



April 19, 2006

Mayor Shawn Larsen

Council Members:

Donna Benfield – Council President
Farrell Young Christopher Mann
Rex Erickson Randy Schwendiman
Bart Stevens

City Staff :

Stephen Zollinger — City Attorney
Richard Horner – Finance Officer
John Millar — Public Works Director
Val Christensen – Building Official
Kurt Hibbert — Planning & Zoning Administrator
Blair Kay — City Clerk

6:00 P.M. Work Meeting (Impact Area & Annexation discussion)

Planning and Zoning Administrator Hibbert reviewed the Impact Area map with the City Council. There is an applicant requesting annexation of 254 acres west of 12th West. This request has excluded the associated properties where there are residential homes. P&Z Administrator Hibbert reviewed another request from an individual to annex 160 acres south of the first request. Both requests are adjacent to 12th West. In the most recent annexation hearing before the City, the City Council denied the request that excluded residential properties in the annexation proposal.

Mayor Larsen reviewed the issue of the land being in the City Impact area and the County. He noted the discussion with the County concerning this area. The area is close to Rexburg services, so the County was amenable to moving forward with this annexation into the City of Rexburg. Because part of the requested land was outside the City's Impact Area, it was important to have the County's permission to proceed with this annexation proposal. On the north side of the City, Sugar City has overlaid Rexburg's Impact Area with their own Impact Area. The County has the authority to grant Impact Areas for Cities inside of the County.

Mayor Larsen reviewed the City policy for extending services outside of the City limits. The City Council amended the policy last year to allow hookups outside the City if they met certain criteria.

Mayor Larsen asked the City Council if they were willing to allow the City to grow into the Impact Area and beyond into the County. See attached:

***RESOLUTION FOR ESTABLISHING THE POLICY
FOR SERVICES OUTSIDE THE CITY LIMITS
Resolution 2005-14***

WHEREAS, on the 05th day of October, 2005, the City Council for the City of Rexburg was duly convened upon notice properly given and a quorum was duly noted; and

WHEREAS, the City Council desires to provide those services necessary for the safe and orderly growth of the areas immediately adjacent to the City of Rexburg;

NOW THEREFORE, by resolution duly adopted on the date first above written, be it resolved by the Mayor and the City Council as follows:

The City of Rexburg shall accept application from any property within the Rexburg Area of Impact for services including water and sewer; and

The City of Rexburg shall evaluate any such application based upon the need, the threat to health and safety, and the ability on the part of the City of Rexburg to provide for the requested services; and

The City of Rexburg shall cause such evaluation to be accomplished by the public works director or his designee; and

The Council of the City of Rexburg shall ultimately act upon such application based exclusively upon the will of the Council after having received a report from the public works department either approving the extension of services outside the City limits, or denying the extension of services; and

Should the Council vote to approve the extension of the services, the applicant shall execute written verification and acceptance in the form provided at the time by the City of a willingness and desire to be annexed to the City of Rexburg at such time as the City deems annexation to be appropriate; and

The applicant shall be responsible for all costs associated with the extension of any service outside the City of Rexburg.

RESOLVED this 05th day of October, 2005; City Council, City of Rexburg, Idaho

SIGNED BY: Shawn Larsen, Mayor

ATTEST: Blair D. Kay, City Clerk

Planning and Zoning Administrator Hibbert reviewed three aspect of annexations that needs to be part of the review process. 1. Trade (economic issues) 2. Geographic issues 3. Is it reasonable growth?

Council Member Mann reviewed the prospects of squaring up the City boundaries

requiring additional Impact Area and the annexation of additional properties.

Council Member Young pointed out areas in the City where there are Islands surrounded by the City. He asked Planning and Zoning Administrator Hibbert why these Islands are included in this discussion. P&Z Administrator Hibbert responded that it was due to a prior City Council directive to include Islands for the next annexation.

Mayor Larsen reiterated his question to the City Council on how should the City grow. Council Member Stevens responded with a question for Public Works Director Millar: “How much does John think the City can handle?”

P&Z Administrator Hibbert indicated the City has plant capacity and line capacity on 12th West for this growth to happen. He went on to identify the three exits into the City of Rexburg as primary nodes of growth for the City. He said the City will grow around these exits.

Council Member Mann took some time to walk around the property included in this current annexation request. He noted how large it was to visualize it on site.

P&Z Administrator Hibbert commented further on his visit with the County Commissioners last Monday. They were real supportive of the concept of “Planning for Growth.”

The City Council discussed requesting the County to expand the City’s Impact Area for the growth purposes.

Council Member Mann did not want to do anything that would be a concern to the City on North 2nd East where the City recently annexed property.

Jerry Jeppesen explained there is a new Ordinance pending at the County to allow clustering developments. The properties would be on 1/3 acre lots with a larger area in the development set aside for future expansion as the Cities expand into the County. The larger areas could be developed into City parks, etc. There is a current request before the County to develop a subdivision one and one half miles east of Rexburg, in the County. He was concerned with developments leap-frogging their growth in the County.

Council Member Young asked Jerry if the County is aware of the water issues that would impact these new developments.

Jerry Jeppesen indicated District Seven Health Department looks for the County to set the standards for development in the County. The County policy needs to assimilate the Cities into the County’s standards for growth.

Mayor Larsen wanted to have a good buffer around the City of Rexburg for growth concerns.

The City Council reviewed an Impact Area map and drew boundary lines for the possible expansion of the Impact Area around Rexburg. Some of the areas of concern have been identified as high nitrate areas in the County.

P&Z Administrator Hibbert asked the City Council if they would like him to proceed with the annexation proposals. He asked for direction in the following areas:

1. Approval of the applicants Comprehensive Plan expansion request.
2. Do the annexation requests have merit
3. Proposed Impact Area of expansion to present to the County

P&Z Administrator Hibbert reviewed Sugar City's proposed expansion of their Impact Area. On the east side of Rexburg, their Impact area comes south across the Teton River to the Sugar City Cemetery. The City Council drew some possible lines for the Rexburg Impact Area that would adjoin the Sugar City Impact area.

The City Council requested a work meeting to continue the discussion on the Impact Area map before the annexation proposals can move forward.