

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 - Web site: www.bonnercountyid.gov



Board of County Commissioners

Staff Report for November 20, 2025

Amendment Title

Area of Impact – City of Priest River

File Number, Type:

AM0019-25; Modification to the Area of Impact for the City of Priest River

Proposal:

Bonner County has proposed to modify the Area of Impact (AOI) for the City of Priest River 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 Priest River

Notice Provided:

Agency Notice: October 28, 2025

Published in Newspaper: October 28, 2025

Notice to Properties Owners: October 28, 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 Priest River

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 Water Resources

The following agencies replied "No Comment":

Panhandle Health District, TC Energy, Kootenai-Ponderay Sewer District, Idaho Transportation Department, Idaho Department of Fish and Game, Idaho Department of Environmental Quality.

No other agency comments were received.

Public Comments: As of the date of this staff report, public comments have been received regarding the proposed amendment.

Historical Context and Legislative Changes:

The current Area of City Impact (ACI) was adopted on June 19, 1978, via Ordinances 128 and 129. 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.

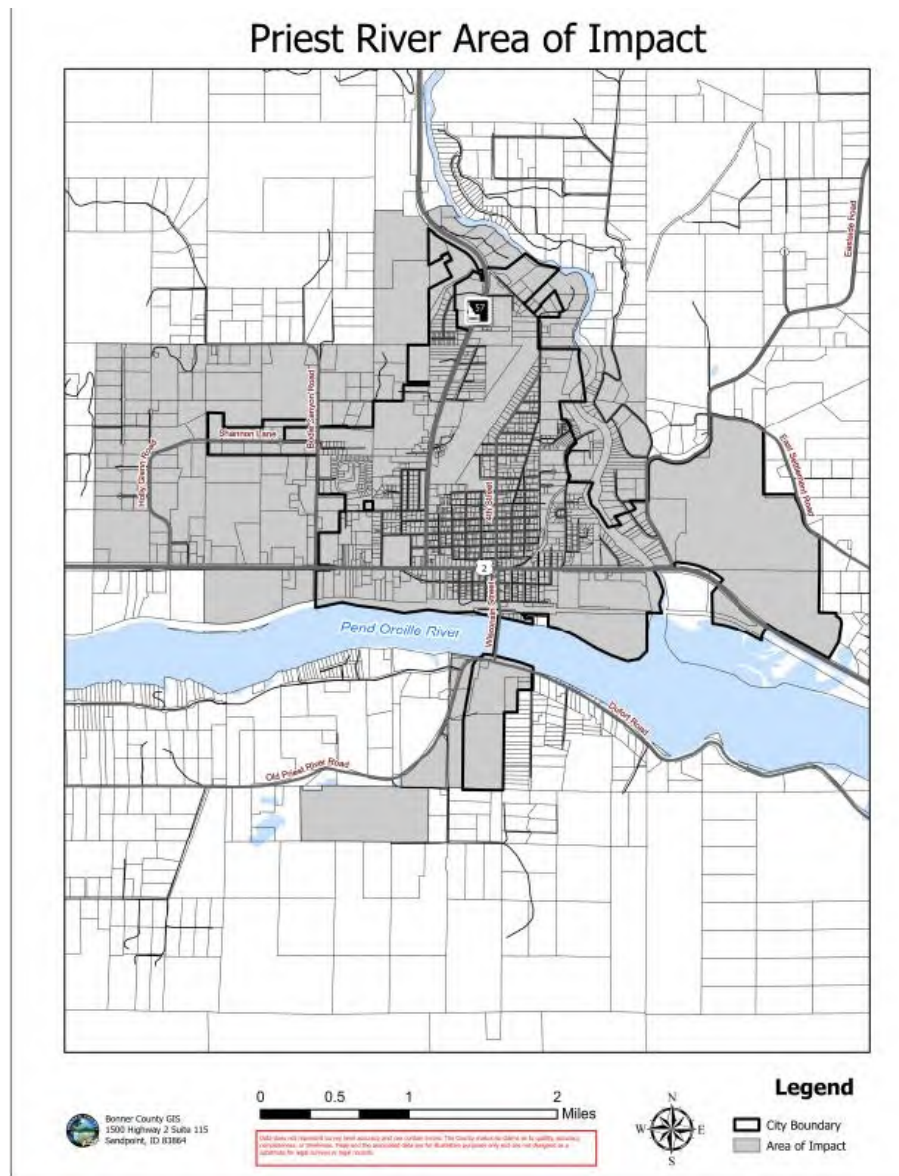
During the 2024 legislative session, Senate Bill 1403 was passed and signed into law. This bill amended Idaho Code §67-6526, making several substantive changes to the regulation of Areas of Impact.

Summary of Changes – Senate Bill 1403 (2024)

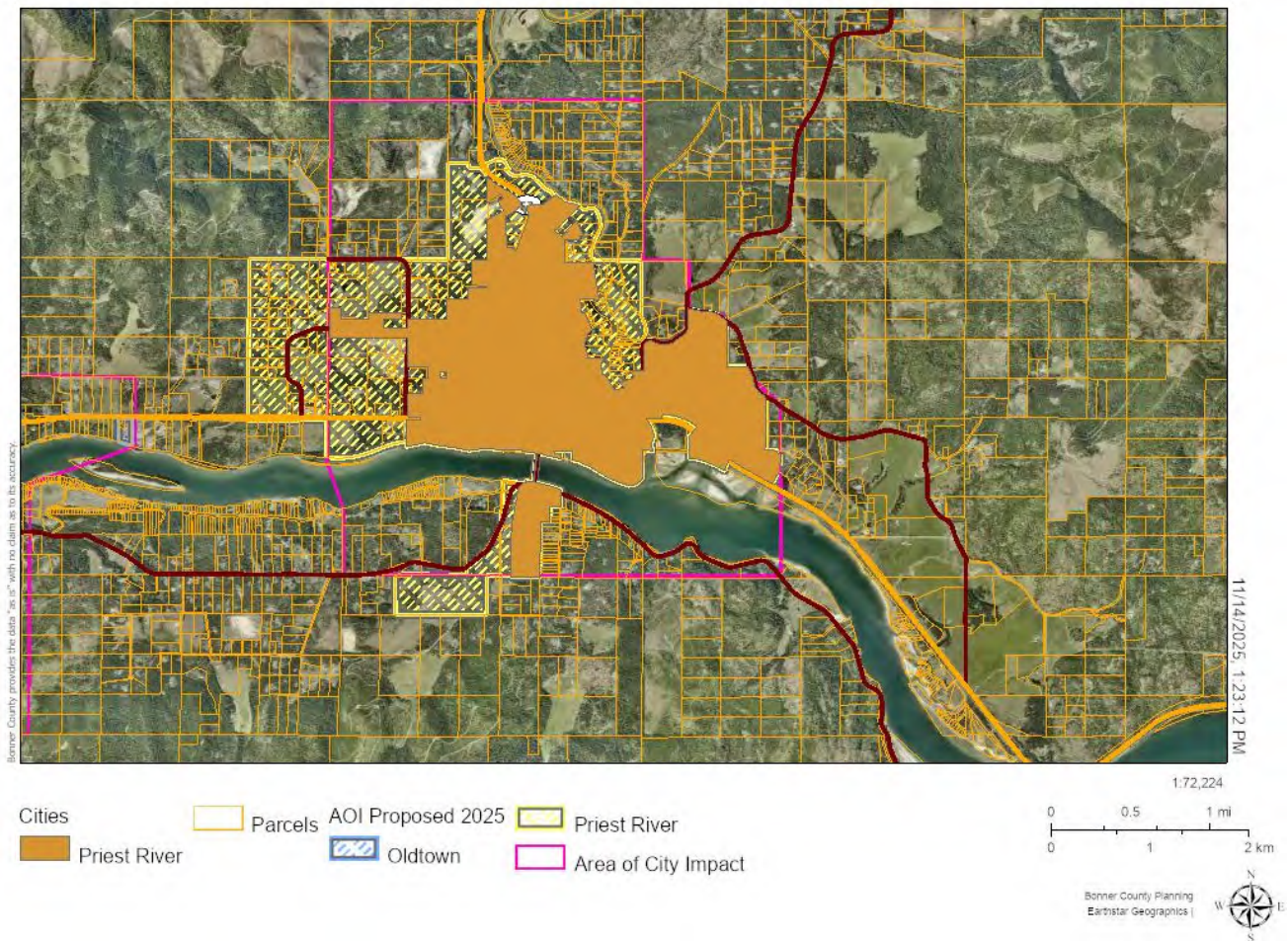
- Area of Impact Boundaries (Idaho Code §67-6526): Limits the maximum extent of a city's area of impact to areas that are very likely to be annexed to the city within the next five (5) years, and no more than two (2) miles beyond the existing city boundary. Counties retain discretion to establish smaller 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:



Proposed/Current AOI and City Limits



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 Priest River, 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 Priest River'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 Priest River Area of Impact Proposal for Compliance with Idaho Code § 67-6526

The City of Priest River submitted a formal request for an updated Area of Impact (AOI) boundary on October 6, 2025, pursuant to Idaho Code §67-6526. The Area of City Impact was originally adopted on June 29, 1978, through Ordinances 128 and 129. Priest River's current request is intended to update the boundaries consistent with the changes enacted through Senate Bill 1403 (2024). The proposal can be found in Appendix C of this staff report.

Under Idaho Code §67-6526(1), a city's AOI may not extend more than two (2) miles beyond its incorporated boundaries. In its submittal, the City of Priest River indicates that none of the proposed area exceeds this two-mile limit. Planning staff, in collaboration with GIS staff, verified that the proposed AOI boundary complies with the statutory distance requirement. The proposal also reflects a reduction of approximately 1,690 acres compared to the current ACI boundary.

The statute further requires that cities with abutting boundaries negotiate in good faith to recommend AOI boundaries. Priest River's submittal documents indicate that there are no areas of contention with any other city.

A critical requirement under Idaho Code §67-6526(1)(b) is that an AOI must be limited to areas "very likely to be annexed into the city within the next five (5) years." Priest River's proposal references the availability of municipal services, including its wastewater treatment master plan and a completed water service master plan, both of which assess future capacity needs. Priest River states that they are one of three cities in Bonner County that own both their sewer and water services. The City, per their proposal, states that they have approximately 666 available ERUs for their water system, and 498 available ERUs for their sewer system, and is currently identifying expansion projects for such services, if required. In addition to the capability of their water and sewages systems, the City has identified and completed multiple infrastructure improvements.

The City of Priest River has been active in annexing properties. In the past 10 years, the city has annexed approximately 83-acres into their city. It should be noted that, in the city's proposal, there is an error on the map provided. There is a large portion of lands to the east of the city limits that were de-annexed from the city in 2021, through Ordinance 615.

Additionally, there is an additional group of parcels that were deannexed in 2021, through Ordinance 620, located on the northwest corner of the city limits. These parcels have been included in the city's proposed Area of Impact boundary. The city has not indicated any justification for these areas being included in their proposal.

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.

Planner's Initials: AF

Date: November 14, 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 AM0019-25 to adopt, Area of Impact for the City of Priest River 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 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.

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 Priest River as presented or amended in this hearing, and providing for an effective date.

MOTION TO DENY: I move to deny this FILE AM0019-25 to adopt, Area of Impact for the City of Priest River 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. On October 6, 2025, the City of Priest River submitted a formal request for an updated Area of Impact boundary, including a proposed map and supporting documentation. The proposal was approved by the Priest River Mayor and Planning and Zoning Administrator.
4. The proposed Area of Impact submitted by the City of Priest River includes areas where the city currently provides municipal services such as water and sewer extensions and plans for future service expansion.
5. The City of Priest River has shown that they have adequate capacity to serve areas that could be annexed within the proposed Area of Impact.
6. Historical annexation activity over the past ten (10) years shows that the City of Priest River has completed multiple annexations, totaling approximately 83-acres.
7. The City of Priest River does not have any areas of contention with neighboring cities.

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 Bonner County Revised Code (BCRC) is available at the Planning Department or online.

Appendix A – Notice of Public Hearing Record of Mailing

RECORD OF MAILING

Page 1 of 1

File No.: AM0019-25

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



Dylan Young, Hearing Coordinator

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

Appendix B – Agency Comments



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File AM0019-25 Agency Review

1 message

DEQ Comments <deqcomments@deq.idaho.gov>

Thu, Oct 30, 2025 at 2:00 PM

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

Sent: Tuesday, October 28, 2025 11:30 AM

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 <EApplications@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@bonnengeneral.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 AM0019-25 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 AM0019-25 Agency Review

1 message

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>

Wed, Oct 29, 2025 at 10:49 AM

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

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 11:30 AM**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, 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 AM0019-25 Agency Review

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Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

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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

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Build smarter. Apply online.



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File AM0019-25 Agency Review

1 message

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

Tue, Oct 28, 2025 at 11:53 AM

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

REF: AM0019-25

TO: Dylan Young – Bonner County Planning Department Hearing Coordinator

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office offers the following comments pertaining to AM0019-25:

- IDWR requests that City's municipal provider(s) update their water system boundary maps 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 the proposed Modification** to the Area of Impact for the City of Priest River as detailed by AM0019-25.

Thank you for the opportunity to comment,



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

Sent: Tuesday, October 28, 2025 11:30 AM

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 AM0019-25 Agency Review

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Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

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Fast & easy application process

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Online Application Guide

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Build smarter. Apply online.

 **Bates_ Luke.vcf**
2K



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File AM0019-25 Agency Review

1 message

Robert Beachler <Robert.Beachler@itd.idaho.gov>

Thu, Oct 30, 2025 at 10:08 AM

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

No Comment from the Idaho Transportation Department.

Robert Beachler

District 1 Planning Program Manager

Idaho Transportation Department

600 W. Prairie Ave

Coeur d'Alene, ID 83815

robert.beachler@itd.idaho.gov

(208) 772-1216

Office Hours M-TH 6-4:30

From: Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, October 28, 2025 11:30 AM

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>; Manda Corbett <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 <eplfdchief@gmail.com>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Symone Legg <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>; 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>; 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 <esjoquist@idl.idaho.gov>; Chief Debbie Carpenter <chief@spirittlakefire.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@spirittlakeid.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>; Merritt Horsmon <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 AM0019-25 Agency Review

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Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

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Janna Brown <janna.brown@bonnercountyid.gov>

File AM0019-25 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>

Wed, Oct 29, 2025 at 9:09 AM

Good Morning:

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_AM0019_25Modification.pdf**
101K

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**.

Dylan Young

Dylan Young, Hearing Coordinator

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 20, 2025**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File AM0019-25 – Modification to the Area of Impact for the City of Priest River

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

Kristenai Ponderay Suwe District

Date

10/29/25



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
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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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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



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**.

A handwritten signature in blue ink, appearing to read "Dylan Young".

Dylan Young, Hearing Coordinator

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 20, 2025**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File AM0019-25 – Modification to the Area of Impact for the City of Priest River

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

A handwritten signature in blue ink, followed by the initials "PHD" in blue ink.

Date

10/31/25



Janna Brown <janna.brown@bonnercountyid.gov>

Re: [EXTERNAL] Bonner County Planning - File AM0019-25 Agency Review

1 message

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

Fri, Nov 7, 2025 at 10:45 AM

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

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

No Comment from TC Energy - Not near pipeline.

Ken

From: Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, October 28, 2025 11:29 AM

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 <epifdchief@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 <frankiejdudd@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

<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 <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>; Merritt Horsmon <merritt.horsmon@idfg.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.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: [EXTERNAL] Bonner County Planning - File AM0019-25 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

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.

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Appendix C – Proposal from the City of Priest River



CITY OF PRIEST RIVER PLANNING AND ZONING DEPARTMENT

MEMORANDUM

To: Bonner County Board of County Commissioners and Planning Department

From: Jeff Connolly, Mayor
Jake Gabell, Planning and Zoning Administrator

Subject: Area of Impact Proposal, Idaho Code 67-6526

Date: 10/06/2025

Attachments:

- Proposed Priest River AOI Map
 - Annexation Map (2015–2025, updated)
 - Priest River Zoning Map
 - Utility Capacity Analysis (2021)
-

Introduction

The revisions to Idaho Code §67-6526, approved via Senate Bill 1403 during the 2024 Idaho legislative session, requires each city to submit a revised Area of Impact (AOI) proposal and hold a hearing with the Board of County Commissioners by the end of 2025. Attached to this memo is the proposed Area of Impact map along with the City's water and sewer infrastructure maps.

This memorandum evaluates Priest River's AOI proposal against the statutory criteria and demonstrates why the city is best positioned to have some measure of influence on density and uses within the proposed AOI boundary.

Statutory Framework

When establishing an Area of Impact, Idaho Code §67-6526(4) requires consideration of:

1. Anticipated commercial and residential growth
2. Geographic factors
3. Transportation infrastructure and systems, including connectivity
4. Areas where municipal or public sewer and water are expected to be provided within five years
5. Other public service district boundaries
6. Two-mile limit
7. Five-year annexation likelihood

Evaluation of Standards

1. Anticipated Commercial and Residential Growth

Priest River is already experiencing steady population growth. The City's Transportation Plan (2024), prepared by Welch-Comer, identifies population increases that require long-term land use and infrastructure planning. Section three of this report estimates a 2% annual growth rate, with an estimated population of between 2,350 and 2,550 by the year 2030.

Unlike the County, which has limited urban services, the City has the infrastructure, either in place or planned, to meet this demand. The legislative changes proposed by the County Planning Commission would add more restrictive provisions to the County's subdivision ordinance and further shift housing demand toward municipalities.

Additionally, the City has received several grants in the past few years to revitalize the downtown area. This has brought in new businesses, with more either planned or having room to grow. While commercial space is available, the City anticipates these areas to build out with the increased residential demand.

2. Geographic Factors

Priest River is uniquely defined by its two rivers, the Priest River and the Pend Oreille River. These geographic features create natural service boundaries but do not limit growth, as the City has extended both water and sewer across the Priest River and water across the Pend Oreille River. The City's Comprehensive Plan (2013) emphasizes preserving the integrity of these natural systems while ensuring service areas remain connected.

Additionally, there are mountainous, sloped areas south and further north of the City, none of which abut or are included in the proposed AOI. There is ample room for long-range planning for the City to grow over the next century.

3. Transportation Infrastructure and Systems, Including Connectivity

The 2024 Transportation Plan identifies critical projects needed to support growth and maintain safety. High-priority investments include:

- Realign Larch and Maple Streets for improved US-2 access (which was completed during the summer of 2025)
- Widen SH-57 to accommodate increased traffic
- Complete sidewalk infill along US-2, in partnership with ITD
- Install RRFB pedestrian crossings at US-2/Larch and US-2/Treat

These projects reflect the City's commitment to coordinated land use and transportation planning within the city limits. As the City grows and annexes additional lands into the AOI, the transportation infrastructure will expand as well.

4. Areas Where Sewer and Water Service Are Expected Within Five Years

The 2021 Utility Capacity Analysis demonstrates that Priest River has both water and sewer capacity available today and the ability to expand further as growth occurs.

Current water capacity allows for an additional 900 ERUs (equivalent residential units), with current connections around 1,500 ERUs. Current sewer capacity allows for an additional 964 ERUs, with current connections around 1,750. Since 2021 Utility Capacity report was finalized there has been significant development throughout the City and the current availabilities are as such: 666 water ERUs, and 498 sewer ERUs. The City also has identified expansion projects to increase capacity as demand requires, ensuring compliance with five-year service expectations.

Priest River is one of only three cities in Bonner County that fully owns and operates both its water and sewer treatment plants. This independence allows the City to manage its growth trajectory without reliance on outside service providers. Over the past decade, the City has also invested in system modernization, ensuring resilience to both regulatory changes and technological demands.

The proposed AOI should reflect these capacity realities. By contrast, allowing high-density or commercial/industrial uses under County zoning near City boundaries strips away incentives for annexation and undermines the City's investment in regional infrastructure.

5. Other Public Service District Boundaries

Where possible, the AOI should align with existing school district, fire protection district, and utility service boundaries. Alignment reduces jurisdictional overlap and confusion. As proposed, there are no regulatory overlaps with any other city AOI, school district, or fire district. There is a proposed overlap on the south side of the Pend Oreille River with the South Pend Oreille Sewer District. The City only offers water service in this area, and if sewer is extended, the City will coordinate with the district on boundary realignments, if necessary.

6. Two-Mile Limit

The statute requires that AOIs not extend more than two miles from city limits, except to encompass entire county-recognized parcels.

The City's AOI proposal does not extend beyond two miles of the city limits.

7. Five-Year Annexation Likelihood

This is the most critical and contested standard in Idaho Code §67-6526(4). The statute is clear: the AOI may not exceed areas "very likely to be annexed within the next five years."

Priest River is demonstrably the most active city in Bonner County in annexing property. The attached Annexation Map shows annexations over the past ten years, although it does not yet reflect the four-acre parcel annexed in 2025 on the City's north end. This consistent annexation history demonstrates that Priest River has both the political will and the infrastructure capacity to grow.

Priest River is also well prepared to accommodate annexation in the next five years. The City owns and operates its water and sewer treatment plants, giving it complete control over growth management. As previously stated, the City has sufficient available

ERU capacity. This capacity is available to support both infill development and annexations during the next five years. The City has invested heavily in upgrading and expanding infrastructure to keep pace with both technology and demand.

In addition, recent changes proposed by the Planning Commission to County subdivision ordinances will further restrict rural development opportunities, shifting demand to municipalities. As growth pressures increase, developers will look to cities with capacity, service certainty, and clear planning frameworks. Priest River will be a very likely recipient of this growth.

Priest River is poised for growth with its proven annexation record, control over water and sewer systems, and documented pressure of residential demand. The proposed AOI therefore meets, and indeed exemplifies, the statutory test of being 'very likely' to be annexed within the next five years.

Conclusion

The City respectfully requests that the Board of County Commissioners recognize the City's demonstrated annexation history and utility capacity as proof of compliance with the five-year annexation likelihood standard and adopt the attached AOI map consistent with Priest River's proposal.

If the Board of County Commissioners does not accept all portions of the City's proposed AOI, we respectfully request that the Board not remand the file back to the City for further revision but instead exercise its authority to modify the proposal or adopt in part.

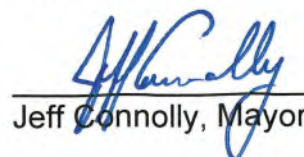
Given the statutory requirement to finalize AOI boundaries by the end of 2025, there is limited time remaining to allow for a back-and-forth revision process between the City and County. A remand would risk missing the legislatively mandated deadline. By making modifications directly and adopting the revised map, the Board ensures statutory compliance and provides certainty for both the City and County moving forward.

Prepared by:



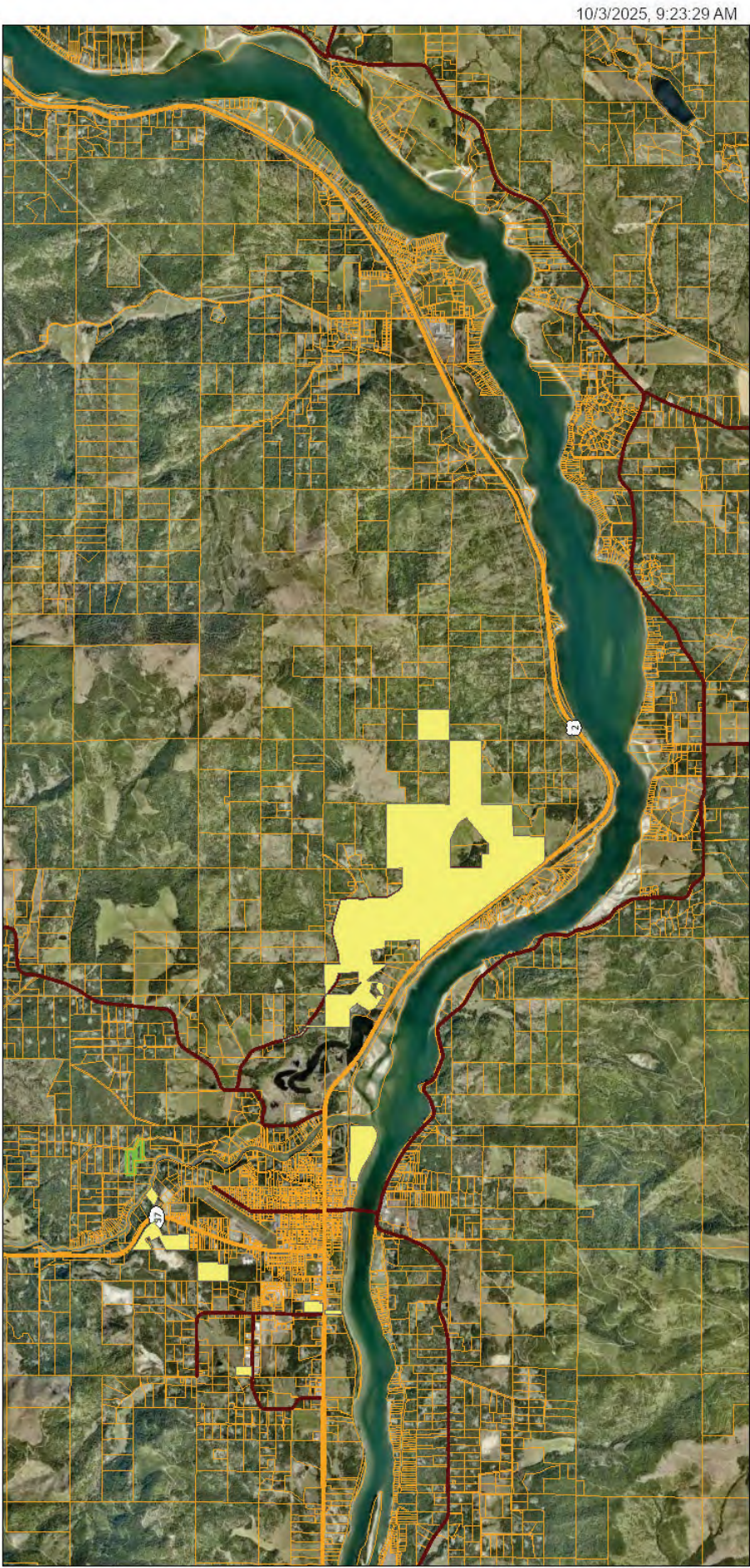
Jake Gabell, Planning and Zoning Administrator

Approved by:



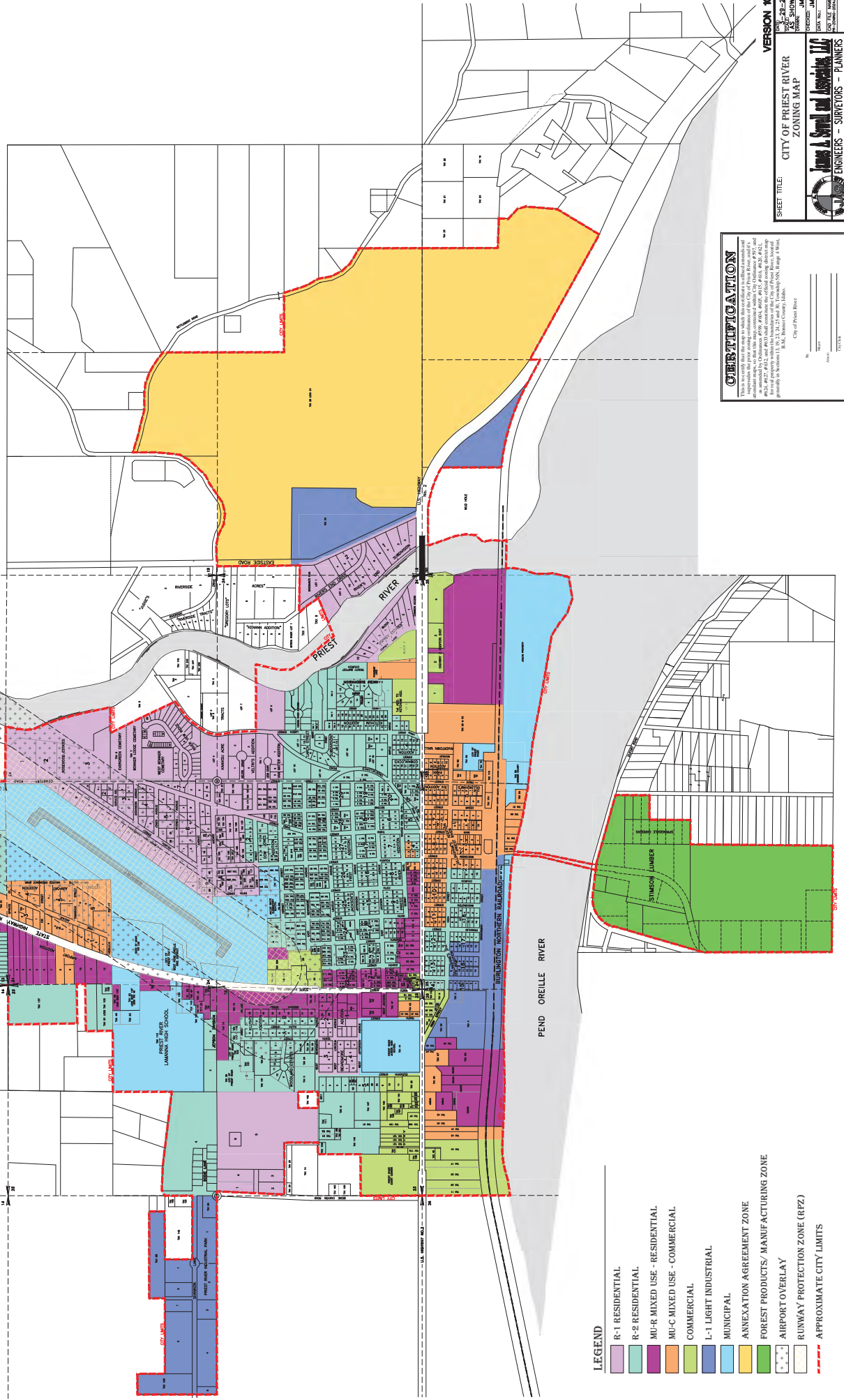
Jeff Connolly, Mayor

Bonner County Map



- City Annexations
- Priest River
 - Parents of Combined Parcels
 - Parcels

TOWNSHIP 56 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO



CERTIFICATION

This is to certify that the map to which this certificate is affixed amounts and supersedes the prior zoning ordinance of the City of Priest River, and it's attendant maps, so that the map contained within City Ordinance # 297, and as amended by Ordinance #659, #664, #665, #666, #668, #671, #672, #673, #674, #675, #676, #677, #678, #679, #680, #681, #682, #683, #684, #685, #686, #687, #688, #689, #690, #691, #692, #693, #694, #695, #696, #697, #698, #699, #700, #701, #702, #703, #704, #705, #706, #707, #708, #709, #710, #711, #712, #713, #714, #715, #716, #717, #718, #719, #720, #721, #722, #723, #724, #725, #726, #727, #728, #729, #730, #731, #732, #733, #734, #735, #736, #737, #738, #739, #740, #741, #742, #743, #744, #745, #746, #747, #748, #749, #750, #751, #752, #753, #754, #755, #756, #757, #758, #759, #760, #761, #762, #763, #764, #765, #766, #767, #768, #769, #770, #771, #772, #773, #774, #775, #776, #777, #778, #779, #780, #781, #782, #783, #784, #785, #786, #787, #788, #789, 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#1391, #1392, #1393, #139

City of Priest River

SHEET TITLE:	 Jones & Smith and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS NEWPORT, WASHINGTON 99156, (509)447-5626	DATE: 08-28-24		VERSION: 10
		TITLE: CITY OF PRIEST RIVER ZONING MAP	DATE SHOWN: 08-28-24	SHEET 1 of 1
		DESIGNED: JMB	DRAWN: JMB	
		CHECKED: JMB	CAD FILE NAME: 08-28-2024-08-28-24	

Memorandum

TO: MAYOR JIM MARTIN AND CITY COUNCIL MEMBERS
FROM: ASHLEY WILLIAMS, P.E.
PRJ. #: 14778.26
SUBJECT: CITY UTILITY CAPACITY ANALYSIS
DATE: OCTOBER 11, 2021
CC: REX ROLICHECK, LAUREL THOMAS



The purpose of this memorandum is to summarize the utility capacity analysis conducted for the City's water and sewer system.

1. Background

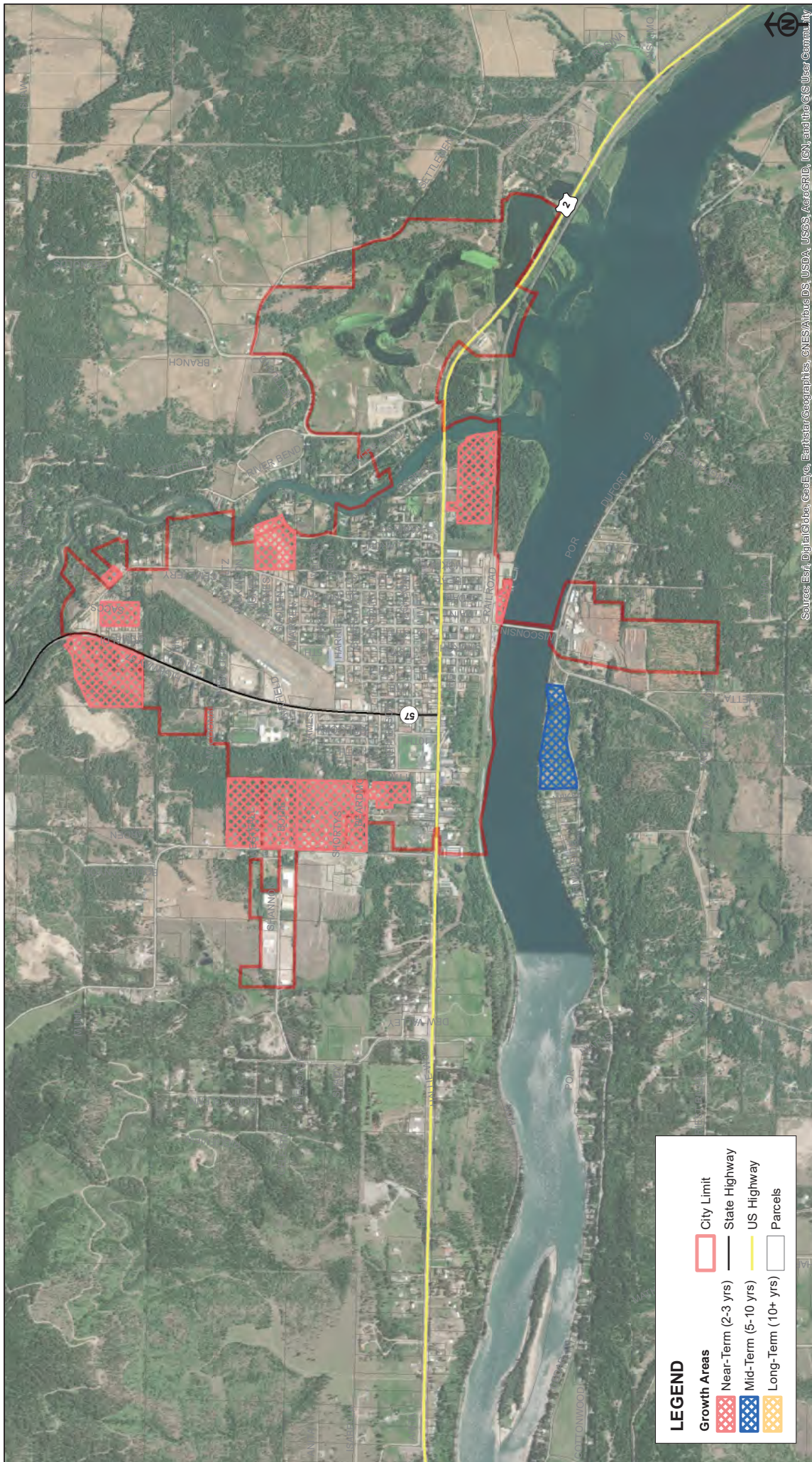
The City owns and operates a water and sewer system to serve the City's residents and commercial entities. Various planning documents (facility plans and addendums) have been completed over the years. However, the rising growth and demand within the City has increased the need to have a comprehensive view of the remaining utility capacity to serve new connections. The most recent planning documents are as follows:

- Water: Water System Master Plan Addendum No. 5, prepared by Welch Comer Engineers (dated September 2020). This document will be referred to as the WMPA 5. Previous documents and Addendums are described below.
 - Water System Master Plan, prepared by JUB Engineers (dated October 2007)
 - Addendum No. 1-3, prepared by Welch Comer Engineers (dated January, May and November 2009)
 - Addendum No. 4, prepared by Welch Comer Engineers (dated June 2010)
- Sewer: Wastewater Facility Plan, prepared by Mountain Waterworks (dated April 2016). This document will be referred to as WWFP.

The City's water and sewer systems are regulated by the Idaho Department of Environmental Quality (IDEQ). Capacity analysis was conducted in accordance with current IDEQ Rules for Public Drinking Water Systems and Wastewater Systems.

2. Anticipated Growth Areas

The City has been approached by several developers for various areas within the City regarding future subdivisions or development. These have been classified into the following: near-term (2-3 years), mid-term (5-10 years), and long-term (10+ years), which are identified on Figure 2-1 and are based on preliminary understanding of the developers' plans and projections. The City anticipates near-term growth in several locations throughout the City, primarily in the northwestern portion. The City has also been approached by a developer south of the Pend Oreille River; this is not anticipated until mid-term growth. The City has not currently identified any long-term growth (10+ years). The City's Area of City Impact (ACI) is also an area that may be included within the City limits at some point in the future. This is shown on Figure 2-2; it is important to note the City is currently negotiating this boundary with the County and as such is subject to change.



Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Sources:

City Mapping Records	
Bonner County GIS	
Idaho Dept. of Water Resources	
PROJECT NO.	14778.26
DRAWN BY	AW
FILENAME	ServiceArea&Growth
DATE	7/7/21

City of Priest River
Figure 2-1 - Anticipated Growth Areas

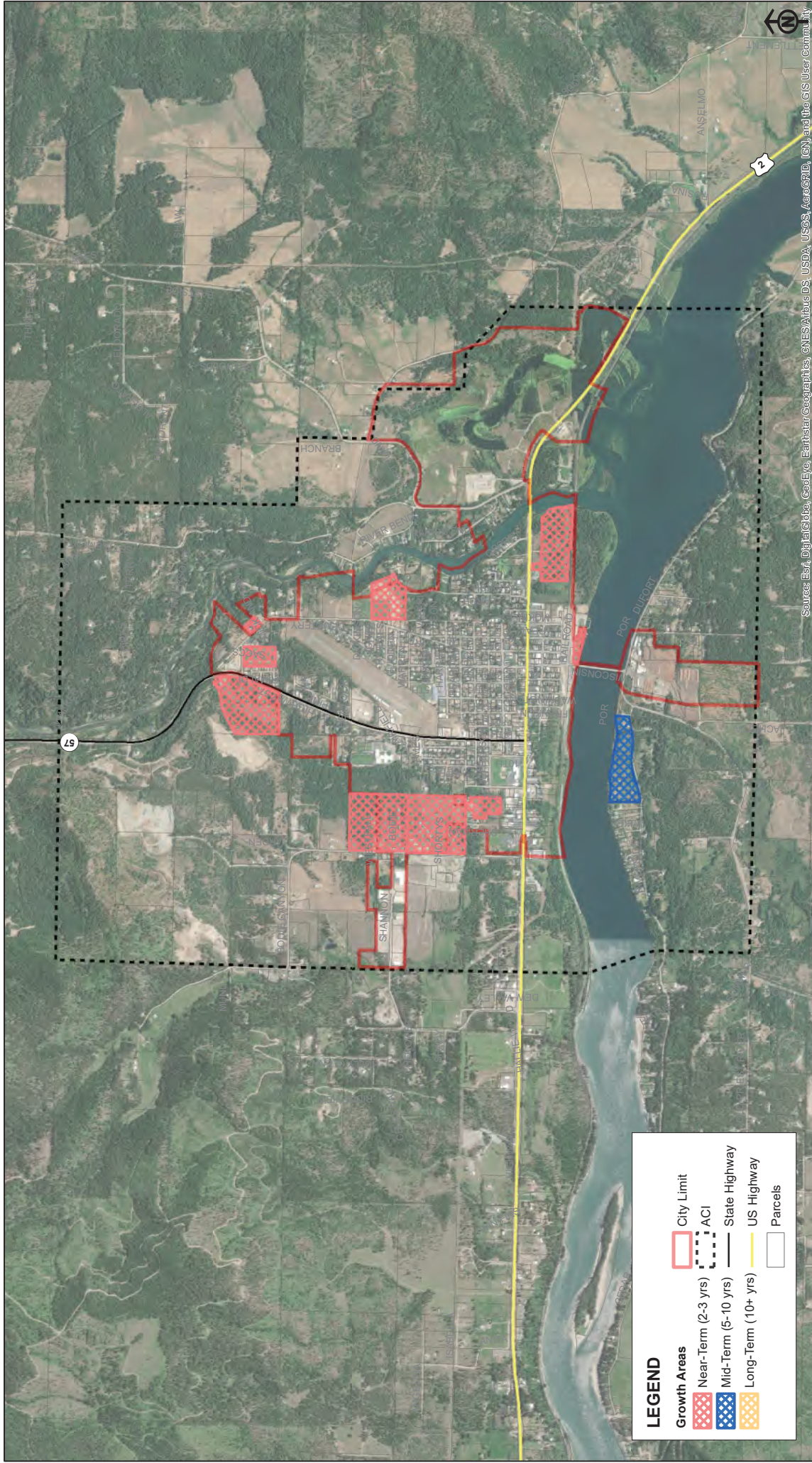
LEGEND

	City Limit
	Near-Term (2-3 yrs)
	Mid-Term (5-10 yrs)
	Long-Term (10+ yrs)
	State Highway
	US Highway
	Parcels

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Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Sources:

City Mapping Records	
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Idaho Dept. of Water Resources	
PROJECT NO.	14778.26
DRAWN BY	AW
FILENAME	ServiceArea&GrowthACI
DATE	7/7/21

City of Priest River

Figure 2-2 - Anticipated Growth Areas (with ACI)

LEGEND

	City Limit
	ACI
	Near-Term (2-3 yrs)
	Mid-Term (5-10 yrs)
	Long-Term (10+ yrs)
	State Highway
	US Highway
	Parcels

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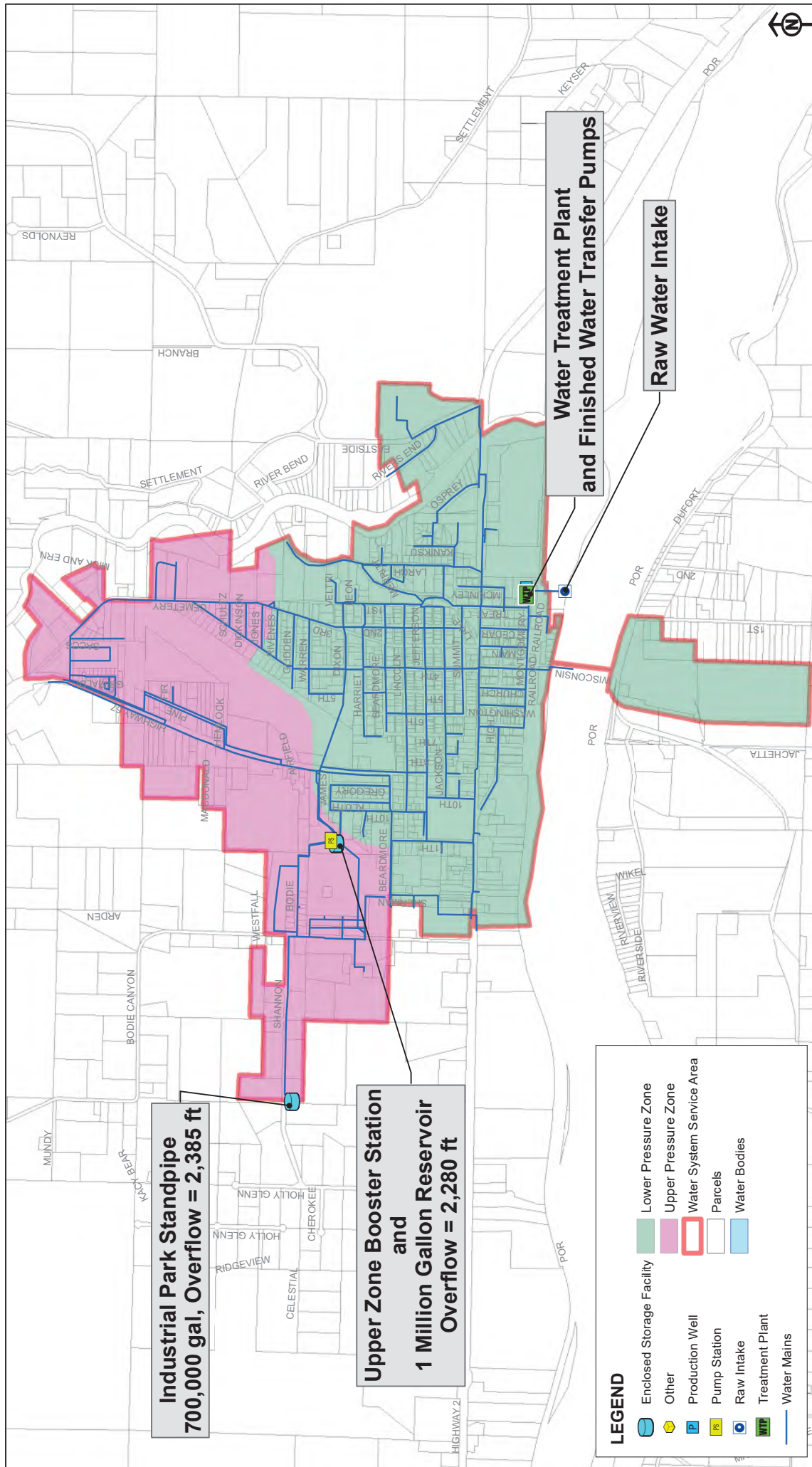
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3. Water Capacity

3.1. Background

The City's water system consists of a raw water intake withdrawing water from the Pend Oreille River, which is treated through rapid sand filtration system. The finished water pumps deliver water to the City's main reservoir, which provides water to the general pressure zone by gravity. Water is pumped from this general pressure zone through the Upper Booster Station to the upper pressure zone and to the Industrial/Shannon Lane Standpipe. The Standpipe provides service to the upper pressure zone. Figure 3-1 provides a water system overview.

The City is in the process of replacing the main reservoir due to structural conditions. The new reservoir's capacity is reflected in Section 3.3. The City also completed several water system improvements through a revenue bond in 2009.



City of Priest River
Figure 3-1 - Existing Water System

3.2. Flows and Connections

The current active connections served by the system (as of 2020) is 863. The estimated equivalent dwelling units (developed in the WMPA 5, based on 2017) is 1,162. Based on the assumptions made in the WMPA 5, the estimated number of EDUs in the Lower Zone is 958 and 240 in the Upper Zone¹.

The water treatment plant produced approximately 160.9 million gallons and the metered usage was approximately 65.5 million gallons in 2019. It is important to note the backwash and filter to waste lines are not metered separately. This is likely accounting for the significant difference between the production and consumption. The City is reviewing the metering at the WTP to more accurately account for these two uses (backwash and filter to waste).

The estimated flows per EDU are as follows (from the WMPA 5, based on 2017 data):

- Average Day: 288 gpd/EDU
- Peak Day: 834 gpd/EDU
- Peak Hour: 1.04 gpm/EDU

3.3. Current Facility Capacity

3.3.1. Water Treatment Plant

The raw water pumps and filter capacity are both 2,100 gallons per minute (gpm). This is equivalent, based on current demands, to approximately 2,104 EDUs. The estimated remaining EDUs is 906 (assuming connections added after 2017 were residential).

3.3.2. Storage

The WMPA 5 shows the storage capacity for the new reservoir (440,000 gallons), with the ability to serve approximately 2,104 EDUs (1,686 EDUs in the Lower Zone). The Industrial/Shannon Lane Standpipe has a 50,000-gallon surplus which can be allocated to standby storage² or fire suppression storage³ in the upper pressure zone.

3.3.3. Upper Booster Station

The WMPA 5 identified improvements needed at the Upper Booster Station related to depreciation and condition. The booster pumps were identified to be replaced. The WMPA 5 estimated (2) 200 gpm boosters on variable frequency drives would be sufficient for growth to 2038, serving a total of 318 EDUs in the upper pressure zone. Growth in the upper pressure zone beyond what was projected will require these pumps to be upsized to account for additional demand.

3.3.4. Summary and Trigger Points

Based on the capacities identified above, the following trigger points to reevaluate for treatment capacity should be monitored by the City:

- Number of Connections: approximately 1,502⁴
- Estimated Year: 2050
- Eighty Percent (80%) Plant Capacity: 1,680 gpm (peak hour flow)

It is important to monitor the growth and capacity in the main pressure zone and the upper pressure zone with respect to the Upper Booster Station and the Storage facilities. Refer to Section 3.3.2 and 3.3.3 for discussions of these capacities.

¹ Estimated 80% Lower Zone and 20% Upper Zone connections. Assume 36 added connections since 2017 follows this ratio.

² Standby Storage refers to storage needed in the event that one or more of the water system's sources fail and standby power is not available, or if unusual conditions impose higher demands than anticipated. It is calculated based on 8 hours of operation at average day demand.

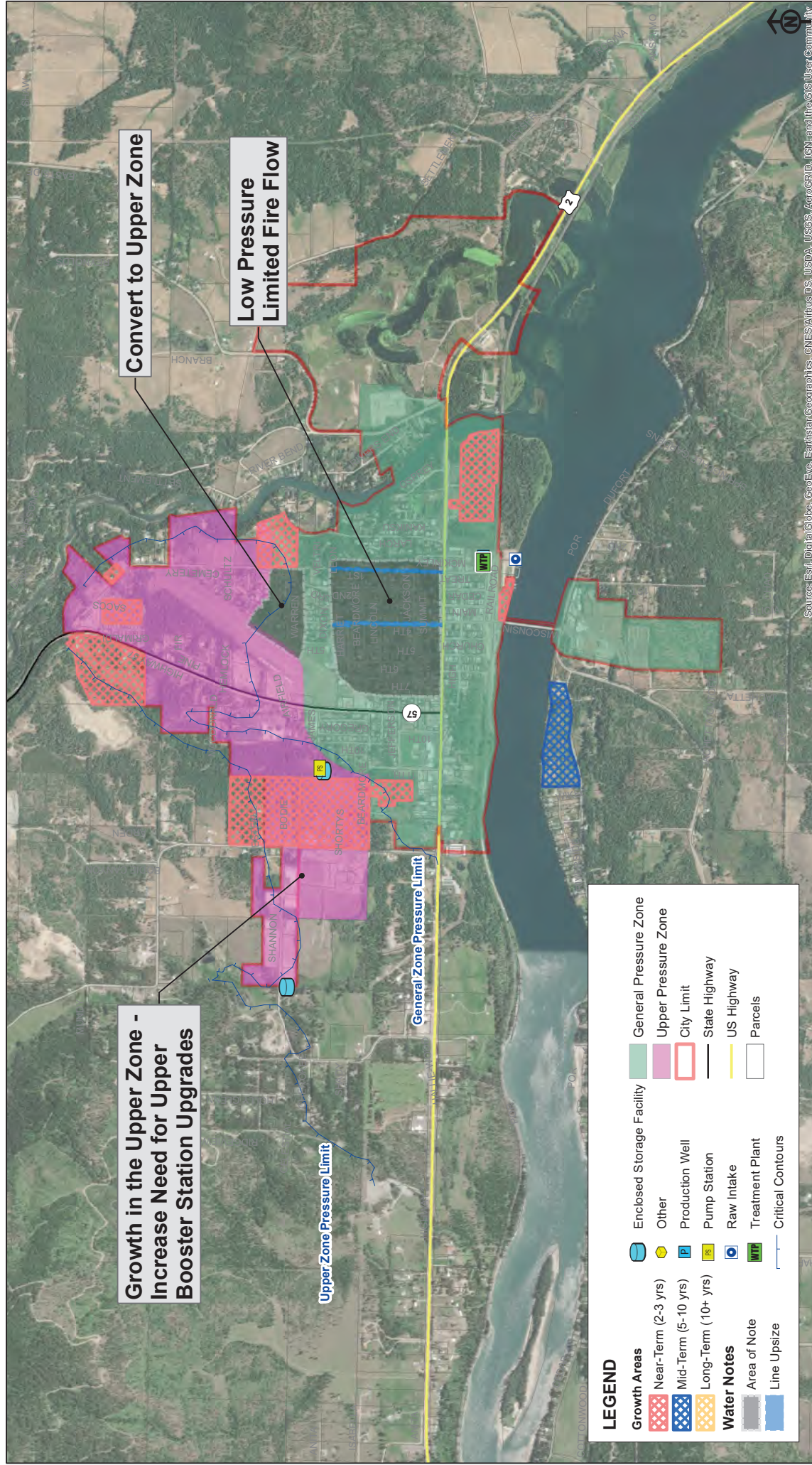
³ Fire Suppression requirements are set by the local fire authority and consist of a required fire flow rate and duration.

⁴ Based on average ratio of connections to EDUs identified in WMPA 5, (1,162 EDUs ÷ 827 connections = 1.4)

3.4. Areas of Concern

The areas of concern for the water system were developed based on the recommendations from the WMPA 5 and review with the City staff and operators. These areas are shown in Figure 3-2 and consist of the following:

- Growth in the upper pressure zone will increase the need for the Upper Booster Station upgrades and will require pump upsize.
- There is a section in the general pressure zone with low service pressure and limited fire flow. Line size upgrades for the main north/south lines are shown.
- The City is also working to convert a small area on the border of the general pressure zone and upper pressure zone to increase service pressure.



City of Priest River

Figure 3-2 - Areas of Concern (Water)

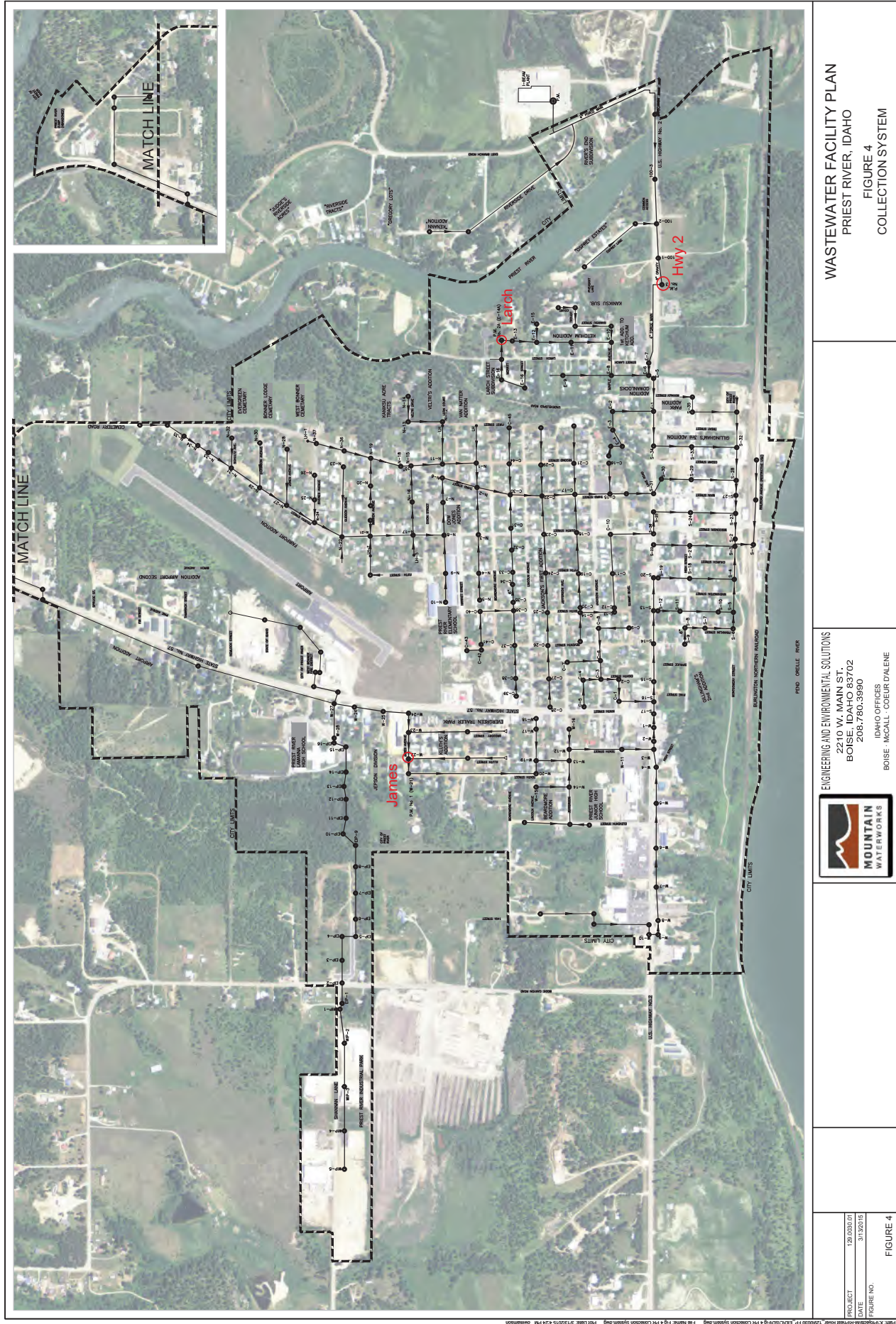
4. Sewer Capacity

4.1. Background

The City's sewer system consists of a sanitary sewer collection system throughout the City, with three lift stations (James, Highway 2, and Larch). The sewer is treated at the City's wastewater treatment plant (WWTP), located near the Pend Oreille River. The City discharges treated water to the Pend Oreille River, through a discharge permit authorized and monitored by the IDEQ. Figure 4-1 provides a sewer system overview.

The City completed several sewer system improvements through a revenue bond passed in 2015.

Figure 4-1 - Existing Sewer System



4.2. Flows and Connections

The current active connections served by the system (as of 2020) is 759. The estimated population equivalent is 1,973 people. The estimated equivalent dwelling units (based on current City estimate) is 964.

The WWTP received approximately 67.89 million gallons in 2020, with an average of 0.19 million gallons per day and 0.301 million gallons on the maximum day. The estimated flows per EDU are as follows (based on 2020 data):

- Average Day: 192 gpd/EDU
- Peak Day: 312 gpd/EDU
- Peak Hour: 659 gpd/EDU⁵

4.3. Current Facility Capacity

4.3.1. Wastewater Treatment Plant

The WWTP is rated for 1.5 million gallons per day (peak flow), serving an estimated 3,000 future population. The WWTP has two primary bottlenecks rated for a smaller flow than the overall plant: UV disinfection (1.125 mgd) and the Secondary Clarifiers (0.65 mgd, maximum month, each). The estimated EDU capacity based on the UV disinfection capacity is 1,707 EDUs⁶. It is also important to note the City's discharge permit could change during renewal periods with IDEQ; however, the agency typically provides advance notice of any significant changes.

4.3.2. James Lift Station

This lift station was recently upgraded through the bond projects completed. This lift station serves the area with the most growth potential in the City. It consists of two 400 gpm pumps normally operating in simplex mode⁷. The pumps typically operate for approximately 30-40 minutes per day currently. The estimated existing EDUs served by the lift station (based on flows) is 469 EDUs⁸. The estimated remaining capacity based on peak hour flows is 423 EDUs. Refer to Appendix A for detailed overview of calculations.

4.3.3. Highway 2 Lift Station

This lift station was identified in the WWFP for electrical and back-up power upgrades. It serves a relatively small service area in the eastern portion of the City. It also receives waste from an RV dump station, which is not currently metered. It consists of two 450 gpm pumps normally operating in simplex mode. The pump capacity appears to be high relative to the service area for the lift station; we recommend conducting a drawdown test to confirm the pumping rate. The pumps typically operate for approximately 25 minutes per day currently. The estimated existing EDUs served by the lift station (based on flows) is 57 EDUs⁹. The estimated remaining capacity based on peak hour flows is 933 EDUs. Refer to Appendix A for detailed overview of calculations.

4.3.4. Larch Lift Station

This lift station was identified in the WWFP for electrical and back-up power upgrades. It serves a relatively small service area in the eastern portion of the City, north of Highway 2. It consists of two 40 gpm pumps normally operating in duplex mode¹⁰. The pumps typically operate for approximately 1-2 hours per day currently. The estimated existing EDUs served by the lift station

⁵ The estimated peak hour was derived using 2021 peak data to determine the peaking factor between peak day and peak hour. This is estimated to be 2.1. This value was applied to the peak day from the 2020 data to determine peak hour.

⁶ Estimated based on 1.125 mgd ÷ 659 gpd/EDU. This is estimated to be equivalent to 4,438 population (1,135 EDUs x 2.6), which is higher than the estimated population which can be served by the WWTP. This should be evaluated reviewing the flows and the treatment plants capabilities as the City approaches these limits.

⁷ Single pump operating at one time; two pumps are available for redundancy.

⁸ Estimated based on Preliminary Engineering Report prepared by Mountain Waterworks (dated August 2018). Existing flows were estimated as 309,200 gpd.

⁹ Estimated based on runtimes (25 minutes per day) and average flow per EDU.

¹⁰ Both pumps operating together.

(based on flows) is 12 EDUs¹¹. The estimated remaining capacity based on peak hour flows is 68 EDUs. Refer to Appendix A for detailed overview of calculations.

4.3.5. Summary and Trigger Points

Based on the capacities identified above, the following trigger points to reevaluate for treatment capacity should be monitored by the City:

- Number of Connections: approximately 1,750¹²
- Estimated Year: 2050
- Eighty Percent (80%) Plant Capacity: 1.2 mgd (peak flow)¹³

It is important to monitor the growth and capacity in the lift station basins as well as within the general collection system. Refer to Section 4.3.2 through 4.3.4 for discussions of these capacities.

4.4. Areas of Concern

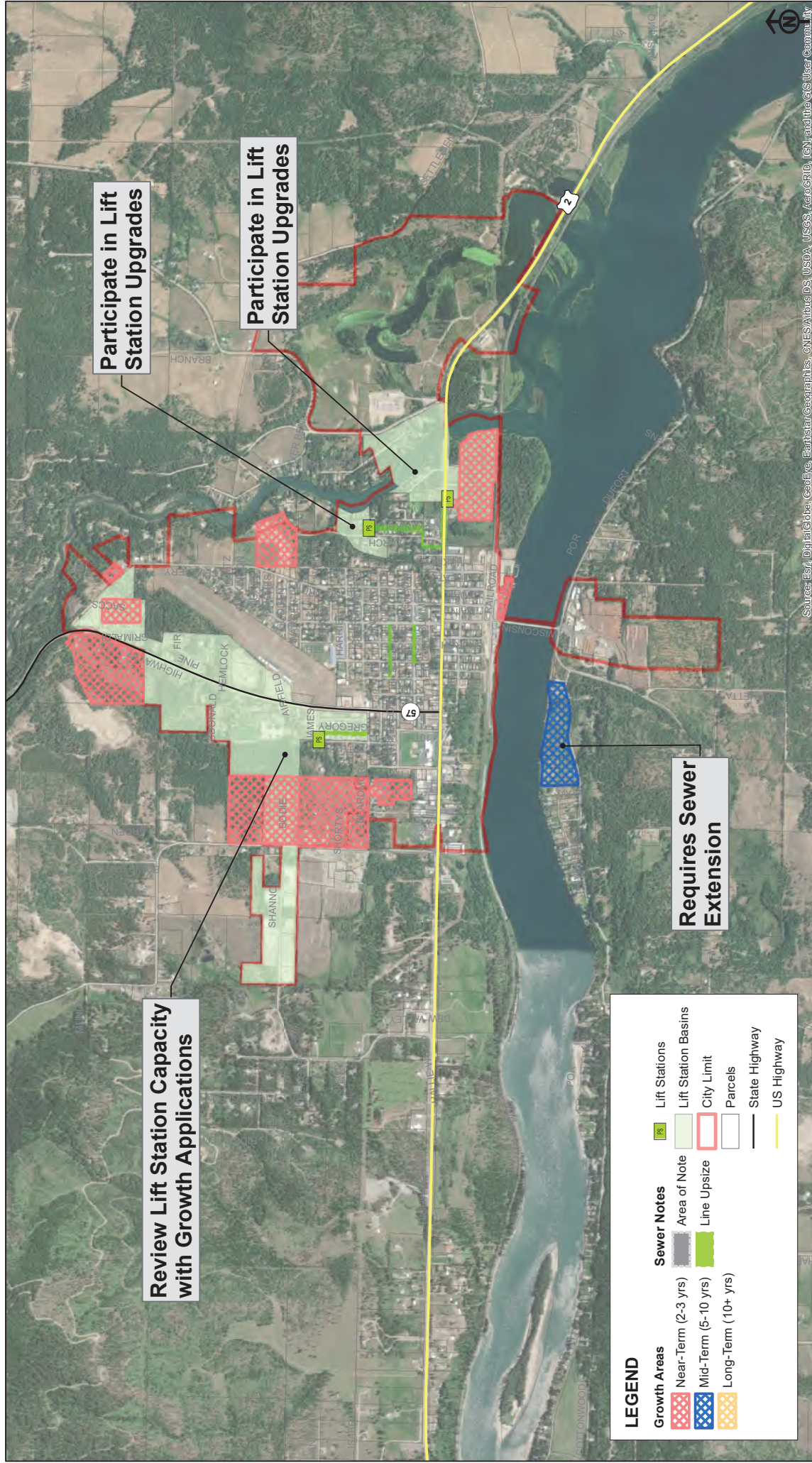
The areas of concern for the sewer system were developed based on the recommendations from the WWFP and review with the City staff and operators. These areas are shown in Figure 4-2 and consist of the following:

- Growth in the James Lift Station basin should be monitored due to capacity at that lift station and high growth potential.
- Growth in the Larch and Highway 2 basins should participate in the upgrades identified in the WWFP as that will increase demand on the aging infrastructure.
- The growth potential identified across the Pend Oreille River will require a sewerline extension.

¹¹ Estimated based on runtimes (99 minutes per day) and average flow per EDU.

¹² Based on average ratio of connections to EDUs based on 2020 estimate, (964 EDUs ÷ 759 connections = 1.3)

¹³ Excludes bottleneck flow areas.



City of Priest River
Figure 4-2 - Areas of Concern (Sewer)

5. Summary

The City's water and sewer system have sufficient capacity, based on the analysis provided in the planning documents (WMPA 5 and WWFP) as well as further conducted and summarized in this memorandum. The City should monitor the capacities of the water and sewer treatment plants, with the identified trigger points listed above as well as localized capacity in the upper pressure zone (water) and the James Lift Station basin (sewer).

Appendix A: Lift Station Analysis

System Flows (2020, 2021)

AD	964 EDUs	191.7 gpd/EDU	0.13 gpm/EDU
PDF	184,809 gpd	312.2 gpd/EDU	0.22 gpm/EDU
PHF	301,000 gpd	658.6 gpd/EDU	0.46 gpm/EDU

Other Assumptions

Peak Occurs for

$Vol_{in} = Vol_{out}$

3 hr

Peak flow x Hr = wet well storage + pump flow

James Lift Station

Wet Well Diameter	8 ft
Total Depth	16 ft
Operating Volume	4 ft
Wet Well Operating Storage	1503.9 gal

<u>Pump</u>	
Pump Flow	400 gpm
No. Pumps (normal op)	1

Total Pump Cycle at PHF	15 min
Starts per Hour	4
Pump Run Time	8 min

Estimated Current Flows

Per Mountain Water Works

AD	77,300 gpd
PHF	309,200 gpd

EDUs 469.5

Highway 2 Lift Station

Wet Well Diameter	7 ft
Total Depth	16.3 ft
Operating Volume	2 ft
Wet Well Operating Storage	575.7 gal

<u>Pump</u>	
Pump Flow	450 gpm
No. Pumps (normal op)	1

Total Pump Cycle at PHF	15 min
Starts per Hour	
Pump Run Time	2 min

Estimated Current Flows

Per City Staff

Estimated Runtime	24.6 min/day
AD	11,070 gpd

7.7 gpm

EDUs

57.7

Larch Lift Station

Wet Well Diameter	4.45 ft
Total Depth	15.0 ft
Operating Volume	1.5 ft
Wet Well Operating Storage	174.5 gal

<u>Pump</u>	
Pump Flow	40 gpm
No. Pumps (normal op)	2

Total Pump Cycle at PHF	15 min
Starts per Hour	
Pump Run Time	5 min

Estimated Current Flows

Per City Staff

Estimated Runtime	99 min/day
AD	3,960 gpd

2.8 gpm

EDUs

20.7

Estimated Capacity with Pumping Consistently

Pump Run Time in Peak Hour	180 min
Vol_{out}	73,504 gal
Incoming Flow	408.4 gpm

Additional Capacity Avail 892.9 EDUs

Estimated Capacity with Pumping Consistently

Pump Run Time in Peak Hour	180 min
Vol_{out}	81,576 gal
Incoming Flow	453.2 gpm

Additional Capacity Avail 991.0 EDUs

Estimated Capacity with Pumping Consistently

Pump Run Time in Peak Hour	180 min
Vol_{out}	7,375 gal
Incoming Flow	41.0 gpm

Additional Capacity Avail 89.6 EDUs

68.9 EDUs

Appendix D – Draft Ordinance

Ordinance No. _____

**City of Priest River Area of Impact Agreement
Bonner County Idaho**

AN ORDINANCE OF BONNER COUNTY, IDAHO, ESTABLISHING AN AREA OF IMPACT FOR THE CITY OF PRIEST RIVER; 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 November 13, 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 Priest River as required by Idaho Code § 67-6526. This ordinance ensures coordination between Bonner County and the City of Priest River 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 Priest River 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 Priest River, 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 Priest River.
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 Priest River. The City of Priest River 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 Priest River 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 Priest River 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. **Representation: Repealer Clause:** All ordinances in conflict with this ordinance are hereby repealed in their entireties, including Bonner County Ordinance #128 recorded at Instrument #201829 and Ordinance #129 recorded at #201830, 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 13th day of November, 2025 upon a majority vote.

BONNER COUNTY BOARD OF COMMISSIONERS

Brian Domke, Chair

Asia Williams, Commissioner

Ron Korn, Commissioner

ATTEST: Michael W. Rosedale, Clerk

By Deputy Clerk

Date

Legal: _____

EXHIBIT A: OFFICIAL MAP OF THE AREA OF IMPACT

DRAFT

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?