Planning & Zoning

Agenda

May 14, 2025, 7:30 p.m.

1. Meeting called to order -

2. Minutes –

3. Old Business - Meeting with the City
   Area of Impact

4. New Business –

   AG Protection Area – Board or Commissioners

5. Board Member Report -

6. Meeting Adjourned –

Planning & Zoning
Minutes
May 14, 2025 – 7:30 p.m.
Meeting with the City of Arco regarding the Area of Impact

Attendees: Randy Purser, Mike Hansen, Tom Darland, Hayes Jensen, Jonathan Cammack, Ann Lagomarsino, and Jody Harrington.

Arco City Planning and Zoning members Rebecca Lange, Amanda Wetherbee, Kim Sanders, and City Council Member Ben Tessmer were present.

Randy Purser called the meeting to order at 8:00 p.m.

The minutes from October 16, 2024, were approved. Tom Darland and Mike Hansen seconded the motion. All in favor of approval

Rebecca Lange asked if we had any feedback from the November hearing. We were never able to meet as a board to discuss the hearing. People were not available to meet, and then the current Planning and Zoning Administrator/Clerk left and was moved to a different department in the County. We also did not have a quorum to hold a legal meeting. The proper notifications did not go out to the public, so the meeting was not official.

It was discussed that we had several members of the public who were not happy with the map that was presented at the November hearing.

Ben mentioned that we come up with a map, the County would write up the ordinance, all that they ask is that their group be involved in that meeting, If someone wants to build anything, just make sure that it falls in line with the City in the event they want to connect to City services. He also mentioned that if we came up with a map and people are in it, this is where we would like to expand, and this is our plan. The County would hold all the ordinance rules.

It was mentioned that the reason for the one parcel touching the city limits was that we would go as small as possible in the beginning. Then, if someone wanted to build in a particular area, we could address those areas individually.

Ben stated that one of the big issues was the agreement for the Area of Impact and that we needed to keep it as simple as possible.

Rebecca suggested not having an agreement but an Area of Impact Ordinance. This way, we would be able to keep the city informed about any new construction.

One issue with the previous map was that parcels were being split. According to the State, we cannot split a parcel.

A few board members agreed that the new map was much simpler than the map with the parcels that touched the City limits.

Ben mentioned that in the past, it was mentioned to only go out about ½ miles, as a previous City Council member noted that ½ miles was approximately how far the City could provide services for the short term.

A parcel in section 31 would need to be added or removed as it would split the parcel. There is also a parcel in section 9 that has the same issue.

After some discussion, it was agreed that adding or removing certain parcels would be easier to avoid any parcel splits.

There was a bit of discussion on where to draw the boundary lines for the Area of Impact.

Ben again mentioned that we will not please everyone. Everything that is the County remains county. They would, as a City like to be included in any building that would be done in the AOI, to make sure that those residents have the option to hook to City services if they choose to in the future.

Tom moved to approve the city's current map, which Ann seconded. All board members agreed to the map.

The City will return with an updated map showing the changes. After the corrections are made, this map will be sent to the board members for approval.

We discussed a date for the Public Hearing on the imposed AOI. It will be held on July 9, 2025, at 6:00 p.m.

The AG Protection area was mentioned, and it was decided that the County Commissioners would draw up the ordinance for that.

Ann motioned to adjourn, and Jonathan seconded. Meeting adjourned at 8:40 p.m.