

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.

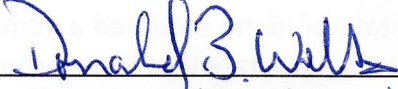
The following statements provide evidence in support the East Hope and Hope AOI requests:

- 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,

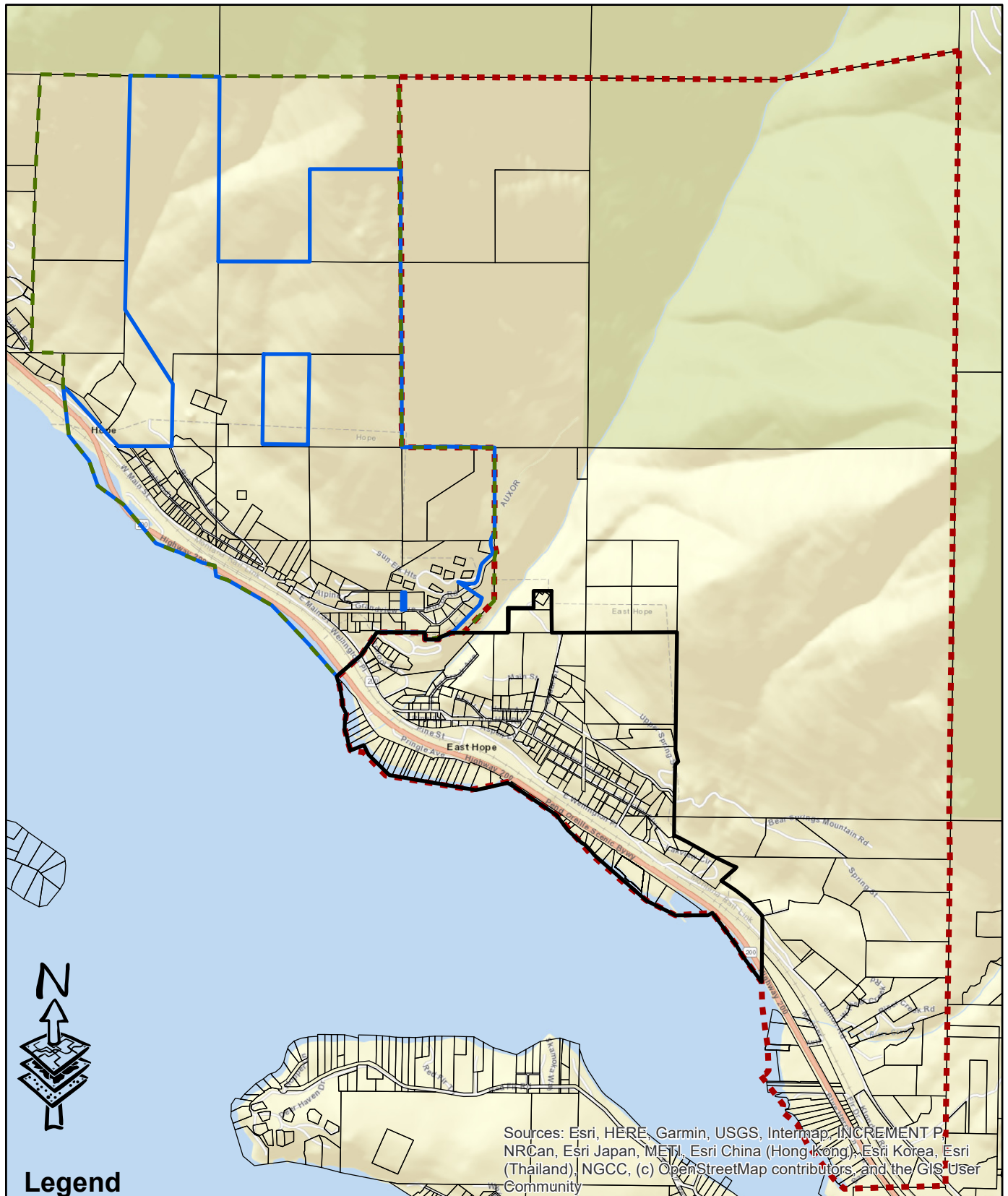

East Hope Council President 5/22/25

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.



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