Appendix A: Bonner County AOI Agreements

Report 12-01

Economic Development Clinic
University of Idaho College of Law

Stephen R. Miller, Director

Students:

Marc Bybee
Joan Callahan
Anna Garner
Jane Gordon
Nicholas Morgan
AN ORDINANCE DEFINING THE PURPOSE OF THE AREA OF CITY IMPACT; SPECIFYING THE FACTORS CONSIDERED IN IDENTIFYING THE AREA OF CITY IMPACT; IDENTIFYING THE COMPREHENSIVE PLAN THAT SHALL APPLY WITHIN THE UNINCORPORATED PORTION OF BONNER COUNTY, IDAHO LYING WITHIN THE AREA OF IMPACT; IDENTIFYING THE ZONING AND SUBDIVISION ORDINANCES THAT SHALL APPLY WITHIN THE UNINCORPORATED PORTIONS OF BONNER COUNTY, IDAHO LYING WITHIN THE AREA OF CITY IMPACT; PROVIDING FOR REVIEW AND COMMENT PROCEDURES BETWEEN JURISDICTIONS; PROVIDING FOR ADMINISTRATIVE JURISDICTION WITHIN THE AREA OF CITY IMPACT; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO SECTION 67-6526, IDAHO CODE; AND REPEALING ORDINANCE NUMBERS 121 AND 122.

WHEREAS, the City of Clark Fork, Idaho has requested that the existing Area of City Impact agreement with Bonner County be renegotiated; and

WHEREAS, the Bonner County Planning and Zoning Commission held a duly noticed public hearing on August 11, 1994 on the request and recommended approval of the same; and

WHEREAS, the Bonner County Board of Commissioners held and duly noticed public hearing on August 31, 1994; and

WHEREAS, this Ordinance is required by Idaho Code, Section 67-6526;

NOW THEREFORE BE IT ORDAINED by the Board of County Commissioners of Bonner County, Idaho that the following be and is hereby adopted as an Ordinance of Bonner County:

SECTION 1. AUTHORITY AND PURPOSE

Section 67-6526, Idaho Code, requires that Cities and Counties negotiate an Area of City Impact.

The purpose of establishing an Area of City Impact is to identify a logical fringe area adjoining the City of Clark Fork. The fringe area includes the unincorporated area surrounding Clark Fork that has a potential for development that could affect the provision of public services or the quality of life in Clark Fork, Idaho.
SECTION 2. CONSIDERATION

The following factors were considered by the Planning and Zoning Commission and Board of County Commissioners in identifying the Area of City Impact for Clark Fork, Idaho.

1. Trade areas.
2. Geographic factors.
3. Area that can reasonably be expected to be annexed into the City in the future.

SECTION 3. GEOGRAPHIC AREA OF CITY IMPACT

The officially adopted geographic Area of City Impact for Clark Fork, Idaho is identified by Ordinance No. 49. All parcels of land lying all or in part within the Area of City Impact shall be subject to provisions of this ordinance.

SECTION 4. COMPREHENSIVE PLAN

The Comprehensive Plan and subsequent amendments thereof as officially adopted by Bonner County, Idaho, shall apply to the unincorporated portions of Bonner County, Idaho, lying within the Clark Fork Area of City Impact.

SECTION 5. ZONING AND SUBDIVISION ORDINANCES

The Zoning and Subdivision Ordinances and subsequent amendments thereto as officially adopted by Bonner County, Idaho, shall apply to the unincorporated portion of Bonner County, Idaho lying within the Clark Fork Area of City Impact.

SECTION 6. REVIEW AND COMMENT

Any request for development, zone change, conditional use permit, variance or subdivision in the unincorporated portion of Bonner County, Idaho, lying within the Clark Fork Area of City Impact, shall be referred to the City Council of Clark Fork, Idaho, for review and comment. The City Council shall have forty (40) days to consider the request and submit a reply to the Board of County Commissioners, Bonner County, Idaho. If no reply is received by the Board within the forty (40) day period, the City Council forfeits its right to comment on the request and processing shall continue under the Board’s administration.

SECTION 7. ADMINISTRATIVE JURISDICTION

The administration of plans and ordinances which apply to the Clark Fork Area of City Impact shall be the duty of Bonner County.
SECTION 8. REPEALER CLAUSE

All ordinances or resolutions or parts thereof in conflict herewith are hereby repealed and rescinded, including Ordinance Numbers 121 and 122.

SECTION 9. SEVERABILITY CLAUSE

If any section, paragraph, sentence or provisions hereof or the application thereof to any particular circumstances shall ever become invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

SECTION 10. EFFECTIVE DATE

This ordinance shall be in full force and effect upon its passage, approval and publication in one (1) issue of the Bonner County Daily Bee.

Regularly passed and approved as an Ordinance of Bonner County, Idaho, done this ___ day of September, 1994, upon the following roll call vote:

Chairman Eugene Brown        Aye  V  Nay  ___
Commissioner Susan MacLeod    Aye  V  Nay  ___
Commissioner Wayne Newcomb   Aye  V  Nay  ___

Eugene Brown, Chairman

Susan MacLeod, Commissioner

Wayne Newcomb, Commissioner

ATTEST:

MARIE SCOTT, CLERK

Becky Wilt, Dep. Clerk
AN ORDINANCE CREATING A GEOGRAPHICAL AREA OF CITY IMPACT;
DEFINING THE PURPOSE OF THE AREA OF CITY IMPACT; SPECIFYING THE
FACTORS CONSIDERED IN IDENTIFYING THE AREA OF CITY IMPACT;
ADOPTING AN AREA OF CITY IMPACT MAP; ESTABLISHING AN EFFECTIVE
DATE PURSUANT TO SECTION 67-6526, IDAHO CODE; AND REPEALING
ORDINANCE NUMBERS 121 AND 122.

WHEREAS, the City of Clark Fork, Idaho has requested that the
existing Area of City Impact agreement with Bonner County be
renegotiated; and

WHEREAS, the Bonner County Planning and Zoning Commission held a
duly noticed public hearing on August 11, 1994 on the request and
recommended approval of the same; and

WHEREAS, the Bonner County Board of Commissioners held a duly
noticed public hearing on August 31, 1994; and

WHEREAS, this Ordinance is required by Idaho Code, Section 67-
6526;

NOW THEREFORE BE IT ORDAINED by the Board of County Commissioners
of Bonner County, Idaho that the following be and is hereby
adopted as an Ordinance of Bonner County:

SECTION 1. AUTHORITY AND PURPOSE

Section 67-6526, Idaho Code, requires that the governing
board adopt by Ordinance a map identifying an Area of City Impact
within the unincorporated area of the County.

The purpose of establishing an Area of City Impact is to
identify a logical fringe area adjoining the City of Clark Fork.
The fringe area includes the unincorporated area surrounding
Clark Fork that has a potential for development that could affect
the provision of public services or the quality of life in Clark
Fork, Idaho.
SECTION 2. CONSIDERATION

The following factors were considered by the Planning and Zoning Commission and Board of County Commissioners in identifying the Area of City Impact for Clark Fork, Idaho.
1. Trade areas.
2. Geographic factors.
3. Area that can reasonably be expected to be annexed into the City in the future.

SECTION 3. GEOGRAPHIC AREA OF CITY IMPACT

The official geographic Clark Fork Area of City Impact is hereby adopted as shown on the attached map "Exhibit A" and titled "Area of City Impact for Clark Fork, Idaho." All parcels of land lying all or in part within the Area of City Impact shall be subject to provisions of this ordinance.

The Clark Fork Area of City Impact is described as follows:

1. In Township 56 North, Range 2 East Boise Meridian:
   Sections 9, 13, the south half of 14, 15, the east half of the northeast quarter of 16, 22, 23, 24, 25, 26, 27, 33, 34, 35, and 36.
2. In Township 56 North, Range 3 East Boise Meridian:
   Sections 30 & 31
3. In Township 55 North, Range 2 East Boise Meridian:
   Sections 1, 2, 3, 4, the east half of 5 plus government lot #3, 9, 10, 11, 12, 13, 14, and the north half of the northeast quarter of 23.

SECTION 4. REPEALER CLAUSE

All ordinances or resolutions or parts thereof in conflict herewith are hereby repealed and rescinded, including Ordinance Numbers 121 and 122.

SECTION 5. SEVERABILITY CLAUSE

If any section, paragraph, sentence or provisions hereof or the application thereof to any particular circumstances shall ever become invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.
SECTION 6. EFFECTIVE DATE

This ordinance shall be in full force and effect upon its passage, approval and publication in one (1) issue of the Bonner County Daily Bee.

Regularly passed and approved as an Ordinance of Bonner County, Idaho, done this 7th day of September, 1994, upon the following roll call vote:

Chairman Eugene Brown    Aye    Nay
Commissioner Susan MacLeod    Aye    Nay
Commissioner Wayne Newcomb    Aye    Nay

____________________
Eugene Brown, Chairman

____________________
Susan MacLeod, Commissioner

____________________
Wayne Newcomb, Commissioner

ATTEST:

MARIE SCOTT, CLERK

____________________
Becky Witter, Dep. Clerk
AN ORDINANCE OF BONNER COUNTY, IDAHO, CITING ITS AUTHORITY, AND PROVIDING FOR THE ADOPTION OF AN AREA OF CITY IMPACT AGREEMENT BETWEEN BONNER COUNTY AND DOVER, IDAHO, FOR THOSE UNINCORPORATED AREAS OF BONNER COUNTY LYING WITHIN THE DOVER AREA OF CITY IMPACT; SETTING FORTH THE PURPOSE OF THE AREA OF CITY IMPACT; SPECIFYING THE FACTORS CONSIDERED IN IDENTIFYING THE AREA OF CITY IMPACT; IDENTIFYING THE COMPREHENSIVE PLAN, ZONING ORDINANCES AND SUBDIVISION ORDINANCES WHICH SHALL APPLY WITHIN THE AREA OF IMPACT; PROVIDING FOR REVIEW AND COMMENT PROCEDURES BETWEEN JURISDICTIONS; PROVIDING FOR ADMINISTRATIVE JURISDICTION WITHIN THE AREA OF CITY IMPACT; PROVIDING FOR SEVERABILITY, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Dover and Bonner County desire to establish an agreement for the application of plans and ordinances within the area of city impact pursuant to the provisions of Idaho Code §§67-6526; and

WHEREAS, the City of Dover, and Bonner County, pursuant to a “Memorandum of Understanding and Settlement Agreement,” dated May 24, 2001, established an Area of City Impact, which was enacted by the Bonner County Board of Commissioners January 2, 2007, at Ordinance No. 486, recorded at Instrument No. 720184, records of Bonner County, Idaho; and

WHEREAS, the purpose of establishing an Area of City Impact is to identify a logical fringe area adjoining the City of Dover. The fringe area includes the unincorporated area surrounding Dover that has a potential for development that could affect the provision of public services or the quality of life in Dover, Idaho;

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners that the following be and is hereby adopted as an ordinance of Bonner County, Idaho:

SECTION 1: AUTHORITY AND PURPOSE
This ordinance is adopted pursuant to authority granted to Bonner County at Chapter 65 of Title 67, Idaho Code and pursuant to the provisions of the Areas of City Impact Negotiation Procedures of Idaho Code §§67-6526.

SECTION 2: CONSIDERATION
The following factors were considered by Bonner County and the City of Dover in identifying the Area of City Impact for Dover:
1. Trade areas.
2. Geographic factors.
3. Area that can reasonably be expected to be annexed to the city in the future.
4. The "Memorandum of Understanding and Settlement Agreement," dated May 24, 2001, resulting from First District Court Civil Case No. CV95-01111.

SECTION 3. GEOGRAPHIC AREA OF IMPACT
The area governed by this agreement is located within the officially adopted Dover Area of City Impact, identified by the legal description and map provided with Ordinance No. ______________, recorded January 2, 2007, at Instrument No. ______________, records of Bonner County, Idaho.

SECTION 4. ADMINISTRATIVE JURISDICTION
That the administrative jurisdiction of the plans and ordinances which apply to the Dover Area of City Impact shall be the duty of Bonner County, as follows:

1. COMPREHENSIVE PLAN: The Comprehensive Plan and subsequent amendments thereto as officially adopted by Bonner County, Idaho, shall apply to the unincorporated portions of Bonner County, Idaho, lying within the Dover Area of City Impact.

2. ZONING AND SUBDIVISION ORDINANCES: The zoning and subdivision ordinances and subsequent amendments thereto as officially adopted by Bonner County, Idaho, shall apply to the unincorporated portion of Bonner County lying within the Dover Area of City Impact.

SECTION 5. REVIEW AND COMMENT PROCEDURES
Any request for development, zone change, conditional use permit, variance or subdivision in the unincorporated portion of Bonner County, Idaho, lying within the Dover Area of City Impact, shall be referred to Dover, Idaho, for review and comment. Dover shall have thirty (30) days to consider the request and submit a reply to Bonner County. If no response is submitted by Dover to Bonner County within the thirty (30) day period, processing shall continue under Bonner County’s administration.

SECTION 6. SEVERABILITY CLAUSE:

The provisions of this Ordinance are hereby declared to be individually severable. Should any provision of this ordinance be declared invalid by a court of competent jurisdiction, such declaration shall not affect the validity of the remaining provisions.

SECTION 7. PUBLICATION EFFECTIVE DATE:

This Ordinance shall be in full force and effect upon its passage and publication in one (1) issue of the Bonner County Daily Bee newspaper.
Regularly considered, passed and approved as an ordinance of Bonner County, Idaho, done this 2nd day of January, 2007, upon the following roll call vote:

Chairman Joseph E. Young: 

Commissioner Karl J. Dye: 

Commissioner Marcia L. Phillips: 

BONNER COUNTY BOARD OF COMMISSIONERS

[Signatures]

Chairman Joseph E. Young

Commissioner Karl J. Dye

Commissioner Marcia L. Phillips

ATTEST:

[Signature]

Marie Scott, Clerk

Date 1-2-07
ORDINANCE NO. 486

DOVER AREA OF CITY IMPACT MAP

AN ORDINANCE OF BONNER COUNTY, IDAHO, CITING ITS AUTHORITY, AND PROVIDING FOR THE ADOPTION OF AND LEGAL DESCRIPTION FOR THE DOVER AREA OF CITY IMPACT WITHIN THE UNINCORPORATED AREA OF BONNER COUNTY, PROVIDING FOR SEVERABILITY, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the cities of Dover, Sandpoint and Bonner County desire to establish areas of city impact pursuant to the provisions of Idaho Code §67-6526; and

WHEREAS, the City of Dover, City of Sandpoint, and Bonner County were engaged in litigation to establish the City of Dover Area of City Impact (First District Court Civil Case No. CV 95-01111) due to overlapping interests; and

WHEREAS, the parties entered into a "Memorandum of Understanding and Settlement Agreement," dated May 24, 2001, to resolve the boundary lines of the areas of city impact; and

WHEREAS, the parties stipulated to certain maps designated as exhibits which are to govern the establishment of the boundaries of the disputed areas of the Areas of City Impact for Dover and Sandpoint; and

WHEREAS, the cities have delivered to Bonner County legal descriptions and maps depicting the stipulated boundaries of the areas of city impact and Bonner County desires to adopt ordinances creating the boundaries consistent with the settlement agreement.

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners that the following be and is hereby adopted as an ordinance of Bonner County, Idaho:

SECTION 1: AUTHORITY AND PURPOSE
This ordinance is adopted pursuant to authority granted to Bonner County at Chapter 65 of Title 67, Idaho Code and pursuant to the provisions of the Areas of City Impact Negotiation Procedures of Idaho Code §67-6526(b) and the terms of the settlement agreement to identify an area that has the potential for development that could affect the provisions of service or quality of life in Dover, Idaho.

SECTION 2: ESTABLISHING THE DOVER AREA OF CITY IMPACT

The official Dover Area of City Impact Map is hereby adopted, providing an area of city impact map to include within the unincorporated area of Bonner County the following described lands:
LEGAL DESCRIPTION OF DOVER AREA OF CITY IMPACT:
A Tract of land lying in a portion of Sections 19, 20, 21, 28, 29, 30 31, 32 and 33 of Township 57 North, Range 2 West, Boise Meridian, and Sections 1, 12, 13, 14, 22, 23, 24, 25, 26, 27, 35 and 36 of Township 57 North, Range 3 West, Boise Meridian, all in Bonner County, Idaho, more particularly described as follows:

BEGINNING at the Southwest Corner of Section 27 of Township 57 North, Range 3 West, Boise Meridian; Thence, North 00°23’55” East, 5346.18 feet, along the West Line of said Section 27, to the Northwest Corner thereof, said Corner also being the Southwest Corner of the above-mentioned Section 22;

Thence, North 00°17’57” East, 5276.92 feet, along the West Line of said Section 22, to the Northwest Corner thereof;

Thence, South 89°33’03” East, 5301.33 feet, along the North Line of said Section 22, to the Northeast Corner thereof, said Corner also being the Southwest Corner of the above-mentioned Section 14;

Thence, North 00°06’11” East, 5247.97 feet, along the West Line of said Section 14, to the Northwest Corner thereof;

Thence, South 89°26’35” East, 5190.60 feet, along the North Line of said Section 14, to the Northeast Corner thereof, said Corner also being the Southwest Corner of the above-mentioned Section 12;

Thence, North 00°20’40” East, 5244.14 feet, along the West Line of said Section 12, to the Northwest Corner thereof, said Corner also being the Southwest Corner of the above-mentioned Section 1;

Thence, North 00°19’24” East, 3934.81 feet, along the West Line of said Section 1, to the Southwest Corner of Government Lot 5 of said Section 1;

Thence, South 89°29’03” East, 5296.00 feet, along the South Line of Government Lots 5, 6, 7, and 8, of said Section 1, to the Southeast Corner of said Government Lot 8;

Thence, South 00°20’57” West, 3987.17 feet, along the East Line of said Section 1, to the Southeast Corner thereof, said Corner also being the Northeast Corner of the above-mentioned Section 12;

Thence, South 00°09’48” West, 5241.35 feet, along the East Line of said Section 12, to the Southeast Corner thereof, said Corner also being the Northeast Corner of the above-mentioned Section 13;

Thence, South 00°39’21” West, 5308.92 feet, along the East Line of said Section 13, to the Southeast Corner thereof, said Corner also being the Northwest Corner of the above-mentioned Section 19, Township 57 North, Range 2 West;

Thence, North 89°34’01” East, 2444.12 feet, along the North Line of said Section 19, to the North Quarter (N¼) Corner of said Section 19;
Thence, North 89°19'48" East, 2616.64 feet, along the North Line of said Section 19, to the Northeast Corner thereof, said Corner also being the Northwest Corner of the above-mentioned Section 20;

Thence, South 00°12'56" West, 1318.78 feet, along the West Line of said Section 20, to the Northwest Corner of the Southwest Quarter of the Northwest Quarter (SW¼NW¼) of said Section 20;

Thence, South 89°28'15" East, 330.59 feet, along the North Line of said SW¼NW¼, to the Northeast Corner thereof, said Corner being on the existing Boundary of the Corporate Limits of the City of Dover;

Thence, Southerly, Easterly, Northerly and Westerly, along said Boundary Line, the following seventy-one (71) described courses:

1. South 00°00'40" West, 650.78 feet,
2. South 89°51'20" East, 327.70 feet,
3. South 00°08'40" West, 619.10 feet,
4. North 89°15'21" West 656.68 feet,
5. North 00°04'13" East, 1265.42 feet,
6. Thence North 89°47'04" West, 313.81 feet on the South Line of West Pine Street,
7. Thence along a non-tangent 1955.68 foot radius curve (the chord of which bears South 82°19'15" West, 414.49 feet) through a central angle of 12°06'15" an arc distance of 415.26 feet,
8. South 63°00'19" West, 54.55 feet,
9. Thence along a 300.85 foot radius curve (the chord of which bears South 27°31'47" West, 218.49 feet) through a central angle of 42°35'00", an arc distance of 223.60 feet,
10. Thence along a reverse 310.61 foot radius curve (the chord of which bears South 71°00'03" West, 215.41 feet) through a central angle of 45°05'52" an arc distance of 220.27 feet,
11. Thence along a compound 791.46 foot radius curve (the chord of which bears South 73°42'01" West, 607.00 feet) through a central angle of 39°41'55" an arc distance of 622.96 feet,
12. Thence along a reverse 154.01 foot radius curve (the chord of which bears South 79°16'40" West, 60.03 feet) through a central angle of 22°28'34" an arc distance of 60.42 feet,
13. South 60°13'39" West, 249.10 feet,
14. South 07°03'53" East, 489.59 feet,
15. South 89°26'46" West, 845.46 feet,
16. North 00°02'54" West, 1288.63 feet,
17. North 89°47'05" West, 1253.77 feet,
18. South 00°12'56" West, 1308.19 feet,
19. South 89°19'30" West, 1196.19 feet,
20. South 00°35'08" West, 2603.36 feet,
21. North 88°59'24" East, 1096.93 feet,
22. South 01°16'13" East, 596.09 feet,
23. South 89°55'40" West, 105.48 feet,
24. South 05°18'01" East, 33.12 feet,
25. South 02°26'14" East, 300.56 feet,
26. South 29°18'05" East, 88.02 feet,
27. Thence along a 362.24 foot radius curve (the chord of which bears South 35°01'46" East, 86.11 feet) through a central angle of 13°39'29" an arc distance of 86.32 feet,
28. South 41°19'58" East, 133.68 feet,
29. Thence along a non-tangent 324.98 foot radius curve (the chord of which bears South 24°07'05" East, 191.43 feet) through a central angle of 34°15'30" an arc distance of 194.31 feet,
30. South 10°32'55" East, 133.41 feet,
31. South 89°55'39" West, 1296.49 feet,
32. South 00°17'05" East, 1179.30 feet,
33. North 89°36'12" East, 974.00 feet,
34. South 01°20'14" East, 1546.73 feet,
35. North 89°55'40" East, 138.79 feet,
36. South 00°04'20" East, 190.70 feet,
37. South 89°10'39" West, 133.13 feet,
38. South 00°04'20" East, 614.85 feet,
39. South 89°10'39" West, 626.33 feet,
40. South 00°09'09" East, 1361.88 feet,
41. South 85°18'08" East, 213.70 feet,
42. South 72°09'09" East, 666.66 feet,
43. South 44°27'14" East, 466.65 feet,
44. South 87°18'07" East, 400.00 feet,
45. South 51°27'09" East, 399.99 feet,
46. North 85°17'52" East, 466.66 feet,
47. South 48°18'10" East, 399.99 feet,
48. South 63°09'08" East, 799.99 feet,
49. North 80°59'51" East, 433.32 feet,
50. South 40°27'10" East, 399.99 feet,
51. South 71°27'07" East, 599.99 feet,
52. South 14°18'28" East, 66.67 feet,
53. South 77°08'54" West, 200.00 feet,
54. South 17°59'53" West, 200.00 feet,
55. North 74°50'51" East, 66.66 feet,
56. North 70°53'54" East, 312.14 feet,
57. North 48°56'02" East, 277.76 feet,
58. South 79°01'50" East, 725.99 feet,
59. North 85°25'15" East, 1122.00 feet,
60. North 29°58'05" East, 198.00 feet,
61. North 08°07'16" East, 263.99 feet,
62. North 14°01'40" West, 131.99 feet,
63. North 31°28'36" West, 475.00 feet,
64. North 06°58'08" East, 792.01 feet,
65. North 02°57'18" East, 181.44 feet,
66. North 47°07'11" East, 1518.00 feet,
67. North 65°44'36" East, 1254.76 feet,
68. South 65°52'20" East, 1107.23 feet,
69. North 05°30'45" East, 1017.04 feet,
70. South 30°36'00" East, 785.82 feet,
71. North 67°26'59" East, 485.22 feet,

Thence, **South 00°00'00" East, 3376.78 feet**, to a point on the Centerline of Pend Oreille River;

Thence, Westerly, along the Centerline of said Pend Oreille River, the following Thirty-Four (34) described courses:

1. South 81°36'32" West, 198.16 feet,
2. South 32°03'02" West, 601.72 feet,
3. North 80°07'14" West, 731.22 feet,
4. South 42°10'12" West, 1282.48 feet,
5. South 65°46'35" West, 1333.43 feet,
6. South 31°44'04" West, 1156.50 feet,
7. North 83°13'33" West, 1069.82 feet,
8. North 88°23'52" West, 1147.89 feet,
9. North 70°06'11" West, 544.81 feet,
10. North 48°16'30" West, 522.01 feet,
11. North 41°39'16" West, 348.39 feet,
12. North 89°54'00" West, 508.95 feet,
13. North 55°51'04" West, 1312.23 feet,
14. South 89°38'38" West, 545.66 feet,
15. North 57°10'39" West, 359.26 feet,
16. South 87°37'51" West, 340.26 feet,
17. North 54°01'53" West, 489.61 feet,
18. North 73°22'33" West, 481.58 feet,
19. North 64°14'03" West, 660.24 feet,
20. North 86°47'36" West, 759.84 feet,
21. North 48°18'51" West, 704.51 feet,
22. South 85°08'44" West, 458.25 feet,
23. North 81°38'45" West, 1635.77 feet,
24. South 59°05'57" West, 214.50 feet,
25. North 63°25'14" West, 1165.26 feet,
26. South 83°36'31" West, 329.67 feet,
27. North 62°35'05" West, 2519.12 feet,
28. North 59°03'07" West, 642.17 feet,
29. North 75°28'41" West, 848.02 feet,
30. North 51°47'12" West, 797.06 feet,
31. South 76°50'49" West, 1034.88 feet,
32. South 57°28'15" West, 1456.63 feet,
33. South 32°29'58" West, 526.55 feet,
34. South 63°07'47" West, 227.16 feet, to a point of Intersection with the South Line of Section 27 of Township 57 North, Range 3 West;

Thence, leaving the Centerline of said Pend Oreille River, *North 89°08'26" West, 3592.65 feet*, along the South Line of said Section 27, to the TRUE POINT OF BEGINNING, containing approximately 7,061 acres.

**TOGETHER WITH** a parcel of land in the Southwest Quarter of section 20 and the Northwest Quarter of section 29 more particularly describe as follows:

**Beginning** at the Southwest corner of section 20, *North 00°06'02" East, 1325.94 feet*, along the West line of said section 20,

Thence, *South 89°41'28" East, 2627.25 feet*, to the Northeast corner of the Southeast Quarter of the Southwest Quarter of said section 20,

Thence, *South 89°42'15" East, 1962.89 feet*,

Thence, *South 00°01'08" East, 1191.06 feet*, to the Northwest corner of Lot 1 of the Plat of Indian Ridge,
Thence, Northerly, Easterly, and Southerly, along the Boundary Line of said Plat, the following six (6) described courses:

1. South 89°51'20" East, 179.58 feet,
2. North 00°08'40" East, 123.91 feet, to a point on the South line of said section 20,
3. Thence along said section line, South 89°49'49" East, 59.71 feet,
4. Thence leaving said section line, North 00°08'40" East, 187.84 feet,
5. South 89°51'20" East, 362.55 feet,
6. South 00°21'55" East, 188.00 feet, to a point on the South line of said section 20;

Thence, South 89°49'49" East, 60.40 feet, along said south line to the Southeast corner of said section 20,

Thence, South 01°02'40" East, 1241.93 feet, along the East line of section 29 to the Northeast corner of Southeast Quarter of the Northeast Quarter of said section 29,

Thence, South 89°25'48" West, 5266.26 feet, to the Southwest corner of the Northwest Quarter of the Northwest Quarter of said section 29,

Thence, North 00°34'16" West, 1309.39 feet, along the West line of said section 29, to the Northwest corner of said section 29, to the TRUE POINT OF BEGINNING, containing approximately 295.31 acres.

Total acreage for the ACI is approximately 7,356.31 acres.

SECTION 3. EFFECT OF ADOPTION OF MAP
That the Dover Area of City Impact within the unincorporated area of Bonner County, Idaho as particularly described in Section 2 above and also set forth on the map attached as Exhibit A, "Area of City Impact Boundary for City of Dover," and incorporated herein by reference shall be in effect until amended or modified as allowed by law.

SECTION 4. ADMINISTRATIVE JURISDICTION
That the administrative jurisdiction of the plans and ordinances which apply to the Dover Area of City Impact delineated by the map incorporated herein shall be the duty of Bonner County, Idaho, which shall apply the same plans and ordinances for the unincorporated areas of the County lying within the area of city impact as those areas lying outside the area of city impact, until amended or modified as allowed by law.

SECTION 5. SEVERABILITY CLAUSE:

The provisions of this Ordinance are hereby declared to be individually severable. Should any provision of this ordinance be declared invalid by a court of competent jurisdiction, such declaration shall not affect the validity of the remaining provisions.
SECTION 6. PUBLICATION EFFECTIVE DATE:

This Ordinance shall be in full force and effect upon its passage and publication in one (1) issue of the Bonner County Daily Bee newspaper.

Regularly considered, passed and approved as an ordinance of Bonner County, Idaho, done this 2nd day of January, 2007, upon the following roll call vote:

Chairman Joseph E. Young: ☑
Commissioner Karl J. Dye: ☑
Commissioner Marcia L. Phillips: ☑

BONNER COUNTY BOARD OF COMMISSIONERS

Chairman Joseph E. Young
Commissioner Karl J. Dye
Commissioner Marcia L. Phillips

ATTEST:

Marie Scott, Clerk

Date 1-2-07
AN ORDINANCE CREATING A MAP IDENTIFYING THE CITY IMPACT; DEFINING THE PURPOSE OF THE AREA OF CITY IMPACT; SPECIFYING THE FACTORS CONSIDERED IN IDENTIFYING THE AREA OF CITY IMPACT; IDENTIFYING THE COMPREHENSIVE PLAN THAT SHALL APPLY WITHIN THE UNINCORPORATED PORTION OF BONNER COUNTY, IDAHO LYING WITHIN THE AREA OF CITY IMPACT; IDENTIFYING THE ZONING AND SUBDIVISION ORDINANCES THAT SHALL APPLY WITHIN THE AREA OF CITY IMPACT; PROVIDING FOR REVIEW AND COMMENT PROCEDURES BETWEEN JURISDICTIONS; AND ESTABLISHING AN EFFECTIVE DATE PURSUANT TO SECTION 57-6526; IDAHO CODE.

SECTION 1. PURPOSE

Section 67-6526, Idaho Code requires that the governing board adopt by Ordinance a map identifying an area of City Impact within the unincorporated area of the County.

The purpose of establishing an Area of City Impact is to identify a logical fringe area adjoining the City of East Hope. The fringe area includes the unincorporated area surrounding East Hope that has a potential for development that could affect the provision of public services or the quality of life in East Hope.

SECTION 2. CONSIDERATION

The following factors were considered by the Planning and Zoning Commission and City Council in identifying the Area of City Impact for East Hope:

1. Trade areas
2. Geographic factors
3. Area that can reasonably be expected to be annexed to the city in the future.

SECTION 3. COMPREHENSIVE PLAN

The Comprehensive Plan and subsequent Amendments thereof as officially adopted by Bonner County, Idaho, shall apply to the unincorporated portion of Bonner County, Idaho, lying within the Area of City Impact.

SECTION 4. ZONING AND SUBDIVISION ORDINANCES

The Zoning and Subdivision Ordinances and subsequent Amendments thereto as officially adopted by Bonner County, Idaho shall apply to the unincorporated portion of Bonner County, Idaho, lying within the Area of City Impact.
SECTION 5. REVIEW AND COMMENT

Any request for development, Zone Change, Conditional Use Permit, Variance, or Subdivision in the unincorporated portion of Bonner County, Idaho, lying within the area of City Impact, shall be referred to the City Council of East Hope for review and comment. The City Council shall have a forty (40) day period, the City Council forfeits its right to comment on the request and processing shall continue under the Board's administration.

SECTION 6. ADMINISTRATIVE JURISDICTION

The administration of plans and ordinances which apply to the map of the Area of City Impact shall be the duty of the governing body which adopted the plans or ordinances originally.

SECTION 7. EFFECTIVE DATE

This Ordinance shall be in full force and effect upon publication following passage and approval.

BOARD OF COUNTY COMMISSIONERS

[Signatures]

ATTEST: [Signature] Clerk

[Signature] 6-28-78
AN ORDINANCE CREATING A GEOGRAPHICAL AREA OF CITY IMPACT; DEFINING THE PURPOSE OF THE AREA OF CITY IMPACT; SPECIFYING THE FACTORS CONSIDERED IN IDENTIFYING THE AREA OF CITY IMPACT; IDENTIFYING THE COMPREHENSIVE PLAN THAT SHALL APPLY WITHIN THE UNINCORPORATED PORTION OF BONNER COUNTY, IDAHO LYING WITHIN THE AREA OF CITY IMPACT; IDENTIFYING THE ZONING AND SUBDIVISION ORDINANCES THAT SHALL APPLY WITHIN THE UNINCORPORATED PORTION OF BONNER COUNTY, IDAHO LYING WITHIN THE AREA OF CITY IMPACT; PROVIDING FOR REVIEW AND COMMENT PROCEDURES BETWEEN JURISDICTIONS; AND ESTABLISHING AN EFFECTIVE DATE PERSUANT TO SECTION 67-6526; IDAHO CODE.

Section 1. PURPOSE

Section 67-6526, Idaho Code, requires that Citys and Counties negotiate an Area of City Impact.

The purpose of establishing an Area of City Impact is to identify a logical fringe area adjoining the City of East Hope. The fringe area includes the unincorporated area surrounding East Hope that has a potential for development that could affect the provision of public services or the quality of life in East Hope.

Section 2. CONSIDERATION

The following factors were considered by the Planning and Zoning Commission and City Council in identifying the Area of City Impact for East Hope, Idaho:

1. Trade areas
2. Geographic factors
3. Area that can reasonably be expected to be annexed to the city in the future.

Section 3. GEOGRAPHIC AREA OF CITY IMPACT

The officially adopted geographic Area of City Impact is shown by Ordinance No. 123. All parcels of land lying all in part within the Area of City Impact shall be subject to provisions of this Ordinance.
Section 4. COMPREHENSIVE PLAN

The Comprehensive Plan and subsequent Amendments thereof as officially adopted by Bonner County, Idaho, shall apply to the unincorporated portion of Bonner County, Idaho, lying within the Area of City Impact.

Section 5. ZONING AND SUBDIVISION ORDINANCES

The Zoning and Subdivision Ordinances and subsequent Amendments thereto as officially adopted by Bonner County, Idaho, shall apply to the unincorporated portion of Bonner County, Idaho, lying within the Area of City Impact.

Section 6. REVIEW AND COMMENT

Any request for development, Zone Change, Conditional Use Permit, Variance, or Subdivision in the unincorporated portion of Bonner County, Idaho, lying within the area of City Impact, shall be referred to the City Council of East Hope, Idaho for review and comment. The City Council shall have forty (40) day period, the City Council forfeits its right to comment on the request and processing shall continue under the Board's administration.

Section 7. ADMINISTRATIVE JURISDICTION

The Administration of plans and ordinances which apply to the Area of City Impact shall be the duty of the governing body which adopted the plans or ordinances originally.

Section 8. EFFECTIVE DATE

This Ordinance shall be in full force and effect upon publication following passage and approval.

BOARD OF COUNTY COMMISSIONERS

[Signatures]

ATTEST: [Signature] Clerk

6-28-78
AN ORDINANCE CREATING A GEOGRAPHICAL AREA OF CITY IMPACT; DEFINING THE PURPOSE OF THE AREA OF CITY IMPACT; SPECIFYING THE FACTORS CONSIDERED IN IDENTIFYING THE AREA OF CITY IMPACT; IDENTIFYING THE COMPREHENSIVE PLAN THAT SHALL APPLY WITHIN THE UNINCORPORATED PORTION OF BONNER COUNTY, IDAHO LYING WITHIN THE AREA OF CITY IMPACT; IDENTIFYING THE ZONING AND SUBDIVISION ORDINANCES THAT SHALL APPLY WITHIN THE UNINCORPORATED PORTION OF BONNER COUNTY, IDAHO LYING WITHIN THE AREA OF CITY IMPACT; PROVIDING FOR REVIEW AND COMMENT PROCEDURES BETWEEN JURISDICTIONS; AND ESTABLISHING AN EFFECTIVE DATE PURSUANT TO SECTION 67-6526; IDAHO CODE.

Section 1. PURPOSE

Section 67-6526, Idaho Code, requires that Cities and Counties negotiate an Area of City Impact.

The purpose of establishing an Area of City Impact is to identify a logical fringe area adjoining the City of Hope. The fringe area includes the unincorporated area surrounding Hope that has a potential for development that could affect the provision of public services or the quality of life in Hope.

Section 2. CONSIDERATION

The following factors were considered by the Planning and Zoning Commission and City Council in identifying the Area of City Impact for Hope, Idaho.

1. Trade areas
2. Geographic factors
3. Area that can reasonably be expected to be annexed to the City in the future.

Section 3. GEOGRAPHIC AREA OF CITY IMPACT

The officially adopted geographic Area of City Impact is shown by Ordinance No. 119. All parcels of land lying all in part within the Area of City Impact shall be subject to provisions of this Ordinance.
Section 4. COMPREHENSIVE PLAN

The Comprehensive Plan and subsequent Amendments thereto as officially adopted by Bonner County, Idaho, shall apply to the unincorporated portion of Bonner County, Idaho, lying within the Area of City Impact.

Section 5. ZONING AND SUBDIVISION ORDINANCES

The Zoning and Subdivision Ordinances and subsequent Amendments thereto as officially adopted by Bonner County, Idaho, shall apply to the unincorporated portion of Bonner County, Idaho, lying within the Area of City Impact.

Section 6. REVIEW AND COMMENT

Any request for development, Zone Change, Conditional Use Permit, Variance, or Subdivision in the unincorporated portion of Bonner County, Idaho, lying within the area of City Impact, shall be referred to the City Council of Hope, Idaho for review and comment. The City Council shall have forty (40) day period, the City Council forfeits its right to comment on the request and processing shall continue under the Board's administration.

Section 7. ADMINISTRATIVE JURISDICTION

The Administration of plans and ordinances which apply to the Area of City Impact shall be the duty of the governing body which adopted the plans or ordinances originally.

Section 8. EFFECTIVE DATE

This Ordinance shall be in full force and effect upon publication following passage and approval.

BOARD OF COUNTY COMMISSIONERS

[Signatures]

[Stamp]
AN ORDINANCE CREATING A MAP IDENTIFYING THE CITY IMPACT; DEFINING THE PURPOSE OF THE AREA OF CITY IMPACT; SPECIFYING THE FACTORS CONSIDERED IN IDENTIFYING THE AREA OF CITY IMPACT; IDENTIFYING THE COMPREHENSIVE PLAN THAT SHALL APPLY WITHIN THE UNINCORPORATED PORTION OF BONNER COUNTY, IDAHO LYING WITHIN THE AREA OF CITY IMPACT; IDENTIFYING THE ZONING AND SUBDIVISION ORDINANCES THAT SHALL APPLY WITHIN THE AREA OF CITY IMPACT; PROVIDING FOR REVIEW AND COMMENT PROCEDURES BETWEEN JURISDICTIONS; AND ESTABLISHING AN EFFECTIVE DATE PURSUANT TO SECTION 67-6526; IDAHO CODE.

SECTION 1. PURPOSE

Section 67-6526, Idaho Code requires that the governing board adopt by Ordinance a map identifying an area of City Impact within the unincorporated area of the County.

The purpose of establishing an Area of City Impact is to identify a logical fringe area adjoining the City of Hope. The fringe area includes the unincorporated area surrounding Hope that has a potential for development that could affect the provision of public services or the quality of life in Hope.

SECTION 2. CONSIDERATION

The following factors were considered by the Planning and Zoning Commission and City Council in identifying the Area of City Impact for Hope:

1. Trade areas
2. Geographic factors
3. Area that can reasonably be expected to be annexed to the city in the future.

SECTION 3. COMPREHENSIVE PLAN

The Comprehensive Plan and subsequent Amendments thereof as officially adopted by Bonner County, Idaho, shall apply to the unincorporated portion of Bonner County, Idaho, lying within the Area of City Impact.

SECTION 4. ZONING AND SUBDIVISION ORDINANCES

The Zoning and Subdivision Ordinances and subsequent Amendments thereto as officially adopted by Bonner County, Idaho shall apply to the unincorporated portion of Bonner County, Idaho, lying within the Area of City Impact.
SECTION 5. REVIEW AND COMMENT

Any request for development, Zone Change, Conditional Use Permit, Variance, or Subdivision in the unincorporated portion of Bonner County, Idaho, lying within the area of City Impact, shall be referred to the City Council of Hope for review and comment. The City Council shall have a forty (40) day period, the City Council forfeits its right to comment on the request and processing shall continue under the Board’s administration.

SECTION 6. ADMINISTRATIVE JURISDICTION

The administration of plans and ordinances which apply to the map of the Area of City Impact shall be the duty of the governing body which adopted the plans or ordinances originally.

SECTION 7. EFFECTIVE DATE

This Ordnances shall be in full force and effect upon publication following passage and approval.

BOARD OF COUNTY COMMISSIONERS

[Signatures]

ATTEST:

[Signature]

6-28-78
A SUMMARY OF ORDINANCE #257
KOOTENAI AREA OF CITY IMPACT AGREEMENT

BONNER COUNTY, IDAHO

AN ORDINANCE OF BONNER COUNTY, IDAHO DEFINING THE PURPOSE OF AN AREA OF CITY IMPACT FOR KOOTENAI, IDAHO; SPECIFYING FACTORS CONSIDERED IN IDENTIFYING THE AREA OF CITY IMPACT; IDENTIFYING THE COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCES THAT WILL APPLY WITHIN THE UNINCORPORATED AREA WITHIN THE Kootenai AREA OF CITY IMPACT; PROVIDING FOR REVIEW AND COMMENT PROCEDURES; ESTABLISHING AN EFFECTIVE DATE AND REPEALING ORDINANCES 125 AND 126.

SUMMARY: Ordinance #257 of Bonner County, Idaho is an ordinance passed by the Bonner County Board of Commissioners under the authority established by Section 67-6526 of the Idaho Code. The ordinance recognizes a logical fringe area adjoining the City of Kootenai identified as the Area of City Impact (ACI). Factors for considering the Area of City Impact were trade areas, geographic factors and areas that can reasonably be expected to be annexed into the City in the future. The geographic area for the Kootenai ACI is identified by Ordinance #256. Ordinance #257 provides for Bonner County’s Comprehensive Plan, zoning and subdivision ordinances and subsequent amendments to apply to the unincorporated areas within the Kootenai ACI. The Kootenai City Council shall have 40 days to comment on any request of Bonner County for development, zone change, conditional use permit, variance or subdivision within the Kootenai ACI. If no reply is received within the 40-day comment period, the City Council forfeits its right to comment. Administration of the plan and ordinances shall be the duty of Bonner County. All ordinances in conflict, including Ordinances Nos. 125 and 126 are repealed. The provisions of this ordinance are declared individually severable. The ordinance shall be effective upon the publication of this summary in one issue of the Bonner County Daily Bee.

The full text of this ordinance is available to the public upon request at the office of the Bonner County Clerk and Recorder, located in the Bonner County Courthouse, 215 S. First Ave., Sandpoint, Idaho during regular business hours, Monday through Friday, 9 a.m. to 5 p.m.
Upon a motion by Commissioner MacLeod and a second by Commissioner Newcomb the foregoing summary of Ordinance #257 is hereby approved for publication, upon the following vote:

Chairman Eugene Brown  Aye  Nay
Commissioner Susan MacLeod  Aye  Nay
Commissioner Wayne Newcomb  Aye  Nay

Eugene Brown, Chairman

Susan MacLeod, Commissioner

Wayne Newcomb, Commissioner
I hereby certify the foregoing provides adequate notice to the public and is a true and complete summary of Ordinance #257, passed by the Bonner County Board of Commissioners on November 2, 1994.

Marie Scott
Bonner County Clerk and Recorder
A SUMMARY OF ORDINANCE #256
KOOTENAI AREA OF CITY IMPACT MAP

BONNER COUNTY, IDAHO

AN ORDINANCE OF BONNER COUNTY, IDAHO DEFINING THE PURPOSE OF AN AREA OF CITY IMPACT FOR KOOTENAI, IDAHO; SPECIFYING FACTORS CONSIDERED IN IDENTIFYING THE AREA OF CITY IMPACT; ADOPTING AN AREA OF CITY IMPACT MAP, PROVIDING AN EFFECTIVE DATE AND REPEALING ORDINANCES 125 AND 126.

SUMMARY: Ordinance #256 of Bonner County, Idaho is an ordinance passed by the Bonner County Board of Commissioners under the authority established by Section 67-6526 of the Idaho Code. The ordinance recognizes a logical fringe area adjoining the City of Kootenai identified as the Area of City Impact (ACI). Factors for considering the Area of City Impact were trade areas, geographic factors and areas that can reasonably be expected to be annexed into the City in the future. The geographic area for the Kootenai ACI is identified by a map labeled "Exhibit A" and titled "Area of City Impact for Kootenai" and is attached to Ordinance #256. The Kootenai Area of City Impact is described as:

Sections 29, 30, 31 and 32 all in Township 58 North, Range 1 W.B.M.

Section 1 of Township 57 North, Range 2 W.B.M., less those portions of Section 1, currently within the existing boundaries of the City of Kootenai, Idaho.

That portion of Section 12, Township 57 North, Range 2 W.B.M., lying above the mean high water line of Lake Pend Oreille, less those portions currently within the existing boundaries of the City of Kootenai.

Section 6, Township 57 North, Range 1 W.B.M.; and those portions of Section 7, Township 57 North, Range 1 W.B.M., lying above the mean high water line of Lake Pend Oreille.

All ordinances in conflict, including Ordinances Nos. 125 and 126 are repealed. The provisions of this ordinance are declared individually severable. The ordinance shall be effective upon the publication of this summary in one issue of the Bonner County Daily Bee.
The full text of this ordinance is available to the public upon request at the office of the Bonner County Clerk and Recorder, located in the Bonner County Courthouse, 215 S. First Ave., Sandpoint, Idaho during regular business hours, Monday through Friday, 9 a.m. to 5 p.m.

I hereby certify the foregoing provides adequate notice to the public and is a true and complete summary of Ordinance #256, passed by the Bonner County Board of Commissioners on November 2, 1994.

[Signature]

Marie Scott
Bonner County Clerk and Recorder
Upon a motion by Commissioner MacLeod and a second by Commissioner Newcomb the foregoing summary of Ordinance #256 is hereby approved for publication, upon the following vote:

Chairman Eugene Brown      Aye  
Commissioner Susan MacLeod  Aye  
Commissioner Wayne Newcomb  Aye  

Eugene Brown, Chairman

Susan MacLeod, Commissioner

Wayne Newcomb, Commissioner
ORDINANCE NO. 255

OLDTOWN AREA OF CITY IMPACT AGREEMENT
BONNER COUNTY, IDAHO

AN ORDINANCE DEFINING THE PURPOSE OF THE AREA OF CITY IMPACT; SPECIFYING THE FACTORS CONSIDERED IN IDENTIFYING THE AREA OF CITY IMPACT; IDENTIFYING THE COMPREHENSIVE PLAN THAT SHALL APPLY WITHIN THE UNINCORPORATED PORTION OF BONNER COUNTY, IDAHO LYING WITHIN THE AREA OF IMPACT; IDENTIFYING THE ZONING AND SUBDIVISION ORDINANCES THAT SHALL APPLY WITHIN THE UNINCORPORATED PORTIONS OF BONNER COUNTY, IDAHO LYING WITHIN THE AREA OF CITY IMPACT; PROVIDING FOR REVIEW AND COMMENT PROCEDURES BETWEEN JURISDICTIONS; PROVIDING FOR ADMINISTRATIVE JURISDICTION WITHIN THE AREA OF CITY IMPACT; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO SECTION 67-6526, IDAHO CODE; AND REPEALING ORDINANCE NUMBERS 131 AND 132.

WHEREAS, the City of Oldtown, Idaho has requested that the existing Area of City Impact agreement with Bonner County be renegotiated; and

WHEREAS, the Bonner County Planning and Zoning Commission held a duly noticed public hearing on September 1, 1994 on the request and recommended approval of the same; and

WHEREAS, the Bonner County Board of Commissioners held a duly noticed public hearing on October 12, 1994; and

WHEREAS, this Ordinance is required by Idaho Code, Section 67-6526;

NOW THEREFORE BE IT ORDAINED by the Board of County Commissioners of Bonner County, Idaho that the following be and is hereby adopted as an Ordinance of Bonner County:

SECTION 1. AUTHORITY AND PURPOSE

Section 67-6526, Idaho Code, requires that Cities and Counties negotiate an Area of City Impact.

The purpose of establishing an Area of City Impact is to identify a logical fringe area adjoining the City of Oldtown. The fringe area includes the unincorporated area surrounding Oldtown that has a potential for development that could affect the provision of public services or the quality of life in Oldtown, Idaho.
SECTION 2. CONSIDERATION

The following factors were considered by the Planning and Zoning Commission and Board of County Commissioners in identifying the Area of City Impact for Oldtown, Idaho.
1. Trade areas.
2. Geographic factors.
3. Area that can reasonably be expected to be annexed into the City in the future.

SECTION 3. GEOGRAPHIC AREA OF CITY IMPACT

The officially adopted geographic Area of City Impact for Oldtown, Idaho is identified by Ordinance No. ______. All parcels of land lying all or in part within the Area of City Impact shall be subject to provisions of this ordinance.

SECTION 4. COMPREHENSIVE PLAN

The Comprehensive Plan and subsequent amendments thereof as officially adopted by Bonner County, Idaho, shall apply to the unincorporated portions of Bonner County, Idaho, lying within the Oldtown Area of City Impact.

SECTION 5. ZONING AND SUBDIVISION ORDINANCES

The Zoning and Subdivision Ordinances and subsequent amendments thereto as officially adopted by Bonner County, Idaho, shall apply to the unincorporated portion of Bonner County, Idaho lying within the Oldtown Area of City Impact.

SECTION 6. REVIEW AND COMMENT

Any request for development, zone change, conditional use permit, variance or subdivision in the unincorporated portion of Bonner County, Idaho, lying within the Oldtown Area of City Impact, shall be referred to the City Council of Oldtown, Idaho, for review and comment. The City Council shall have forty (40) days to consider the request and submit a reply to the Board of County Commissioners, Bonner County, Idaho. If no reply is received by the Board within the forty (40) day period, the City Council forfeits its right to comment on the request and processing shall continue under the Board's administration.

SECTION 7. ADMINISTRATIVE JURISDICTION

The administration of plans and ordinances which apply to the Oldtown Area of City Impact shall be the duty of Bonner County.
SECTION 8.  REPEALER CLAUSE

All ordinances or resolutions or parts thereof in conflict herewith are hereby repealed and rescinded, including Ordinance Numbers 131 and 132.

SECTION 9.  SEVERABILITY CLAUSE

If any section, paragraph, sentence or provisions hereof or the application thereof to any particular circumstances shall ever become invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

SECTION 10.  EFFECTIVE DATE

This ordinance shall be in full force and effect upon its passage, approval and publication in one (1) issue of the Bonner County Daily Bee.

Regularly passed and approved as an Ordinance of Bonner County, Idaho, done this 2nd day of November, 1994, upon the following roll call vote:

Chairman Eugene Brown  Aye    X    Nay
Commissioner Susan MacLeod  Aye    X    Nay
Commissioner Wayne Newcomb  Aye    X    Nay

[Signatures]

Eugene Brown, Chairman
Susan MacLeod, Commissioner
Wayne Newcomb, Commissioner

ATTEST:
MARIE SCOTT, CLERK

[Signatures]
ORDINANCE NO. 254

OLDTOWN AREA OF CITY IMPACT MAP

BONNER COUNTY, IDAHO

AN ORDINANCE CREATING A GEOGRAPHICAL AREA OF CITY IMPACT;
DEFINING THE PURPOSE OF THE AREA OF CITY IMPACT; SPECIFYING THE
FACTORS CONSIDERED IN IDENTIFYING THE AREA OF CITY IMPACT;
ADOPTING AN AREA OF CITY IMPACT MAP; ESTABLISHING AN EFFECTIVE
DATE PURSUANT TO SECTION 67-6526, IDAHO CODE; AND REPEALING
ORDINANCE NUMBERS 131 AND 132.

WHEREAS, the City of Oldtown, Idaho has requested that the
existing Area of City Impact agreement with Bonner County be
renegotiated; and

WHEREAS, the Bonner County Planning and Zoning Commission held a
duly noticed public hearing on September 1, 1994 on the request
and recommended approval of the same; and

WHEREAS, the Bonner County Board of Commissioners held a duly
noticed public hearing on October 12, 1994; and

WHEREAS, this Ordinance is required by Idaho Code, Section 67-
6526;

NOW THEREFORE BE IT ORDAINED by the Board of County Commissioners
of Bonner County, Idaho that the following be and is hereby
adopted as an Ordinance of Bonner County:

SECTION 1. AUTHORITY AND PURPOSE

Section 67-6526, Idaho Code, requires that the governing
board adopt by Ordinance a map identifying an Area of City Impact
within the unincorporated area of the County.

The purpose of establishing an Area of City Impact is to
identify a logical fringe area adjoining the City of Oldtown. The
fringe area includes the unincorporated area surrounding
Oldtown that has a potential for development that could affect
the provision of public services or the quality of life in
Oldtown, Idaho.
SECTION 2. CONSIDERATION

The following factors were considered by the Planning and Zoning Commission and Board of County Commissioners in identifying the Area of City Impact for Oldtown, Idaho.
1. Trade areas.
2. Geographic factors.
3. Area that can reasonably be expected to be annexed into the City in the future.

SECTION 3. GEOGRAPHIC AREA OF CITY IMPACT

The official geographic Oldtown Area of City Impact is hereby adopted as shown on the attached map "Exhibit A" and titled "Area of City Impact for Oldtown, Idaho." All parcels of land lying all or in part within the Area of City Impact shall be subject to provisions of this ordinance.

The Oldtown Area of City Impact is described as follows:

1. Sections 25 and 36 and that portion of Section 24 south and west of the 2240 foot elevation line in Township 56 North, Range 6 W.B.M.

2. Sections 29, 30, 31, 32 and portions of Section 19 south and west of the 2240 foot elevation line and the Bonneville Power Administration power line easement, Section 20 south of the Bonneville Power Administration power line easement, Section 21 south of the Bonneville Power Administration power line easement and west of the center line of Government Lot 12, Section 28 north of the Pend Oreille River and west of the center line of Government Lot 12, Township 56 North, Range 5 W.B.M.

SECTION 4. REPEALER CLAUSE

All ordinances or resolutions or parts thereof in conflict herewith are hereby repealed and rescinded, including Ordinance Numbers 131 and 132.

SECTION 5. SEVERABILITY CLAUSE

If any section, paragraph, sentence or provisions hereof or the application thereof to any particular circumstances shall ever become invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.
SECTION 6.  EFFECTIVE DATE

This ordinance shall be in full force and effect upon its passage, approval and publication in one (1) issue of the Bonner County Daily Bee.

Regularly passed and approved as an Ordinance of Bonner County, Idaho, done this 2nd day of November, 1994, upon the following roll call vote:

Chairman Eugene Brown  Aye   X   Nay   
Commissioner Susan MacLeod  Aye   X   Nay   
Commissioner Wayne Newcomb  Aye   X   Nay   

Eugene Brown, Chairman

Susan MacLeod, Commissioner

Wayne Newcomb, Commissioner

ATTEST:

MARIE SCOTT, CLERK

Becky Witty, Dep Clerk
AN ORDINANCE DEFINING THE PURPOSE OF THE AREA OF CITY IMPACT FOR THE CITY OF PONDERAY; SPECIFYING THE FACTORS CONSIDERED IN IDENTIFYING THE AREA OF CITY IMPACT; IDENTIFYING THE COMPREHENSIVE PLAN THAT SHALL APPLY WITHIN THE UNINCORPORATED PORTION OF BONNER COUNTY, IDAHO LYING WITHIN THE AREA OF IMPACT; IDENTIFYING THE ZONING AND SUBDIVISION ORDINANCES THAT SHALL APPLY WITHIN THE UNINCORPORATED PORTIONS OF BONNER COUNTY, IDAHO LYING WITHIN THE AREA OF CITY IMPACT; PROVIDING FOR REVIEW AND COMMENT PROCEDURES BETWEEN JURISDICTIONS; PROVIDING FOR ADMINISTRATIVE JURISDICTION WITHIN THE AREA OF CITY IMPACT; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO SECTION 67-6526, IDAHO CODE; AND REPEALING ORDINANCE NUMBERS 127 AND 128.

WHEREAS, Section 67-6526 Idaho Code, requires that the governing board identify an Area of City Impact and adopt by Ordinance an agreement providing for the application of plans and ordinances within said Area of City Impact; and

WHEREAS, the City of Ponderay, Idaho has requested that the existing Area of City Impact agreement with Bonner County be renegotiated; and

WHEREAS, the Bonner County Planning and Zoning Commission held a duly noticed public hearing on November 10, 1994 on the request and recommended approval of the same; and

WHEREAS, the Bonner County Board of Commissioners held a duly noticed public hearing on December 7, 1994;

NOW THEREFORE BE IT ORDAINED by the Board of County Commissioners of Bonner County, Idaho that the following be and is hereby adopted as an Ordinance of Bonner County:

SECTION 1. AUTHORITY AND PURPOSE

Section 67-6526, Idaho Code, requires that Cities and Counties negotiate an Area of City Impact.

The purpose of establishing an Area of City Impact is to identify a logical fringe area adjoining the City of Ponderay. The fringe area includes the unincorporated area surrounding Ponderay that has a potential for development that could affect the provision of public services or the quality of life in Ponderay, Idaho.
SECTION 2. CONSIDERATION

The following factors were considered by the Planning and Zoning Commission and Board of County Commissioners in identifying the Area of City Impact for Ponderay, Idaho.

1. Trade areas.
2. Geographic factors.
3. Area that can reasonably be expected to be annexed into the City in the future.
4. Areas where extension of city services is possible and reasonable.
5. Areas where growth is occurring or where growth is anticipated.
6. Areas in which to encourage and discourage growth or that which the city wants some control over in the future.

SECTION 3. GEOGRAPHIC AREA OF CITY IMPACT

The official geographic Ponderay Area of City Impact is hereby adopted as shown on the attached map "Exhibit A" and titled "Area of City Impact for Ponderay, Idaho." All parcels of land lying all or in part within the Area of City Impact shall be subject to provisions of this ordinance.

The Ponderay Area of City Impact is described as follows:

1. Sections 25 and 36 and all lands lying east of the thread of Sand Creek in Sections 26 and 35, all lying in Township 58 North, Range 2 W.B.M. and Craig's Forest Tract Subdivision of Section 2, Township 57 North, Range 2 W.B.M., as recorded in Book 3 of Plats, Page 29, records of Bonner County, Idaho, excluding those lots within the incorporated limits of Ponderay.

SECTION 4. REPEALER CLAUSE

All ordinances or resolutions or parts thereof in conflict herewith are hereby repealed in their entirety and rescinded, including Ordinance Numbers 127 and 128.

SECTION 5. SEVERABILITY CLAUSE

If any section, paragraph, sentence or provisions hereof or the application thereof to any particular circumstances shall ever become invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.
SECTION 6. EFFECTIVE DATE

This ordinance shall be in full force and effect upon its passage, approval and publication in one (1) issue of the Bonner County Daily Bee.

Regularly passed and approved as an Ordinance of Bonner County, Idaho, done this 21st day of December, 1994, upon the following roll call vote:

Chairman Eugene Brown       Aye   X   Nay   
Commissioner Susan MacLeod   Aye   X   Nay   
Commissioner Wayne Newcomb   Aye   X   Nay   

Eugene Brown, Chairman

Susan MacLeod, Commissioner

Wayne Newcomb, Commissioner

ATTEST:

MARIE SCOTT, CLERK

[Signature]
ORDINANCE NO. 264
PONDERAY AREA OF CITY IMPACT MAP
BONNER COUNTY, IDAHO

AN ORDINANCE CREATING A GEOGRAPHICAL AREA OF CITY IMPACT FOR THE CITY OF PONDERAY; DEFINING THE PURPOSE OF THE AREA OF CITY IMPACT; SPECIFYING THE FACTORS CONSIDERED IN IDENTIFYING THE AREA OF CITY IMPACT; ADOPTING AN AREA OF CITY IMPACT MAP; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO SECTION 67-6526, IDAHO CODE; AND REPEALING ORDINANCE NUMBERS 127 AND 128.

WHEREAS, Idaho Code 67-6526 requires that cities and counties adopt an ordinance identifying an area of city impact within the unincorporated area of the county; and

WHEREAS, the City of Ponderay, Idaho has requested that the existing Area of City Impact agreement with Bonner County be renegotiated; and

WHEREAS, the Bonner County Planning and Zoning Commission pursuant to notice and hearing procedures of Idaho Code 67-6509 held a duly noticed public hearing on November 10, 1994 on the request and recommended approval of the same; and

WHEREAS, the Bonner County Board of Commissioners pursuant to notice and hearing procedures of Idaho Code 67-6509 held a duly noticed public hearing on December 7, 1994;

NOW THEREFORE BE IT ORDAINED by the Board of County Commissioners of Bonner County, Idaho that the following be and is hereby adopted as an Ordinance of Bonner County:

SECTION 1. AUTHORITY AND PURPOSE

Section 67-6526, Idaho Code, requires that the governing board adopt by Ordinance a map identifying an Area of City Impact within the unincorporated area of the County.

The purpose of establishing an Area of City Impact is to identify a logical fringe area adjoining the City of Ponderay. The fringe area includes the unincorporated area surrounding Ponderay that has a potential for development that could affect the provision of public services or the quality of life in Ponderay, Idaho.
SECTION 2. CONSIDERATION

The following factors were considered by the Planning and Zoning Commission and Board of County Commissioners in identifying the Area of City Impact for Ponderay, Idaho.

1. Trade areas.
2. Geographic factors.
3. Area that can reasonably be expected to be annexed into the City in the future.
4. Areas where extension of city services is possible and reasonable.
5. Areas where growth is occurring or where growth is anticipated.
6. Areas in which to encourage and discourage growth or that which the city wants some control over in the future.

SECTION 3. GEOGRAPHIC AREA OF CITY IMPACT

The official geographic Ponderay Area of City Impact is hereby adopted as shown on the attached map "Exhibit A" and titled "Area of City Impact for Ponderay, Idaho." All parcels of land lying all or in part within the Area of City Impact shall be subject to provisions of this ordinance.

The Ponderay Area of City Impact is described as follows:

1. Sections 25 and 36 and all lands lying east of the thread of Sand Creek in Sections 26 and 35, all lying in Township 58 North, Range 2 W.B.M. and Craig's Forest Tract Subdivision of Section 2, Township 57 North, Range 2 W.B.M., as recorded in Book 3 of Plats, Page 29, records of Bonner County, Idaho, excluding those lots within the incorporated limits of Ponderay.

SECTION 4. REPEALER CLAUSE

All ordinances or resolutions or parts thereof in conflict herewith are hereby repealed in their entirety and rescinded, including Ordinance Numbers 127 and 128.

SECTION 5. SEVERABILITY CLAUSE

If any section, paragraph, sentence or provisions hereof or the application thereof to any particular circumstances shall ever become invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.
SECTION 6. EFFECTIVE DATE

This ordinance shall be in full force and effect upon its passage, approval and publication in one (1) issue of the Bonner County Daily Bee.

Regularly passed and approved as an Ordinance of Bonner County, Idaho, done this 21st day of December, 1994, upon the following roll call vote:

Chairman Eugene Brown Aye __X__ Nay ____
Commissioner Susan MacLeod Aye __X__ Nay ____
Commissioner Wayne Newcomb Aye __X__ Nay ____

Eugene Brown, Chairman

Susan MacLeod, Commissioner

Wayne Newcomb, Commissioner

ATTEST:

MARIE SCOTT, CLERK
AN ORDINANCE CREATING A GEOGRAPHICAL AREA OF CITY IMPACT; DEFINING THE PURPOSE OF THE AREA OF CITY IMPACT; SPECIFYING THE FACTORS CONSIDERED IN IDENTIFYING THE AREA OF CITY IMPACT; IDENTIFYING THE COMPREHENSIVE PLAN THAT SHALL APPLY WITHIN THE UNINCORPORATED PORTION OF BONNER COUNTY, IDAHO L YING WITHIN THE AREA OF CITY IMPACT; IDENTIFYING THE ZONING AND SUBDIVISION ORDINANCES THAT SHALL APPLY WITHIN THE AREA OF CITY IMPACT; PROVIDING FOR REVIEW AND COMMENT PROCEDURES BETWEEN JURISDICTIONS; AND ESTABLISHING AN EFFECTIVE DATE PURSUANT TO SECTION 67-6526; IDAHO CODE.

Section 1. PURPOSE

Section 67-6526, Idaho Code, requires that Cities and Counties negotiate an Area of City Impact.

The purpose of establishing an Area of City Impact is to identify a logical fringe area adjoining the City of Ponderay. The fringe area includes the unincorporated area surrounding Ponderay that has a potential for development that could affect the provision of public services or the quality of life in Ponderay.

Section 2. CONSIDERATION

The following factors were considered by the Planning and Zoning Commission and City Council in identifying the Area of City Impact for Priest River, Idaho.

1. Trade areas
2. Geographic factors
3. Area that can reasonably be expected to be annexed to the city in the future.

Section 3. GEOGRAPHIC AREA OF CITY IMPACT

The officially adopted geographic Area of City Impact is shown by Ordinance No. 127. All parcels of land lying all in part within the Area of City Impact shall be subject to provisions of this Ordinance.
Section 4. COMPREHENSIVE PLAN

The Comprehensive Plan and subsequent Amendments thereof as officially adopted by Bonner County, Idaho, shall apply to the unincorporated portion of Bonner County, Idaho, lying within the Area of City Impact.

Section 5. ZONING AND SUBDIVISION ORDINANCES

The Zoning and Subdivision Ordinances and subsequent Amendments thereto as officially adopted by Bonner County, Idaho, shall apply to the unincorporated portion of Bonner County, Idaho, lying within the Area of City Impact.

Section 6. REVIEW AND COMMENT

Any request for development, Zone Change, Conditional Use Permit, Variance, or Subdivision in the unincorporated portion of Bonner County, Idaho, lying within the area of City Impact, shall be referred to the City Council of Ponderay, Idaho for review and comment. The City Council shall have forty (40) day period, the City Council forfeits its right to comment on the request and processing shall continue under the Board's administration.

Section 7. ADMINISTRATIVE JURISDICTION

The Administration of plans and ordinances which apply to the Area of City Impact shall be the duty of the governing body which adopted the plans or ordinances originally.

Section 8. EFFECTIVE DATE

This Ordinance shall be in full force and effect upon publication following passage and approval.
AN ORDINANCE CREATING A MAP IDENTIFYING THE CITY IMPACT; DEFINING THE PURPOSE OF THE AREA OF CITY IMPACT; SPECIFYING THE FACTORS CONSIDERED IN IDENTIFYING THE AREA OF CITY IMPACT; IDENTIFYING THE COMPREHENSIVE PLAN THAT SHALL APPLY WITHIN THE UNINCORPORATED PORTION OF BONNER COUNTY, IDAHO LYING WITHIN THE AREA OF CITY IMPACT; IDENTIFYING THE ZONING AND SUBDIVISION ORDINANCES THAT SHALL APPLY WITHIN THE AREA OF CITY IMPACT; PROVIDING FOR REVIEW AND COMMENT PROCEDURES BETWEEN JURISDICTIONS; AND ESTABLISHING AN EFFECTIVE DATE PURSUANT TO SECTION 67-6526; IDAHO CODE.

SECTION 1. PURPOSE

Section 67-6526, Idaho Code requires that the governing board adopt by Ordinance a map identifying an area of City Impact within the unincorporated area of the County.

The purpose of establishing an Area of City Impact is to identify a logical fringe area adjoining the City of Priest River. The fringe area includes the unincorporated area surrounding Priest River that has a potential for development that could affect the provision of public services or the quality of life in Priest River.

SECTION 2. CONSIDERATION

The following factors were considered by the Planning and Zoning Commission and City Council in identifying the Area of City Impact for Priest River.

1. Trade areas
2. Geographic factors
3. Area that can reasonably be expected to be annexed to the city in the future.

SECTION 3. COMPREHENSIVE PLAN

The Comprehensive Plan and subsequent Amendments thereof as officially adopted by Bonner County, Idaho, shall apply to the unincorporated portion of Bonner County, Idaho, lying within the Area of City Impact.

SECTION 4. ZONING AND SUBDIVISION ORDINANCES

The Zoning and Subdivision Ordinances and subsequent Amendments thereto as officially adopted by Bonner County, Idaho shall apply to the unincorporated portion of Bonner County, Idaho, lying within the Area of City Impact.
SECTION 5. REVIEW AND COMMENT

Any request for development, Zone Change, Conditional Use Permit, Variance, or Subdivision in the unincorporated portion of Bonner County, Idaho, lying within the area of City Impact, shall be referred to the City Council of Priest River for review and comment. The City Council shall have a forty (40) day period, the City Council forfeits its right to comment on the request and processing shall continue under the Board's administration.

SECTION 6. ADMINISTRATIVE JURISDICTION

The administration of plans and ordinances which apply to the map of the Area of City Impact shall be the duty of the governing body which adopted the plans or ordinances originally.

SECTION 7. EFFECTIVE DATE

This Ordinance shall be in full force and effect upon publication following passage and approval.

BOARD OF COUNTY COMMISSIONERS

[Signatures]

ATTEST: [Signature]

6-28-47
ORDINANCE NO. 261
SANDPOINT AREA OF CITY IMPACT AGREEMENT
BONNER COUNTY, IDAHO

AN ORDINANCE DEFINING THE PURPOSE OF THE AREA OF CITY IMPACT FOR THE CITY OF SANDPOINT; SPECIFYING THE FACTORS CONSIDERED IN IDENTIFYING THE AREA OF CITY IMPACT; IDENTIFYING THE COMPREHENSIVE PLAN THAT SHALL APPLY WITHIN THE UNINCORPORATED PORTION OF BONNER COUNTY, IDAHO Lying WITHIN THE AREA OF IMPACT; IDENTIFYING THE ZONING AND SUBDIVISION ORDINANCES THAT SHALL APPLY WITHIN THE UNINCORPORATED PORTIONS OF BONNER COUNTY, IDAHO Lying WITHIN THE AREA OF CITY IMPACT; PROVIDING FOR REVIEW AND COMMENT PROCEDURES BETWEEN JURISDICTIONS; PROVIDING FOR ADMINISTRATIVE JURISDICTION WITHIN THE AREA OF CITY IMPACT; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO SECTION 67-6525, IDAHO CODE.

WHEREAS, Section 67-6526 Idaho Code, requires that the governing board identify an Area of City Impact and adopt by ordinance an agreement providing for the application of plans and ordinances within said Area of City Impact; and

WHEREAS, the City of Sandpoint, Idaho has requested to add to the existing Area of City Impact agreement with Bonner County; and

WHEREAS, the Bonner County Planning and Zoning Commission held a duly noticed public hearing on September 22, 1994 and continued said hearing to October 13, 1994 on the request and recommended approval of the same; and

WHEREAS, the Bonner County Board of Commissioners held a duly noticed public hearing on November 1, 1994;

NOW THEREFORE BE IT ORDAINED by the Board of County Commissioners of Bonner County, Idaho, that the following be and is hereby adopted as an Ordinance of Bonner County:

SECTION 1. AUTHORITY AND PURPOSE

Section 67-6526, Idaho Code, requires that Cities and Counties negotiate an Area of City Impact.

The purpose of establishing an Area of City Impact is to identify a logical fringe area adjoining the City of Sandpoint. The fringe area includes the unincorporated area surrounding Sandpoint that has a potential for development that could affect the provision of public services or the quality of life in Sandpoint, Idaho.
SECTION 2. CONSIDERATION

The following factors were considered by the Planning and Zoning Commission and Board of County Commissioners in identifying the Area of City Impact for Sandpoint, Idaho.
1. Trade areas.
2. Geographic factors.
3. Area that can reasonably be expected to be annexed into the City in the future.
4. Areas where extension of city services is possible and reasonable.
5. Areas where growth is occurring or where growth is anticipated.
6. Areas in which to encourage and discourage growth or that which the city wants some control over in the future.

SECTION 3. GEOGRAPHIC AREA OF CITY IMPACT

The officially adopted geographic Area of City Impact for Sandpoint, Idaho is identified by Ordinance No. 262. All parcels of land lying all or in part within the Area of City Impact as delineated by Ordinance No. 262 shall be subject to provisions of this ordinance.

SECTION 4. COMPREHENSIVE PLAN

The Comprehensive Plan and subsequent amendments thereof as officially adopted by Bonner County, Idaho, shall apply to the unincorporated portions of Bonner County, Idaho, lying within the Sandpoint Area of City Impact.

SECTION 5. ZONING AND SUBDIVISION ORDINANCES

The Zoning and Subdivision Ordinances and subsequent amendments thereof as officially adopted by Bonner County, Idaho, shall apply to the unincorporated portion of Bonner County, Idaho, lying within the Sandpoint Area of City Impact.

SECTION 6. REVIEW AND COMMENT

Any request for development, zone change, conditional use permit, variance or subdivision in the unincorporated portion of Bonner County, Idaho, lying within the Sandpoint Area of City Impact, shall be referred to the Planning and Zoning Commission and the City Council of Sandpoint, Idaho, for review and comment. The City of Sandpoint shall have a forty (40) day period within which to respond to any request as set forth above. If the City of Sandpoint does not respond within forty (40) days, the City of Sandpoint forfeits its right to comment on the request and processing shall continue under the County's administration.
SECTION 7. ADMINISTRATIVE JURISDICTION

The administration of plans and ordinances which apply to the Sandpoint Area of City Impact shall be the duty of Bonner County.

SECTION 8. SEVERABILITY CLAUSE

If any section, paragraph, sentence or provisions hereof or the application thereof to any particular circumstances shall ever become invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

SECTION 9. EFFECTIVE DATE

This ordinance shall be in full force and effect upon its passage, approval and publication in one (1) issue of the Bonner County Daily Bee.

Regularly passed and approved as an Ordinance of Bonner County, Idaho, done this 21st day of December, 1994, upon the following roll call vote:

Chairman Eugene Brown  Aye  X  Nay
Commissioner Susan MacLeod  Aye  X  Nay
Commissioner Wayne Newcomb  Aye  X  Nay

Eugene Brown, Chairman
Susan MacLeod, Commissioner
Wayne Newcomb, Commissioner

ATTEST:

MARIE SCOTT, CLERK

Beverly Witter, Deputy Clerk
AN ORDINANCE OF BONNER COUNTY, IDAHO, CITING ITS AUTHORITY, AND PROVIDING FOR THE ADOPTION OF AN AMENDED MAP AND LEGAL DESCRIPTION FOR THE SANDPOINT AREA OF CITY IMPACT WITHIN THE UNINCORPORATED AREA OF BONNER COUNTY, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREIN, PROVIDING FOR SEVERABILITY, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the cities of Dover, Sandpoint and Bonner County desire to establish areas of city impact pursuant to the provisions of Idaho Code §67-6526; and

WHEREAS, the City of Dover, City of Sandpoint, and Bonner County were engaged in litigation to establish the City of Dover Area of City Impact (First District Court Civil Case No. CV 95-01111) due to overlapping interests; and

WHEREAS, the parties entered into a "Memorandum of Understanding and Settlement Agreement," dated May 24, 2001, to resolve the boundary lines of the areas of city impact; and

WHEREAS, the parties stipulated to certain maps designated as exhibits which are to govern the establishment of the boundaries of the disputed areas of the Areas of City Impact for Dover and Sandpoint; and

WHEREAS, the cities have delivered to Bonner County legal descriptions and maps depicting the stipulated boundaries of the areas of city impact and Bonner County desires to adopt ordinances creating the boundaries consistent with the settlement agreement.

NOW, THEREFORE, BE IT ORDEIGNED, by the Board of County Commissioners that the following be and is hereby adopted as an ordinance of Bonner County, Idaho:

SECTION 1: AUTHORITY
This ordinance is adopted pursuant to authority granted to Bonner County at Chapter 65 of Title 67, Idaho Code and pursuant to the provisions of the Areas of City Impact Negotiation Procedures of Idaho Code §67-6526(b) and the terms of the settlement agreement.

SECTION 2: AMENDING THE SANDPOINT AREA OF CITY IMPACT
The official Sandpoint Area of City Impact Map is hereby adopted, providing an amended area of city impact map to include within the unincorporated area of Bonner County the following described lands:
LEGAL DESCRIPTION OF SANDPOINT AREA OF CITY IMPACT:

The legal description of the Sandpoint Area of City Impact shall be:

Beginning at a point that is 50 feet north of the section line between Sections 10 and 3 and the thread of Sand Creek, Township 57 North, Range 2 West, Boise Meridian. This being the true point of beginning and the current intersection of the City limits of Sandpoint and Ponderay.

Thence northerly along said thread of Sand Creek to the north line of Section 3, Township 57 North, Range 2 West, Boise Meridian.

Thence continuing northerly along said thread of Sand Creek to the intersection of the north section line of Section 26, Township 58 North, Range 2 West, Boise Meridian.

Thence west along said north section line to the northwest corner of the east half of the northwest quarter of Section 26, Township 58 North, Range 2 West, Boise Meridian.

Thence south to the southwest corner of the east half of the northwest quarter.

Thence west to the center of Section 27, Township 58 North, Range 2 West, Boise Meridian.

Thence south to the south quarter corner of Section 34, Township 58 North, Range 2 West, Boise Meridian.

Thence west to the northwest corner of Section 5, Township 57 North, Range 2 West, Boise Meridian.

Thence south along the west line of said Section 5 to the southwest corner of Section 5.

Thence west along the north line of Section 7 to the northwest corner of Section 7, Township 57 North, Range 2 West, Boise Meridian.

Thence south along the west line of said Section 7 to the southwest corner of Section 18, Township 57 North, Range 2 West, Boise Meridian.

Thence east along the south line of said Section 18 to the southeast corner of Section 18 and the northwest corner of Section 20, Township 57 North, Range 2 West, Boise Meridian.

Thence south along the west line of said Section 20 to the southwest corner of the northwest quarter of Section 20.

Thence east to the southeast corner of the northwest quarter of the northwest quarter.

Thence south to the southwest corner of the southeast quarter of the northwest quarter.

Thence south 25 feet more or less to the south right-of-way line of Pine Street.

Thence east 1,780 feet more or less along said right-of-way line to a point on the northwest corner of a lot described as a warranty deed dated May 9, 1974 recorded as Bonner County Instrument #157391.
Thence south 0 degrees 5 minutes east 264.4 feet according to a warranty deed dated May 9, 1974 recorded as Bonner County instrument #157391.

Thence south 25 degrees 5 minutes east a distance of 81.3 feet, according to a warranty deed dated May 9, 1974 recorded as Bonner County instrument #157391.

Thence south 0 degrees 5 minutes east a distance of 50 feet according to a warranty deed dated May 9, 1974 recorded as Bonner County instrument #157391.

Thence south 0 degrees 5 minutes east a distance of 300 feet according to a warranty deed dated October 18, 1976 recorded as Bonner County instrument #180423.

Thence south 89 degrees 54 minutes east a distance of 182.6 feet according to a warranty deed dated October 18, 1976 recorded as Bonner County instrument #180423.

Thence south 0 degrees 5 minutes east a distance of 180 feet according to a warranty deed dated March 2, 1987 recorded as Bonner County instrument #331854.

Thence south 44 degrees 0 minutes east a distance of 250.8 feet according to a warranty deed dated March 2, 1987 recorded as Bonner County instrument #331854.

Thence south 89 degrees 54 minutes east a distance of 248.7 feet according to a warranty deed dated March 2, 1987 recorded as Bonner County instrument #331854.

Thence on a 500 foot radius curve to the right a distance of 314.6 feet. Thence north 13 degrees 13 minutes west a distance of 403.3 feet. Thence on a 400 foot radius curve to the left a distance of 224.9 feet. Thence North 45 degrees 26 minutes west a distance of 81.7 feet. Thence on a 90 foot radius curve to the right a distance of 139.1 feet. Thence north 43 degrees 9 minutes west 22.5 feet to the south right-of-way line of Pine Street.

Thence east along the south right-of-way line of Pine Street to a point 25 feet south of the northeast corner of the southeast quarter of Section 20, Township 57 North, Range 2 West, Boise Meridian.

Thence south along the east line of said Section 20 to the southeast corner of the northeast quarter of the southeast quarter of Section 20.

Thence west along the south line of the north half of the northeast quarter to the center of the northeast quarter of the southeast quarter of said Section 20.

Thence north to the northeast corner of the south half of the northwest quarter of the northeast quarter of the southeast quarter of said Section 20.

Thence west to the southwest corner of the north half of the northwest quarter of the northeast quarter of the southeast quarter according to a warranty deed dated March 12, 1998 instrument #520603.

Thence south along the north south centerline of the southeast quarter of said Section 20 approximately 690 feet to the northeast corner of the City of Sandpoint Water Tank property, according to a Correction Deed dated August 14, 1979 Instrument #218119.
Thence west 174.90 feet; thence south 200 feet; thence east 25 feet to the northwest corner of Syringa Heights Water Association property as recorded on Page 112, book 128 Deeds Bonner County, Idaho.

Thence south 100 feet to the east/west centerline of the southeast quarter of Section 20, Township 57 North, Range 2 West, Boise Meridian.

Thence east to the north/south centerline of the east half of the southeast quarter of said Section 20.

Thence south along said centerline to the northwest corner of Lot 1 of the Indian Ridge Subdivision to Bonner County according to a plat recorded March 27, 1973 as Instrument #147961, on Page 77 Book #3 of Plats.

Thence south 89 degrees 57 minutes 32 seconds east 180.1 feet along north line of said Lot 1 of the Indian Ridge Subdivision to the northeast corner of said Lot 1.

Thence south 0 degrees 18 minutes 26 seconds east 120.8 feet to the southeast corner of said Lot 1.

Thence north 89 degrees 57 minutes 32 seconds east 60.00 feet according to plat recorded as Bonner county Instrument #147961 to the southwest corner of Lot 2 of said Indian Ridge Subdivision.

Thence north 0 degrees 18 minutes 26 seconds west 181.5 feet to the northwest corner of said Lot 2.

Thence north 89 degrees 57 minutes 32 seconds east 420 feet to the east line of said Section 20.

Thence north along said section line to a point that is 200 feet south of the east/west centerline of the southwest quarter of Section 21, Township 57 North, Range 2 West, Boise Meridian.

Thence east 300 feet to a point which is 200 feet south of the of the east/west center line of the southwest quarter of said Section 21, according to a warranty deed dated August 13, 1981 recorded as Bonner county Instrument #245990.

Thence north 200 feet to the east/west centerline of the southwest quarter of said Section 21, according to a warranty deed dated August 13, 1981 recorded as Bonner county Instrument #245990.

Thence east along said line to the north/south centerline of the southwest quarter of said Section 21.

Thence north to a point which is 25 feet south of the east/west centerline of said Section 21, which is the south right-of-way line of Pine Street.

Thence east along said right-of-way line the intersection of the thread of Big Chuck's Slough.

Thence south along said thread of Big Chuck's Slough to the intersection of the existing City of Sandpoint limits.

And
Beginning at a point which is north 508 feet more or less from the south section line of Section 21, Township 57 North, Range 2 West, Boise Meridian and the intersection of the thread of Big Chuck’s Slough and the existing City of Sandpoint limits.

Thence in a southerly direction along the thread of Big Chucks Slough to the meander line of the Pend Oreille River.

Thence along the meander line in an easterly direction to the north/south centerline of Section 28, Township 57 North, Range 2 West, Boise Meridian. This being the current City limits of Sandpoint.

SECTION 3. EFFECT OF ADOPTION OF MAP
That the Sandpoint Area of City Impact within the unincorporated area of Bonner County, Idaho as particularly described in Section 2 above and also set forth on the map attached as Exhibit A, “Sandpoint Area of City Impact,” and incorporated herein by reference shall be in effect until amended or modified as allowed by law.

SECTION 4. ADMINISTRATIVE JURISDICTION
That the administrative jurisdiction of the plans and ordinances which apply to the Sandpoint Area of City Impact delineated by the map incorporated herein shall be the duty of Bonner County, Idaho, which shall apply the same plans and ordinances for the unincorporated areas of the County lying within the area of city impact as those areas lying outside the area of city impact, as set forth in Ordinance No. 261, adopted December 28, 1994 and recorded at Instrument #457823, records of Bonner County, Idaho, until amended or modified as allowed by law.

SECTION 5. REPEALER CLAUSE:
That Bonner County Ordinance No. 262 setting forth the geographic boundaries of the Sandpoint Area of City Impact, recorded December 28, 1994, at Instrument #457824, records of Bonner County, Idaho, is repealed in its entirety and all other ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 6. SEVERABILITY CLAUSE:
The provisions of this Ordinance are hereby declared to be individually severable. Should any provision of this ordinance be declared invalid by a court of competent jurisdiction, such declaration shall not affect the validity of the remaining provisions.

SECTION 7. PUBLICATION EFFECTIVE DATE:
This Ordinance shall be in full force and effect upon its passage and publication in one (1) issue of the Bonner County Daily Bee newspaper.
Regularly considered, passed and approved as an ordinance of Bonner County, Idaho, done this 2nd day of January, 2007, upon the following roll call vote:

Chairman Joseph E. Young:

Commissioner Karl J. Dye:

Commissioner Marcia L. Phillips:

BONNER COUNTY BOARD OF COMMISSIONERS

Chairman Joseph E. Young

Commissioner Karl J. Dye

Commissioner Marcia L. Phillips

ATTEST:

Marie Scott, Clerk Date 1-2-07
ORDINANCE NO. 258

SPIRIT LAKE AREA OF CITY IMPACT AGREEMENT OF BONNER COUNTY, IDAHO

AN ORDINANCE DEFINING THE PURPOSE OF THE AREA OF CITY IMPACT; SPECIFYING THE FACTORS CONSIDERED IN IDENTIFYING THE AREA OF CITY IMPACT; IDENTIFYING THE COMPREHENSIVE PLAN THAT SHALL APPLY WITHIN THE UNINCORPORATED PORTION OF BONNER COUNTY, IDAHO LYING WITHIN THE AREA OF IMPACT; IDENTIFYING THE ZONING AND SUBDIVISION ORDINANCES THAT SHALL APPLY WITHIN THE UNINCORPORATED PORTIONS OF BONNER COUNTY, IDAHO LYING WITHIN THE AREA OF CITY IMPACT; PROVIDING FOR REVIEW AND COMMENT PROCEDURES BETWEEN JURISDICTIONS; PROVIDING FOR ADMINISTRATIVE JURISDICTION WITHIN THE AREA OF CITY IMPACT; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO SECTION 67-6526, IDAHO CODE;

WHEREAS, the City of Spirit Lake, Idaho has requested that an Area of City Impact agreement with Bonner County be negotiated; and

WHEREAS, the Bonner County Planning and Zoning Commission held a duly noticed public hearing on October 13, 1994 on the request and recommended approval of the same; and

WHEREAS, the Bonner County Board of Commissioners held a duly noticed public hearing on November 2, 1994; and

WHEREAS, this Ordinance is required by Idaho Code, Section 67-6526;

NOW THEREFORE BE IT ORDAINED by the Board of County Commissioners of Bonner County, Idaho that the following be and is hereby adopted as an Ordinance of Bonner County:

SECTION 1. AUTHORITY AND PURPOSE

Section 67-6526, Idaho Code, requires that Cities and Counties negotiate an Area of City Impact.

The purpose of establishing an Area of City Impact is to identify a logical fringe area adjoining the City of Spirit Lake. The fringe area includes the unincorporated area surrounding Spirit Lake that has a potential for development that could affect the provision of public services or the quality of life in Spirit Lake, Idaho.
SECTION 2. CONSIDERATION

The following factors were considered by the Planning and Zoning Commission and Board of County Commissioners in identifying the Area of City Impact for Spirit Lake, Idaho.
1. Trade areas.
2. Geographic factors.
3. Area that can reasonably be expected to be annexed into the City in the future.

SECTION 3. GEOGRAPHIC AREA OF CITY IMPACT

The officially adopted geographic Area of City Impact for Spirit Lake, Idaho is identified by Ordinance No. 259. All parcels of land lying all or in part within the Area of City Impact shall be subject to provisions of this ordinance.

SECTION 4. COMPREHENSIVE PLAN

The Comprehensive Plan and subsequent amendments thereof as officially adopted by Bonner County, Idaho, shall apply to the unincorporated portions of Bonner County, Idaho, lying within the Spirit Lake Area of City Impact.

SECTION 5. ZONING AND SUBDIVISION ORDINANCES

The Zoning and Subdivision Ordinances and subsequent amendments thereto as officially adopted by Bonner County, Idaho, shall apply to the unincorporated portion of Bonner County, Idaho, lying within the Spirit Lake Area of City Impact.

SECTION 6. REVIEW AND COMMENT

Any request for development, zone change, conditional use permit, variance, subdivision, amendments to the Bonner County Comprehensive Plan and to the text of the Bonner County Zoning and Subdivision Ordinances in the unincorporated portion of Bonner County, Idaho, lying within the Spirit Lake Area of City Impact, shall be referred to the City Council of Spirit Lake, Idaho, for review and comment, in the following manner.

Any requests shall be forwarded to the Spirit Lake City Council 20 days prior to any County public hearing on said amendments and/or applications. Any comment by the City of Spirit Lake on said amendments and/or applications shall be made prior to or at said County public hearing.

The Bonner County Planning Department shall notify the City of Spirit Lake, in writing of the County’s recommendation and action on said amendments and/or applications within the Spirit Lake Area of City Impact within 20 days following a recommendation or
SECTION on such matter. If no reply is received by the County by the public hearing the County will conclude the City of Spirit Lake has no comment on the request and processing shall continue under the Board’s administration.

SECTION 7. ADMINISTRATIVE JURISDICTION

The administration of plans and ordinances which apply to the Spirit Lake Area of City Impact shall be the duty of Bonner County.

SECTION 8. SEVERABILITY CLAUSE

If any section, paragraph, sentence or provisions hereof or the application thereof to any particular circumstances shall ever become invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

SECTION 9. EFFECTIVE DATE

This ordinance shall be in full force and effect upon its passage, approval and publication in one (1) issue of the Bonner County Daily Bee.

Regularly passed and approved as an Ordinance of Bonner County, Idaho, done this 16th day of November, 1994, upon the following roll call vote:

Chairman Eugene Brown Aye ✔ Nay ___
Commissioner Susan MacLeod Aye ✔ Nay ___
Commissioner Wayne Newcomb Aye ✔ Nay ___

Eugene Brown, Chairman
Susan MacLeod, Commissioner
Wayne Newcomb, Commissioner

ATTEST:
MARIE SCOTT, CLERK

Becky Witt, DepClerk
ORDINANCE NO. 259
SPIRIT LAKE AREA OF CITY IMPACT MAP
BONNER COUNTY, IDAHO

AN ORDINANCE CREATING A GEOGRAPHICAL AREA OF CITY IMPACT; DEFINING THE PURPOSE OF THE AREA OF CITY IMPACT; SPECIFYING THE FACTORS CONSIDERED IN IDENTIFYING THE AREA OF CITY IMPACT; ADOPTING AN AREA OF CITY IMPACT MAP; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO SECTION 67-6526, IDAHO CODE;

WHEREAS, the City of Spirit Lake, Idaho has requested that an Area of City Impact agreement with Bonner County be negotiated; and

WHEREAS, the Bonner County Planning and Zoning Commission held a duly noticed public hearing on October 13, 1994 on the request and recommended approval of the same; and

WHEREAS, the Bonner County Board of Commissioners held a duly noticed public hearing on November 2, 1994; and

WHEREAS, this Ordinance is required by Idaho Code, Section 67-6526;

NOW THEREFORE BE IT ORDAINED by the Board of County Commissioners of Bonner County, Idaho that the following be and is hereby adopted as an Ordinance of Bonner County:

SECTION 1.  AUTHORITY AND PURPOSE

Section 67-6526, Idaho Code, requires that the governing board adopt by Ordinance a map identifying an Area of City Impact within the unincorporated area of the County.
The purpose of establishing an Area of City Impact is to identify a logical fringe area adjoining the City of Spirit Lake. The fringe area includes the unincorporated area surrounding Spirit Lake that has a potential for development that could affect the provision of public services or the quality of life in Spirit Lake, Idaho.

SECTION 2. CONSIDERATION

The following factors were considered by the Planning and Zoning Commission and Board of County Commissioners in identifying the Area of City Impact for Spirit Lake, Idaho.
1. Trade areas.
2. Geographic factors.
3. Area that can reasonably be expected to be annexed into the City in the future.

SECTION 3. GEOGRAPHIC AREA OF CITY IMPACT

The official geographic Spirit Lake Area of City Impact is hereby adopted as shown on the attached map "Exhibit A" and titled "Area of City Impact for Spirit Lake, Idaho." All parcels of land lying all or in part within the Area of City Impact shall be subject to provisions of this ordinance.

The Spirit Lake Area of City Impact is described as follows:

1. The S¼ of Section 30, all of Section 31 in Township 54 North, Range 4 W.B.M., the SE¼ of Section 25, and the E¼ of Section 36 all in Township 54 North, Range 5 W.B.M.

SECTION 4. SEVERABILITY CLAUSE

If any section, paragraph, sentence or provisions hereof or the application thereof to any particular circumstances shall ever become invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

SECTION 5. EFFECTIVE DATE

This ordinance shall be in full force and effect upon its passage, approval and publication in one (1) issue of the Bonner County Daily Bee.
Regularly passed and approved as an Ordinance of Bonner County, Idaho, done this 16th day of November, 1994, upon the following roll call vote:

Chairman Eugene Brown    Aye ☑   Nay ___
Commissioner Susan MacLeod Aye ☑   Nay ___
Commissioner Wayne Newcomb Aye ☑   Nay ___

Eugene Brown, Chairman
Susan MacLeod, Commissioner
Wayne Newcomb, Commissioner

ATTEST:
MARIE SCOTT, CLERK

Becky Witter, Dep Clerk