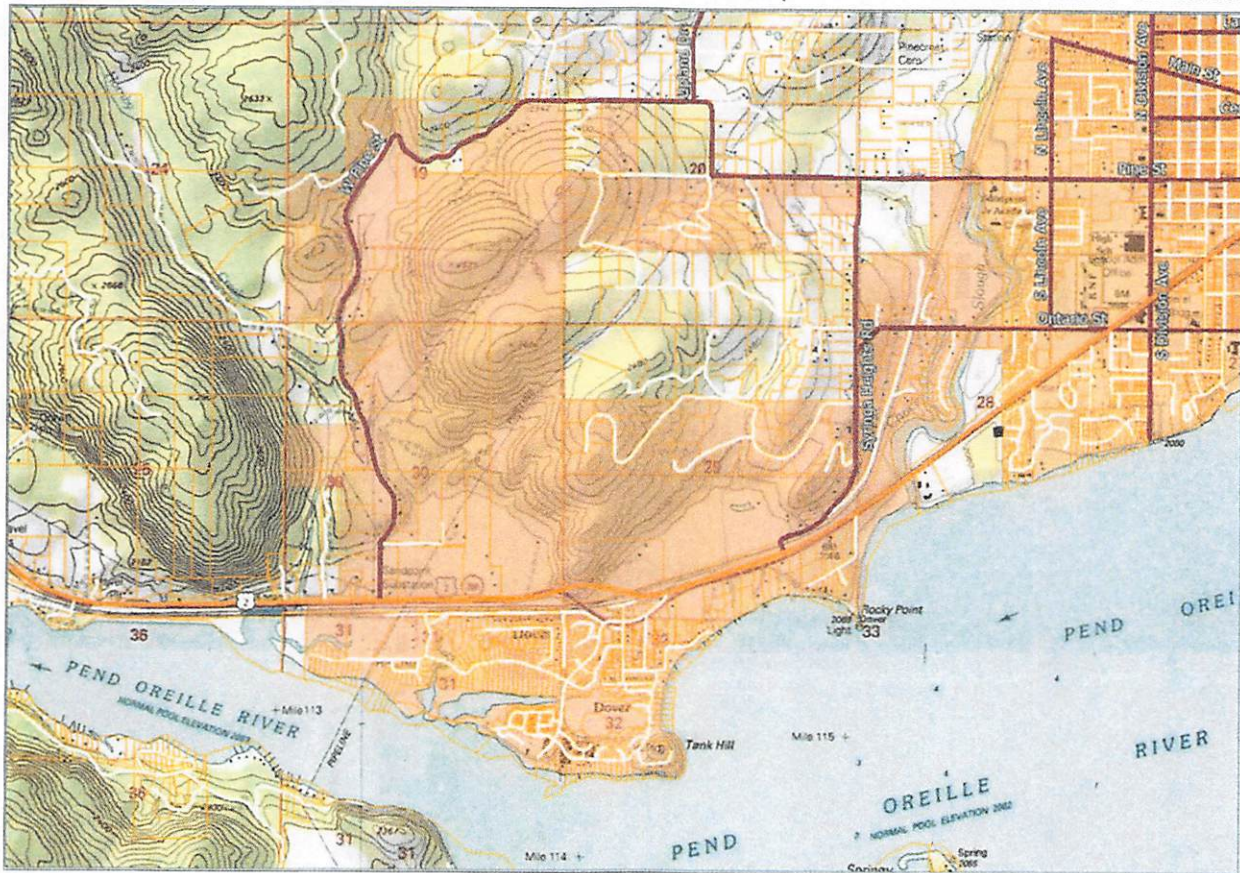
Phone: 208-265-8339 Fax: 208-265-9035

www.cityofdover.id.gov

seen a renewal of the commercial development with the re-opening of the former Thorne Research Center by Golden Tree Holdings, marina expansion, the opening of the new Dover U.S. Post Office, and planning efforts to reshape the commercial core with more mixed use options. To meet these potential growth trends, the City has examined its sewer and water capacities within the city limits and within anticipated growth areas that are a part of the proposed Area of Impact proposed by Dover. The City is also completing an update to its 2017 comprehensive plan.

GEOGRAPHIC FACTORS:

The City of Dover is the near geographic center of Bonner County, lying 30 miles to the east of the Washington State border and 30 miles west of the Montana border. The City has several natural boundaries: the Pend Oreille River to the south and the rising topography to the west and north. Dover trimmed nearly 3,800 acres of land from its current Area of City Impact boundaries for its AOI request, recognizing the limits of future development within these more forested,



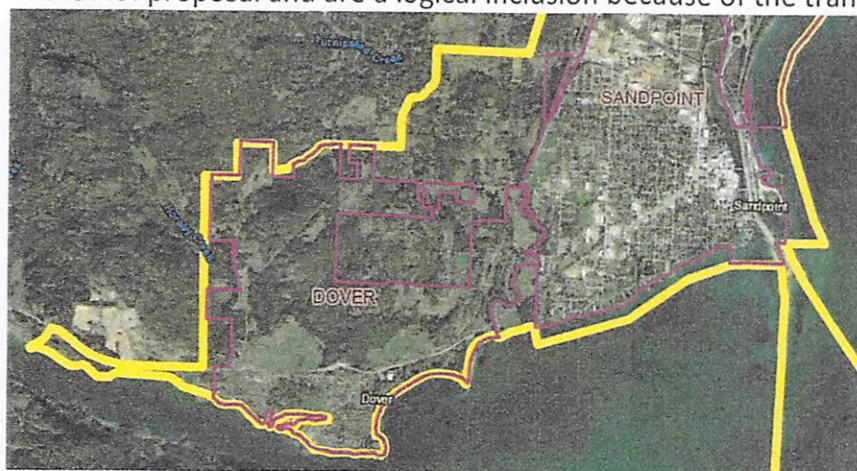
steeper terrains. With the exception of some potential corrections to incorporated boundaries along the shoreline of the Pend Oreille River, city growth is limited to the south by the waterways. The northerly extension of the proposed AOI incorporates lands presently served by Dover wastewater treatment facilities and lands where terrain or road networks offer the ability to extend services and annex lands, if requested. Westerly, the proposed AOI extends to land owned by the City of Dover where a wastewater treatment system was once proposed but not developed. The eastern boundary of the proposed AOI includes an area south of Ontario Street and east of Chuck Slough. A portion of Dover city limits already exists east of the slough, where a sewer main recently was extended to the Sandpoint western boundary at this location to serve future development. (See attached wastewater mapping).

Street, at the Sandpoint city limits. The owners have been contacted by Dover for their input on this proposed mapping inclusion, and Dover will provide additional testimony with respect to their comments at the public hearing. The land represents a geologically "logical" extension of the Dover



TRANSPORTATION INFRASTRUCTURE AND SYSTEMS, INCLUDING CONNECTIVITY;

U.S. Highway 2 forms the major connecting transportation corridor between the north and south areas of incorporated Dover and would provide the connectivity to the westerly extensions of the City within the proposed AOI. Pine Street and West Pine Street provide the perimeter transportation network, looping from Highway 2, northeasterly to the boundary of the city limits and connecting with city interior streets, including Syringa Heights Road and Ontario Street. The Urban Area Transportation Boundary 2020 Census map recently adopted by the County and City includes the stretch of highway extending west to the Snug Harbor area. These areas are included in the AOI proposal and are a logical inclusion because of the transportation connectivity.

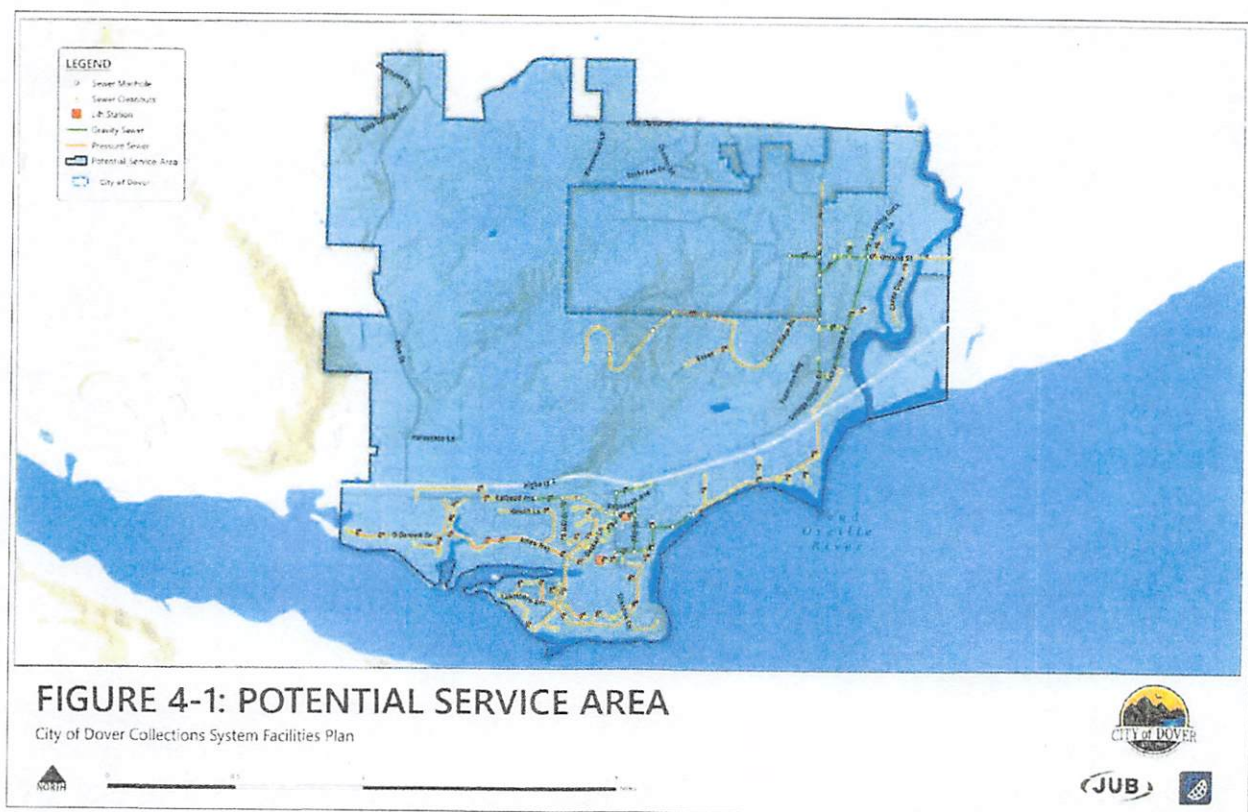


Adopted Urban Area
Transportation
Boundary 2020
Census Map

AREAS WHERE MUNICIPAL OR PUBLIC SEWER AND WATER ARE EXPECTED TO BE PROVIDED WITHIN FIVE (5) YEARS

Wastewater Treatment: Dover recently updated its wastewater treatment master plan and completed a water service master plan to forecast capacities and improvements to serve the lands within the city limits and potential additional lands within the proposed Area of Impact. In comparison to nearby systems, Dover has relatively newer systems with available capacities. Dover owns and operates a septic tank effluent collection system using both gravity and pressure sewers. A part of the wastewater system has already been extended to portions of unincorporated lands within the general Syringa area. (Although water and wastewater systems are no longer extended unless landowners seek annexation into the City of Dover.)

The 2025 wastewater collection system facilities plan prepared by J-U-B Engineers indicates that the growth rate is expected to be 3% per year. The plan includes an examination of the potential and capacity to serve the proposed AOI and needed system improvements. The city intends to serve all new service areas with pressure sewer collection systems. The area south of the highway is nearly built out with available sewer service. Future pressure sewer main lines will be routed in public roads (West Pine, Pine Street, and Syringa Heights). Secondary pressure lines will be routed in private roads that access developments off public roads.



City limits and potential sewer service area, showing proposed AOI

The area north of the highway that are currently served include Canoe Cove, Cedar Ridge, and Syringa Heights Road. But there are areas within the potential growth areas that are not sewered and rely on septic/drainfield systems. Dover was able to extend service to an area along Syringa Heights Road a number of years ago to serve properties where septic/drainfield systems had failed and posed health concerns. The area north of the highway has the greatest growth potential. The potential service area boundary coincides with the proposed AOI, although the

City notes that not all landowners who have functioning septic/drainfield systems may want to be connected to city services.

Water Facilities: Dover updated its water facility plan in 2021 with a modification. The City's water source is the Pend Oreille River. The majority of the water infrastructure was constructed in 1991, with significant improvements and updates in 2007, 2009, and 2024. The City's potable water treatment plan can produce 294,000 gallons per day. The expected build-out demand is 255,000 gallons per day. Build-out conditions are expected to need 346,000 gallons of storage reservoir capacity to provide fire flow and daily flow equalization, according to city engineers. Dover currently has 397,000 gallons of reservoir capacity. Dover's water treatment and storage facilities are capable of meeting build-out condition demands, covering the next 20+ years. Water delivery pipes will need to be installed to new service areas as development occurs.

OTHER PUBLIC SERVICE DISTRICT BOUNDARIES

Dover has a new, enlarged U.S. Post Office to adequately serve the greater Dover area within the proposed impact boundaries. The City offers a wide variety of recreational opportunities, from the City-owned beach at the river front to the Sled Hill and Pine Street Woods. SPOT bus provides service to the city. Dover has extended trail connections from the new post office area to the Dover to Sandpoint trail connector, while private developments have created pathways and sidewalk extensions throughout the City.

The proposed Dover Area of Impact boundaries are consistent with the criteria of Idaho Code §67-6526, based upon this summary report. Dover respectfully requests the Board of County Commissioners approve the AOI boundaries as submitted by the City of Dover.

Sincerely,


Dover Mayor George E. Eskridge

Attachment: City of Dover Area of Impact Draft Map

c: City Planners
 City Attorney
 City Engineers



Jacob Gabell <jacob.gabell@bonnercountyid.gov>

Bonner County Planning - AM0005-25 Agency Review - Modification to the Area of Impact for the City of Dover

DEQ Comments <deqcomments@deq.idaho.gov>

Thu, Jun 5, 2025 at 3:47 PM

To: Bonner County Planning <planning@bonnercountyid.gov>

Good Afternoon,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422

www.deq.idaho.gov

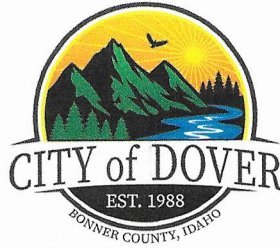
Our mission: To protect human health and the quality of Idaho's air, land, and water.

From: Bonner County Planning <planning@bonnercountyid.gov>

Sent: Thursday, May 29, 2025 3:51 PM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoverydaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; Kristie May

Appendix C – Proposal from the City of Dover



February 27, 2025

Via U.S. Mail and email

Bonner County Board of Commissioners
Bonner County Planning Director Jacob Gabell

Re: City of Dover Area of Impact Request

Dear Board of Commissioners and Planning Director:

Pursuant to Idaho Code §67-6526, "Areas of Impact," the City of Dover requests the Board of County Commissioners establish the boundaries of the Dover Area of Impact, as shown on the attached map.

Dover staff and officials have met with the City of Sandpoint to review where city boundaries and potential areas of impact abut. These reviews were conducted in accord with the Areas of Impact law, which requires abutting cities to conduct negotiations and make recommendations to the respective city councils. However, after these negotiations, the City of Dover determined that the cities cannot reach agreement on certain areas of interest along the Ontario Street/Chuck Slough boundaries. Therefore, Dover hereby submits its separate request to the Board of County Commissioners pursuant to paragraph (a) of subsection §67-6526 (3) of Idaho Code.

In addition to the area of impact boundary proposal, Dover also requests that the future ordinance include a requirement to notify the city of pending development within the area of impact. Dover requests Bonner County continue to provide the city with notifications and the ability to comment on proposed county zoning and comprehensive plan text amendments, subdivisions, zone changes, conditional use permits, and variances. While the City of Dover acknowledges the County's authority to govern within the unincorporated areas, Dover values the right to receive notice and comment on county proposals within its area of impact. The newly enacted Areas of Impact law states cities should receive notice and be able to provide comment on pending development within the area of impact. Adding this requirement to the County's forthcoming ordinance will ensure the continuation of this practice.

The following statements provide evidence supporting the Dover Area of Impact request:

- The proposed boundary reflects a reduction of nearly 3,800 acres of land within the currently adopted Area of City Impact.

P.O. Box 115, 699 Lakeshore Ave., Dover, ID 83825

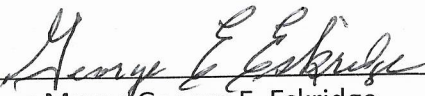
Phone: 208-265-8339 Fax: 208-265-9035

www.cityofdover.id.gov

- None of the requested area exceeds the 2-mile limit set by the newly enacted Areas of Impact law.
- Dover has current water and sewer service capacities and has updated master plans for these services.
- City sewer services have been extended to portions of unincorporated lands within the general Syringa area already.
- Dover has a new, enlarged U.S. Post Office to adequately serve the greater Dover area within the proposed impact boundaries.
- The westerly boundary of the proposed Area of Impact includes lands owned by the City of Dover.
- Based upon the extension of existing sewer services and requests for extensions, Dover does anticipate the potential for commercial or residential growth within these areas.
- The boundaries follow the logical shoreline extensions of the Pend Oreille River to the south, the Sandpoint city limits to the east, and excludes the steeper areas of Carr Creek to the west and Baldy Road to the north.
- Transportation/connectivity: West Pine Street to the north forms a connection for incorporated Dover. U.S. Highway 2 is the major transportation connection from the east to the west boundary of the area of interest.
- Dover has an innovative conservation subdivision ordinance to allow development of properties within sensitive wetlands and floodplain areas, while protecting natural resources.

Dover will further augment its area of impact request with details regarding transportation, services, and growth potential prior to the public hearing. Meanwhile, Dover is willing to assist the County with future mapping and public notices. Please advise if additional mapping details are needed at this time.

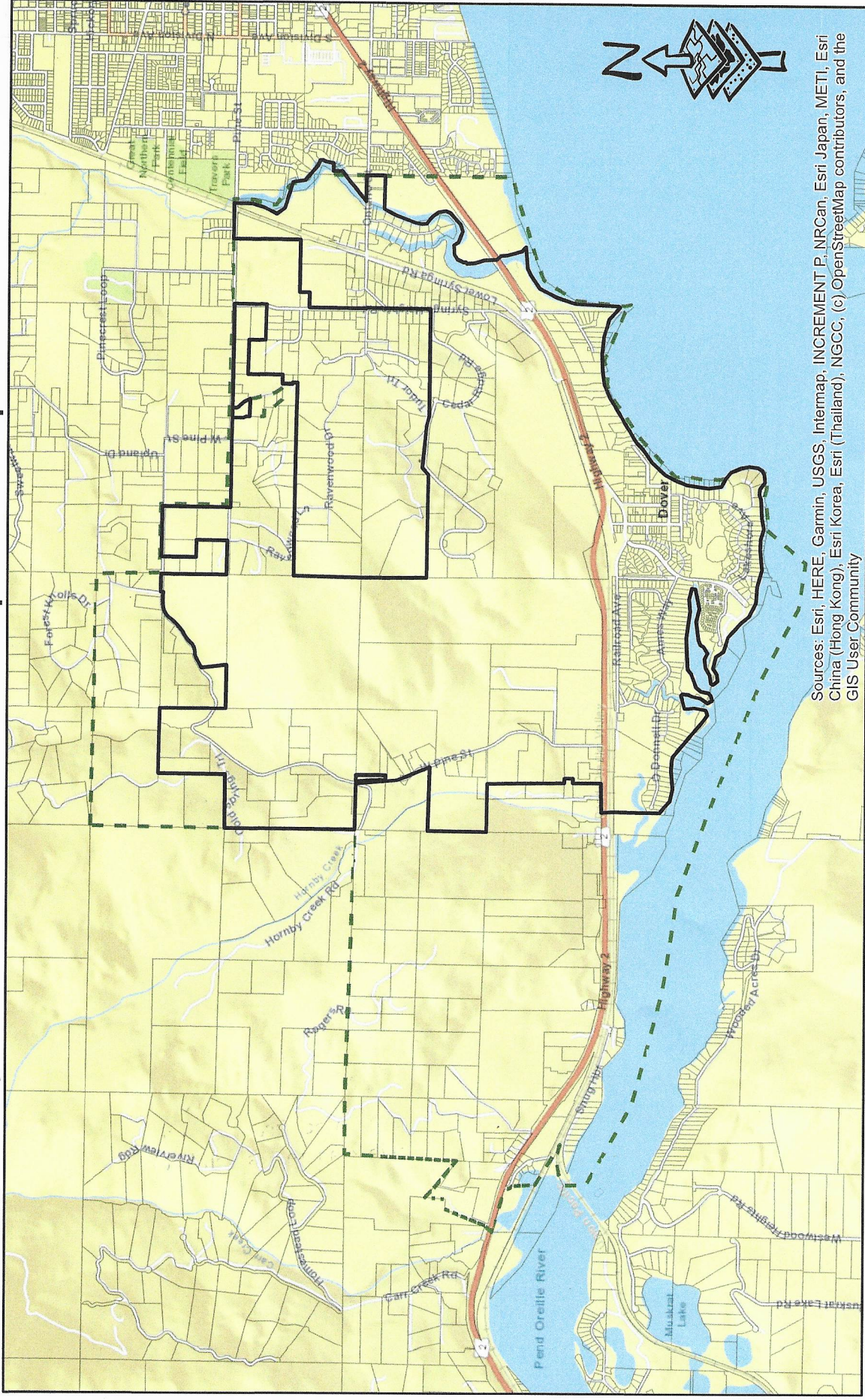
Sincerely,


Dover Mayor George E. Eskridge

Attachment: City of Dover Area of Impact Draft Map

c: City Planners
 City Attorney
 City Engineers

City of Dover Area of Impact Proposal



Legend

Parcels

Dover City Limits

Dover's Proposed Area of Impact

1.7 Miles

0.85

0.425

0

February 25, 2025

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Appendix D – Draft Ordinance

Ordinance No. _____

**City of Dover Area of Impact Agreement
Bonner County Idaho**

AN ORDINANCE OF BONNER COUNTY, IDAHO, ESTABLISHING AN AREA OF IMPACT FOR THE CITY OF DOVER; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Whereas, the Board of Bonner County Commissioners, pursuant to Idaho Code §67-6526, is authorized to establish an area of impact; and

Whereas, the Board of County Commissioner held a duly noticed public hearing on June 16, 2025; and

Whereas, this Ordinance is required by Idaho Code 67-6526;

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNER COUNTY, IDAHO:

SECTION 1. PURPOSE

The purpose of this ordinance is to establish an Area of Impact for the City of Dover as required by Idaho Code § 67-6526. This ordinance ensures coordination between Bonner County and the City of Dover in planning and zoning matters while recognizing the county's jurisdiction over unincorporated areas.

SECTION 2. BOUNDARIES OF THE AREA OF IMPACT

The boundaries of the Area of Impact for the City of Dover shall be as depicted on the official map attached hereto as Exhibit A and incorporated herein by reference. The AOI boundary shall not exceed two (2) miles from the current city limits of Dover, except where necessary to include entire parcels of land or where geographic, infrastructure, or growth considerations warrant.

SECTION 3. CRITERIA FOR ESTABLISHING THE AREA OF CITY IMPACT

In establishing the AOI boundaries, the following criteria were considered in compliance with Idaho Code § 67-6526(4):

1. **Anticipated Growth:** The AOI includes areas likely to experience residential and commercial growth within the next five (5) years.
2. **Geographic Factors:** The AOI considers topographical features, natural barriers, and other geographic constraints.
3. **Transportation Infrastructure:** The AOI encompasses areas with existing or planned transportation systems that connect to the City of Dover.
4. **Public Services:** The AOI includes areas where municipal or public sewer and water services are anticipated to be extended within five (5) years.
5. **Other Public Service District Boundaries:** The AOI aligns with existing public service district boundaries where applicable.

SECTION 4. APPLICABLE PLANS AND ORDINANCES

The Bonner County Comprehensive Plan and zoning and subdivision ordinances shall apply within the AOI. The county may adopt specific provisions for the AOI in coordination with the City of Dover. The City of Dover comprehensive plan may be considered as an advisory document for planning purposes within the AOI.

SECTION 5. ADMINISTRATION

1. **Public Hearings:** The Board of County Commissioners shall notify the City of Dover at least thirty (30) days prior to any public hearing concerning land use applications within the AOI. As part of such public hearing process, the City of Dover shall be provided an opportunity to submit written comments or provide other evidence pertinent to the application.
2. **Review and Modification:** The AOI boundaries shall be reviewed at least once every five (5) years to determine if modifications are necessary. Any modifications shall follow the procedures outlined in Idaho Code § 67-6526(3).
3. **Representation: Repealer Clause:** All ordinances in conflict with this ordinance are hereby repealed in their entireties, including Bonner County Ordinance #486 recorded at Instrument #720183 and Ordinance #487 recorded at #720184, records of Bonner County, Idaho.

SECTION 6. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 7. EFFECTIVE DATE

This ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

ADOPTED as a ordinance of the Board of County Commissioners of Bonner County, Idaho, done this 16th day of June, 2025 upon a majority vote.

BONNER COUNTY BOARD OF COMMISSIONERS

Asia Williams, Chair

Brian Domke, Commissioner

Ron Korn, Commissioner

ATTEST: Michael W. Rosedale, Clerk

By Deputy Clerk

Date

Legal: _____

EXHIBIT A: OFFICIAL MAP OF THE AREA OF IMPACT

Appendix E – Idaho Code §67-6526 (Area of Impact)



Idaho Statutes

Idaho Statutes are updated to the website July 1 following the legislative session.

TITLE 67

STATE GOVERNMENT AND STATE AFFAIRS

CHAPTER 65

LOCAL LAND USE PLANNING

67-6526. AREAS OF IMPACT. (1) Legislative findings and intent.

(a) The legislature finds that areas of impact are properly under the jurisdiction of the county because the elected representatives of citizens in areas of impact are county officials, not city officials. While cities should receive notice of, and may provide input on, applications brought to the county in an area of impact, cities do not govern or control decisions on those applications. County commissioners make the final determination regarding area of impact boundaries within their county.

(b) An area of impact is where growth and development are expected to occur. Areas of impact should be planned for growth and development and should not be used to stop growth and development that conforms to applicable plans and ordinances. Areas of impact should be established, modified, or confirmed based on the ability and likelihood of a city or cities to annex lands within that area of impact in the near future. A city may adopt a comprehensive plan and conduct infrastructure, capital improvement, and other planning activities that extend beyond its current area of impact. Counties and cities shall review their area of impact boundaries at least every five (5) years to determine if modifications are needed or to confirm existing boundaries and may pursue modification of an established area of impact more frequently than every five (5) years.

(c) Prior to conducting the public hearings required under this chapter to establish, modify, or confirm an area of impact, cities and counties should work together to develop a proposed area of impact to be considered at the public hearing.

(d) Decisions regarding the establishment, modification, or confirmation of areas of impact are legislative actions and are not subject to judicial review or challenge except as provided in subsection (5) of this section.

(2) Establishing an area of impact.

(a) Following the notice and hearing procedures provided in section 67-6509, Idaho Code, and in accordance with the provisions of subsection (4) of this section, the board of county commissioners of each county shall adopt by ordinance a map identifying the area of impact within the unincorporated area of the county for each city located in the county. Written notice of the hearing to be conducted under this subsection shall be provided by the county to each owner of property located within a proposed area of impact. If notice is also published pursuant to section 67-6509, Idaho Code, individual property owners may not challenge the proceeding on the basis that they did not actually receive notice by mail. The cost of the notice shall be

reimbursed to the county by the city whose area of impact is under consideration. The board of county commissioners is not required to receive a recommendation from the planning and zoning commission prior to enacting an ordinance establishing an area of impact. An area of impact must be established before a city may annex adjacent territory pursuant to the provisions of section 50-222, Idaho Code.

(b) If the requirements of paragraph (a) of this subsection are not met in establishing an area of impact, the city may demand compliance with this subsection by providing notice to the board of county commissioners of the demand for compliance. Once a demand has been made, a recommendation committee shall be established. The city and county shall each select a representative to participate on the committee within thirty (30) days of the demand for compliance and the process set forth in this paragraph shall commence.

(i) After the city and county representatives have been selected, they shall in turn select another city representative living within the applicable city and another county representative living in the county and not within any city to serve on the recommending committee. Meetings of the recommending committee may be hosted by the city or county and shall be conducted in accordance with Idaho open meetings law. These four (4) persons shall, by majority vote, provide a written recommendation to the board of county commissioners for an area of impact. The written recommendation shall be submitted to the governing boards within one hundred eighty (180) days after the selection of the recommending committee members.

(ii) If the board of county commissioners fails to enact an ordinance providing for an area of impact within ninety (90) days of receipt of the committee recommendation or expiration of the one hundred eighty (180) days for the committee to make its recommendation, the city may file a petition with the district court to identify the area of impact pursuant to subsection (5) of this section and in accordance with other applicable provisions of this section.

(3) Modification or confirmation of area of impact boundaries.

(a) Modification or confirmation of an existing area of impact boundary may be initiated by a city or cities or the county. If a county is initiating a modification or confirmation of an area of impact, the county shall provide at least thirty (30) days written notice to the applicable city or cities of the hearing on the proposed modification or confirmation. Any modifications to or confirmation of an area of impact boundary must be adopted by an ordinance approved by the board of county commissioners of the applicable county, following the notice and hearing procedures provided in section 67-6509, Idaho Code, and in accordance with the requirements for defining an area of impact as set forth in subsection (4) of this section. At least fifteen (15) days prior to the hearing, written notice of the hearing to be conducted under this paragraph shall be provided by the county to each owner of property located within the portion of the area of impact that is proposed to be modified. If notice is also published pursuant to section 67-6509, Idaho Code, individual property owners may not challenge the proceeding on the basis that they did not actually receive notice by mail. If the modification or confirmation

is proposed by a city, then the cost of the notice shall be reimbursed to the county by such city. If the county is pursuing the modification or confirmation, then the cost of notification shall be borne by the county. The board of county commissioners is not required to receive a recommendation from the planning and zoning commission prior to enacting an ordinance modifying or confirming an area of impact.

(b) Where areas of impact abut each other and adjustments are being proposed, or where areas of impact are proposed to abut each other, the cities involved shall negotiate boundary adjustments to be recommended to the respective city councils. The city council of each city must approve the area of impact or modifications thereto to be proposed to the board of county commissioners. These decisions by the city councils are proposals and not subject to judicial review or challenge. If the cities with impact area boundaries that abut or are proposed to abut each other reach agreement on the proposed boundaries or adjustments thereto, the requested boundaries or adjustments shall be collectively submitted by the cities to the county for consideration in accordance with paragraph (a) of this subsection. If the cities cannot reach agreement, then any or all of the cities involved may submit their requests to the board of county commissioners for consideration pursuant to paragraph (a) of this subsection. In either case, the county shall conduct at least one (1) consolidated public hearing where it considers all such requests together.

(c) The county may accept, reject, or modify a city's requested modification or confirmation regarding an impact area boundary, but if the county does not make a final decision on the request within ninety (90) days of submission of the request, the city may petition the court to make a determination on the request pursuant to subsection (5) of this section.

(4) Provisions applicable to areas of impact.

(a) In defining an initial area of impact or in modifying or confirming an existing area of impact, the criteria set forth in this subsection shall be considered:

- (i) Anticipated commercial and residential growth;
- (ii) Geographic factors;
- (iii) Transportation infrastructure and systems, including connectivity;
- (iv) Areas where municipal or public sewer and water are expected to be provided within five (5) years; and
- (v) Other public service district boundaries.

(b) In addition to the criteria set forth in paragraph (a) of this subsection, an area of impact shall not exceed the areas that are very likely to be annexed to the city within the next five (5) years. Except as otherwise provided in this paragraph, an area of impact shall not extend more than two (2) miles from existing city limits. An area of impact boundary shall not divide county recognized parcels of land. If only a portion of a recognized parcel falls within the two (2) mile limit, then the boundary may extend beyond two (2) miles on that parcel so that it encompasses the entire parcel. Adjustments to an area of impact may be proposed and considered at any time following the initial establishment of the area of impact.

(c) Areas of impact may cross county boundaries only by approval of the governing board of county commissioners after following the procedures and complying with the requirements for modification or confirmation of an area of impact boundary.

(d) Areas of impact shall not overlap.

(e) The applicable county's comprehensive plan and zoning and subdivision ordinances shall apply in the area of impact. The county may adopt individual county comprehensive plan and zoning and subdivision ordinance provisions regarding a specific area of impact.

(f) Following adoption of an area of impact, the board of county commissioners shall provide the city with written notice at least fifteen (15) days in advance of any county public hearings held pursuant to this chapter or to chapter 13, title 50, Idaho Code, involving land within that area of impact.

(g) Areas of impact shall remain fixed until modifications are made pursuant to subsection (3) of this section.

(h) Prior to considering a request to establish, modify, or confirm an area of impact, the governing boards may, but are not required to, submit the request to the planning, zoning, or planning and zoning commission for recommendation. Each commission shall have a reasonable time fixed by its governing board in compliance with all required timelines set forth in this section to make its recommendation to the governing board. The county and the city shall undertake a review of the area of impact at least once every five (5) years and shall consider whether adjustments are in the best interests of the citizenry.

(i) This section shall not preclude annexation or other growth and development in areas of any county within the state of Idaho that are not within the areas of impact provided for herein.

(j) The county's decision establishing, modifying, or confirming the boundaries for an area of impact shall be made in writing and shall contain the reasoning of the board of county commissioners, including application of the facts relied upon by the commissioners and the application of the pertinent requirements and criteria to establish or modify an area of impact.

(k) If the area of impact has been properly established, persons living within the delimited area of impact shall be entitled to representation on the planning, zoning, or the planning and zoning commission of the city of impact. Such representation shall as nearly as possible reflect the proportion of population living within the city as opposed to the population living within the areas of impact for that city. To achieve such proportional representation, membership of the planning, zoning or planning and zoning commission may exceed twelve (12) persons, notwithstanding the provisions of subsection (a) of section 67-6504, Idaho Code. In instances where a city has combined either or both of its planning and zoning functions with the county, representation on the resulting joint planning, zoning or planning and zoning commission shall as nearly as possible reflect the proportion of population living within the impacted city, the area of impact outside the city, and the remaining unincorporated area of the county. Membership on such a joint planning, zoning or planning and zoning commission may exceed twelve (12) persons, notwithstanding the provisions of section 67-6504(a), Idaho Code.

(5) Petitions for review of establishment, modification, or confirmation of area of impact. The decisions by the board of county commissioners regarding the establishment, modification, or confirmation of areas of impact are legislative actions and are not subject to judicial review, declaratory action, or other legal challenge, except as specifically provided in this subsection.

(a)(i) If a county has not complied with the provisions of subsection (2) or (3) of this section, the city seeking the establishment, modification, or confirmation of an area of impact may petition the district court to establish, modify, or confirm an area of impact that meets the criteria and requirements of subsection (4) of this section in accordance with the procedures provided in this subsection. If the modification of an area of impact boundary involves areas of impact boundaries that abut each other or that are proposed to abut each other, then any city whose area of impact abuts or is proposed to abut another area of impact boundary may file a petition challenging the county's determination regarding only those boundaries that abut or that are proposed to abut each other. Any petition regarding a proposed area of impact or portion thereof that is subject to challenge must be filed in the county in which the proposed area of impact or portion thereof is located.

(ii) Before a city may file a petition for review of an area of impact decision made by the county, as provided in paragraph (a)(i) of this subsection, it must first file a request for reconsideration with the board of county commissioners. Such request must be filed within fourteen (14) days of the issuance of the written decision by the board of county commissioners and must specify deficiencies in the decision of the board of county commissioners. Filing a timely request for reconsideration is a prerequisite to the city having standing to file a petition with the district court. The county shall act on and issue a written decision on the request for reconsideration within thirty (30) days of receipt of the request or the request shall be deemed denied. A petition challenging the decision of the county must be filed by the city within twenty-eight (28) days after the issuance of a decision by the county on the request for reconsideration or expiration of the thirty (30) day period for the county to act on the request.

(b) When filing a petition challenging the decision of the board of county commissioners with the clerk of the court, the petitioner shall pay a fee of one hundred dollars (\$100), which fee shall be in full for all clerk's fees except the regular fees provided by law for appeals. The court shall fix a time for the hearing on the petition to be held no less than thirty (30) days and no more than ninety (90) days from the filing of the petition. The petitioner shall serve or cause to be served a copy of the petition and notice of the hearing on the board of county commissioners or county clerk and the mayor or city clerk of such other city whose area of impact boundary is in question pursuant to paragraph (a) of this subsection at least twenty (20) days before the date of the hearing.

(c) No petition, objection, or reply authorized under this subsection need be verified.

(d) The hearing on a petition filed pursuant to this subsection shall be held within the county in which the area of impact or portion thereof is situated. The regular district court reporter shall reduce to writing the testimony and evidence introduced in the same manner as in a trial of civil actions. The judge of the court, either before or after the hearing, may view the lands pertaining to the proposed area of impact, lands on the outside of the city or cities in the same vicinity in which the lands sought to be included in the area of impact are situated, and other lands within the corporate limits of the city that might in any way be affected by the granting of the petition. The judge may consider such modifications as the judge finds in connection with the evidence introduced at the hearing, in making and arriving at a final decision and determination of the matter.

(e)(i) If the court finds that the board of county commissioners did not follow the notice and hearing requirements provided in this subsection, the court shall remand the matter back to the board of county commissioners to comply with the requirements and issue a new decision. If the court finds that the decision of the board of county commissioners was not arbitrary, capricious, or an abuse of discretion, the court shall affirm the decision of the board of commissioners. If the court finds that the decision of the board of county commissioners was arbitrary, capricious, or an abuse of discretion, the court may remand the matter to the board of county commissioners to correct its decision or the court may determine the appropriate boundaries of the area of impact in question before it. It shall not be necessary for the judge of the court to make written findings of fact or conclusions of law unless the court establishes the area of impact boundary. The court may award attorney's fees and costs to the prevailing party in such an action only if it finds that the other party or parties acted without a reasonable basis in fact or law.

(ii) If the court establishes the area of impact boundary, such boundary shall become the area of impact boundary as of the date of the decree establishing the boundary. Within twenty (20) days after the filing of the decree, the petitioner shall file or cause to be filed with the county recorder and with the city clerk a certified copy of the decree. The board of county commissioners shall adopt an ordinance consistent with the court decree within thirty (30) days of the entry of the decree or be subject to contempt and other sanctions or actions deemed appropriate by the court.

(f) Any city or county aggrieved by the decision of the court may appeal from the decision and judgment to the supreme court. The procedure of the appeal shall be the same as the procedure for appeals from final judgment in civil actions.

(6) Cities and counties shall review their existing areas of impact and shall reestablish the areas in conformance with the provisions of this section by December 31, 2025. Failure to timely conduct such review and reestablishment shall nullify the current area of impact boundaries and require the city and county to go through the process set forth in subsection (2) of this section.

History:

[67-6526, added 1975, ch. 188, sec. 2, p. 515; am. 1977, ch. 155, sec. 1, p. 396; am. 1979, ch. 87, sec. 1, p. 212; am. 1993, ch. 55, sec. 1, p. 150; am. 1995, ch. 118, sec. 97, p. 506; am. 1996, ch. 116, sec. 2, p. 428; am. 1999, ch. 251, sec. 1, p. 651; am. 2002, ch. 333, sec. 6, p. 947.; am. 2024, ch. 227, sec. 2, p. 796.]

How current is this law?