

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

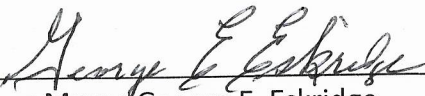
Phone: 208-265-8339 Fax: 208-265-9035

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,

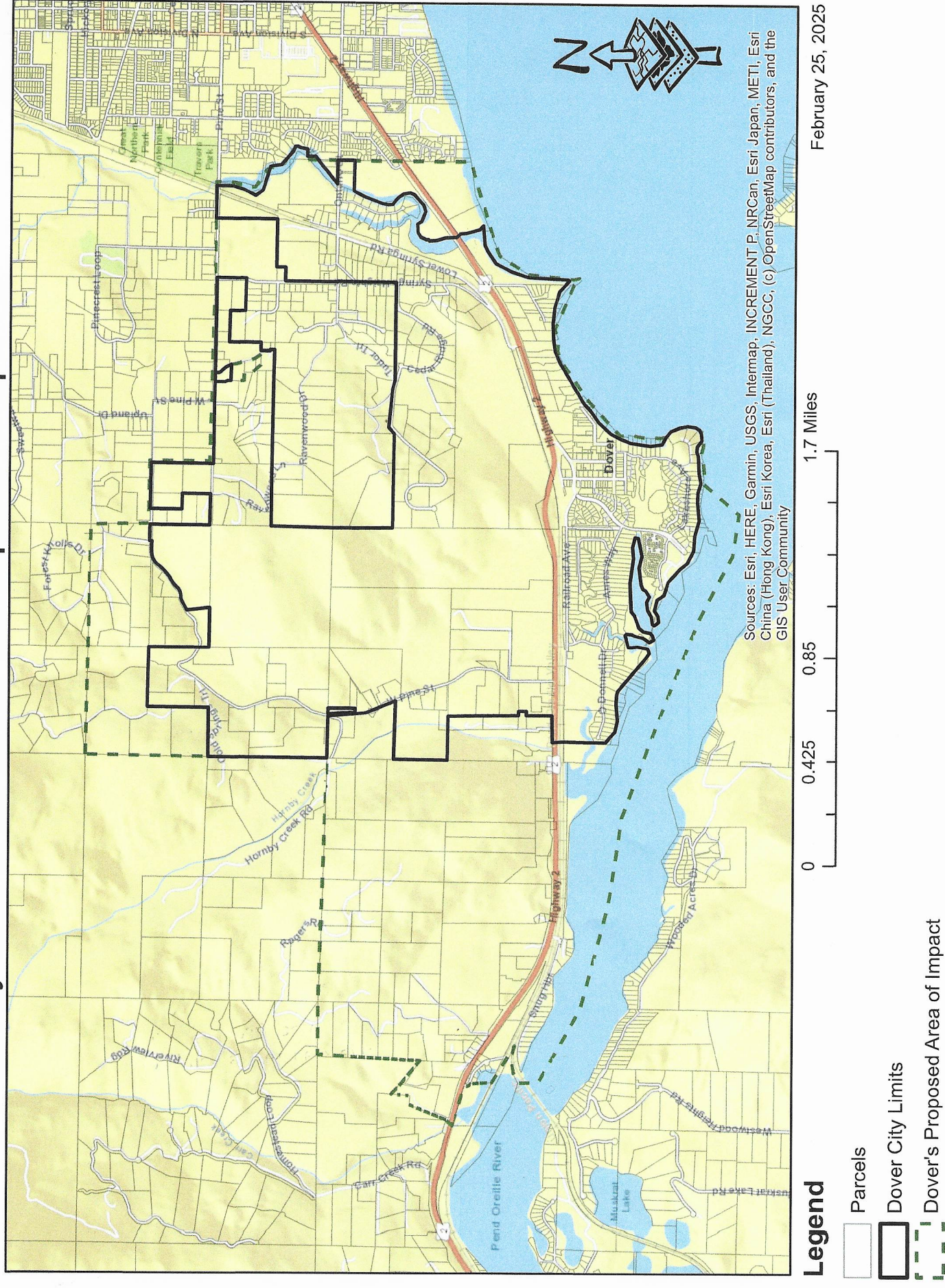


 Dover Mayor George E. Eskridge

Attachment: City of Dover Area of Impact Draft Map

c: City Planners
 City Attorney
 City Engineers

City of Dover Area of Impact Proposal



February 25, 2025

Produced by: S.N.S.