

**MINUTES
CITY OF LEWISVILLE SPECIAL WORK MEETING WITH
JEFFERSON COUNTY PLANNING & ZONING**

Wednesday, November 2, 2021
Commissioners Room, 210 Courthouse Way, Suite 240, Rigby, Idaho

This was an informal meeting to open the discussion on the Area of Impact Agreement between the City of Lewisville and Jefferson County.

In Attendance: George Judd (mayor); James Ball (council member); Curtis Thomas (mayor elect); Donetta Fife (clerk); Roger Clark (JC Commissioner), Kevin Hathaway, Lyle Albertson, Eric Stout and a council member and staff (Jefferson County P & Z Staff and Commission.)

Chairman Albertson was chairing the meeting. The meeting started at 4:10 p.m.

Purpose: Ideas on Area of Impact Agreement with Jefferson County Planning and Zoning

The following ideas and topics were discussed:

- Chairman Albertson was not sure where we left off with the last discussion. First things to consider when setting up an area of impact are the area of trade, city services and planned annexation. The County wants to have a good relationship with the cities. This is the same boiler plate agreement that they are proposing for all communities as it will make it more efficient to enforce and apply. The Cities can make their individual preferences know in Exhibits A, B and C.
- Mayor Judd presented a map indicating that he would prefer to have R-2 around the City of Lewisville based on the input from the hearing on the Countryside Meadows Subdivision hearing. He also proposed a C1 – L-1 area around Idahoan and Ball Bros to keep commercial in a designated area.
- We are currently working on a sewer. The engineering study is looking at the different costs and options. The question we have is, is the City going to be capable of extending services into an annexed area.
- Exhibit A will be the map. James indicated that he feels it would be good to maintain the same impact area that we currently have.
- Exhibit B is the legal description.
- Exhibit C is to define governing levels of development to identify applicable City ordinances and to detail specific requirements needed to manage high density developments. Maybe we would want to specify what our roads are, like we are not allowing private roads. County – 60 feet with 30 feet paved. 15 feet on each side for utilities. In the City we own the right of way whereas in the subdivisions it is a right of way. This is mainly infrastructure as County ordinances prevail in the AOI.

- The County has jurisdiction over the area of impact and they are not willing to try to enforce City ordinances in that area as it would be a zoo for them to try to keep track of all ordinances for all cities and where they apply. If the Cities were to change their ordinances, many times Jefferson County is not informed of the changes and it would be confusing as to which requirements are being modified.
- A question was brought up in the proposed Section 5 Joint Commission. What is the joint county-city commission? They indicated that persons from the Lewisville P & Z or the Council could act on this joint commission. Curtis indicated that he was fairly confident that he could set up a P & Z for the City with persons from the impact area and they could act on this commission.
- George indicated that in the event we have sewer, the City can choose where to extend the service to, whether it is in the City or the area of impact. Rigby does not require anyone in the area of impact to hook up to the sewer system.
- George indicated that we may want an R-2 with larger lots buffering the town then have higher density farther out. Donetta asked what happens if we have an R-2 zone in the subdivisions and with that preference in our impact area, and then there is development bordering our impact area, what would be their zoning. The County indicated that they have jurisdiction there and if it was zoned R-1, it would remain R-1 unless it was annexed.
- Chairman Albertson had questions about – why the road from the subdivision isn't connecting to the City. The problem is with the elevation of the canal on that piece of land. Since the P & Z Commissioners are encouraged not to visit a site prior to a hearing, they were not aware of the problem that existed with the canal at that point.
- The comprehensive plan needs to be reviewed every 5 years and is long overdue for an update. Jefferson County has written their own comprehensive plan instead of hiring someone to do it for them. Eric will send a copy of that to us.
- If the city wants to change the look of the area of impact, then they will need to annex. State statute states that you have to have areas that can reasonably be expected for growth... to annex to the City. Growth only happens when people are willing to sell their property. Under the current market, there is a building boom and many are selling property for development.

We will need to get this to our attorney and he can get with the attorney for Jefferson County P & Z and they can discuss the boiler-plate portion.

We need to work on Exhibit C as a Council and come up with what we feel should be required. After we pass the subdivision ordinance we can specify road development.


Eric will follow up with us in 3 weeks.

They currently have an AOI Agreement with Rigby and they are working on Mud Lake.

ADJOURNMENT:

The meeting was dismissed at 5:15 p.m.

Minutes approved by the City Council of the City of Lewisville on the 10th day of November, 2021.

Mayor 
George A. Judd

Date 10 Nov 2021

ATTEST:

Clerk 
Donetta R. Fife

Date 11-10-2021