

Welcome to tonight's City Council meeting!

The elected officials of the City of Bonners Ferry are appreciative of an involved constituency. Testimony from the public is encouraged concerning issues when addressed under the Public Hearing portion of the agenda. Any individual who wishes may address the council on any issue, whether on the agenda or not, during the Public Comments period. Normal business will preclude public participation during the business portion of the meeting with the discretion left to the Mayor and Council. Special accommodation to see, hear, or participate in the public meeting should be made at City Hall within two days of the public meeting.

Vision Statement

Bonners Ferry, "The Friendliest City", strives to achieve balanced growth, builds on community strengths, respects natural resources, promotes excellence in Government, and values quality of life. We are a city that welcomes all people.

AGENDA
CITY COUNCIL MEETING
Bonners Ferry City Hall
7232 Main Street
267-3105
September 5, 2023
6:00 pm

Join video Zoom meeting: <https://us02web.zoom.us/j/176727634>

Meeting ID: 176727634

Join by phone: 253-215-8782

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Each speaker will be allowed a maximum of three minutes, unless repeat testimony is requested by the Mayor/Council.

REPORTS

Police/Fire/City Administrator/City Engineer/Urban Renewal District/SPOT/Golf/EDC

CONSENT AGENDA – {action item}

1. Call to Order/Roll Call
2. Approval of Bills and Payroll
3. Contract for Tree Trimming Services by Asplundh Tree Services
4. FY2024 Dispatch Agreement with Boundary County

OLD BUSINESS

5. **CITY {action Item}**- Consider fee waiver by Commissioner Ben Robertson for a building permit for Boundary County.

NEW BUSINESS

6. **CITY {action Item}**—Request by Kennon McClintock with Nature Conservatory for support letter regarding a conservation easement in Boundary County.
7. **ELECTRIC {action Item}** (attachment)- Consider approval of proposed change order with SEL for hydro controls upgrade project.
8. **CITY- PUBLIC HEARING Fiscal Year 2024 Budget Hearing**
9. **CITY {action Item}** (attachment)- First Reading by Title Only of Fiscal Year 2024 Appropriation Ordinance

10. **City {action Item}**- Suspend the Reading Rules and Adopt Fiscal Year 2024 Appropriation Ordinance #613.
11. **PLANNING {action Item}** (attachment)- **PUBLIC HEARING and CONSIDERATION of AN08-23 Annexation request by Kootenai River Lumber Company.** File #AN08-23 Kootenai River Lumber Company is requesting annexation into the City of Bonners Ferry of a 10.95-acre parcel west of the mill site and Boundary County fairgrounds and south of the Kootenai River on Riverside Street. The property is known as Tax 58 in Section 28, Township 62 North, Range 1 East, B.M. The applicant proposes the land be designated Masterplan Mixed Use on the comprehensive plan Future Land Use Map and be zoned Commercial, which allows for a mixture of housing types, and various service, retail, and commercial uses appropriate comp plan mapping and zoning for the property.
12. **PLANNING {action Item}** (attachment) **DELIBERATION ONLY**- File #SUP013-23 Boundary Regional Community Health Center/Kaniksu Community Health is requesting a special use permit to build a pharmacy on 0.31 acres at the corner of Comanche Street and Chinook Street. The property is known as Lots 8 and 9, Block 15 of the Amended Plat of Bonners Ferry in Section 27, Township 62 North, Range 1 East, Boise Meridian. The property is zoned Medical. The proposed pharmacy would include a drive-through service window. The Planning and Zoning Commission held a public hearing on August 17, 2023, and made a unanimous recommendation of approval to the City Council.
13. **City {action Item}** -- Consider sponsoring the homecoming parade for Boundary County School District.
14. **Police {action Item}**--Request to purchase three used vehicles from Idaho State Police surplus with appropriated ARPA dollars.
15. **Executive Session {action Item}**- 74-206(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.

ADJOURNMENT



MEMO

CITY OF BONNERS FERRY
OFFICE OF THE CITY ADMINISTRATOR

TO: Mayor and City Council
FROM: Lisa Ailport, City Administrator *LMA*
DATE: September 1, 2023
RE: Admin Update

FY2023 Budget

As it stands right now, here is a summary of the income received to replace the General Fund Transfer (GFT)

Land Sale:	\$250,000
County:	\$80,000
<u>LOT:</u>	<u>\$62,605</u>
Total:	\$392,605

Remaining Funds yet to be received (AKA Accrued Income)

LOT monies for August and September is estimated to be ±\$100,000 in total.

Local Highway Technical Assistance Council Grant- reimbursed at \$100,000 (we can do this on or after 10/1). The application was split between two years, \$50k for FY23 and \$50K for FY24. I intend to ask for all \$100,000 on 10/1 but we may only receive ½ based on it being a reimbursable program.

Total after accrued income is received is: **\$592,605**

Our estimated shortfall is:

GFT	\$381,100
ROI	\$31,235
<u>Interest on Electric:</u>	<u>\$52,000</u>
Total:	\$464,335 or \$433,100 with the ROI removed

We learned from Kris Larson, the former City Clerk/Treasurer that the \$31,235 noted within the budget as the "Return on investment," is the return to the citizens of Bonners Ferry for the original cost to construct the dam. It is believed that we can still charge the electric department this amount going forward (shown on the expense sheet as interest on municipal investments).

Should the accrued revenue be realized (and we have no reason to doubt this), then staff and the council will have exceeded our revenue needs of \$433,100 by \$159,505. If you remove ½ of the LHTAC grant, since it may not be eligible for reimbursement until the end of next summer, then we would have exceeded our revenue need by \$109,505. As it sits today, we are \$40,495 short of our goal.

Police Vehicle Request

The Police Chief is interested in purchasing three used vehicles from ISP's surplus program. The money used to purchase those vehicles would be the ARPA funds that were frozen last year when we learned of our shortfall. The 2022-001, which was adopted by council shows a police allocation amount of \$66,000.00 that was allocated to police vehicles.

The ARPA funds are required to be spent by December of 2024 and with the knowledge of our current financial position, it might be time to unfreeze those funds and spend them in accordance with the resolution (see attached) that was approved by Council.

Budget Presentation

The attached budget presentation is for consideration with the line item associated with the adoption of the FY2024 budget. This presentation is still a work in progress, but with the acceptance of the FY2024 budget staff will look to finalize the budget presentation and put it online for the public's viewing.

This concludes my update to the Council. Please let me know if you have any questions.

INDEPENDENT CONTRACTOR AGREEMENT

AGREEMENT made between the CITY OF BONNERS FERRY, a political subdivision of the state of Idaho, herein "ENTITY" and ASPLUNDH TREE EXPERT, LLC, herein "CONTRACTOR",

THE PARTIES AGREE AS FOLLOWS:

1. **CONTRACT:** ENTITY hereby employs CONTRACTOR as an independent contractor to complete and perform power line tree trimming system wide at the direction of the Electric Department.

CONTRACTOR agrees to provide all materials and services for the project(s) in accordance with the attached written specifications and quotes.

2. **TIME OF PERFORMANCE AND TERMINATION:** Parties agree that this contract will expire on December 31, 2023.

3. **COMPENSATION:** ENTITY agrees to pay CONTRACTOR as per Attachment 1 in an amount not to exceed \$50,000 without prior approval by Council.

4. **INDEPENDENT CONTRACTOR:** The parties agree that CONTRACTOR is the independent contractor of ENTITY and in no way an employee or agent of ENTITY and is not entitled to workers compensation or any benefit of employment with the ENTITY. ENTITY shall have no control over the performance of this Agreement by CONTRACTOR or its employees, except to specify the time and place of performance, and the results to be achieved. ENTITY shall have no responsibility for security or protection of CONTRACTOR'S supplies or equipment. CONTRACTOR agrees to pay and be responsible for all taxes due from the compensation received under this contract.

5. **WARRANTY:** CONTRACTOR warrants that all materials and goods supplied under this Agreement shall be of good merchantable quality and that all services will be performed in a good workmanlike manner. CONTRACTOR acknowledges that it will be liable for any breach of this warranty.

6. **INDEMNIFICATION:** CONTRACTOR agrees to indemnify, defend, and hold harmless ENTITY, and its officers, agents and employees, from and against any and all claims, losses, actions, or judgments for damages or injury to persons or property to the extent such is caused by the negligent acts and/or any performances or activities of CONTRACTOR, CONTRACTOR'S agents, employees, or representative under this agreement.

7. **INSURANCE:** CONTRACTOR agrees to obtain and keep in force during its acts under this agreement a comprehensive general liability insurance policy in the minimum amount of \$1,000,000 which shall name and protect CONTRACTOR, all CONTRACTOR'S employees, ENTITY and its officers, agents and employees, from and against any and all claims, losses, actions, and judgments for damages or injury to persons or property arising out of or in connection with the CONTRACTOR'S acts. CONTRACTOR shall provide proof of liability coverage as set forth above to ENTITY prior to commencing its performance as herein provided, and require insurer to notify ENTITY ten (10) days prior to cancellation of said policy.

8. **WORKER'S COMPENSATION:** CONTRACTOR shall maintain in full force and effect worker's compensation for CONTRACTOR and any agents, employees, and staff that the CONTRACTOR may employ, and provide proof to ENTITY of such coverage or that such worker's compensation insurance is not required under the circumstances.

9. **COMPLIANCE WITH LAWS:** CONTRACTOR agrees to comply with all federal, state, city, and local laws, rules and regulations.

10. **CERTIFICATION CONCERNING BOYCOTT OF ISRAEL:** Pursuant to Idaho Code section 67-2346, if payments under the Contract exceed one hundred thousand dollars (\$100,000) and Contractor employs ten (10) or more persons, Contractor certifies that it is not currently engaged in, and will not for the duration of the Contract engage in, a boycott of goods or services from Israel or territories under its control. The terms in this section defined in Idaho Code section 67-2346 shall have the meaning defined therein.

11. **ENTIRE AGREEMENT:** This is the entire agreement of the parties and can only be modified or amended in writing by the parties.

12. **ATTORNEY FEES:** Reasonable attorney fees shall be awarded to the prevailing party in any action to enforce this Agreement or to declare forfeiture or termination of this Agreement.

DATED this _____ day of _____, 2023.

ENTITY:

CITY OF BONNERS FERRY

By: _____
James R. Staples, Mayor

ATTEST:

Deby Garcia, City Clerk

CONTRACTOR:

By: _____

Its: _____

WITNESS:

Form and content approved by Andrakay Pluid as attorney for the City of Bonners Ferry on August 30, 2023.

ASPLUNDH

704 NW 9th Street, Fruitland, ID 83619
Office: 208-452-0510 – Fax: 208-545-8548



August 24, 2023

Attn: Deby Garcia
PO Box 149
7232 Main St.
Bonners Ferry, ID 83860

RE: Asplundh Rates for 2023

Dear Deby Garcia,

Asplundh respectfully submits the attached rate sheet for your review and approval. Asplundh values its partnership with Bonners Ferry Electric and does its very best to keep costs as low as possible while continuing to provide the safety culture, professionalism, and production you have come to expect.

Please review and, if acceptable, sign the attached rate sheet. If there are any questions or concerns, please do not hesitate to call me.

Sincerely,

Jon-Paul Paulsen
Region Manager, VP – Region 172
Asplundh Tree Expert, LLC.

ASPLUNDH

Bonnors Ferry - 2023 Rates
Effective January 1, through December 31, 2023

Labor Rates	Straight	Overtime	Double Time
Foreman	\$ 88.79	\$ 124.29	\$ 155.36
Trimmer	\$ 79.48	\$ 111.24	\$ 139.05
Groundman	\$ 60.47	\$ 84.65	\$ 105.81
Apprentice 4	\$ 72.27	\$ 101.16	\$ 126.45
Apprentice 3	\$ 69.30	\$ 97.02	\$ 121.28
Apprentice 2	\$ 66.35	\$ 92.90	\$ 116.12
Apprentice 1	\$ 63.38	\$ 88.70	\$ 110.72
Foreman Operator	\$ 88.79	\$ 124.29	\$ 154.58
Flagger	\$ 34.71	\$ 48.61	\$ 50.36

Equipment	
Standard Lift Truck 55'	\$ 16.80
60'/70' Lift/Elevator	\$ 22.94
60'/70' Lift 4WD w/winch	\$ 24.47
100' Lift	\$ 100.83
Chip dump w/man Cab	\$ 13.13
Pick-up 4X4 w/ROW tools	\$ 12.60
Self-feed Chipper	\$ 6.30
Lowboy Package w/tractor & trailer	\$ 42.00
Spray Applicator Truck 1 ton 4X4	\$ 16.92
Jarraff Package W/ support truck	\$ 78.75
Slashbuster w/operator/groundman/support truck	\$ 316.05
Skidsteer w/operator/groundman/support truck	\$ 305.68
Stump Grinder 75 hp>	\$ 28.20
Fire Wagon	\$ 6.77
Side-by-Side	\$ 6.88
Garlon PM 25%	\$ 40.60

Approved By: _____

Date: ____/____/____

Title: _____



Bonnors Ferry - 2023 Rates
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Stump Grinder 75 hp>	\$ 28.20
Fire Wagon	\$ 6.77
Side-by-Side	\$ 6.88
Garlon PM 25%	\$ 40.60

Approved By: _____

Date: ____/____/____

Title: _____

CITY/COUNTY DISPATCH AGREEMENT

This **AGREEMENT** by and between the CITY OF BONNERS FERRY, an Idaho Municipal corporation (City), and the COUNTY OF BOUNDARY, a political subdivision of the State of Idaho (County).

WITNESSETH:

WHEREAS, City operates and funds a full-time Police department; and

WHEREAS, County operates and funds a full time Sheriff's Department; and

WHEREAS, the maintenance of an additional dispatcher by each department would amount to duplication of services at the expense of the taxpayer; and

WHEREAS, Idaho Code Section 67-2326 authorizes joint service agreements where it is to the mutual advantage of the parties as well as provide functions in a manner that will best accord with geographic, economic, population and other factors influencing their respective needs and development; and

WHEREAS, City and County, each for itself, finds that a joint agreement for the funding and operation of a joint dispatching service does provide an advantage and does provide a service that will best accord with the geographic, economic and efficiency needs of each of them; and

WHEREAS, the term of said agreement begins on October 1, 2023 and terminates on September 30, 2024;

NOW, THEREFORE, the parties agree as follows:

1. County agrees as follows:

A. County will, and hereby does, authorize the Sheriff's Department to provide twenty-four hour dispatching service so that reasonable full-time dispatching service will be provided to the Sheriff's Department and City police, Fire Departments, Electric, Water, Sewer, Streets, and such other City Departments as necessity requires upon mutual agreement of all parties.

B. The funds identified in Section 2 below, delivered by City to County, will be paid to County as and for payment in full of City's obligation for dispatching service.

2. City agrees as follows:

- A. City will, for Fiscal year 2023-2024, pay to County \$38,190.00 for such service, payable to County on or before January 15, 2024.
3. The parties jointly agree:
 - A. Sheriff will have complete and sole and only control of the positions of dispatcher and of the person occupying the same, including, but not limited by such inclusion, applying Sheriff's Department personnel policies.
 - B. The duration of this Agreement shall be from October 1 through September 30 of each succeeding Fiscal Year if renewed. Notice of non-renewal shall be provided in writing by either party not less than ninety (90) days prior to the expiration of this agreement, otherwise this agreement shall renew for an additional fiscal year with all terms and conditions unchanged except for the contract dollar amount, which shall be negotiated by the parties hereto in good faith.
 - C. This Agreement does not create any separate or legal entity.
 - D. The purpose of this Agreement, as outlined above, is to provide dispatch service for the joint benefit of the City Police, City Fire, and other departments as necessity requires and the Boundary County Sheriff's Department by mutual agreement of all parties.
 - E. It is specifically understood that this Agreement does not include any financial obligations the parties have regarding each of their uses of the North Idaho Crime laboratory.
4. In addition to the funding outlined above, all funding will be provided through the County budget process.
5. The administrator of this Agreement shall be the Sheriff, Boundary County, Idaho.
6. No real property will be involved in this Agreement, and the manner of acquiring, holding and disposing of personal property used in this agreement will be discretionary with the Sheriff, as outlined in his annual budget.
7. The work of these dispatchers will be solely as employees of County.
8. County will hold City harmless from all claims or causes of action arising

from acts of County, its agents or employees acting under or in relation to this Agreement.

9. Further, it is acknowledged and agreed that this Agreement covers the provision of services only and that City by virtue of this Agreement acquires no interest in property owned or used by county as related to the Agreement and that City acquires no interest in dispatcher positions other than the services provided by such positions during the non-terminated and active time frame of this Agreement.

It is further agreed that no dispatcher shall be considered an employee of City for any purposes, including but no limited by such inclusion, worker's compensation and unemployment compensation.

DATED this 7th day of August, 2023.

CITY OF BONNERS FERRY

By _____
James R. "Dick" Staples, Mayor

ATTEST:

Deborah Garcia, Clerk of
the City of Bonners Ferry

COUNTY OF BOUNDARY
BOARD OF COMMISSIONERS


Tim Bertling
Tim Bertling, Chairman

Wally Cossairt
Wally Cossairt, Commissioner

Ben Robertson
Ben Robertson, Commissioner

Attest:

Glenda Poston,
Clerk of the Board of Commissioners



David Kramer
Boundary County Sheriff



CITY OF BONNERS FERRY

7232 Main Street
P.O. Box 149
Bonners Ferry, Idaho 83805
Phone: 208-267-3105

September 5, 2023

Ms. Lacy Robinson
Idaho Dept of Lands
2550 Hwy 2 West
Sandpoint, ID 83864

RE: Letter of Support for the North Idaho Grizzly Forest Legacy Project

Ms. Robinson:

The City of Bonners Ferry supports the North Idaho Grizzly Forest Legacy Project. We recognize the importance of forest products and agriculture to our community's economy and appreciate the conservation of "working" resource lands by the Forest Legacy Program. We understand the importance of sustaining private forestlands and timber growth in Boundary County to keep our lumber mills operating. This is a benefit to the residents of our community, as well as to the City of Bonners Ferry.

Sincerely,

James R. Staples, Mayor

2023 Forest Legacy Application

Project Information

August 14, 2023

Project Name: North Idaho Grizzly Forest Legacy Project

Land Trust Sponsor: The Nature Conservancy -- Idaho Chapter

Landowners: Rebecca Patton & Tom Goodrich

- 1) This project includes 1,460 acres located east of Moyie Springs in eastern Boundary County, Idaho. (map on page 4)
- 2) This project will protect working forestlands that are at high risk from conversion in use (from working forestland to rural residential).
- 3) In the past 20 years, Idaho has grown at a rate double the national average. From 2010 to 2020, Idaho ranked #2 in the United States for growth at 17.3%. In 2022, Boundary County was ranked #1 in Idaho as the fastest growing county. (growth %'s based on the increase of new residents in relation to the current population)
- 4) Forest Legacy Conservation easements will a) prohibit any subdivision of the parcel, b) restrict commercial development on the parcel, and c) prohibit any hardrock mining or gas/oil drilling (gravel pits are okay).
- 5) These lands have always been “working forestlands” for the past 70+ years.
- 6) This project will provide “***certainty***” to our regional forest products industry, by maintaining these “working forestlands” indefinitely.

- 7) This project also helps to bolster “certainty” to all forest landowners, both private & public, since protecting lands as “working forestlands” will hopefully ensure that our current milling infrastructure stays in place (and stays modern with capital improvements) and landowners have a place to sell their forest products.
- 8) In 2021, 69% of the timber delivered to the 5 northern sawmills in Idaho (Moyie Springs, LaCledde, Chilco, Plummer, Priest River) originated from private forestlands. On an average year, this percentage ranges from 65% - 80%. Private forestlands are extremely important to our regional mills.
- 9) Protecting these lands from subdivision and commercial development will further protect water quality. There are 1.2 miles of Class I streams and 1.0 miles of Class II streams which flow through these properties, as well as several wetlands and springs.
- 10) Protecting these lands as “working” forests will continue to provide quality habitat and migration connectivity between the Purcell/Cabinet Mtns (to the east) and the Selkirk Mtns (to the west) for all native wildlife species.
- 11) Protecting forestlands with conservation easements helps to keep our county rural in nature and to maintains the beauty of our landscape.
- 12) This project will complement past adjacent Forest Legacy work in this area. Many of the adjacent forestlands are funded and the conservation easements are being finalized.
- 13) These lands remain in private ownership and can be bought and sold as all private land can be. Property taxes remain the same and are paid by the owner.

- 14) Letters should be **addressed** (not sent) to:

Lacy Robinson
Idaho Dept. of Lands
2550 Hwy 2 West
Sandpoint, ID 83864.

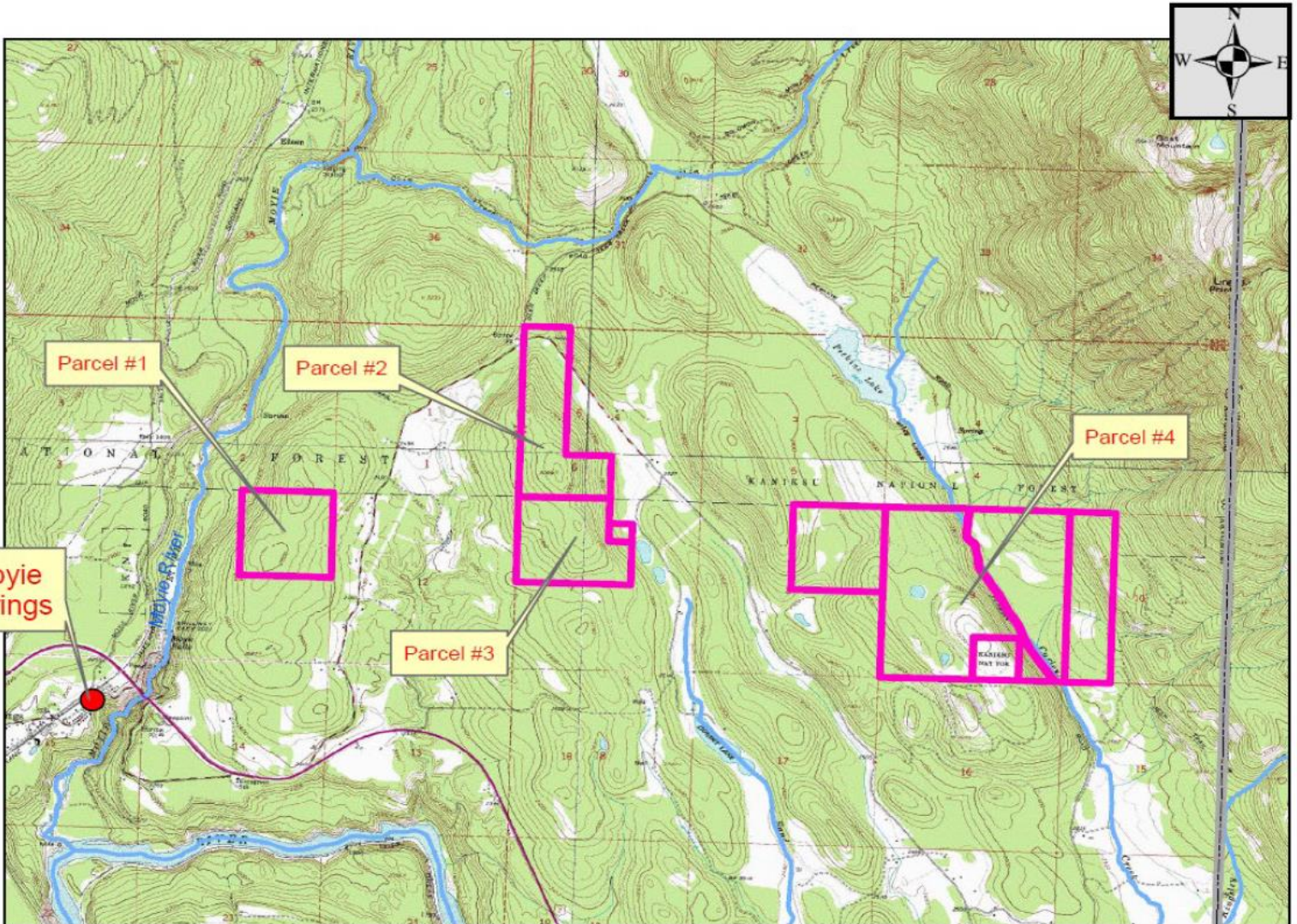
- 15) Please mail or email letters to:

Kennon McClintock (kmclintock@tnc.org)
The Nature Conservancy
65 McClintock Road
Moyie Springs, Idaho 83845

- 13) Questions: kmclintock@tnc.org or 208-267-8999

Thank you.

Kennon McClintock



- a. Parcel #1 = 150 acres
- b. Parcel #2 = 190 acres
- c. Parcel #3 = 180 acres
- d. Parcel #4 = 940 acres

Forest Legacy Program



- Focus is to protect Private “**Working Forestlands**”
- A voluntary program using Conservation Easements
- National, competitive program
- Annual application

- Idaho Dept of Lands runs this program in Idaho
- A Land Trust sponsors these projects
- Funding comes from the Land & Water Conservation Fund

Conservation Easements protect Working Resource Lands

- Landowner continues to own the land.
- CE's limit commercial development, subdivision, most mining.
- All traditional uses are allowed (Ag, Forestry, Livestock, cottage industries, rentals, gravel pits).
- Homes/buildings are permitted.
- Property taxes do not change. Yield taxes do not change.
- Public use is sometimes included.
- Conservation easement is perpetual.



MEMO

CITY OF BONNERS FERRY
CITY ENGINEER

TO: Mayor and City Council
FROM: Mike Klaus, City Engineer
DATE: August 31, 2023
RE: **Electric – Moyie Dam – Controls Upgrades Change Order 01 (REV 1)**

The City has been working with Schweitzer Engineering Laboratories (SEL) to complete the controls upgrade that has been ongoing since early this year. Late last year the council approved a contract with SEL for \$455,519.00 to complete the controls upgrade that is underway.

Attached with this memo is a proposed deductive change order. In the course of the project there have been some needed additions proposed and also one deductive item. While it may not be necessary to bring deductive changes orders to Council, I would like to provide a current summary of costs, proposed additions, and project deletions for discussion.

Staff requests that Council approve the proposed change order by Schweitzer Engineering Laboratories numbered 01 (REV 1), for a net project cost change of -\$20,186.85.

Thank you,

Mike

Project Change Order

Customer	City of Bonners Ferry	Contract/PO Number	028174.100.00
Customer Contact Name	Mike Klaus	Change Order Number	01 (REV1)
SEL ES Project Name	Bonners Ferry - Control System Upgrade	Change Order Date	08/31/2023
SEL ES Project Number	028174.100.00	Date Response Required	09/09/2023
SEL ES Project Manager	Sahana Shenoy	SEL ES Contact Name	Jacob Ruyle

Description
<u>Scope of Work</u>
<p>Item 1: Negative change order for alternative commissioning schedule (delta) (-\$66,827.00)</p> <ul style="list-style-type: none"> Negative change order to reduce the contract amount due to not needing Option 3 of the base proposal for alternative commissioning option. <p>Item 2: Forebay SEL-2240 Axion® update to include a SEL-2241 Real-Time Automation Controller (RTAC) - \$11,466.56</p> <ul style="list-style-type: none"> SEL ES will provide one (1) SEL-2241 to integrate with the forebay Axion module. <ul style="list-style-type: none"> Part number: 2241#67H7 Settings for the one (1) SEL-2241. Revised points list. Revised wiring drawing and network drawing. Updated HMI to reflect the addition of one (1) SEL-2241. Labor for installation. <p>Item 3: SEL-5601 Software-2 SYNCHROWAVE® Event Software - \$834.00</p> <ul style="list-style-type: none"> SEL ES will provide one SYNCHROWAVE Event Software license. SYNCHROWAVE Event Software will be installed and licensed in customer SEL-3355 Rack-Mount Computer HMI computer to be located in control house. This setup will enable the display and analysis of SEL relay event reports and COMTRADE files.

Confidentiality Notice: The information contained in this query is privileged and confidential information and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient or the person responsible for delivering the material to the intended recipient, you are hereby notified that any dissemination, disclosure, copying, or distribution of this communication is strictly prohibited. If you received this communication in error, please notify us immediately by telephone and destroy this material accordingly.

Option Description**Option 1: Existing SEL-387 Relay Integration - \$8,408.40**

- Collect data from the existing SEL-387 Current Differential and Overcurrent Relay (Part number: 0387003X5HX24XX) using SEL Protocol.
- Revised points list.
- Revised network drawing.
- SEL will provide two (2) SEL-2890 Ethernet Transceiver PN: 2890M0X to enable ethernet connection and integration to the system for each of the SEL-387.
- Updated HMI to reflect existing SEL-387 Relay Integration.
- Revised SEL-387 port settings to accommodate communication to SEL HMI system.
- Labor for installation of the two (2) SEL-2890 and provisioning the existing SEL-387 to provide a 5v source.

Note:

This is not part of the base project commissioning trip. Option 5 of this CO will cover additional commissioning days and mobilization to complete this scope.

The customer is responsible for providing and installing ethernet connection from the two (2) SEL-387 relays to an ethernet switch that is part of the new scope for system monitoring and SCADA functions.

Option 2: GSU Data Concentration - \$10,961.17

- SEL ES will provide one (1) SEL-2411 Programmable Automation Controller (PAC) with one (1) SEL-2411 surface mount to 19" rack adapter plate.
 - Part number: 2411#V9TF
- Settings for the one (1) SEL-2411 to collect data from one (1) existing emergency diesel generator.
- Revised RTAC and HMI settings to reflect the additional points from emergency diesel generator.
- Revised points list.
- Revised wiring drawing and network drawing.
- Labor for installation of SEL-2411 and communication cable.

Note:

This is not part of the base project commissioning trip. Option 5 of this CO will cover additional commissioning days and mobilization to complete this scope.

125VDC/120VAC relay power and inputs are assumed. Customer to provide 125VDC/120VAC source that can be used.

SEL- 2411 will be installed in the 19-inch rack with the existing SEL-387.

Option 3: SEL-2407® Satellite-Synchronized Clock - \$4,070.02

- SEL ES will provide one (1) SEL-2407® Satellite-Synchronized Clock with antenna and Complete Installation Kit.
 - Part number: 2407#4BJB
- Revised wiring drawing and network drawing.
- Labor for installation of communication cable.

Note:

This is not part of the base project commissioning trip. Option 5 of this CO will cover additional commissioning day and mobilization to complete this scope.

Bonnars Ferry to define installation type and place (rack mount, wall/surface mount, panel mount).

Option 4: Additional Commissioning Day - \$10,900.00

- SEL ES will provide one (1) trip for two (2) SEL ES engineers for onsite commissioning support. Total of two (2) man-days.

Note: The number of days is an estimation only and each additional day of commissioning beyond the planned one (1) day will be charged on a per day basis.

Per Diem Rate Table (U.S.)

Item	Description	Price (USD)
1	Mobilization fee per U.S. personnel	Distant (requires air travel) = \$4,950 Local (within 200 miles) = \$2,725
2	Daily rate per U.S. personnel	Weekday rate = \$2,725/day Saturday rate = \$3,425/day Sunday and holiday rate = \$4,375/day

Clarifications and Exceptions

- The expenses associated with option 3 of base proposal has been removed from the project. SEL ES will be commissioning based on Item 3 of the base proposal.

Cost Impact

\$12,300.56	TOTAL (without options)
\$46,640.15	TOTAL (with options)
\$455,519.00	Original Contract/PO
(\$20,186.85)	Amount from this proposed CO

For projects in the U.S., all quoted prices are exclusive of any sales, value-added, or similar taxes, which will be added, if applicable, at the statutory rate(s) at the time of invoicing.

Confidentiality Notice: The information contained in this query is privileged and confidential information and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient or the person responsible for delivering the material to the intended recipient, you are hereby notified that any dissemination, disclosure, copying, or distribution of this communication is strictly prohibited. If you received this communication in error, please notify us immediately by telephone and destroy this material accordingly.

Payment Milestone Schedule	
Milestone Activity	Price (USD)
1. Upon receipt of PO	\$4,222.00
2. Upon ordering Hardware	\$3,856.56
3. Upon completion of Installation	\$4,222.00
Optional Milestone activity	Price (USD)
4. Price with OPTION 1 on award	\$8,408.40
5. Price with OPTION 2 on award	\$7,922.66
6. Price with OPTION 2 upon ordering hardware	\$3,038.51
7. Price with OPTION 3 on award	\$1,333.00
8. Price with OPTION 3 upon ordering hardware	\$2,737.02
9. Price with OPTION 4 upon mobilization	\$10,900.00

Schedule Impact
NA

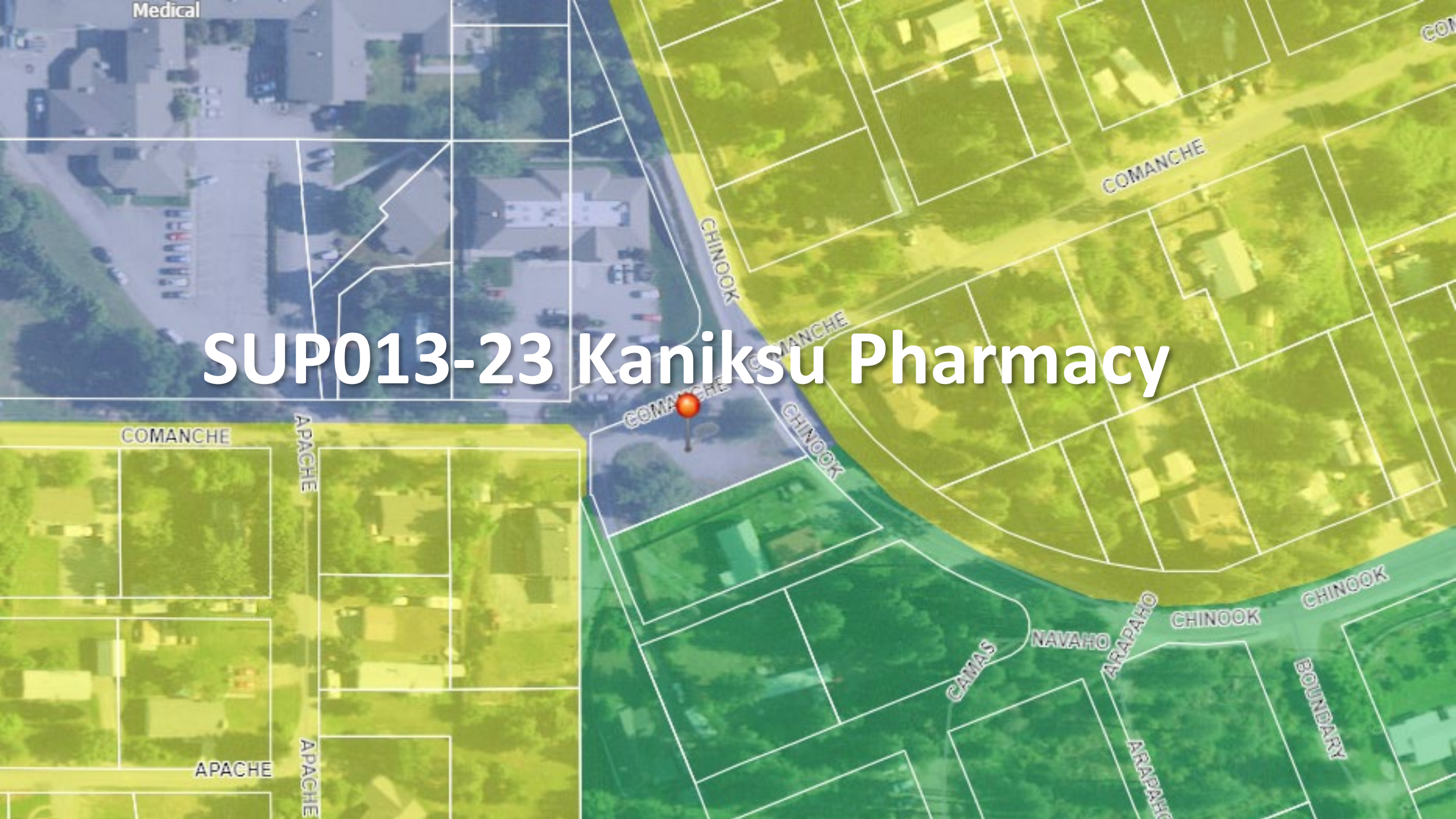
Change Order Summary	
\$455,519.00	Original Contract/PO
(\$46,640.15)	Amount from this proposed Change Order (without options)
(\$20,186.85)	Amount from this proposed Change Order (with options)
Price (USD) 435,332.15	TOTAL (with options)

Validity	This quotation is valid for 60 days. SEL ES reserves the right to withdraw this offer if mutually accepted credit terms cannot be agreed upon.
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Authorization			
Customer/vendor agrees to revise the Contract/PO to reflect the changes described in this Change Order.			
Signature		Date	
Name		Title	

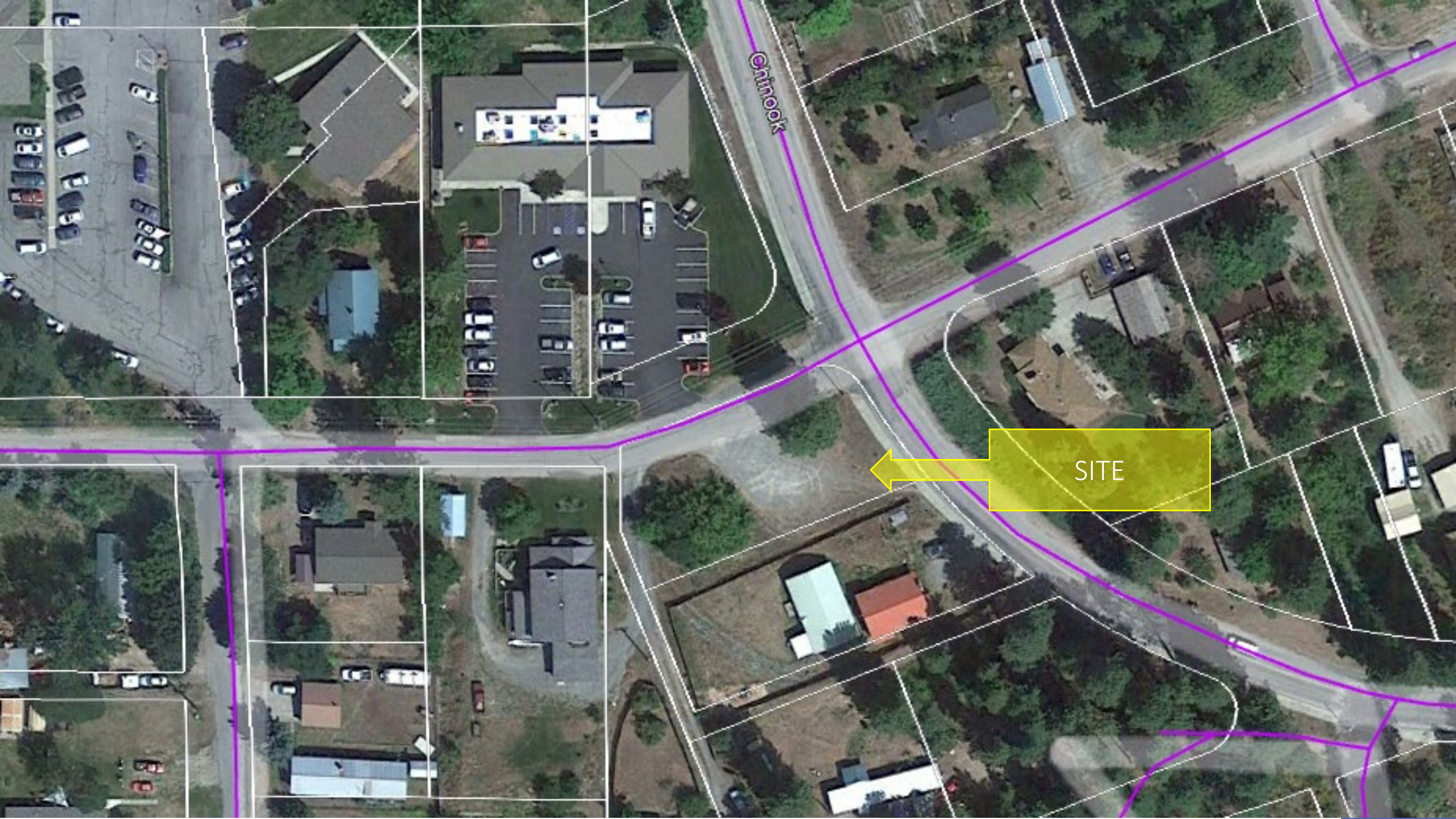
Medical

SUP013-23 Kaniksu Pharmacy



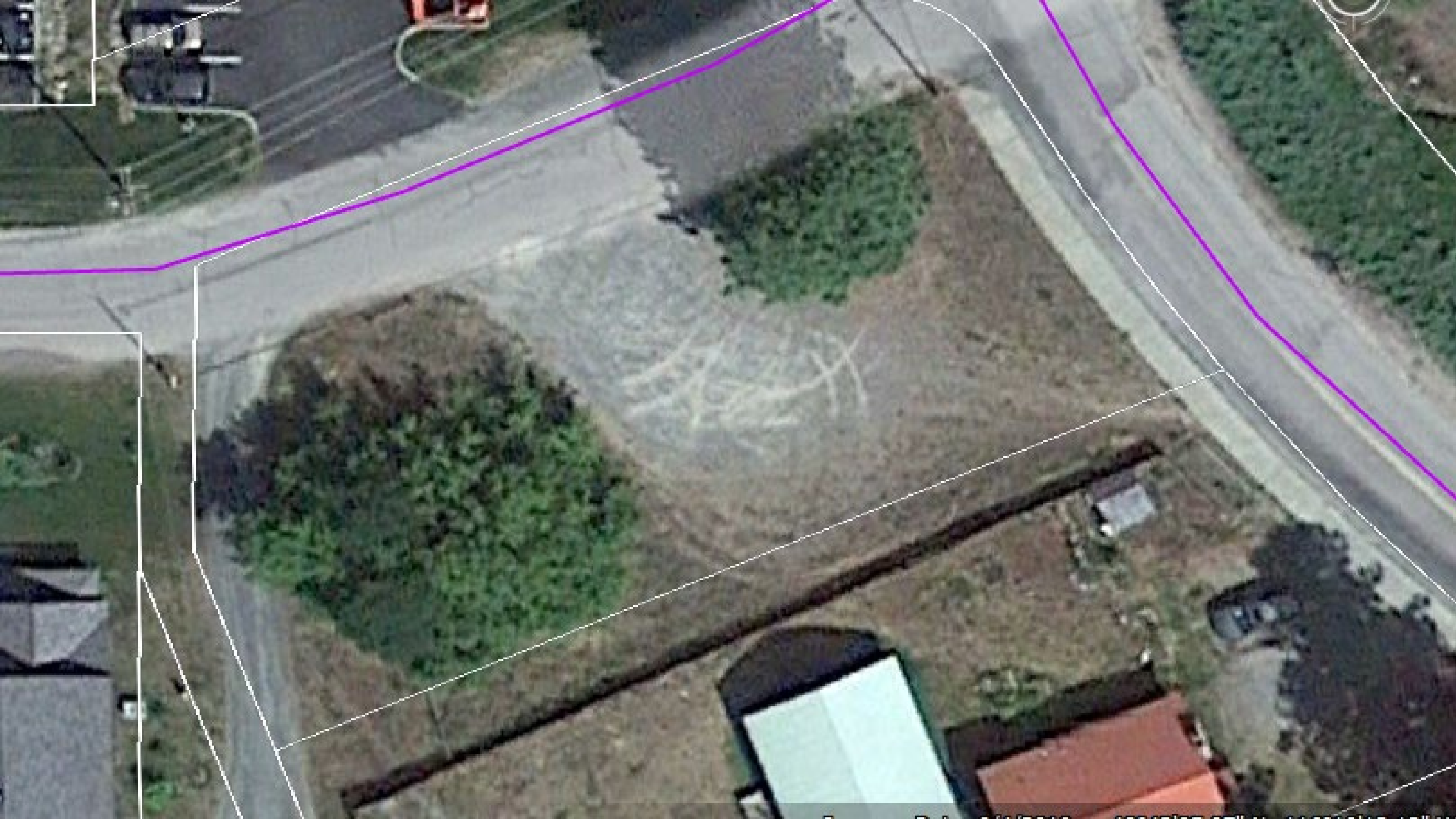
PROJECT DESCRIPTION

- **Boundary Regional Community Health Center/Kaniksu Community Health** is requesting a special use permit to build a pharmacy on 0.31 acres at the corner of Comanche Street and Chinook Street. The property is known as Lots 8 and 9, Block 15 of the Amended Plat of Bonners Ferry in Section 27, Township 62 North, Range 1 East, Boise Meridian. The property is zoned Medical. The proposed pharmacy would include a drive-through service window.



Chinook

SITE





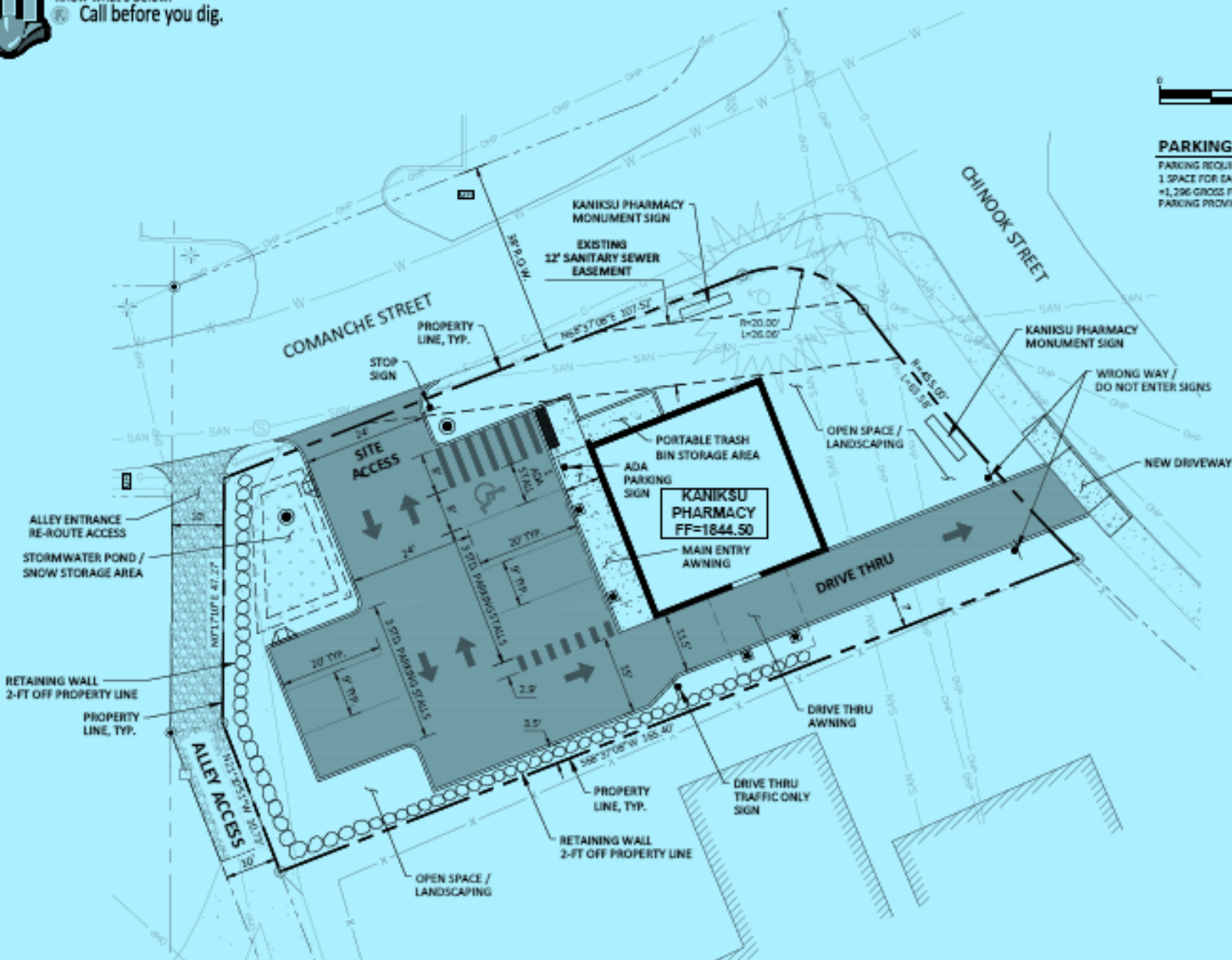
Know what's below.
Call before you dig.



PARKING CALCULATIONS:

PARKING REQUIRED (PER 11-13-0)
1 SPACE FOR EACH 250 S.F. FLOOR AREA
=1,296 GROSS FLOOR AREA / 250 = 5.2
PARKING PROVIDED = 7

SITE PLAN





ON SITE, LOOKING TOWARD HOSPITAL



LOOKING WEST



LOOKING SOUTH



LOOKING SOUTH

Site Photos

Standard
review
summary—
See Pages 5
& 6 for full
text

- A. CONSTITUTES SPECIAL USE
- B. HARMONIOUS W/ COMP PLAN/ZONING
- C. HARMONIOUS W/ GENERAL VICINITY & NOT CHANGE ESSENTIAL CHARACTER OF AREA
- D. NOT HAZARDOUS
- E. ADEQUATE PUBLIC SERVICES & FACILITIES
- F. NOT CREATE EXCESSIVE COSTS FOR PUBLIC SERVICES
- G. NOT INVOLVE USES, ACTIVITIES ETC. THAT WILL BE DETRIMENTAL
- H. VEHICULAR APPROACHES DESIGNED TO AVOID TRAFFIC INTERFERENCE
- I. NOT RESULT IN DAMAGE/LOSS OF HISTORIC OR SCENIC FEATURES

AGENCY REVIEW & PUBLIC COMMENT

- Request for comment sent June 20th
- Panhandle Health: no comment
- City departments: reviewed applicant plans during design phase to address utilities, traffic, street impacts, etc. Reviewed draft conditions; no further comments
- **Public comment:** DiVittore letter commented on potential negative impacts on surrounding neighborhood. Copy included in report. Public testimony at PZ hearing regarding buffering, traffic, alley access, existing utility and landscaping features to the west, hours of operation. Summary of testimony contained in staff report and draft minutes.

DRAFT MOTIONS

MOTION TO APPROVE:

I move to accept the recommendation of the Bonners Ferry Planning and Zoning Commission and approve this File #SUP013-23, for a special use permit to allow the placement of a pharmacy on the subject property at the intersection of Chinook and Comanche streets, finding that it IS in accord with the standards of Bonners Ferry City Code for special use permits and the adopted comprehensive plan, as enumerated in the findings as presented in the staff report [or as amended] and based upon testimony received at the Planning and Zoning Commission hearing.

I further move to adopt the conditions of approval as written, with the addition of Condition #16 regarding remaining fees owed for publication costs.

ORDINANCE 613

AN ORDINANCE ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR, BEGINNING OCTOBER 1, 2023, APPROPRIATING THE SUM OF \$20,767,340.00 TO DEFRAY THE EXPENSES AND LIABILITIES OF THE CITY OF BONNERS FERRY, FOR SAID FISCAL YEAR, AUTHORIZING A LEVY OF SUFFICIENT TAX UPON THE TAXABLE PROPERTY AND SPECIFYING THE OBJECTS AND PURPOSES FOR WHICH SUCH APPROPRIATIONS ARE MADE.

BE IT ORDAINED by the Mayor and City Council of the City of Bonners Ferry, Boundary County, Idaho

Section 1. That the sum of \$20,767,340.00 be and the same is hereby appropriated to defray the necessary expenses and liabilities of the City of Bonners Ferry, Boundary County, Idaho, for the fiscal year beginning October 1, 2023.

Section 2. That the objects and purposes for such appropriations are made as follows:

Proposed General Government Fund Expenditures

General Fund:

General Government	\$ 365,755
Police Department and Police Grants	\$ 977,294
Animal Control	\$ 12,379
Fire Department	\$ 326,861
Parks Department and Visitor Center	\$ 90,165
Swimming Pool	\$ 87,436
Golf Course	\$ 160,797
Street Department and Street Grants	\$ 875,744
South Hill Slough Grant/Dike Maint.	\$ 20,199
D.A.R.E./ School Resource Officer	\$ 69,637
Economic Development Coordinator	\$ 75,442
Dike Maintenance	\$ -
General Fund Capital	\$ 17,000
Inter-Departmental Contingency	\$ 530,000
Total General Government	\$ 3,608,709

Proposed Enterprise Fund Expenditures

Electric Fund	\$ 10,107,800
Water Fund	\$ 3,361,793
Sewer Fund	\$ 3,521,729
Garbage Fund	\$ 167,309
Total Enterprise Expenditures	\$ 17,158,631

Total Expense Budget Fiscal Year 2024

\$ 20,767,340

Section 3.

That the general levy of \$723,323.00 on all taxable property within the City of Bonners Ferry be levied in an amount allowed by law for general purposes for said City, for the fiscal year beginning October 1, 2023.

Section 4. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Section 5. This ordinance shall take effect and be in full force on October 1, 2023, after its passage, approval and publication in the Bonners Ferry Herald, a newspaper of general circulation in the City of Bonners Ferry, and the official newspaper

PASSED under suspension of the rules upon which a roll call vote was taken and duly enacted an ordinance of the City of Bonners Ferry at a convened meeting of the Bonners Ferry City Council held on September 5, 2023

APPROVED by the Mayor the 5th day of September, 2023.

Dick Staples, Mayor

ATTEST:

Deby Garcia, City Clerk



CITY OF BONNERS FERRY

7232 Main Street
P.O. Box 149
Bonners Ferry, Idaho 83805
Phone: 208-267-3105 • Fax: 208-267-4375

STAFF REPORT BONNERS FERRY CITY COUNCIL ANNEXATION REQUEST, FILE #AN08-23 KOOTENAI RIVER LUMBER COMPANY

Prepared by:	Clare Marley, AICP Contract City Planner, Ruen-Yeager & Associates, Inc.
Project Description:	Kootenai River Lumber Company is requesting annexation into the City of Bonners Ferry of a 10.95-acre parcel and adjoining public right-of-way, located west of the city limits and south of the Kootenai River on Riverside Street. The applicant proposes the land be designated Masterplan Mixed Use on the comprehensive plan Future Land Use Map and be zoned Commercial, which allows for a mixture of housing types, and various service, retail, and commercial uses. The Bonners Ferry Planning and Zoning Commission recommended to Council approval of the comp plan and zoning map amendments following their July 20, 2023, public hearing.
Location:	The subject land is west of the Boundary County Fairgrounds and mill site properties on Riverside Street and is described as Tax #58 in Section 28, Township 62 North, Range 1 East, B.M., Boundary County, Idaho.
Parcel Size:	Approximately 10.95 acres, plus adjacent right-of-way
Applicants/ Property Owners:	Kootenai River Lumber Company
Applicant's Representative:	Tera King, Idaho Forest Group
Application Filed:	April 24, 2023
Notice Provided:	Mailed to landowners w/in 300' & taxing districts: 8/10/23 Site Posted: 8/24/23 Newspaper publication: 8/17/23
Hearing Dates:	Planning and Zoning: July 20, 2023 City Council: September 5, 2023
Packet Information:	Application, legal notice, annexation petition, site survey



Aerial of subject area

APPLICABLE STATE AND CITY CODES/PROCEDURES

Idaho Code §50-222, Annexation by Cities, provides the procedures for annexations. Paragraph 5(a) of this section grants authority for the cities to initiate planning and zoning procedures to provide a comprehensive plan map designation and zoning classification. The law requires the cities to follow the public noticing procedures of the Local Land Use Planning Act, Title 67, Chapter 65.

Idaho Code §67-6509, Recommendation and Adoption, Amendment, and Repeal of the Plan, and §67-6511, Zoning Ordinance, require at least one hearing be conducted on the request to amend the plan and zoning map. At least 15 days prior to the hearing, notice shall be given to the political subdivisions within the jurisdiction, the school district, and airport manager. In addition, notice must be provided to the media and posted on available city websites. For the zoning map amendment, notice shall be given at least 15 days prior to the hearing to all landowners within 300 feet of the subject property. The governing bodies shall analyze the requested zoning district map amendment and ensure it is not *"in conflict with the adopted plan, or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction..."* The Planning and Zoning Commission shall make a recommendation to the City Council on the proposed amendment. The City Council may conduct at least one public hearing, in addition to the Commission decision, after it receives the recommendation from the Planning and Zoning Commission. If the City Council makes any material change in the recommendation or options contained in the Commission recommendation, further notice and a public hearing must be conducted by the Council.

Bonners Ferry City Code §11-1-2 (I), Annexation Prerequisite, requires the Planning and Zoning Commission recommend to City Council a comprehensive plan map designation and zone change for the area proposed for annexation.

Bonners Ferry City Code §11-6-1, et seq., establishes the public hearing process for zoning map amendments. The Planning and Zoning Commission shall make the recommendation to Council, and the Council may require a public hearing before making the final decision.

I. PROPERTY INFORMATION:

1. Site acreage: ±10.95 acres, plus right-of-way
2. Access: Riverside Street, a Boundary County public right-of-way
3. Services: The annexation could allow the city to extend water and sewer services to the properties.
4. Surrounding uses and zones:

Compass	Comp Plan Designation	Current Zoning	Uses/Densities
Site	Residential (County)	Residential (County)	Former industrial use (former mill site), vacant land
North	Kootenai River, Ag/Forestry & Residential (County)	County Ag/Forestry and Residential	Kootenai Tribe of Idaho lands, Boundary County Search and Rescue launch, Riverside Street, Kootenai River
South	Residential (County)	Residential (County)	Union Pacific RR, Copeland farm land
East	Mill Site	Industrial	Accessory buildings
West	Residential (County)	Residential (County)	Railroad, agricultural uses, rural residential parcels of ±2.5 acres

II. PROJECT OVERVIEW/SUMMARY

Kootenai River Lumber Company (KRLC) is requesting voluntary annexation into the City of Bonners Ferry. The voluntary process is known as a “Category A” annexation request in Idaho Code. The 10.95-acre parcel adjoins the existing KRLC mill site to the east and the Boundary County Fairgrounds east of the mill holdings. The property fronts on Riverside Street, south of Kootenai River. The adjoining Riverside Street public right-of-way is included in the proposed annexation. The land is immediately west of the current Bonners Ferry city limits and within the Area of City Impact (ACI).

The annexation application calls for the properties to be designated “Masterplan Mixed Use” on the newly adopted 2023 comprehensive plan Future Land Use Map. The applicant is proposing Commercial zoning, which would allow a mixture of housing types, service, retail, and commercial uses.

City water and sewer lines currently serve the lumber mill site to the east. Updates and extensions would likely be needed if the parcel is to be further developed, according to the application. The site is included in the Bonners Ferry Urban Renewal Agency area, the application states.

The property is within flood zone “B,” as indicated on the Flood Insurance Rate Map (FIRM) for the City of Bonners Ferry. Zone B is an area between the limits of the 100-year and 500-year floodplain and includes areas protected by levees. In this instance, the area is designated as a “lower” hazard than a flood zone “A” because of the protection provided by a levee/dike. The map states these areas are subject to possible failure or overtopping during larger floods.

The “Category A,” or voluntary annexation process is covered by Idaho Code §50-222, “Annexation by Cities.” Voluntary annexations require:

- Consent by landowners, which the city has obtained (petition dated 4/21/23).

- Contiguous or adjacent. The city limits end at the east property line of this parcel. The land is contiguous to the city limits.
- Be within the Area of City Impact (ACI) or included in the comprehensive plan. The land is located within the Bonners Ferry ACI and is designated as "Masterplan Mixed Use" on the 2023 Bonners Ferry Future Land Use Map.

Idaho Code and Bonners Ferry City Code require the subject land be given a Future Land Use Map (comprehensive plan map) designation and be assigned a zoning district prior to annexation. The process starts with the Planning and Zoning Commission, which will provide a recommendation to City Council for the mapping amendments.

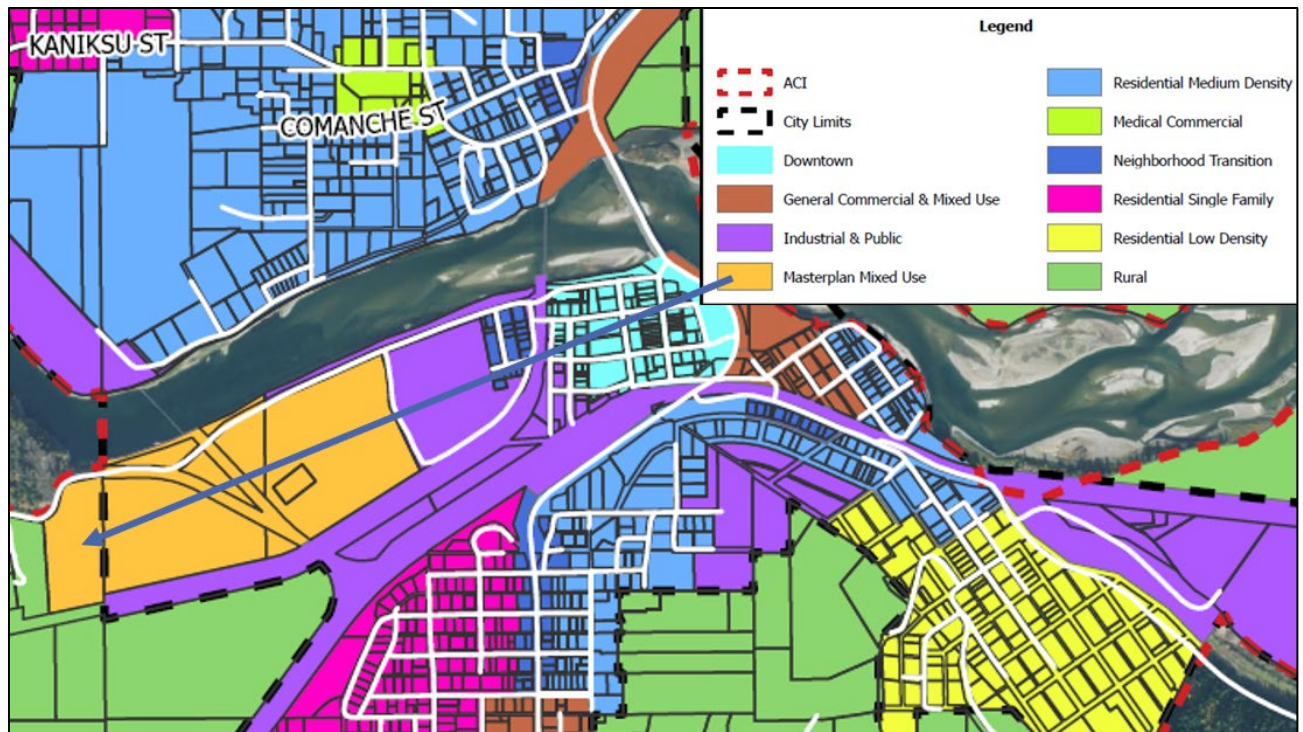
III. AGENCY COMMENTS

Affected agencies gathered April 4, 2023, at City Hall to review applications for four different pending annexations that are all voluntary. The City reviewed the logistics of future services. No further comments were provided by agencies. In 2022, the city met with Bonner Community Housing Agency regarding potential annexation of this site and eventual residential master plan development of the site. Staff indicated support of the annexation, provided that future zoning, comprehensive plan designation and any other agreements the city warrants as needed are completed. The comprehensive plan update of 2023 include a specific designation of Masterplan Mixed Use for this site.

A report on the impacts of annexation to the city is not required for voluntary (Category A) annexations.

IV. PUBLIC COMMENTS

No written public comments had been received to the record at the time of this report. The Planning and Zoning Commission heard testimony July 20th regarding the potential effects a future development could have on an existing mining operation to the west of the site. The Duarte, owners of the rock quarry, testified that they are concerned that the blasting, drilling, crushing, and mining within 150 feet of the proposed annexation area could pose future conflicts. If homes are built in the future within this area proposed for annexation, the residents could complain about dust, noise, or other mining operations. They also asked how the proposed annexation would affect the proposal to improve Riverside Street. The P&Z minutes are attached to this report.



Comprehensive Plan Future Land Use Map

V. ANALYSIS

Future Land Use Map: The new “Masterplan Mixed Use” comp plan map designation was created to specifically address potential development of this former industrial mill site. The “Future Land Uses” section of the Plan calls for a variety of housing types within this plan area and also includes “low-impact” retail or dining options within a planned development. Nearby Kootenai River is seen as a focal point, and connections to the river are encouraged. A variety of travel modes are to be carefully considered. There are no current applications for development of the site other than the annexation request. A development plan is not required for voluntary annexation. The eventual annexation of this site was contemplated during the comprehensive plan update of 2023, and the proposed designation of Masterplan Mixed Use is appropriate because it matches the expressed intentions of the plan.

Zoning: As a prerequisite to annexation, a zoning district must be assigned by the City. Consideration of any amendment to the City zoning map requires confirmation by the governing bodies that the proposed zone is in accord with the policies of the adopted comprehensive plan. The city is working to update its zoning codes, however at present there is no corresponding zoning district for mixed, master plan communities. The Plan suggests the current planned unit development process can be used to consider future development. Absent a specific mixed/master plan zoning district, the applicant is proposing Commercial zoning. This zoning district provides the broadest range of housing types and commercial and light-commercial uses suitable for a mixed use master-planned development. This 10.95-acre site adjoins the city’s Industrial district to the east and the county’s Residential zone to the west and south.



ZONING MAP

A summary of the adopted comprehensive plan policies from Section 1.7 and 1.8, and Property Rights, as they relate to annexation and future zoning are as follows:

- i. **Protect and enhance the welcoming and friendly feel of Bonners Ferry.**
- ii. **Maintain and improve the small-town scale, charm, and natural beauty of Bonners Ferry.** *Included policies encourage interconnected streets and pedestrian-oriented development. The annexed lands would include existing public rights-of-way, to allow the city to integrate future development with existing and proposed transportation connections.*
- iii. **Enhance attainable housing opportunities for residents of all ages, incomes, and abilities while protecting the character of established neighborhoods.** *The Commercial zoning district offers a variety of housing types and mixed uses. The site has been considered for future housing development.*
- iv. **Protect cherished scenic, recreational, and natural resources in the surrounding area for present and future generations while ensuring fiscal resiliency in the provision of services.** *This land adjoins the Kootenai River to the north and farmlands to the south. The Plan's Future Land Use section encourages connections to the natural amenities such as the river system.*
- v. **Provide publicly accessible scenic recreational amenities along the Kootenai River.** *The land is south of Riverside Street and the Kootenai River. Public access and amenities, particularly along the Kootenai River, shall be a focal point for redevelopment of this map designation.*
- vi. **Create usable, safe, and comfortable travel routes for non-drivers throughout the city, including for seniors and children.** *There are no specific development plans for the property,*

and any future proposal would be required to address pathways and connections.

- vii. Increase connectivity and safety for all modes of travel, while decreasing vehicular congestion, especially on U.S. 95.** *The annexation is not adjacent to US 95. Pedestrian and bicycle connections are encouraged for future development of this area. Adjacent Riverside Street is included in the proposed annexation.*
- viii. Further the creation of welcoming, walkable, and inviting corridors along Highway 95.** *The site is not located along U.S. 95.*
- ix. Realize the full potential of historic downtown Bonners Ferry as the city center for dining, shopping, and community events.** *The site is not within the downtown area, but lies west of the Boundary County Fairgrounds.*
- x. Protect livability and the health of Bonners Ferry residents by maintaining clean air, soils, and water quality by minimizing pollution, including light and noise pollution.** *Site-specific standards, such as stormwater controls, will be addressed at the time of development.*
- xi. Maintain and improve the provision of high-quality, affordable, and efficient community services.** *Fiscal impacts and service impacts of existing services that result from annexations are to be examined. City water, electricity, and sewer services are available to the east. The application notes that upgrades and extensions would be needed to accommodate future development.*
- xii. Provide and support parks and recreational opportunities for Bonners Ferry residents year-round and on pace with growth.** *The annexation does not contemplate additional city park or recreation facilities since a specific development plan has not been submitted.*
- xiii. Grow and sustain a balanced, resilient economy for Bonners Ferry, providing community prosperity and fiscal health.** *This section calls for support of new and existing businesses through appropriate regulations. Land use patterns that support sufficient tax base are encouraged. The lands proposed for annexation are being considered for Commercial zoning to allow a mixture of housing types and possible low-impact, neighborhood-serving retail or service uses.*
- xiv. Maintain and enhance community safety and resiliency.** *The site is within a flood Zone B, between the 100-year and 500-year risk area, and protected by a dike/levee.*
- xv. The City of Bonners Ferry supports and respects private property rights.** *The owners of the subject private properties have voluntarily agreed to the proposed annexation.*

DRAFT MOTIONS FOR CITY COUNCIL:

Annexation and Zoning Map Amendment

Motion to Approve: I move to approve File #AN08-23, designating the subject land and adjoining right-of-way as "Masterplan Mixed Use," the zoning of land as Commercial, and the annexation of the 10.95-acre land and adjacent right-of-way into the city limits of Bonners Ferry, finding that it **is in accord** with the goals and policies of the adopted City of Bonners Ferry Comprehensive Plan, based upon the findings as listed in the staff report [or amended as follows:] I further move to direct staff to prepare for City Council consideration the final documents to amend the city maps and complete the annexation process.

Motion to Continue: I move to continue this File #AN08-23 to [date, time, place] to allow [state reason for continuation].

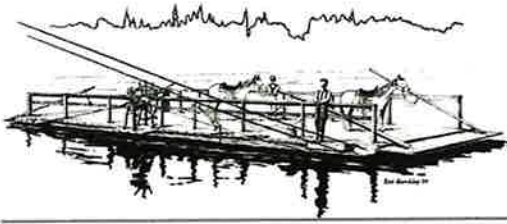
Motion to Deny: I move to deny File #AN08-23, as proposed, finding that it is NOT in accord with the goals and policies of the adopted City of Bonners Ferry Comprehensive Plan, based upon the following reasons and findings [explain reasons for denial].

VI. DRAFT FINDINGS

1. The subject 10.95-acre property is contiguous to the western city limits of Bonners Ferry, south of the Kootenai River.
2. The owner of the subject private property has submitted a signed affidavit consenting to annexation.
3. The land is within the Bonners Ferry Area of City Impact.
4. The land is designated as Masterplan Mixed Use on the City of Bonners Ferry Future Land Use Map and as Residential on the Boundary County Comprehensive Plan Map.
5. The land to the east is zoned Industrial by the City.
6. The site is specifically designated on the 2023 Future Land Use Map as Masterplan Mixed Use.
7. The Commercial district permits a variety of housing options, professional offices, schools, services, and a variety of retail and commercial uses.
8. The city does not require impact fees or development fees for annexed lands. Any services to individual lots are required to be paid by landowners seeking services.
9. The site is vacant, industrial land formerly used for a mill site.
10. The site is within flood Zone B, between the 100-year and 500-year risk area and protected by a dike/levee system. Overtopping or failure of the dike could occur in larger flood events, the federal Flood Insurance Rate Map reports.
11. The Bonners Ferry Planning and Zoning Commission recommended to City Council approval of the map amendments on a unanimous vote following the July 20, 2023, public hearing.

VII. CONDITIONS OF APPROVAL

1. The applicant shall pay any remaining fees for the processing of the annexation application prior to adoption by City Council of the final annexation documents.
2. The annexation shall be complete upon adoption of an ordinance by the City Council.
3. Upon annexation, the City will amend the official zoning map to reflect a zone district of Commercial for the property and adjoining right-of-way.



CITY OF BONNERS FERRY

7232 Main Street
P.O. Box 149
Bonners Ferry, Idaho 83805
Phone: 208-267-3105 Fax: 208-267-4375

ANNEXATION APPLICATION CHECK LIST

1. Schedule preliminary meeting with the Administrator to review annexation proposal.
2. Complete the attached application for Annexation, which should be signed and notarized.
3. Provide the following along with the completed application:
 - a. **Legal description of the property to be annexed:** A legal description of the parcel or parcels to be annexed, tied at least to one section corner, with the metes and bounds description stamped by a land surveyor licensed in the State of Idaho.
 - b. **Exhibit:** An exhibit illustrating the legal description for mapping purposes.
 - c. **Map & Pictures:** It is requested that the application accompany photos and/or pictures of the area proposed to be annexed.
4. Application Fees: Fees for Annexation Application (Check most current fee resolution)

Please read and complete the application carefully. Failure to provide all required information could result in a delay in processing your application.

Applicant Information

Applicant's Name: Tera King on behalf of Kootenai River Lumber Company
Address: 30 Riley Creek Park Drive, Laclede, Idaho 83841
Phone: (H) 208-816-3474 (C) _____
E-mail: tera.king@ifg.com

Holder of Legal Title: Kootenai River Lumber Company
Address: 30 Riley Creek Park Drive, Laclede, Idaho 83841
Phone: (H) 208-816-3474 (C) _____
E-mail: tera.king@ifg.com

Representative Information

Business Name: Kootenai River Lumber Company
Surveyor: JRS Surveying, Inc.
Address: 687 West Canfield Avenue, Suite 100, Coeur d'Alene, Idaho 83815
Phone: (H) 208-816-3474 (C) _____
E-mail: tera.king@ifg.com

Project Information

Legal Description of Site: Lot(s) _____ Block # _____ Addition _____

(or) Tax 58 (of Section 27)(outside city limits) less GL 7 N of Road (Parcel ID#RP62N01E285513A)

Section 28 Township 62N Range 01E
See attached Exhibit A for full legal description.

Total Size of Parcel: 10.95 acres

Proposed Land Use: The parcel proposed for annexation adjoins the existing lumber mill site, the whole of which has been identified by the City as "future residential" and mixed recreation land uses.

Requested Zoning:

- | | |
|--|--|
| <input type="checkbox"/> Residential AA | <input type="checkbox"/> Residential B |
| <input type="checkbox"/> Residential A | <input type="checkbox"/> Industrial |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Downtown |

What land uses border the site? Describe lot sizes, structures and uses:

- North: Riverside St. and a narrow portion of vacant parcel owned by the Tribe, then the Kootenai River.
 South: Union Pacific RR, then large acreage of Copeland farm ground.
 East: Vacant industrial site of former lumber mill.
 West: 2.5 acre rural residential parcels in Boundary County.

What Zones, within city limits border the site?

North NA South NA East Industrial West NA

Effects of Proposed Annexation

1. Is the proposed annexation area within the City’s adopted Area of City Impact?
Yes, the parcel is adjacent to the western boundary of the current city limits and well within the Area of Impact west of the City and south of the Kootenai River (see attached map).
2. Does the proposed annexation represent a logical extension of City boundaries?
Yes, the parcel is directly adjacent to the current City limits boundary.
3. How will the proposed annexation be compatible with adjoining land uses?
The current County zoning is residential. The City's current Comp Plan identifies the future land use of this parcel as residential. The updated Comp Plan (2023) proposes the parcel be included as an opportunity area with a "master plan mixed use" designation.
4. What extensions of water or sewer lines, roads or other public or private services would be necessary if the Annexation Change is approved?
The parcel is accessed by the existing Riverside Street. City and water and sewer lines currently serve the lumber mill site to the immediate east; however, these lines would likely require updates and extensions if either parcel were eventually developed for residential purposes. The mill site is already included in the Bonners Ferry Urban Renewal Agency.

Signature Notary Page

Whereas, Koster's River Lumber Company, are the owners of certain parcels of real property situated within the boundaries of the tract described herein as Exhibit "A", attached and incorporated herein by reference, petition that the described property (Exhibit "A") be annexed into the City of Bonners Ferry, Boundary County, Idaho according to the provisions set forth in Section 50-222 of the Idaho Code;

Whereas: The undersigned do understand and agree that such annexation must meet the terms and conditions set forth in Category A, Idaho Code 50-222, Annexations by Cities;

Whereas: The tract of land described in Exhibit "A" hereto currently adjoins the present boundaries of the City of Bonners Ferry, and being entirely situated within Boundary County, Idaho.

Dated this 21st day of April, 2023.



Property Owner

Property Owner

****Please use additional pages if additional landowners are required to sign

STATE OF IDAHO)

) ss.

County of Kootenai

On this 21st day of April, 2023, before me, a Notary Public, in and for said County and State,

personally appeared:

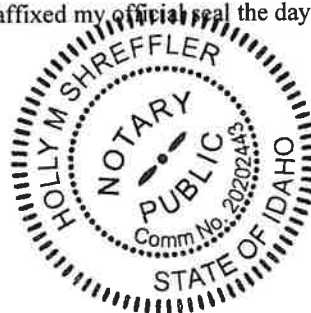
THOMAS SCHULTZ, known or identified to me to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho

Residing at: Kootenai, ID

My commission expires: 7/6/26



STATE OF IDAHO)

) ss.

County of _____)

On this _____ day of _____, 20____, before me, a Notary Public, in and for said County and State,

personally appeared:

_____, known or identified to me to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho

Residing at: _____

My commission expires _____



CITY OF BONNERS FERRY

7232 Main Street
P.O. Box 149
Bonners Ferry, Idaho 83805
Phone: 208-267-3105 Fax: 208-267-4375

PETITION FOR ANNEXATION

PETITIONER/OWNER(S):

Landowner's name: Kootenai River Lumber Company		
Mailing address: 30 Riley Creek Park Drive		
City: Laclede	State: Idaho	Zip code: 83841
Telephone: 208-816-3474	Fax:	
E-mail: tera.king@ifg.com		

Landowner's name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

**Petition for Annexation
Signature Notary Page**

Whereas, Kootenai River Lumber Company, are the owners of certain parcels of real property situated within the boundaries of the tract described herein as Exhibit "A", attached and incorporated herein by reference, petition that the described property (Exhibit "A") be annexed into the City of Bonners Ferry, Boundary County, Idaho according to the provisions set forth in Section 50-222 of the Idaho Code;

Whereas: The undersigned do understand and agree that such annexation must meet the terms and conditions set forth in Category A, Idaho Code 50-222, Annexations by Cities;

Whereas: The tract of land described in Exhibit "A" hereto currently adjoins the present boundaries of the City of Bonners Ferry, and being entirely situated within Boundary County, Idaho.

Dated this 21st day of April, 2023

Property Owner

Property Owner

****Please use additional pages if additional landowners are required to sign

STATE OF IDAHO)

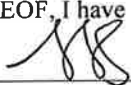
) ss.

County of Kootenai

On this 21st day of April, 2023, before me, a Notary Public, in and for said County and State, personally appeared:

TOM SCHWITZ, known or identified to me to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for Idaho

Residing at: Kootenai, ID

My commission expires: 7/14/24



STATE OF IDAHO)

) ss.

County of _____)

On this _____ day of _____, 20____, before me, a Notary Public, in and for said County and State, personally appeared:

_____, known or identified to me to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho

Residing at: _____

My commission expires _____

Exhibit A- Legal Description(s)

LEGAL DESCRIPTIONS
KOOTENAI RIVER LUMBER COMPANY – ANNEXATION
SECTION 28, TOWNSHIP 62 NORTH, RANGE 1 EAST, B.M., BOUNDARY COUNTY, IDAHO

THESE DESCRIPTIONS ARE WRITTEN BASED ON AN ALTA SURVEY FOR CROWN PACIFIC, LTD., RECORDED IN BOOK 4, OF SURVEYS, PAGE 126 AS INSTRUMENT NUMBER 196372, RECORDS OF BOUNDARY COUNTY, IDAHO.

10.15 ACRE PARCEL (OWNED BY KOOTENAI RIVER LUMBER COMPANY)

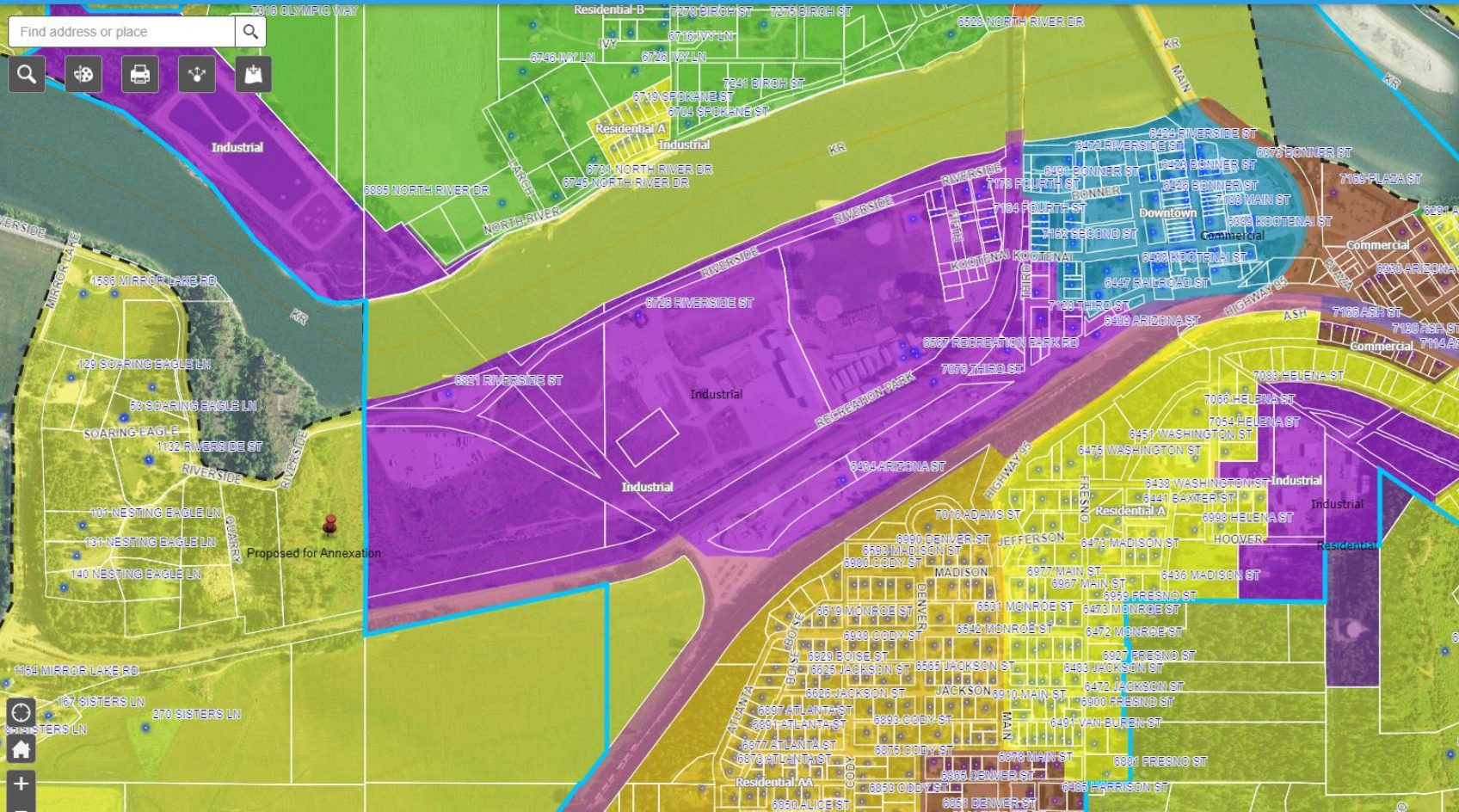
A tract of land in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) and Government Lot Seven (7) of Section Twenty-eight (28), Township Sixty-two (62) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

Beginning at the point of intersection of the East line of said Section 28 and the Northerly right of way of the Union Pacific Railroad, which is N 00°13'44" W, 956.81 feet from the Southeast corner of Section 28; thence, continuing along the east line of the Section, N 00°13'44" W, 988.35 feet to southerly right of way of the Railroad Dock Spur;
thence, along said railroad right of way, N 89°50'12" W, 197.72 feet to the southerly right of way of the County Road;
thence along said right of way on a curve to the left (radial bearing = S 11°23'40" E) having a central angle of 63°30'00" and a radius of 187.11 feet, for an arc distance of 207.37 feet (chord = S 46°51'20" W, 196.92 feet);
thence S 15°06'20" W, 65.61 feet;
thence on a curve to the right having a central angle of 71°19'14" and a radius of 178.49 feet, for an arc distance of 222.18 feet (chord = S 50°45'57" W, 208.11 feet);
thence, leaving the right of way of the County Road, S 74°02'00" E, 43.31 feet;
thence S 02°52'00" E, 737.81 feet, to the northerly right of way of the Union Pacific Railroad;
thence, along said Railroad right of way, N 78°37'38" E, 454.01 feet to the TRUE POINT OF BEGINNING.

COUNTY ROAD RIGHT OF WAY – 0.80 ACRES PARCEL (OWNED BY KOOTENAI RIVER LUMBER COMPANY)

A tract of land in Government Lot Seven (7) of Section Twenty-eight (28), Township Sixty-two (62) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

Beginning at the intersection of the East line of said Section 28 and the Southerly right of way of the County Road, which is N 00°13'44" W, 1971.26 feet from the Southeast corner of Section 28;
thence, along the County Road right of way, S 82°46'50" W, 185.64 feet;
thence on a curve to the left having a central angle of 67°40'30" and a radius of 187.11 feet, for an arc distance of 221.00 feet (chord = S 48°56'35" W, 208.38 feet);
thence S 15°06'20" W, 65.61 feet;
thence on a curve to the right having a central angle of 71°19'14" and a radius of 178.49 feet, for an arc distance of 222.18 feet (chord = S 50°45'57" W, 208.11 feet);
thence N 03°34'27" W, 50.00 feet to the Northerly right of way of the County Road;
thence, along said Northerly right of way, on a curve to the left (radial bearing = N 03°34'27" W), having a central angle of 71°19'14" and a radius of 128.49 feet, for an arc distance of 159.94 feet (chord = N 50°45'57" E, 149.81 feet);
thence N 15°06'20" E, 65.61 feet;
thence on a curve to the right having a central angle of 67°40'30" and a radius of 237.11 feet, for an arc distance of 280.06 feet (chord = N 48°56'35" E, 264.06 feet);
thence N 82°46'50" E, 191.77 feet, to the East line of Section 28;
thence, along the Section line, S 00°13'44" E, 50.37 feet to the TRUE POINT OF BEGINNING.



Layer List

Layers

- City Limits
- Area of City Impact
- 17
- Parcels
- Zoning
- Commercial
- Downtown
- Industrial
- Medical
- Residential A
- Residential AA
- Residential B
- Address
- Future Land Use
- Commercial
- Industrial
- Residential
- Roads
- Flood Zones



Looking South from Riverside Street



Old Lumber Mill Site looking North towards Kootenai River.

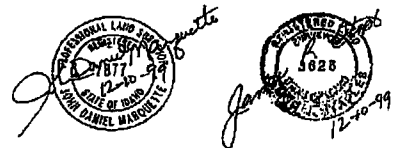
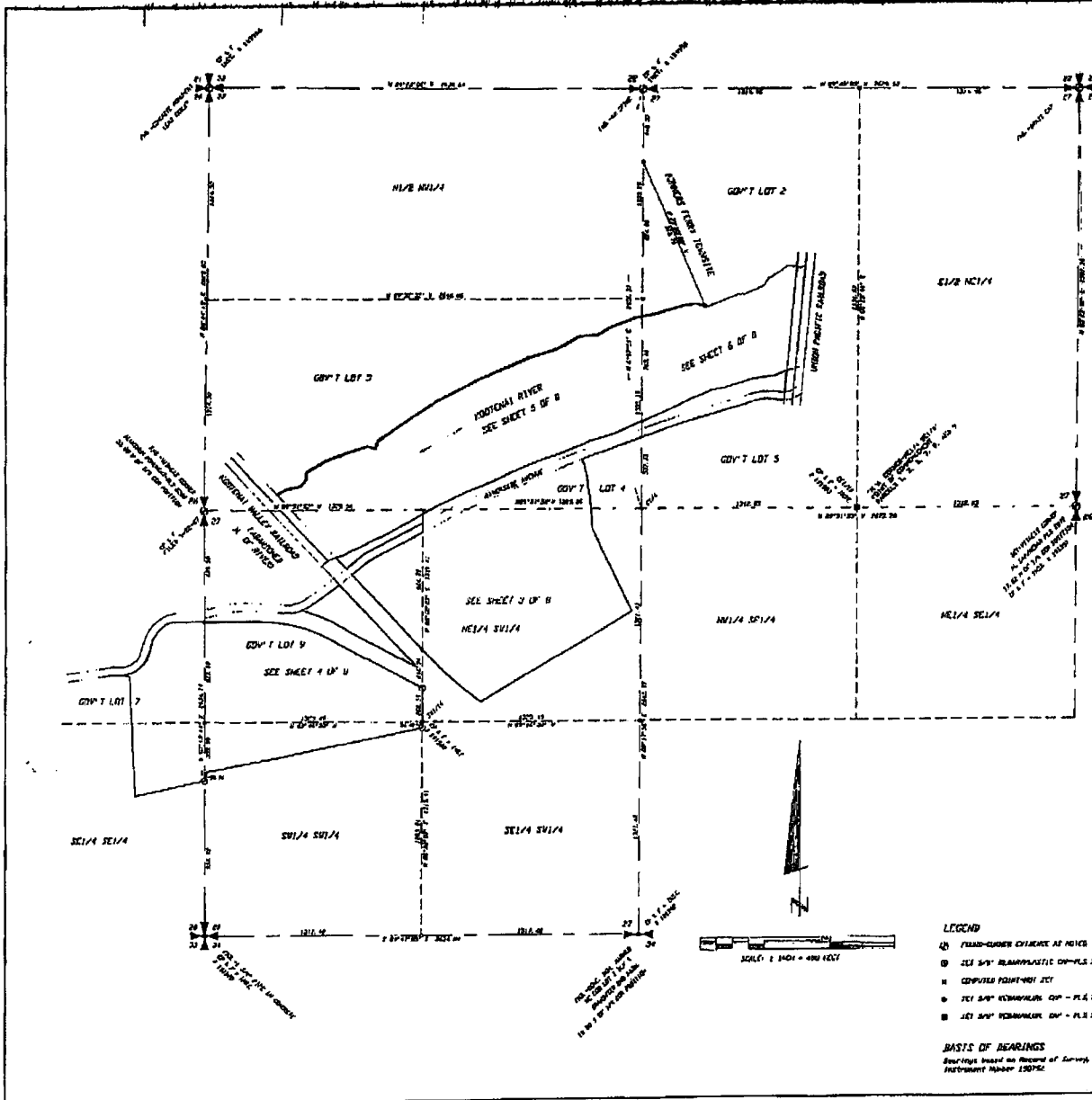


RECORD OF SURVEY
 IN
 SECTIONS 27 AND 28,
 T62N, R1E, B. M.
 BOUNDARY COUNTY, IDAHO
 FOR
 CROWN PACIFIC, LTD.
 (SHEET 1 OF 8)
 ALTA SURVEY

ALTA CERTIFICATION

In Chicago Title Insurance Company, Crown Pacific Limited Partnership, Edy Mount Trustee, Wilmington Trust Company, as Trustee, and Fifth Security Bank, National Association, as Trustee

This is to certify that this map or plan and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA Land Title Surveys," jointly established and adopted by ALTA, ACSU and ASPA in 1985, and including Items 1, 2, 4, 5, 7, 11, and 14 of Table A thereof, and filed pursuant to the Accuracy Standards Law enacted by ALTA and ACSU and in effect on the date of this certification of a Best Survey.



COUNTY RECORDER
 This Record of Survey was filed for record in the office of the Recorder of Boundary County, Idaho, at the request of J.R.S. Surveying, Inc. on the 12th day of December, 1999, at 2:30 P.M. and duly recorded in Book 11 of Surveys, Page 12 of Instrument No. 196372.

County Recorder: *Stinson*
 Deputy

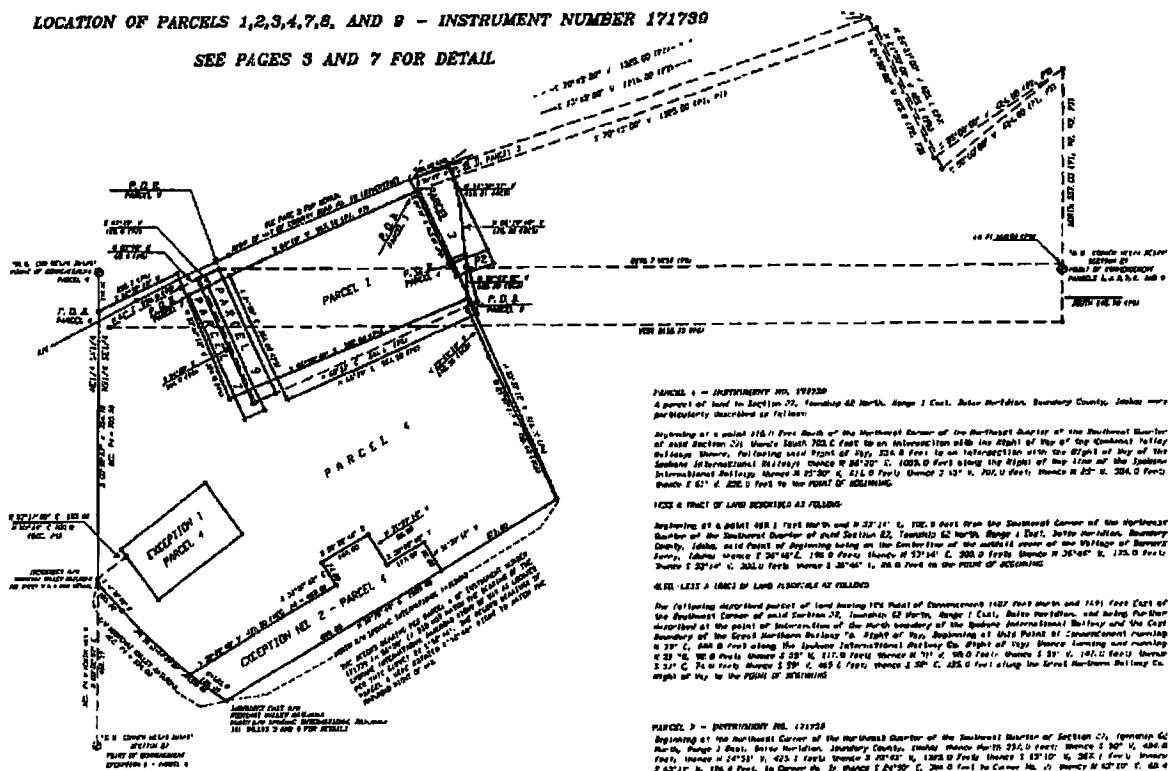
- LEGEND
- (1) IRON-CLASPER CHAIN AS PIVOT
 - (2) 1/4" 5/8" BLANK PLASTIC CHAIN
 - (3) COMPUTED POINT-TO-POINT
 - (4) 1/4" 5/8" IRON WIRE CHAIN - P.L.S. 1937
 - (5) 1/4" 5/8" IRON WIRE CHAIN - P.L.S. 1948

BASIS OF BEARINGS
 Bearings based on Record of Survey, Book 2 of Surveys, Page 22, Instrument Number 150752.

J. R. S. SURVEYING, INC.	
415 WEST 2000-6426 AVENUE	
BOWEN, IDAHO 83417	
TEL: 867-7832	
ALTA SURVEY	
FOR LAMAR PROJECT, SEE	
DATE OF RECORDING	1-20-00
REC. BY & CO. REG. REG. B.M.	SHEET 1 OF 8
RECORDING COUNTY, IDAHO	10-00

LOCATION OF PARCELS 1, 2, 3, 4, 7, 8, AND 9 - INSTRUMENT NUMBER 171739

SEE PAGES 3 AND 7 FOR DETAIL



RECORD OF SURVEY
IN
SECTIONS 27 AND 28,
T62N, R1E, S.M.
BOUNDARY COUNTY, IDAHO
FOR
CROWN PACIFIC, LTD.
ALTA SURVEY
 SHEET 2 OF 2

PARCEL 1 - INSTRUMENT NO. 171739
 Commencing at a point on the Northwest Corner of the Northwest Quarter of the Southwest Quarter of Section 27, Township 62 North, Range 1 East, Boise Meridian, Boundary County, Idaho, thence North 257 feet, thence East 424 feet, thence South 424 feet, thence West 257 feet to Corner No. 1; thence S 24°30' E, 204.0 feet to Corner No. 2; thence S 24°30' E, 204.0 feet to Corner No. 3; thence S 24°30' E, 204.0 feet to the PLACE OF BEGINNING, being a point on the Northwest Quarter of the Southwest Quarter and lot 4 of said Section 27.

PARCEL 2 - INSTRUMENT NO. 171739
 Commencing at the Northwest Corner of the Northwest Quarter of the Southwest Quarter of Section 27, Township 62 North, Range 1 East, Boise Meridian, Boundary County, Idaho, thence North 257 feet, thence East 424 feet, thence South 424 feet, thence West 257 feet to Corner No. 1; thence S 24°30' E, 204.0 feet to Corner No. 2; thence S 24°30' E, 204.0 feet to Corner No. 3; thence S 24°30' E, 204.0 feet to the PLACE OF BEGINNING.

PARCEL 3 - INSTRUMENT NO. 171739
 Commencing at the Northwest Corner of the Northwest Quarter of the Southwest Quarter of Section 27, Township 62 North, Range 1 East, Boise Meridian, Boundary County, Idaho, thence North 257 feet, thence East 424 feet, thence South 424 feet, thence West 257 feet to Corner No. 1; thence S 24°30' E, 204.0 feet to Corner No. 2; thence S 24°30' E, 204.0 feet to Corner No. 3; thence S 24°30' E, 204.0 feet to the PLACE OF BEGINNING.

PARCEL 4 - INSTRUMENT NO. 171739
 Commencing at the Northwest Corner of the Northwest Quarter of the Southwest Quarter of Section 27, Township 62 North, Range 1 East, Boise Meridian, Boundary County, Idaho, thence North 257 feet, thence East 424 feet, thence South 424 feet, thence West 257 feet to Corner No. 1; thence S 24°30' E, 204.0 feet to Corner No. 2; thence S 24°30' E, 204.0 feet to Corner No. 3; thence S 24°30' E, 204.0 feet to the PLACE OF BEGINNING.

PARCEL 5 - INSTRUMENT NO. 171739
 A portion of land in Section 27, Township 62 North, Range 1 East, Boise Meridian, Boundary County, Idaho, more particularly described as follows:
 Beginning at a point 116.1 feet South of the Northwest Corner of the Southwest Quarter of said Section 27, thence South 202.0 feet to an intersection with the Abial of Map of the Combined Valley Bridge Survey, following said right of way, thence West to an intersection with the right of way of the Spokane International Railway thence West 851.0 feet to the PLACE OF BEGINNING, being a point on the Spokane International Railway, thence North 25°30' E, 418.0 feet, thence West 13°1' N, 707.0 feet, thence North 22°1' N, 204.0 feet, thence East 87°1' E, 252.0 feet to the POINT OF BEGINNING.

1022 1/2 ACRES OF LAND DESCRIBED AS FOLLOWS:
 Beginning at a point 458.1 feet North and 22°11' E, 102.0 feet from the Southwest Corner of the Northwest Quarter of the Southwest Quarter of said Section 27, Township 62 North, Range 1 East, Boise Meridian, Boundary County, Idaho, thence North 257 feet, thence East 424 feet, thence South 424 feet, thence West 257 feet to Corner No. 1; thence S 24°30' E, 204.0 feet to Corner No. 2; thence S 24°30' E, 204.0 feet to Corner No. 3; thence S 24°30' E, 204.0 feet to the PLACE OF BEGINNING.

4522 1/2 ACRES OF LAND DESCRIBED AS FOLLOWS:
 The following described parcel of land having 1750 feet North and 1191 feet East of the Southwest Corner of said Section 27, Township 62 North, Range 1 East, Boise Meridian, and being the four described at the point of intersection of the Spokane International Railway and the East Boundary of the Great Northern Railway, thence North 257 feet, thence East 424 feet, thence South 424 feet, thence West 257 feet to Corner No. 1; thence S 24°30' E, 204.0 feet to Corner No. 2; thence S 24°30' E, 204.0 feet to Corner No. 3; thence S 24°30' E, 204.0 feet to the PLACE OF BEGINNING.

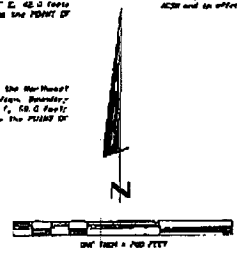
PARCEL 7 - INSTRUMENT NO. 171739
 Beginning at the Northwest Corner of the Northwest Quarter of the Southwest Quarter of Section 27, Township 62 North, Range 1 East, Boise Meridian, Boundary County, Idaho, thence North 257 feet, thence East 424 feet, thence South 424 feet, thence West 257 feet to Corner No. 1; thence S 24°30' E, 204.0 feet to Corner No. 2; thence S 24°30' E, 204.0 feet to Corner No. 3; thence S 24°30' E, 204.0 feet to the PLACE OF BEGINNING.

PARCEL 8 - INSTRUMENT NO. 171739
 Commencing at the Northwest Corner of the Northwest Quarter of the Southwest Quarter of Section 27, Township 62 North, Range 1 East, Boise Meridian, Boundary County, Idaho, thence North 257 feet, thence East 424 feet, thence South 424 feet, thence West 257 feet to Corner No. 1; thence S 24°30' E, 204.0 feet to Corner No. 2; thence S 24°30' E, 204.0 feet to Corner No. 3; thence S 24°30' E, 204.0 feet to the PLACE OF BEGINNING.

PARCEL 9 - INSTRUMENT NO. 171739
 Commencing at the Northwest Corner of the Northwest Quarter of the Southwest Quarter of Section 27, Township 62 North, Range 1 East, Boise Meridian, Boundary County, Idaho, thence North 257 feet, thence East 424 feet, thence South 424 feet, thence West 257 feet to Corner No. 1; thence S 24°30' E, 204.0 feet to Corner No. 2; thence S 24°30' E, 204.0 feet to Corner No. 3; thence S 24°30' E, 204.0 feet to the PLACE OF BEGINNING.

- LEGEND**
- PARCEL BOUNDARY
 - - - - POINT OF ENCUMBRANCE TO POINT OF BEGINNING
 - SOUTHWEST CORNER OF SECTION = POINT OF ENCUMBRANCE
 - POINT OF BEGINNING
 - COMPARABLE ANGLE POINT POSITION
 - P.D.B. POINT OF BEGINNING
 - 74 PARCEL NUMBER PER INSTRUMENT NUMBER 171739
 - 022 EAST CLEAR RICE INSTRUMENT NUMBER 171739

Professional seals and signatures of surveyors. One seal is for 'J. R. S. Surveying, Inc.' and another is a circular seal with 'IDAHO' and 'SURVEYOR' text. There are handwritten signatures and dates, including '12-10-99'.



196372

J. R. S. SURVEYING, INC.	
PO BOX 20074-676 PALMYRA, IDAHO 83447	
PHONE 207-7753	
ALTA BOUNDARY SURVEY	
CONTRACT NO. 171739	REV. 10-13-99
DATE OF JOB	10-25-99
JOB BY	ALTA
DATE OF FIELD WORK	12-10-99
DATE OF PLOTTING	12-10-99

RECORD OF SURVEY
 IN
 SECTIONS 27 AND 28
 T62N, R1E, B.M.
 BOUNDARY COUNTY, IDAHO
 FOR
 CROWN PACIFIC, LTD.
 (SHEET 3 OF 8)
 ALTA SURVEY

ALTA CERTIFICATION
 To All Whom These Presents Shall Come, I, the undersigned, do hereby certify that the above described land is the property of Crown Pacific, Ltd., as shown on the attached plan, and that the same is being surveyed for the purpose of the said plan.

This is to certify that the map or plan and the survey on which it is based were made by the undersigned or by a duly qualified and duly licensed surveyor for the purpose of the said plan, and that the same are in accordance with the provisions of the Act in that behalf made, and that the same are in accordance with the provisions of the Act in that behalf made, and that the same are in accordance with the provisions of the Act in that behalf made.

PURPOSE OF SURVEY
 Sections 27 and 28 of this survey confirm the positions shown on 1, 2, 3, 4, 5, 6, 7, 8, and 9 of the original survey of the said sections, and the original survey of the said sections was made by the undersigned or by a duly qualified and duly licensed surveyor for the purpose of the said plan, and that the same are in accordance with the provisions of the Act in that behalf made.

- LEGEND**
- SET 5/8" REFERENCE CAP - PLS 2000
 - △ POINT ADJUSTED
 - STAKE MARKER
 - POWER POLE
 - COMPUTED POINT
 - △ WATER MARK OR AS NOTED
 - T TRANSFORMER (S)
 - Y CATCH BASIN
 - ARCHWAY
 - FIRE ARM INDICATOR POST
 - ▲ SET 1/2" REFERENCE CAP - PLS 2000

- GAS LINE
- WATER L/C
- UNADJUSTED PHONE LINE
- POWER LINE
- OTHER LINE

LINE TABLE

LINE NO.	BEARING	DISTANCE	AREA
1	S 89° 15' 00" E	100.00	10000.00
2	S 89° 15' 00" E	100.00	10000.00
3	S 89° 15' 00" E	100.00	10000.00
4	S 89° 15' 00" E	100.00	10000.00
5	S 89° 15' 00" E	100.00	10000.00
6	S 89° 15' 00" E	100.00	10000.00
7	S 89° 15' 00" E	100.00	10000.00
8	S 89° 15' 00" E	100.00	10000.00
9	S 89° 15' 00" E	100.00	10000.00
10	S 89° 15' 00" E	100.00	10000.00

CURVE TABLE

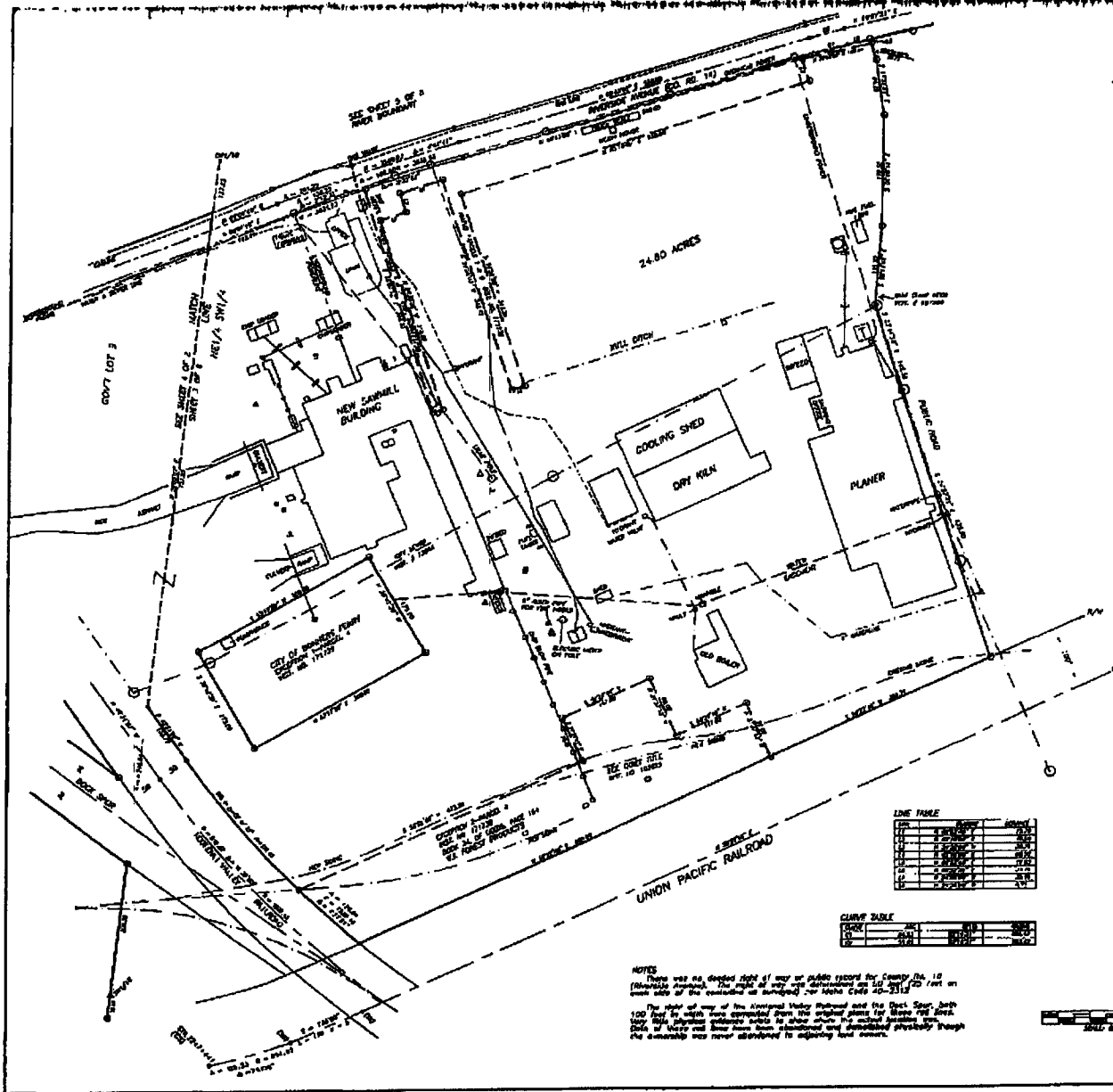
STATION	PC	PT	PI	END
100+00	100+00	100+00	100+00	100+00
100+00	100+00	100+00	100+00	100+00
100+00	100+00	100+00	100+00	100+00
100+00	100+00	100+00	100+00	100+00
100+00	100+00	100+00	100+00	100+00

NOTES
 There was no deeded right of way on public record for County No. 10 (Bonneville Area). The right of way was determined on lot 100 feet on west side of the center of the surveyed road. (See Note 20-211)
 The right of way of the National Valley Railroad and the Great Salt Lake Road (100 feet) were determined from the original plans for these two roads. The right of way for the National Valley Railroad was determined from the original plans for the National Valley Railroad. The right of way for the Great Salt Lake Road was determined from the original plans for the Great Salt Lake Road. The right of way for the National Valley Railroad and the Great Salt Lake Road was determined from the original plans for these two roads. The right of way for the National Valley Railroad was determined from the original plans for the National Valley Railroad. The right of way for the Great Salt Lake Road was determined from the original plans for the Great Salt Lake Road.

1943.72 12-10-19

J.R.S. SURVEYING, INC.
 P.O. BOX 3009 - 8140 WASH ST
 BOONVILLE, IDAHO 83200
 200-242-2555

RECORD OF SURVEY	
THE (THIS) MAP(S) IS (ARE)	4
DRAWN BY J.M.	11-11-19
SCALE 1" = 40' (SEE PLAN FOR CURVE)	SHEET 3 OF 8
BOUNDARY COUNTY, IDAHO	JOB 225-11



RECORD OF SURVEY

IN
SECTIONS 27 & 28, T62N, R1E, B.M.
BOUNDARY COUNTY, IDAHO
FOR
CROWN PACIFIC, LTD.

ALTA SURVEY

(SHEET 4 OF 5)
(SHEET 8 OF 8 FOR ORIGIN
OF AND EXCLUSIONS TO PARCEL 5)



LINE TABLE

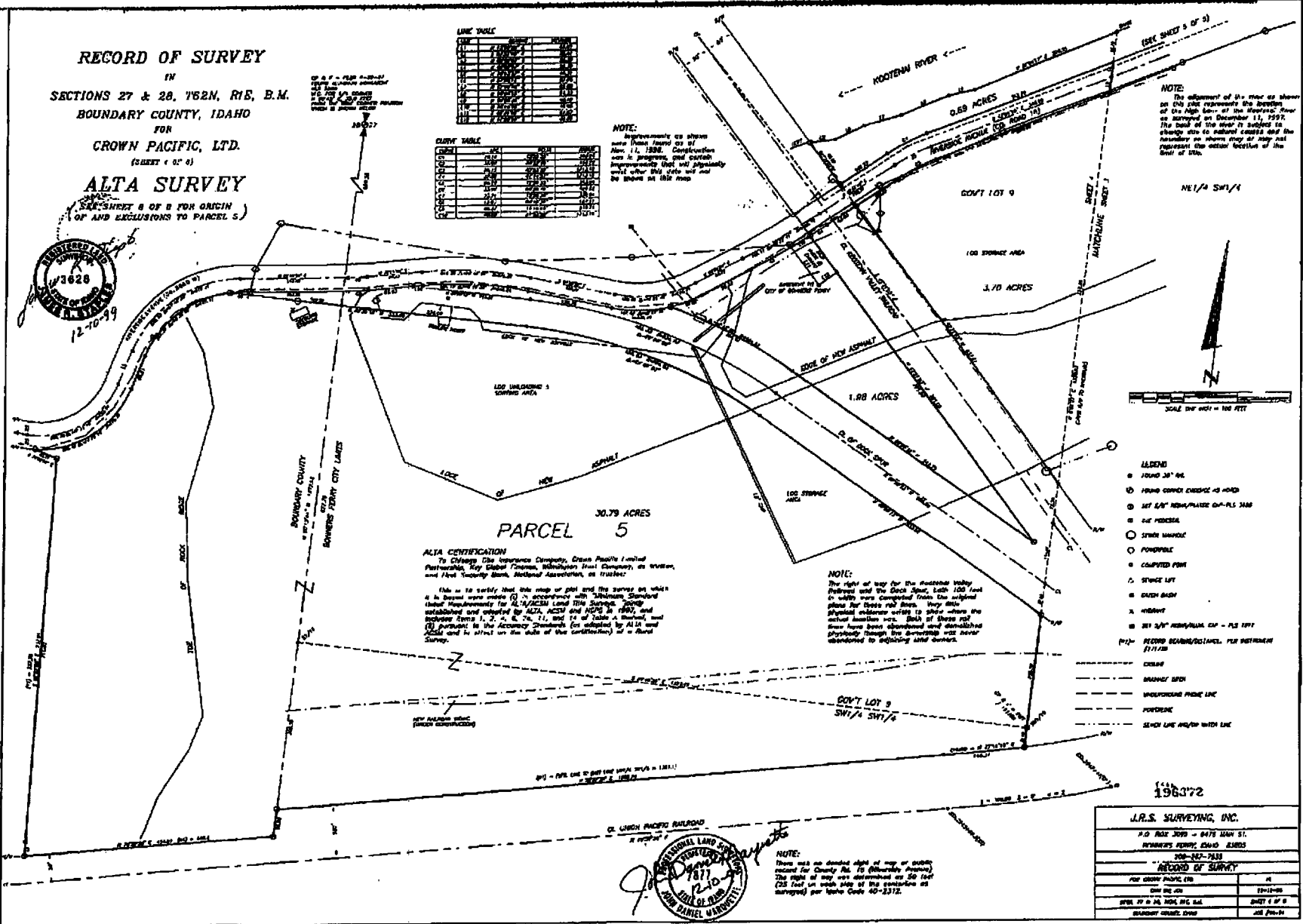
LINE NO.	BEARING	DISTANCE	AREA
1	N 89° 15' 00" W	100.00	100.00
2	S 89° 15' 00" E	100.00	100.00
3	S 0° 00' 00" E	100.00	100.00
4	N 89° 15' 00" W	100.00	100.00
5	S 89° 15' 00" E	100.00	100.00
6	S 0° 00' 00" E	100.00	100.00
7	N 89° 15' 00" W	100.00	100.00
8	S 89° 15' 00" E	100.00	100.00
9	S 0° 00' 00" E	100.00	100.00
10	N 89° 15' 00" W	100.00	100.00
11	S 89° 15' 00" E	100.00	100.00
12	S 0° 00' 00" E	100.00	100.00
13	N 89° 15' 00" W	100.00	100.00
14	S 89° 15' 00" E	100.00	100.00
15	S 0° 00' 00" E	100.00	100.00
16	N 89° 15' 00" W	100.00	100.00
17	S 89° 15' 00" E	100.00	100.00
18	S 0° 00' 00" E	100.00	100.00
19	N 89° 15' 00" W	100.00	100.00
20	S 89° 15' 00" E	100.00	100.00
21	S 0° 00' 00" E	100.00	100.00
22	N 89° 15' 00" W	100.00	100.00
23	S 89° 15' 00" E	100.00	100.00
24	S 0° 00' 00" E	100.00	100.00
25	N 89° 15' 00" W	100.00	100.00
26	S 89° 15' 00" E	100.00	100.00
27	S 0° 00' 00" E	100.00	100.00
28	N 89° 15' 00" W	100.00	100.00
29	S 89° 15' 00" E	100.00	100.00
30	S 0° 00' 00" E	100.00	100.00

CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	AREA
1	N 89° 15' 00" W	100.00	100.00	100.00
2	S 89° 15' 00" E	100.00	100.00	100.00
3	S 0° 00' 00" E	100.00	100.00	100.00
4	N 89° 15' 00" W	100.00	100.00	100.00
5	S 89° 15' 00" E	100.00	100.00	100.00
6	S 0° 00' 00" E	100.00	100.00	100.00
7	N 89° 15' 00" W	100.00	100.00	100.00
8	S 89° 15' 00" E	100.00	100.00	100.00
9	S 0° 00' 00" E	100.00	100.00	100.00
10	N 89° 15' 00" W	100.00	100.00	100.00
11	S 89° 15' 00" E	100.00	100.00	100.00
12	S 0° 00' 00" E	100.00	100.00	100.00
13	N 89° 15' 00" W	100.00	100.00	100.00
14	S 89° 15' 00" E	100.00	100.00	100.00
15	S 0° 00' 00" E	100.00	100.00	100.00
16	N 89° 15' 00" W	100.00	100.00	100.00
17	S 89° 15' 00" E	100.00	100.00	100.00
18	S 0° 00' 00" E	100.00	100.00	100.00
19	N 89° 15' 00" W	100.00	100.00	100.00
20	S 89° 15' 00" E	100.00	100.00	100.00
21	S 0° 00' 00" E	100.00	100.00	100.00
22	N 89° 15' 00" W	100.00	100.00	100.00
23	S 89° 15' 00" E	100.00	100.00	100.00
24	S 0° 00' 00" E	100.00	100.00	100.00
25	N 89° 15' 00" W	100.00	100.00	100.00
26	S 89° 15' 00" E	100.00	100.00	100.00
27	S 0° 00' 00" E	100.00	100.00	100.00
28	N 89° 15' 00" W	100.00	100.00	100.00
29	S 89° 15' 00" E	100.00	100.00	100.00
30	S 0° 00' 00" E	100.00	100.00	100.00

NOTE:
Improvements as shown here have been found as of Nov. 11, 1988. Construction was in progress, and certain improvements that are physically well after this date will not be shown on this map.

NOTE:
The alignment of the river as shown on this map represents the location of the high water of the Kootenai River as surveyed on December 11, 1957. The bank of the river is subject to change due to natural causes and the boundary as shown may or may not represent the actual location of the bank of the river.



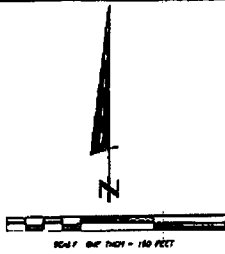
ALTA CERTIFICATION

In Chicago Title Insurance Company, Crown Pacific Limited Partnership, My Great Pasture, Kootenai Trust Company, as Successor and Great Security Bond, all from a date to be named.

This is to certify that this map of part of the survey on which it is based was made in accordance with the Minimum Standard Detail Requirements for Alluvial Land Survey, as prescribed and adopted by ALTA. Such map was made in 1987, and includes items 1, 2, 4, 5, 6, 7, 11, and 12 of Table 1 thereof, and (12) pursuant to the provisions. It is hereby certified by ALTA and ALTA as an effect on the date of this certification of a Final Survey.



RECORD OF SURVEY
IN
SEC. 27, T62N, R1E, B.M.
BOUNDARY COUNTY, IDAHO
FOR
CROWN PACIFIC, LTD.
SHEET 2 OF 2
ALTA SURVEY



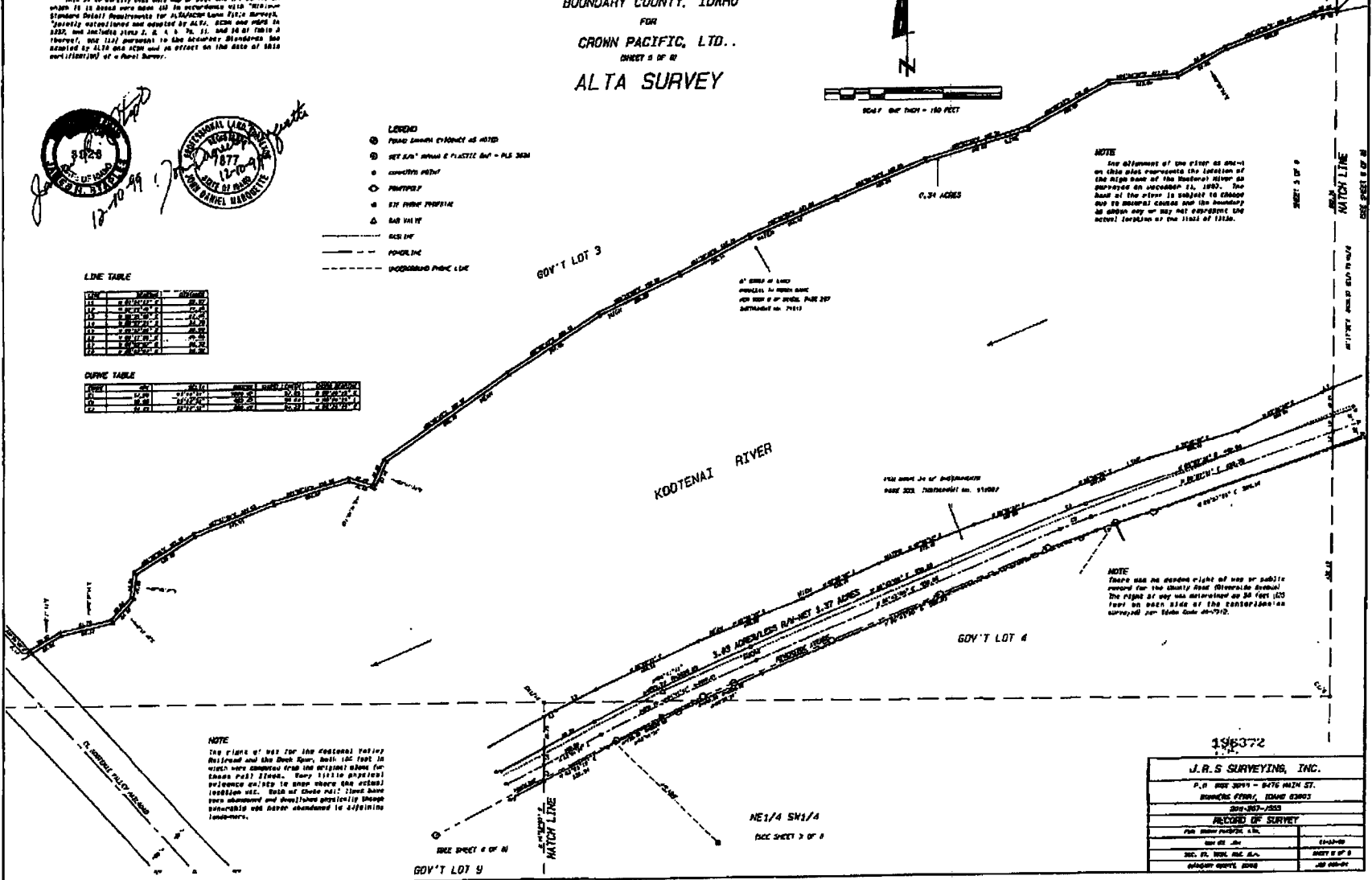
- LEGEND**
- FOUND CORNER EVIDENCE AS NOTED
 - SET 5/8" IRON 6 PLASTIC BOLT - PLS. SECN
 - CONCRETE MONUMENT
 - MONUMENT
 - ▲ SET POINT PROPERTY
 - ▲ OLD NAIL IN
 - RAIL RY
 - POWERLINE
 - (PROGRAMMED) PUBLIC LNE

LINE TABLE

LINE NO.	DESCRIPTION	BEARING	DISTANCE
1
2
3
4
5
6
7
8
9
10
11
12

CURVE TABLE

LINE NO.	PC	PT	PI	END OF CURVE	CHORD BEARING	CHORD DISTANCE
1
2
3
4
5
6
7
8
9
10
11
12



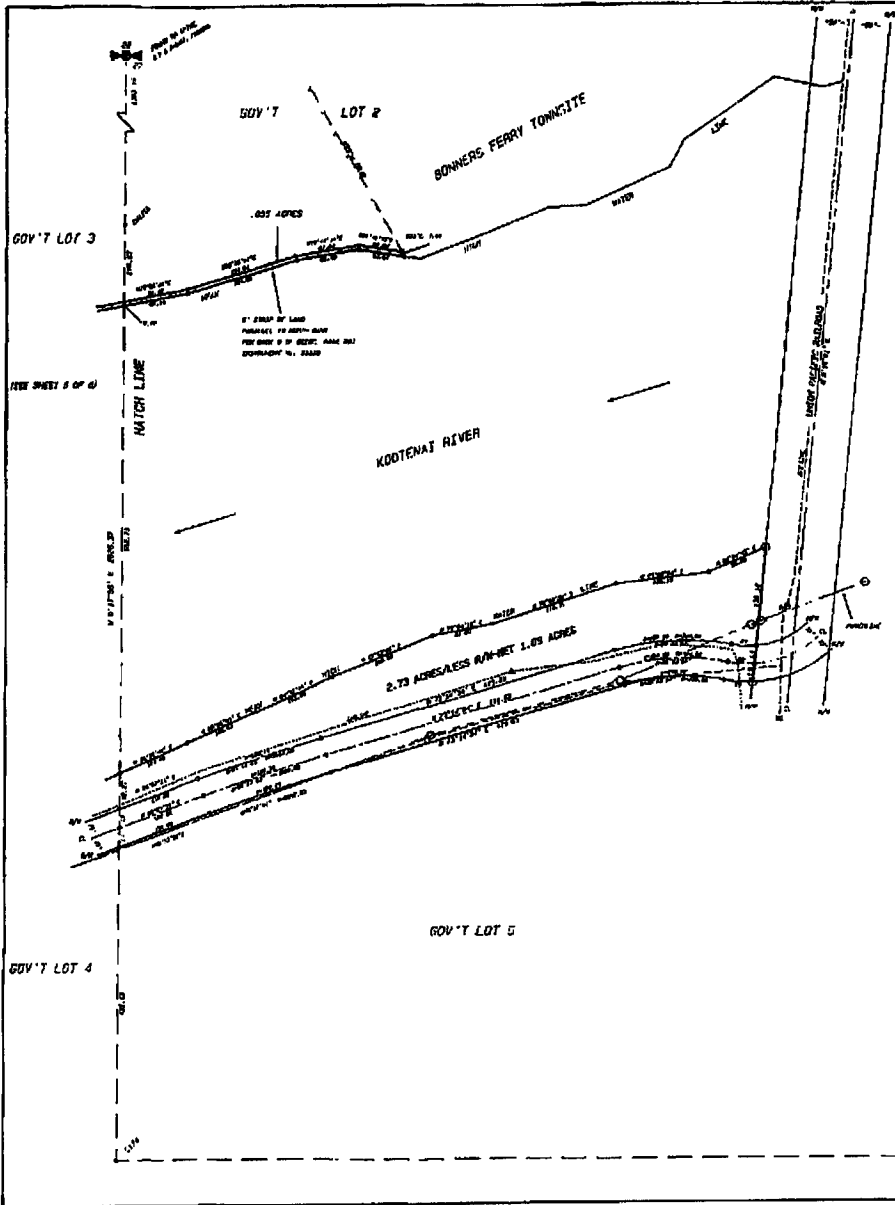
NOTE
The alignment of the river as shown on this plan represents the location of the right bank of the Kootenai River as surveyed on September 21, 1987. The bank of the river is subject to change due to natural causes and the boundary as shown may or may not correspond to the actual location of the bank of the river.

NOTE
There was no adverse right of way or public record for the Shady Side (Riverbank) Acreage. The right of way was determined to be 20 feet (20 feet) on each side of the centerline surveyed on June 20, 1910.

NOTE
The right of way for the National Railway Railroad and the Great Pasture, both 100 feet in width were computed from the original plans for Shady Side (Riverbank) Acreage. Many 100-foot physical evidence existed to show where the actual location was. Both of these rights have been abandoned and the 100-foot physical evidence was never abandoned in adjoining townships.

198372

J.R.S. SURVEYING, INC.	
P.O. BOX 30914 - BUTTE MONT. ST.	
BOZEMAN COUNTY, IDAHO 83803	
209-267-2533	
RECORD OF SURVEY	
FOR BOUNDARY COUNTY, IDAHO	DATE
NO. OF SHEETS	DATE
NO. OF PAGES	DATE
DATE OF SURVEY	DATE
DATE OF PLOTTING	DATE
DATE OF RECORDING	DATE



RECORD OF SURVEY
 IN
SEC. 27, T62N, R1E, 8.M.
BOUNDARY COUNTY, IDAHO
 FOR
CROWN PACIFIC, LTD.
 SHEET 6 OF 8
ALTA SURVEY

NOTE
 The alignment of the river as shown on this plan represents the location of the high bank of the Kootenai River as surveyed on December 11, 1927. The name of the river is subject to change due to natural causes and the boundary as shown may or may not represent the actual location of the 1927 or 1911.

NOTE
 There was no adverse right of way or easement record for the County Road (Riverbank Avenue) The right of way was withdrawn as 50 feet 100 feet on each side of the centerline as surveyed per Idaho Book 49-334.

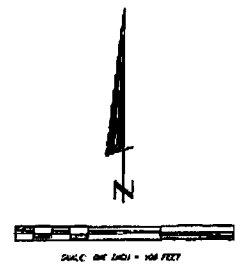
NOTE
 The survey's boundary line of Bonners Ferry, Idaho is established by locating the right bank river meanders per the old records and adjusting these courses per the old boundary survey. The new line portion of Bonners Ferry, Idaho was set per the old record of 1897, and this work is intended to increase the mean high water of the river on December 11, 1927.

CURVE TABLE

LINE	CHORD	ANGLE	CHORD	ANGLE	CHORD	ANGLE
1	100.00	90° 00'	100.00	90° 00'	100.00	90° 00'
2	100.00	90° 00'	100.00	90° 00'	100.00	90° 00'
3	100.00	90° 00'	100.00	90° 00'	100.00	90° 00'

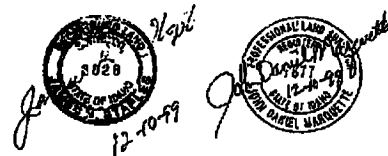
LINE TABLE

LINE	BEARING	DISTANCE
1	S 89° 59' 59" W	100.00
2	S 89° 59' 59" W	100.00
3	S 89° 59' 59" W	100.00



ALTA CERTIFICATION
 In Discharge Title Insurance Company, Crown Pacific Limited Partnership, the Surveyor, Alton J. S. (JRS) and the Surveyor, and the Surveyor, National Association, as ordered.
 This is to certify that this map or plan and the survey on which it is based were made in accordance with the minimum standards of the requirements for ALTA and AIAA Title Surveys, which standards are adopted by ALTA, AIAA and AIAA in 1985, and Sections 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, and 112 of 1985 A Survey, and 113 pursuant to the Accuracy Standards for Surveys by ALTA and AIAA and in effect on the date of this certification of a third party.

- LEGEND**
- FOUND CORNER (SYMBOL AS NOTED)
 - SET CORNER (SYMBOL AS NOTED)
 - 412 MARK POSTAL
 - PIERCE POLE
 - COMPUTED POINT
 - ▲ BOUNDARY POINT
 - BOUNDARY
 - BOUNDARY PROVISION
 - BOUNDARY PROVISION



198372

J.R.S. SURVEYING, INC.
 P.O. BOX 3088 - 8476 MAIN ST.
 BONNERS FERRY, IDAHO 83203
 200-267-3200

RECORD OF SURVEY

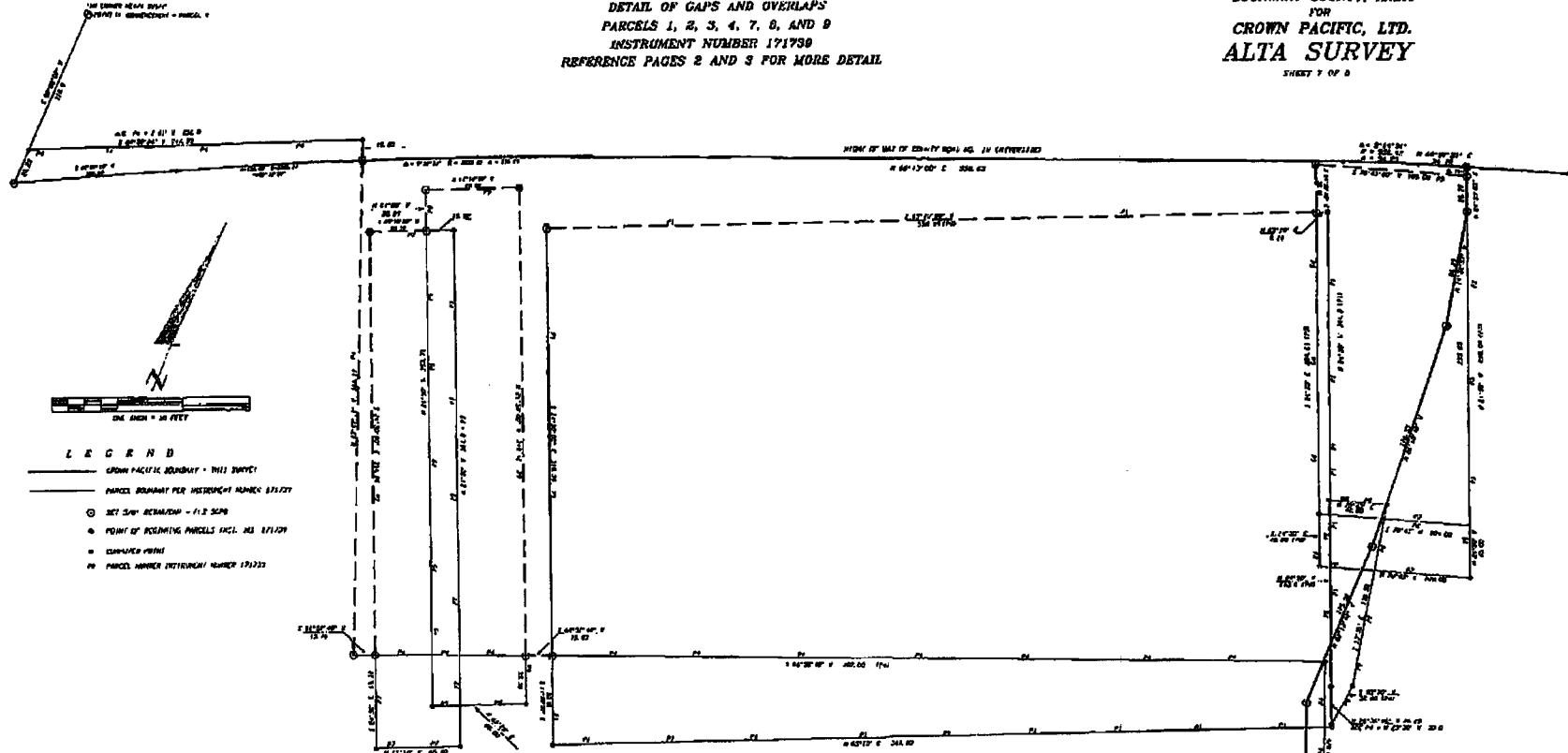
FOR CROWN PACIFIC, LTD.	
DATE OF SURVEY	12-10-79
DATE OF THIS RECORD	12-10-79
BOUNDARY SHEET NUMBER	6 OF 8

RECORD OF SURVEY

IN
SECTIONS 27 AND 28
T62N, R12E, R.M.
BOUNDARY COUNTY, IDAHO
FOR
CROWN PACIFIC, LTD.
ALTA SURVEY

SHEET 7 OF 8

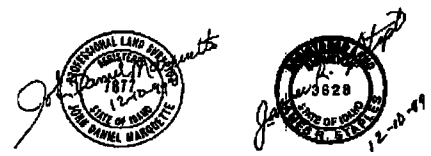
DETAIL OF GAPS AND OVERLAPS
PARCELS 1, 2, 3, 4, 7, 8, AND 9
INSTRUMENT NUMBER 171790
REFERENCE PAGES 2 AND 3 FOR MORE DETAIL



- LEGEND**
- CROWN PACIFIC BOUNDARY - THIS SURVEY
 - PARCEL BOUNDARY PER INSTRUMENT NUMBER 171790
 - SET CORNER BEARINGS - 171790
 - POINT OF BEGINNING PARCELS ENCL. 171790
 - COMPUTED POINT
 - 10 PARCEL NUMBER INSTRUMENT NUMBER 171790

ALTA CERTIFICATION
TO DIVISION OF LAND MANAGEMENT, Crown Pacific Limited Partnership, Key Bank Finance, Washington Street Trusting, 12 months, and First Security Bank National Association, as trustee

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Uniform Standard Survey Requirements for ALTA/ACSM Land Surveys," jointly established and adopted by ALTA, ACMA and ASLS in 1997, and Instrument Title L. C. 4, 5, 7, 11, and 16 of Title 4 Chapter, and 1111 pursuant to the authority conferred and vested by ALTA and ASLS and in effect on the date of this certification of a *Real Survey*.



171790

J. R. S. SURVEYING, INC.	
P.O. BOX 3059 - 84706 MINN	
PROVIDENT TOWNS, LAND SURVEY	
E28-171790	
ALTA/ACSM SURVEY	
PREPARED BY	JRS
CHECKED BY	JRS
DATE OF FIELD WORK	12-10-97
DATE OF PLOTTING	12-10-97

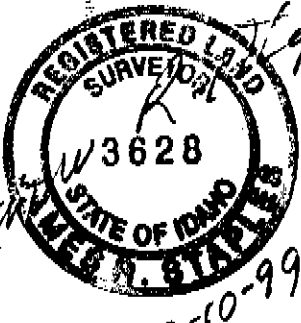
RECORD OF SURVEY

IN
SECTIONS 27 & 28, T62N, R1E, B.M.
BOUNDARY COUNTY, IDAHO

FOR
CROWN PACIFIC, LTD.
(SHEET 4 OF 8)

ALTA SURVEY

(SEE SHEET 8 OF 8 FOR ORIGIN
OF AND EXCLUSIONS TO PARCEL 5)



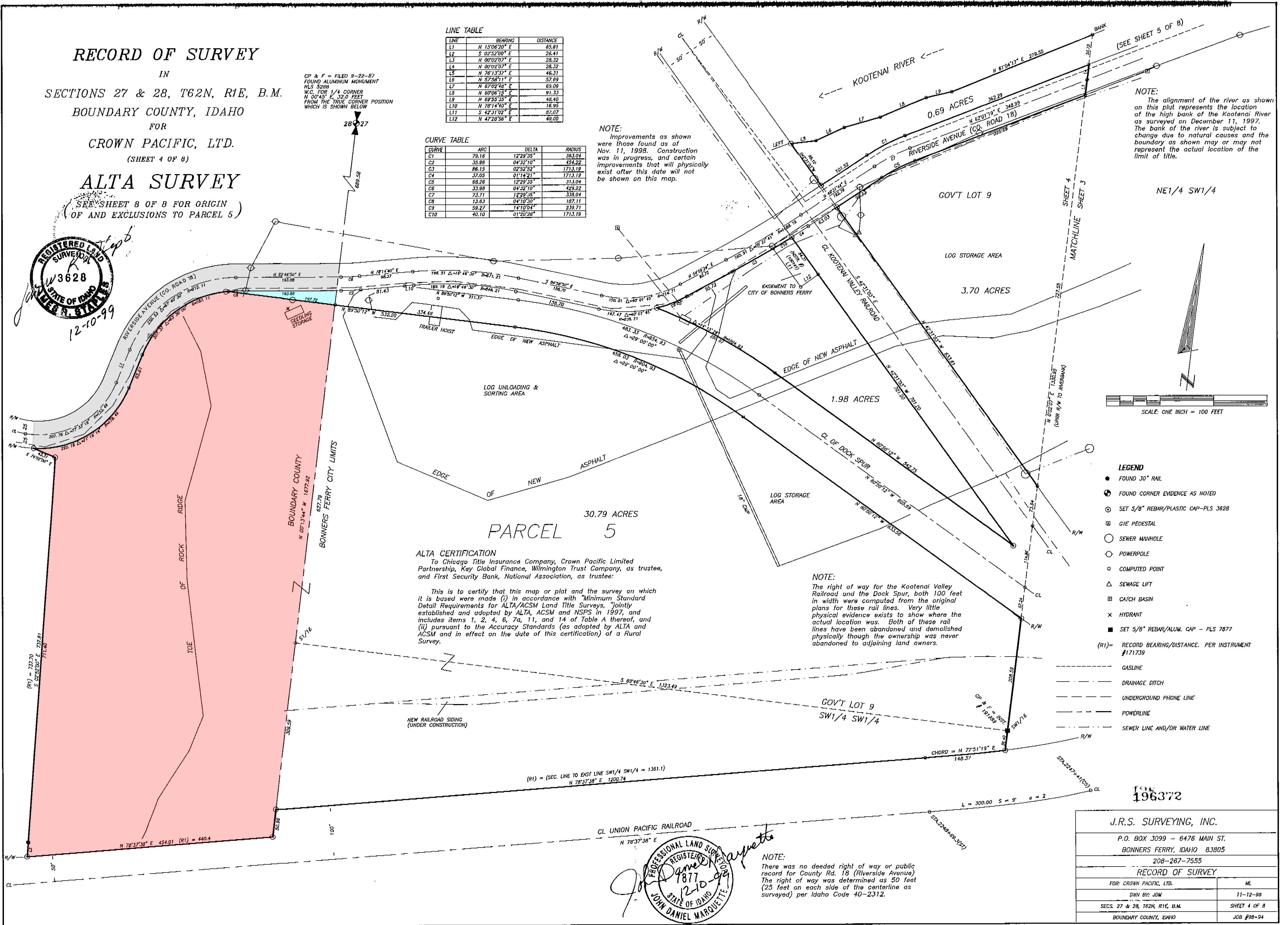
CP & F = FILED 9-22-87
FOUND ALUMINUM MONUMENT
HLS 528H
W.C. FOR 1/4 CORNER
N 00°45' E, 32.0 FEET
FROM THE TRUE CORNER POSITION
WHICH IS SHOWN BELOW

LINE	BEARING	DISTANCE
L1	N 15°06'20" E	65.81
L2	S 02°52'00" E	26.41
L3	N 00°02'07" E	28.32
L4	N 00°02'07" E	26.32
L5	N 78°13'37" E	46.31
L6	N 37°58'11" E	57.69
L7	N 67°02'48" E	69.09
L8	N 60°06'13" E	91.33
L9	N 69°55'35" E	48.40
L10	N 78°14'40" E	16.95
L11	S 42°31'02" E	82.07
L12	N 47°28'56" E	40.05

CURVE	ARC	DELTA	RADIUS
C1	79.18	12°29'35"	381.04
C2	35.98	04°32'10"	454.22
C3	86.15	02°52'52"	1713.19
C4	37.65	01°14'21"	1713.19
C5	68.26	12°29'35"	311.04
C6	33.98	04°32'10"	429.22
C7	73.71	12°29'35"	338.04
C8	13.63	04°10'30"	187.11
C9	58.27	14°10'04"	239.71
C10	40.10	01°20'28"	1713.19

NOTE:
Improvements as shown
were those found as of
Nov. 11, 1998. Construction
was in progress, and certain
improvements that will physically
exist after this date will not
be shown on this map.

NOTE:
The alignment of the river as shown
on this plat represents the location
of the high bank of the Kootenai River
as surveyed on December 11, 1997.
The bank of the river is subject to
change due to natural causes and the
boundary as shown may or may not
represent the actual location of the
limit of title.

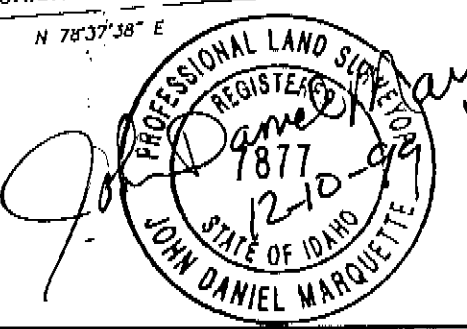


ALTA CERTIFICATION
To Chicago Title Insurance Company, Crown Pacific Limited
Partnership, Key Global Finance, Wilmington Trust Company, as trustee,
and First Security Bank, National Association, as trustee:

This is to certify that this map or plat and the survey on which
it is based were made (i) in accordance with "Minimum Standard
Detail Requirements for ALTA/ACSM Land Title Surveys," jointly
established and adopted by ALTA, ACSM and NSPS in 1997, and
includes items 1, 2, 4, 6, 7a, 11, and 14 of Table A thereof, and
(ii) pursuant to the Accuracy Standards (as adopted by ALTA
and ACSM and in effect on the date of this certification) of a Rural
Survey.

NOTE:
The right of way for the Kootenai Valley
Railroad and the Dock Spur, both 100 feet
in width were computed from the original
plans for these rail lines. Very little
physical evidence exists to show where the
actual location was. Both of these rail
lines have been abandoned and demolished
physically though the ownership was never
abandoned to adjoining land owners.

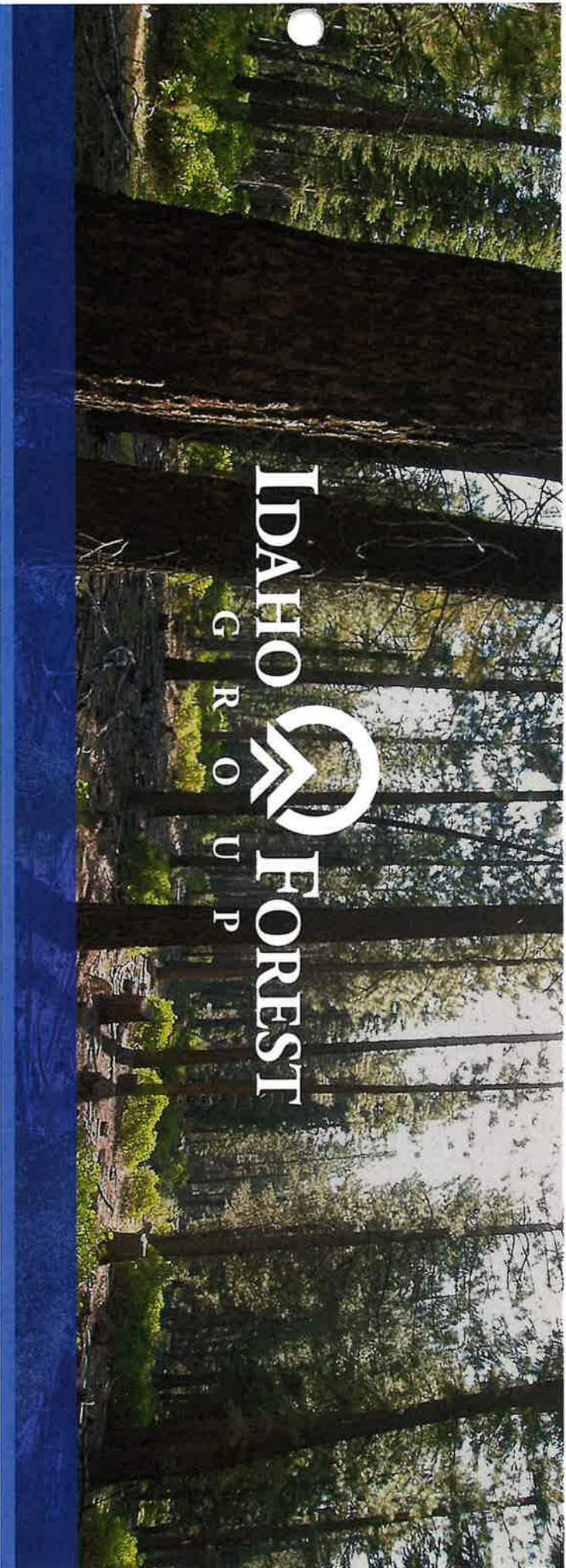
- LEGEND**
- FOUND 30" RAIL
 - ⊙ FOUND CORNER EVIDENCE AS NOTED
 - ⊙ SET 5/8" REBAR/PLASTIC CAP-PLS 3628
 - ⊙ GIE PEDESTAL
 - SEWER MANHOLE
 - POWERPOLE
 - COMPUTED POINT
 - △ SEWAGE LIFT
 - ⊞ CA/CH BASIN
 - × HYDRANT
 - SET 5/8" REBAR/ALUM. CAP - PLS 7877
 - (R1) = RECORD BEARING/DISTANCE, PER INSTRUMENT #171739
 - GASLINE
 - DRAINAGE DITCH
 - UNDERGROUND PHONE LINE
 - POWERLINE
 - SEWER LINE AND/OR WATER LINE



NOTE:
There was no deeded right of way or public
record for County Rd. 18 (Riverside Avenue).
The right of way was determined as 50 feet
(25 feet on each side of the centerline as
surveyed) per Idaho Code 40-2312.

J.R.S. SURVEYING, INC.	
P.O. BOX 3099 - 6476 MAIN ST. BONNERS FERRY, IDAHO 83805	
208-267-7555	
RECORD OF SURVEY	
FOR: CROWN PACIFIC, LTD.	ML
DWN BY: JDM	11-12-98
SECS. 27 & 28, T62N, R1E, B.M.	SHEET 4 OF 8
BOUNDARY COUNTY, IDAHO	JOB #98-94

Pink and gray areas are owned by Kootenai River Lumber Company. Note near surveyor stamp indicates that Riverside Avenue/County Road 18 has no deeded right of way. The area in light blue is part of the dock spur parcel assumed to be owned by the railroad.



Kootenai River Lumber Company
Bonners Ferry Lumber Mill Site

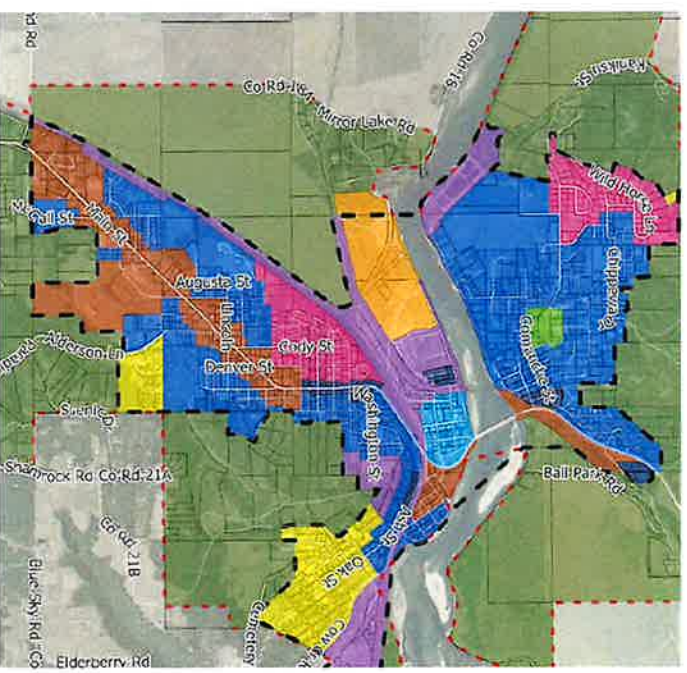
Chris Pease, Moyie Springs Plant Superintendent
July 2023

RECEIVED
JUL 20 2023
CITY OF BONNERS FERRY

Bonniers Ferry Comp Plan – “New Vision”

“Master Plan Mixed Use”

- A variety of housing types and low impact neighborhood compatible retail and/or dining use may be considered through a planned development which may be phased over time.
- Public recreational amenities and access, particularly along the Kootenai River shall be a focal point for consideration for redevelopment. New development in this area is strongly encouraged to provide for or enhance connections to or along the river.
- Transportation access to and within subsequent development should be carefully considered and accommodating to a variety of travel modes. Careful consideration should be given the wider transportation system within the city. Pedestrian and bicycle connections both within any proposed development and to other areas of significance should be strongly encouraged or required. In support of a vibrant downtown, comfortable and safe pedestrian / bicycle access to the downtown should also be integrated into any proposed redevelopment plans.



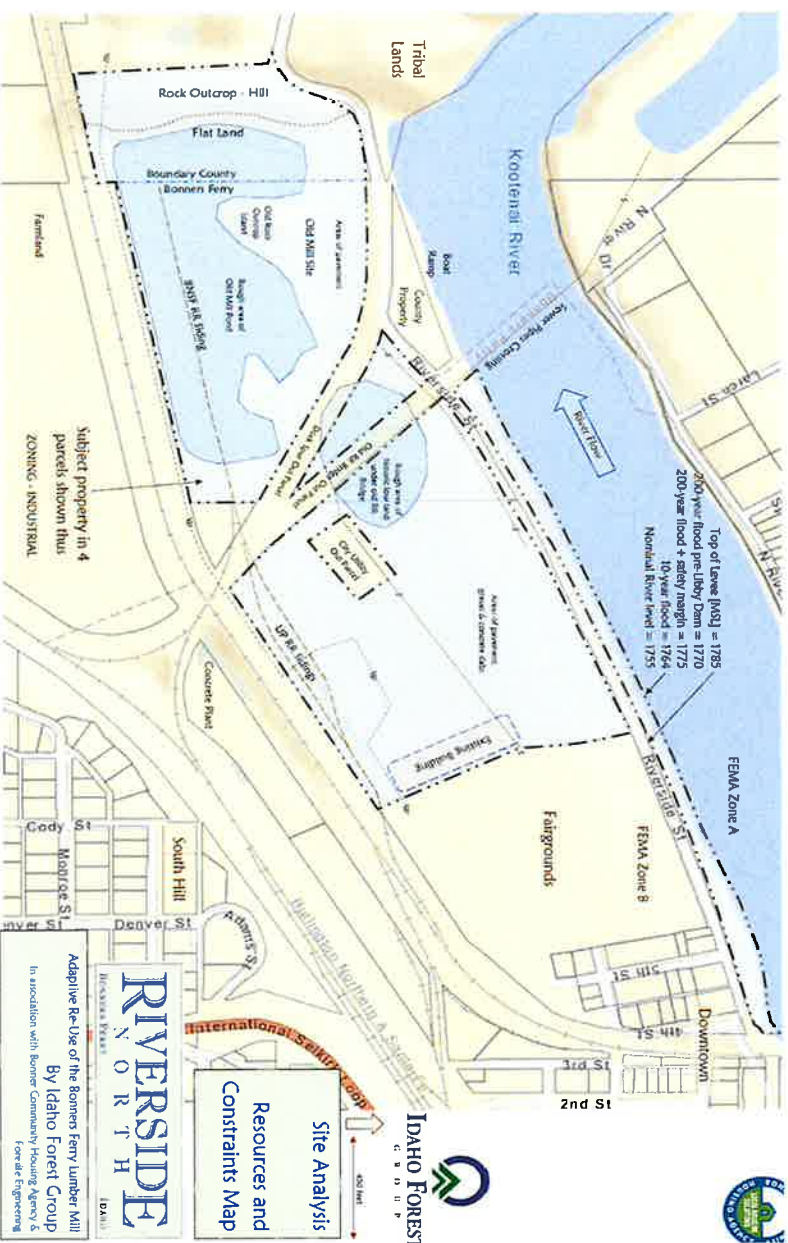
IFG's High Level Goals

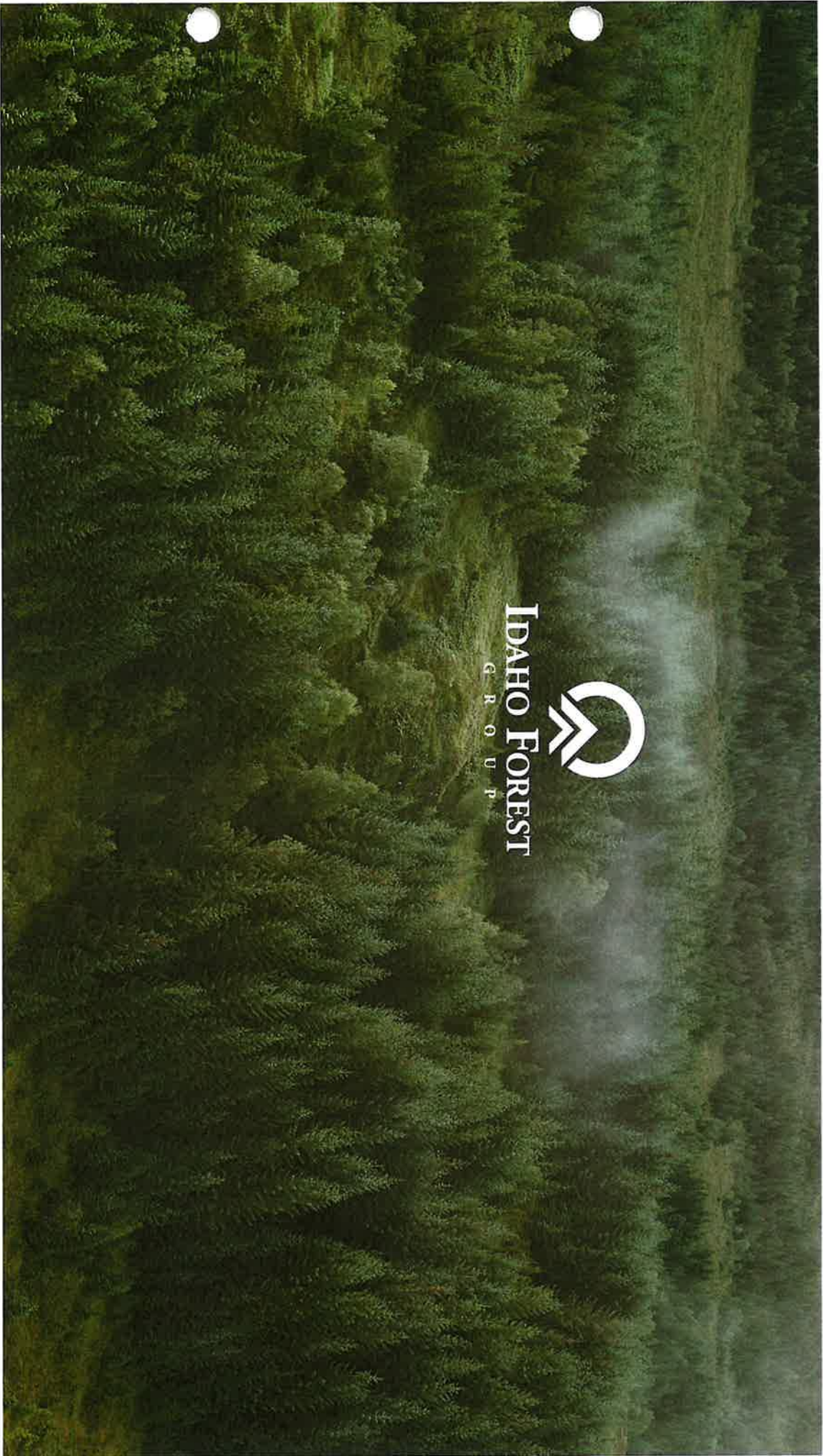
- Work with the community to provide a physical connection from downtown to the river and any proposed development projects.
- Provide opportunities for a wide variety of housing options.
- Emphasize recreation opportunities especially along the River.
- Improve traffic flow and pedestrian safety.



Preliminary Steps

- Hired a “Land Man” to help reconstruct title history on the property, particularly regarding the Kootenai Valley RR parcel
- Preliminary Title Report
- Submitted application for annexation of westernmost parcel
- Working internally and with contractors to develop various site plan options and approximate budgets as well as help identify limitations and opportunities





IDAHO FOREST
GROUP



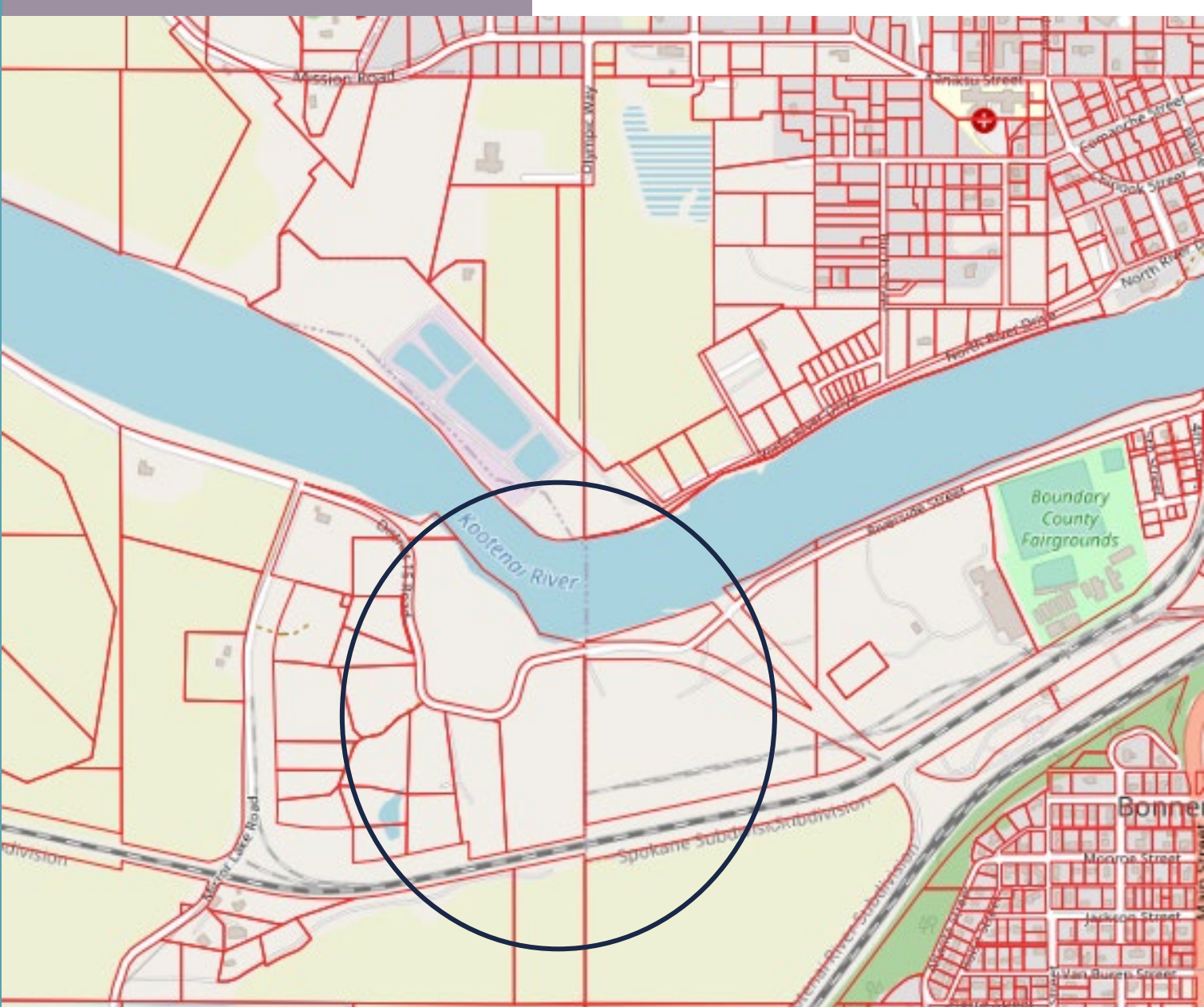
BONNERS FERRY CITY COUNCIL PUBLIC HEARING

FILE #AN08-23 ANNEXATION REQUEST,
KOOTENAI RIVER LUMBER CO.

SEPTEMBER 5, 2023

**FILES #AN08-23
KOOTENAI RIVER
LUMBER COMPANY**

**COMP PLAN &
ZONING MAP
AMENDMENTS**



REVIEW HEARING PROCEDURES

- CALL FOR DISCLOSURES OR CONFLICTS
- OVERVIEW OF PROCEEDINGS
- PRESENTATIONS BY STAFF AND APPLICANT
- QUESTIONS FROM P&Z
- TESTIMONY
 - IN FAVOR
 - NEUTRAL
 - OPPOSED

REBUTTAL

DELIBERATION

PROJECT SUMMARY

- Voluntary Category A annexation
- Property totals 10.95 acres, plus adjacent public rights-of-way
- Subject property is west of mill site and county fairgrounds on Riverside Street
- Seeking Comp Plan Future Land Use Map designation of Masterplan Mixed Use and Commercial zoning



Kootenay River

Kootenay River

18A

N River Dr

Riverside St

5th St

4th St

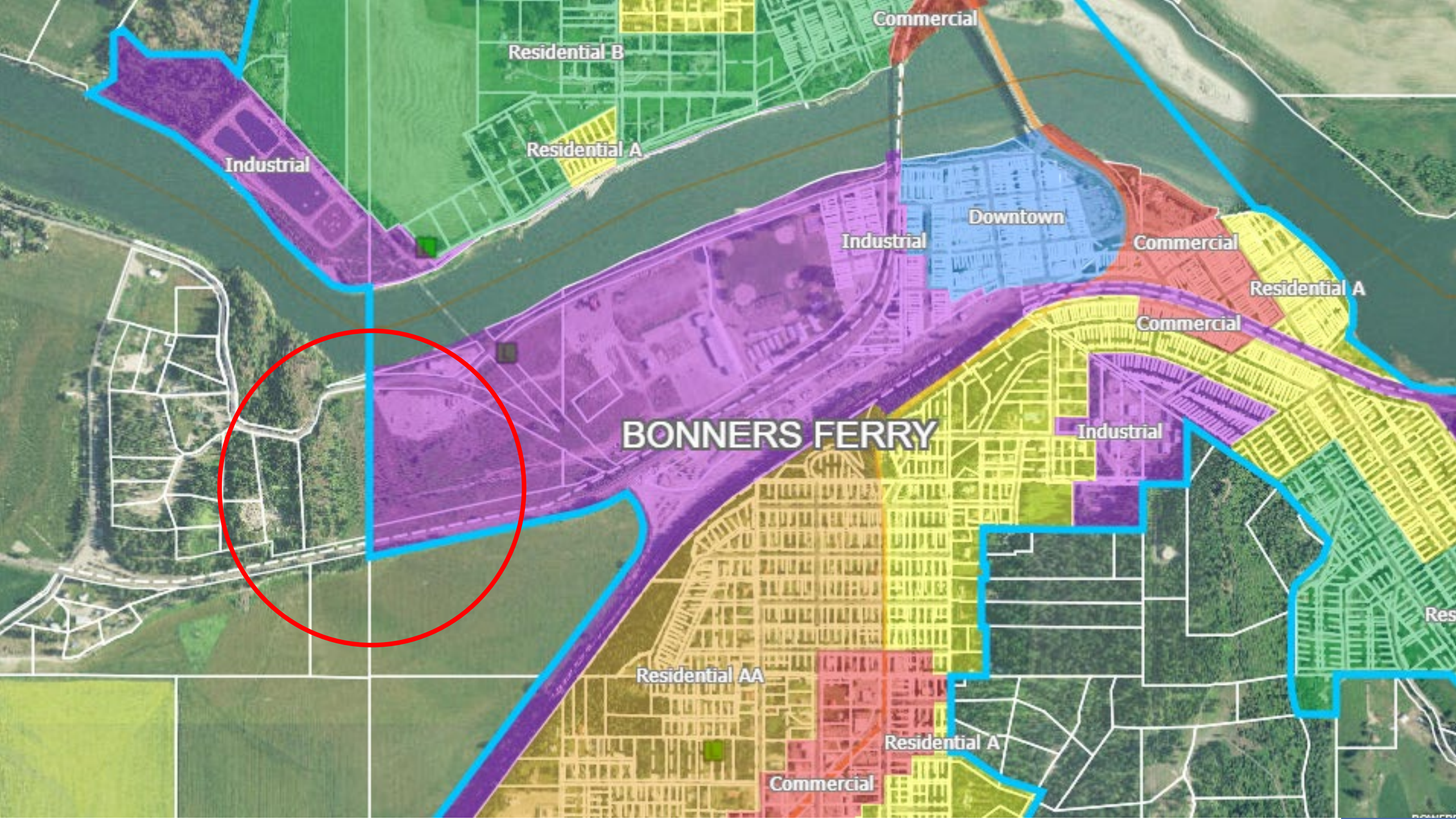
Recreation Pk Rd

Riverside St

Main St

Bonners Ferry

Denver St



Commercial

Residential B

Industrial

Residential A

Downtown

Industrial

Commercial

Residential A

Commercial

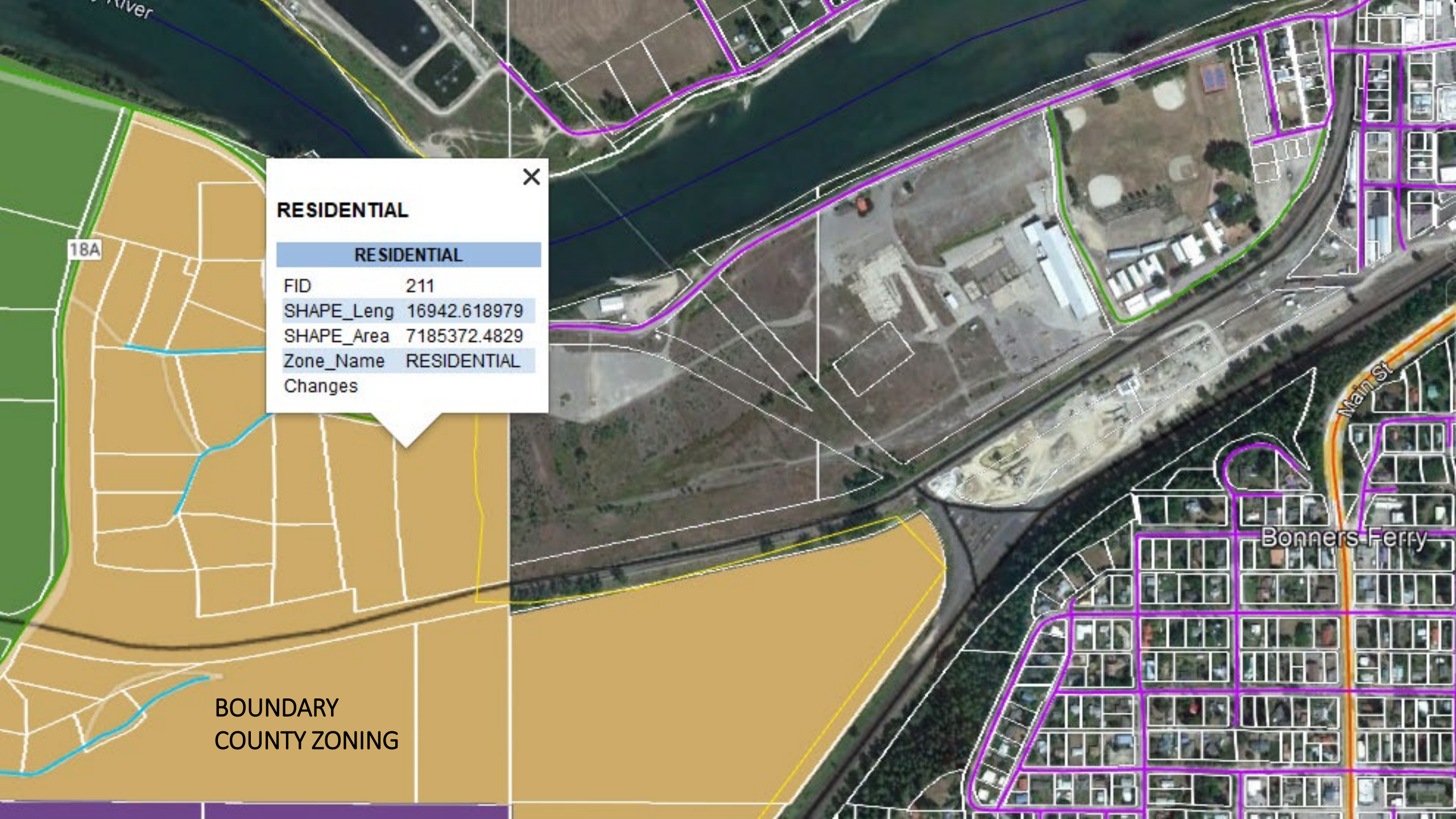
BONNERS FERRY

Industrial

Residential AA

Residential A

Commercial



RESIDENTIAL

RESIDENTIAL

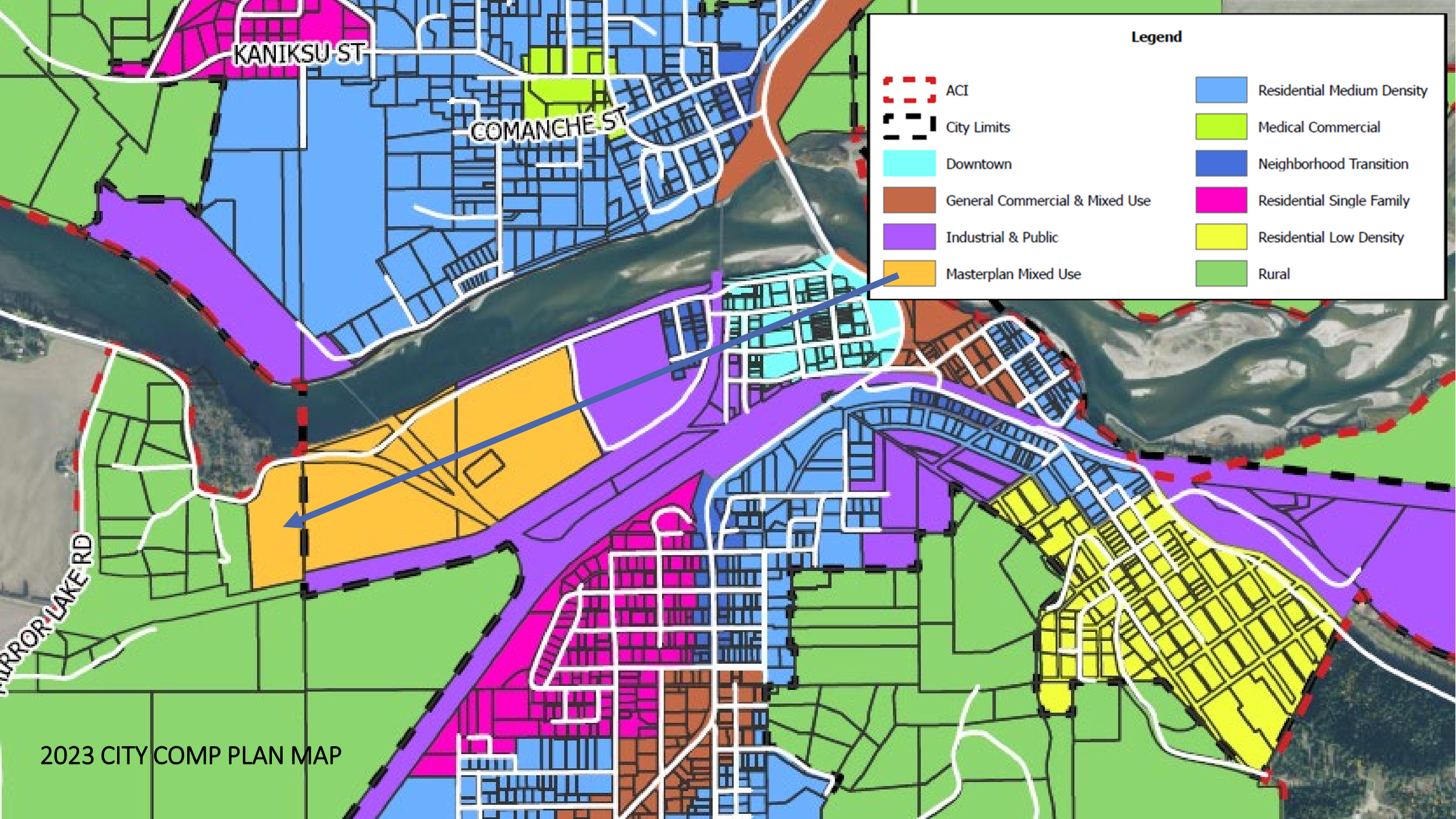
FID	211
SHAPE_Leng	16942.618979
SHAPE_Area	7185372.4829
Zone_Name	RESIDENTIAL
Changes	

18A

Main St

Bonnors Ferry

BOUNDARY
COUNTY ZONING



2023 CITY COMP PLAN MAP



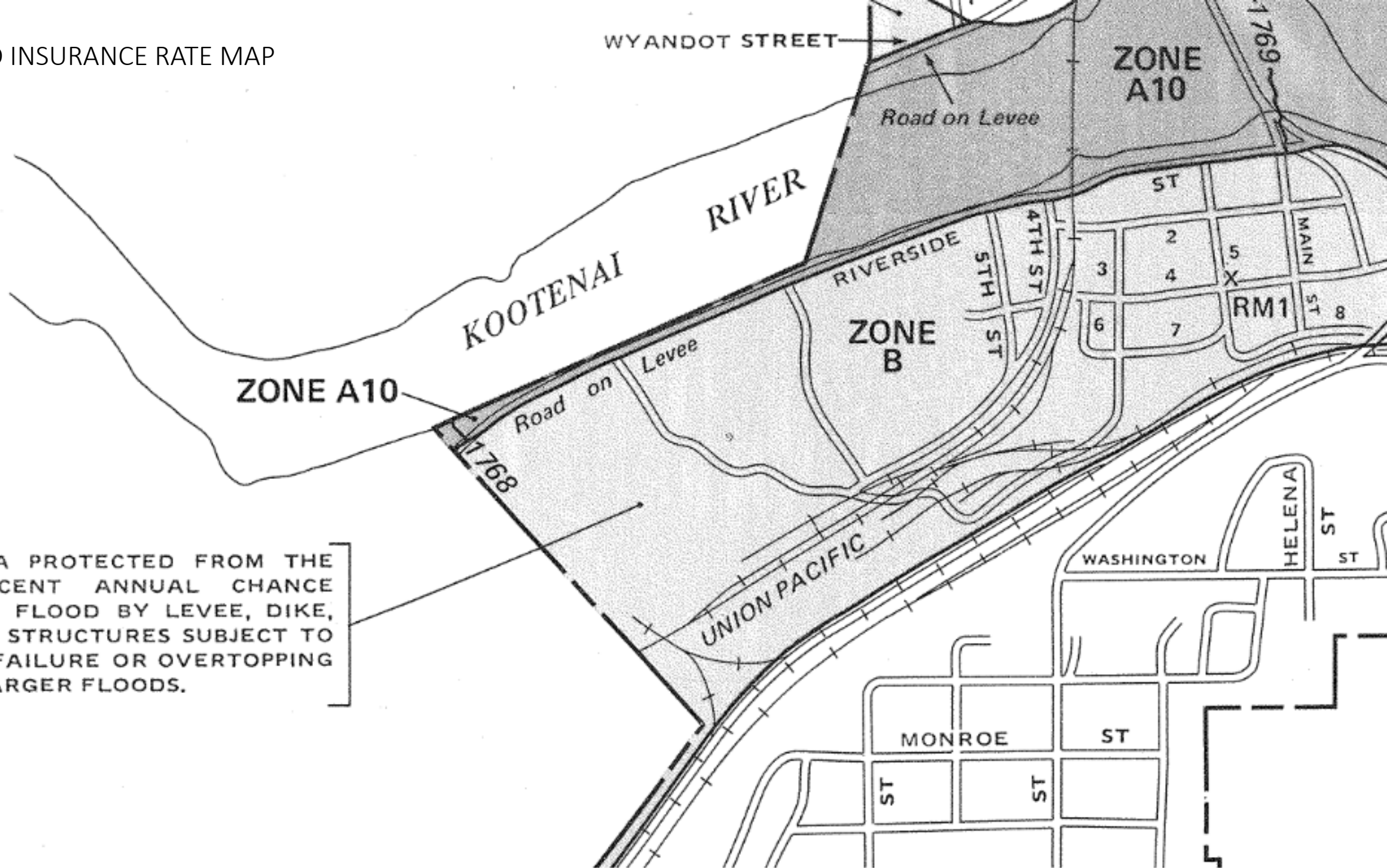
Riverside Street

Looking south toward property

Kootenai River

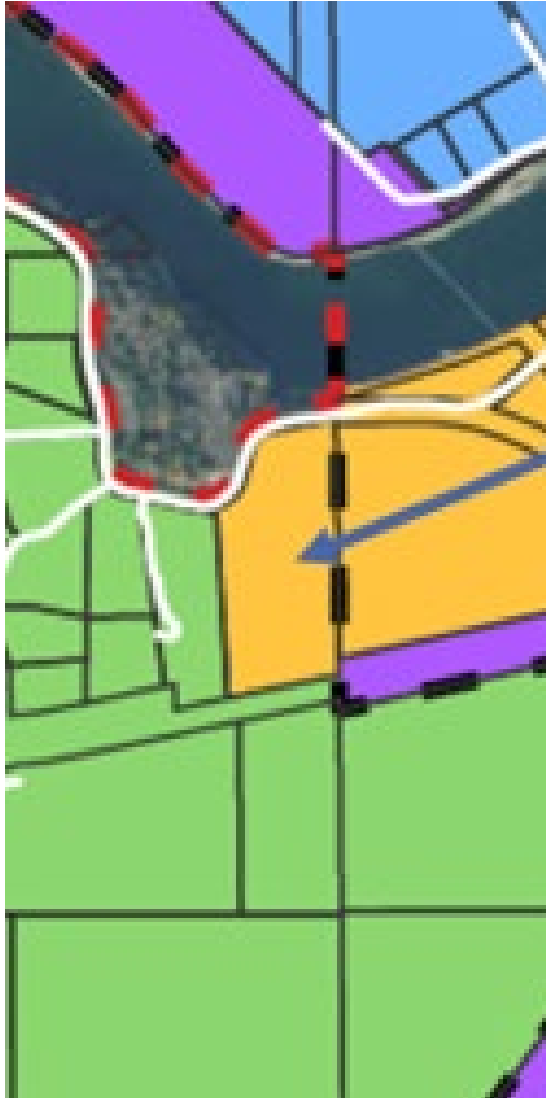


FLOOD INSURANCE RATE MAP



THIS AREA PROTECTED FROM THE ONE PERCENT ANNUAL CHANCE (100-YEAR) FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURES SUBJECT TO POSSIBLE FAILURE OR OVERTOPPING DURING LARGER FLOODS.

MAP CLASSIFICATIONS



Masterplan Mixed Use

Plan specifically contemplated new vision for former industrial mill site.

Variety of housing types.

Compatible neighborhood commercial uses.

Recreational amenities w/ river focus.

Variety of travel modes.



COMMERCIAL ZONING

To accommodate the location of **new businesses and encourage further expansion of business** in the municipal limits. To also establish areas in the municipal limits for future business growth.

Residential uses include ADUs, single & multi-family, duplex & townhouses.

FUTURE DEVELOPMENT

- SPECIFICS OF FUTURE DEVELOPMENT NOT A PART OF TODAY'S CONSIDERATION
- RECOMMENDATION FOR MAPPING DESIGNATIONS TO MEET IDAHO CODE REQUIREMENTS FOR PRE-ZONING AND COMP PLAN DESIGNATION PRIOR TO ACTUAL ANNEXATION
- FUTURE PLANS FOR DEVELOPMENT WOULD COME LATER
- MASTER PLAN ZONE DOES NOT YET EXIST
- CURRENT PLANNED UNIT DEVELOPMENT PROCESS CAN BE USED AS ALTERNATIVE
 - PUD CODE ALLOW MIXTURE OF HOUSING AND "NEIGHBORHOOD" COMMERCIAL

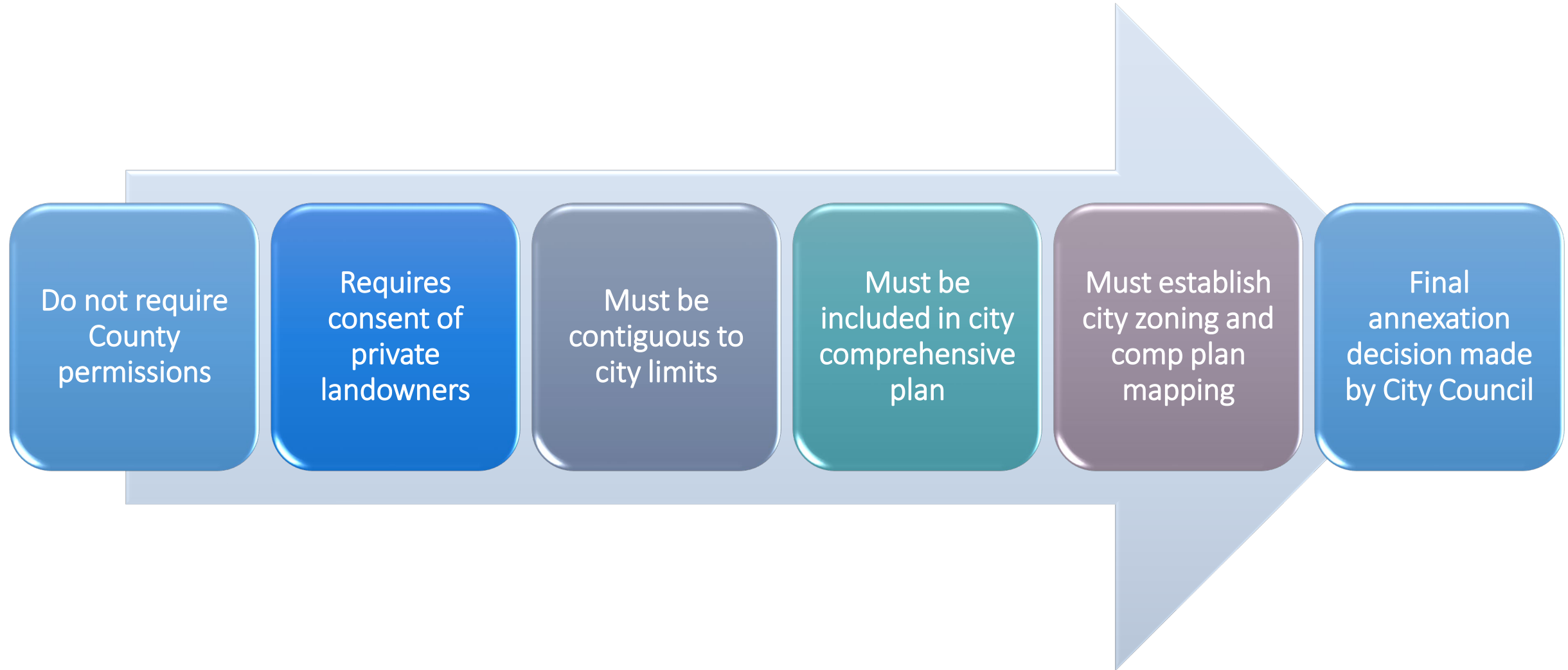
STANDARDS OF REVIEW

- BASIS FOR DECISION IS WHETHER REZONE AND COMP PLAN MAP AMENDMENT IS IN ACCORD WITH ADOPTED POLICIES OF CITY COMPREHENSIVE PLAN
- SUMMARY OF SECTIONS OF COMP PLAN PAGES 6-7 OF STAFF REPORT.
- ANALYSIS BASED ON NEW COMP PLAN & MAP
- DESCRIPTION OF DESIGNATION ON PAGE 5

AGENCY REVIEW & PUBLIC COMMENT

- CITY DEPARTMENTS REVIEWED PROPOSAL WITH THREE OTHER ANNEXATION REQUESTS
- CITY REVIEWED SERVICE CONNECTIONS, EXTENSIONS AND AVAILABILITY
- CITY STAFF INDICATED SUPPORT FOR ANNEXATION, PENDING HEARINGS
- NO ANNEXATION AGREEMENT WARRANTED
- NOTICE OF ANNEXATION SENT TO COUNTY AND OTHER AFFECTED AGENCIES
- NO OTHER AGENCY COMMENTS
- NO WRITTEN PUBLIC COMMENT TO DATE
- PUBLIC HEARING TESTIMONY AT P&Z: OWNERS OF ADJOINING ROCK QUARRY VOICED CONCERNS THAT IF THE LAND IS DEVELOPED, COMPLAINTS COULD ARISE OVER THE EXISTING MINING OPERATIONS.

Annexation process in Idaho – Voluntary Category A



DRAFT MOTIONS

MOTION TO APPROVE:

I move to approve File #AN08-23, designating the subject land and adjoining right-of-way as “Masterplan Mixed Use,” the zoning of land as Commercial, and the annexation of the 10.95-acre land and adjacent right-of-way into the city limits of Bonners Ferry, finding that it is in accord with the goals and policies of the adopted City of Bonners Ferry Comprehensive Plan, based upon the findings as listed in the staff report [or amended as follows:] I further move to direct staff to prepare for City Council consideration the final documents to amend the city maps and complete the annexation process.

MOTION TO CONTINUE:

I move to continue files #AN08-23 to (date/time/place) to (insert reason for continuance).

MOTION TO DENY:

I move to deny File #AN08-23, as proposed, finding that it is NOT in accord with the goals and policies of the adopted City of Bonners Ferry Comprehensive Plan, based upon the following reasons and findings [explain reasons for denial].



CITY OF BONNERS FERRY

7232 Main Street
P.O. Box 149
Bonners Ferry, Idaho 83805
Phone: 208-267-3105 • Fax: 208-267-4375

STAFF REPORT FOR SPECIAL USE PERMIT APPLICATION – KANIKSU COMMUNITY HEALTH BONNERS FERRY CITY COUNCIL FILE #SUP013-23

Prepared by: Clare Marley, AICP & Sam Stringer
City Contract Planners, Ruen-Yeager & Assoc., Inc.

Project Description: **Boundary Regional Community Health Center/Kaniksu Community Health** is requesting a special use permit to build a pharmacy on 0.31 acres at the corner of Comanche Street and Chinook Street. The property is known as Lots 8 and 9, Block 15 of the Amended Plat of Bonners Ferry in Section 27, Township 62 North, Range 1 East, Boise Meridian. The property is zoned Medical. The proposed pharmacy would include a drive-through service window.

Location: Intersection of Comanche Street and Chinook Street.

Legal Description: Lot 8 and lot 9, Block 15 of Amended Plat of Bonners Ferry Situated in Gov't Lot 2, Section 27, Township 62 North, Range 1 East, Boise Meridian. City of Bonners Ferry

Parcel Size: ±0.31 of an acre

Applicant: Boundary Regional Community Health Center (Kaniksu Community Health)

Applicant Representative: Richard Villelli

Application Filed: June 2, 2023

Notice Provided (P&Z): Mailed notice: July 21, 2023
Site posting: August 3, 2023
Newspaper publication: July 27, 2023

Hearing Date: Planning and Zoning: August 17, 2023

Council Packet: Application, site & grading plan, public comment, trip generation report, draft P&Z minutes

P&Z Recommendation: Approval, unanimous vote

I. APPLICABLE STATE AND CITY CODES/PROCEDURES

Idaho Code, §67-6512, SPECIAL USE PERMITS, CONDITIONS, AND PROCEDURES. Provides authority for special use permits. Allows permit to be granted if proposed use is conditionally permitted by the terms of local ordinance. Permits is subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Decision must be written and denial of a special use permit or approval of a special use permit with conditions unacceptable to the landowner may be subject to the regulatory taking analysis provided for by section 67-8003, Idaho Code, consistent with requirements established thereby. Standard 15-day legal notice required. Conditions may be imposed to:

- (1) Minimize adverse impact on other development;
- (2) Control sequence and timing of development;
- (3) Control duration of development;
- (4) Assure development is maintained properly;
- (5) Designate exact location and nature of development;
- (6) Require provision for on-site or off-site public facilities or services;
- (7) Require more restrictive standards than those generally required in an ordinance;
- (8) Require mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.

A special use permit shall not be considered as establishing a binding precedent to grant other special use permits. A special use permit is not transferable from one (1) parcel of land to another.

Certain exceptions and waivers of standards are permitted through the special use permit process.

Bonnors Ferry City Code:

§11-1-3: Definitions, Appendix A,
§11-5, et seq: Special Use Permits
§11-13 et seq: Off Street Parking
§11-14 et seq: Signs
Appendix B: Table of Uses

Title 11, Chapter 5, Bonnors Ferry City Code, allows for any person or party to file an application for special use permit and sets forth the required procedures and standards. Special uses are established for the purpose of allowing other uses in zones, which are not a generally permitted use in that zone. These uses are the type that because of unusual characteristics or particular considerations require special consideration as to the specific conditions under which such uses may be permitted. Standards of review are summarized below.

II. PROPERTY INFORMATION:

1. Site acreage: About ±0.31 of an acre.
2. Access: The site is served by Comanche Street and Chinook Street, both public rights-of-way.
3. Services: Existing city water, sewer, and electric.
4. Surrounding uses and zones:

Compass	Comp Plan Designation	Current Zoning	Uses/Densities
Site	Medical Commercial	Medical	Vacant
North	Medical Commercial	Medical	Boundary Community Regional Hospital
South	Residential Medium Density	Residential B	Single-family dwellings
East	Residential Medium Density	Residential A	Single-family dwellings
West	Residential Medium Density	Residential A,	Single-family dwellings

III. PROJECT OVERVIEW/SUMMARY



Aerial of vicinity

The applicant is requesting a special use permit to place a new, ±1,300 square foot pharmacy building with a drive-through to fill prescriptions for Kaniksu patients only. The property is described as Lots 8 and 9, Block 15 of Amended Plat of Bonners Ferry in Gov't Lot 2, Section 27, Township 62 North, Range 1 East, Boise Meridian. Appendix B, Table of Uses, Bonners Ferry City Code (BFCC), specifically lists a pharmacy as permitted with approval of a special use permit in a Medical zone (M). This site is located

in the Medical zoning district. The applicant estimates there will be three employees operating on-site seven days a week, generally from 7:00 a.m. to 6:00 p.m. The site is located just to the east of the Residential A zoning district at the corner of two public streets, Comanche and Chinook. There are no separate standards in the city zoning code that are unique to pharmacies. The use is required to meet the minimum setback, sign, and parking standards. The proposed pharmacy structure would be about 1,300 square feet. Parking standards for service establishments require a minimum of one parking stall per 250 square feet of floor area, minus bathrooms, hall walls, storage closets and other areas not used by the public (Section 11-13-5). Based on the total square footage, seven parking spaces are required. The site plan shows seven parking spaces. A stormwater pond that will also be used for snow storage with a 2-foot retention wall is shown along the property line. There will be two wall mounted signs, one on the north side and the other on the east. The north side sign will be 11.6 feet long and 2.6 feet high, consisting of the Kaniksu Community Health logo and pharmacy name. The east sign will have the same design but will be 9 feet long and 8 feet tall. Both signs are subject to sign permit applications and reviews for sign standard compliance prior to placement. Lights will be mounted in the drive-through area pointed downward and will be lit as needed, without affecting neighboring uses, according to the application.

The applicant provided a trip generation and distribution letter, evaluating the city requirements for stopping sight distance and the proposed drive-through approach. The June 21, 2023, summary is attached to this report. The report by HMH Engineering estimates the pharmacy will see an average of 141 trips per day, with the highest traffic during the p.m. hours. Traffic will enter the parking lot and drive-through from Comanche Street. Drive-through traffic would exit onto Chinook, according to the site plan. The project engineer noted the City's concerns regarding sight distances from the Chinook Street approach. The project engineer analysis indicates "there is sufficient sight distance to allow a left turn out of the drive-through onto Chinook." The safe stopping sight distance conclusion is supported by the engineer's table C of the report. The report concludes that the pharmacy will generate fewer than 50 peak hour trips and fewer than 200 average daily trips, thus not triggering a traffic impact study.

IV. AGENCY COMMENTS

The application was sent to city departments and the Panhandle Health District for review and comment on June 20, 2023. The Panhandle Health District replied with "No comment" on 7/3/2023. City departments had been working with the applicant directly prior to the public hearing. The city engineer and city administrator advised they have no further comments (emails of 8/8/23).

V. PUBLIC COMMENTS

One written public comment has been received. Mr. & Mrs. DiVittore stated in their letter that the pharmacy will have a negative impact on the surrounding neighborhood. The letter is attached to this report. At the Planning and Zoning Commission hearing, the public testified under the "neutral" category, regarding continued alley access during construction, effects of construction on the utilities and landscaping on the west side of the project, hours of operation, traffic and safety, support for a business that would

clean up the current vacant lot; fencing or shrubbery to mitigate neighborhood impacts; and wintertime access in the area on the east side of Comanche Street. The draft minutes of the hearing containing a summary of the comments are attached to this report.

VI. STANDARDS REVIEW & ANALYSIS:

City code requires a special use permit for pharmacies in the Medical zoning district, per Table B. However, other medical uses such as medical clinics and laboratories and the hospital are permitted outright in this district. The pharmacy requires a special use permit in the Medical district since it is specifically listed in the table of uses. The Downtown district permits a pharmacy outright. The City may wish to review this requirement and other associated medical uses when updating its zoning code, along with adding a site plan review requirement for those uses that may be permitted outright, but should be reviewed administratively for traffic, drainage, parking, and other standards.

Table B excerpt

		Zoning Districts						
		AA	A	B	C	I	M	D
	Pharmacy				P		S	P

In order to approve a special use application, Bonners Ferry City Code requires evidence supporting the standards listed in the following table. The governing body shall review the particular facts and circumstances of each proposal and find adequate evidence showing the request meets the following standards:

Standards Review Table §11-5-5	Findings Based upon evidence of record
A. Does the proposed use constitute an allowable special use established by Bonners Ferry Zoning Code?	Pharmacies require a special use permit, per Appendix B, Table of Uses, in the Medical district.
B. Will the proposed use harmonious with objectives of the comprehensive plan and zoning ordinance?	The application states the use would meet all setbacks. Signage is proposed for placement on the building. Proposed parking would meet city requirements. The comprehensive plan land use category "Medical Commercial" supports and encourages a variety of medical, health care, and emergency response uses, including higher intensity medical facilities such as hospitals, ambulance service, along with clinics, medical offices, and residential care facilities. The adopted plan also encourages support of new and existing local businesses through clear, predictable, and appropriate regulations.
C. Is proposed use harmonious and appropriate in appearance with the existing or intended character of the	The application states the business will be open seven days a week with only three operators working with clients predominately coming from

Standards Review Table §11-5-5	Findings Based upon evidence of record
general vicinity and will not change the essential character of the area?	the Kaniksu facility across the street (north). The site is located just south of the Boundary Community Hospital complex, the business will provide prescriptions. Normal business hours are expected to be 7 a.m. to 6 p.m.
D. Will the use be hazardous or disturbing to existing neighborhood uses?	The application states there will be minimal noise outside of the shop. It will also be working in tandem with the regional health center across the street. A traffic report accompanies the application, and includes an evaluation of the sight distance safety for the pharmacy street approaches.
E. Will use be adequately served by essential public facilities and services?	The application states that the building be served by utilities currently on the property.
F. Will use cause excessive public expenditures for services or be detrimental to economic welfare of community?	No additional services extensions to the property are requested.
G. Will the proposed use involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or general welfare by excessive traffic, noise, smoke, fumes, glare or odors, or other factors determined to be nuisances?	<p>The future pharmacy would be placed on a level lot not interfering with any natural resources, according to the application.</p> <p>A traffic report is included with the application, indicating an average of 141 trips per day, with the highest peak hour being a p.m. peak of 15 trips.</p>
H. Are vehicle approaches designed to avoid interference with traffic on surrounding public thoroughfares?	The site plan shows parking access will be from Comanche Street and incorporates a drive-through to prevent overcrowded parking. Any new approaches must receive approval from city streets department. The traffic report analyzed the stopping sight distance onto Chinook Street, concluding there is sufficient sight distance to allow a left turn out of the driveway onto Chinook Street.
I. Will proposed use result in destruction, loss or damage of natural, scenic, or historic features of major importance?	The site is not located within a scenic byway. The site is located within a developed area of Bonners Ferry south of Boundary Community Hospital.

VII. PLANNING & ZONING COMMISSION RECOMMENDATION:

The Commission reviewed the public testimony and applicant presentation. The P&Z voted unanimously to recommend approval of the pharmacy application, adding two additional conditions of approval to address public concerns. These additional conditions are: Condition #14, adding a requirement that a plan for continued alley access be provided to the city engineer along with other required construction plans; and new Condition #15 setting hours of operation at 7 a.m. to 5 p.m. Monday through Friday.

In addition, the official fee schedule requires the city be reimbursed by the applicant for publication and noticing costs. This is a recommended addition by staff at new Condition #16.

MOTION BY THE GOVERNING BODY:

Motion to Approve: I move to accept the recommendation of the Bonners Ferry Planning and Zoning Commission and approve this File #SUP013-23, for a special use permit to allow the placement of a pharmacy on the subject property at the intersection of Chinook and Comanche streets, finding that it **IS** in accord with the standards of Bonners Ferry City Code for special use permits and the adopted comprehensive plan, as enumerated in the findings as presented in the staff report [or as amended] and based upon testimony received at the Planning and Zoning Commission hearing.

I further move to adopt the conditions of approval as written, with the addition of Condition #16 regarding remaining fees owed for publication costs.

CONDITIONS OF APPROVAL:

1. All applicable conditions of approval shall be met prior to issuance of the special use permit by the city. Any condition that runs with the land shall remain in affect while the use is in operation. Subsequent owners of the parcel shall be required to apply for a special use permit if they desire to continue the special use, pursuant to Bonners Ferry City Code §11-5-3. If the applicant proposes to expand the use or add on to the structure, approval of a new or modified special use permit is required. Failure to meet any condition of approval may be grounds for revocation of the permit by the city.
2. The use shall be developed and operated in accordance with the approved application, site plan, and conditions as approved with this application.
3. The special use permit shall expire if the use is not commenced within two (2) years of approval.
4. The applicant shall comply with the standards of Chapter 13, Off Street Parking, of Bonners Ferry City Code (BFCC) Title 11, including:
 - a. A minimum of seven parking stalls, meeting the requirements of Bonners Ferry City Code shall be maintained at all times for the use of the pharmacy employees and customers.
 - b. Vehicle access or entry onto the public or private streets shall be in a forward motion, consistent with 11-13-3 C, BFCC.
 - c. The parking and entries shall be constructed to Americans With Disabilities Act (ADA) standards.
5. Prior to construction, the applicant shall obtain a building permit for the proposed pharmacy.

6. Prior to occupancy of the pharmacy, the applicant shall install sight-obscuring fencing or densely planted vegetation to screen the west and south neighboring properties and to mitigate sound, light, and glare from vehicle headlights, to the satisfaction of the City of Bonners Ferry. The proposed screening shall be shown on the building permit site plan.
7. Access to the parking area from Chinook Street or Comanche Street shall be approved by the Bonners Ferry street department and/or city engineer prior to construction.
8. All signs shall comply with Chapter 14 of Title 11, BFCC.
9. Any exterior lighting shall be shielded and downward directed.
10. The applicants shall obtain approval from the City of Bonners Ferry for any sewer or water extensions, prior to construction.
11. The applicant shall replace the sidewalk along Chinook Street to ADA standards to the satisfaction of the City prior to building occupancy.
12. Prior to occupancy of the building, the applicant shall restore the alley access on the western boundary of the property to at least the same level of service as existed before the development.
13. The applicant shall install all drainage, stormwater, and erosion control measures as provided in the application, to the satisfaction of the city engineer, and shall maintain these features as designed.
14. The development of the site shall not cause the loss of the existing Comanche Street travelway width and function. The applicant shall restore/retain the street width and function as it existed prior to development, to the satisfaction of the City of Bonners Ferry. Plans for the construction of the site approaches, continued alley access, and restoration of the city streets shall be provided to the city engineer for review and approval prior to construction.
15. Hours of operation shall be Monday through Friday, 7 a.m. to 5 p.m.
16. Prior to issuance of the building permit for the structure, the applicant shall pay any remaining publication and noticing costs incurred in the processing of the special use permit, pursuant to the Bonners Ferry official fee schedule.



CITY OF BONNERS FERRY

7232 Main Street
P.O. Box 149
Bonners Ferry, Idaho 83805
Phone: 208-267-3105 Fax: 208-267-4375

Special Use Permit Application

FOR OFFICE USE ONLY:

FILE # <p style="font-size: 2em; color: blue;">SUT 013-23</p>	RECEIVED: <div style="border: 2px solid blue; padding: 5px; text-align: center;"> <p style="font-weight: bold; color: blue;">RECEIVED</p> <p style="color: red;">JUN 02 2023</p> <p style="color: blue;">CITY OF BONNERS FERRY</p> </div>
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APPLICANT INFORMATION:

Landowner's name: Boundary Regional Community Health Center (Kaniksu Community Health)		
Mailing address: PO Box 2160		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208 263-3410	Fax:	
E-mail:		

REPRESENTATIVE'S INFORMATION:

Representative's name: Richard Vilelli		
Company name: Vilelli Investments Inc.		
Mailing address: 1801 Calvers Dr. #1		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208 610 6948	Fax:	
E-mail: rvillelli@yahoo.com		

PARCEL INFORMATION:

Section #: 27	Township: 62N	Range: 1E	Parcel acreage: 0.31
Parcel # (s): RP80120015009AA			
Legal description: Lot 8 + 9 Block 15 Bonners Ferry ID			
Current landowner's name: Kaniksu Community Health			
Current zoning: Medical	Current use: Medical		
Directions to site: Take Highway 95 to Chinook St. go west on Chinook, go west on Comanche St and take an immediate left 6612 Comanche St. Bonners Ferry, ID 83805			

APPLICANT NARRATIVE:

A Special Use Permit is a permit for a use which is specifically listed use within a zoning district as Special Use. If the use is not listed as either allowed or special, then the use is prohibited. All special uses in the City of Bonners Ferry shall seek approval of the use by recommendation by the Planning and Zoning Commission and approval of the City Council. Any modification of a special use requires an additional hearing by the City Council to approve the modification. The applicant shall to the best of their abilities provide the Council with accurate information about the special use they are seeking. The council may at its discretion approve, approve with conditions or deny an application, pursuant to I.C. 67-6509.

PROJECT DESCRIPTION

The applicant is requesting a **Special Use or Modification to a Special Use** (circle one) for:
Describe in detail the use—number of employees, hours of operation, size of buildings, etc. Use additional paper if necessary:

An Annex 1296 sqft building used to fill patient prescriptions. 3 employees will service only Kaniksus patients and not open to the public. Hours of operation will be from 7am - 6pm. The use will be mainly drive through for patients after their appointments in the Kaniksus clinic to fill prescriptions. Some walk in consultations will take place.

Does the proposed use seek to extend any services, such as roads, sewer and/or water? If so, please explain what services are proposed to be extended: Yes the project would extend water main approximately 80 feet, unless landowner is allowed to extend service line to meet the water main.

Will land be offered for dedication as a result of this application? If so explain in detail: No.

Describe surrounding land uses (ex: residential housing, commercial, manufacturing, etc):

North Medical South Residential B
East Residential A/B West Residential A

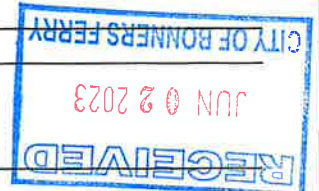
Describe adjacent zoning and densities (ex: Single Family (R-1) Platted 10k sq.ft., Commercial lots etc):

North Medical (Kaniksus Clinic) 5,000 sqft South Residential single family 5,000 sqft
East Residential single family 5,000 sqft West Residential Single family 5,000 sqft

SITE INFORMATION: Please provide a general description of the lay of the land (ex: is the property flat, have any bodies of water or wetlands present, what existing structures and uses are present etc.)

Land slopes from east to west. A power pole is on the property and some low trees/bushes. There is a tall ponderosa pine tree. All vegetation would be grubbed, cut and removed.

Directions to site (Please be specific) SEE Parcel Information



STANDARDS FOR REVIEW (BFCC§11-5-5)

Explain how the proposed use constitutes an allowable special use established by Bonners Ferry Zoning Code:

A pharmacy is allowed as a special use permitted in a medical zone.

Explain how the proposed use will conform to the zone district in which it is located (Example, the applicant is meeting all the zoning requirements, such as signage, lighting and landscaping that is required of it in the zone district that it is located?):

All requirements in the medical zone will be met per code.

How will the proposed use be compatible and harmonious with adjacent properties? What measures is the applicant taking to insure the use will be compatible with surrounding property owners? (Example, is the applicant proposing to limit the operating hours to reduce noise during the evening or morning hours to adjacent landowners?)

A pharmacy in a medical zone naturally lends itself to harmonious use. This is an annex / extension of the current landowners use across the street in the same zone.

Explain how the proposed use will utilize existing utilities, or how the applicant proposes to extend services to the site?

Sewer runs through the property, and power is at the site. A water main will be extended to the property compliant with however the city engineer deems appropriate.

How does the proposed use comply with the applicable standards Bonners Ferry City Zoning Code?

This is a pharmacy in a medical zone. A non-retail pharmacy only filling prescriptions for patients coming from the medical clinic sixty feet across the street. Future land use calls for commercial on this lot which pharmacy is allowed.

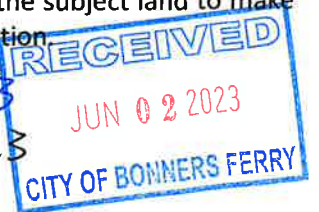
Explain how the proposed use is in general compliance with the goals of the Comprehensive Plan (attached additional paper if necessary):

This will be used for medical use in a medical zone that merits its use in the comprehensive plan. Future zoning on this lot is intended to be commercial which a pharmacy is allowed. This usage will only further develop the future for the city within their medical district.

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to the City and its representatives to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Applicant's signature:  Date: 5-25-2023

Landowner's signature:  Date: 5-26-2023



Narrative

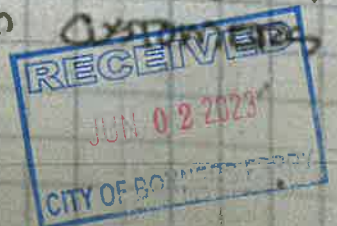
KANIKSU HEALTH PHARMACY:

- PROPOSED PHARMACY WILL BE ADJACENT TO AND SOUTH OF EXISTING KANIKSU HEALTH CLINIC.
- TRAFFIC SHOULD REMAIN SIMILAR, AS NEARLY TO CURRENT AND FUTURE PHARMACY IS FOR PATIENTS ONLY.
- PROPOSED SITE LAYOUT HAS BEEN A COLLABORATION BETWEEN CITY STAFF, ARCHITECTS AND CIVIL ENGINEER.
- REQUIRED PARKING PROVIDED ON SITE.
- ENTRANCE ~~TO~~ AND EXIT TO SITE WILL BE FROM COMANCHA WITH A ONE-WAY DRIVE FOR DRIVE-UP EXITING ON CARBON

□ IMPACT ON NEIGHBORHOOD

- SITE DRAINAGE CONTAINED ON SITE THRU SWALES AND DRYWELLS
- SITE WILL BE LANDSCAPED
- ROCK RETAINING AT SOUTH AND EAST PROPERTY LINES WILL PROVIDE SEPARATION FROM EXISTING ALLEY AND RESIDENCES
- SITE LIGHTING WILL UTILIZE "THE DARK SKY'S CONCEPT" LIGHTING WILL BE DIRECTED AND PROVIDE SAFETY AND NEIGHBORHOOD. LOW LEVEL TO AVOID

II CONSTRUCTION



- WORKING HOURS WILL BE 7:00 AM TO 6:00 PM, MONDAY - FRIDAY
- ENVIRONMENTAL ISSUES REGARDING DUST (DUST CONTROL - WATERING), RUNOFF (STAIN WATTLE) AT SOUTH DRAIN EAST PROPERTY LINES WILL UTILIZED.
- NOISE, ODOR AND FUMES WOULD BE SIMILAR TO A SINGLE FAMILY RESIDENCE
- VIBRATIONS WILL MINIMAL, UTILIZED FOR PILING / FOUNDATION CONSTRUCTION. SUBPASE FOR NEARBY TRAILING WOULD REQUIRE CONSTRUCTION.

CONCLUSION :

- THE END RESULT IS A SINGLE STORY 1200 SQ FT STRUCTURE THAT PROVIDES ON SITE PARKING, ONE DRIVEWAY THAT REMAINS ON SITE, IN A "BOX LIKE" STYLE.



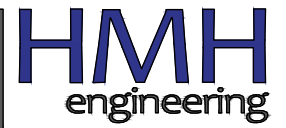
Neighbors within 300 feet of Subject Property 6612 Comanche St. Bonners Ferry, Id 83805

Name	SMITH, JASON P	Name	KOLE, DONALD L
Address	6558 CHINOOK ST	Address	7331 APACHE ST
Name	BRAZELL, MICHAEL	Name	DI VITTORE, STEVEN E
Address	6566 NAVAHO ST	Address	6616 COMANCHE ST
Name	KINNEY, DIANE	Name	USA IN TRUST FOR
Address	7324 CAMAS ST	Address	6632 COMANCHE ST
Name	GALBRAITH, STEPHEN E	Name	GALBRAITH, STEPHEN E
Address	7310 ARAPAHO WAY	Address	6556 NAVAHO ST
Name	HICKS, WESTON W	Name	ONSTOTT REVOCABLE TRUST
Address	6614 G COMANCHE ST	Address	7330 APACHE S
Name	MACE LIVING TRUST	Name	STAPLEY, ROSS
Address	7323 APACHE S	Address	7334 APACHE ST
Name	ROBINSON, GRACE E	Name	BECK, REBECCA
Address	6577 COMANCHE ST	Address	6589 CHINOOK ST
Name	BOUNDARY COUNTY COMM HOSPITAL	Name	COMANCHE HOLDINGS LLC (Soon to be Boundary County Community Hospital)
Address	6640 KANIKSU ST	Address	6629 COMANCHE ST
Name	MCDONALD, SIDNEY L	Name	KOEHN, TIMOTHY J
Address	7386 CANYON ST	Address	6554 COMANCHE ST
Name	SOZO INVESTMENT GROUP LLC	Name	ASHWORTH, BRET LEE
Parcel number	RPB0120007024AA	Address	6545 CHINOOK ST
Name	BOUNDARY REGIONAL COMMUNITY	Name	SCHUMAN, DAVID J
Address	6615 COMANCHE ST	Address	6568 COMANCHE ST
		Name	MULFORD, JACOB C
		Address	6560 COMANCHE ST

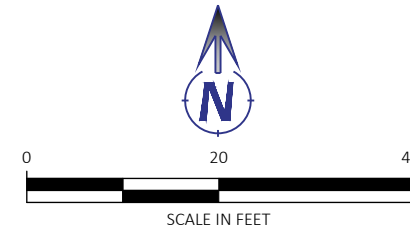




Know what's below.
Call before you dig.

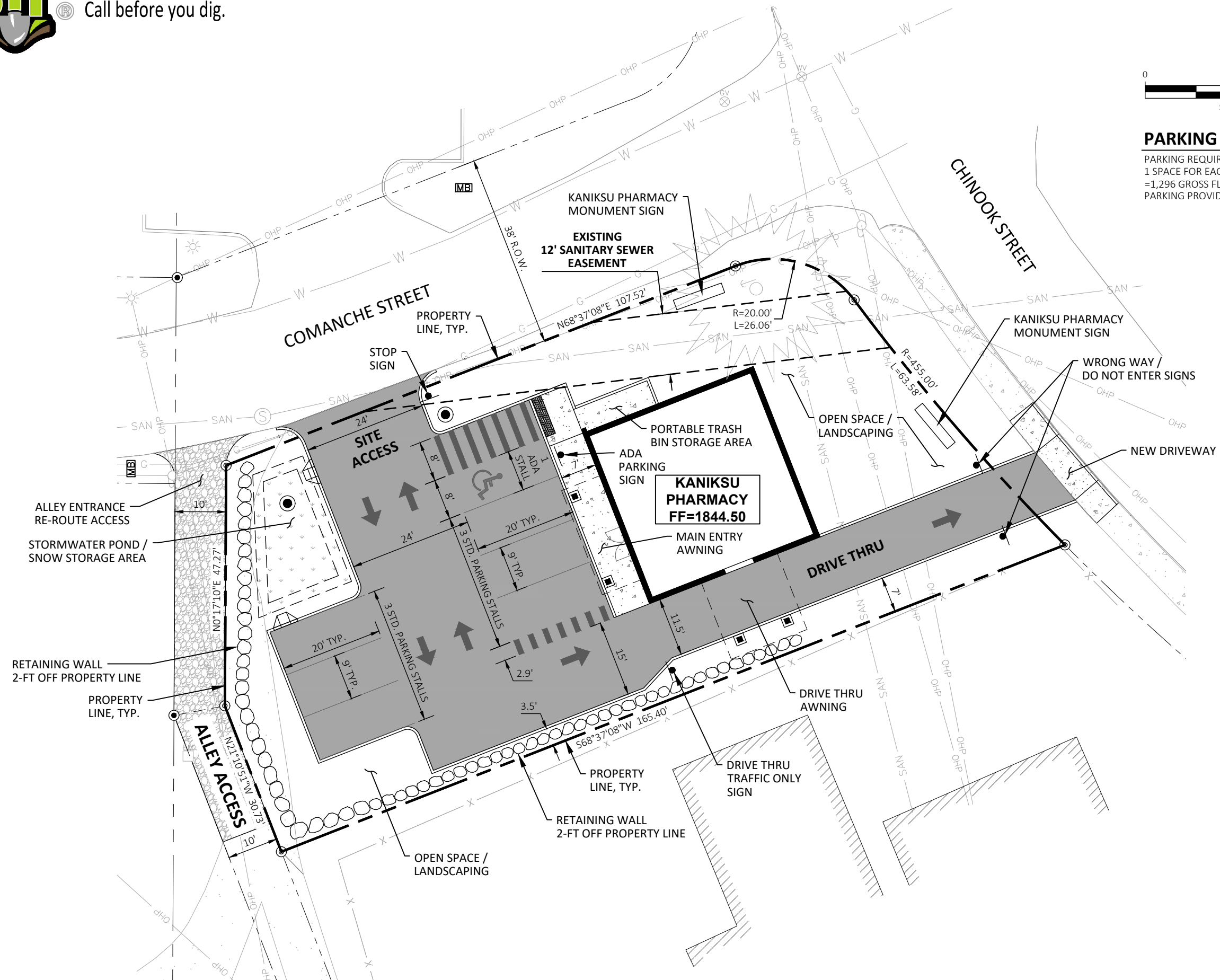


476864 Highway 95, Suite 3
Ponderay, ID 83852
(208) 635-5825



PARKING CALCULATIONS:

PARKING REQUIRED (PER 11-13-5)
1 SPACE FOR EACH 250 S.F. FLOOR AREA
=1,296 GROSS FLOOR AREA / 250 = 5.2
PARKING PROVIDED = 7



**KANIKSU PHARMACY
BONNERS FERRY, ID
SITE PLAN**

**FOR AGENCY
REVIEW
NOT FOR
CONSTRUCTION**

1"
SCALE: (11X17 ONLY)

DWG:
PROJECT NO: D22045
DRAWN BY: DJJ
CHECKED BY: DMT
DATE: MAY 2023

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REVISIONS			
NO.	DATE	BY	DESCRIPTION

1

DRAWING:
SHEET: 1 OF 3

Plot Date: 5/30/2023 3:14 PM Plotted By: Dylan Jones
Path: Z:\DOCUMENTS\PROJECTS\2022\022045 KANIKSU PHARMACY\CAD\PLAN SHEETS\D22045 - 01 - PRELIMINARY SITE PLAN.DWG

June 21, 2023

Trip Generation and Distribution Letter – Revision 1
Kaniksu Pharmacy
RPB0120015009AA

This letter is provided to satisfy the City of Bonners Ferry Special Use Permit requirements to determine trip generation and distribution associated with the proposed Kaniksu Pharmacy development. This report also provides an evaluation of the stopping sight distance at the proposed drive-through approach accessing Chinook Street.

Project Location:

The Kaniksu Pharmacy development is located at Lot 8 and Lot 9, Block 15 of Amended Plat of Bonners Ferry Situate in Gov't Lot 2, Section 27, Township 62 North, Range 1 East, Boise Meridian, City of Bonners Ferry, Boundary County, Idaho. The project is bounded by Comanche St. to the north and Chinook St. to the east. The site is zoned as Medical (M) and is bordered by Residential Multifamily (RM) to the north, south, west, and east.



Project Action:

This project will create a pharmacy for the Kaniksu Community Health Center, consisting of one (1) building. The total site area is 10,897 square feet, with a total proposed building footprint of approximately 1,300 square feet. The proposed development has two approaches, one accessing Comanche St. and one accessing Chinook St. A preliminary site plan is included in Appendix A.

Trip Generation & Distribution:

Trip generation and distribution has been determined using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition for Pharmacy/Drugstore with Drive-Through, Land Use Code 881. The trip generation tables for Pharmacy/Drugstore with Drive-Through can be found in Appendix B.

Vehicle Trip Ends

Pharmacy/Drugstore with Drive-Through (881)	Best Fit Regression Equation	X =	T =
Weekday	$\ln(T) = 0.74 \ln(X) + 5.32$	1.3	141
Weekday AM Peak Hour	Not Given	1.3	12
Weekday PM Peak Hour	Not Given	1.3	15

Rates for Land Use

	ITE Code	Land Use	Quantity	Units	Trips	% Entering	% Exiting	Trips Entering	Trips Exiting
Average Daily	881	Pharmacy/Drugstore with Drive-Through	1.3	1000 Sq Ft GFA	141	50%	50%	70	71
AM Peak Hour	881	Pharmacy/Drugstore with Drive-Through	1.3	1000 Sq Ft GFA	12	50%	50%	6	6
PM Peak Hour	881	Pharmacy/Drugstore with Drive-Through	1.3	1000 Sq Ft GFA	15	50%	50%	7	8

This proposed development will see an average of 141 trips per day with the highest peak hour being the PM Peak of 15 trips.

Trip Assignment:

Vehicle trips will enter and exit from the project site onto Comanche Street and additionally exit onto Chinook Street. It is anticipated that the majority of trips will use the drive-through exit onto Chinook Street where the employee and delivery trips will likely use the exit onto Comanche Street. Given the project location in the center of town, 60% of the total trips are anticipated to be south to/from U.S. Route 2 via Chinook Street. 25% of the total trips are anticipated to travel north to/from Kaniksu Street. Another 6% of total trips are anticipated to travel to/from the west towards Birch St. The other 9% of trips are anticipated to travel to/from the east on Comanche Street.

Stopping Sight Distance:

We understand City staff had concerns with the left turn out of the proposed drive-through approach accessing Chinook Street wanting to ensure there was sufficient stopping sight distance for a northbound vehicle on Chinook Street. Safe stopping sight distance is a function of the design speed, roadway grade, and line of sight. Our analysis indicates there is sufficient sight distance to allow a left turn out of the drive through onto Chinook. The safe stopping sight distance for a speed of 20 mph on Chinook Street at 3% uphill grade is 109 ft as found in Table 3-2 Stopping Sight Distance on Grades (AASHTO A Policy on Geometric Design of Highways and Streets, 7th Ed. 2018). This table is provided in Appendix C.

Conclusion:

Based on the above analysis, the proposed development will generate fewer than 50 peak hour trips and fewer than 200 average daily trips. It is recommended that a Traffic Impact Study not be required for the proposed development.

There is sufficient safe stopping sight distance to allow a left turn out of the proposed drive-through onto Chinook Street.

Please feel free to contact me if you need any additional information or clarifications.

Prepared By:

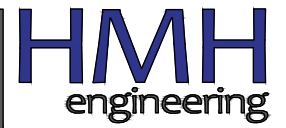
Brandt Souvenir, E.I. & Dan Tadic, P.E.
HMH Engineering



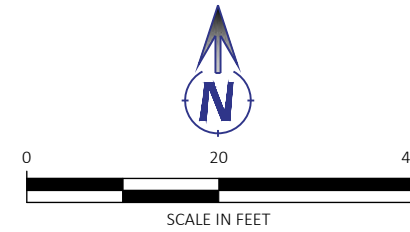
Appendix A
Site Plan



Know what's below.
Call before you dig.

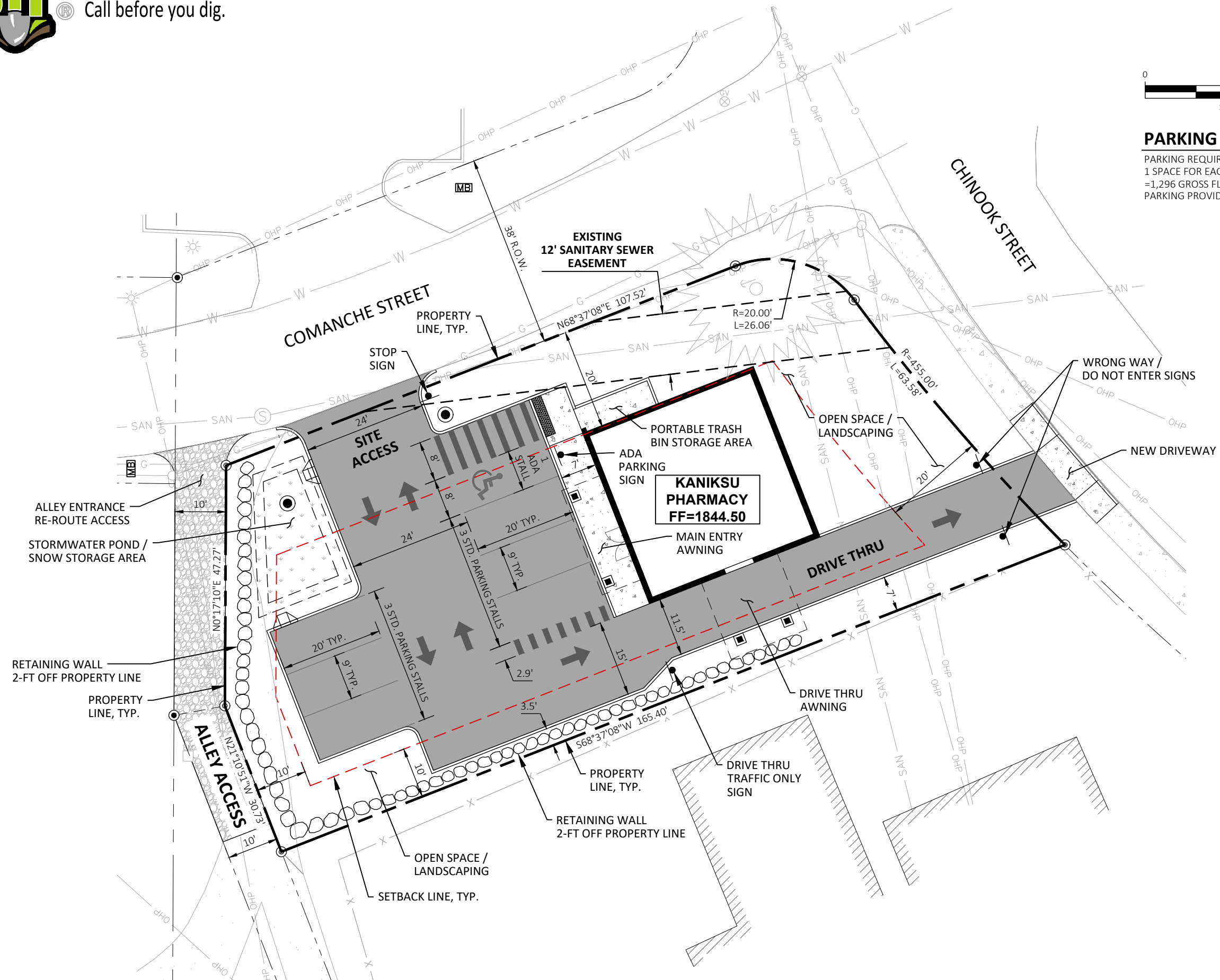


476864 Highway 95, Suite 3
Ponderay, ID 83852
(208) 635-5825



PARKING CALCULATIONS:

PARKING REQUIRED (PER 11-13-5)
1 SPACE FOR EACH 250 S.F. FLOOR AREA
=1,296 GROSS FLOOR AREA / 250 = 5.2
PARKING PROVIDED = 7



**KANIKSU PHARMACY
BONNERS FERRY, ID
SITE PLAN**

**FOR AGENCY
REVIEW
NOT FOR
CONSTRUCTION**

1"
SCALE: (11X17 ONLY)

DWG:
PROJECT NO: D22045
DRAWN BY: DJJ
CHECKED BY: DMT
DATE: MAY 2023

© 2021 | ALL RIGHTS RESERVED
REVISIONS
NO. DATE BY DESCRIPTION

1

DRAWING:
SHEET: 1 OF 3

Plot Date: 6/21/2023 12:21 PM, Plotted By: Brandt, Souvenir
Path: Z:\DOCUMENTS\PROJECTS\2022\022045 KANIKSU PHARMACY\CAD\PLAN SHEETS\D22045 - 01 - PRELIMINARY SITE PLAN.DWG

Appendix B
ITE Reference Material

Land Use: 881

Pharmacy/Drugstore with Drive-Through Window

Description

A pharmacy/drugstore is a retail facility that primarily sells prescription and non-prescription drugs. A pharmacy/drugstore also typically sells cosmetics, toiletries, medications, stationery, personal care products, limited food products, and general merchandise. The pharmacy/drugstores in this category have a drive-through window. Pharmacy/drugstore without a drive-through window (Land Use 880) is a related use.

Additional Data

Several study sites have two drive-through windows.

To assist in the future analysis of this land use, it is important that the number of drive-through lanes at the study site be reported.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1990s, the 2000s, and the 2010s in California, Colorado, Florida, Massachusetts, Minnesota, New Hampshire, New Jersey, New York, Texas, Vermont, and Wisconsin.

Source Numbers

369, 418, 436, 547, 550, 552, 563, 568, 573, 599, 621, 716, 727, 728, 734, 810, 870, 883, 1004, 1053

Pharmacy/Drugstore with Drive-Through Window (881)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 16

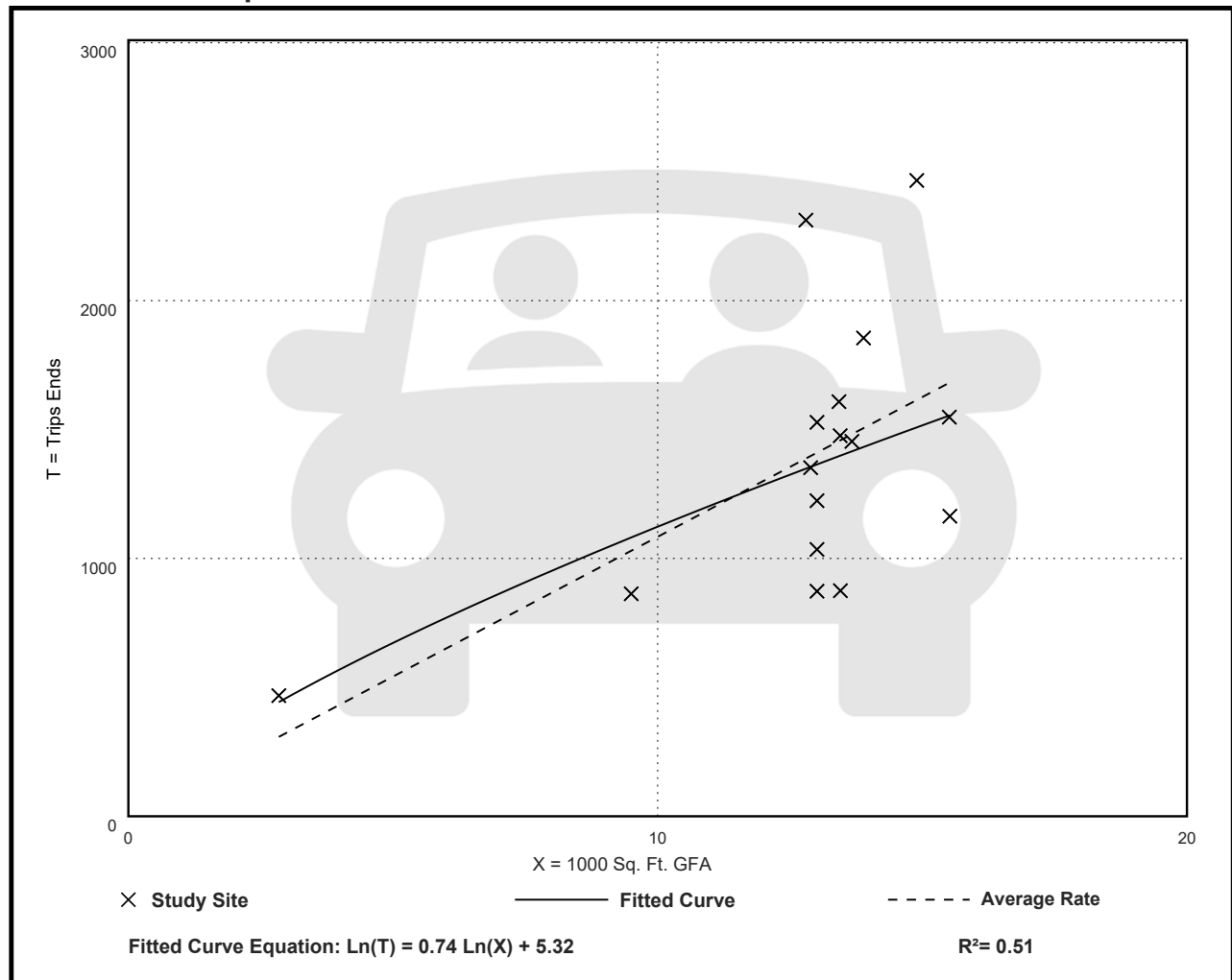
Avg. 1000 Sq. Ft. GFA: 13

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
108.40	65.05 - 180.63	33.82

Data Plot and Equation



Pharmacy/Drugstore with Drive-Through Window (881)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

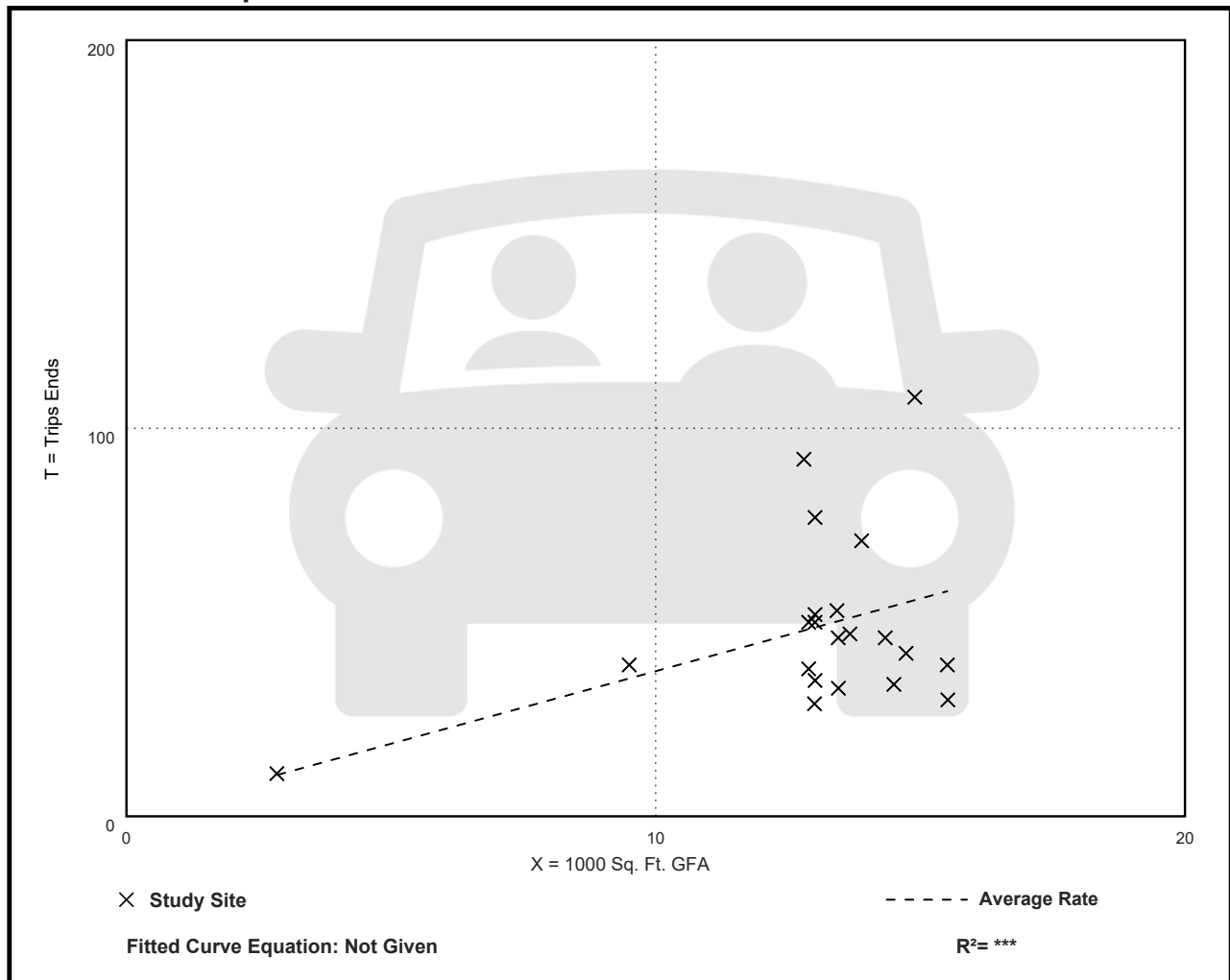
Avg. 1000 Sq. Ft. GFA: 13

Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.74	1.93 - 7.25	1.55

Data Plot and Equation



Pharmacy/Drugstore with Drive-Through Window (881)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 39

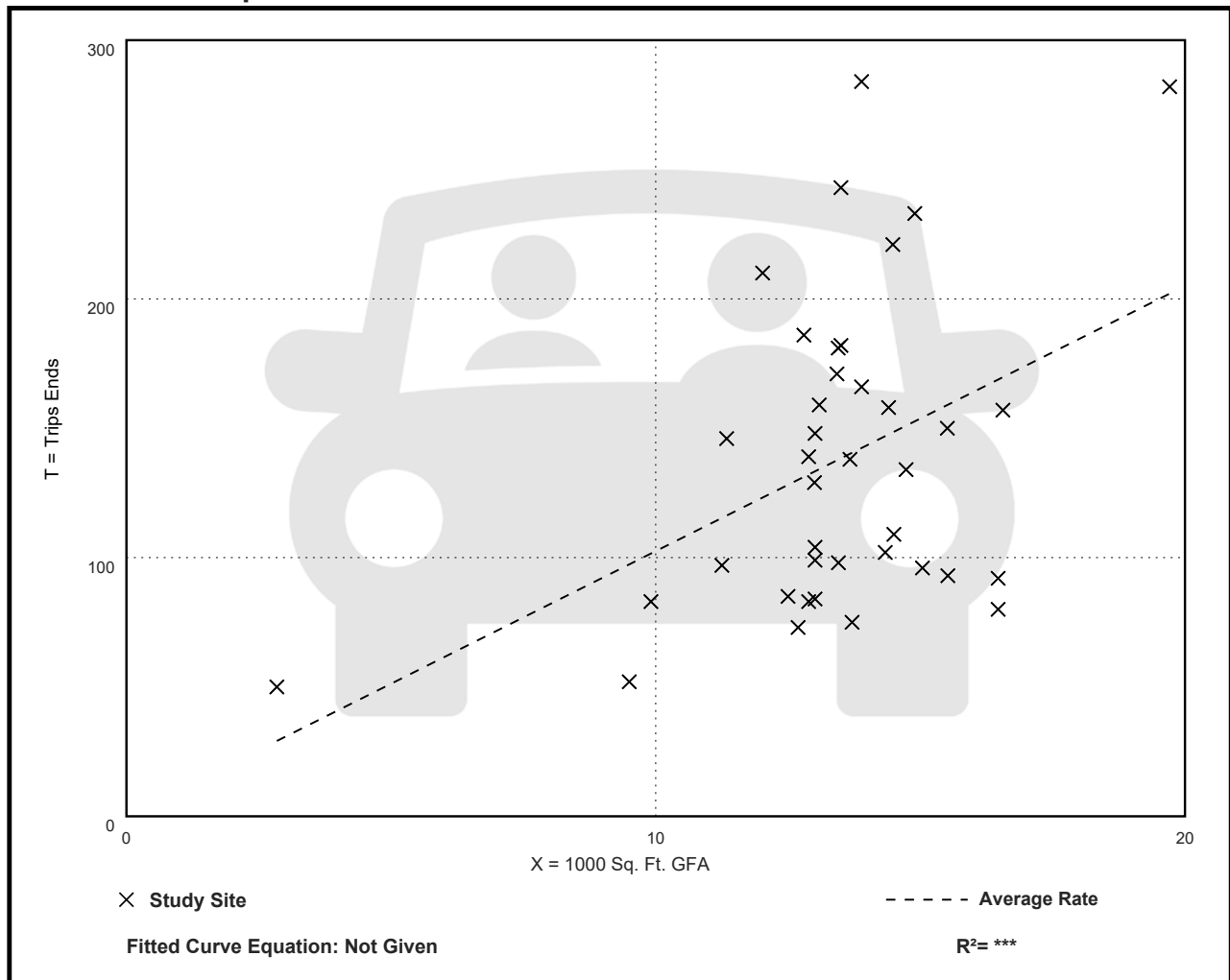
Avg. 1000 Sq. Ft. GFA: 13

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.25	4.86 - 20.45	4.01

Data Plot and Equation



Pharmacy/Drugstore with Drive-Through Window (881)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 23

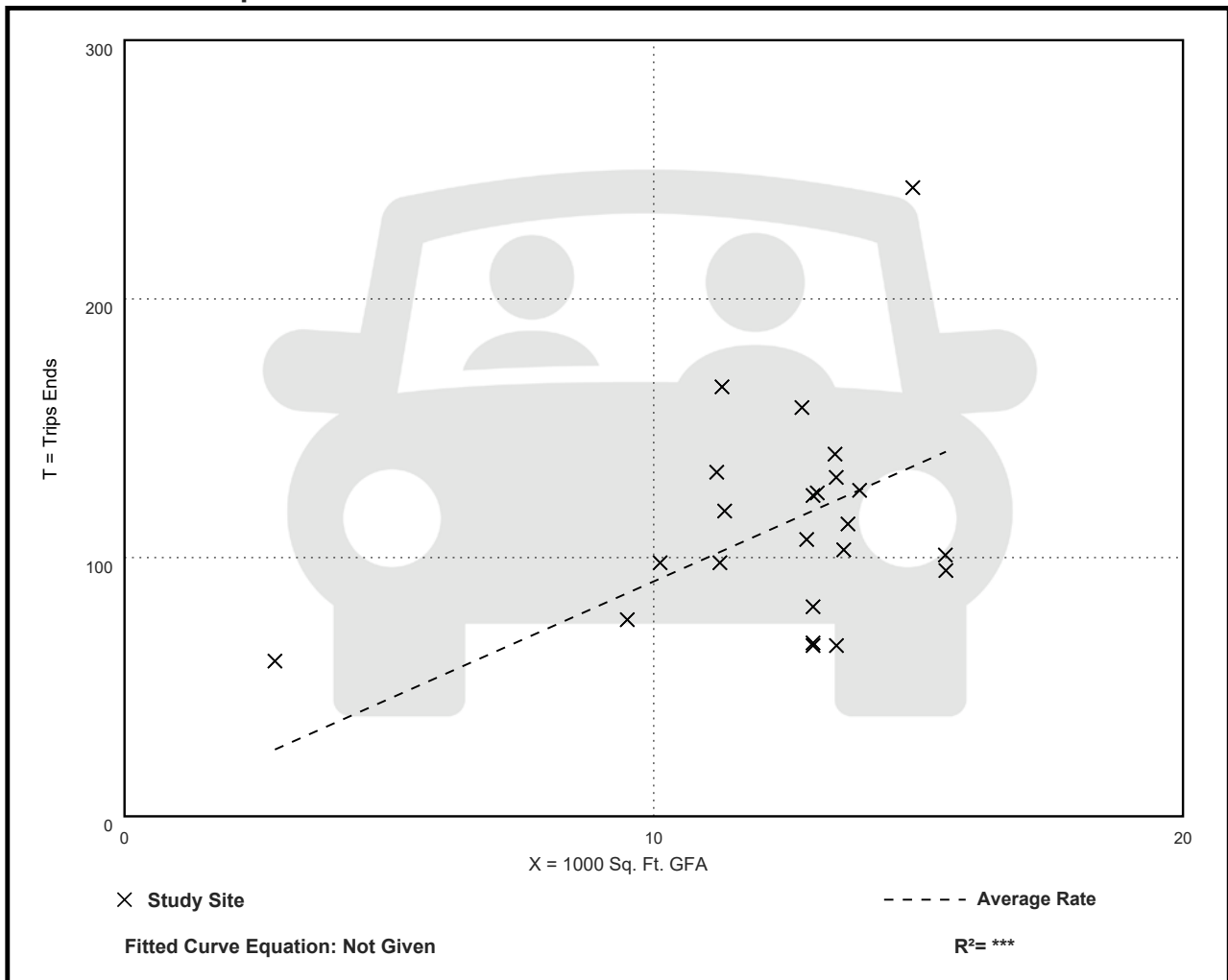
Avg. 1000 Sq. Ft. GFA: 12

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.08	4.91 - 21.11	3.25

Data Plot and Equation



Pharmacy/Drugstore with Drive-Through Window (881)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 15

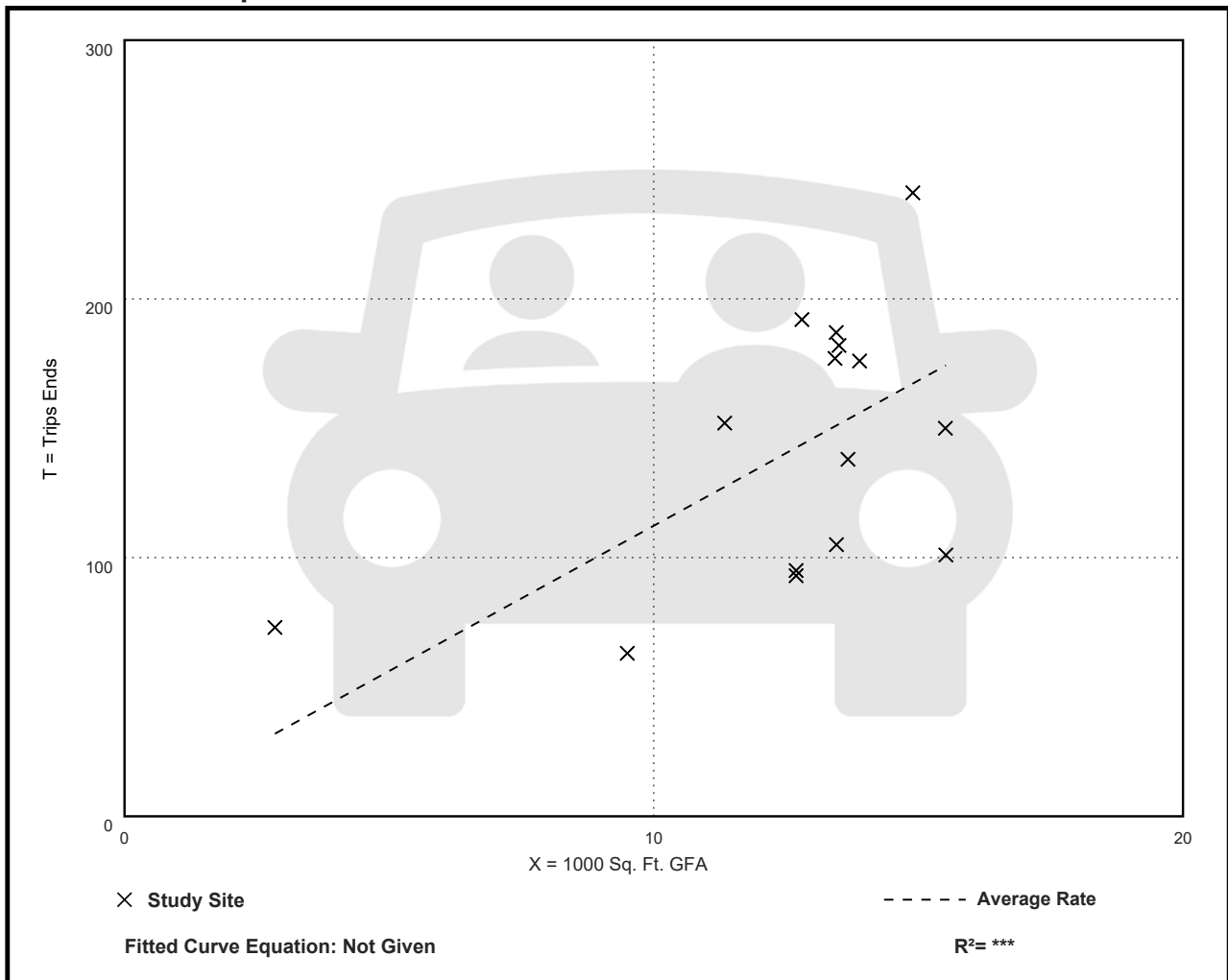
Avg. 1000 Sq. Ft. GFA: 13

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
11.23	6.51 - 25.69	3.82

Data Plot and Equation



Pharmacy/Drugstore with Drive-Through Window (881)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. 1000 Sq. Ft. GFA: 13

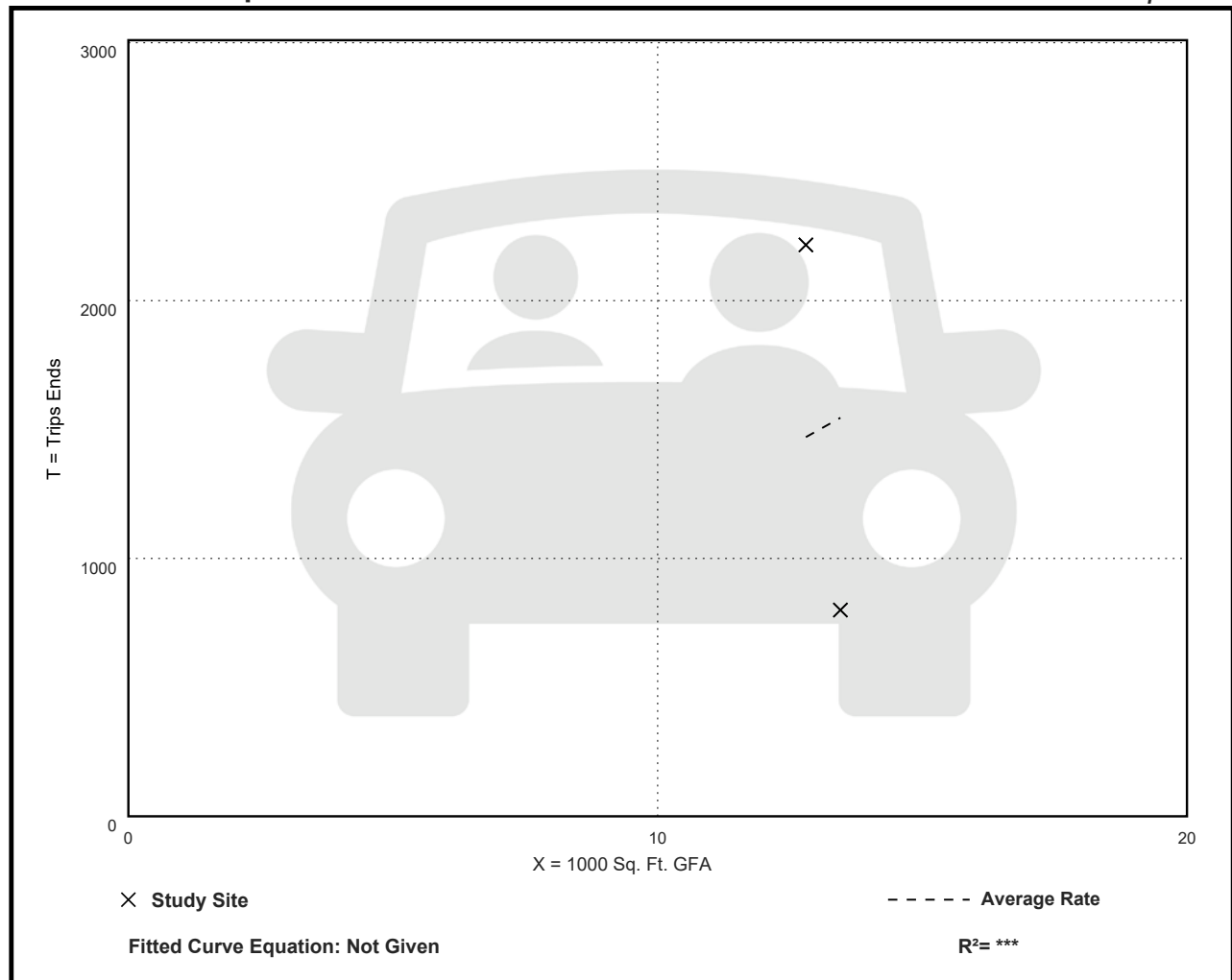
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
114.89	59.47 - 173.13	***

Data Plot and Equation

Caution – Small Sample Size



Pharmacy/Drugstore with Drive-Through Window (881)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 16

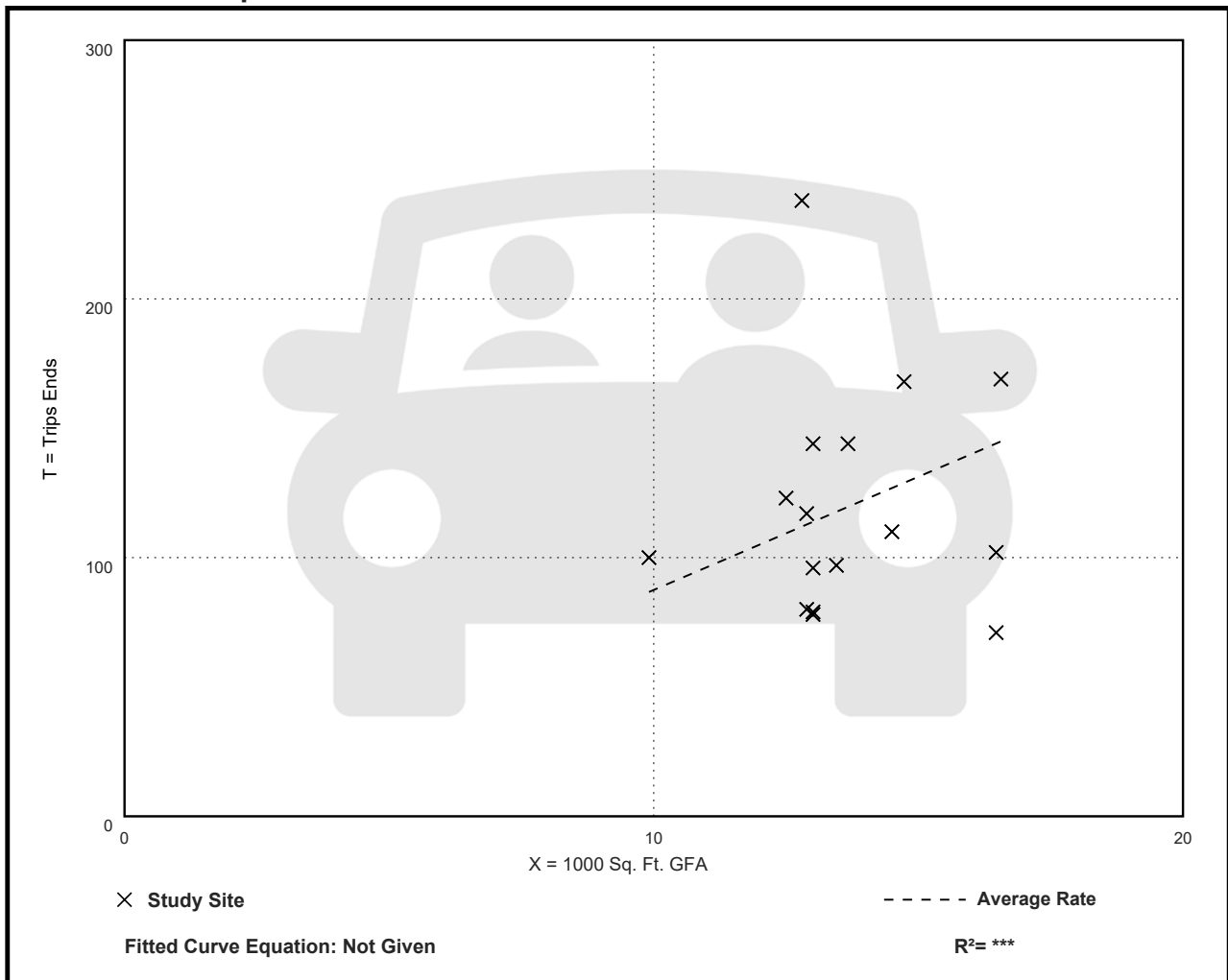
Avg. 1000 Sq. Ft. GFA: 14

Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
8.75	4.31 - 18.59	3.36

Data Plot and Equation



Pharmacy/Drugstore with Drive-Through Window (881)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Sunday

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. 1000 Sq. Ft. GFA: 13

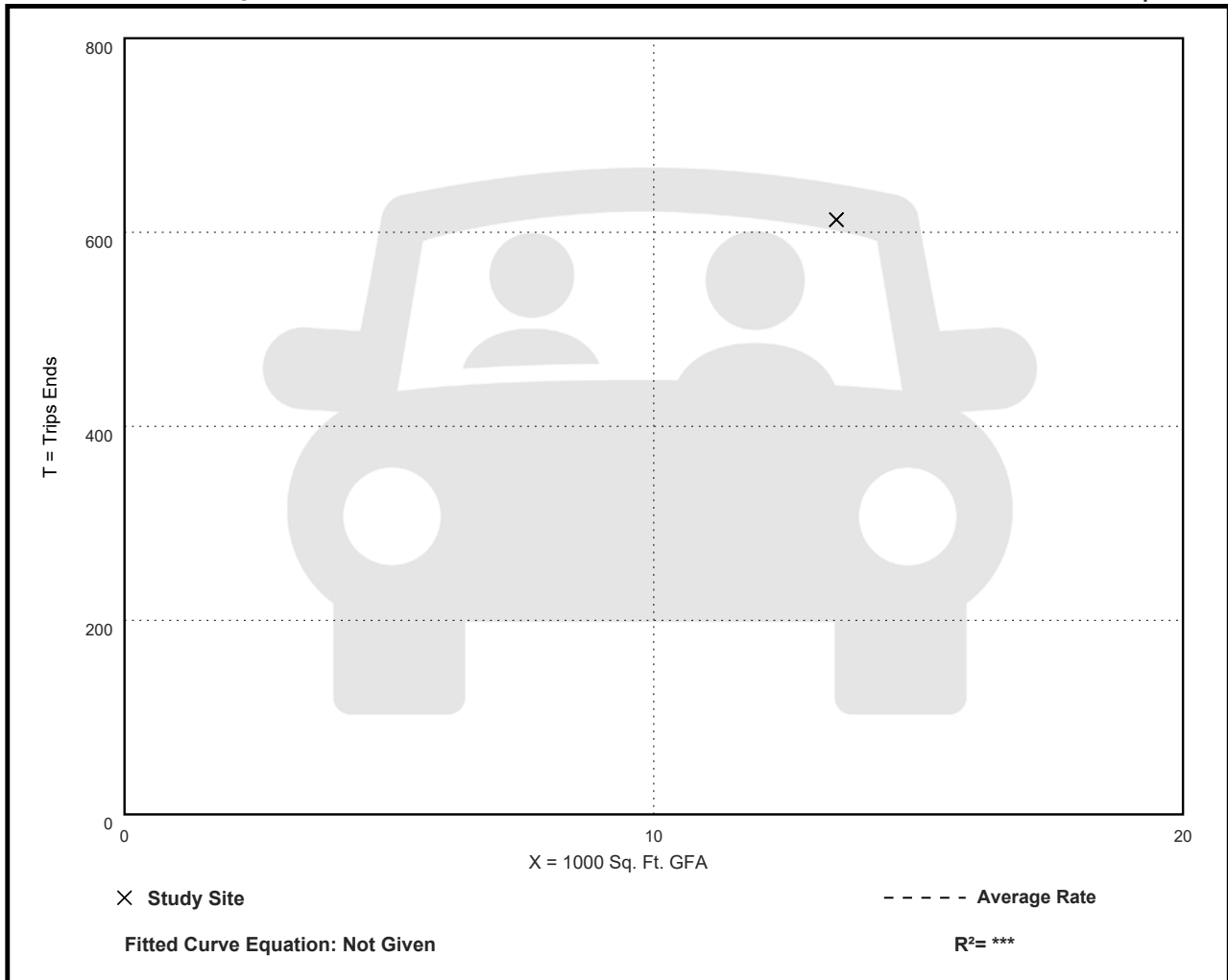
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
45.57	45.57 - 45.57	***

Data Plot and Equation

Caution – Small Sample Size



Pharmacy/Drugstore with Drive-Through Window (881)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. 1000 Sq. Ft. GFA: 13

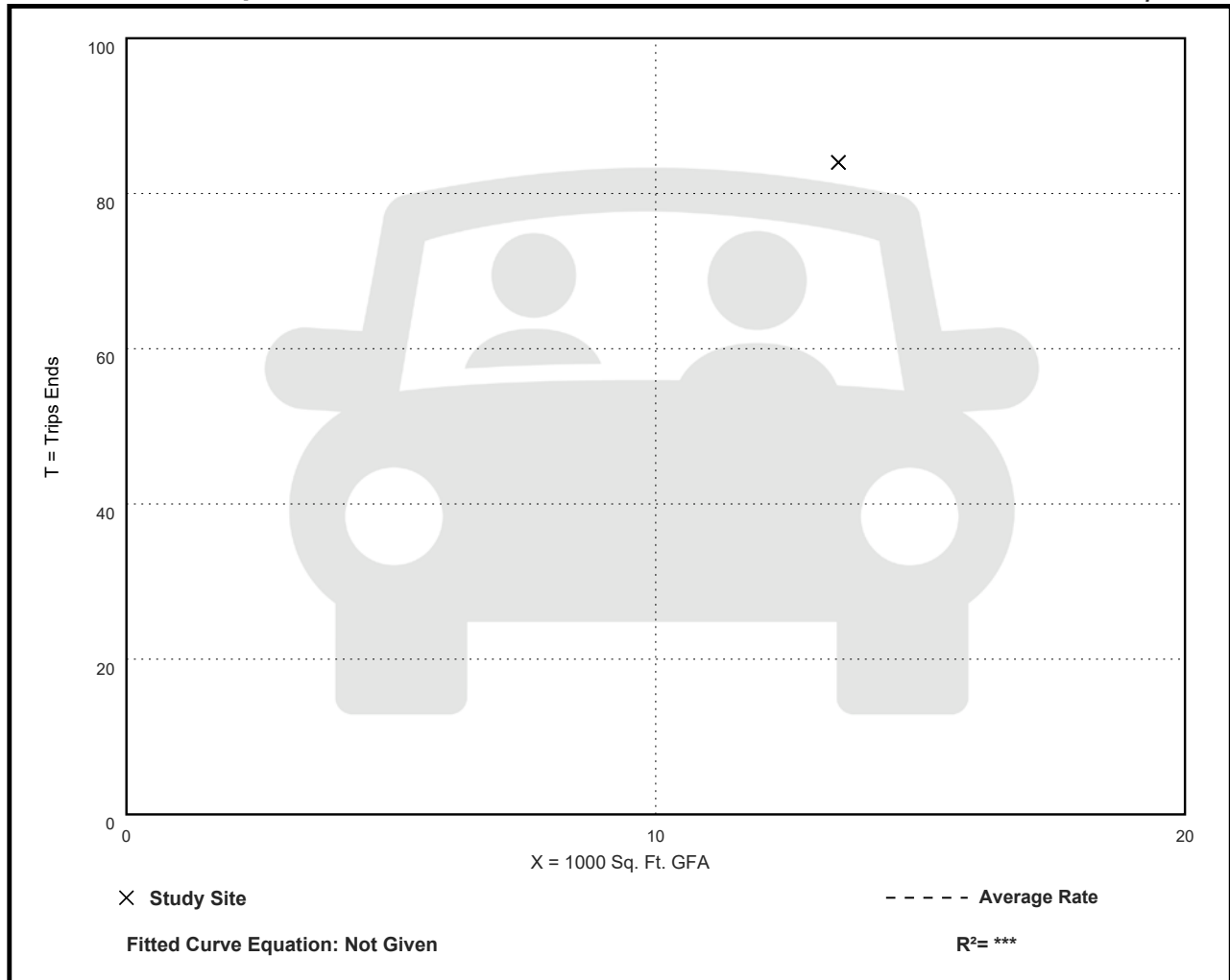
Directional Distribution: Not Available

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
6.24	6.24 - 6.24	***

Data Plot and Equation

Caution – Small Sample Size



Pharmacy/Drugstore with Drive-Through Window (881)

Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 5

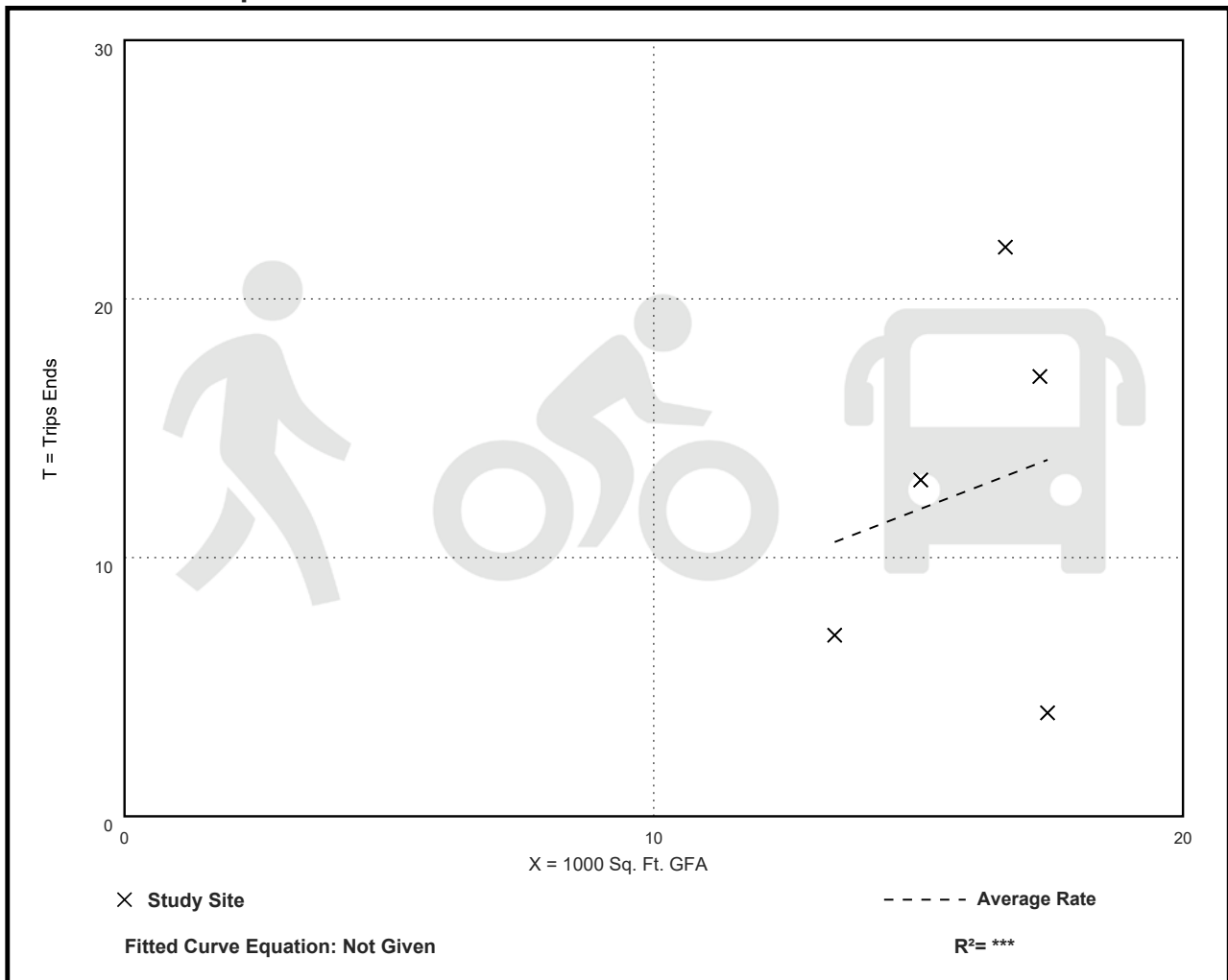
Avg. 1000 Sq. Ft. GFA: 16

Directional Distribution: 52% entering, 48% exiting

Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.79	0.23 - 1.32	0.43

Data Plot and Equation



Pharmacy/Drugstore with Drive-Through Window (881)

Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 5

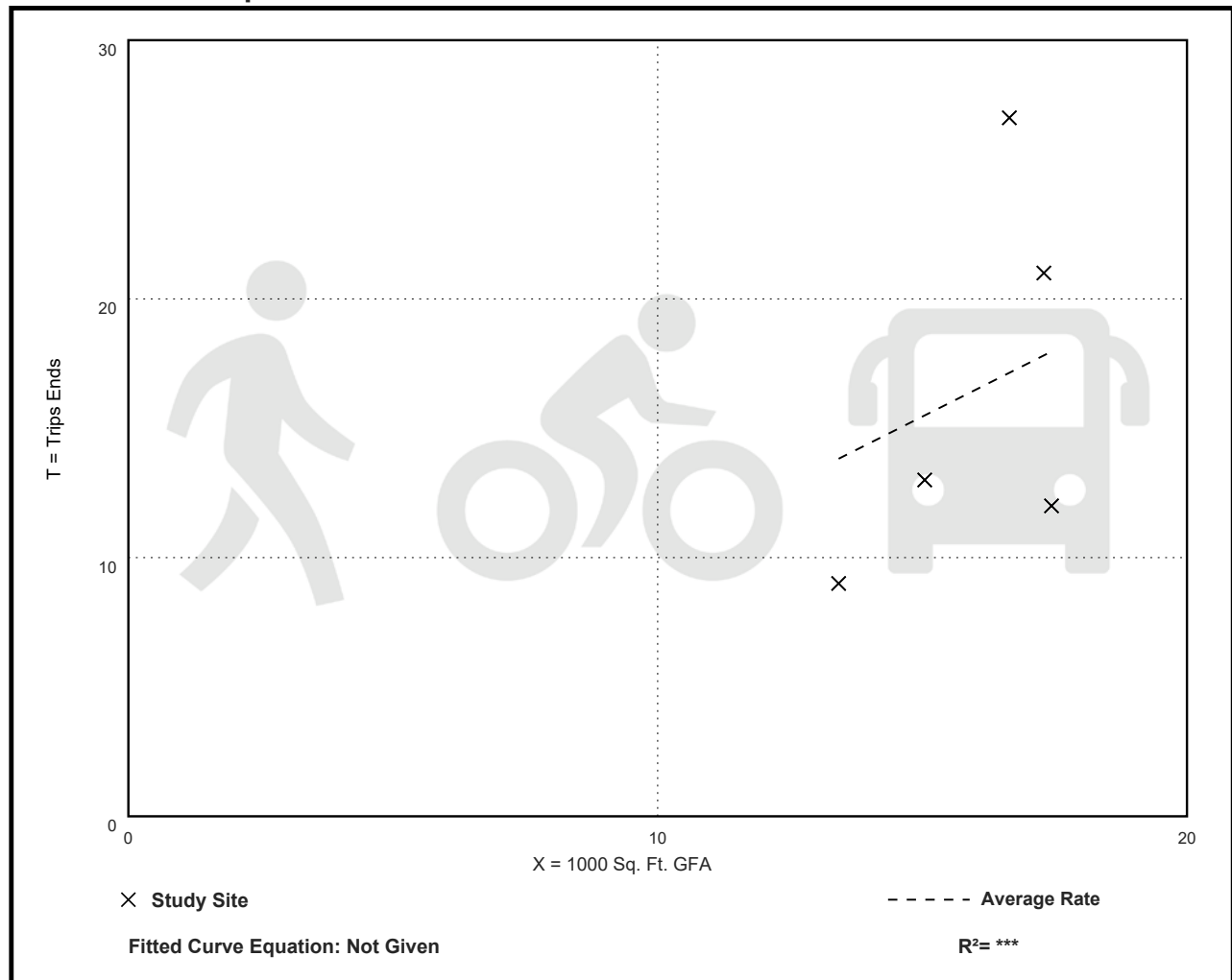
Avg. 1000 Sq. Ft. GFA: 16

Directional Distribution: 52% entering, 48% exiting

Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.03	0.67 - 1.62	0.41

Data Plot and Equation



Pharmacy/Drugstore with Drive-Through Window (881)

Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 4

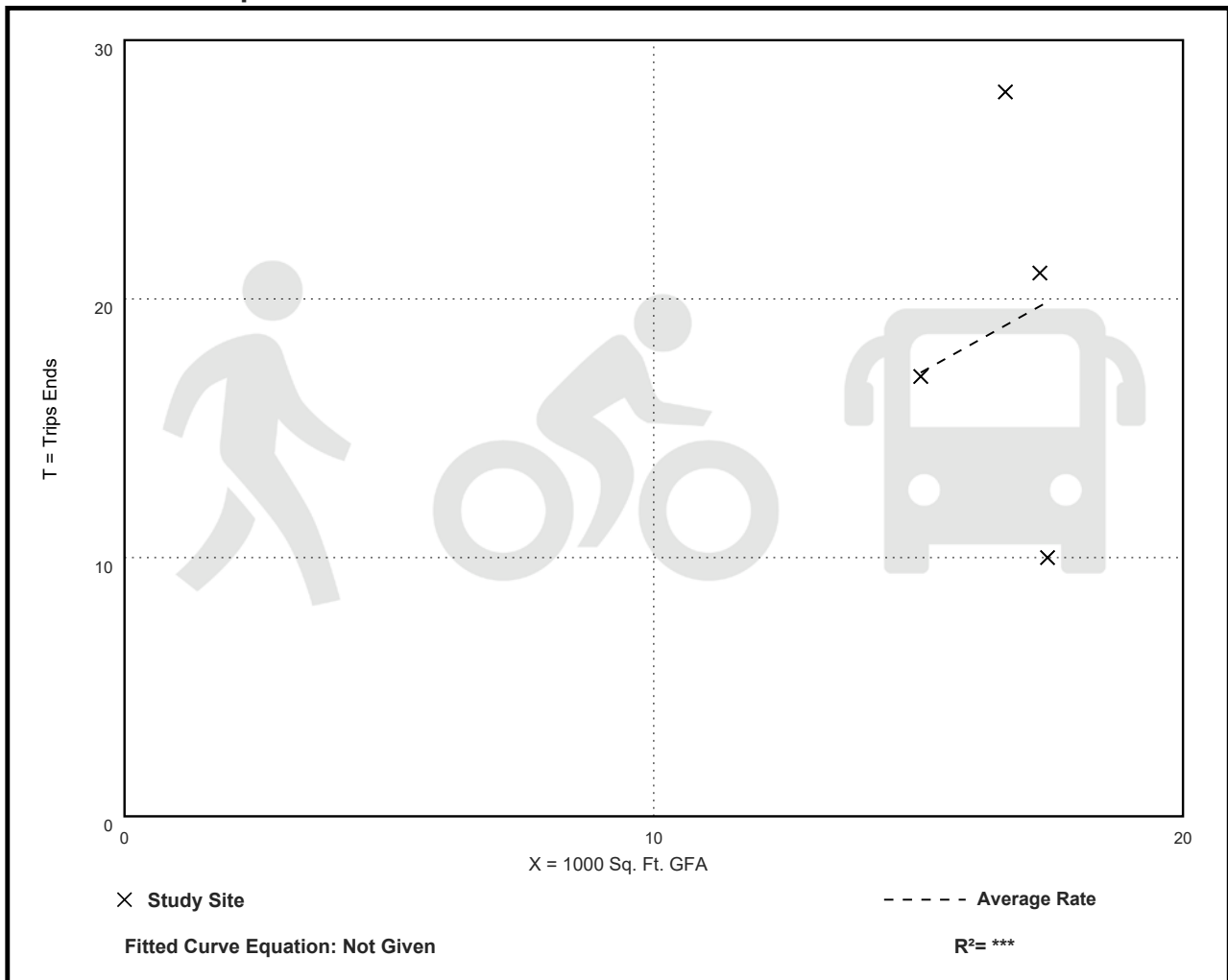
Avg. 1000 Sq. Ft. GFA: 17

Directional Distribution: 54% entering, 46% exiting

Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.14	0.57 - 1.68	0.46

Data Plot and Equation



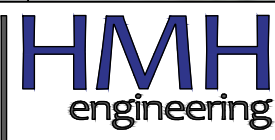
Appendix C
AASHTO A Policy on Geometric Design
of Highways and Streets

Table 3-2. Stopping Sight Distance on Grades

U.S. Customary							Metric						
Design Speed (mph)	Stopping Sight Distance (ft)						Design Speed (km/h)	Stopping Sight Distance (m)					
	Downgrades			Upgrades				Downgrades			Upgrades		
	3%	6%	9%	3%	6%	9%		3%	6%	9%	3%	6%	9%
15	80	82	85	75	74	73	20	20	20	20	19	18	18
20	116	120	126	109	107	104	30	32	35	35	31	30	29
25	158	165	173	147	143	140	40	50	50	53	45	44	43
30	205	215	227	200	184	179	50	66	70	74	61	59	58
35	257	271	287	237	229	222	60	87	92	97	80	77	75
40	315	333	354	289	278	269	70	110	116	124	100	97	93
45	378	400	427	344	331	320	80	136	144	154	123	118	114
50	446	474	507	405	388	375	90	164	174	187	148	141	136
55	520	553	593	469	450	433	100	194	207	223	174	167	160
60	598	638	686	538	515	495	110	227	243	262	203	194	186
65	682	728	785	612	584	561	120	263	281	304	234	223	214
70	771	825	891	690	658	631	130	302	323	350	267	254	243
75	866	927	1003	772	736	704	140	341	367	398	302	287	274
80	965	1035	1121	859	817	782							
85	1070	1149	1246	949	902	862							



Plot Date: 5/25/2023 3:51 PM, Plotted By: Brandt Sawyer
 Path: Z:\DOCUMENTS\PROJECTS\2022\022045 KANIKSU PHARMACY\CAD\EXHIBITS\022045 PHARMACY LOCATION MAP.DWG



476864 Highway 95, Suite 3
 Ponderay, ID 83852
 (208) 635-5825

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KANIKSU PHARMACY
CITY OF BONNERS FERRY
 BOUNDARY COUNTY, IDAHO
 STOPPING SIGHT DISTANCE EXHIBIT

DRAWING:
 EX-002

To Whom it may concern,

8/3/23

Thank you for giving us opportunity to express our concerns.

Our primary concern having a pharmacy right next door is the immediate probable devaluation of home prices here and in this neighborhood. The increase in traffic on Comanche and Kaniksu street is a daunting thought and there is no way to fix streets to encompass this, creating problems with noise and traffic. How will such a small area support a drive through anything which would bring more traffic to the area? We are concerned a business selling product and drugs would include bright lights 24/7 and with traffic concerns above, a continued more noticeable and considerable loss of any neighborhood feel. What is the potential for increase crime in and around a pharmaceutical business? Should this be a another concern to our neighborhood? We are a small community with 2 major pharmacies already that serve our community so well. What is the purpose and rationale of a 3rd pharmacy and would it even be supportable enough to sustain the above concerns with home values, traffic and lighting?

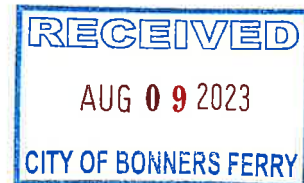
Thank you for your time in this matter,



Steve and Rosemary DiVittore

6616 Comanche St.

Bonnors Ferry ID. 83805



BONNERS FERRY

RESOLUTION NO. 2022-001

A RESOLUTION TO STATE THE INTENDED USES AND ALLOTMENT OF LOCAL FISCAL RECOVERY FUNDS THROUGH THE AMERICAN RESCUE PLAN ACT; AND TO STATE HOW THOSE FUNDS ARE ACCOUNTABLE TO THE BONNERS FERRY CITIZENS AND TAXPAYERS.

WHEREAS, on March 11, 2021, the United States Congress passed the American Rescue Plan Act of 2021 (ARPA), which provides fiscal relief funds to State and Local Governments, and other program areas aimed at mitigating the continuing effects of the COVID-19 Pandemic; and,

WHEREAS, ARPA is intended to provide support to local governments in responding to the impact of COVID-19 and in their efforts to contain COVID-19 in their communities, residents, and businesses; and,

WHEREAS, ARPA includes State and Local Fiscal Recovery Funds to

- Support COVID response efforts to decrease the spread of the virus;
- To replace lost public sector revenue to strengthen support for vital public services;
- To support immediate economic stabilization for households and businesses; and
- To address systemic public health and economic challenges that have contributed to unequal impacts of the pandemic on certain populations; and,

WHEREAS, the city is the recipient of an estimated \$567,208.00, delivered in two tranches by the State of Idaho, through the US Department of Treasury; and

WHEREAS, according to the state of Idaho's adopted law states that Local governments receiving direct ARPA dollars should use the funds for infrastructure investments and allowable offsets that can reduce the property tax burden that Idahoans will face into the future.

WHEREAS, the City Council understand the importance of these funds and are focused on the following:

1. Creating long-term investments with limited long-term liability and which the council has indicated the goals of these funds is not meant to be used to grow government, and,
2. The use of these dollars should seek to reduce the overall impact to the taxpayer and citizens in the City of Bonners Ferry and,
3. The use of the funds should look to reduce the overall impact on the general fund where possible

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF BONNERS FERRY, IDAHO THE FOLLOWING:

Section 1: As set forth more fully below, the Council expresses its intent to expend these funds for eligible, immediate needs within the categories below:

- A. Expenditure of Lost Revenue on Governmental Services
- B. Public Health Measures to Respond to COVID-19
- C. Water and Sewer Infrastructure
- D. Address Negative Economic Impacts of COVID-19

Section 2: Allocation of Funding

Expenditure of Lost Revenue on Governmental Services.

According to the Final Rule over the Coronavirus State and Local Fiscal Recovery Funds (SLFRF), the City has the ability take a standard allowance to spend on governmental services through the period of performance. In accordance with this section, the city allocates the American rescue plan act dollars as shown with the attached appendix A of this resolution.

Justification

Council recognizes that the loss of revenue experienced not only within the years since COVID but additionally into future years, does have an impact on the overall ability to purchase replacement equipment in areas of general government operations.

With the replacement of the existing equipment, the city has not grown our fleet of managed parts, nor have we grown our overall maintenance needs. However, we are replacing equipment with new(er) equipment will last between 20 and 30 years before needing to be replaced. This equipment life meets the intent of creating long-term investment with limited long-term liability. By replacing the existing machinery, the city taxpayers will receive the benefit without having to incur the cost using additional tax dollars, bonds or lack of services.

Under the Final Rule, adopted by the US Department of Treasury on January 6, 2022, the city may use up to a maximum ten million dollars, not to exceed the awarded amount, as a standard allowance towards governmental services.

Appendix A, as attached represents governmental services performed by the City of Bonners Ferry prior to the COVID outbreak nationwide.

Section 3:

Appendix A of this Resolution includes the necessary specific equipment for purchase by each general fund department. The certain line items the city may have already purchased this equipment in the past calendar year, and this resolution looks to ratify such expenditure for approval to use ARPA funds, by the city council.

This Resolution is hereby **ADOPTED** and made **EFFECTIVE** by the City of Bonners Ferry this

19th day of April, 2022.

CITY OF BONNERS FERRY, IDAHO

BY: Jamie R. Staple
Mayor

Attest:

CJM
Clerk, City of Bonners Ferry

Appendix A

Spread sheet of approved expenditures

Department	Purpose	2022	2023
Streets	New Loader		\$ 100,000.00
Police	Tasers	\$ 16,500.00	
Streets	Used Snowblower	\$ 106,000.00	
Police	Vehicle	\$ 51,000.00	\$ 15,000.00
Streets	Sweeper box		\$ 30,000.00
Police	Repeaters		\$ 30,000.00
Fire Department	Chief vehicle		\$ 50,000.00
Fire Department	Used Fire truck	\$ 130,000.00	
Planning	Comp plan		\$ 20,000.00
Police	Rifles		\$ 13,500.00
Golf	Course improvements		\$ 5,208.00
Yearly Total		\$ 303,500.00	\$ 263,708.00