

***City of Cambridge  
Special Meeting  
June 21, 2021  
1:00 p.m.***

A special meeting of the Cambridge City Council was held on June 21, 2021 at 256 E Court Weiser, Idaho in the Washington County Commissioners Meeting Room. The purpose of this special meeting is for the Cambridge City Council and staff to meet with the Washington County Commissioners regarding discussion on the Cambridge City Impact Area. This item is on the Washington County Commissioners agenda for 1:00 p.m.

Present were Mayor Jack Toothman, Council President Mark Loveland, Delray Platt and Levi Harrison. Also, present was City Clerk/Treasurer Sandra McKee and Public Works Superintendent Corey Morgan.

IN THE MATTER OF IMPACT AREA DISCUSSION) Sandra McKee, City of Cambridge Clerk, and Cambridge City Council met with the Board. Members of Cambridge City Council present were Corey Morgan, Levi Harrison, Mark Loveland, Jack Toothman and Delray Platt. Sandra McKee presented copies of the current County Code relating to the Cambridge Area of City Impact. McKee reviewed 4-3-4 regarding jurisdiction with the Board. McKee discussed recent issue that had come before Cambridge City Council. McKee also discussed the boundaries of the area of impact as addressed in the Local Land Use Planning Act. Haines clarified that the County could adopt the City's code for the impact area. The County could also adopt the City's Comprehensive Plan. McKee stated that was correct, but the County would still have jurisdiction. Washington County Commissioners Minutes 5 June 21, 2021 June 21, 2021 McKee read from the Idaho Association of Cities Handbook, which states, "Because cities lack jurisdiction outside their corporate limits, if a county wants to enforce a city's comprehensive plan, zoning ordinance and/or subdivision ordinance in the area of impact, the county commissioners must formally adopt the city's policies for the area of impact." McKee continued reading "once enacted the area of city impact map, regulations remain in place until both city, and county governing boards agree to renegotiate. Prior to renegotiation, the city and county governing boards must submit the issue to the respective planning and zoning commissions for recommendations, renegotiation must begin not more than 30 days after a request by the city or county governing board". McKee stated she was not aware if this has happened in the past. McKee discussed areas of city impact as stated in chapter 10 of County Code and areas that need to be addressed. McKee provided a Future Land Use Map of the City of Cambridge. McKee stated the map indicates four defined zones. Haines inquired about some of the major differences that are between the city and county ordinances. McKee stated the intent of both the City and County Comprehensive Plan is to protect agriculture. McKee informed the Board that in order for the city to expand, a developer's agreement would need to be in place so infrastructure can be put in place for the

development. Neighboring cities are requiring a development agreement. Haines discussed the designation of zones within the City of Cambridge code. Chandler discussed zoning, the Comprehensive Plan, and the need for the two to “mirror” each other. Jack Toothman, Mayor, Levi Harrison, Mark Loveland, and Delray Platt, Councilmen, addressed the Board. Loveland inquired of the Board what concerns they have. The group agreed that City Council needs to meet with the County Planning and Zoning to address areas that need to be changed or updated. Chandler stated private property rights need to be protected. Chandler discussed the Land Use Planning Act and what can be regulated through the Act. Chandler stated that it could be spelled out in the development agreement. Chandler stated the County had previously met with the City of Cambridge regarding these issues. Washington County Commissioners Minutes 6 June 21, 2021 June 21, 2021 Haines stated that it is a balancing act. How do we preserve agricultural land and balance property rights? Haines stated he believes a development agreement is the best idea. Haines stated growth needs to pay for itself. McKee stated that the City is between 60 to 70 percent of capacity for water and sewer. Marvin discussed ideas of what would need to be done to allow for additional growth.

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Sandra McKee, City Clerk

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Jack Toothman, Mayor