



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] City of Dover Area of Impact Revised Request, File #AM005-25

1 message

Michele Hutchings <cityclerk@cityofdoveridaho.org>

Fri, Aug 22, 2025 at 11:07 AM

To: Jacob Gabell <jake.gabell@bonnercountyid.gov>, "bocstaff@bonnercountyid.gov" <bocstaff@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>, Bonner County Planning <planning@bonnercountyid.gov>

Cc: Planning <planning@ruenyeager.com>, "stephen@sneddenlaw.com" <stephen@sneddenlaw.com>, "ahassell@jub.com" <ahassell@jub.com>, Karie Gullickson <kgullickson@jub.com>, Representative Mark Sauter <msauter@house.idaho.gov>, Senator Jim Woodward <jwoodward@senate.idaho.gov>, Representative Cornel Rasor <crasor@house.idaho.gov>

Please see attached letter and map from City of Dover in reference to the Bonner County file as noted in the subject line.

Thank you,

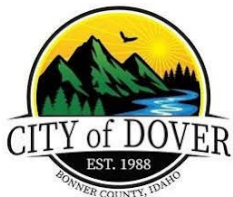
Michele C. Hutchings

City Clerk

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

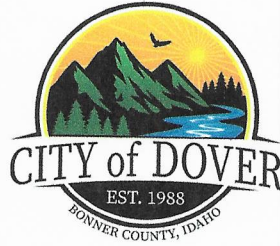
208-265-8339

<https://cityofdover.id.gov>

**2 attachments**

AOI Rev Request ltr w-map, 08.22.2025.pdf
1072K

AOI_Map_Final.pdf
14038K



August 22, 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 Revised Request, File #AM005-25

Dear Board of Commissioners and Planning Director:

Pursuant to the Bonner County Board of Commissioners' decision letter to the City of Dover dated July 2, 2025, regarding Dover's proposed Area of Impact (AOI), please be advised of the following:

- Dover City Council voted unanimously on August 14, 2025, to submit a revised AOI map, as attached to this letter, that:
 - Removes the Rocky Point Investment Company properties south of Ontario Street and north of the Pend Oreille River, as requested by the Commissioners following the June 16, 2025, public hearing.
 - Eliminates all properties west of the current city limits of Dover.
 - Removes Ravenwood Subdivision and the Snug Harbor areas.
 - Retains areas where city sewer services have been extended or where city water or sewer services have been requested if annexed.
 - Retains areas where the city has received verbal or written requests or inquiries for annexation and where logical extensions of the city services are evident in the near future.
 - Includes the adjacent shoreline of the city.
- The Council and I would like to express our disappointment that the new state law narrowed the Area of Impact discussion to "areas that are very likely to be annexed to the city within the next five years." Attention is not adequately given to other impact factors, such as anticipated city or county commercial and residential growth, geographic factors, transportation, infrastructure, city-county connectivity, and other public service needs.

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

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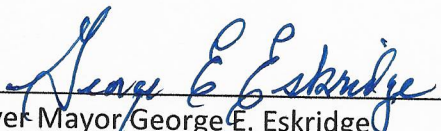
www.cityofdover.id.gov

- Perhaps most disappointing is the loss of the meaning of "Area of Impact" in the new state law. For the previous nearly five decades, the Area of City Impact has been a mutually agreed upon area where city and county interests focused on growth, planning, transportation, and services on the edges of the city limits. Now, the focus seems to be an "Area of Annexation," with little focus on our mutual needs and desires. Dover has consistently answered the county's invitations to comment on development projects and has worked with the neighboring development proposals, such as the nearby mining operation, to recognize and address impacts to Dover citizens. This attitude of cooperation seems to have vanished with the new "Areas of Impact" law.

The attached map represents the City's reasonable AOI boundaries, consistent with the county's directions. Dover requests that the county schedule a public hearing as soon as reasonably possible to consider this request. Please advise Dover of the time and place for the hearing.

Please let us know if you need any additional information prior to scheduling this request to hearing. Thank you for your considerations.

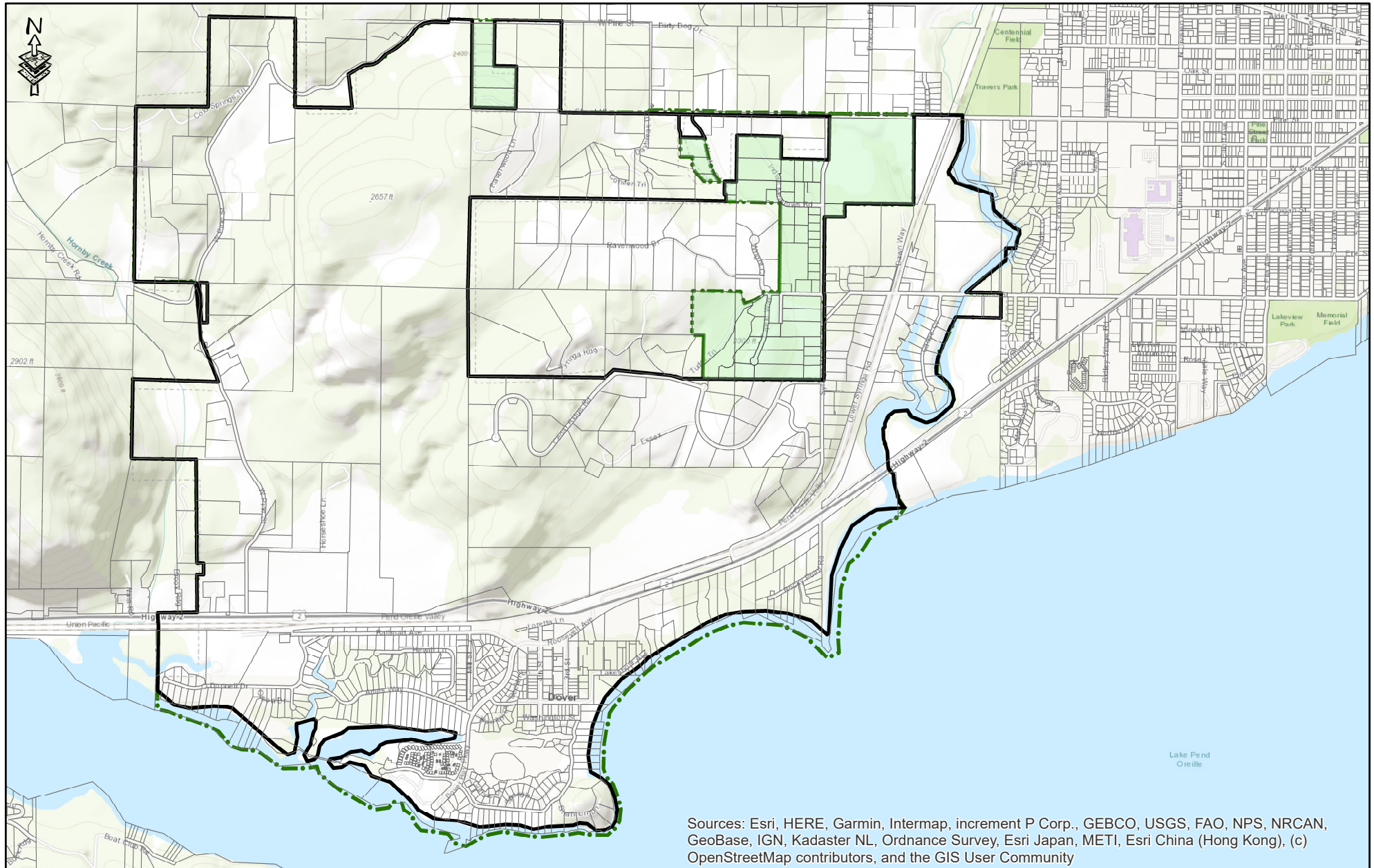
Sincerely,


Dover Mayor George E. Eskridge

Attachment: City of Dover Area of Impact Draft Map

c: City Planners
 City Attorney
 City Engineers
 Dover area State Legislators

Revised Area of Impact for Discussion



Legend

- Properties located in the AOI
- Parcels
- Dover City Limits
- Dover AOI Boundary

0 0.375 0.75 1.5 Miles

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. Ruon-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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7/31/2025