



Bonner County

Board of Commissioners

Brian Domke

Asia Williams

Ron Korn

Public Hearing Minutes Planning

Date: June 16, 2025
Location: 1500 Hwy 2, Suite 338
Sandpoint, ID 83864
Convene at: 11:00 AM

COMMISSIONERS: Domke – Present Williams – Present Korn – Present
OTHERS PRESENT: Jake Gabell

Purpose/Topic Summary: Modification to the Area of Impact for the following Cities: Dover
Sandpoint, Ponderay, Kootenai, Hope, East Hope, and Clark Fork

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Commissioner Williams opened the hearing at 11:00 a.m.

Planning Director, Jake Gabell, presented an overview of this hearing

- Please see attached packet for all cities for complete details
- This hearing is for 7 cities
- Applicable Idaho Codes: 31-714, 31-716, 31-801,
- Per SB1403 made several changes to the regulation of Areas of Impact: Boundaries 67-6526, Jurisdiction 67-6526, Mandatory Review 67-6526(a)
- Planning Staff worked with GIS after receiving the proposals from each City
- Discussion regarding draft ordinances and grayscale map and disputed areas
- Order of the hearings will be Dover/Sandpoint; Ponderay/Kootenai; Hope/East Hope; Clark Fork

File AM0005-25 – Modification to the Area of Impact for the City of Dover - Bonner County has proposed to modify the Area of City Impact (AOI) for the City of Dover pursuant to Idaho Code §§ 67-6509 and 67-6526. The AOI is a planning tool used to help the city project future growth planning. Idaho law requires each city to identify an area where it expects to grow over time. The AOI helps guide that planning efforts and it does not grant the city any governing authority over properties within the AOI.

Staff Report Presented By: Jake Gabell

- Please see attached packet
- Briefly discussed agency and public comments
- Provided a map of the current and proposed AOI
- Provided an overview of this request, this would reduce the current boundary by approximately 3,800 acres but within the 2 mile buffer
- Discussed the coordination of negotiations between Dover and Sandpoint, no agreement for properties near Ontario St and Chuck Slough
- Discussed the annexation potential and service planning required by Idaho Code

File AM0006-25 – Modification to the Area of Impact for the City of Sandpoint - Bonner County has proposed to modify the Area of City Impact (AOI) for the City of Sandpoint 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.

Staff Report Presented By: Jake Gabell

- Please see attached packet
- Briefly discussed agency and public comments
- Provided a map of the current and proposed AOI
- Provided an overview of this request including a reduction in area and buffer area
- Briefly discussed the dispute between Dover and Sandpoint
- Discussed the annexation potential and service planning required by Idaho Code

File AM0005-25 – Modification to the Area of Impact for the City of Dover -

Dover Presented: Clare Marley

- Wants to allow continued comment in the AOI, appreciates this being allowed
- Disputed areas: June 5 requesting support for this request, growing at about 3% annually, limited by water, mountains, and Sandpoint
- The mountainous area not likely to be annexed
- Discussed the sewer and water systems/capacities in the disputed areas and future annexations, Dover has a brand new Post Office and the trail areas which they consider services, property owner of one of these areas prefer not to be annexed, but if they have to be they would prefer Sandpoint

The Commissioners asked about the ownership of the parcel in question as well as the extension of sewer systems.

File AM0006-25 – Modification to the Area of Impact for the City of Sandpoint -

Sandpoint Presented: Jason Welker

- Looked at areas in unincorporated areas currently being served by City of Sandpoint services (water/sewer). Discussed these areas
- Discussed the area of overlap with Dover – there is about half a mile of property boundaries, services in these areas, and they have no desire to pursue annexation in the disputed area

The Commissioners asked about the infrastructure services in this area, including the capacity of the sewer system and overflow and current problems regarding this relating to growth.

Both Files:

Public Comment

- Mark Willis – Asked about the map, clarification of the current area of impact
- Brett Evans – Requested clarification regarding some properties on Pine Street to be removed from the City of Dover and litigation relating to this
- Mark Willis – Asked about another section of the map, opposed to being annexed by Dover
- Kelly Jenkins – Opposed to being annexed, commented on Dover's water/sewer issues

There was a discussion regarding the purpose of Areas of Impact and Annexation.

- Kim Peckham – Requested clarification of AOI and ACI

Dover Rebuttal: Clare Marley

- Cannot respond to litigation, commented on the water issues not being related to the pipes but to stormwater

Sandpoint Rebuttal: Jason Welker

- Agrees with Jake's assessment of ACI becoming AOI, Sandpoint is looking to promote responsible growth where infrastructure already exists

Deliberation and Discussion among the Board:

Commissioner Korn thinks that the AOI is quite large, does not look like either city is looking to annex the surrounding areas in the next 5 years, can the board amend the requests by the cities.

Commissioner Domke commented on the historical parcels being annexed, as proposed there is a reduction of area for both areas but there is still an overestimation.

Commissioner Williams commented on the need to settle the disputed area and to focus on the expected areas of growth for the next 5 years as well as concerns brought to the board by Mayor Grimm regarding water.

Jason, Sandpoint, commented on the anticipated growth where infrastructure already exists being more concentrated and not sprawl.

Clare, Dover, commented on the growth of Dover being toward Syringa, and this sewer can be improved in this area. Would like the question of the overlap resolved.

The board discussed the contested parcels and that the owner prefers not to be annexed, but if it is required, would prefer Sandpoint. When both cities agree they have no plans to grow outward in the next 5 years, it makes sense not to include these parcels in annexation, and it can be reconsidered in 5 years when it comes up again.

The board requested clarification on this. Jake has discussed this disputed area and the 90 day rule with legal. Discussion followed regarding the requirements of meeting the statutory requirements. The board would like the two cities to bring forward another proposal.

Commissioner Domke made a motion to amend the proposed area of impact for the City of Dover for FILE AM0005-25 to remove the disputed area of impact being described as [insert parcel #s]. Commissioner Korn seconded the motion. Brief discussion. Roll Call Vote: Commissioner Williams – Yes; Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

Commissioner Korn made a motion that we reject the proposed area of impact from the City of Dover [AUDIO]. Commissioner Domke seconded the motion. Roll Call Vote: Commissioner Williams – Yes; Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

Commissioner Domke made a motion to amend the proposed area of impact for the City of Sandpoint for FILE AM0006-25 to remove the disputed area of impact being described as [insert parcel #s]. Commissioner Korn seconded the motion. Roll Call Vote: Commissioner Williams – Yes; Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

Commissioner Korn made a motion that we deny the area of impact from the City of Sandpoint and ask them to bring back to the board a revised area of impact [AUDIO]. Commissioner Domke

seconded the motion. Roll Call Vote: Commissioner Williams – Yes; Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

File AM0007-25 – Modification to the Area of Impact for the City of Ponderay - Bonner County has proposed to modify the Area of City Impact (AOI) for the City of Ponderay 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.

Staff Report Presented By:

- Please see attached packet
- Briefly discussed agency and public comments
- Provided a map of the current and proposed AOI
- Provided an overview of this request reducing the previous boundary
- Discussed the infrastructure, areas likely to be annexed in 5 years, and that there are disputed areas
- Discussed significant infrastructure developments

File AM0008-25 – Modification to the Area of Impact for the City of Kootenai - Bonner County has proposed to modify the Area of City Impact (AOI) for the City of Kootenai 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.

Staff Report Presented By:

- Please see attached packet
- Briefly discussed agency and public comments
- Provided a map of the current and proposed AOI
- Provided an overview of this request that maintains the full extent of the two mile statutory limit, to align with recently revised statutory framework
- Discussed the disputed areas, infrastructure, and areas likely to be annexed in the next 5 years
- Proposal does not include infrastructure plans, growth projections, or service expansion

File AM0007-25 – Modification to the Area of Impact for the City of Ponderay -

Ponderay Presented: Kaylee Miller

- Discussed the decrease of boundaries in their proposal and areas included in the proposal
- There was a discussion regarding McGhee Road and an error that was corrected regarding this line
- Discussed transportation plans and the recent additions of recreational areas
- City is focusing on 200 acres off McGhee Road and the transportation plans/infrastructure of this area as it is imminent growth in that area

Commissioner Domke requested clarification of the 200 acres and current infrastructure on McGhee Road and plans for the area. Commissioner Williams requested clarification that they are actively looking at growth and this would be why the annexation. Kaylee provided that it makes sense to annex these parcels so that they are in the proper jurisdiction and residential growth.

Kootenai Presented: Clare Marley, Tess Vogel

Tess:

- Provided background information regarding the boundary lines and keeping the extension of boundary lines as large as they can, the city would like direction for a gravel pit and potential industrial uses
- Discussed why they would like to annex the disputed area, they sent out a survey to the residents in this area, the majority would prefer not to be annexed but would prefer Kootenai if they had to choose.
- Would like to continue to have any projects, CUPS, land use, etc. in that area and keep this in their agreement

Clare:

- Kootenai has the elementary school and access including connectors and pathways, sidewalk and road improvements
- The areas in question were part of Kootenai prior to being de-annexed
- There has been a huge increase in growth residentially with some commercial growth
- Discussed the lake and mountains being cause for growth limitations
- The parcels in question would prefer to be residential and not commercial/commercial recreation

Commissioner Williams requested clarification on commercial development and growth.

Nancy Lewis, Mayor of Kootenai

- They would hope to have more residential in this area, and for it to remain residential

Both Files:

Public Comment

- Allana – Commented on a failed annexation attempt by Ponderay last year, the road services have ceased since last year, would prefer not to be included in Ponderay due to lack of plans for services
- Denise Griffith – Less than half of her property is not in the area or impact, does not want to be annexed, wants to maintain the rural aspect of the area
- Travis Thompson – Can't tell what the current ACI is, (Jake provided that he is currently there and proposed to stay), would prefer to not be in the AOI
- Christie Cosky – Her neighborhood does not want to be annexed, they are rural, do not want to be part of Ponderay

Ponderay Rebuttal:

- Commented on the roads and the area that is no longer being serviced and what services are available, the services in that area are outside of their jurisdiction
- Not looking to annex areas to make them commercial, they would remain residential
- This AOI would simplify jurisdictional issues

Kootenai Rebuttal:

Clare:

- Kootenai also does not have sewer/water in these areas, but they do have the pathways/roads and improvements made to the roads

Tess:

- Commented on Providence and pathways within Kootenai and having these areas in their AOI makes sense as the areas use these services

Deliberation and Discussion among the Board:

Commissioner Domke has concerns that the proposed boundaries may exceed the 5 year plans and about infrastructure in these areas. Commented on the disputed area to the east, both cities have made investments but no significant public services, nor did they present any significant plans to annex these areas in the future.

Commissioner Williams had some of the same concerns as well as pulling an area into the AOI when they pulled an application to annex the same area (Ponderay). Both cities are proposing growth, but neither as shown plans for growth and have not seen growth. Commented on the services, with focus on magnesium chloride on the roads.

Commissioner Korn commented that what Ponderay is proposing makes sense, not sure where they would shrink their AOI. Discussion followed regarding the disputed areas and the issues of services, such as road maintenance. Further discussion regarding the cost to residents without increased services as well as the pros and cons of the disputed areas. There was discussion regarding inclusion of state lands in an AOI as well as the overlapping jurisdictions paying for infrastructure/maintenance in the area, especially McGhee Road, and the investment of each jurisdiction.

Kaylee discussed the imminent growth and maintenance of McGhee. A discussion followed regarding this growth. Clare suggested an alternative option.

Commissioner Korn commented on both cities' potential for growth. Commissioner Williams commented that Kootenai's suggestion makes sense. There was further discussion about leaving the disputed parcels in the current areas and reconsideration of any changes in 5 years. There was clarification on the parcels and McGhee Road there was further discussion with the cities and the board. The board agrees that Ponderay having McGhee Road makes sense, and Commissioners Korn and Domke agree that the center area also makes sense to go to Ponderay's AOI.

Discussion regarding the proposal from Kootenai, Commissioners Korn and Domke agree that it is excessive at this time, would like them to reconsider and bring it back. Commissioners Domke and Williams agree that the half arrow area should stay within Kootenai's AOI.

Commissioner Korn made a motion to **approve** this FILE AM0007-25 to adopt, Area of Impact for the City of Ponderay 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 and as amended during this hearing and direct staff planning to draft written findings and conclusions to reflect this motion, have the Chair sign and transmit to all interested parties. This action does not result in a taking of private property, with the to modify the boundary of the Area of [AUDIO]. Commissioner Domke seconded the motion. Brief discussion. Roll call Vote: Commissioner Williams – No; Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

Findings of Fact:

1. In 2024, the Idaho Legislature adopted Senate Bill 1403, which amended Idaho Code §67-6526, "Areas of Impact," revising the requirements for establishing and maintaining Areas of Impact.

2. Idaho Code §67-6526, as amended, requires that each city and the Board of County Commissioners adopt an updated Area of Impact by December 31, 2025, and review the agreement at least once every five (5) years thereafter.

3. The Bonner County Board of Commissioners has initiated the process to comply with the updated requirements of Idaho Code § 67-6526.

4. On April 10, 2025, the City of Ponderay submitted a formal request for an updated Area of Impact boundary, including a proposed map and supporting documentation. The proposal was approved by the Ponderay City Council on April 7, 2025.

5. The proposed Area of Impact submitted by the City of Ponderay reflects a reduction from the previous boundary and is limited to areas adjacent to the existing city limits.

6. Planning and GIS staff reviewed the City of Ponderay's proposed Area of Impact boundary and determined that it does not extend more than two (2) miles beyond the existing city limits, consistent with the limitations set forth in Idaho Code §67- 6526(1).

7. Idaho Code §67-6526(1)(b) requires that areas included within an Area of Impact be very likely to be annexed into the city within the next five (5) years.

8. Historical annexation activity over the past ten (10) years shows that the City of Ponderay has annexed three adjacent properties totaling approximately 5.76 acres along Highway 95, as well as a portion of McGhee Road right-of-way. The city has also held additional public hearings to consider annexation requests that were ultimately not approved.

9. Ponderay has made significant infrastructure investments, including improvements to the Field of Dreams recreation complex, installation of pedestrian pathways along McGhee Road, and transportation planning efforts designed to support future growth and annexation.

10. The City of Ponderay coordinated with neighboring jurisdictions, including the City of Kootenai and the City of Sandpoint, to discuss proposed Area of Impact boundaries. An area of overlap was identified between Ponderay and Kootenai involving approximately 18 properties on the east side of McGhee Road.

11. Idaho Code §67-6526(3) provides that, where cities cannot reach agreement on overlapping Areas of Impact, each city may submit a proposal and the Board of County Commissioners is responsible for determining the final boundary.

Commissioner Domke made a motion to **remand** this FILE AM0008-25 back to the City of Kootenai, [AUDIO]

Commissioner Korn seconded the motion. Roll call Vote: Commissioner Williams – Yes; Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

Commissioner Williams called a recess at 1:54 p.m.

Reconvened at 2:04 p.m.
BOCC/Planning Hearing

Minutes – June 16, 2025

File AM0009-25 – Modification to the Area of Impact for the City of Hope - Bonner County has proposed to modify the Area of City Impact (AOI) for the City of Hope pursuant to Idaho Code §§ 67-6509 and 67-6526. The AOI is a planning tool used to help the city project future growth planning. Idaho law requires each city to identify an area where it expects to grow over time. The AOI helps guide that planning efforts and it does not grant the city any governing authority over properties within the AOI.

Staff Report Presented By: Jake Gabell

- Please see attached packet
- Briefly discussed agency and public comments
- Provided a map of the current and proposed AOI
- Provided an overview of this request that maintains the two mile distance limits
- Both cities submitted consistent boundary maps and descriptions in support of their proposals
- 318 acres that were “gifted” are likely to be annexed within 5 years
- All areas proposed are contiguous with the city
- No contested areas between the cities

File AM0010-25 – Modification to the Area of Impact for the City of East Hope - Bonner County has proposed to modify the Area of City Impact (AOI) for the City of East Hope pursuant to Idaho Code §§ 67-6509 and 67-6526. The AOI is a planning tool used to help the city project future growth planning. Idaho law requires each city to identify an area where it expects to grow over time. The AOI helps guide that planning efforts and it does not grant the city any governing authority over properties within the AOI.

Staff Report Presented By: Jake Gabell

- Please see attached packet
- Briefly discussed agency and public comments
- Provided a map of the current and proposed AOI
- Provided an overview of this request that maintains
- Both cities submitted consistent boundary maps and descriptions in support of their proposals
- The proposed areas are directly adjacent to city limits, and were reconfigured to reduce the eastern edge
- No contested areas between the cities

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

Hope Presented: Brian Quayle

- Commented on the gifted property, it was gifted as it is the water source, the land north of that is forest service lands
- Discussed the western boundary line, there is access, and the owners do not object at this time

Commissioner Korn requested clarification on the Van Stone property. At this time, there are no plans for development.

File AM0010-25 – Modification to the Area of Impact for the City of East Hope –

East Hope Presented: Tess Vogel, Clare Marley

Tessa:

- Worked with Hope on shared boundaries
- The large areas in the proposal are where the city’s water source is

- Not asking for big changes, just cleaning up the boundaries

Commissioner Domke commented about the watershed being in an AOI and the legality of that. There was brief discussion regarding this issue and how it relates to potential growth.

Clare Marley:

- Commented on the question of the watershed and federal lands and the boundary change near Strong Creek

Both files:

Public Comment Opened at

- Kim Peckham – Wondering why it is all the way to the East to the Riser Creek area and if there are plans for development in that area

Hope Rebuttal:

- Reiterated that Mr. Van Stone asked to be included
- There were discussions with East Hope, and they came to an agreement

East Hope Rebuttal:

- Commented on the Riser Creek area already being in the current ACI
- Reduced some, it's cleaner and makes more sense

Commissioner Domke asked if the city could justify the proposed area and their 5 year plan for growth. Discussion followed regarding the infrastructure and water.

Deliberation and Discussion among the Board:

Commissioner Korn discussed the island area and that the Mr. Van Stone requested inclusion; does not see any reason to contest what they're requesting.

Commissioner Williams did not have any reason to contest, did voice question regarding annexation in the future and long term plans.

Commissioner Domke is in agreement as well.

Commissioner Korn made a motion to **approve** this FILE AM0009-25 to adopt, Area of Impact for the City of Hope pursuant finding that **it is** in accord with Idaho Code §67-6526, Areas of Impact. This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the findings of fact as set forth in the Staff Report (or as amended during this hearing) and direct 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. Commissioner Domke seconded the motion. Roll call Vote: Commissioner Williams – Yes; Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

Commissioner Domke made a motion 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 Hope as presented or amended in this hearing and providing for an effective date. Commissioner Korn seconded the motion. Roll call Vote: Commissioner Williams – Yes; Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

Findings of Fact:

1. In 2024, the Idaho Legislature adopted Senate Bill 1403, which amended Idaho Code §67-6526, “Areas of Impact,” revising the requirements for establishing and maintaining Areas of Impact.

2. Idaho Code §67-6526, as amended, requires that each city and the Board of County Commissioners adopt an updated Area of Impact by December 31, 2025, and review the agreement at least once every five (5) years thereafter.

3. The City of Hope’s proposed Area of Impact (AOI) boundary does not extend to, or beyond the two-mile limit, satisfying Idaho Code §67-6526(1).

4. Planning and GIS staff reviewed the City of Hope’s proposed Area of Impact boundary and determined that it does not extend more than two (2) miles beyond the existing city limits, consistent with the limitations set forth in Idaho Code §67-6526(1).

5. The City of Hope annexed approximately 318 acres of land, which was gifted to the City. All properties within the proposed AOI are adjacent to the existing city limits.

6. The City of Hope coordinated with the City of East Hope to adjust their shared AOI boundary along Strong Creek. The adjustment clarifies jurisdictional divisions between the two cities, and consistent proposals were submitted for the Board’s consideration.

7. Idaho Code §67-6526(3) provides that cities with abutting boundaries negotiate in good faith to recommend AOI boundaries. In the absence of an agreement, each city may submit a proposal, and the Board of County Commissioners is responsible for determining the final boundary.

Commissioner Williams discussed proposed changes to protect the watershed, but without a plan showing growth, what will they be growing toward.

Commissioner Korn agrees, believes that the purpose of this statute is to prevent pulling in this much land.

Commissioner Domke agrees as well, there needs to be some intent to justify pulling those parcels in.

Commissioner Korn made a motion to **remand** this FILE AM0010-25 back to the City of East Hope for revision to more accurately reflect the state statute and [audio]

Commissioner Domke seconded the motion.

Roll call Vote: Commissioner Williams – Yes; Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

File AM0011-25 – Modification to the Area of Impact for the City of Clark Fork - Bonner County has proposed to modify the Area of City Impact (AOI) for the City of Clark Fork 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

Staff Report Presented By: Jake Gabell

- Please see attached packet
BOCC/Planning Hearing

Minutes – **June 16, 2025**

- Briefly discussed agency and public comments
- Provided a map of the current and proposed AOI
- Provided an overview of this request that maintains
- The proposal shows a deliberate effort to update the AOI
- The proposal significantly reduces its AOI and focuses on area immediately adjacent to city limits
- The proposal centers on future growth opportunities, meets the buffer

Clark Fork Presented: Clare Marley and Tess Vogel

Clare Marley:

- The city attorney's advice was that they had to have a proposal
- Presented the proposed changes that are contiguous to the city
- There is a water system but no sewer system

Commissioner Korn asked about the shape of the proposed area. There was a brief discussion regarding this parcel and an inconsistency on the map.

Public Comment

- None

Deliberation and Discussion among the Board

Commissioner Korn made a motion to **approve** this FILE AM0011-25 to adopt, Area of Impact for the City of Clark Fork 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. Commissioner Domke seconded the motion. Roll call Vote: Commissioner Williams – Yes; Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

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. Planning and GIS staff reviewed the City of Clark Fork’s proposed AOI boundary and determined that it does not extend more than two (2) miles beyond the existing city limits, consistent with the limitations set forth in Idaho Code §67-6526(1).

4. The City of Clark Fork has not annexed any properties within the past ten (10) years.

5. The City of Clark Fork’s proposal represents a significant reduction from the existing Area of City Impact, limiting the AOI to areas near the city limits generally characterized by existing commercial and industrial land uses.

6. The proposed AOI is consistent with Bonner County's pending recommendations for future land use map designations as mixed-use.

7. Idaho Code §67-6526(a) states that cities should receive notice of, and may provide input on, applications brought to the County within an Area of Impact. The City of Clark Fork has requested that the County's ordinance include a notice provision to facilitate collaboration on land use decisions within the AOI.

Adjourned at 2:54 p.m.

Deputy Clerk: *Alisa Schoeffel*