

# 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](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Board of County Commissioners Staff Report for June 16, 2025

---

### Amendment Title

**Area of Impact – City of East Hope**

### File Number, Type:

**AM0010-25; Modification to the Area of Impact for the City of East Hope**

### Proposal:

Bonner County has proposed to modify the Area of Impact (AOI) for the City of East Hope 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.

### Applicants:

City of East Hope

### Notice Provided:

Agency Notice: May 29, 2025

Published in Newspaper: May 29, 2025

Notice to Properties Owners: May 29, 2025

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.

### Appendices

Appendix A – Notice of Public Hearing & Record of Mailing

Appendix B – Agency Comments

Appendix C – Proposal from the City of East Hope

Appendix D – Draft Ordinance

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

---

## **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:**

Idaho Department of Environmental Quality

**No other agency comments were received.**

**Public Comments:** As of the date of this staff report, no public comments were received regarding the proposal.

---

## **Historical Context and Legislative Changes:**

---

The current Area of City Impact (ACI) agreement was adopted on January 29, 1978, via Ordinance 124. The ACI map was established on January 29, 1978 via Ordinance 123. 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.

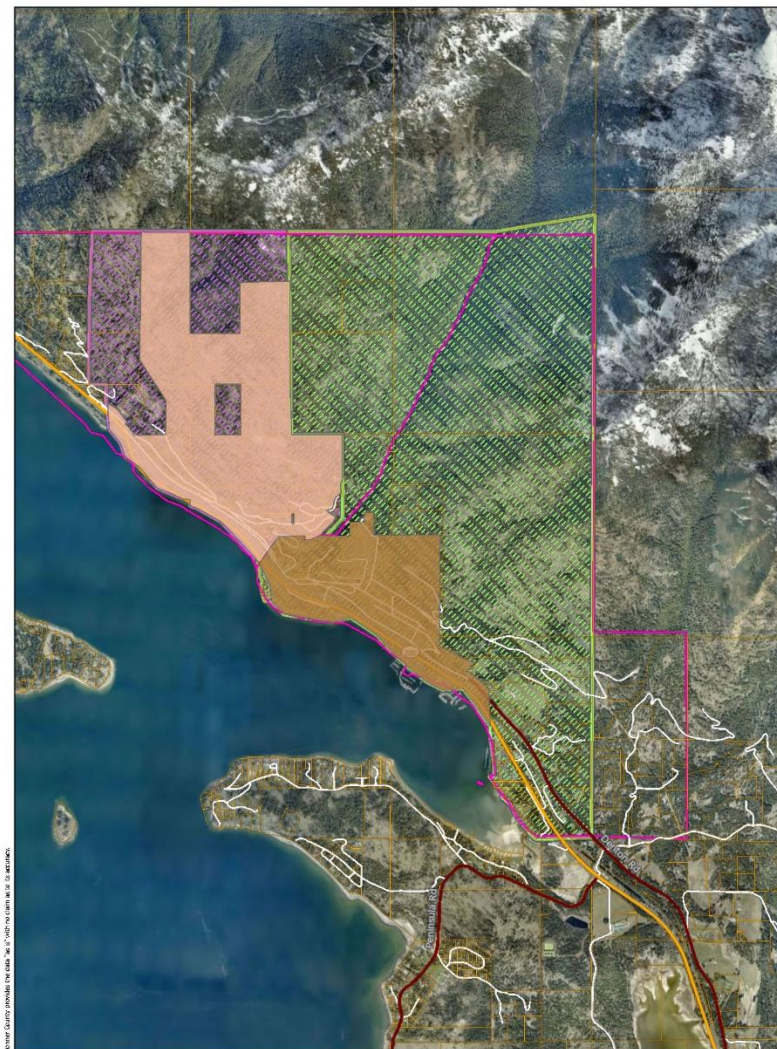
During the 2024 legislative session, Senate Bill 1403 was passed and signed into law. This bill amended Idaho Code §67-6526, making several substantive changes to the regulation of Areas of Impact.

### **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:

Hope and East Hope ACI/AOI Map

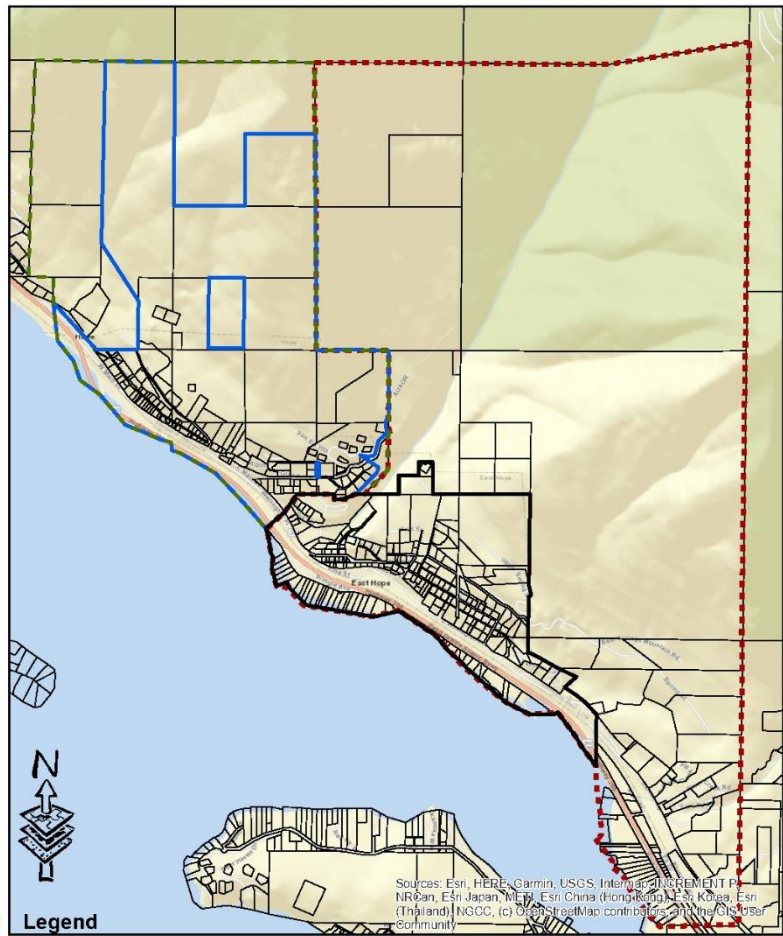


Cities  
 East Hope  
 Hope  
 Road Centerlines  
 Primary  
 Secondary  
 Local; Ramp  
 Parcels  
 AOI Proposed 2025  
 East Hope  
 Hope  
 Area of City Impact

0 0.28 0.55 mi  
 0 0.45 0.9 km

Brower County Planning

East Hope and Hope Proposed Area of Impact



Legend

East Hope City Boundary  
 Hope Proposed Area of Impact  
 Hope City Boundary  
 East Hope Proposed Area of Impact  
 Parcels

5/19/2025

2025/05/19: This map is based upon current data and is not a legal document. It is for informational purposes only and does not represent current land ownership and can contain errors. It is not intended to be used for legal purposes. The map is created solely for the planning purposes identified within the map. Location of boundaries are intended to be representative. Data changes in accuracy. The map is based on third party source data to create this map. While every effort is made to ensure accuracy and currency of the mapping data, the company does not accept any responsibility or liability for any losses or damages arising from anyone who may use this information.

219 Pine Street  
 Sandusky, Michigan 49884  
 5001 N. Highway, Ste 102  
 Corner of Brown, Michigan 49814

ENGINEERS • PLANNERS • SURVEYORS

---

## **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 East Hope, 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 East Hope’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 East Hope Area of Impact Proposal for Compliance with Idaho Code §67-6526**

The City of East Hope submitted a formal request on May 21, 2025, to update its Area of Impact (AOI) boundary in accordance with Idaho Code §67-6526. The request was approved by the East Hope City Council and submitted jointly with the City of Hope for consideration by the Board of County Commissioners. The proposal and corresponding boundary map are provided in Appendix C of this staff report.

Under Idaho Code §67-6526(1), an AOI may not extend more than two (2) miles beyond a city’s incorporated boundaries. Planning and GIS staff reviewed the proposed boundary and confirmed that the City of East Hope’s proposed AOI does not exceed this statutory distance limitation.

Idaho Code §67-6526(1)(b) requires that the AOI boundary include only areas “very likely to be annexed within the next five (5) years.” Over the past ten (10) years, the City of East Hope has annexed one property of approximately 7.019 acres, a portion of which is owned by the City. The proposed AOI includes properties adjacent to the existing city limits, as well as large parcels to the north that are government-owned and form part of the City’s watershed. While these parcels are not currently developed for urban purposes, their inclusion within the AOI supports the City’s interest in watershed protection and future service planning.

The proposal reflects a reconfiguration of the existing Area of City Impact, reducing the boundary on the east side and expanding the boundary on the west side. These adjustments appear to align the AOI boundary more closely with municipal interests and the requirements of Idaho Code §67-6526, focusing on areas of future relevance to the City.

The City of East Hope and the City of Hope collaborated to adjust their shared AOI boundary along Strong Creek, ensuring clarity in jurisdictional boundaries. The cities submitted consistent proposals and maps to support their respective requests.



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.

Based on the review of the submitted materials, the City of East Hope's proposal appears to meet the statutory requirements for AOI boundary designation and reflects the intent of Idaho Code §67-6526 to align AOI boundaries with areas likely to experience annexation.

**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 AM0010-25 to adopt, Area of Impact for the City of East Hope 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 staff planning 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 East Hope as presented or amended in this hearing, and providing for an effective date.

**MOTION TO DENY:** I move to deny this FILE AM0010-25 to adopt, Area of Impact for the City of East Hope 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. The City of East Hope's proposed Area of Impact (AOI) boundary extends to the statutory two-mile limit but does not exceed it in any direction, satisfying Idaho Code §67-6526(1).
4. Planning and GIS staff reviewed the City of East Hope's proposed Area of Impact boundary and determined that it does not extend more than two (2) miles beyond the existing city limits, consistent with the limitations set forth in Idaho Code §67-6526(1).
5. The City of East Hope has annexed one property of approximately 7.019 acres in the past ten (10) years, a portion of which is owned by the City.
6. The City of East Hope's proposed AOI includes large parcels to the north of the city that are government-owned properties and form part of the City's watershed.
7. The City of East Hope coordinated with the City of Hope to adjust their shared AOI boundary along Strong Creek. The adjustment clarifies jurisdictional divisions between the two cities, and consistent proposals were submitted for the Board's consideration.
8. Idaho Code §67-6526(3) provides that cities with abutting boundaries negotiate in good faith to recommend AOI boundaries. In the absence of an agreement, 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](http://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 **28<sup>th</sup>** day of **May, 2025**.

A handwritten signature in black ink that reads "Jenna Brown".

Jenna 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 AM0009-25 – Modification to the Area of Impact for the City of Hope**

Bonner County has proposed to modify the Area of City Impact (AOI) for the City of Hope 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](http://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](mailto: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



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **29<sup>th</sup>** 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 AM0009-25 – Modification to the Area of Impact for the City of Hope**

Bonner County has proposed to modify the Area of City Impact (AOI) for the City of Hope 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](http://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](mailto: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

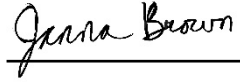
## **RECORD OF MAILING**

**Page 1 of 1**

**File No.: AM0009-25**

**Record of Mailing Approved By:** 

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



Janna Brown, Administrative Assistant III

Assessor - Email

Bay Drive Recreation District - Email

Bonner County Airport Manager - Email

Bonner County EMS - Email

Bonner County Road & Bridge - Email

Bottle Bay Water & Sewer District - Email

City of Dover - Email

City of Hope - Email

City of Oldtown - Email

City of Priest River - Email

City of Spirit Lake - Email

Coolin-Cavanaugh Bay Fire District - Email

East Bonner Library - Email

Ellisport Bay Sewer - Email

GEM STATE MINER - U.S. Mail

Idaho Department of Environmental Quality (DEQ) - Email

Idaho Department of Lands - CDA - U.S. Mail

Idaho Department of Lands - Navigable Waters & Mining - Email

Idaho Department of Water Resources - IDWR - Email

Idaho Transportation Department- District I - Email

Kalispel Bay Sewer & Water - U.S. Mail

KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail

Laclede Water District - Email

Lake Pend Oreille School District, #84 (Transportation) - Email

Little Blacktail Ranch Water Association - U.S. Mail

Northern Lights, Inc. - Email

Northside Fire District - Email

Panhandle Health District - Email

Priest Lake Public Library District - Email

Sagle Valley Water & Sewer - Email

Schweitzer Fire District - Email

Selkirk Fire, Rescue & EMS - Email

Southside Water & Sewer District - Email

Spokesman-Review - U.S. Mail

Swan Shores Sewer District - U.S. Mail

Tamarack Village Water & Sewer - U.S. Mail

Trestle Creek Sewer District - Email

U.S. Fish & Wildlife Service - Email

West Bonner County Cemetery District - Email

West Bonner Library - Email

West Pend Oreille Fire District - Email

Avista Utilities - Email

Bayview Water & Sewer - Email

BONNER COUNTY DAILY BEE - U.S. Mail

Bonner County Floodplain Review - Email

Bonner County Sheriff - Email

City of Clark Fork - Email

City of East Hope - Email

City of Kootenai - Email

City of Ponderay - Email

City of Sandpoint - Email

Coolin Sewer District - Email

Drainage District #7 - Email

East Priest Lake Fire District - Email

Garfield Bay Water & Sewer District - Email

Granite Reeder Water & Sewer District - Email

Idaho Department of Fish & Game - Email

Idaho Department of Lands - Coolin - Email

Idaho Department of Lands - Sandpoint - Email

Idaho Transportation Department (Aeronautics) - U.S. Mail

Independent Highway District - Email

Kootenai-Ponderay Sewer District - Email

KSPT-KPND-KIBR RADIO - U.S. Mail

Lake Pend Oreille School District, #84 (Admin Office) - Email

Lakeland Joint School District, #272 - Email

North of the Narrows Fire District - Email

Northland/Vyve Cable Television - Email

Outlet Bay Sewer District - Email

Pend Oreille Hospital District - Email

Priest Lake Translator District - Email

Sam Owen Fire District - Email

SELKIRK ASSOCIATION OF REALTORS - U.S. Mail

Selkirk Recreation District -Email

Spirit Lake Fire District - Email

State Historical Society - Email

Syringa Heights Water Association - Email

Timber Lake Fire District - Email

U.S. Army Corps of Engineers - Email

U.S. Forest Service - U.S. Mail

West Bonner County School District, #83 - Email

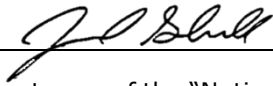
West Bonner Water & Sewer District - Email

West Priest Lake Fire District - Email


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

Page 1 of 1

File Number: AM0009-25

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 29<sup>th</sup> day of May 2025.

  
**Janna Brown, Administrative Assistant III**

| name            | owner1   | mailing              |            |    |            |
|-----------------|--|----------------------|------------|----|------------|
| RP57N01E262401A | United States Government                           | Address Not Provided |            |    |            |
| RP57N01E266000A | Butler, Leonard E                                  | Po Box 213           | Clark Fork | ID | 83811      |
| RP57N01E270600A | Van Stone, Gary R & Alice B Revocable Living Trust | Po Box 104           | Hope       | ID | 83836      |
| RP57N01E277800A | Van Stone, Gary R & Alice B Revocable Living Trust | Po Box 104           | Hope       | ID | 83836      |
| RP57N01E278400A | Van Stone, Gary R & Alice B                        | Po Box 104           | Hope       | ID | 83836      |
| RP57N01E278850A | Lindgren, Benjamin R                               | Po Box 334           | Hope       | ID | 83836      |
| RP57N01E279153A | Van Stone, Gary R & Alice B Revocable Living Trust | Po Box 104           | Hope       | ID | 83836      |
| RP57N01E279200A | Van Stone Trust Van Stone, Jeffrey                 | Po Box 104           | Hope       | ID | 83836      |
| RP57N01E279400A | Ponack, Nickolas Estate Kiernes, Forrest & Linda   | 1870 N Duck Hawk Ave | Kuna       | ID | 83634-3418 |
| RP57N01E351721A | Alexander-Brockus Timber, Llc                      | Po Box 252           | Hope       | ID | 83836      |

## **Appendix B – Agency Comments**





Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] RE: Bonner County Planning - AM0009-25 Agency Review - Modification to the Area of Impact for the City of Hope**

1 message

**DEQ Comments** <deqcomments@deq.idaho.gov>  
To: Bonner County Planning <planning@bonnercountyid.gov>

Thu, Jun 5, 2025 at 3:48 PM

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](http://www.deq.idaho.gov)

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

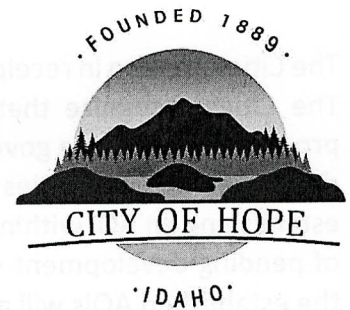
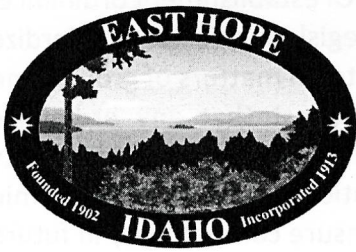
---

**From:** Bonner County Planning <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>

**Sent:** Thursday, May 29, 2025 4:11 PM

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

## **Appendix C – Proposal from the City of East Hope**



May 21, 2025

Via email

Bonner County Board of Commissioners  
Bonner County Planning Director Jacob Gabell

Re: City of East Hope and City of Hope Area of Impact Requests

Dear Board of Commissioners and Planning Director:

Pursuant to Idaho Code § 67-6526, "Areas of Impact," the Cities of East Hope and Hope hereby submit their joint formal request to the Board of County Commissioners for establishment of certain boundaries for the East Hope and Hope Area of Impacts (AOI).

As the County is well aware, newly adopted legislation by the state of Idaho modified a number of criteria which define an AOI, including definitional changes which now state that an AOI should include only those areas which are "very likely to be annexed to the city within the next five (5) years." As a result, both the East Hope and Hope City Councils have reviewed where potential modifications to the current Area of City Impacts (ACI) may be needed in order to meet this new legislation. The cities have concluded the current ACI boundaries should be adjusted as follows:

- Adjust the shared AOI boundary along Strong Creek as it enters the City of East Hope to have the City of Hope's AOI be the land northwest of Strong Creek and the area of land southeast of Strong Creek (in the southeast quarter of the northeast quarter of Section 35) be in the City of East Hope's AOI. The purpose for the proposed westerly extension of the East Hope boundary is to encompass the city's water system.
- Enlarge the City of East Hope's AOI to include those portions of the current ACI of Hope in the western half of Section 26 and all of Section 25, as illustrated on the proposed AOI boundary map.
- Reduce the City of East Hope's AOI to no longer include the west half of section 6.
- Leave the boundaries of the City of Hope unchanged except as otherwise noted above and with the reduction of the westerly boundary of the current Area of City Impact, as shown on the attached map.

Consistent with Idaho Code § 67-6526(3)(a), the Cities hereby submit their requests to the Board of County Commissioners for an Area of Impact (AOI) boundary, as shown on the attached map.

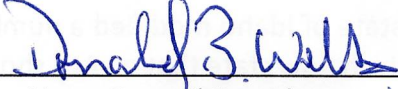
The following statements provide evidence in support the East Hope and Hope AOI requests:

- The proposed boundaries reflect a reduction of land from the currently adopted ACI.
- None of the requested land within either proposed AOI exceeds the 2-mile limit set by the newly enacted legislation.

The Cities are also in receipt of the preliminary draft of the County's AOI establishment ordinance. The Cities recognize that an underlying intent of the new AOI legislation is to standardize processes and ensure government entities can continue to collaborate on matters of growth and development. The Cities of East Hope and Hope respectfully request that any ordinance establishing an AOI within Bonner County include a requirement to timely notify an affected city of pending development within the area of impact. Prompt notification of development within the established AOIs will allow meaningful input from the cities to ensure compatibility in future land use planning decisions. To accomplish this, such ordinance language should include notification to affected cities when there are proposed county zoning and comprehensive plan amendments, subdivisions, conditional use permits, and variances. Adding this requirement to the County's forthcoming ordinance to include a minimum 30-day notice will ensure the continuation of this practice and support of said ordinances by the Cities of East Hope and Hope.

Please advise if additional mapping or AOI boundary details are needed, or if the County desires further explanation on the need for inclusion of notice language within its proposed ordinance. Otherwise, the Cities of East Hope and Hope look forward to working together with the County to ensure a smooth adoption process of AOI boundaries and develop an ordinance which can protect the interests of both County and City processes.

Sincerely,

  
East Hope Council President 5/22/25

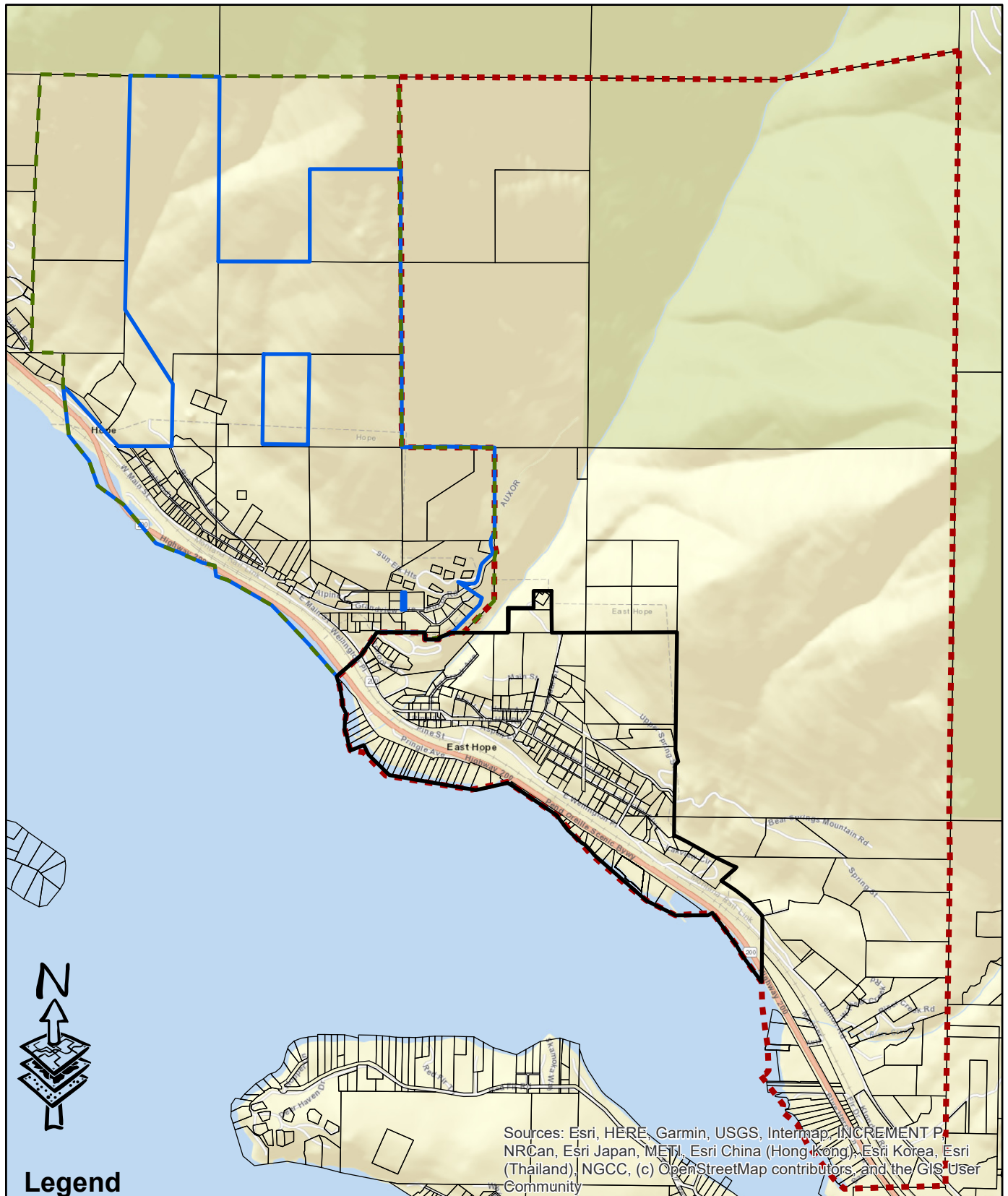
Hope Council President

Attachment: Cities of East Hope and Hope Area of Impact Draft Map

c: City Planners



# East Hope and Hope Proposed Area of Impact



5/19/2025

- Legend**
- East Hope City Boundary
  - Hope Proposed Area of Impact
  - Hope City Boundary
  - East Hope Proposed Area of Impact
  - Parcels

DISCLAIMER: This map is based upon (source/Bonner County GIS/Google map etc.) and does not represent survey level accuracy and can contain errors inherent with mapping at this scale. Map details and the associated data are created solely for the planning purposes identified within this map. Location of boundaries are intended to be representative. Ruen-Yeager & Associates, Inc. relies on third party source data to create this map. While every effort is made to ensure accuracy and currency of the mapping data, the company does not accept any responsibility or liability for any losses or damages arising from anyone who may use this information.



ENGINEERS ♦ PLANNERS ♦ SURVEYORS

219 Pine Street  
Sandpoint, Idaho 83864  
3201 N. Huettner, Ste. 102  
Coeur d'Alene, Idaho 83814

## **Appendix D – Draft Ordinance**

Ordinance No. \_\_\_\_\_

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

**AN ORDINANCE OF BONNER COUNTY, IDAHO, ESTABLISHING AN AREA OF IMPACT FOR THE CITY OF HOPE; 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 Hope as required by Idaho Code § 67-6526. This ordinance ensures coordination between Bonner County and the City of Hope 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 Hope 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 Hope, 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 Hope.
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 Hope. The City of Hope 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 Hope 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 Hope 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. **Repealer Clause:** All ordinances in conflict with this ordinance are hereby repealed in their entireties, including Bonner County Ordinance #119 recorded at Instrument #201820 and Ordinance #120 recorded at #201821, 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 16<sup>th</sup> 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?