

Instrument # 1049426  
Bonner County, Sandpoint, Idaho  
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Recorded for: BONNER COUNTY COMMISSIONERS  
Michael W. Rosedale Fee: \$0.00  
Ex-Officio Recorder Deputy  
Index to: COUNTY ORDINANCES

BC



## Bonner County

ORDINANCE NO. 724

Planning Department  
File AM0007-25, City of Ponderay Area of Impact (AOI)

Ordinance No. 724

City of Ponderay Area of Impact Agreement  
Bonner County Idaho

**AN ORDINANCE OF BONNER COUNTY, IDAHO, ESTABLISHING AN AREA OF IMPACT FOR THE CITY OF PONDERAY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**Whereas**, the Board of Bonner County Commissioners, pursuant to Idaho Code §67-6526, is authorized to establish an area of impact; and

**Whereas**, the Board of County Commissioner held a duly noticed public hearing on June 16, 2025; and

**Whereas**, this Ordinance is required by Idaho Code 67-6526;

**NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNER COUNTY, IDAHO:**

**SECTION 1. PURPOSE**

The purpose of this ordinance is to establish an Area of Impact for the City of Ponderay as required by Idaho Code § 67-6526. This ordinance ensures coordination between Bonner County and the City of Ponderay in planning and zoning matters while recognizing the county's jurisdiction over unincorporated areas.

**SECTION 2. BOUNDARIES OF THE AREA OF IMPACT**

The boundaries of the Area of Impact for the City of Ponderay shall be as depicted on the official map attached hereto as Exhibit A and incorporated herein by reference. The AOI boundary shall not exceed two (2) miles from the current city limits of Ponderay, except where necessary to include entire parcels of land or where geographic, infrastructure, or growth considerations warrant.

**SECTION 3. CRITERIA FOR ESTABLISHING THE AREA OF CITY IMPACT**

In establishing the AOI boundaries, the following criteria were considered in compliance with Idaho Code § 67-6526(4):

1. **Anticipated Growth:** The AOI includes areas likely to experience residential and commercial growth within the next five (5) years.
2. **Geographic Factors:** The AOI considers topographical features, natural barriers, and other geographic constraints.
3. **Transportation Infrastructure:** The AOI encompasses areas with existing or planned transportation systems that connect to the City of Ponderay.
4. **Public Services:** The AOI includes areas where municipal or public sewer and water services are anticipated to be extended within five (5) years.
5. **Other Public Service District Boundaries:** The AOI aligns with existing public service district boundaries where applicable.

#### SECTION 4. APPLICABLE PLANS AND ORDINANCES

The Bonner County Comprehensive Plan and zoning and subdivision ordinances shall apply within the AOI. The county may adopt specific provisions for the AOI in coordination with the City of Ponderay. The City of Ponderay comprehensive plan may be considered as an advisory document for planning purposes within the AOI.

#### SECTION 5. ADMINISTRATION

1. **Public Hearings:** The Board of County Commissioners shall notify the City of Ponderay at least thirty (30) days prior to any public hearing concerning land use applications within the AOI. As part of such public hearing process, the City of Ponderay shall be provided an opportunity to submit written comments or provide other evidence pertinent to the application.
2. **Review and Modification:** The AOI boundaries shall be reviewed at least once every five (5) years to determine if modifications are necessary. Any modifications shall follow the procedures outlined in Idaho Code § 67-6526(3).
3. **Representation: Repealer Clause:** All ordinances in conflict with this ordinance are hereby repealed in their entireties, including Bonner County Ordinance #263 recorded at Instrument #457825 and Ordinance #264 recorded at #457826, records of Bonner County, Idaho.

#### SECTION 6. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

#### SECTION 7. EFFECTIVE DATE

This ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

**ADOPTED** as an ordinance of the Board of County Commissioners of Bonner County, Idaho, done this 15<sup>th</sup> day of July, 2025 upon a majority vote.

#### BONNER COUNTY BOARD OF COMMISSIONERS

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Asia Williams, Chair



Brian Domke, Commissioner



Ron Korn, Commissioner

ATTEST: Michael W. Rosedale, Clerk

Austin Schoelkopf

By Deputy Clerk

07.15.2025

Date

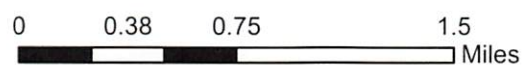
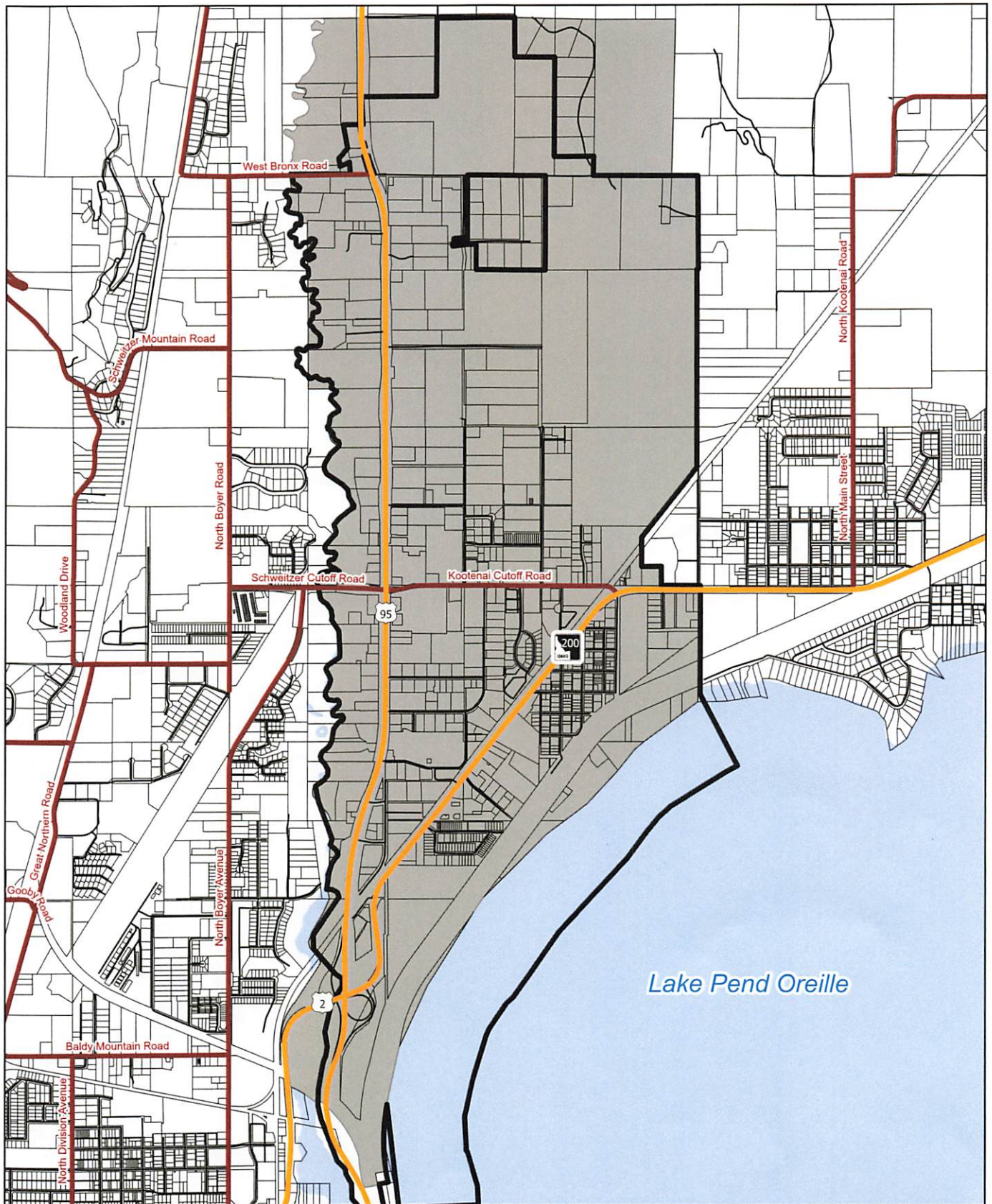
Legal:

B. Wilson

**EXHIBIT A: OFFICIAL MAP OF THE AREA OF IMPACT**



# Ponderay Area of Impact



Data does not represent survey level accuracy and can contain errors. The County makes no claims as to quality, accuracy, completeness, or timeliness. Maps and the associated data are for illustrative purposes only and are not designed as a substitute for legal surveys or legal records.



## Legend:

- City Boundary
- Area of Impact



Bonner County GIS  
1500 Highway 2 Suite 115  
Sandpoint, ID 83864



## Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

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July 15, 2025

### Memorandum

**Planning Dept.**

**Item # 3**

To: Board of County Commissioners

From: Planning Department

Re: Ponderay Area of Impact (AOI) Ordinance, Planning File AM0007-25

The Bonner County Commissioner at the June 16, 2025 public hearing approved the referenced application. There were changes needed to the proposed AOI map, which has been updated to accurately reflect the city limits and the approved AOI.

**Auditing Review: N/A**

**Risk Review: N/A**

**Legal Review: Complete on May 14, 2025**

Distribution: \_\_\_\_\_ Original to BOCC  
\_\_\_\_\_ Copy to Planning Dept.

A suggested motion would be:

Mrs. Chairwoman, based on the information before us I move ~~that I move~~ to approve an Ordinance of Bonner County, Idaho, the number to be assigned, citing its authority, and providing for the adoption the Area of Impact for the City of Ponderay as amended at the June 16, 2025 hearing, and providing for an effective date.

Recommendation Acceptance: ☒ yes ☐ no

  
Asia Williams, Chair  
BRIAN DOMKE, VICE CHAIR

7/15/25  
Date