



Bonner County

Board of Commissioners

Brian Domke

Asia Williams

Ron Korn

Special Meeting Minutes Planning Workshop

Date: September 3, 2025
Location: 1500 Hwy 2, Suite 338
Sandpoint, ID 83864
Convene at: 8:30 A.M.

COMMISSIONERS: Domke – Present Williams – Present Korn – Present
OTHERS PRESENT: Nancy Lewis, Daniel Schock, Stephan Ferris, Manda Corbett,
Clare Marley, Tess Vogel, Jacob Gabell, Dylan Young

Purpose/Topic Summary: Planning Workshop for City of Kootenai Area of Impact

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Commissioner Williams called the meeting to order at 8:30 a.m.

Action Item: Discussion Regarding the City of Kootenai Area of Impact

Director Gabell stated what this meeting was about and gave background to the previous meeting.

Clare Marley gave handouts listing criteria in state statute for annexation and maps – see attached. She stated that they feel that they are in the middle of the crossroads between what the board wants and what the city wants. The city spent some time remapping based on the last hearing on June 6th. The city felt that they needed to look at the criteria that is allowed to be considered in addition to likely to be annexed in 5 years. They want to see if the board has an interest or an inclination to consider some other factors. Clare went through her handout with the maps. She would like to see if the board would consider what the city pays for and connects with as criteria and she states that it is part of state code.

1. One of the largest Elementary Schools
2. Pays to connect to other parts that are not part of our city.
 - a. Ponder Point – the city paid for the flashing beacon so that kids are seen crossing.
3. Railroad Ave. is being improved, which includes a pathway to reach the school system
4. 2nd Ave. access to use the sidewalk, even if they come from Providence.
5. Update on McGhee Rd, which the city paid for.

We feel that these are connectors to this community that are given by the city that reach farther than the city itself. These are impact areas and feel that we are missing role in or comment effort on the edges of our community.

Commissioner Williams and Commissioner Domke commented that Idaho Statute is very specific listing what they can consider as criteria, but that statute holds them to “an area of impact shall not exceed the areas that are very likely to be annexed to the city within the next five years”. They asked for long-term planning from the city’s perspective and open

communications with those who have ‘overlap’. There may be a way to work beyond the area of impact, but they don’t want to go outside what the state statute allows the board to do. The board recognizes the position of the city and is appreciative that Kootenai’s comments are always clear and well thought out.

A lengthy discussion occurred regarding the following topics:

1. Water & Sewer concerns
 - a. Ponderay Sewer District
 - b. Oden Bay
2. Communications with other cities, especially cities with ‘overlap’
3. Providence Subdivision
4. Providing services, but receiving no benefits
5. Data showing parcels that are being considered for annexations
 - a. Jeffrey St. – maybe voluntary and is very likely
 - b. Providence – some residents are interested
6. State Statute and the limitations
 - a. Commissioner Williams suggested that they appeal to their state legislators
7. City Workshops for proposed annexation areas
 - a. Commissioner Williams suggested that they do a poll in the area to see who may be interested in annexation

Commissioner Williams asked that the city email our planning department and BOCC staff so that the whole board will be notified of the direction the city is considering moving.

Clare Marely showed an area on the map where the BOCC denied Ponderay a certain piece of land. The residents prefer to remain unincorporated, but Kootenai asked that the BOCC consider allowing Kootenai to annex the land. Claire stated that the people within the triangle do not want annexation, but that there is a piece of land nearby that is possibly being developed and she wanted the board to consider annexing it anyway because the proposed development could affect that area.

The next Kootenai City Council meeting is scheduled for October 7, 2025.

Adjourned – 9:22 a.m.

Deputy Clerk: *Veronica Dixon*

AREA OF IMPACT, STATE CODE §67-6526

4) Provisions applicable to areas of impact.

(a) In defining an initial area of impact or in modifying or confirming an existing area of impact, the criteria set forth in this subsection shall be considered:

(i) Anticipated commercial and residential growth;

(ii) Geographic factors;

(iii) Transportation infrastructure and systems, including connectivity;

(iv) Areas where municipal or public sewer and water are expected to be provided within five (5) years; and

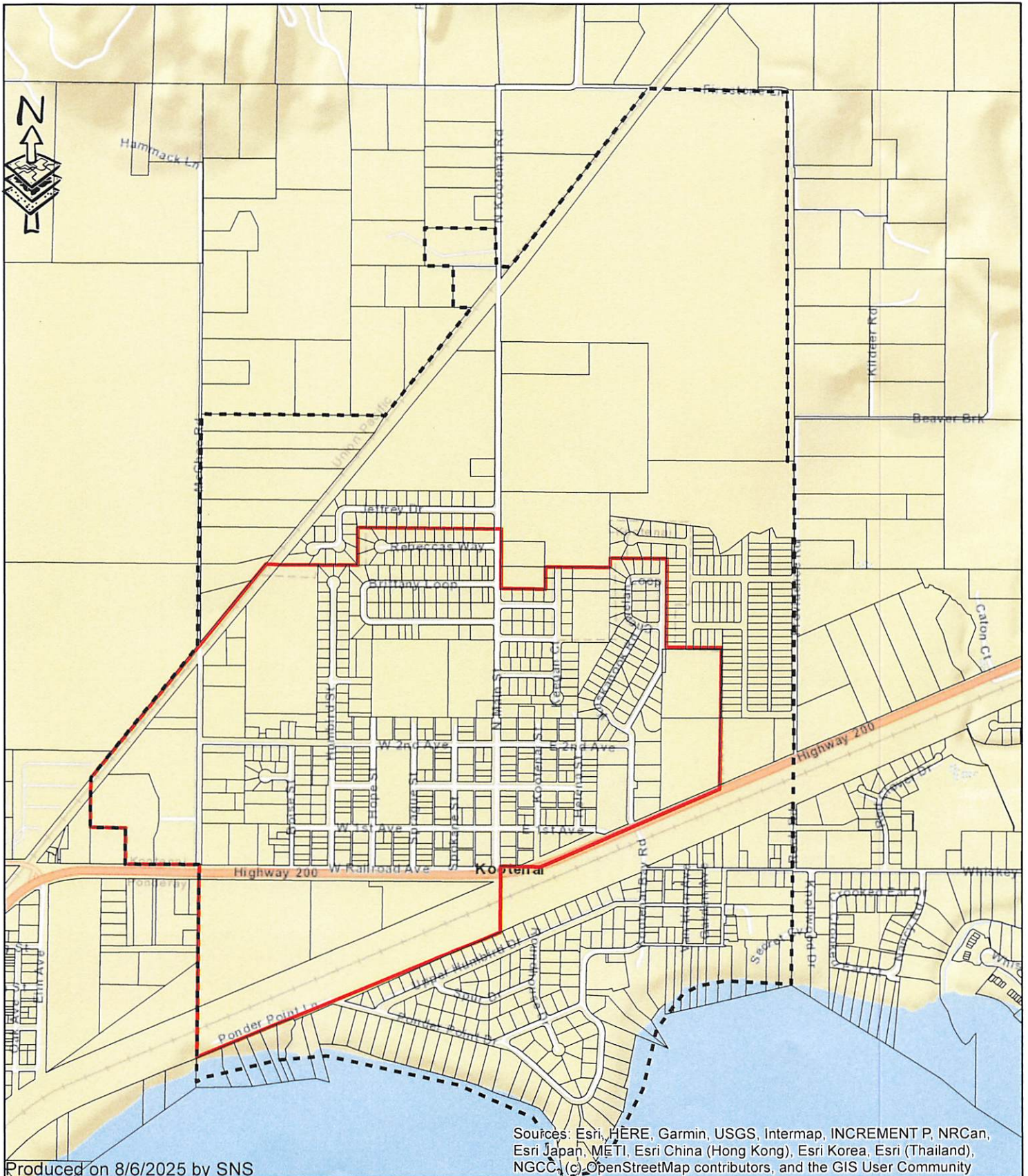
(v) Other public service district boundaries.

(b) In addition to the criteria set forth in paragraph (a) of this subsection, an area of impact shall not exceed the areas that are very likely to be annexed to the city within the next five (5) years. Except as otherwise provided in this paragraph, an area of impact shall not extend more than two (2) miles from existing city limits. An area of impact boundary shall not divide county recognized parcels of land. If only a portion of a recognized parcel falls within the two (2) mile limit, then the boundary may extend beyond two (2) miles on that parcel so that it encompasses the entire parcel. Adjustments to an area of impact may be proposed and considered at any time following the initial establishment of the area of impact.

(c) Areas of impact may cross county boundaries only by approval of the governing board of county commissioners after following the procedures and complying with the requirements for modification or confirmation of an area of impact boundary.

(d) Areas of impact shall not overlap.

City of Kootenai Area of Impact Proposal



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Legend

- Parcels
- Kootenai City Boundary
- Kootenai_AOI

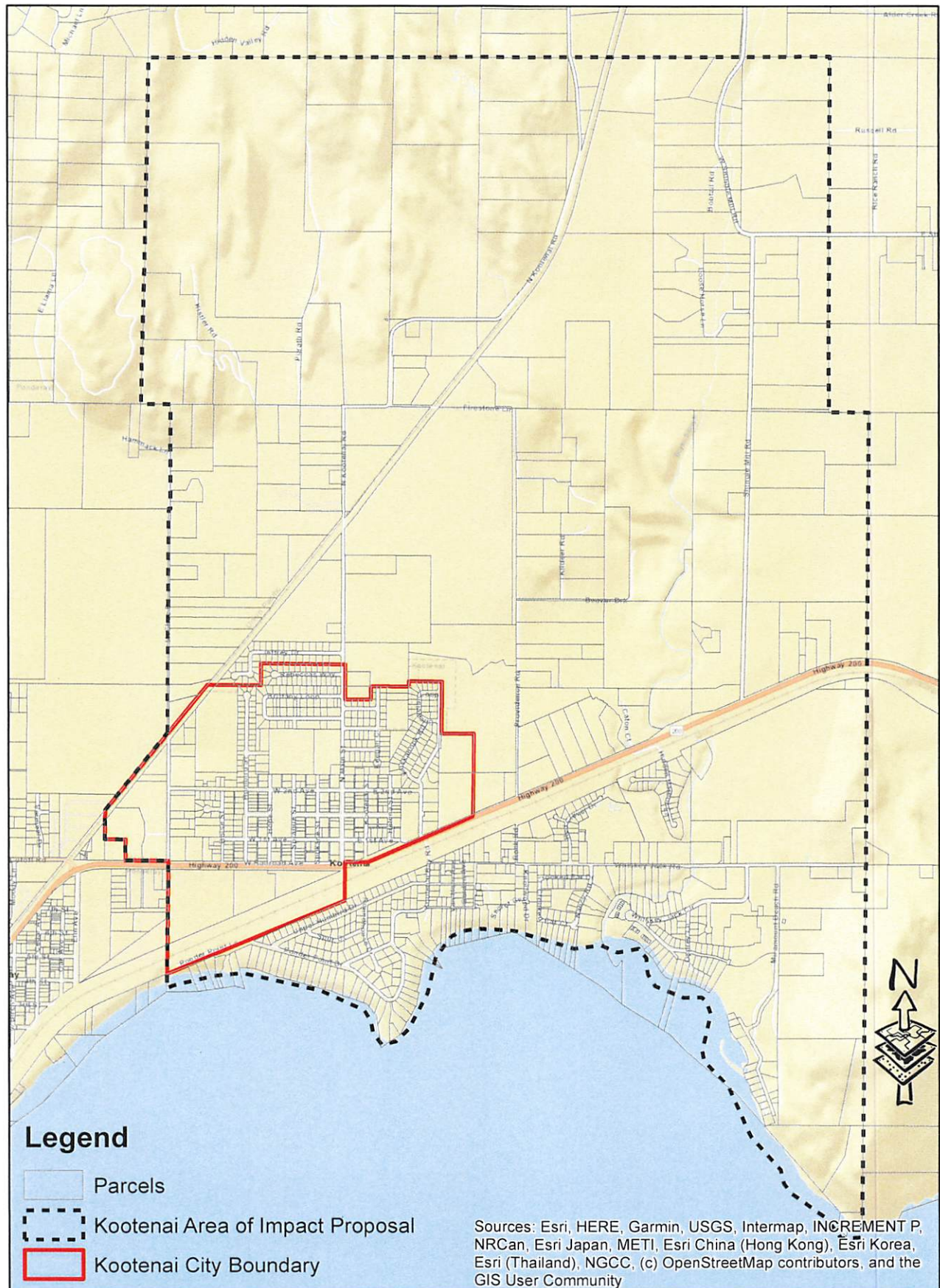
0 0.125 0.25 0.5 Miles

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City of Kootenai Area of Impact Proposal



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219 Blue Street
Sandpoint, Idaho 83864
3201 N. Huettner, Ste. 102
Coeur d'Alene, Idaho 83814

0 0.225 0.45 0.9 Miles

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