

CITY OF SHELLEY  
PLANNING AND ZONING  
MEETING MINUTES

APRIL 21, 2020

PRESENT: Chairperson Shane Wooton, Arlyn Hendrix, Clayton Ward, and Larry Bateman. Brad Miller was absent.

This meeting was tele-conferenced using Zoom Meeting software. Sandy was in attendance in the Council room, all others called in.

This meeting was called to order at 7:30 p.m.

The P&Z Commission discussed the proposed updates to the Impact Area Agreement with Bingham County.

The items discussed were the boundaries of the area and how they should be defined. The members felt existing roads should be used as the boundary lines. Shane said he will talk to BJ to change some of the wording so it can be presented at the next meeting. The Board discussed the appropriate time limit to update the plan. Whereas, the boundaries may be constantly changing, at a minimum a review should take place at least every ten years as it is listed in the current agreement. The Board discussed who should be notified when the county has a development proposed that lies in the Impact Area. The Board felt they should be able to review the proposal for anyone who could potentially be annexed into the city. They did not feel it would be necessary to have a co-ordination meeting, but the agreement should state which body will be notified of the developments. Clayton felt if the Mayor and Council are notified, this information should be shared with the P&Z Board. Then the compiled comments can be sent to the County.

There were a few items that the Board felt they need more information on before making a recommendation. Sandy was asked to obtain copies of Ammon and Rigby's Impact Area Agreements, and Comprehensive Plans so they could review them. The standards that should be applied in the Impact Area is proposed by Bingham County that County standards should apply, however room shall be left to make the necessary improvements to the subdivision if and when it is annexed. There were some concerns about who would be responsible to pay for those improvements. This section was tabled until more information could be obtained. Also tabled was the distance requirements to mandate accessing city water and sewer and the timing, and also if the city should agree to take on the maintenance of the subdivisions in the county if an agreement is negotiated. There was concern that the city would not be receiving property taxes to pay for these services. Shane felt this section should be deleted.

The Board felt the section regarding limiting only the property contiguous to the city to follow city standards should be eliminated; It should be all in the impact area. Arlyn felt the Developers should be responsible to pay for any infrastructure and that section should be left in.

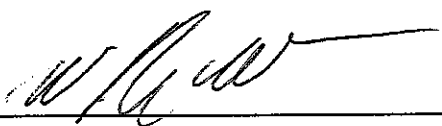
Regarding the Development Agreement and a trust account, Shane felt that section should be removed, but the sections regarding reimbursement for infrastructure the Developer pays for as other people connection should be left as is.

The Board felt this seems complex and wants to review other cities comprehensive plans also.

Shane said he will contact BJ to update the sections they have discussed tonight and their recommendations.

Larry moved, Arlyn seconded to approve the minutes of March 17, 2020 as presented. A roll call vote was taken. Larry - aye, Clayton - aye, Shane - aye, and Arlyn - aye. Approved unanimously.

Arlyn moved, Larry seconded to adjourn at 8:45 p.m. A roll call vote was taken. Larry - aye, Clayton - aye, Arlyn - aye, and Shane - aye. Approved unanimously.

APPROVE:  ATTEST: 