



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

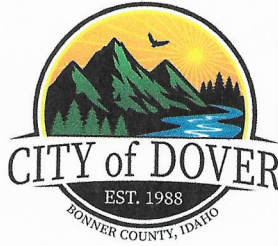
208-265-8339

<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

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

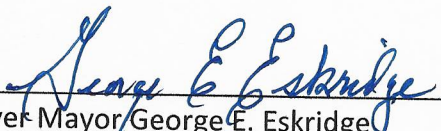
www.cityofdover.id.gov

- 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.

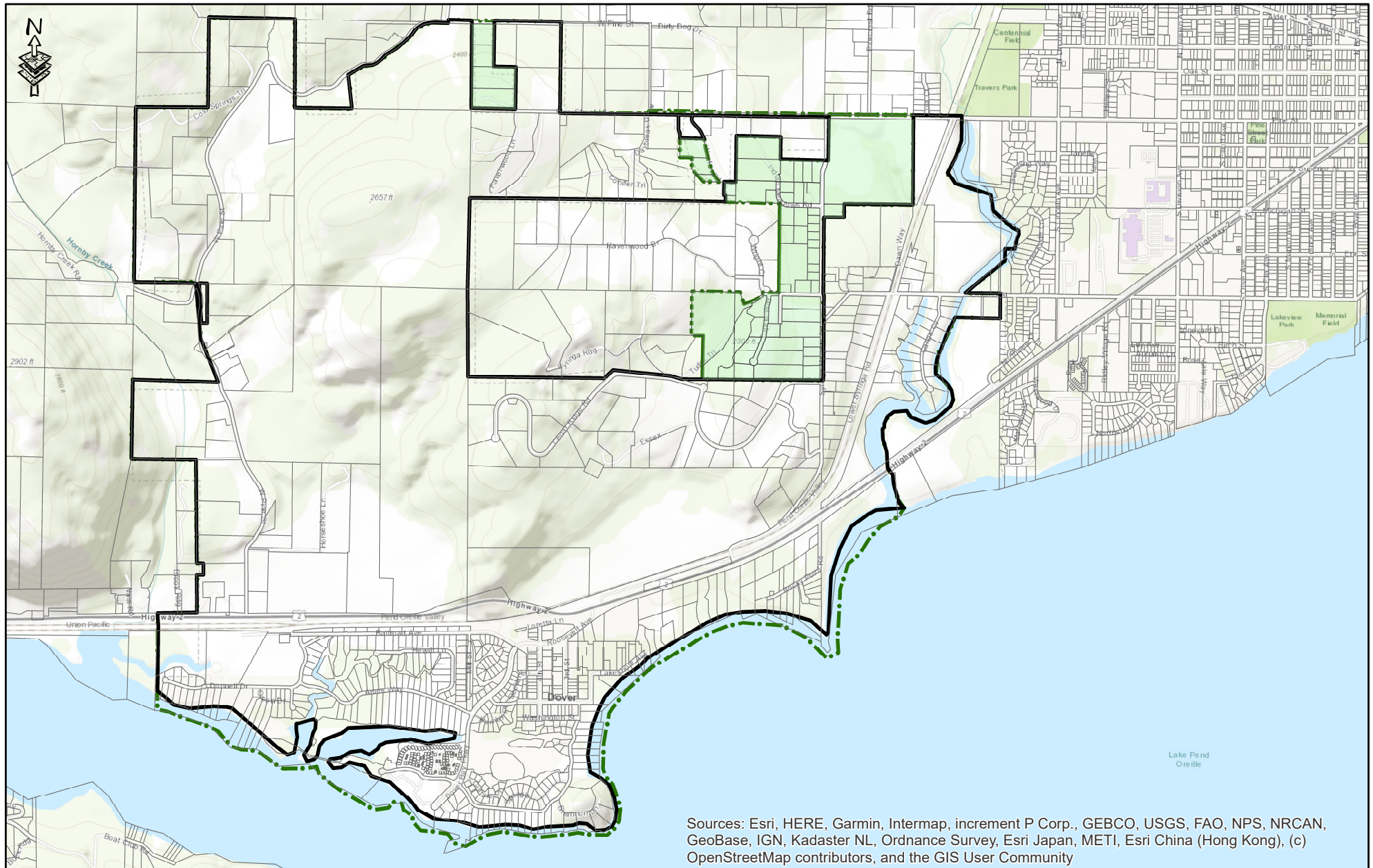
Sincerely,


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-Young & 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.

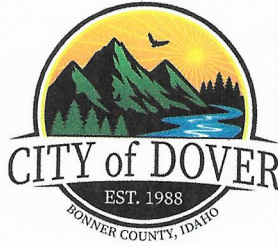


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219 Pine Street
Sandpoint, Idaho 83864

3201 N. Huettner, Ste.102
Coeur d'Alene, Idaho 83814

7/31/2025



August 22, 2025

Via U.S. Mail and email

Bonner County Board of Commissioners
Bonner County Planning Director Jacob Gabell

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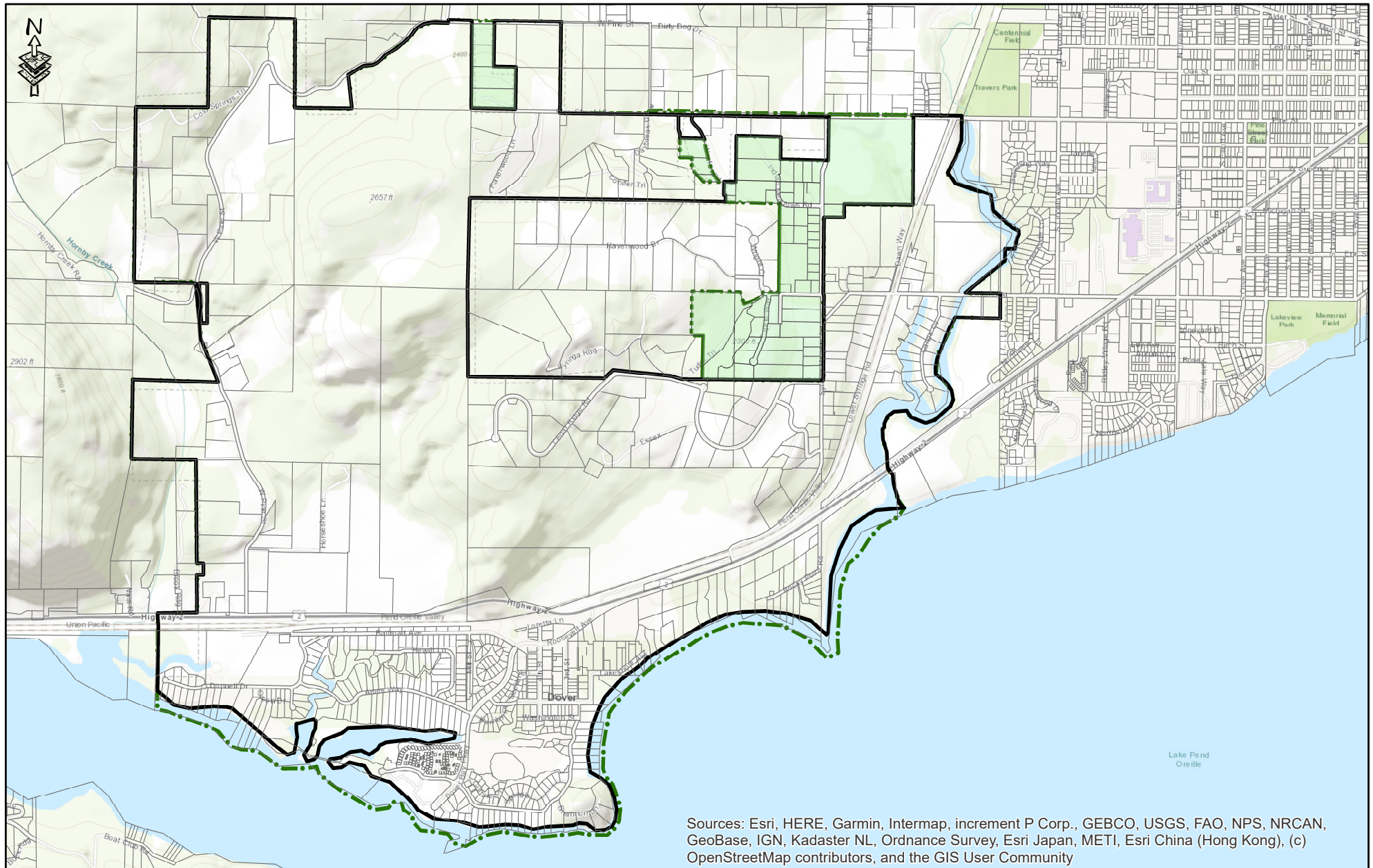
Sincerely,


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



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- Dover AOI Boundary

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3201 N. Huettner, Ste. 102
Coeur d'Alene, Idaho 83814

7/31/2025



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 Area Impact 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

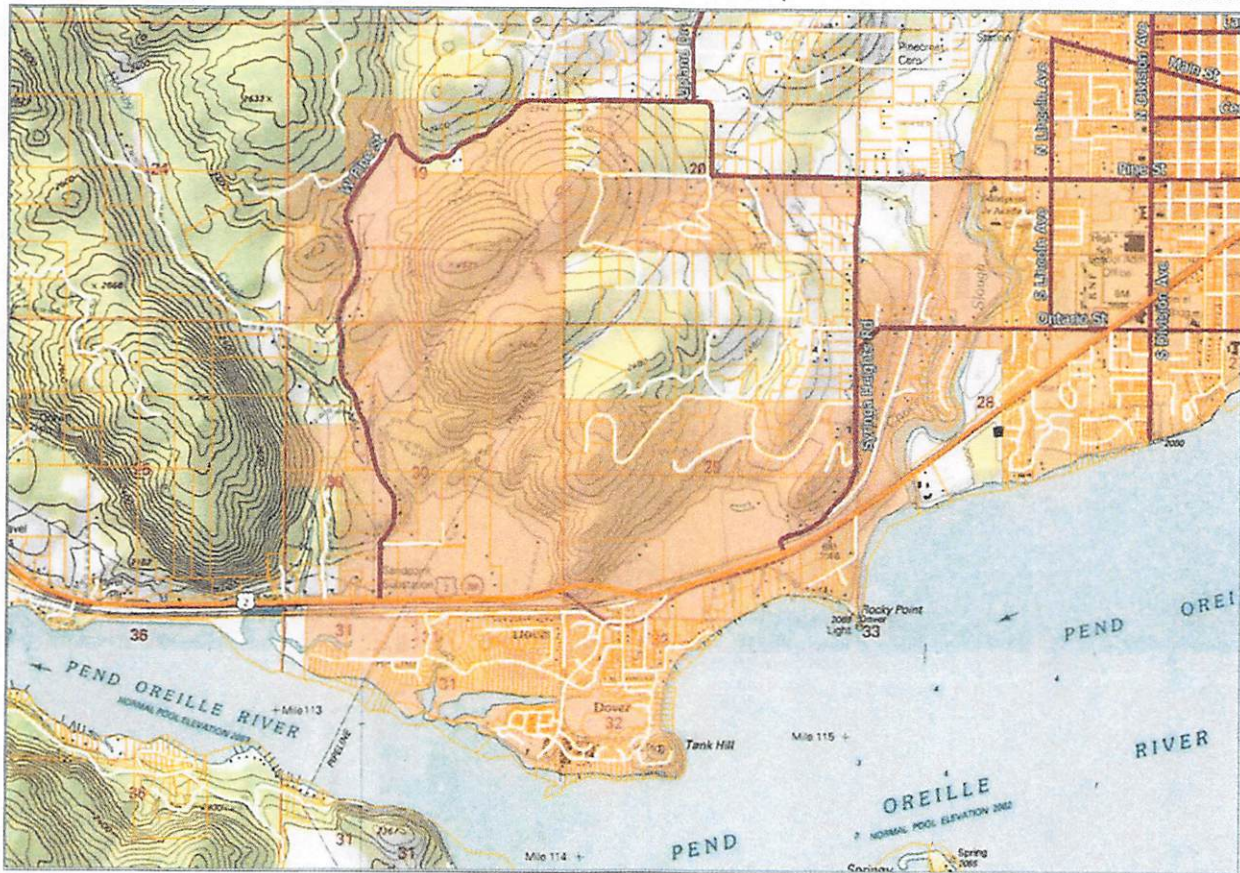
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seen a renewal of the commercial development with the re-opening of the former Thorne Research Center by Golden Tree Holdings, marina expansion, the opening of the new Dover U.S. Post Office, and planning efforts to reshape the commercial core with 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,



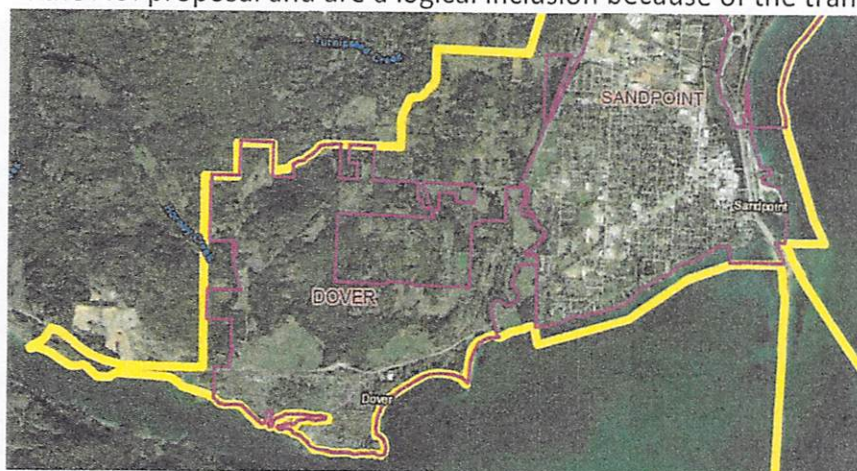
steeper terrains. With the exception of some potential corrections to incorporated boundaries along the shoreline of the Pend Oreille River, city growth is limited to the south by the waterways. The northerly extension of the proposed AOI incorporates lands presently served by Dover wastewater treatment 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.

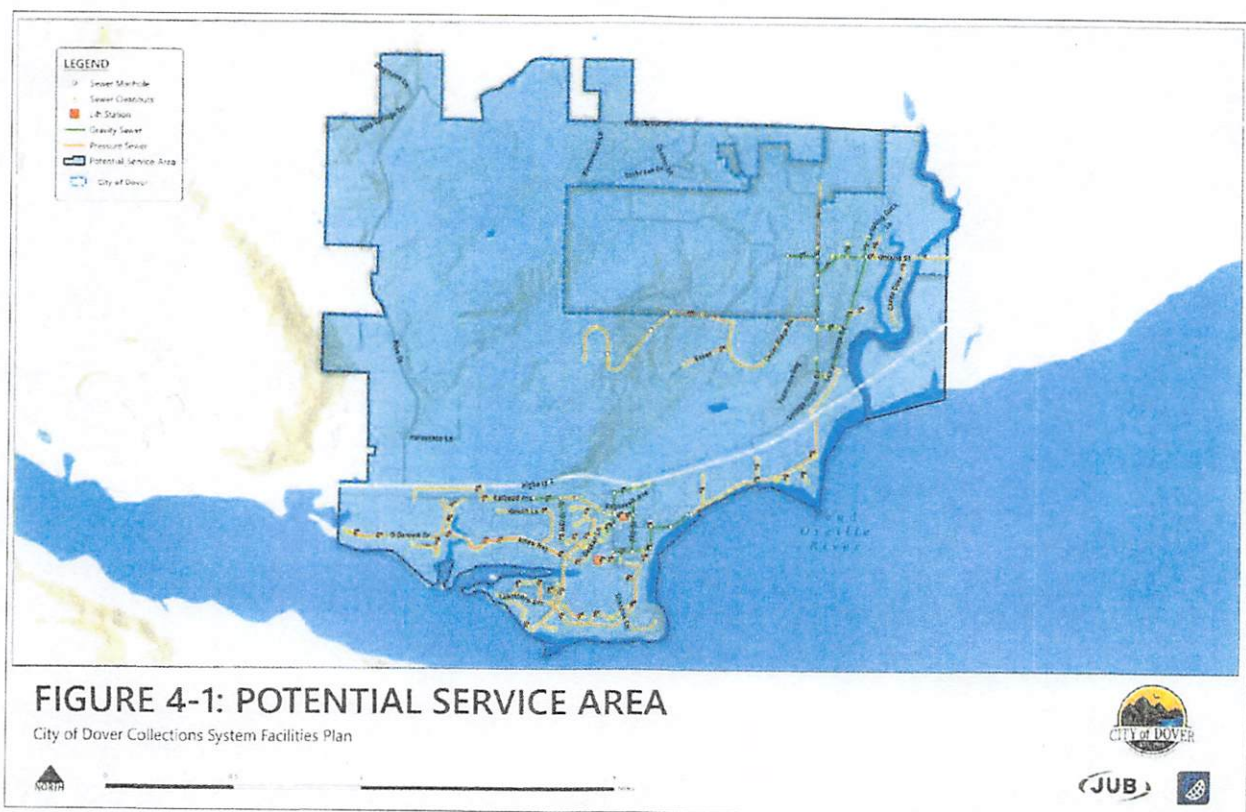


Adopted Urban Area
Transportation
Boundary 2020
Census Map

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.

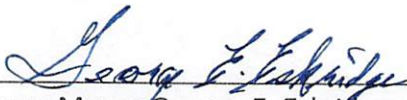
Water Facilities: Dover updated its water facility plan in 2021 with a modification. The City's water source is the Pend Oreille River. The majority of the water infrastructure was constructed in 1991, with significant improvements and updates in 2007, 2009, and 2024. The City's potable water treatment 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

<Kristie.May@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joe kren <joe kren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <eplfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Jacob Gabell <jake.gabell@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Dylan Young <dylan.young@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>

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

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Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File AM0005-25 Agency Review

1 message

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Wed, Oct 29, 2025 at 10:47 AM

Hi Dylan,

The Idaho Department of Fish and Game does not have any comments to submit for this application.

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

Coeur d'Alene, ID 83815

208.769.1414 office

208.251.4509 mobile

merritt.horsmon@idfg.idaho.gov



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

Sent: Tuesday, October 28, 2025 12:38 PM

To: Jack Schenck <Jack.schenck@vyvebb.com>; Midas Water <midaswatercorp@gmail.com>; kbsd sewer <kbsdpl@hotmail.com>; Priest Lake Public Library District <plplibrary@hotmail.com>; Kim Spacek <kimspacek@sd83.org>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; City of Hope <hopecityclerk@gmail.com>; Navy - Glynis Casey <glynis.casey@navy.mil>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Dave Schuck <dave.schuck@bonnercountyid.gov>;

Teresa Decker <huckbayutilities01@gmail.com>; Dan Scholz <dan.scholz@nli.coop>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Tim Ventress <chventresswplvfd@hotmail.com>; Jessie Roe <BWSD637@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Symone.legg@itd.idaho.gov; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; dbrown@idl.idaho.gov; meagan <meagan@westbonnerlibrary.org>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Fritz Broschet <outletbaysewer@gmail.com>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; East Bonner Library <Amanda@ebonnerlibrary.org>; Jordan Brooks <coolinsewer@gmail.com>; TC Energy / TransCanada <US_crossings@tcenergy.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; City of Priest River <layers@priestriver-id.gov>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Kim Hoodenpyle <kjh5345@gmail.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Dean Davis <deandavis@sd83.org>; City of Clark Fork <city@clarkforkidaho.org>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; KayLeigh Miller <klmiller@ponderay.org>; Janice Best <janicesb@televar.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Frankie Dunn <frankiejdunn@hotmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; Craig Hill <craighill@hillsresort.com>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; joekren@sd83.org; West Pend Oreille Fire District <wpofd1@gmail.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Ken Flint <ken_flint@tcenergy.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; PHD <EHapplications@phd1.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Richard Hash <Rich.hash2022@gmail.com>; Jamie Brown <jamieb@inlandpower.com>; Amber Burgess <clerk@ebsewerdistrict.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Chief Debbie Carpenter <chief@spiritleakefire.com>; Mike Schacht <firedept@clarkforkidaho.org>; Steve Elgar <selgar@mac.com>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Bill Berg <billb@bbsewer.org>; cityclerk@spiritleakeid.gov; Lisa Rosa <hr@ebonnerlibrary.org>; Carrol Stejer <CASTEJER@gmail.com>; Selkirk Recreation District <elgar@whoi.edu>; Becky Meyer <becky.meyer@lposd.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Northern Lights <kristin.mettke@nli.coop>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; City of Dover <cityclerk@cityofdoveridaho.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Karen Quenell <kquenell@northsidefire.org>; Matt Diel <matt.diel@lposd.org>; Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Northern Info <northerninfo@idwr.idaho.gov>; Teresa Zamora <utilities@stoneridgeidaho.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Horsmon,Merriitt <merriitt.horsmon@idfg.idaho.gov>; Laclede Water District <info@lactedewaterdistrict.org>; Sam Ross <sam.ross@nli.coop>; D1Permits <D1Permits@itd.idaho.gov>; Theresa Wheat <theresa@kootenai.org>; Federal Aviation Administration <Heather.pate@faa.gov>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; City of East Hope Franck <easthope.city@gmail.com>; Sheryl Austin <granitereeder@gmail.com>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>

Subject: Bonner County Planning - File AM0005-25 Agency Review

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

Now Live: Apply for Your Building Location Permit Online!

We're making building easier! You can now apply for your **Building Location Permit** quickly and securely through our **new citizen online portal**, available 24/7 from the comfort of your home or office. You can also apply on one of the kiosks provided in the Planning Department office, located in the County Administrative Building, Suite 208.

Fast & easy application process

Track your permit status in real time

Upload documents directly

Online Application Guide

Visit <https://bonnercountyid-energovweb.tylerhost.net/apps/selfservice#/home> to get started today!

Effective July 1, 2025, all Building Location Permits must be applied for through the online citizen portal and we will no longer be accepting applications sent via email or printed paper applications. Have questions? Call 208-265-1458, our team is ready to help.

Build smarter. Apply online.



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File AM0005-25 Agency Review

1 message

Bates, Luke <Luke.Bates@idwr.idaho.gov>

Tue, Oct 28, 2025 at 1:23 PM

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

REF: AM0005-25

TO: Dylan Young – Bonner County Planning Department Hearing Coordinator

Good afternoon,

Idaho Department of Water Resources (IDWR) – Northern Regional Office offers the following comments pertaining to AM0005-25:

- IDWR requests that City's municipal provider(s) update their water system boundary map(s) if any changes occur that expand service area boundaries. The map changes do not result in changes from established recorded water rights on record but update IDWR of any changes to maintain current records on file.
- This potential update of records **does not constitute a condition of approval for proposed changes** to the Area of Impact for the City of Dover as detailed in application AM0005-25.

Thank you for the opportunity to comment,

**From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, October 28, 2025 12:38 PM

To: Jack Schenck <Jack.schenck@vyvebb.com>; Midas Water <midaswatercorp@gmail.com>; kbsd sewer <kbsdpl@hotmail.com>; Priest Lake Public Library District <plplibrary@hotmail.com>; Kim Spacek <kimspacek@sd83.org>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; City of Hope <hopecityclerk@gmail.com>; Navy - Glynis Casey <glynis.casey@navy.mil>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Teresa Decker <huckbayutilities01@gmail.com>; Dan Scholz <dan.scholz@nli.coop>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Tim Ventress <chventresswplvfd@hotmail.com>; Jessie Roe

<BWSD637@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Symone.legg@itd.idaho.gov; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; dbrown@idl.idaho.gov; meagan <meagan@westbonnerlibrary.org>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Fritz Broschet <outletbaysewer@gmail.com>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; East Bonner Library <Amanda@ebonnerlibrary.org>; Jordan Brooks <coolinsewer@gmail.com>; TC Energy / TransCanada <US_crossings@tcenergy.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; City of Priest River <layers@priestriver-id.gov>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Kim Hoodenpyle <kjh5345@gmail.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Dean Davis <deandavis@sd83.org>; City of Clark Fork <city@clarkforkidaho.org>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; KayLeigh Miller <klmiller@ponderay.org>; Janice Best <janicesb@televar.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Frankie Dunn <frankiejduhn@hotmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; Craig Hill <craighill@hillsresort.com>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; joekren@sd83.org; West Pend Oreille Fire District <wpofd1@gmail.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Ken Flint <ken_flint@tcenergy.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; PHD <EHapplications@phd1.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Richard Hash <Rich.hash2022@gmail.com>; Jamie Brown <jamieb@inlandpower.com>; Amber Burgess <clerk@ebsewerdistrict.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Chief Debbie Carpenter <chief@spiritleakefire.com>; Mike Schacht <firedept@clarkforkidaho.org>; Steve Elgar <selgar@mac.com>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Bill Berg <billb@bbsewer.org>; cityclerk@spiritleakeid.gov; Lisa Rosa <hr@ebonnerlibrary.org>; Carrol Stejer <CASTEJER@gmail.com>; Selkirk Recreation District <elgar@whoi.edu>; Becky Meyer <becky.meyer@lposd.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Northern Lights <kristin.mettke@nli.coop>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; City of Dover <cityclerk@cityofdoveridaho.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Karen Quenell <kquenell@northsidefire.org>; Matt Diel <matt.diel@lposd.org>; Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Northern Info <northerninfo@idwr.idaho.gov>; Teresa Zamora <utilities@stoneridgeidaho.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Laclede Water District <info@lactedewaterdistrict.org>; Sam Ross <sam.ross@nli.coop>; D1Permits <D1Permits@itd.idaho.gov>; Theresa Wheat <theresa@kootenai.org>; Federal Aviation Administration <Heather.pate@faa.gov>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; City of East Hope Franck <easthope.city@gmail.com>; Sheryl Austin <granitereeder@gmail.com>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>

Subject: Bonner County Planning - File AM0005-25 Agency Review

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Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

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Build smarter. Apply online.

 **Bates_ Luke.vcf**
2K



Janna Brown <janna.brown@bonnercountyid.gov>

File AM0005-25 Modification

1 message

'Colleen Johnson' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>
To: Bonner County Planning <planning@bonnercountyid.gov>

Tue, Oct 28, 2025 at 3:17 PM

Good Afternoon:

Attached is the District's response to the above-named file.

NOTICE OF CHANGE IN HOURS: THE OFFICE WILL BE CLOSED ON FRIDAYS. WE WILL BE OPEN NORMAL HOURS MONDAY THRU THURSDAY.

Colleen Johnson

Business Office Manager

Kootenai-Ponderay Sewer District

208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820

511 Whiskey Jack Road Sandpoint, Idaho 83864

P.O. Box 562, Kootenai, ID 83840

“Dance with Life”



 **25_10_BC_AM0005_25Modification.pdf**
94K

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 **28th** day of **October, 2025**.

Janna Brown
Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions and the media on **Tuesday, October 28, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing beginning at **1:00 p.m.** on **Thursday, November 13, 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

Frederick-Fondray, Suver District

Date

10/28/25

Out of District Boundaries



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] V0028-25-VARIANCE, CUP0011-24-CONDITIONAL USE PERMIT, AMD0006-25-MODIFICATION, AM0019-25-MODIFICATION, AM0005-25-MODIFICATION

1 message

Denis Twohig <dtwohig@phd1.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Fri, Oct 31, 2025 at 4:35 PM



Public Health
Prevent. Promote. Protect.
Panhandle Health District

Denis Twohig | Technical Records Specialist 1

2101 W Pine St. Sandpoint, ID 83864

P: 208.265.6384

E: ehapplications@phd1.idaho.govW: Panhandlehealthdistrict.org

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Also, please delete this email after replying to the sender.

5 attachments**V0028-25-VARIANCE-PROPERTY LINE SETBACK.pdf**
955K**CUP0011-24-CONDITIONAL USE PERMIT-COMMUNICATION TOWER.pdf**
973K**AMD0006-25-MODIFICATION TO THE AREA OF IMPACT FOR THE CITY OF SANDPOINT.pdf**
1068K**AM0019-25-MODIFICATION TO THE AREA OF IMPACT TO THE CITY OF PRIEST RIVER.pdf**
1063K**AM0005-25-MODIFICATION TO THE AREA OF IMPACT FOR CITY OF DOVER.pdf**
946K

NOTICE OF PUBLIC HEARING



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Janna Brown
Janna Brown, Administrative Assistant III

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

NO COMMENT

Name

Amelia PHD

Date

10/31/25



Janna Brown <janna.brown@bonnercountyid.gov>

Re: [EXTERNAL] Bonner County Planning - File AM0005-25 Agency Review

1 message

'Ken Flint' via Mail-Planning <planning@bonnercountyid.gov>

Fri, Nov 7, 2025 at 11:00 AM

Reply-To: Ken Flint <ken_flint@tcenergy.com>

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

No comment

Ken Flint for TC Energy

From: Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, October 28, 2025 12:38 PM

To: Jack Schenck <Jack.schenck@vyvebb.com>; Midas Water <midaswatercorp@gmail.com>; kbsd sewer <kbsdpl@hotmail.com>; Priest Lake Public Library District <plplibrary@hotmail.com>; Kim Spacek <kimspacek@sd83.org>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; City of Hope <hopecityclerk@gmail.com>; Navy - Glynis Casey <glynis.casey@navy.mil>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Teresa Decker <huckbayutilities01@gmail.com>; Dan Scholz <dan.scholz@nli.coop>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Tim Ventress <chventresswplvfd@hotmail.com>; Jessie Roe <BWSD637@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; Luke Bates <luke.bates@idwr.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Symone.legg@itd.idaho.gov <Symone.legg@itd.idaho.gov>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Dan Brown <dbrown@idl.idaho.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Fritz Broschet <outletbaysewer@gmail.com>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; East Bonner Library <Amanda@ebonnerlibrary.org>; Jordan Brooks <coolinsewer@gmail.com>; US Crossings <us_crossings@tcenergy.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; City of Priest River <layers@priestriver-id.gov>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Kim Hoodenpyle <kjh5345@gmail.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Dean Davis <deandavis@sd83.org>; City of Clark Fork <city@clarkforkidaho.org>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; KayLeigh Miller <klmiller@ponderay.org>; Janice Best <janicesb@televar.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Frankie Dunn <frankiejduhn@hotmail.com>; ITD - Robert Beachler <robert.beachler@itd.idaho.gov>; Craig Hill <craighill@hillsresort.com>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Joe Kren <joeKren@sd83.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Ken Flint <ken_flint@tcenergy.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; PHD <EHApplications@phd1.idaho.gov>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Richard Hash <Rich.hash2022@gmail.com>; Jamie Brown <jamieb@inlandpower.com>; Amber Burgess <clerk@ebsewerdistrict.com>; Erik Sjoquist

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Subject: [EXTERNAL] Bonner County Planning - File AM0005-25 Agency Review

EXTERNAL EMAIL: PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe. If this email looks suspicious, report it.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Dylan Young

**Bonner County Planning Department
Hearing Coordinator
208-265-1458**

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Fast & easy application process
Track your permit status in real time
Upload documents directly

Online Application Guide

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

November 6, 2025

Via email and hand-delivered

Bonner County Board of Commissioners

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

Dear Board of Commissioners:

The City of Dover has provided Bonner County with a revised request to establish an Area of Impact (AOI), pursuant to Idaho Code §67-6526. The AOI map and the written request dated August 22, 2025, from Dover Mayor George E. Eskridge are attached to this report.

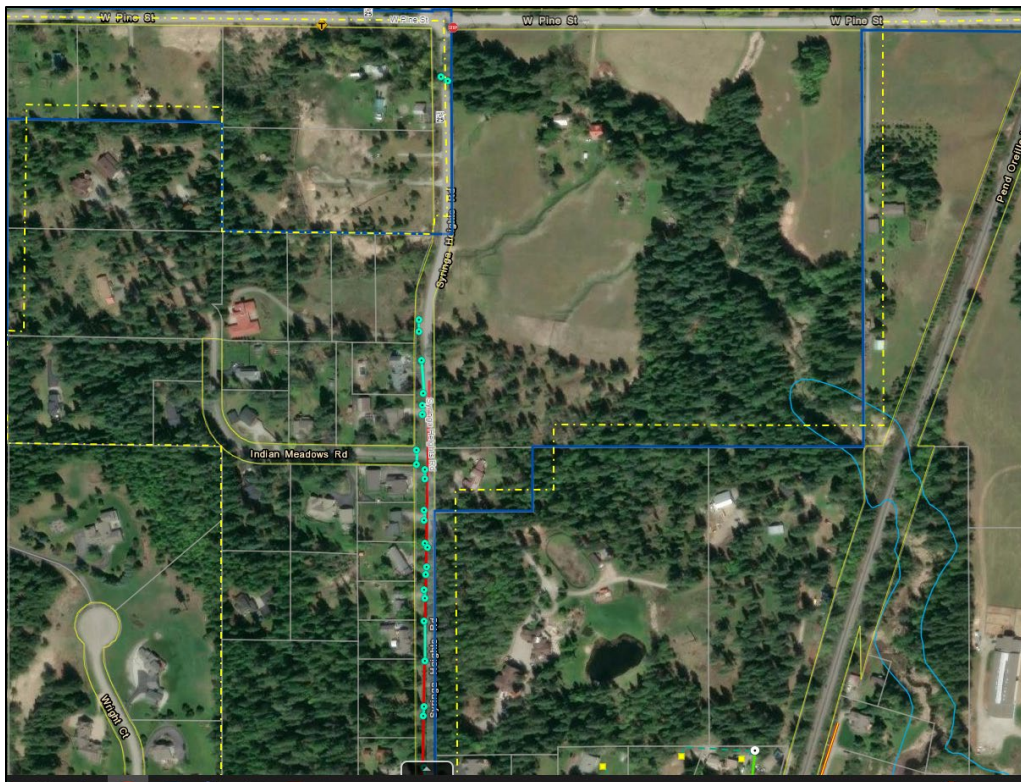
As noted in the previous letter to the Board of Commissioners, the City Council unanimously voted August 14, 2025, to submit a revised map that significantly amends the previous AOI request, by removing:

1. The Rocky Point Investment Company properties south of Ontario Street and north of the Pend Oreille River;
2. All properties west of the current city limits of Dover;
3. The Ravenwood Subdivision north and east of the City; and
4. Snug Harbor, west of the City.

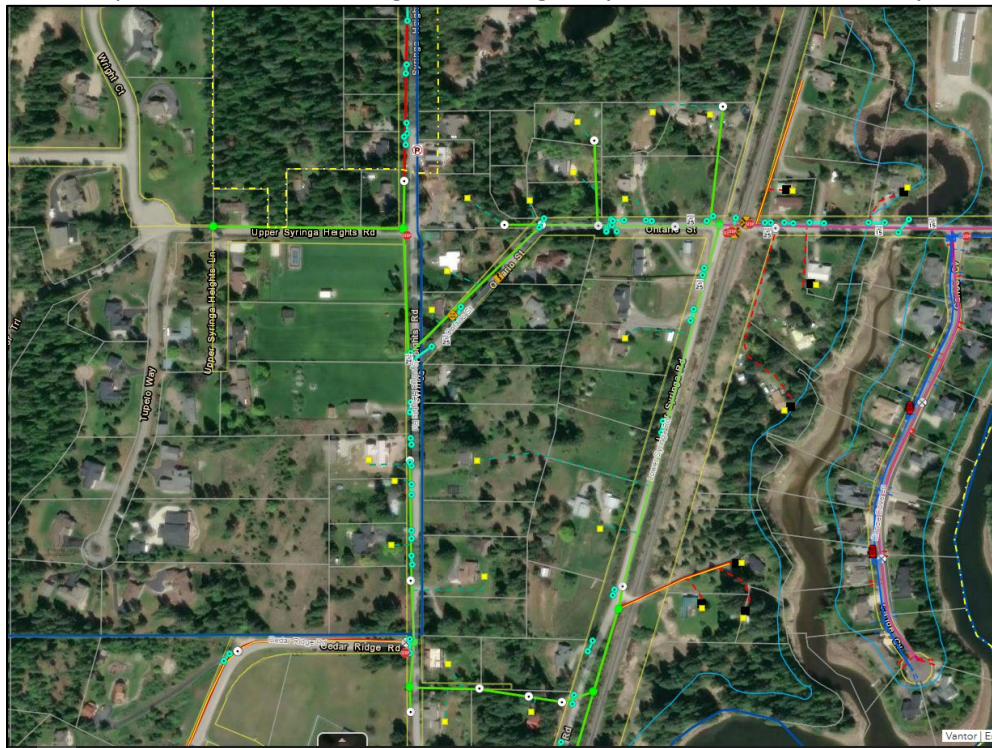
The areas that are retained in the revised Dover AOI map are “areas that are very likely to be annexed to the city within the next five years.” A summary of the support for the inclusion of these lands in the AOI map is as follows:

1. Properties adjoining Syringa Heights and the eastern end of West Pine. In this area, the City has extended sewer services or has received requests for the extension of city sewer services, if annexed. Dover installed pressurized and gravity sewer lines on Syringa Heights Road to within about 900 feet of the south right-of-way of West Pine Street. (See accompanying service line mapping.) Some of the properties being served with city sewer services are not within the city limits. The sewer lines were initially extended along this path to provide services to lands outside the city limits where septic/drainfield systems had failed or properties within the former Rocky Point Sewer District. Others within reach of the sewer line have expressed interest in being annexation if services can be extended. Certain properties outside the city limits in Syringa

Heights signed consents to be annexed when sewer services were established to their properties.



Red line = pressurized sewer line; green line = gravity sewer line; blue line = city limits.

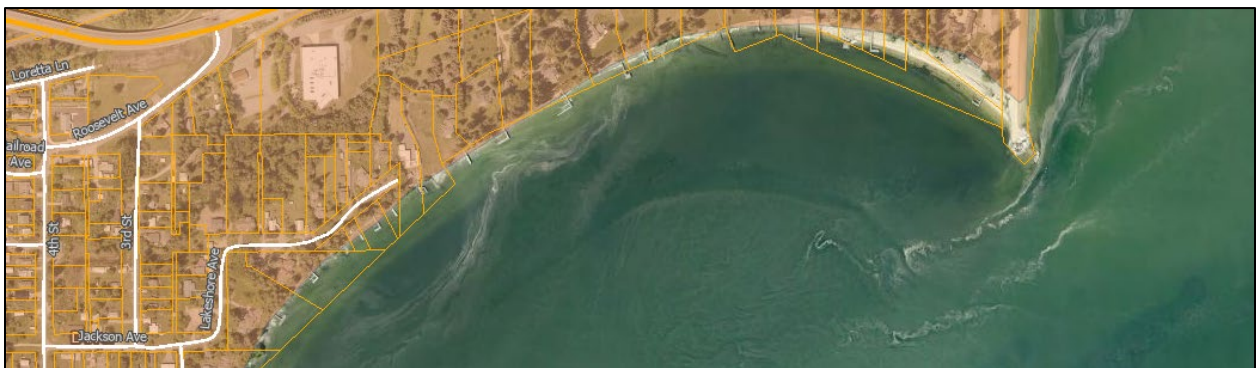


2. Retained within the proposed boundaries of the AOI are areas where the city has received verbal or written requests for annexation of Tupelo Ridge Estates in order to receive city water services. Annexation is required in order for Dover to extend services. These properties and additional adjacent lands where logical extensions of the city services are evident in the near

future are shown on the AOI map. Tupelo Ridge Estates is shown in green on the map below, with its access road, Tupelo Way.



3. Lands adjacent to the shoreline of the Pend Oreille River. The City of Dover is aware that due to some possible lack of clarity in the description of the original city limits at the time of incorporation or annexation, some extensions of properties along the river shoreline were excluded from the boundaries of the incorporated city limits. A number of lots within the city limits extend beyond the corporate city limits (see mapping below. City limits shown in brown overlay). Bonner County GIS, the Idaho State Tax Commission have reviewed Dover's inquiries into these apparent city limit boundary descriptions. They have determined that the original boundary descriptions may have been faulty by excluding some shoreline extensions and may need to be corrected. Therefore, these areas are included in the AOI request. Idaho Code §50-221 allows the city limits to extend 75 feet from the low-water mark. *§50-221. Cities situated on navigable lakes and streams — Extension of boundaries into waters. Cities situated on navigable lakes and streams, when the corporate boundaries or limits of such cities extend to the shorelines of such lakes or streams, shall have power by ordinance to fix, determine or extend its corporate boundaries or limits over the waters of such lakes or streams for a distance of one fourth (1/4) of a mile from the low-water mark of such navigable lakes, and for a distance of seventy-five (75) feet from the low-water mark of such navigable streams.*



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.