

A. Idaho Statute

Idaho Code 67-6526(3)(e) states the following:

*(e) Prior to negotiation or renegotiation of areas of city impact, plan, and ordinance requirements, the **governing boards shall submit the questions to the ... planning and zoning commission for recommendation.***

B. ACI Questions from Idaho Code

The “questions” to be submitted to the Commission are not explained in Idaho Code; however, section 67-6526(3)(b) identifies three primary factors to be considered.

(b) ... In defining an area of city impact, the following factors shall be considered:

(1) trade area;

(2) geographic factors; and

(3) areas that can reasonably be expected to be annexed to the city in the future.

These three factors can be turned into questions, which are quite broad in scope. See pages 4, 5 and 6 of the Idaho Smart Growth/University of Idaho College of Law Area of City Impact “Tool Kit” for more background.

1) Are there “trade area” that apply to cities that would inform the ACI boundaries?

As the Toolkit notes, “For most cities, the best way to use trade area is to focus on the provision of city services; to analyze who is using city services and facilities, and where they live.”

2) Are there geographic factors that would inform the ACI boundaries?

See page 5 of the ACI Tool Kit for examples of both natural and man-made geographical factors.

3) Are there areas that can reasonably be expected to be annexed to the cities in the future?

The ACI Tool Kit suggests that “the future” match the horizon of a city’s comprehensive plan, e.g. 20 years. It also notes other factors to consider in what areas may be reasonably annexed:

1. the past trends in the development pattern and land owner requests for annexation;
2. the present and planned uses in the area, including agricultural and natural resource lands;
3. the relationship of proposed boundaries with ownership; and
4. creating regularity in boundaries, not creating islands or corridors of unincorporated territory.

C. Other ACI Questions

Additional questions are suggested below. These are more specific and all should help to inform the three broad factors set forth in Idaho Code. (Some of the questions below are similar to the questions and data considered by the Hailey Planning & Zoning Commission in developing their ACI recommendations. Bellevue has also prepared some of this data.)

4) Approximately how much vacant, developable land is available within the cities? What percent is vacant of:

- Residential land?
- Light industrial land?
- Commercial land?

5) Approximately how much vacant, developable land is within the proposed ACI areas (specifically, the potential annexation areas) for each city?

6) What is the current population of each city, and what are the population projections?

(Hailey, Bellevue and the County should agree on some general parameters and assumptions that will guide both towns.)

7) Can the cities efficiently utilize the land within the proposed ACI areas for population growth? That is, what zoning districts exist or are proposed to accommodate housing efficiently?

8) How are the city zoning districts aligned with the proposed ACI's? Does infrastructure exist to support expanding desired land uses into the ACI?

9) Are water and sewer capacity available to serve the ACI areas proposed by the cities?

(Public Works Departments advise capacity and how expansion capacity could be achieved for water and sewer for anticipated population growth.)

10) How do the proposed ACI's achieve common goals set forth in Bellevue, Hailey and Blaine County Comprehensive Plans:

- Visual separation between cities
- Limited commercial uses outside commercial cores
- No hillside development
- Toe of the hill trail connection
- Wood River Trail protection
- Scenic highway
- Airport vicinity issues
- Floodplain and riparian
- Wellhead protection