



Blaine County Land Use & Building Services Memo

Date: October 8, 2020
To: Board of County Commissioners
From: Kathy Grotto
Subject: Bellevue and Hailey Areas of City Impact

On October 13, the Board will continue the hearing on the Bellevue and Hailey Areas of City Impact. At the September 22 hearing each city made a presentation and answered questions from the Board. Public comment was taken.

The Board requested some refined maps in order to better evaluate ACI boundaries. Commissioner Fosbury worked with GIS staff and Bellevue to refine Bellevue's map.

Related to maps and boundaries, further discussion has occurred with a consensus among city and county staff that the "notice/comment" areas, for advance notification regarding certain impactful uses, would be better not included within the adopted Areas of City Impact but rather should be identified and covered by a separate Memorandum of Understanding. If the Board concurs that the "notice/comment" areas should be handled separately, staff will continue to work on refined mapping and preparing MOU documents.

Enclosed in your packets are the following maps.

- "City of Hailey - Amended for Comment October 2, 2020 - Area of City Impact"
- "Potential Bellevue Annexation Area & Proposed Comment ACI" (dated October 7, 2020)

Both of these maps show the cities' proposed ACI's and their "comment" area. If the recommended MOU concept is adopted, the "comment" areas would be removed from final ACI maps and shown on separate maps as exhibits to MOU documents.

The Board may wish to focus on the following considerations as you move toward a decision on the ACI's:

1. Do you concur with the P&Z Commission's recommendation regarding ACI boundaries?
 - a) All Flying Hat Ranch land on east side of SH75 shall be in Bellevue's ACI.
 - b) No Flying Hat Ranch land on west side of SH75 shall be in either city's potential annexation area.
 - c) ACI boundaries on the other sides of both cities generally OK as presented.

2. Do you agree with the MOU concept noted above for the “notice/comment” areas?
3. Should the potential Friedman Airport land acquisition parcel be in either city’s “notice/comment” area? Include consideration of issues such as airport grant assurances & airport sponsor obligations, and wellhead protection.
4. Should the City of Bellevue be required to provide any type of conceptual land use plan for the land between the cities (east of SH75)? If so, at what time, and what shall be included? E.g. Uses? Highway access? Other?
5. Do you concur with the P&Z Commission recommendation regarding ACI ordinance language?
 - a) Hailey concurs with the recommended “housekeeping” revision.
 - b) Bellevue has not committed to agree to the revision to limit any annexation to lands within the ACI (a provision that all other cities have in their ACI agreements).

Please contact me or Tom Bergin if you have any questions on Tuesday’s ACI hearing.

Enclosures.

c: Tim Graves
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