Bonner County

ORDINANCE NO. 725

Planning Department
File AM0011-25, City of Clark Fork Area of Impact (AOI)

07/15/2025

Ordinance No. 725

City of Clark Fork Area of Impact Agreement
Bonner County Idaho

AN ORDINANCE OF BONNER COUNTY, IDAHO, ESTABLISHING AN AREA OF IMPACT FOR THE CITY OF CLARK FORK; 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 (AOI) for the City of Clark Fork as required by Idaho Code § 67-6526. This ordinance ensures coordination between Bonner County and the City of Clark Fork 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 Clark Fork 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 Clark Fork 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 Clark Fork.

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 Clark Fork. The City of Clark Fork's comprehensive plan may be considered as an advisory document for planning purposes within the AOI. When not directly in conflict with Bonner County ordinances, land use ordinances in effect within the City of Clark Fork may be considered by the Bonner County Planning & Zoning Department when making discretionary decisions.

SECTION 5. ADMINISTRATION

1. **Public Hearings:** The Board of County Commissioners shall notify the City of Clark Fork 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 Clark Fork 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. **Repealer Clause**: All ordinances in conflict with this ordinance are hereby repealed in their entireties, including Bonner County Ordinance #249 recorded at Instrument #453283 and Ordinance #249-A recorded at #453284, 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 15th day of July, 2025 upon a majority vote.

BONNER COUNTY BOARD OF COMMISSIONERS

Asia Williams, Chair

Brian Domke, Commissioner

Ron Korn, Commissioner

ATTEST: Michael W. Rosedale, Clerk

By Deputy Clerk

07.15.2025
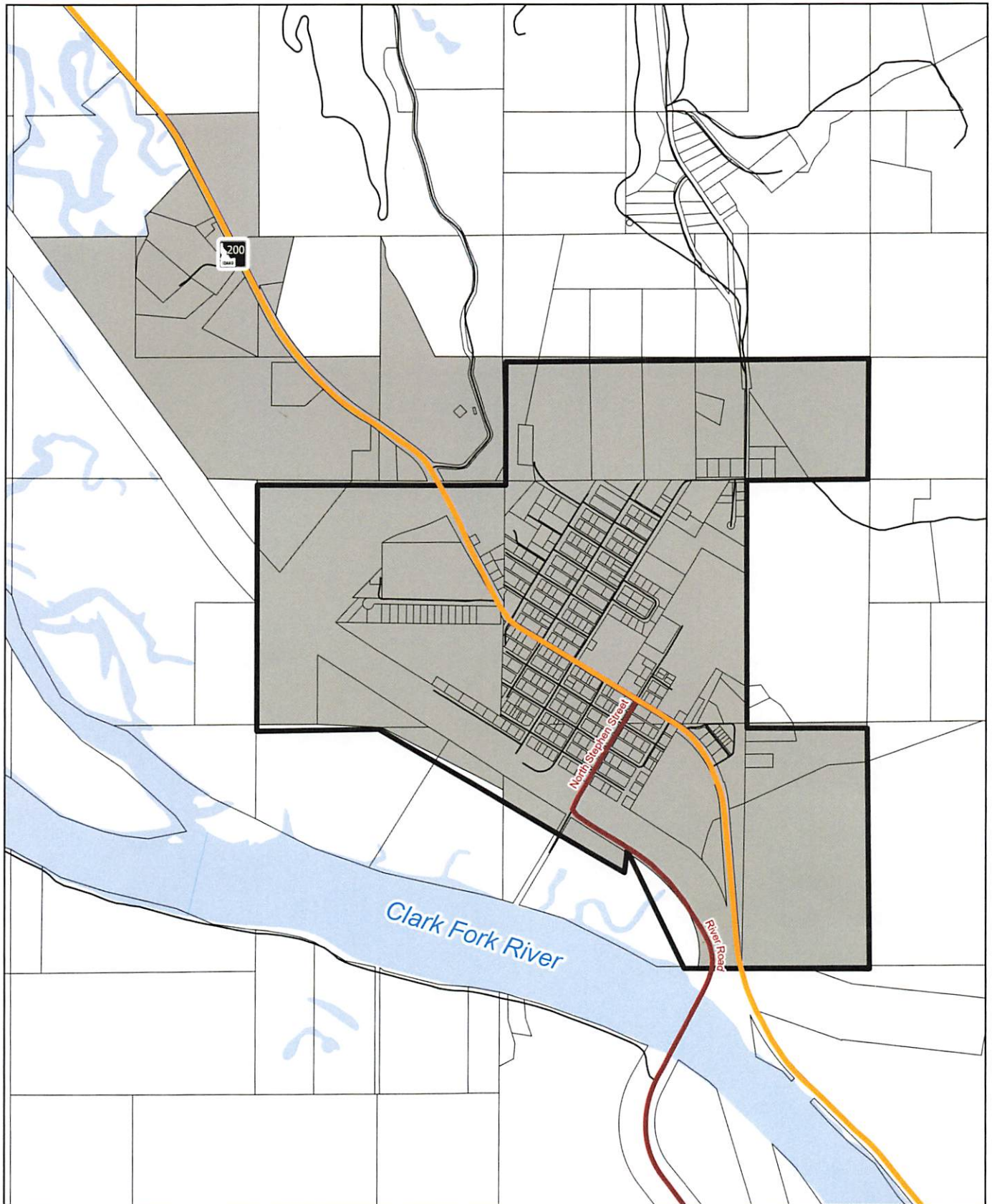
Date

Legal:

EXHIBIT A: OFFICIAL MAP OF THE AREA OF IMPACT

Clark Fork Area of Impact

200
IDAHO

North Stephen Street

Clark Fork River

River Road

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

0   0.25   0.5   1
Miles

N
W   E
S

Legend:

City Boundary

Area of Impact

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

July 15, 2025

Memorandum

Planning Dept.
Item # 4

To: Board of County Commissioners

From: Planning Department

Re: Clark Fork Area of Impact (AOI) Ordinance, Planning File AM0011-25

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 proposed 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 Clark Fork 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