

BINGHAM COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING DATE: DECEMBER 10, 2025 AT 3:00 P.M.

CITY OF SHELLEY AREA OF CITY IMPACT

STAFF REPORT

(issued 12/4/2025)

INTRODUCTION: During the 2024 legislative session, Senate Bill 1403 was passed and signed into law. This bill amended Idaho Code §67-6526, making several substantive changes to the regulation of Areas of Impact.

SUMMARY OF IDAHO CODE §67-6526: A copy of Idaho Code (IC) §67-6526 is attached hereto as *Exhibit CC-2*. A summary of the bill includes:

- Area of Impact Boundaries (IC§67-6526): Limits the maximum extent of a city's area of impact to areas that are very likely to be annexed to the city within the next five (5) years, and no more than two (2) miles beyond the existing city boundary. Counties retain discretion to establish smaller boundaries but cannot exceed the two-mile cap.

In confirming an area of impact, the following criteria shall be considered:

- ❖ Anticipated commercial and residential growth;
 - ❖ Geographic factors;
 - ❖ Transportation infrastructure and systems, including connectivity;
 - ❖ Areas where municipal or public sewer and water are expected to be provided within five (5) years; and
 - ❖ Other public service district boundaries.
- Jurisdiction of Establishing Areas of Impact (IC§67-6526): Clarifies that counties have primary jurisdiction to adopt and regulate areas of impact. Bingham County's Comprehensive Plan, Zoning, and Subdivision Ordinances shall apply in the area of impact.
 - Mandatory Periodic Review (IC§67-6526(a)): Requires areas of impact to be reviewed at least every five (5) years. All existing areas of impact must be reviewed for compliance with the new criteria by December 31, 2025.

CURRENT IMPACT AREA: The City of Shelley's Area of City Impact Ordinance and Map were adopted on August 11, 2006. The Map Area includes approximately 3,923 acres of land. A copy of the current Ordinance is attached hereto as *Exhibit CC-3*.

INITIATION OF IMPACT AREA: The following is a timeline of events in the negotiation of the Area of City Impact with the City of Shelley:

August 20, 2025

Bingham County Planning and Development Director Tiffany Olsen met with the Board of County Commissioners and Civil Attorney to review Idaho Code Section 67-6526.

October 10, 2025	Letter sent to Mayor Pascoe requesting to negotiate the Area of Impact. (<i>Exhibit CC-4</i>)
October 20, 2025	Meeting with Mayor Pascoe, Shelley City Council, City Clerk, City Attorney, City Public Works and Planning Directors, and Tiffany Olsen to review the City's areas of anticipated growth, water and sewer utilities, and to modify the Area of City Impact Map to propose to the Board of County Commissioners. The proposed Impact Map is attached hereto as <i>Exhibit CC-5</i> .
October 23, 2025	Letter from City of Shelley Planning Director confirming the Impact Map and providing proposed modifications to the regulations of Shelley Area of Impact Title 9 Chapter 3. (<i>Exhibit CC-6</i>)
October 29, 2025	Meeting with Board of County Commissioners, Public Works, and Planning and Development Services to review the proposed Impact Map, Ordinance, and regulations of Shelley Area of Impact Title 9 Chapter 3.
November 3, 2025	Meeting with Board of County Commissioners, Public Works, and Planning and Development Services to review the proposed Impact Map.
	Letter to Mayor Pascoe providing the proposed Impact Map, Ordinance, and regulations of Shelley Area of Impact Title 9 Chapter 3. (<i>Exhibit CC-7</i>)

NOTICE OF PUBLIC HEARING: In accordance with Idaho Code §67-6526(2)(a):

- a. A Public Hearing Notice and proposed Impact Map were provided by the County to each owner of property located within the proposed boundary. Notice was sent to 308 property owners on November 20, 2025 (*Exhibit CC-8 Affidavit of Mailing*)
- b. A Public Hearing Notice was published in the Idaho State Journal and Post Register, on November 11, November 19, and November 28, 2025 (*Exhibit CC-9 Affidavit of Publication*)
- c. A Public Hearing Notice, Impact Map, and proposed ordinance amendments to Title 9 Chapter 3 titled *Shelley Area of City Impact* were mailed to the City on November 3, 2025 (*Exhibit CC-7 Letter to Mayor Pascoe*)

TESTIMONY: As of the date this Staff Report was issued, the following written testimony has been received:

CC-10 Email from Randy and Marianne Young, of 838 E 1425 N, Shelley, ID, in opposition to the proposed Area of City Impact boundary.

CC-11 Petition from residents and property owners within the Hallmark Estates Subdivision to not include the subdivision within the Area of City Impact boundary.

BOARD OF COUNTY COMMISSIONERS DECISION: After reviewing the testimony provided before the Public Hearing, the testimony that may be received at the Public Hearing, and any other evidence submitted, the Board may approve or deny the Area of Impact Ordinance and Map.

MAP MOTION: The Board may modify or confirm the boundaries of the Shelley Area of Impact Map by Ordinance. The motion shall contain the reasoning, including application of the facts relied upon and the pertinent requirements, and the criteria to establish the Map Area. Should the area be modified by including additional parcels, republication and notice will be required.

ORDINANCE MOTION: The Board may approve, modify, or deny the Ordinance providing regulations and standards for development within Bingham County Code Title 9 Chapter 3, titled *Shelley Area of City Impact*.



Idaho Statutes

EXHIBIT
CC-2

Idaho Statutes are updated to the website July 1 following the legislative session.

TITLE 67

STATE GOVERNMENT AND STATE AFFAIRS

CHAPTER 65

LOCAL LAND USE PLANNING

67-6526. AREAS OF IMPACT. (1) Legislative findings and intent.

(a) The legislature finds that areas of impact are properly under the jurisdiction of the county because the elected representatives of citizens in areas of impact are county officials, not city officials. While cities should receive notice of, and may provide input on, applications brought to the county in an area of impact, cities do not govern or control decisions on those applications. County commissioners make the final determination regarding area of impact boundaries within their county.

(b) An area of impact is where growth and development are expected to occur. Areas of impact should be planned for growth and development and should not be used to stop growth and development that conforms to applicable plans and ordinances. Areas of impact should be established, modified, or confirmed based on the ability and likelihood of a city or cities to annex lands within that area of impact in the near future. A city may adopt a comprehensive plan and conduct infrastructure, capital improvement, and other planning activities that extend beyond its current area of impact. Counties and cities shall review their area of impact boundaries at least every five (5) years to determine if modifications are needed or to confirm existing boundaries and may pursue modification of an established area of impact more frequently than every five (5) years.

(c) Prior to conducting the public hearings required under this chapter to establish, modify, or confirm an area of impact, cities and counties should work together to develop a proposed area of impact to be considered at the public hearing.

(d) Decisions regarding the establishment, modification, or confirmation of areas of impact are legislative actions and are not subject to judicial review or challenge except as provided in subsection (5) of this section.

(2) Establishing an area of impact.

(a) Following the notice and hearing procedures provided in section 67-6509, Idaho Code, and in accordance with the provisions of subsection (4) of this section, the board of county commissioners of each county shall adopt by ordinance a map identifying the area of impact within the unincorporated area of the county for each city located in the county. Written notice of the hearing to be conducted under this subsection shall be provided by the county to each owner of property located within a proposed area of impact. If notice is also published pursuant to section 67-6509, Idaho Code, individual property owners may not challenge the proceeding on the basis that they did not actually receive notice by mail. The cost of the notice shall be

reimbursed to the county by the city whose area of impact is under consideration. The board of county commissioners is not required to receive a recommendation from the planning and zoning commission prior to enacting an ordinance establishing an area of impact. An area of impact must be established before a city may annex adjacent territory pursuant to the provisions of section 50-222, Idaho Code.

(b) If the requirements of paragraph (a) of this subsection are not met in establishing an area of impact, the city may demand compliance with this subsection by providing notice to the board of county commissioners of the demand for compliance. Once a demand has been made, a recommendation committee shall be established. The city and county shall each select a representative to participate on the committee within thirty (30) days of the demand for compliance and the process set forth in this paragraph shall commence.

(i) After the city and county representatives have been selected, they shall in turn select another city representative living within the applicable city and another county representative living in the county and not within any city to serve on the recommending committee. Meetings of the recommending committee may be hosted by the city or county and shall be conducted in accordance with Idaho open meetings law. These four (4) persons shall, by majority vote, provide a written recommendation to the board of county commissioners for an area of impact. The written recommendation shall be submitted to the governing boards within one hundred eighty (180) days after the selection of the recommending committee members.

(ii) If the board of county commissioners fails to enact an ordinance providing for an area of impact within ninety (90) days of receipt of the committee recommendation or expiration of the one hundred eighty (180) days for the committee to make its recommendation, the city may file a petition with the district court to identify the area of impact pursuant to subsection (5) of this section and in accordance with other applicable provisions of this section.

(3) Modification or confirmation of area of impact boundaries.

(a) Modification or confirmation of an existing area of impact boundary may be initiated by a city or cities or the county. If a county is initiating a modification or confirmation of an area of impact, the county shall provide at least thirty (30) days written notice to the applicable city or cities of the hearing on the proposed modification or confirmation. Any modifications to or confirmation of an area of impact boundary must be adopted by an ordinance approved by the board of county commissioners of the applicable county, following the notice and hearing procedures provided in section 67-6509, Idaho Code, and in accordance with the requirements for defining an area of impact as set forth in subsection (4) of this section. At least fifteen (15) days prior to the hearing, written notice of the hearing to be conducted under this paragraph shall be provided by the county to each owner of property located within the portion of the area of impact that is proposed to be modified. If notice is also published pursuant to section 67-6509, Idaho Code, individual property owners may not challenge the proceeding on the basis that they did not actually receive notice by mail. If the modification or confirmation

is proposed by a city, then the cost of the notice shall be reimbursed to the county by such city. If the county is pursuing the modification or confirmation, then the cost of notification shall be borne by the county. The board of county commissioners is not required to receive a recommendation from the planning and zoning commission prior to enacting an ordinance modifying or confirming an area of impact.

(b) Where areas of impact abut each other and adjustments are being proposed, or where areas of impact are proposed to abut each other, the cities involved shall negotiate boundary adjustments to be recommended to the respective city councils. The city council of each city must approve the area of impact or modifications thereto to be proposed to the board of county commissioners. These decisions by the city councils are proposals and not subject to judicial review or challenge. If the cities with impact area boundaries that abut or are proposed to abut each other reach agreement on the proposed boundaries or adjustments thereto, the requested boundaries or adjustments shall be collectively submitted by the cities to the county for consideration in accordance with paragraph (a) of this subsection. If the cities cannot reach agreement, then any or all of the cities involved may submit their requests to the board of county commissioners for consideration pursuant to paragraph (a) of this subsection. In either case, the county shall conduct at least one (1) consolidated public hearing where it considers all such requests together.

(c) The county may accept, reject, or modify a city's requested modification or confirmation regarding an impact area boundary, but if the county does not make a final decision on the request within ninety (90) days of submission of the request, the city may petition the court to make a determination on the request pursuant to subsection (5) of this section.

(4) Provisions applicable to areas of impact.

(a) In defining an initial area of impact or in modifying or confirming an existing area of impact, the criteria set forth in this subsection shall be considered:

- (i) Anticipated commercial and residential growth;
- (ii) Geographic factors;
- (iii) Transportation infrastructure and systems, including connectivity;
- (iv) Areas where municipal or public sewer and water are expected to be provided within five (5) years; and
- (v) Other public service district boundaries.

(b) In addition to the criteria set forth in paragraph (a) of this subsection, an area of impact shall not exceed the areas that are very likely to be annexed to the city within the next five (5) years. Except as otherwise provided in this paragraph, an area of impact shall not extend more than two (2) miles from existing city limits. An area of impact boundary shall not divide county recognized parcels of land. If only a portion of a recognized parcel falls within the two (2) mile limit, then the boundary may extend beyond two (2) miles on that parcel so that it encompasses the entire parcel. Adjustments to an area of impact may be proposed and considered at any time following the initial establishment of the area of impact.

(c) Areas of impact may cross county boundaries only by approval of the governing board of county commissioners after following the procedures and complying with the requirements for modification or confirmation of an area of impact boundary.

(d) Areas of impact shall not overlap.

(e) The applicable county's comprehensive plan and zoning and subdivision ordinances shall apply in the area of impact. The county may adopt individual county comprehensive plan and zoning and subdivision ordinance provisions regarding a specific area of impact.

(f) Following adoption of an area of impact, the board of county commissioners shall provide the city with written notice at least fifteen (15) days in advance of any county public hearings held pursuant to this chapter or to chapter 13, title 50, Idaho Code, involving land within that area of impact.

(g) Areas of impact shall remain fixed until modifications are made pursuant to subsection (3) of this section.

(h) Prior to considering a request to establish, modify, or confirm an area of impact, the governing boards may, but are not required to, submit the request to the planning, zoning, or planning and zoning commission for recommendation. Each commission shall have a reasonable time fixed by its governing board in compliance with all required timelines set forth in this section to make its recommendation to the governing board. The county and the city shall undertake a review of the area of impact at least once every five (5) years and shall consider whether adjustments are in the best interests of the citizenry.

(i) This section shall not preclude annexation or other growth and development in areas of any county within the state of Idaho that are not within the areas of impact provided for herein.

(j) The county's decision establishing, modifying, or confirming the boundaries for an area of impact shall be made in writing and shall contain the reasoning of the board of county commissioners, including application of the facts relied upon by the commissioners and the application of the pertinent requirements and criteria to establish or modify an area of impact.

(k) If the area of impact has been properly established, persons living within the delimited area of impact shall be entitled to representation on the planning, zoning, or the planning and zoning commission of the city of impact. Such representation shall as nearly as possible reflect the proportion of population living within the city as opposed to the population living within the areas of impact for that city. To achieve such proportional representation, membership of the planning, zoning or planning and zoning commission may exceed twelve (12) persons, notwithstanding the provisions of subsection (a) of section 67-6504, Idaho Code. In instances where a city has combined either or both of its planning and zoning functions with the county, representation on the resulting joint planning, zoning or planning and zoning commission shall as nearly as possible reflect the proportion of population living within the impacted city, the area of impact outside the city, and the remaining unincorporated area of the county. Membership on such a joint planning, zoning or planning and zoning commission may exceed twelve (12) persons, notwithstanding the provisions of section 67-6504(a), Idaho Code.

(5) Petitions for review of establishment, modification, or confirmation of area of impact. The decisions by the board of county commissioners regarding the establishment, modification, or confirmation of areas of impact are legislative actions and are not subject to judicial review, declaratory action, or other legal challenge, except as specifically provided in this subsection.

(a)(i) If a county has not complied with the provisions of subsection (2) or (3) of this section, the city seeking the establishment, modification, or confirmation of an area of impact may petition the district court to establish, modify, or confirm an area of impact that meets the criteria and requirements of subsection (4) of this section in accordance with the procedures provided in this subsection. If the modification of an area of impact boundary involves areas of impact boundaries that abut each other or that are proposed to abut each other, then any city whose area of impact abuts or is proposed to abut another area of impact boundary may file a petition challenging the county's determination regarding only those boundaries that abut or that are proposed to abut each other. Any petition regarding a proposed area of impact or portion thereof that is subject to challenge must be filed in the county in which the proposed area of impact or portion thereof is located.

(ii) Before a city may file a petition for review of an area of impact decision made by the county, as provided in paragraph (a)(i) of this subsection, it must first file a request for reconsideration with the board of county commissioners. Such request must be filed within fourteen (14) days of the issuance of the written decision by the board of county commissioners and must specify deficiencies in the decision of the board of county commissioners. Filing a timely request for reconsideration is a prerequisite to the city having standing to file a petition with the district court. The county shall act on and issue a written decision on the request for reconsideration within thirty (30) days of receipt of the request or the request shall be deemed denied. A petition challenging the decision of the county must be filed by the city within twenty-eight (28) days after the issuance of a decision by the county on the request for reconsideration or expiration of the thirty (30) day period for the county to act on the request.

(b) When filing a petition challenging the decision of the board of county commissioners with the clerk of the court, the petitioner shall pay a fee of one hundred dollars (\$100), which fee shall be in full for all clerk's fees except the regular fees provided by law for appeals. The court shall fix a time for the hearing on the petition to be held no less than thirty (30) days and no more than ninety (90) days from the filing of the petition. The petitioner shall serve or cause to be served a copy of the petition and notice of the hearing on the board of county commissioners or county clerk and the mayor or city clerk of such other city whose area of impact boundary is in question pursuant to paragraph (a) of this subsection at least twenty (20) days before the date of the hearing.

(c) No petition, objection, or reply authorized under this subsection need be verified.

(d) The hearing on a petition filed pursuant to this subsection shall be held within the county in which the area of impact or portion thereof is situated. The regular district court reporter shall reduce to writing the testimony and evidence introduced in the same manner as in a trial of civil actions. The judge of the court, either before or after the hearing, may view the lands pertaining to the proposed area of impact, lands on the outside of the city or cities in the same vicinity in which the lands sought to be included in the area of impact are situated, and other lands within the corporate limits of the city that might in any way be affected by the granting of the petition. The judge may consider such modifications as the judge finds in connection with the evidence introduced at the hearing, in making and arriving at a final decision and determination of the matter.

(e)(i) If the court finds that the board of county commissioners did not follow the notice and hearing requirements provided in this subsection, the court shall remand the matter back to the board of county commissioners to comply with the requirements and issue a new decision. If the court finds that the decision of the board of county commissioners was not arbitrary, capricious, or an abuse of discretion, the court shall affirm the decision of the board of commissioners. If the court finds that the decision of the board of county commissioners was arbitrary, capricious, or an abuse of discretion, the court may remand the matter to the board of county commissioners to correct its decision or the court may determine the appropriate boundaries of the area of impact in question before it. It shall not be necessary for the judge of the court to make written findings of fact or conclusions of law unless the court establishes the area of impact boundary. The court may award attorney's fees and costs to the prevailing party in such an action only if it finds that the other party or parties acted without a reasonable basis in fact or law.

(ii) If the court establishes the area of impact boundary, such boundary shall become the area of impact boundary as of the date of the decree establishing the boundary. Within twenty (20) days after the filing of the decree, the petitioner shall file or cause to be filed with the county recorder and with the city clerk a certified copy of the decree. The board of county commissioners shall adopt an ordinance consistent with the court decree within thirty (30) days of the entry of the decree or be subject to contempt and other sanctions or actions deemed appropriate by the court.

(f) Any city or county aggrieved by the decision of the court may appeal from the decision and judgment to the supreme court. The procedure of the appeal shall be the same as the procedure for appeals from final judgment in civil actions.

(6) Cities and counties shall review their existing areas of impact and shall reestablish the areas in conformance with the provisions of this section by December 31, 2025. Failure to timely conduct such review and reestablishment shall nullify the current area of impact boundaries and require the city and county to go through the process set forth in subsection (2) of this section.

History:

[67-6526, added 1975, ch. 188, sec. 2, p. 515; am. 1977, ch. 155, sec. 1, p. 396; am. 1979, ch. 87, sec. 1, p. 212; am. 1993, ch. 55, sec. 1, p. 150; am. 1995, ch. 118, sec. 97, p. 506; am. 1996, ch. 116, sec. 2, p. 428; am. 1999, ch. 251, sec. 1, p. 651; am. 2002, ch. 333, sec. 6, p. 947.; am. 2024, ch. 227, sec. 2, p. 796.]

How current is this law?

BINGHAM COUNTY ORDINANCE
570573 2006-05

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AN ORDINANCE AMENDING THE BINGHAM COUNTY COMPREHENSIVE PLAN TEXT AND
THE GENERAL BINGHAM COUNTY ZONING ORDINANCE AND ACCOMPANYING ZONING
MAP TO PROVIDE FOR A REDEFINED AREA OF CITY IMPACT FOR THE CITY OF
SHELLEY TO BE APPLIED IN THE AREA OF CITY IMPACT

BE IT ORDAINED by the Board of County Commissioners of Bingham County, Idaho, pursuant to Idaho Code §67-6526, as follows:

Section 1. Area of city impact for the City of Shelley: The Bingham County Comprehensive Plan Text and the General Bingham County Zoning Ordinance are hereby amended to include the following described premises as the City Impact area for the City of Shelley:

Beginning at the intersection of the East Branch of the Snake River Valley Canal and 1200 North (Baseline Rd) thence heading West to the intersection with the Snake River; thence heading North and East follow the Snake River to the intersection of the Snake River and 700 East; thence North to the intersection of 1400 North (Country Club Rd.); thence East to the intersection of 750 East (Hanson Rd); thence North to the intersection of 1500 North (Canyon Rd); thence East to the intersection with the Snake River Valley Canal; thence Southeast following the Snake River Valley Canal to Highway 91; thence Southwest on Highway 91 to 1400 N (Country Club Rd); thence East on 1400 N to the intersection of the Snake River Valley Canal; thence South and West following the Snake River Valley Canal to the intersection of the East Branch of the Snake River Valley Canal; thence follow the East Branch of the Snake River Valley Canal South and East to the Intersection of 1200 North (Baseline Rd) which was the point of beginning.

The area of city impact for the City of Shelley is further set out on the map attached hereto as Exhibit A, and made a part hereof by this reference.

Section 2. Comprehensive Plan: The parties agree that the Comprehensive Plan adopted by the City is appropriate and necessary for purposes of implementing the provision and intent of this Agreement. The parties understand that the County will need to undergo the required legal procedures for amending the County's Comprehensive Plan in order to bring it into conformity with that portion of the City's Comprehensive Plan which affects the area of city impact.

Section 3. Applicability of Ordinance:

- a. Bingham County Zoning Ordinance: Bingham County shall apply Bingham County's Zoning Ordinance in the area of impact
- b. Adoption of City Subdivision Ordinance: Upon the County receiving an application for a zone change, special use permit, a variance or other applications related to zoning issues within the impact area, the County shall forward a copy of any such application to the City and the City shall have thirty (30) days from the City's receipt of the application to review and respond to any such application in writing to the County. The County shall then proceed with the processing of the application consistent with the County's procedures giving due regard to the City's response, if any.
- c. Adoption of the City Subdivision Standards:
The County agrees to require ALL NEW SUBDIVISIONS (residential, commercial, and industrial) located within ¼ (quarter) mile of the City of Shelley's City Limits or

ALL NEW SUBDIVISIONS Located outside of the ¼ (quarter) mile of the City of Shelley's city limits if the developer connects to the City's infrastructure to include the following:

- i. Curb
 - ii. Gutter
 - iii. 5' (five foot) Portland type concrete Sidewalk
 - iv. City Approved Street Lights – max distance 300' (three hundred feet). Monthly bill to be paid by the City of Shelley.
 - v. Municipal sewer and water, when accessible within 300' (three hundred feet)
 - vi. Reasonable Storm Water Drainage System
 - vii. Fire Hydrants – max distance 500' (five hundred feet) if municipal system is available.
 - viii. Right-of-Way for future classification of street (measured from property line to property line) as set forth:
 - Arterial – 80 feet
 - Collector – 62 feet
 - Minor/Local – 62 feet
 - ix. All Streets to be constructed to design standards as set for the in Exhibit B (attached hereto and made a part hereof by this reference)
 - x. Stub streets as needed for orderly future development
 - xi. 10' (ten foot) utility easement along the front of each property lot
 - xii. All structures must meet minimum setback requirements as set forth:
 - Residential – (Single Family Dwelling)
 - Front Property Line – 30 feet
 - Back Property Line – 25 feet
 - Side Property Line/Lot Line – 10 feet
 - Side Property Line/ROW – 25 feet
 - Side Street Property Line – 15 feet
 - Residential – (Two Family Dwelling)
 - Front Property Line – 30 feet
 - Back Property Line – 25 feet
 - Side Property Line – 8" for each foot of building height, but not less than 7.5 feet per side
 - Side Street Property Line – 15 feet
 - Residential – (Multiple Family Dwelling)
 - Front Property Line – 20 feet
 - Back Property Line – 20 feet
 - Side Property Line – 8" for each foot of building height, but not less than 7.5 feet per side
 - Side Street Property Line – 15 feet
 - Commercial
 - Front Property Line – 30 feet
 - Back Property Line – 0 feet/20 feet if the property abuts a residential zone,
 - Side Property Line – 0 feet
 - Side Street Property Line – 0 feet
 - Manufacturing/Industrial
 - Front Property Line – 10 feet
 - Side Property Line – 0 feet
 - Side Street Property Line – 0 feet
 - xiii. Reasonable Irrigation System using non-culinary water i.e. – pressurized irrigation system
- d. Subdivision Procedure: The County's application and approval process for the granting of subdivision approval shall apply. Nevertheless, to the extent that the

Subdivision Review Process outlined in Paragraph 4 below differs from the County's application and approval process, the procedures detailed in Paragraph 4 shall apply.

Section 4. Subdivision Review Process:

- a. Applications. Applications to locate a subdivision within the area of city impact shall be made to the appropriate County agency pursuant to the County's Planning and Zoning Ordinance.
- b. Application Fees. Fee requirements of the County shall apply to applications to locate a subdivision within the area of city impact.
- c. Referral of Applications by the County to the City. The County shall forward a copy of the proposed subdivision to the City within 10 (ten) days of receiving a completed application.
- d. Review of Application by City. The City shall review the application and forward comments and recommendations to the County Planning Office within thirty (30) days of the City's receipt of the application. The County Planning and Zoning Administrator, or their designee, may be invited to attend the City's review meeting.
- e. County Review. Upon receiving comments and recommendations from the City, the County shall review the application pursuant to the procedures outlined in the County's Planning and Zoning Ordinance, as amended.
- f. Public Hearings. The County shall give written notice to the City of all public hearings held with respect to the application. The City may attend any public hearings as an interested party.
- g. Final Approval by the County: The County Planning and Zoning Commission and the Board of County Commissioners, in considering a proposed application, Preliminary Plat and Final Plat shall give due regard to the comments and recommendations of the City.
- h. Findings of Fact and Conclusions of Law. All Findings of Fact and Conclusions of Law made by the County with respect to any application shall be in writing and forwarded to the City.

Section 5. Amendments to Area of Impact Agreement: In the event that the County or City wish to amend, repeal, or add provisions to any portion of this agreement, notice shall be given to the other party at least thirty (30) days prior to negotiation. The City or County shall take into consideration the recommendations and comments of the other with respect to any proposed changes to their comprehensive plans and/or ordinances. If the City or the County cannot agree on the requested changes, then, the procedures set forth in Idaho Code §67-6526 shall be implemented to resolve the dispute.

Section 6. Enforcement: The County shall enforce the applicable planning and zoning ordinances in the area of city impact. In doing so, the County shall give due regard and consideration to the wishes of the City with respect to such enforcement.

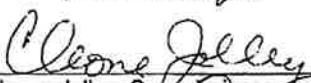
Section 7. Enactment of Impact Area Ordinance: The City and County shall begin holding appropriate public hearings to amend the comprehensive plans and applicable ordinances of the City and County and to adopt this agreement as an ordinance by their respective governing board within sixty (60) days of execution of this agreement.

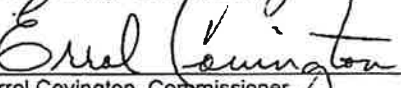
Section 8. Effective Date of Ordinance: This Ordinance shall become effective upon its publication in the manner required by law.

Passed and approved by the Board of County Commissioners, County of Bingham, State of Idaho, this 11th day of August, 2006

BOARD OF COUNTY COMMISSIONERS
BINGHAM COUNTY, IDAHO


Wayne T. Brower, Chairman


Cleone Jolley, Commissioner


Errol Covington, Commissioner

ATTEST:


Sara J. Staub, Bingham County Clerk



570573

Warranty Deed

FEE 3.00

1999 AUG 25 PM 4:20

RECORDED AT THE REQUEST OF

482438

484257

For Value Received GRANT L THOMPSON and BARBARA KAY THOMPSON, husband and wife

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto
STEPHEN K DICKMANN and JAMIE NICOLE DICKMANN, husband and wife
 whose address is: 31 SOUTH 700 WEST, BLACKFOOT, ID, 83221

Hereinafter called the Grantee, the following described premises situated in Bingham County, Idaho, to-wit:

A portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, Township 3 South, Range 34 E.B.M., Bingham County, Idaho, described as: Beginning at a point on the east line of a County road along the west side of said Section, 384 feet south of the intersection of the east line of said county road and the south line of Grant Avenue in the Townsite of Riverside, as platted and of record in the office of the County Recorded of said County; thence E. 222 feet; thence N. 196 feet; thence W. 222 feet to the east line of said county road; thence S. 196 feet to the point of beginning.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, including all water, water rights, ditch and ditch rights.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: AUGUST 20, 1999

GRANT L THOMPSON

GRANT L THOMPSON

STATE OF IDAHO

COUNTY OF BINGHAM

BARBARA KAY THOMPSON

BARBARA KAY THOMPSON

) SS.

On this 20TH day of AUGUST, 1999, before me the undersigned, a Notary Public in and for the said county and state, personally appeared GRANT L THOMPSON AND BARBARA KAY THOMPSON, known or proved to me to be the persons who executed the foregoing instrument, and acknowledged to me that they executed the same.

BINGHAM COUNTY RECORDS
 BLACKFOOT, IDAHO
 FEE 6.00
 1999 OCT 22 PM 2:00
 RECORDED AT THE REQUEST OF
 FIRST AMERICAN TITLE COMPANY



Notary Public for Idaho
 Residing at: BLACKFOOT, IDAHO
 My Commission Expires: 10/21/2003

482438

STATE OF IDAHO

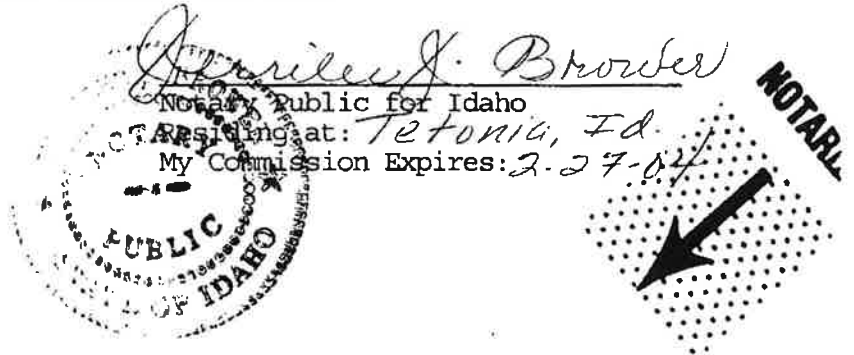
)

: ss.

COUNTY OF *Teton*

)

On this *30th* day of *August*, 1999, before me the undersigned, a Notary Public in and for the said county and state, personally appeared GRANT L THOMPSON AND BARBARA KAY THOMPSON, known or proved to me to be the persons who executed the foregoing instrument, and acknowledged to me that they executed the same.



484257



BINGHAM COUNTY PLANNING & DEVELOPMENT SERVICES

October 10, 2025

Dear Mayor Pascoe,

As you are aware, the state legislature made modifications to the areas of city impact regulations this last session, effective July 1, 2024. Now, pursuant to Idaho Code, each Area of Impact Agreement shall be re-evaluated for compliance with the new criteria and re-adopted by the end of 2025, with initiation by either the county or the city.

The applicable criteria are summarized as follows:

- An area of impact shall not exceed the areas that are very likely to be annexed to the City within the next five (5) years.
- An area of impact shall not extend more than two (2) miles from existing city limits.
- An area of impact boundary shall not divide county-recognized parcels of land. If only a portion of a recognized parcel falls within the two (2) mile limit, then the boundary may extend beyond two (2) miles on that parcel so that it encompasses the entire parcel.
- Areas of impact shall not overlap.
- The applicable County's Comprehensive Plan and Zoning Ordinances shall apply in the area of impact.
- The County may adopt individual Comprehensive Plan and Zoning Ordinance provisions regarding a specific area of impact.
- In confirming an area of impact, the following criteria shall be considered:
 - ❖ Anticipated commercial and residential growth;
 - ❖ Geographic factors;
 - ❖ Transportation infrastructure and systems, including connectivity;
 - ❖ Areas where municipal or public sewer and water are expected to be provided within five (5) years; and
 - ❖ Other public service district boundaries.

In preparation for the review of the area boundaries, we have prepared maps of the current Impact Area boundary, including properties annexed into the City of Shelley in the last five (5) and ten (10) years. We ask that you provide the areas you plan to annex in the next five (5) years, the locations of where city services extend to within the county, and any other items that we should consider based on the criteria above as soon as possible. With this information, we will prepare a proposed map for further discussion.

To meet the publication deadlines associated with the ordinance, we hope to reach an agreement by November 7, 2025. Feel free to contact me with any questions or concerns.

Sincerely,

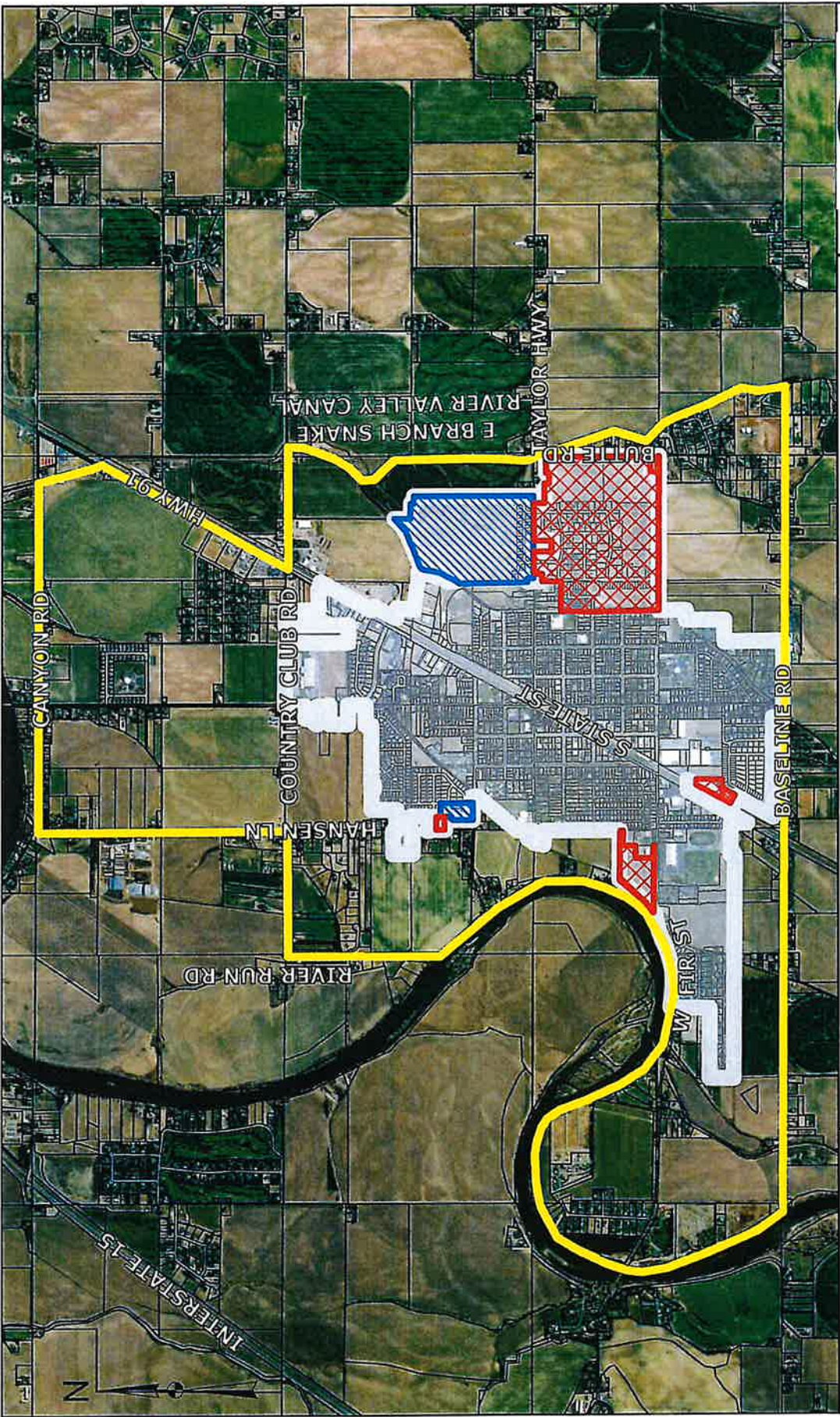
A handwritten signature in blue ink that reads "Tiffany G. Olsen".
Tiffany G. Olsen
Director

Encl.

CC: Board of County Commissioners
Paul Rogers, County Civil Attorney

**EXHIBIT
CC-4**

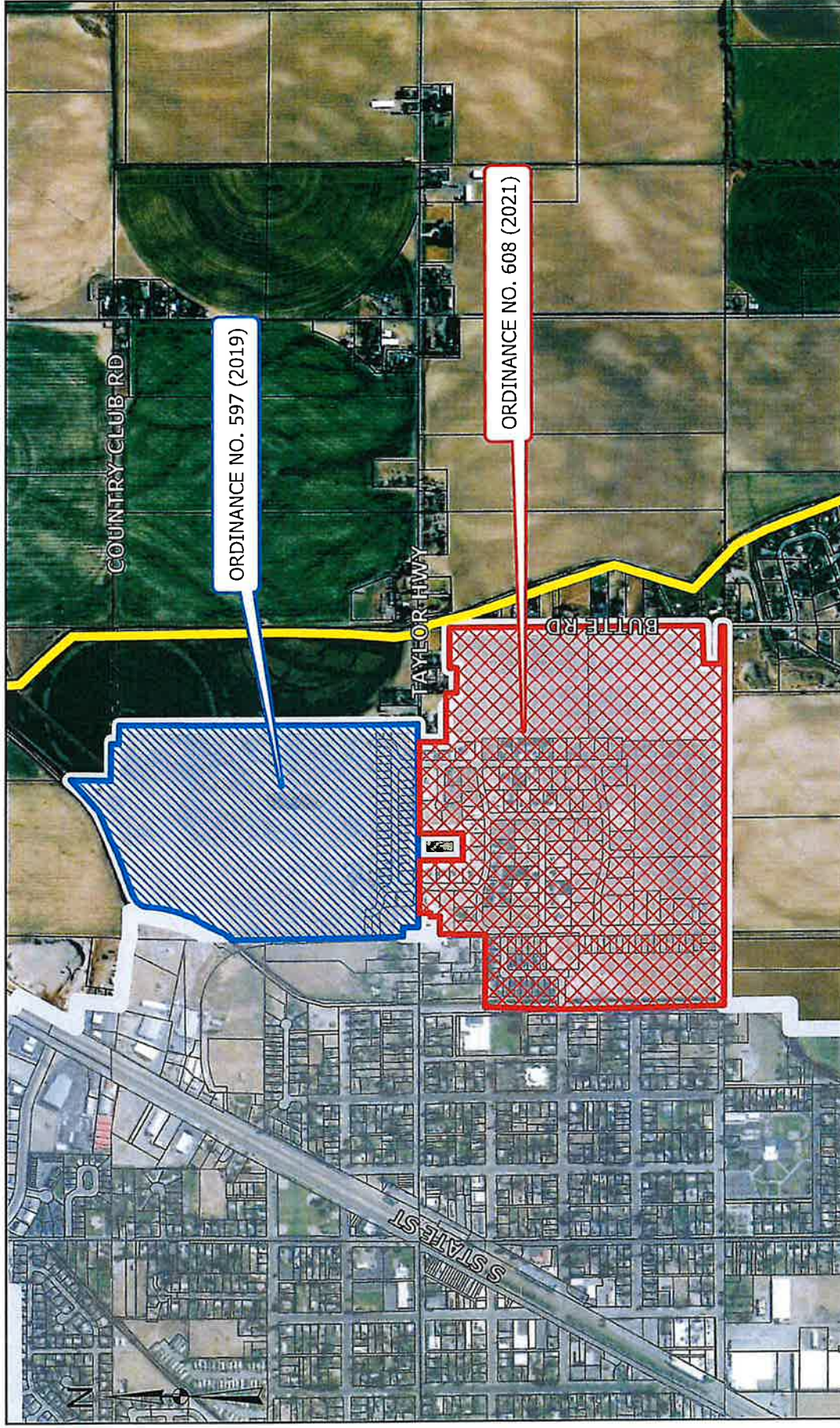
SHELLEY AREA OF IMPACT OF IMPACT WITH 5 & 10 YEAR ANNEXATIONS





LEGEND

- Last 5 Years Annexations
- Last 10 Years Annexations
- Parcels
- Impact Area
- City Boundary

SHELLEY AREA OF IMPACT - EASTERN ANNEXATIONS

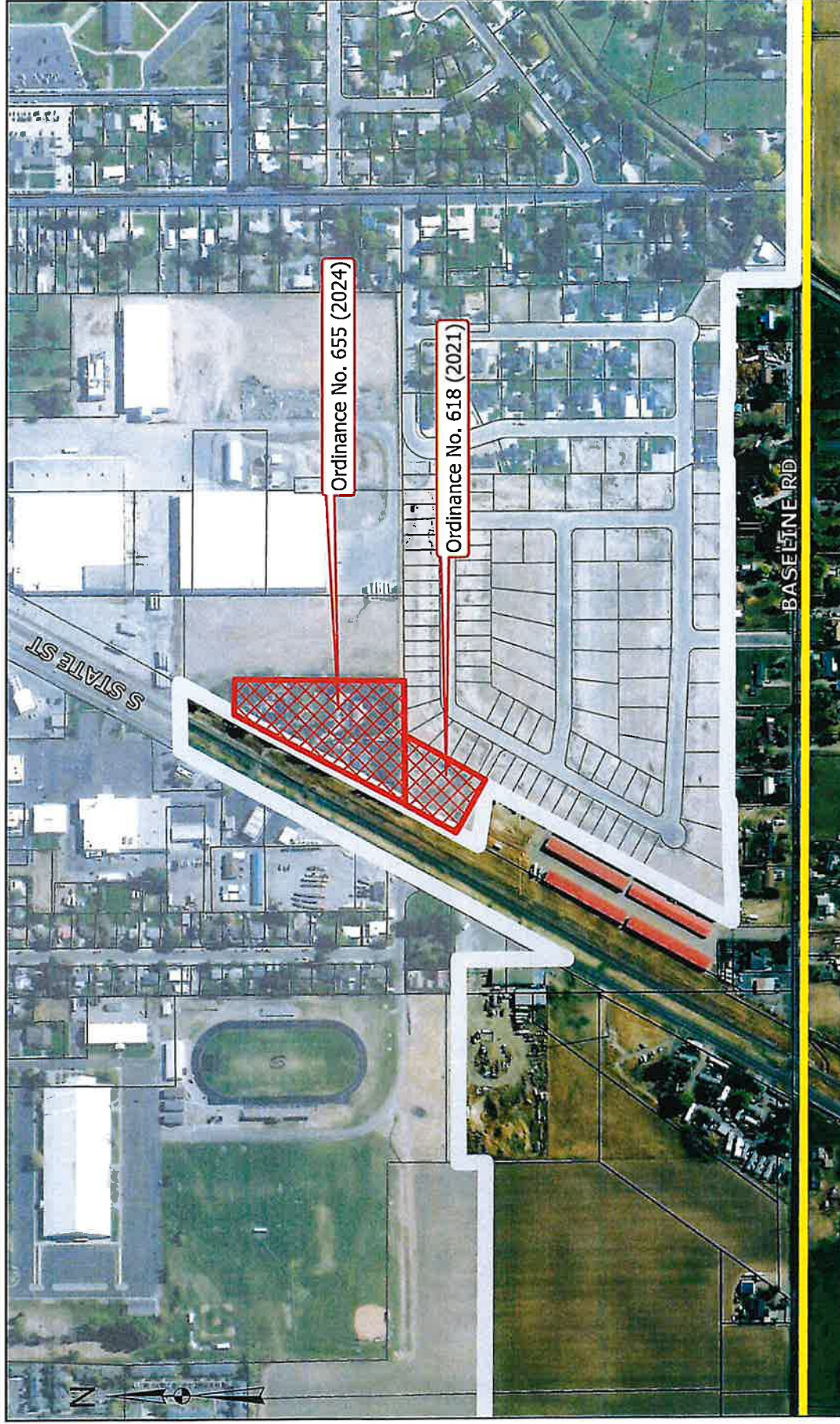



LEGEND

-  Last 5 Years Annexations
-  Last 10 Years Annexations
-  Parcels
-  Impact Area
-  City Boundary





SHELLEY AREA OF IMPACT - SOUTHERN ANNEXATION







LEGEND

 Last 5 Years Annexations

 Parcels

 Impact Area

 City Boundary

0 0.030.05 0.1 Miles

SHELLEY AREA OF IMPACT - WESTERN ANNEXATION





BINGHAM COUNTY
EST 1843
STATE OF IDAHO

LEGEND


	Last 5 Years Annexations		Impact Area
	Parcels		City Boundary

0 0.040.07 0.15 Miles





SHELLEY AREA OF IMPACT - NORTHWESTERN ANNEXATION








LEGEND

 Last 5 Years Annexations

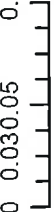
 Last 10 Years Annexations

 Parcels

 Impact Area

 City Boundary

0 0.030.05 0.1 Miles





Idaho Statutes

Idaho Statutes are updated to the website July 1 following the legislative session.

TITLE 67

STATE GOVERNMENT AND STATE AFFAIRS

CHAPTER 65

LOCAL LAND USE PLANNING

67-6526. AREAS OF IMPACT. (1) Legislative findings and intent.

(a) The legislature finds that areas of impact are properly under the jurisdiction of the county because the elected representatives of citizens in areas of impact are county officials, not city officials. While cities should receive notice of, and may provide input on, applications brought to the county in an area of impact, cities do not govern or control decisions on those applications. County commissioners make the final determination regarding area of impact boundaries within their county.

(b) An area of impact is where growth and development are expected to occur. Areas of impact should be planned for growth and development and should not be used to stop growth and development that conforms to applicable plans and ordinances. Areas of impact should be established, modified, or confirmed based on the ability and likelihood of a city or cities to annex lands within that area of impact in the near future. A city may adopt a comprehensive plan and conduct infrastructure, capital improvement, and other planning activities that extend beyond its current area of impact. Counties and cities shall review their area of impact boundaries at least every five (5) years to determine if modifications are needed or to confirm existing boundaries and may pursue modification of an established area of impact more frequently than every five (5) years.

(c) Prior to conducting the public hearings required under this chapter to establish, modify, or confirm an area of impact, cities and counties should work together to develop a proposed area of impact to be considered at the public hearing.

(d) Decisions regarding the establishment, modification, or confirmation of areas of impact are legislative actions and are not subject to judicial review or challenge except as provided in subsection (5) of this section.

(2) Establishing an area of impact.

(a) Following the notice and hearing procedures provided in section 67-6509, Idaho Code, and in accordance with the provisions of subsection (4) of this section, the board of county commissioners of each county shall adopt by ordinance a map identifying the area of impact within the unincorporated area of the county for each city located in the county. Written notice of the hearing to be conducted under this subsection shall be provided by the county to each owner of property located within a proposed area of impact. If notice is also published pursuant to section 67-6509, Idaho Code, individual property owners may not challenge the proceeding on the basis that they did not actually receive notice by mail. The cost of the notice shall be

reimbursed to the county by the city whose area of impact is under consideration. The board of county commissioners is not required to receive a recommendation from the planning and zoning commission prior to enacting an ordinance establishing an area of impact. An area of impact must be established before a city may annex adjacent territory pursuant to the provisions of section 50-222, Idaho Code.

(b) If the requirements of paragraph (a) of this subsection are not met in establishing an area of impact, the city may demand compliance with this subsection by providing notice to the board of county commissioners of the demand for compliance. Once a demand has been made, a recommendation committee shall be established. The city and county shall each select a representative to participate on the committee within thirty (30) days of the demand for compliance and the process set forth in this paragraph shall commence.

(i) After the city and county representatives have been selected, they shall in turn select another city representative living within the applicable city and another county representative living in the county and not within any city to serve on the recommending committee. Meetings of the recommending committee may be hosted by the city or county and shall be conducted in accordance with Idaho open meetings law. These four (4) persons shall, by majority vote, provide a written recommendation to the board of county commissioners for an area of impact. The written recommendation shall be submitted to the governing boards within one hundred eighty (180) days after the selection of the recommending committee members.

(ii) If the board of county commissioners fails to enact an ordinance providing for an area of impact within ninety (90) days of receipt of the committee recommendation or expiration of the one hundred eighty (180) days for the committee to make its recommendation, the city may file a petition with the district court to identify the area of impact pursuant to subsection (5) of this section and in accordance with other applicable provisions of this section.

(3) Modification or confirmation of area of impact boundaries.

(a) Modification or confirmation of an existing area of impact boundary may be initiated by a city or cities or the county. If a county is initiating a modification or confirmation of an area of impact, the county shall provide at least thirty (30) days written notice to the applicable city or cities of the hearing on the proposed modification or confirmation. Any modifications to or confirmation of an area of impact boundary must be adopted by an ordinance approved by the board of county commissioners of the applicable county, following the notice and hearing procedures provided in section 67-6509, Idaho Code, and in accordance with the requirements for defining an area of impact as set forth in subsection (4) of this section. At least fifteen (15) days prior to the hearing, written notice of the hearing to be conducted under this paragraph shall be provided by the county to each owner of property located within the portion of the area of impact that is proposed to be modified. If notice is also published pursuant to section 67-6509, Idaho Code, individual property owners may not challenge the proceeding on the basis that they did not actually receive notice by mail. If the modification or confirmation

is proposed by a city, then the cost of the notice shall be reimbursed to the county by such city. If the county is pursuing the modification or confirmation, then the cost of notification shall be borne by the county. The board of county commissioners is not required to receive a recommendation from the planning and zoning commission prior to enacting an ordinance modifying or confirming an area of impact.

(b) Where areas of impact abut each other and adjustments are being proposed, or where areas of impact are proposed to abut each other, the cities involved shall negotiate boundary adjustments to be recommended to the respective city councils. The city council of each city must approve the area of impact or modifications thereto to be proposed to the board of county commissioners. These decisions by the city councils are proposals and not subject to judicial review or challenge. If the cities with impact area boundaries that abut or are proposed to abut each other reach agreement on the proposed boundaries or adjustments thereto, the requested boundaries or adjustments shall be collectively submitted by the cities to the county for consideration in accordance with paragraph (a) of this subsection. If the cities cannot reach agreement, then any or all of the cities involved may submit their requests to the board of county commissioners for consideration pursuant to paragraph (a) of this subsection. In either case, the county shall conduct at least one (1) consolidated public hearing where it considers all such requests together.

(c) The county may accept, reject, or modify a city's requested modification or confirmation regarding an impact area boundary, but if the county does not make a final decision on the request within ninety (90) days of submission of the request, the city may petition the court to make a determination on the request pursuant to subsection (5) of this section.

(4) Provisions applicable to areas of impact.

(a) In defining an initial area of impact or in modifying or confirming an existing area of impact, the criteria set forth in this subsection shall be considered:

- (i) Anticipated commercial and residential growth;
- (ii) Geographic factors;
- (iii) Transportation infrastructure and systems, including connectivity;
- (iv) Areas where municipal or public sewer and water are expected to be provided within five (5) years; and
- (v) Other public service district boundaries.

(b) In addition to the criteria set forth in paragraph (a) of this subsection, an area of impact shall not exceed the areas that are very likely to be annexed to the city within the next five (5) years. Except as otherwise provided in this paragraph, an area of impact shall not extend more than two (2) miles from existing city limits. An area of impact boundary shall not divide county recognized parcels of land. If only a portion of a recognized parcel falls within the two (2) mile limit, then the boundary may extend beyond two (2) miles on that parcel so that it encompasses the entire parcel. Adjustments to an area of impact may be proposed and considered at any time following the initial establishment of the area of impact.

(c) Areas of impact may cross county boundaries only by approval of the governing board of county commissioners after following the procedures and complying with the requirements for modification or confirmation of an area of impact boundary.

(d) Areas of impact shall not overlap.

(e) The applicable county's comprehensive plan and zoning and subdivision ordinances shall apply in the area of impact. The county may adopt individual county comprehensive plan and zoning and subdivision ordinance provisions regarding a specific area of impact.

(f) Following adoption of an area of impact, the board of county commissioners shall provide the city with written notice at least fifteen (15) days in advance of any county public hearings held pursuant to this chapter or to chapter 13, title 50, Idaho Code, involving land within that area of impact.

(g) Areas of impact shall remain fixed until modifications are made pursuant to subsection (3) of this section.

(h) Prior to considering a request to establish, modify, or confirm an area of impact, the governing boards may, but are not required to, submit the request to the planning, zoning, or planning and zoning commission for recommendation. Each commission shall have a reasonable time fixed by its governing board in compliance with all required timelines set forth in this section to make its recommendation to the governing board. The county and the city shall undertake a review of the area of impact at least once every five (5) years and shall consider whether adjustments are in the best interests of the citizenry.

(i) This section shall not preclude annexation or other growth and development in areas of any county within the state of Idaho that are not within the areas of impact provided for herein.

(j) The county's decision establishing, modifying, or confirming the boundaries for an area of impact shall be made in writing and shall contain the reasoning of the board of county commissioners, including application of the facts relied upon by the commissioners and the application of the pertinent requirements and criteria to establish or modify an area of impact.

(k) If the area of impact has been properly established, persons living within the delimited area of impact shall be entitled to representation on the planning, zoning, or the planning and zoning commission of the city of impact. Such representation shall as nearly as possible reflect the proportion of population living within the city as opposed to the population living within the areas of impact for that city. To achieve such proportional representation, membership of the planning, zoning or planning and zoning commission may exceed twelve (12) persons, notwithstanding the provisions of subsection (a) of section 67-6504, Idaho Code. In instances where a city has combined either or both of its planning and zoning functions with the county, representation on the resulting joint planning, zoning or planning and zoning commission shall as nearly as possible reflect the proportion of population living within the impacted city, the area of impact outside the city, and the remaining unincorporated area of the county. Membership on such a joint planning, zoning or planning and zoning commission may exceed twelve (12) persons, notwithstanding the provisions of section 67-6504(a), Idaho Code.

(5) Petitions for review of establishment, modification, or confirmation of area of impact. The decisions by the board of county commissioners regarding the establishment, modification, or confirmation of areas of impact are legislative actions and are not subject to judicial review, declaratory action, or other legal challenge, except as specifically provided in this subsection.

(a)(i) If a county has not complied with the provisions of subsection (2) or (3) of this section, the city seeking the establishment, modification, or confirmation of an area of impact may petition the district court to establish, modify, or confirm an area of impact that meets the criteria and requirements of subsection (4) of this section in accordance with the procedures provided in this subsection. If the modification of an area of impact boundary involves areas of impact boundaries that abut each other or that are proposed to abut each other, then any city whose area of impact abuts or is proposed to abut another area of impact boundary may file a petition challenging the county's determination regarding only those boundaries that abut or that are proposed to abut each other. Any petition regarding a proposed area of impact or portion thereof that is subject to challenge must be filed in the county in which the proposed area of impact or portion thereof is located.

(ii) Before a city may file a petition for review of an area of impact decision made by the county, as provided in paragraph (a)(i) of this subsection, it must first file a request for reconsideration with the board of county commissioners. Such request must be filed within fourteen (14) days of the issuance of the written decision by the board of county commissioners and must specify deficiencies in the decision of the board of county commissioners. Filing a timely request for reconsideration is a prerequisite to the city having standing to file a petition with the district court. The county shall act on and issue a written decision on the request for reconsideration within thirty (30) days of receipt of the request or the request shall be deemed denied. A petition challenging the decision of the county must be filed by the city within twenty-eight (28) days after the issuance of a decision by the county on the request for reconsideration or expiration of the thirty (30) day period for the county to act on the request.

(b) When filing a petition challenging the decision of the board of county commissioners with the clerk of the court, the petitioner shall pay a fee of one hundred dollars (\$100), which fee shall be in full for all clerk's fees except the regular fees provided by law for appeals. The court shall fix a time for the hearing on the petition to be held no less than thirty (30) days and no more than ninety (90) days from the filing of the petition. The petitioner shall serve or cause to be served a copy of the petition and notice of the hearing on the board of county commissioners or county clerk and the mayor or city clerk of such other city whose area of impact boundary is in question pursuant to paragraph (a) of this subsection at least twenty (20) days before the date of the hearing.

(c) No petition, objection, or reply authorized under this subsection need be verified.

(d) The hearing on a petition filed pursuant to this subsection shall be held within the county in which the area of impact or portion thereof is situated. The regular district court reporter shall reduce to writing the testimony and evidence introduced in the same manner as in a trial of civil actions. The judge of the court, either before or after the hearing, may view the lands pertaining to the proposed area of impact, lands on the outside of the city or cities in the same vicinity in which the lands sought to be included in the area of impact are situated, and other lands within the corporate limits of the city that might in any way be affected by the granting of the petition. The judge may consider such modifications as the judge finds in connection with the evidence introduced at the hearing, in making and arriving at a final decision and determination of the matter.

(e)(i) If the court finds that the board of county commissioners did not follow the notice and hearing requirements provided in this subsection, the court shall remand the matter back to the board of county commissioners to comply with the requirements and issue a new decision. If the court finds that the decision of the board of county commissioners was not arbitrary, capricious, or an abuse of discretion, the court shall affirm the decision of the board of commissioners. If the court finds that the decision of the board of county commissioners was arbitrary, capricious, or an abuse of discretion, the court may remand the matter to the board of county commissioners to correct its decision or the court may determine the appropriate boundaries of the area of impact in question before it. It shall not be necessary for the judge of the court to make written findings of fact or conclusions of law unless the court establishes the area of impact boundary. The court may award attorney's fees and costs to the prevailing party in such an action only if it finds that the other party or parties acted without a reasonable basis in fact or law.

(ii) If the court establishes the area of impact boundary, such boundary shall become the area of impact boundary as of the date of the decree establishing the boundary. Within twenty (20) days after the filing of the decree, the petitioner shall file or cause to be filed with the county recorder and with the city clerk a certified copy of the decree. The board of county commissioners shall adopt an ordinance consistent with the court decree within thirty (30) days of the entry of the decree or be subject to contempt and other sanctions or actions deemed appropriate by the court.

(f) Any city or county aggrieved by the decision of the court may appeal from the decision and judgment to the supreme court. The procedure of the appeal shall be the same as the procedure for appeals from final judgment in civil actions.

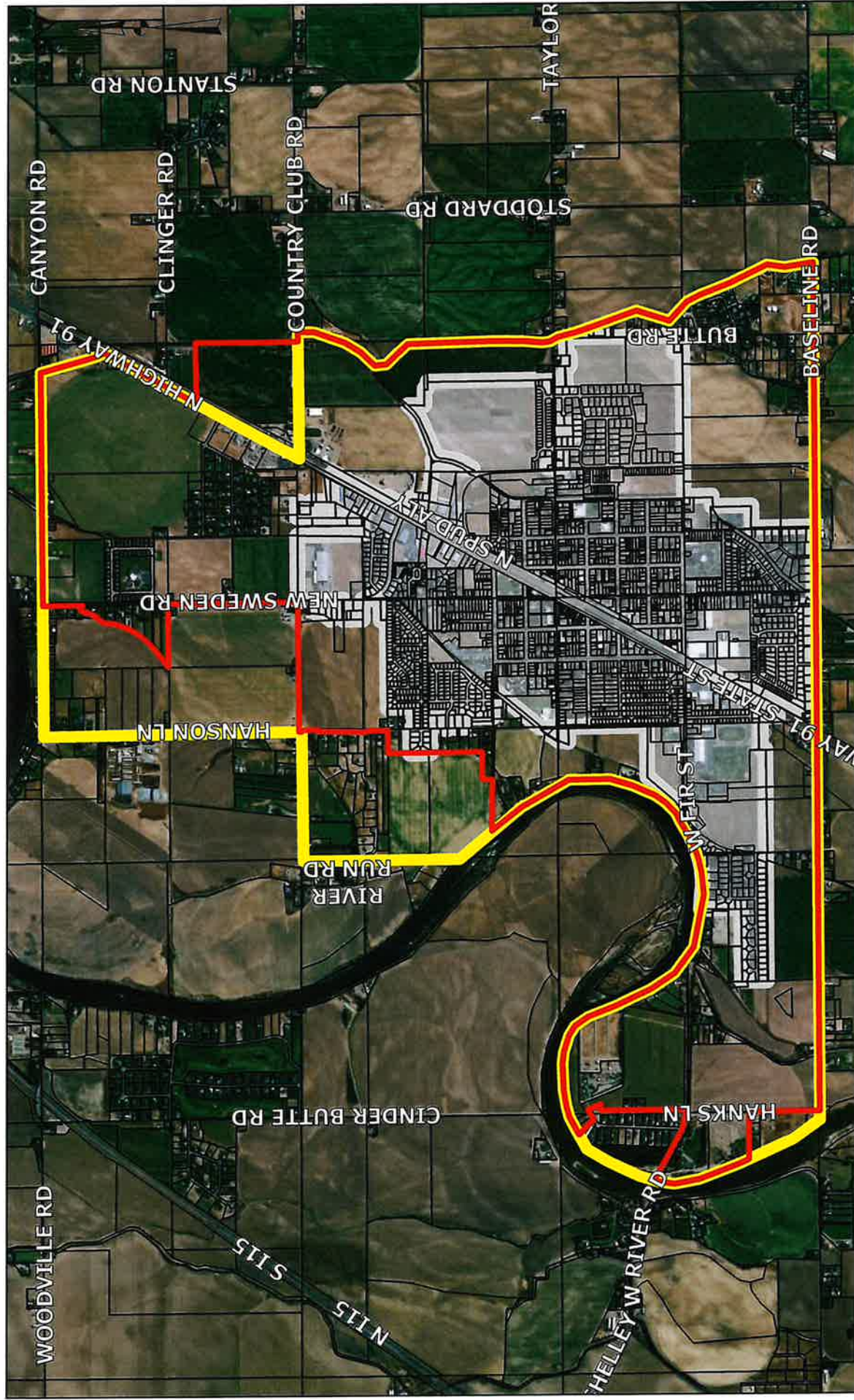
(6) Cities and counties shall review their existing areas of impact and shall reestablish the areas in conformance with the provisions of this section by December 31, 2025. Failure to timely conduct such review and reestablishment shall nullify the current area of impact boundaries and require the city and county to go through the process set forth in subsection (2) of this section.

History:

[67-6526, added 1975, ch. 188, sec. 2, p. 515; am. 1977, ch. 155, sec. 1, p. 396; am. 1979, ch. 87, sec. 1, p. 212; am. 1993, ch. 55, sec. 1, p. 150; am. 1995, ch. 118, sec. 97, p. 506; am. 1996, ch. 116, sec. 2, p. 428; am. 1999, ch. 251, sec. 1, p. 651; am. 2002, ch. 333, sec. 6, p. 947.; am. 2024, ch. 227, sec. 2, p. 796.]

How current is this law?

CITY OF SHELLEY - CURRENT & NEGOTIATED CITY IMPACT AREA



LEGEND

- Parcels
- Negotiated AOI
- City Boundary
- Current AOI

EXHIBIT
CC-5



0 0.17 0.35 0.7 Miles



City of Shelley

101 South Emerson Street - Shelley, Idaho 83274 (208) 357-3390

City Web Site: cityofshelley.org



MAYOR
Stacy Pascoe

COUNCIL
Kim Westergard
Jeff Kelley
Don West
Sean Kress

OFFICERS
Lisa Ybarra
City Clerk/Treasurer

Chad Purser
Police Chief

Justin Johnson
Public Works Dir.

Mikal Anderson
Recreation Director

Forsgren Engineering
City Engineer

B.J. Driscoll
City Attorney

Jordon Johnson
Building Inspector /
Planner

October 23, 2025

Bingham County Commissioners
490 N. Maple, Suite A
Blackfoot, ID 83221

Dear Commissioners,

The City recently had the opportunity to meet with Tiffany Olsen to discuss the renewal of our Impact Area Agreement and boundaries. We appreciate Tiffany taking the time to meet with us. She was very helpful to discuss the code and reasoning to be precise on areas surrounding the city that are potential lands to be annexed within the next five years.

Therefore, the City of Shelley Governing Board is requesting the Bingham County Commissioners to review the proposed Impact Area Agreement and Map we have included with this request. If you have any questions, please contact me at 208-681-3391. Thank you for your time in this matter.

Sincerely,

Jordon Johnson
Bldg. and Planning Director

EXHIBIT
CC-6

**AREA OF CITY IMPACT AGREEMENT
BINGHAM COUNTY – CITY OF SHELLEY**

The City of Shelley, an Idaho municipal corporation, (hereafter sometimes referred to as the "City") and the County of Bingham, Idaho (hereafter sometimes referred to as the "County") hereby enter into this Agreement to set forth the area of city impact for the City of Shelley and to set forth the procedures and ordinances that will apply in such impact area pursuant to Idaho Code §67-6526,

1. **Area of City Impact:** The area of city impact for the City of Shelley shall be as legally described and set forth in **Exhibit A** attached hereto and made a part hereof by this reference.
2. **Comprehensive Plan:** The parties agree that the Comprehensive Plan adopted by the City is appropriate and necessary for purposes of implementing the provision and intent of this Agreement. The parties understand that the County will need to undergo the required legal procedures for amending the County's Comprehensive Plan in order to bring it into conformity with that portion of the City's Comprehensive Plan which affects the area of city impact.
3. **Applicability of Ordinances:**
 - a. Bingham County Zoning Ordinance: Bingham County shall apply Bingham County's Zoning Ordinance in the area of impact
 - b. Zone Change Procedure: Upon the County receiving an application for a zone change, special use permit, a variance or other applications related to zoning issues within the impact area, the County shall forward a copy of any such application to the City

and the City shall have thirty (30) days from the City's receipt of the application to review and respond to any such application in writing to the County. The County shall then proceed with the processing of the application consistent with the County's procedures giving due regard to the City's response, if any.

c. Adoption of the City Subdivision Standards:

The County agrees to require ALL NEW SUBDIVISIONS (residential, commercial, and industrial) located within ¼ (quarter) mile of the City of Shelley's City Limits or ALL NEW SUBDIVISIONS Located outside of the ¼ (quarter) mile of the City of Shelley's city limits if the developer connects to the City's infrastructure to include the following:

- i. Curb
- ii. Gutter
- iii. 5' (five foot) Portland type concrete Sidewalk
- iv. City Approved Street Lights – max distance 300' (three hundred feet). Monthly bill to be paid by the City of Shelley.
- v. Municipal sewer and water, when accessible within 300' (three hundred feet)
- vi. Reasonable Storm Water Drainage System
- vii. Fire Hydrants – max distance 500' (five hundred feet) if municipal system is available.
- viii. Right-of-Way for future classification of street (measured from property line to property line) as set forth:
 - Arterial – 80 feet
 - Collector – 62 feet
 - Minor/Local – 62 feet
- ix. All Streets to be constructed to design standards as set for the in **Exhibit B** (attached hereto and made a part hereof by this reference)
- x. Stub streets as needed for orderly future development

15' Fifteen Foot

- xi. ~~10' (ten foot)~~ utility easement along the front of each property lot
- xii. All structures must meet minimum setback requirements as set forth:

Residential – (Single Family Dwelling)

Add Setbacks For (see Attached)

- Central business
- Residential Estates

Front Property Line – 30 feet

Back Property Line – 25 feet

Side Property Line/Lot Line – 10 feet

Side Property Line/ROW – 25 feet

Side Street Property Line – 15 feet

Residential – (Two Family Dwelling)

Front Property Line – 30 feet

Back Property Line – 25 feet

Side Property Line – 8" for each foot of building height, but not less than 7.5 feet per side

Side Street Property Line – 15 feet

Residential – (Multiple Family Dwelling)

Front Property Line – 20 feet

Back Property Line – 20 feet

Side Property Line – 8" for each foot of building height, but not less than 7.5 feet per side

Side Street Property Line – 15 feet

Heavy Commercial

Front Property Line – 30 feet

Back Property Line – 0 feet/20 feet if the property abuts a residential zone,

Side Property Line – 0 feet

Side Street Property Line – 0 feet

Manufacturing/Industrial

Front Property Line – 10 feet

Side Property Line – 0 feet

Side Street Property Line – 0 feet

- xiii. Reasonable Irrigation System using non-culinary water i.e.
– pressurized irrigation system

d. Subdivision Procedure: The County's application and approval process for the granting of subdivision approval shall apply. Nevertheless, to the extent that the Subdivision Review Process outlined in Paragraph 4 below differs from the County's application and approval process, the procedures detailed in Paragraph 4 shall apply.

4. **Subdivision Review Process:**

a. Applications: Applications to locate a subdivision within the area of city impact shall be made to the appropriate County agency pursuant to the County's Planning and Zoning Ordinance.

b. Application Fee: Fee requirements of the County shall apply to applications to locate a subdivision within the area of city impact.

c. Referral of Applications by the County to the City: The County shall forward a copy of the proposed subdivision to the City within 10 (ten) days of receiving a completed application.

d. Review of Application by the City: The City shall review the application and forward comments and recommendations to the County Planning Office within thirty (30) days of the City's receipt of the application. The County Planning and Zoning Administrator, or their designee, may be invited to attend the City's review meeting.

e. County Review: Upon receiving comments and recommendations from the City, the County shall review the

application pursuant to the procedures outlined in the County's Planning and Zoning Ordinance.

f. Public Hearings: The County shall give written notice to the City of all public hearings held with respect to the application. The City may attend any public hearing as an interested party.

g. Final Approval by the County: The County Planning and Zoning Commission and the Board of County Commissioners, in considering a proposed application, Preliminary Plat and Final Plat shall give due regard to the comments and recommendations of the City.

h. Findings of Fact and Conclusions of Law: All Findings of Fact and Conclusions of Law made by the County with respect to any application shall be in writing and forwarded to the City.

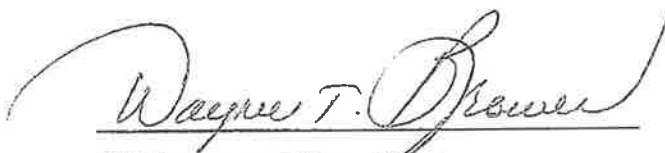
5. **Amendments to Area of Impact Agreement:** In the event that the County or City wish to amend, repeal, or add provisions to any portion of this agreement, notice shall be given to the other party at least thirty (30) days prior to negotiation. The City or County shall take into consideration the recommendations and comments of the other with respect to any proposed changes to their comprehensive plans and/or ordinances. If the City or the County cannot agree on the requested changes, then, the procedures set forth in Idaho Code §67-6526 shall be implemented to resolve the dispute.

6. **Enforcement:** The County shall enforce the applicable planning and zoning ordinances in the area of city impact. In doing so, the County shall give due regard and consideration to the wishes of the City with respect to such enforcement.

7. **Enactment of Impact Area Ordinance:** The City and County shall begin holding appropriate public hearings to amend the comprehensive plans and applicable ordinances of the City and County and to adopt this agreement as an ordinance by their respective governing board within sixty (60) days of execution of this agreement.

DATED and signed this 1st day of August 2006.

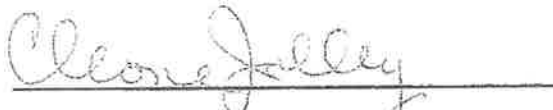
BINGHAM COUNTY



WAYNE BROWER, Chairman
Board of County Commissioners



ERROL COVINGTON, Member
Board of County Commissioners



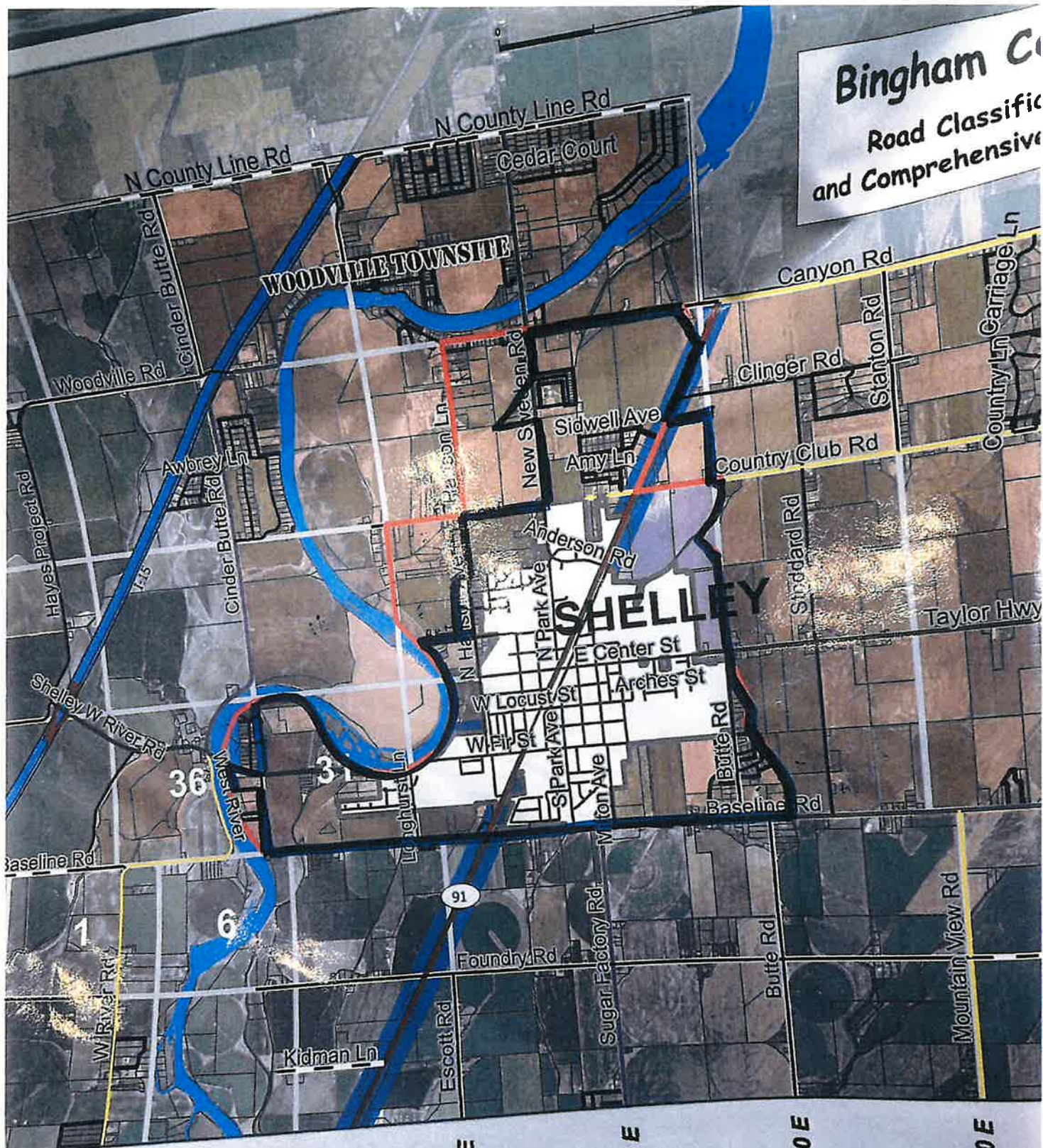
CLEONE JOLLEY, Member
Board of County Commissioners

CITY OF SHELLEY



ERIC CHRISTENSEN, Mayor

Bingham Co
Road Classification
and Comprehensive



600 E

700 E

800 E

900 E

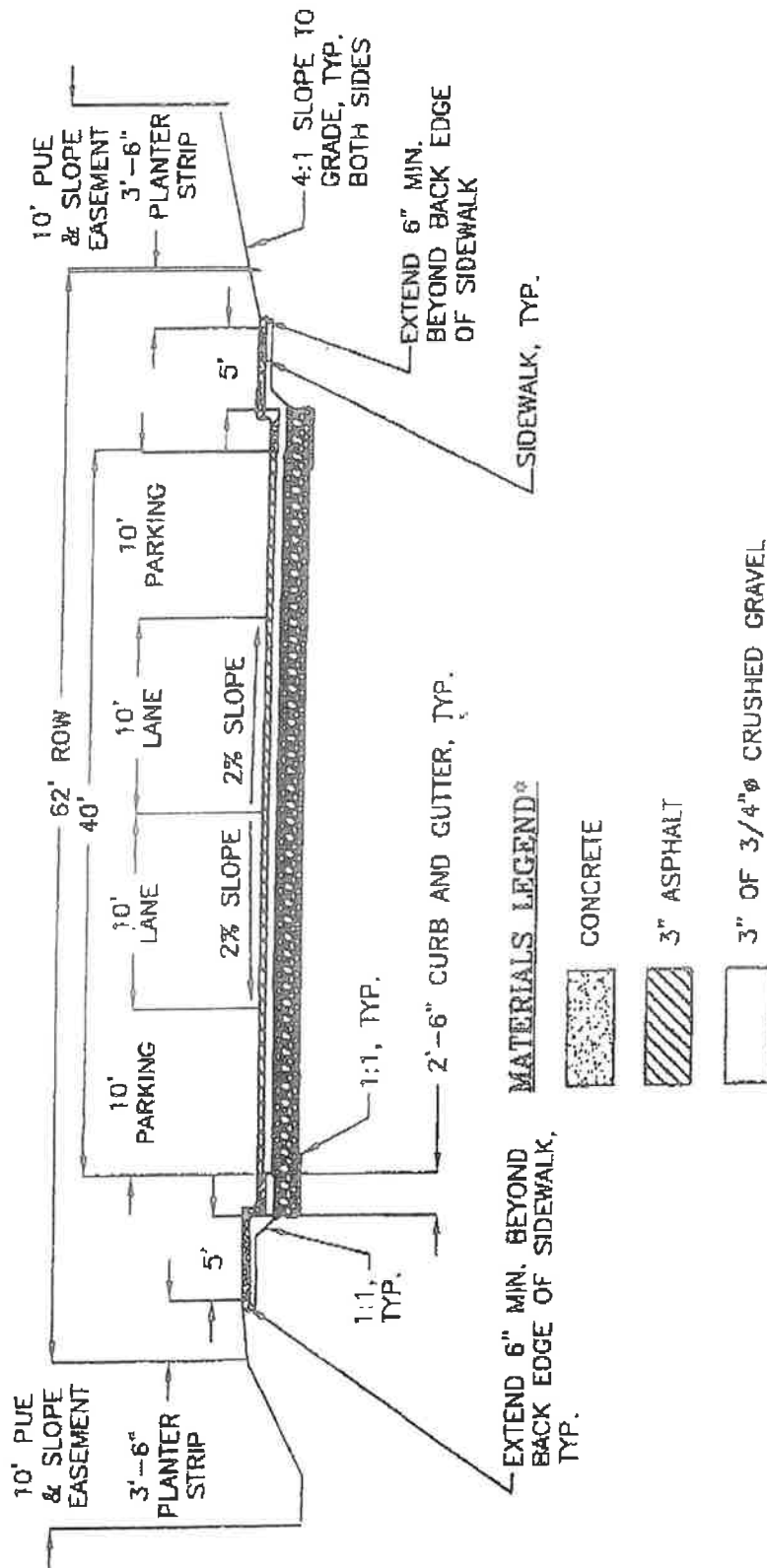
1000 E

1100 E

R37E

HIGH DENSITY DEVELOPMENT

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: N.T.S.



18" OF PIT RUN GRAVEL (Not required if existing sub-grade material is equivalent as determined by the city Engineer.)

*Section is based on worst case soil conditions. Section to be used for all roads construction, unless a site specific design is provided by the Design Engineer and approved by the City Engineer.

Add setbacks to area of City Impact Agreement for:

Central Business

Front Property Line - 30 feet

Back Property Line - 10 feet/20 feet if the property abuts a residential zone

Side Property Line/Lot Line - 10 feet

Side Property Line/ROW - 25 feet

Side Street Property Line - 15 feet

Residential Estates

Front Property Line - 45 feet Min. 65 feet Max.

Back Property Line - 25 feet

Side Property Line/Lot Line - 20 feet

Side Property Line/ROW - 35 feet

Side Street Property Line - 25 feet



BINGHAM COUNTY PLANNING & DEVELOPMENT SERVICES

November 3, 2025

Dear Mayor Pascoe and Council,

Thank you for taking the time to meet with me and review the proposed Area of Impact. I greatly appreciate the city's thoughtful engagement and collaboration throughout the discussion. This delineation will serve the best interests of both the city and the county as it relates to future development and growth.

Enclosed with this letter are the finalized agreement and boundary map, which reflect our mutual understanding. You will also find the Board of County Commissioners' Notice of Public Hearing regarding the adoption of these documents. Once the City has reviewed and accepted the agreement, please return the signed signature page. Upon adoption, I will provide you with a fully executed and recorded ordinance for your records.

If you have any questions, please don't hesitate to reach out to me. It has been my pleasure working with the city on this agreement.

Sincerely,

A handwritten signature in blue ink that reads "Tiffany Olsen".

Tiffany G. Olsen
Director

Encl.

CC: Board of County Commissioners
Paul Rogers, County Civil Attorney

EXHIBIT
CC-7

BINGHAM COUNTY COMMISSIONERS

Whitney Manwaring, Chairman

Eric Jackson

Drew Jensen



Lindsey Gluch, Commission Clerk
501 N. Maple Room 204
Blackfoot, ID 83221
Phone (208) 782-3013
Fax (208) 785-4131

BINGHAM COUNTY NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Bingham County Board of County Commissioners will hold a Public Hearing on **December 10, 2025 at 3:00 pm** at the Bingham County Courthouse in Commission Chambers, located at 501 North Maple Street, Blackfoot, Idaho. The purpose of the Public Hearing is to amend the Shelley Area of City Impact, in accordance with Idaho Code Section 67-6526, by adopting an ordinance with a new map area, and amending Bingham County Code Title 9 Chapter 3 titled *Shelley Area of City Impact*.

Public comments and testimony are welcome at the Public Hearing. The verbiage may be subject to change after testimony is received and discussion is held during the Public Hearing. You may send testimony by mail to 501 N. Maple, Box 204, Blackfoot, ID 83221 or email to lgloch@binghamid.gov. Individuals who need accessible communications or other accommodations in order to participate are invited to make their needs known to the Bingham County Clerk, 3 to 5 days in advance. ADA/504 Compliance.

Dated this 3rd day of November, 2025.

Lindsey Gluch
Commission Clerk

“Potato Capital”

BINGHAM COUNTY ORDINANCE NO. 2025-__

AN ORDINANCE PROVIDING FOR THE IDENTIFICATION OF AN AREA WITHIN THE COUNTY OF BINGHAM AS AN IMPACT AREA FOR THE CITY OF SHELLEY; PROVIDING FOR THE ORDINANCES AND REGULATIONS TO APPLY WITHIN SUCH IDENTIFIED IMPACT AREA MAP; PROVIDING FOR THE ADMINISTRATION AND ENFORCEMENT OF SUCH ORDINANCES AND REGULATIONS; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AS OF ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Idaho Code Section 67-6526 requires that Cities and Counties shall adopt an Area of Impact (AOI) as identified on a map wherein the AOI within the unincorporated area of the County is identified, and by separate ordinance, provide for the application of plans and ordinances within the AOI; and

WHEREAS, the City of Shelley ("City") and Bingham County ("County") entered into an Impact Area Agreement with a map on August 11, 2006; and

WHEREAS, the City and the County have agreed to negotiate the Agreement and map following the requirements of Idaho Code Section 67-6526; and

WHEREAS, such negotiations considered the following factors, among others:

1. Anticipated Growth;
2. Geographic Factors;
3. Areas that can reasonably be expected to be annexed into the City in the future;
4. Areas where municipal or public sewer and water services are expected to be provided within five (5) years; and
5. Other public service District boundaries.

WHEREAS, the County has held hearings on the proposed AOI in accordance with due and regular notice procedures of Idaho Code Sections 67-6509 and 67-6526 in coordination with the City; and

WHEREAS, the governing boards for the City and the County have each agreed to the Area of City Impact with a boundary map, attached hereto and incorporated herein as Exhibit "A" for the City of Shelley.

NOW THEREFORE, BE IT ORDAINED BY THE BINGHAM COUNTY BOARD OF COUNTY COMMISSIONERS, AS FOLLOWS:

SECTION 1: PURPOSE

The purpose of this ordinance is to establish an Area of Impact (AOI) and map for the City of Shelley as required by Idaho Code Section 67-6526. This ordinance ensures coordination between

Bingham County and the City of Shelley in planning and zoning matters while recognizing the County's jurisdiction over unincorporated areas.

SECTION 2: BOUNDARIES OF THE AREA OF IMPACT

The boundaries of the Area of Impact shall be depicted on the official map attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 3: APPLICABLE PLANS AND ORDINANCES

A. Comprehensive Plan: The Bingham County Comprehensive Plan, as amended and any subsequent amendments, shall apply within the AOI. The City of Shelley's Comprehensive Plan may be considered as an advisory document for planning purposes within the AOI.

B. Zoning Ordinance: The Bingham County zoning ordinances, zoning map, and subdivision ordinances, as amended and any subsequent amendments, shall apply within the AOI.

C. Adoption of the City Subdivision Development Standards: The County and the City hereby agree that when a new subdivision (residential, commercial, or industrial) is located within one-quarter (1/4) mile from the City of Shelley's City limits, or is located greater than one-quarter (1/4) mile from the City of Shelley's City limits but is connecting to the City's infrastructure, the following City subdivision development standards and regulations shall apply:

1. Curb.
2. Gutter.
3. Five-foot (5') Portland-type concrete sidewalk.
4. City-approved street lights - maximum distance three hundred feet (300'), monthly bill to be paid by the City of Shelley.
5. Municipal sewer and water, when accessible within three hundred feet (300').
6. Reasonable stormwater drainage system.
7. Fire hydrants - maximum distance five hundred feet (500') if Municipal system is available.
8. Right-of-way for future classification of street (measured from property line to property line) as set forth:
 - a. Arterial - Eighty feet (80').
 - b. Collector - Sixty-two feet (62').
 - c. Minor/local- Sixty-two feet (62').

9. All streets to be constructed to design standards as outlined in the attached Exhibit "B" and incorporated herein by reference.

10. Stub streets as needed for orderly future development.

11. Fifteen-foot (15') utility easement along the front of each property lot.

12. All structures must meet minimum setback requirements as set forth:

a. Residential - (Single-Family Dwelling):

- i. Front property line: Thirty feet (30').
- ii. Back property line: Twenty-five feet (25').
- iii. Side property line/lot line: Ten feet (10').
- iv. Side property line/ROW: Twenty-five feet (25').
- v. Side street property line: Fifteen feet (15').

b. Residential - (Two-Family Dwelling):

- i. Front property line: Thirty feet (30').
- ii. Back property line: Twenty-five feet (25').
- iii. Side property line: Eight inches (8") for each foot of building height, but not less than seven and one-half feet (7.5') per side.
- iv. Side street property line: Fifteen feet (15').

c. Residential - (Multiple-Family Dwelling):

- i. Front property line: Twenty feet (20').
- ii. Back property line: Twenty feet (20').
- iii. Side property line: Eight inches (8") for each foot of building height, but not less than seven and one-half feet (7.5') per side.
- iv. Side street property line: Fifteen feet (15').

d. Residential – (Residential Estate):

- i. Front property line: Forty-five feet (45') minimum with sixty-five feet (65') maximum.
- ii. Back property line: Twenty-five feet (25').
- iii. Side property line/lot line: Twenty feet (20').
- iv. Side property line/ROW: Thirty-five feet (35').
- v. Side street property line: Twenty-five feet (25').

e. Heavy Commercial:

- i. Front property line: Thirty feet (30').
- ii. Back property line: Zero feet (0')/twenty feet (20') if the property abuts a residential zone.
- iii. Side property line: Zero feet (0').
- iv. Side street property line: Zero feet (0').

f. Manufacturing/Industrial:

- i. Front property line: Ten feet (10').
- ii. Side property line: Zero feet (0').
- iii. Side street property line: Zero feet (0').

g. Central Business:

- i. Front property line: Thirty feet (30').
- ii. Back property line: Ten feet (10'). Twenty feet (20') if property abuts a residential zone.
- iii. Side property line/lot line: Ten feet (10').
- iv. Side property line/ROW: Twenty-five feet (25')
- v. Side street property line: Fifteen feet (15').

13. Reasonable irrigation system using non-culinary water, i.e., pressurized irrigation system.

D. Subdivision Procedure: The County's application and approval process for the granting of subdivision approval shall apply. Nevertheless, to the extent that the subdivision review process outlined in section 9-3-4 of this chapter differs from the County's application and approval process, the procedures detailed in section 9-3-4 of this chapter shall apply.

SECTION 4: NOTICE

Any application for a change in the Comprehensive Plan, zoning ordinances, conditional use permits, variances, or subdivision plats shall be submitted to the City at least thirty (30) days before any proposed action, with the City having the right to review plans and make recommendations for change or provide other evidence pertinent to the application, if desired.

SECTION 5: REVIEW AND MODIFICATION

The AOI boundary map shall be reviewed at least once every five (5) years to determine if modifications are necessary. Any modifications shall follow the procedures as required in Idaho Code Section 67-6526.

SECTION 6: ENFORCEMENT

The County shall enforce the applicable ordinances, permits, and licenses in the AOI.

SECTION 7: SEVERABILITY

The provisions of this ordinance are severable, and in the event any provision hereof is determined to be unenforceable or invalid for any reason, such determination shall not affect the enforceability of the remaining provisions.

SECTION 8: EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

ACKNOWLEDGED AND ACCEPTED on this ____ day of _____, 2025.

CITY OF SHELLEY, IDAHO

STACY PASCOE, MAYOR

SHELLEY CITY CLERK

Attest: _____
LISA YBARRA

PASSED AND APPROVED on this ____ day of _____, 2025.

BOARD OF COUNTY COMMISSIONERS
BINGHAM COUNTY, IDAHO

WHITNEY MANWARING, CHAIRMAN

DREW JENSEN, COMMISSIONER

ERIC JACKSON, COMMISSIONER

BINGHAM COUNTY CLERK

Attest: _____
PAMELA W. ECKHARDT

EXHIBIT "A"
AREA OF IMPACT MAP
BINGHAM COUNTY / CITY OF SHELLEY

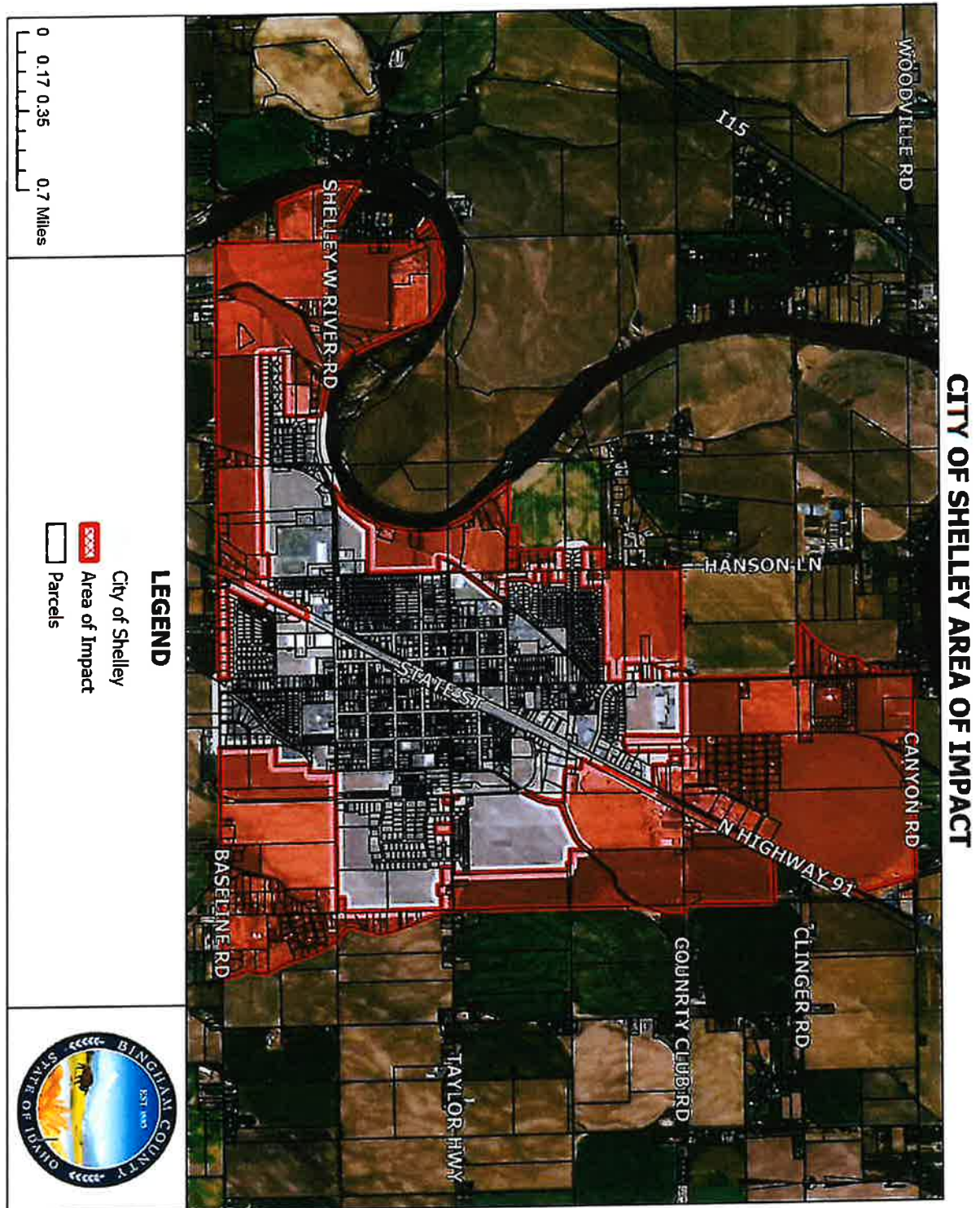
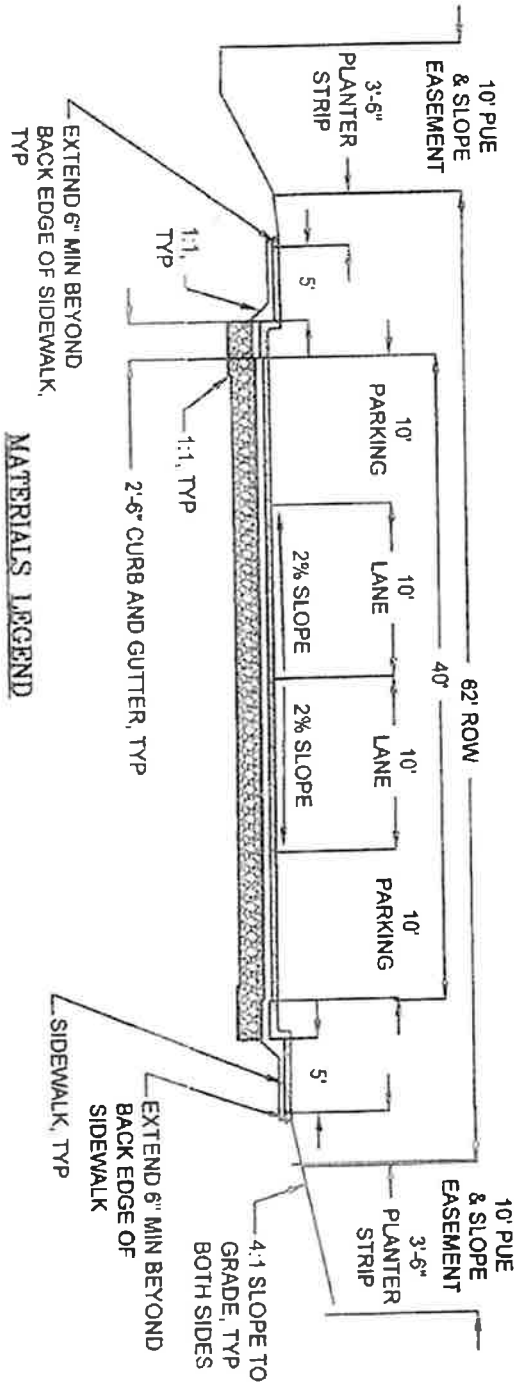






EXHIBIT "B"
CITY OF SHELLEY STREET DESIGN STANDARD

HIGH DENSITY DEVELOPMENT

HORIZONTAL SCALE: 1"=10'
 VERTICAL SCALE: NTS



MATERIALS LEGEND

-  CONCRETE
-  3" ASPHALT WITH CHIP SEAL COAT **
-  3" OF 3/4" CRUSHED GRAVEL
-  18" OF PIT RUN GRAVEL (Not required if existing sub-grade material is equivalent as determined by the city Engineer.) *

* Section is based on worst case soil conditions. Section to be used for all roads construction, unless a site specific design is provided by the Design Engineer and approved by the City Engineer.
 ** Chip seal to be completed within one year, and have a 2 year warranty, see development agreement for additional requirements.

BINGHAM COUNTY ORDINANCE 2025-____

**TITLE 9 “AREAS OF IMPACT”
CHAPTER 3 “SHELLEY AREA OF IMPACT”**

AN ORDINANCE OF BINGHAM COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF IDAHO, REPEALING TITLE 9 CHAPTER 3 TITLED “SHELLEY AREA OF CITY IMPACT” AND ENACTING A NEW ORDINANCE WITH THE SAME TITLE THAT PROVIDES FOR THE ORDINANCES AND REGULATIONS THAT APPLY WITHIN SUCH IDENTIFIED IMPACT AREA MAP; PROVIDING FOR THE ADMINISTRATION AND ENFORCEMENT OF SUCH ORDINANCES AND REGULATIONS; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Idaho Code Section 67-6526 requires that Cities and Counties shall adopt an Area of Impact (AOI) as identified on a map wherein the AOI within the unincorporated area of the County is identified, and by separate ordinance, provide for the application of plans and ordinances within the AOI; and

WHEREAS, the City of Shelley (“City”) and Bingham County (“County”) entered into an Impact Area Agreement with a map on August 11, 2006; and

WHEREAS, the City and the County have agreed to negotiate the Agreement and map following the requirements of Idaho Code Section 67-6526; and

WHEREAS, such negotiations considered the following factors, among others:

1. Anticipated Growth;
2. Geographic Factors;
3. Areas that can reasonably be expected to be annexed into the City in the future;
4. Areas where municipal or public sewer and water services are expected to be provided within five (5) years; and
5. Other public service District boundaries.

WHEREAS, the County has held hearings on the proposed AOI in accordance with due and regular notice procedures of Idaho Code Sections 67-6509 and 67-6526 in coordination with the City; and

WHEREAS, the governing boards for the City and the County have each agreed to the Area of City Impact with a boundary map, attached hereto and incorporated herein as Exhibit “A for the City of Shelley.

NOW THEREFORE, BE IT ORDAINED BY THE BINGHAM COUNTY BOARD OF COUNTY COMMISSIONERS, AS FOLLOWS:

SECTION 1: That Title 9 Chapter 3 be repealed and replaced with the following:

9-3-1: PURPOSE

The purpose of this ordinance is to establish an Area of Impact (AOI) and map for the City of Shelley as required by Idaho Code Section 67-6526. This ordinance ensures coordination between Bingham County and the City of Shelley in planning and zoning matters while recognizing the County's jurisdiction over unincorporated areas.

9-3-2: BOUNDARIES OF THE AREA OF IMPACT

The boundaries of the Area of Impact shall be depicted on the official map identified as Exhibit A on file with the Bingham County Planning and Development Services Department and incorporated herein by reference.

9-3-3: APPLICABLE PLANS AND ORDINANCES

A. Comprehensive Plan: The Bingham County Comprehensive Plan, as amended and any subsequent amendments, shall apply within the AOI. The City of Shelley's Comprehensive Plan may be considered as an advisory document for planning purposes within the AOI.

B. Zoning Ordinance: The Bingham County zoning ordinances, zoning map, and subdivision ordinances, as amended and any subsequent amendments, shall apply within the AOI.

C. Adoption of the City Subdivision Development Standards: The County and the City hereby agree that when a new subdivision (residential, commercial, or industrial) is located within one-quarter (1/4) mile from the City of Shelley's City limits, or is located greater than one-quarter (1/4) mile from the City of Shelley's City limits but is connecting to the City's infrastructure, the following City subdivision development standards and regulations shall apply:

1. Curb.
2. Gutter.
3. Five-foot (5') Portland-type concrete sidewalk.
4. City-approved street lights - maximum distance three hundred feet (300'), monthly bill to be paid by the City of Shelley.
5. Municipal sewer and water, when accessible within three hundred feet (300').
6. Reasonable stormwater drainage system.
7. Fire hydrants - maximum distance five hundred feet (500') if Municipal system is available.
8. Right-of-way for future classification of street (measured from property line to property line) as set forth:
 - a. Arterial - Eighty feet (80').

- b. Collector - Sixty-two feet (62').
- c. Minor/local- Sixty-two feet (62').

9. All streets to be constructed to design standards as outlined in Exhibit B (on file with the Bingham County Planning and Development Services Department and incorporated herein by reference).

10. Stub streets as needed for orderly future development.

11. Fifteen-foot (15') utility easement along the front of each property lot.

12. All structures must meet minimum setback requirements as set forth:

a. Residential - (Single-Family Dwelling):

- i. Front property line: Thirty feet (30').
- ii. Back property line: Twenty-five feet (25').
- iii. Side property line/lot line: Ten feet (10').
- iv. Side property line/ROW: Twenty-five feet (25').
- v. Side street property line: Fifteen feet (15').

b. Residential - (Two-Family Dwelling):

- i. Front property line: Thirty feet (30').
- ii. Back property line: Twenty-five feet (25').
- iii. Side property line: Eight inches (8") for each foot of building height, but not less than seven and one-half feet (7.5') per side.
- iv. Side street property line: Fifteen feet (15').

c. Residential - (Multiple-Family Dwelling):

- i. Front property line: Twenty feet (20').
- ii. Back property line: Twenty feet (20').
- iii. Side property line: Eight inches (8") for each foot of building height, but not less than seven and one-half feet (7.5') per side.
- iv. Side street property line: Fifteen feet (15').

d. Residential – (Residential Estate):

- i. Front property line: Forty-five feet (45') minimum with sixty-five feet (65') maximum.
- ii. Back property line: Twenty-five feet (25').

- iii. Side property line/lot line: Twenty feet (20').
- iv. Side property line/ROW: Thirty-five feet (35').
- v. Side street property line: Twenty-five feet (25').
- e. Heavy Commercial:
 - i. Front property line: Thirty feet (30').
 - ii. Back property line: Zero feet (0')/twenty feet (20') if the property abuts a residential zone.
 - iii. Side property line: Zero feet (0').
 - iv. Side street property line: Zero feet (0').
- f. Manufacturing/Industrial:
 - i. Front property line: Ten feet (10').
 - ii. Side property line: Zero feet (0').
 - iii. Side street property line: Zero feet (0').
- g. Central Business:
 - i. Front property line: Thirty feet (30').
 - ii. Back property line: Ten feet (10'). Twenty feet (20') if property abuts a residential zone:
 - iii. Side property line/lot line: Ten feet (10').
 - iv. Side property line/ROW: Twenty-five feet (25')
 - v. Side street property line: Fifteen feet (15').

13. Reasonable irrigation system using non-culinary water, i.e., pressurized irrigation system.

D. Subdivision Procedure: The County's application and approval process for the granting of subdivision approval shall apply. Nevertheless, to the extent that the subdivision review process outlined in section 9-3-4 of this chapter differs from the County's application and approval process, the procedures detailed in section 9-3-4 of this chapter shall apply.

9-3-4: NOTICE

Any application for a change in the Comprehensive Plan, zoning ordinances, conditional use permits, variances, or subdivision plats shall be submitted to the City at least thirty (30) days before any proposed action, with the City having the right to review plans and make recommendations for change or provide other evidence pertinent to the application, if desired.

9-3-5: REVIEW AND MODIFICATION

The AOI boundary map shall be reviewed at least once every five (5) years to determine if modifications are necessary. Any modifications shall follow the procedures as required in Idaho Code Section 67-6526.

9-3-6: ENFORCEMENT

The County shall enforce the applicable ordinances, permits, and licenses in the AOI.

SECTION 2: That all other portions of Ordinance No. 84-2 not herein amended shall remain in full force and effect.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED AND APPROVED on this ____ day of _____, 2025.

BOARD OF COUNTY COMMISSIONERS
BINGHAM COUNTY, IDAHO

WHITNEY MANWARING, CHAIRMAN

DREW JENSEN, COMMISSIONER

ERIC JACKSON, COMMISSIONER

BINGHAM COUNTY CLERK

Attest: _____
PAMELA W. ECKHARDT

AREA OF CITY IMPACT - CITY OF SHELLEY
PROPERTY OWNERS LIST

OWNER (Last Name/First Name)	ADDRESS	CITY STATE ZIP
ACKERMAN ADAM G	1228 N 900 E	SHELLEY ID 83274-0000
ACREE JAMES STERLING ACREE SARAH	210 N HANSON AVE	SHELLEY ID 83274-0000
ADAMS DOUGLAS R & ARLENE A LIVING TRUST ADAMS DOUGLAS R TRUSTEE	PO BOX 511	SHELLEY ID 83274-5768
ADAMS FAMILY TRUST ADAMS BRADLEY RICHARD (TRUSTEE)	902 E 1230 N	SHELLEY ID 83274-0000
V	PO BOX 501	SHELLEY ID 83274-0501
ADAMS TRAVIS R ADAMS KIM	694 E 1200 N	SHELLEY ID 83274-0000
ALBRIGHT SHANNON LEE ALBRIGHT DEANN E	427 N HANSON	SHELLEY ID 83274-4614
ANDERSON ARDEN	434 W OAK	SHELLEY ID 83274-0000
ANDERSON BETH	525 N HANSON	SHELLEY ID 83274-1002
ANDERSON HICKS GROUP LLC	3525 MERLIN DR	IDAHO FALLS ID 83404-0000
ARAVE BRENDA ARAVE LEON	435 N HANSON	SHELLEY ID 83274-0000
ARAVE RYAN PATRICK ARAVE ADDISON MARIE	802 E 1475 N	SHELLEY ID 83274-0000
ARAVE WALLACE L ARAVE CAROLYN M	PO BOX 262	SHELLEY ID 83274-0000
ARMSTRONG LUCIAN TRENT ARMSTRONG DAINA	907 E 1230 N	SHELLEY ID 83274-0000
ARSENAULT TIMOTHY R ARSENAULT AMBER J	855 E 1430 N	SHELLEY ID 83274-0000
BAKER RANDY J BAKER KRISTINE CURTIS	846 E 1400 N	SHELLEY ID 83274-0000
BALDWIN COOPER	839 E 1400 N	SHELLEY ID 83274-0000
BALL ALLEN M BALL BETTE	430 N HANSON	SHELLEY ID 83274-4614
BALMFORTH NICHOLAS	1477 N 825 E	SHELLEY ID 83274-0000
BARBOZA ERIK BARBOZA MADALYN	835 E 1400 N	SHELLEY ID 83274-0000
BARKER KIM BARKER SHAUNA	806 E 1475 N	SHELLEY ID 83274-0000
BARNES DAVID BARNES KELLY	833 E 1415 N	SHELLEY ID 83274-0000
BATEMAN AUDRA K	880 E 1200 N	SHELLEY ID 83274-0000
BATEMAN BROS CONST CO	907 S STATE ST	SHELLEY ID 83274-5051

**Exhibit
CC-8**

AREA OF CITY IMPACT - CITY OF SHELLEY
PROPERTY OWNERS LIST

BATEMAN THERESA JOY LVNG TRUST BATEMAN THERESA TRUSTEE	762 E 1200 N	SHELLEY ID 83274-0000
BATEMAN VERA L	876 E 1200 N	SHELLEY ID 83274-5670
BEADERSTADT DANIEL BEADERSTADT HANNAH ELIZABETH	809 E 1475 N	SHELLEY ID 83274-0000
BEARD MICHAEL D BEARD ROWENA	P.O. BOX 245	SHELLEY ID 83274-0000
BERG NICHOLAS L BERG AMANDA T	924 E 1200 N	SHELLEY ID 83274-0000
BEST JOSEPH E BEST SANDRA C	1206 N 885 E	SHELLEY ID 83274-0000
BILLMAN BENNY ALAN & MARGO LIVING TRST BILLMAN BENNY ALAN TRUSTEE	PO BOX 246	SHELLEY ID 83274-0234
BLANKENFELD KENNETH EUGENE	4880 US HWY 281 N	SPRING BRANCH TX 78070-0000
BOHMAN BRYCE A	849 E 1500 N	SHELLEY ID 83274-0000
BOWCUTT KENNY BOWCUTT HEATHER	639 E 1250 N	SHELLEY ID 83274-0000
BRAMBILA LEONEL BRAMBILA HERMINIA	PO BOX 370	ABERDEEN ID 83210-7583
BRION ASCENCION PADILLA	615 FLAMINGO AVE	SHELLEY ID 83274-0000
BROWNING DANIEL S BROWNING KATHRYN L	905 E 1230 N	SHELLEY ID 83274-0000
BROWNING DAVID BROWNING LORLEINE	752 E 1200 N	SHELLEY ID 83274-5021
BROWNING DAVID M BROWNING LORLEINE	750 E 1200 N	SHELLEY ID 83274-5021
BUCK FAMILY TRUST BUCK DANIEL JOSEPH (TRUSTEE)	851 E 1430 N	SHELLEY ID 83274-0000
BULLOCK JERRY BULLOCK SARAH	839 E 1415 N	SHELLEY ID 83274-0000
BUTCHER KIRSTEN SIEPERT JERRICA	1226 N 900 E	SHELLEY ID 83274-0000
CALDERWOOD DJ CALDERWOOD SUSAN D	1410 N 850 E	SHELLEY ID 83274-0000
CAMPBELL MIKE CAMPBELL DEBRA	815 E 1475 N	SHELLEY ID 83274-0000
CARDON SPENCER C CARDON LAUREN M	110 N HANSEN AVE	SHELLEY ID 83274-0000

AREA OF CITY IMPACT - CITY OF SHELLEY
PROPERTY OWNERS LIST

CARLSON KENT E & CAROLEE C LIVING TRUST CARLSON KENT E (TRUSTEE)	P.O. BOX 515	SHELLEY ID 83274-0000
CARUSO MARK TRUST 50% INT LAPERLE LORRAINE C REVOC TRUST 50% INT	832 E 1415 N	SHELLEY ID 83274-0000
CEJA JESUS CEJA JUANA	1472 N 800 E	SHELLEY ID 83274-0000
CHAMBERS GALE J CHAMBERS BARBARA A	1252 N 900 E	SHELLEY ID 83274-0000
CHATELAIN ZACH	812 E 1475 N	SHELLEY ID 83274-0000
CHRISTENSEN ALLAN CHRISTENSEN DONNA	1224 N 900 E	SHELLEY ID 83274-0000
CHRISTENSEN ANDREW N CHRISTENSEN CAMILLA A	345 E ELM ST	SHELLEY ID 83274-0000
CHRISTENSEN LEX	631 E 1250 N	SHELLEY ID 83274-0000
CHRISTIANSSEN BRADLEY	906 E 1240 N	SHELLEY ID 83274-0000
CLARK DALE F CLARK CHRISTINE C	1468 N 800 E	SHELLEY ID 83274-0153
CLAYSON TREVOR E CLAYSON SHANNA	1237 N 915 E	SHELLEY ID 83274-5101
CLIFTON MARIA ROSA	1471 N 825 E	SHELLEY ID 83274-0000
COLLINS DANIELLE	756 E 1200 N	SHELLEY ID 83274-5021
CONLON ALICIA A CONLON CHRISTOPHER A	904 E 1230 N	SHELLEY ID 83274-0000
COOK GARRETT COOK NATALIE	909 E 1230 N	SHELLEY ID 83274-0000
COOPER R FRED COOPER DEANN	1426 LOWELL	IDAHO FALLS ID 83402-0000
CORP OF THE PRESIDING BISHOP OF CHURCH OF LDS	50 E NORTH TEMPLE, 22ND FLOOR RE: 514- 9231	SALT LAKE CITY UT 84150- 2500
COTTERELL JIM L COTTERELL GRETCHEN L	780 E 1200 N	SHELLEY ID 83274-5021
COUGHLAN JAMES KEVIN	888 E 1300 N	SHELLEY ID 83274-1185
COWLEY SPENCE W COWLEY JOY L	758 E 1200 N	SHELLEY ID 83274-0000
CRAIN BRANDON CRAIN JESSA	1235 N 915 E	SHELLEY ID 83274-0000
CRUZ IGNACIO PABLO	1152 W 600 N	BLACKFOOT ID 83221-0000
CURZON BRENT JAY	1251 N 900 E	SHELLEY ID 83274-0000
DAHLE JEFFERY	12048 S DOVES LANDING	RIVERTON UT 84065-0000
DARRAH DAN DARRAH PENNY	892 E 1200 N	SHELLEY ID 83274-0000
DAVIS GABE DAVIS CHLOE	1458 N 805 E	SHELLEY ID 83274-0000
DAVLIN JENNIFER DAVLIN JACOB T	1465 N 825 E	SHELLEY ID 83274-0000

AREA OF CITY IMPACT - CITY OF SHELLEY
PROPERTY OWNERS LIST

DEBENEDETTO JOHN DEBENEDETTO DIANN	1255 N 900 E	SHELLEY ID 83274-0281
DEEDE JOSH DEEDE MELANIE	846 E 1425 N	SHELLEY ID 83274-0000
DIAL MERLIN I SEP PROP TRUST DIAL MERLIN I TRUSTEE	798 E 1400 N	SHELLEY ID 83274-4862
DJC INVESTMENTS LLC	748 E 1100 N	SHELLEY ID 83274-0000
EASTERN IDAHO REGIONAL SEWER DISTRICT	618 E 1250 N	SHELLEY ID 83274-0000
ELDREDGE DAN G ELDREDGE KAREN K	1215 N 950 E	SHELLEY ID 83274-0000
ELWOOD ZACHARY BENSON ELWOOD KARLIE JO	839 E 1425 N	SHELLEY ID 83274-0000
EVANS KYLE E EVANS MIRANDA	1460 N 805 E	SHELLEY ID 83274-0000
EYE FOR DETAIL INC	360 W LOCUST ST	SHELLEY ID 83274-0000
FARNAN PATRICK FARNAN STACI	842 E 1425 N	SHELLEY ID 83274-0000
FARNES JACK G FARNES JEANNE	336 N HANSON	SHELLEY ID 83274-4614
FELGENHAUER PHILIP F FELGENHAUER SARA ANN	838 E 1430 N	SHELLEY ID 83274-5174
FIELDING G SOUTH LAVASIDE FARMS LLC	PO BOX 2124	IDAHO FALLS ID 83403-0000
FLETCHER LOIS	1429 N 800 E	SHELLEY ID 83274-0000
FMT ENTERPRISES LLC	1418 HWY 91	SHELLEY ID 83274-0511
FOCHA CHAD	217 E 135 N	BLACKFOOT ID 83221-0000
FREEMAN NORMA FREEMAN ELIJAH	901 E 1240 N	SHELLEY ID 83274-0000
FREI DAVID FREI CHERISE	526 N HANSON	SHELLEY ID 83274-0000
FRONGNER GARY FRONGNER ONNOLEE	654 E 1250 N	SHELLEY ID 83274-5019
FUNK MICHAEL BRONSON FUNK KELSEY JANETTE	817 E 1475 N	SHELLEY ID 83274-0000
GARZA JOEL	1384 N 800 E	SHELLEY ID 83274-0000
GIBSON JASON K GIBSON LESLIE A	760 E 1200 N	SHELLEY ID 83274-0000
GILBERT JAROM GILBERT CANDISE	450 N HANSON	SHELLEY ID 83274-0000
GILES RYAN GILES LESLIE	848 E 1425 N	SHELLEY ID 83274-0000
GILLESPIE DARRYL R GILLESPIE LISA ANNE	PO BOX 493	SHELLEY ID 83274-4614
GOODWIN CHRISTOPHER C GOODWIN TIFFANY A	911 E 1240 N	SHELLEY ID 83274-0000
GPOD OF IDAHO	BOX 514	SHELLEY ID 83274-1965
GRAND LEGACY LLC	2226 E 25TH ST	IDAHO FALLS ID 83404-0000
GRC LAND LLC C/O GARY DIAL	1448 N 800 E	SHELLEY ID 83274-0000

AREA OF CITY IMPACT - CITY OF SHELLEY
PROPERTY OWNERS LIST

GRIFFIN RODNEY A	841 E 1500 N	SHELLEY ID 83274-0000
GROVER BOYD E	673 E 1250 N	SHELLEY ID 83274-4862
GUERRERO NATHAN J GUERRERO ORA LYNN	870 E 1400 N	SHELLEY ID 83274-5768
GULBRANSEN KRISTY	810 E 1475 N	SHELLEY ID 83274-0000
A	629 E 1250 N	SHELLEY ID 83274-0000
GUZMAN ERNESTINA	1247 N 900 E	SHELLEY ID 83274-0000
HADLEY DAVID R	902 E 1240 N	SHELLEY ID 83274-0000
HALL ROBERT HALL STACEY KAY CARLSON	825 W FIR ST	SHELLEY ID 83274-0000
HAMMOND JEREMIAH P HAMMOND SESHA J	310 N HANSON	SHELLEY ID 83274-0000
HAMPTON JUDIE LYNN HAMPTON MORRELL	1225 N 900 E	SHELLEY ID 83274-0000
HAMPTON R STEVEN HAMPTON LINDA	334 N HANSON AVE	SHELLEY ID 83274-0000
HANOSKY JEFF HANOSKY HEIDI	832 E 1430 N	SHELLEY ID 83274-0000
HANSEN MANDY HANSEN ANDREW	891 E 1300 N	SHELLEY ID 83274-0501
HARGRAVES DAVID HARGRAVES JENNIFER	1456 N 800 E	SHELLEY ID 83274-0000
HARLOW EDWARD HARLOW ELIZABETH	635 E 1250 N	SHELLEY ID 83274-0000
HARWARD MICHAEL HARWARD SALI	1467 N 825 E	SHELLEY ID 83274-0000
HATCH WILLIAM GALLARD	1458 N 825 E	SHELLEY ID 83274-0000
HAWLEY ROY A HAWLEY SONYA D	834 E 1425 N	SHELLEY ID 83274-0000
HESS ERIC R HESS ANDREA P	1464 N 800 E	SHELLEY ID 83274-0000
HESS ROBERT WELLS HESS BETTY J	1452 N 800 E	SHELLEY ID 83274-5033
HICKS ALICIA	1263 N 900 E	SHELLEY ID 83274-5144
HICKS MARVIN C	1275 N 900 E	SHELLEY ID 83274-0000
HIGHAM CHARLES TANNER DURFEY ASHTYN SARAI	7119 S HAMDEN AVE	IDAHO FALLS ID 83402-0000
HIGHAM KARLENE (JTC SEP) MCALPIN DEBORAH KAE (JTCSEP) C/O KARLENE HIGHAM	1258 N 550 E	SHELLEY ID 83274-0000
HILLMAN DANNY D HILLMAN LINDA B	831 E 1425 N	SHELLEY ID 83274-0000
HOLMES GENE A HOLMES JOLYN	843 E 1430 N	SHELLEY ID 83274-0000
HOPKINS CINDY ANN HOPKINS MARK	846 E 1415 N	SHELLEY ID 83274-0000
HOSKINS TERRELL D HOSKINS BARBARA H	1291 N 900 E	SHELLEY ID 83274-5144

AREA OF CITY IMPACT - CITY OF SHELLEY
PROPERTY OWNERS LIST

HOUGHTON BRENT HOUGHTON SUSAN	842 E 1415 N	SHELLEY ID 83274-0000
HOWARD MONT HOWARD MARIA	1424 N HWY 91	SHELLEY ID 83274-0000
HUNTSMAN TRENT E HUNTSMAN KATHRYN A	784 E 1200 N	SHELLEY ID 83274-5021
IDAHO STORAGE CO LLC	3381 MERLIN DR	IDAHO FALLS ID 83404-0000
IDAHO TRANSPORTATION DEPT	3311 W STATE ST	BOISE ID 83703-0000
INTERMOUNTAIN GAS CO C/O MDUR ATTN: LAURA M WAVRA TAX COMPLIANCE DEPT	P.O. BOX 5650	BISMARCK ND 58506-0000
IVINS JEREMY IVINS BRITTANY	535 N HANSON AVE	SHELLEY ID 83274-0000
J R SIMPLOT CO	PO BOX 27	BOISE ID 83707-5768
JACOBS PROPERTIES LLC	1577 N 885 E	SHELLEY ID 83274-0000
JENKINS TODD L JENKINS KATHY	1464 N 825 E	SHELLEY ID 83274-0000
JENSEN ALAN JENSEN ALANA	834 E 1415 N	SHELLEY ID 83274-0000
JENSEN JUSTIN JENSEN LEANN	831 E 1415 N	SHELLEY ID 83274-0000
JENSEN KYLE B	908 E 1230 N	SHELLEY ID 83274-0000
JOHN AARON JOHN TIMMIE	603 E 1270 N	SHELLEY ID 83274-0000
JOHNSON CORINNE	1469 N 825 E	SHELLEY ID 83274-0000
JONES DELAINE S LE JONES JUSTIN	904 E 1240 N	SHELLEY ID 83274-0000
JORGENSEN ALESHA NICOLE	832 E 1425 N	SHELLEY ID 83274-0000
KELLEY JOHN KELLEY TRACEY	1202 N 700 E	SHELLEY ID 83274-0000
KILLPACK TEHREN C KILLPACK PAMELA J	835 E 1425 N	SHELLEY ID 83274-0000
KILLPACK TYLER KILLPACK SARAH	1466 N 805 E	SHELLEY ID 83274-0000
KING ALLEN R/SHIRLEY J LIVING TRUST KING ALLEN R TRUSTEE	1386 N 800 E	SHELLEY ID 83274-0000
KITE GARRY	643 E 1250 N	SHELLEY ID 83274-0000
KOFOED DARYL KOFOED VICKIE	211 N HANSON AVE	SHELLEY ID 83274-5013
KOHLER CODELL KOHLER ELIZABETH	1498 N 830 E	SHELLEY ID 83274-0000
KOHLER LARRY PROPERTIES LC	735 E 700 N	FIRTH ID 83236-0000
KUNZ LEAH KUNZ AUSTIN	808 E 1475 N	SHELLEY ID 83274-0000
LANDON KEVIN B LANDON INIS JD	1425 N 800 E	SHELLEY ID 83274-6369
LARSEN DEANNE	847 E 1425 N	SHELLEY ID 83274-5166
LECKINGTON JASON DANIEL LECKINGTON BRITTNY JEAN	430 N HANSON AVE	SHELLEY ID 83274-0000
LECKINGTON MATTHEW M LECKINGTON ERICA M	852 N 1425 E	SHELLEY ID 83274-0000

AREA OF CITY IMPACT - CITY OF SHELLEY
PROPERTY OWNERS LIST

LEONARD ANDREW CHARLES LEONARD LEE ANNETTE	889 E 1300 N	SHELLEY ID 83274-0000
LESLIE DANIEL L LESLIE KRISTIN D	297 N HANSON	SHELLEY ID 83274-0000
LLOYD JESSE B LLOYD KRISTEN	1459 N 825 E	SHELLEY ID 83274-0000
LOFTUS JAMES TANNER LOFTUS SHANISE C	898 E 1200 N	SHELLEY ID 83274-0000
LONGHURST GARY H LONGHURST CONNIE	836 E 1400 N	SHELLEY ID 83274-0000
LOTT BRANDON LOTT TERESE	905 E 1240 N	SHELLEY ID 83274-0000
LUCE NATHAN K	1222 N 900 E	SHELLEY ID 83274-0000
LYON LARRY LYON JESSIE	332 W WHITE WAY	KUNA ID 83634-0000
M. OLER FARMS, LLC C/O JOE OLER	505 S MILTON	SHELLEY ID 83274-0000
MAGNAGHI MIKE	1473 N 825 E	SHELLEY ID 83274-0000
MARTINEZ STEVE	768 E 1200 N	SHELLEY ID 83274-0000
MATHESON RICHARD MATHESON KATHLEEN	PO BOX 533	SHELLEY ID 83274-0533
MATHESON TATE MATHESON STACI	669 E 1250 N	SHELLEY ID 83274-0000
MATHEWS GORDON D MATHEWS JUDY ANN	PO BOX 536	SHELLEY ID 83274-5768
MATTHEW FACKRELL LLC	1187 OCTOBER COVE	SHELLEY ID 83274-0000
MAYS MARVIN MAYS DAWN	1204 N 700 E	SHELLEY ID 83274-0000
MCLAIN CAMERON	445 N HANSON AVE	SHELLEY ID 83274-0000
MECHAM JORDAN MECHAM SKYE	818 E 1475 N	SHELLEY ID 83274-0000
MENSCHING SCOTT ALLEN MENSCHING PATRICA MARIE	1233 N 915 E	SHELLEY ID 83274-0000
MERAZ TANIA	1460 N 825 E	SHELLEY ID 83274-0000
MILES RYAN MILES KYLLA	912 E 1240 N	SHELLEY ID 83274-0000
MILLER AMANDA	657 E 1250 N	SHELLEY ID 83274-0000
MOREIDA ARCELIA	1212 N 900 E	SHELLEY ID 83274-0000
MORENO ELIZABETH	1457 N 825 E	SHELLEY ID 83274-0000
MUEHLEIP CRAIG	PO BOX 50991	IDAHO FALLS ID 83405-0000
MURRI TANAIRA L MURRI KYLE ROBERT	811 E 1475 N	SHELLEY ID 83274-0000
MYERS DANIEL SPENCER MYERS KIMBERLEE	1210 N 900 E	SHELLEY ID 83274-0000
MYLER DAWN MYLER VON	835 E 1430 N	SHELLEY ID 83274-0000
NEIDNER RICHARD M NEIDNER MELISSA A	903 E 1400 N	SHELLEY ID 83274-0000
NEILSON MILON NEILSON PATRICIA	914 E 1230 N	SHELLEY ID 83274-0000

AREA OF CITY IMPACT - CITY OF SHELLEY
PROPERTY OWNERS LIST

NELSON BRETT NELSON MONICA	903 E 1240 N	SHELLEY ID 83274-0000
NELSON GREGG NELSON CHRISTINE	849 E 1425 N	SHELLEY ID 83274-0000
NELSON MATTHEW L NELSON PATRICIA M	440 N HANSON	SHELLEY ID 83274-0000
NICKELS STEVEN	816 E 1475 N	SHELLEY ID 83274-0000
NIELSEN STEVEN & KENDA FAMILY TRUST NIELSEN STEVEN F TRUSTEE	838 E 1415 N	SHELLEY ID 83274-0000
NORTH END RECREATION DISTRICT INC	760 S PARK AVE	SHELLEY ID 83274-0000
NORVELL PATSY L NORVELL STEPHEN G	813 E 1475 N	SHELLEY ID 83274-0000
NULPH TODD NULPH JANET	848 E 1415 N	SHELLEY ID 83274-0000
ORNER JENNIFER L QUINTERO EDGAR A	7749 W MORNING CT	BOISE ID 83709-0000
PACE KEVIN PACE DENISE	4013 OTTER	ISLAND PARK ID 83429-0000
PACKER JASON D PACKER KATINA R	565 N HANSON	SHELLEY ID 83274-1002
PALMER KEVIN PALMER KASEY	602 E 1270 N	SHELLEY ID 83274-0000
PARK DUSTIN E PARK JENNIFER J	1281 N 900 E	SHELLEY ID 83274-5106
PASCOE STACY PASCOE CANDI	PO BOX 537	SHELLEY ID 83274-0000
PASSINO DEBRA	5010 W 49TH S	IDAHO FALLS ID 83402-0000
PAYNE PRESTON PAYNE DEVRY	807 E 1475 N	SHELLEY ID 83274-0000
PEAKE STEVEN GORDON MATSON KRISTIN GREER	1475 N 825 E	SHELLEY ID 83274-0000
PEARSON TRAVIS M PEARSON CRYSTAL A	901 E 1230 N	SHELLEY ID 83274-0000
PEELER WILLIAM LEON (SURV) PEELER BEVERLY JEAN (SURV)	899 E 1400 N	SHELLEY ID 83274-1185
PEREIRA DENNIS PEREIRA KIMBERLY A	1219 N 885 E	SHELLEY ID 83274-0000
PERRY AMY PERRY ADAM	1470 N 805 E	SHELLEY ID 83274-0000
PERRY ORVAL RONALD PERRY JUDITH L	1478 N 800 E	SHELLEY ID 83274-0000
PETERSON TRACEN PETERSON MELISSA	625 E 1250 N	SHELLEY ID 83274-0000
PETTY JEROLD LEE PETTY ROBERTA S	314 N HANSON	SHELLEY ID 83274-0000
PLAIZIER DRAKE	1214 N 700 E	SHELLEY ID 83274-0000

AREA OF CITY IMPACT - CITY OF SHELLEY
PROPERTY OWNERS LIST

PLATINUM REAL ESTATE INVESTMENTS LLC	PO BOX 541	SHELLEY ID 83274-0000
PLATINUM REAL ESTATES INVESTMENTS LLC	P.O. BOX 339	BLACKFOOT ID 83221-0000
PONCE ANAMARIE VEGA PEDRO	1449 N 800 E	SHELLEY ID 83274-0000
PORTER DAVID PORTER WILLIE CATHERINE	1227 N 900 E	SHELLEY ID 83274-0000
POULSEN BRAD POULSEN MICHELLE	913 E 1230 N	SHELLEY ID 83274-0000
POWELL TYLER Z POWELL NOLA ANNE	528 N HANSON	SHELLEY ID 83274-0000
PURSER DENNIS PURSER DONALENE	845 E 1415 N	SHELLEY ID 83274-0000
QUINTERO ESMERALDA QUINTERO JESUS	1456 N 805 E	SHELLEY ID 83274-0000
QUINTILLANO ADDI M	1236 N 900 E	SHELLEY ID 83274-0000
RICHARDS DAVID RICHARDS DESIREE	1412 N 850 E	SHELLEY ID 83274-0000
RIOS ADAM L RIOS CARMA C	916 E 1200 N	SHELLEY ID 83274-0000
RIVERWOOD DEVELOPMENT LLC	3539 BRIAR CREEK LN	AMMON ID 83406-0000
ROBINSON JACK E ROBINSON GAILA	1249 N 900 E	SHELLEY ID 83274-5106
ROWE ROB MICHAEL ROWE SARAH	823 E 1475 N	SHELLEY ID 83274-0000
ROWEN SHON L ROWEN REBECCA F	842 E 1430 N	SHELLEY ID 83274-0000
CAROLYN	874 E 1200 N	SHELLEY ID 83274-0000
SANDERS NEAL D	986 E 1200 N	SHELLEY ID 83274-0000
SASINOUSKI JODY MICHAEL SASINOUSKI JENESA LYNN	1461 N 825 E	SHELLEY ID 83274-0000
SCHNEIDER CHRISTOPHER L SCHNEIDER NORMA A	804 E 1475 N	SHELLEY ID 83274-0000
SCHOFIELD LYNN H SCHOFIELD HEIDI J	788 E 1200 N	SHELLEY ID 83274-5021
SEARLE MARK L SEARLE DANA K C/O BRYANT SEARLE	3972 E 545 N	RIGBY ID 83442-0000
SERNA MARIA DEL CARMEN CARRILLO JOSE LEONEL SERNA	860 E 1200 N	SHELLEY ID 83274-0000
SEVERINSEN AARON	886 E 1300 N	SHELLEY ID 83274-0000
SEVERINSEN AARON	883 E 1300 N	SHELLEY ID 83274-0000
SHAW CAMILLE	846 E 1430 N	SHELLEY ID 83274-5174
SHAW MILO SHAW KIMBERLY	642 E 1250 N	SHELLEY ID 83274-0000
SHAW RODNEY JAKE SHAW MELISSA	621 E 1250 N	SHELLEY ID 83274-0000
SHELLEY CITY OF	101 S EMERSON	SHELLEY ID 83274-0000

AREA OF CITY IMPACT - CITY OF SHELLEY
PROPERTY OWNERS LIST

SHELLEY JOINT SCHOOL DISTRICT #60	545 SEMINARY AVE	SHELLEY ID 83274-0000
SHIELDS MARK & JANETTA FAMILY TRUST	P.O. BOX 2964	ALPINE WY 83128-0000
SILVESTER DAVID SHANE SILVESTER DEIDRA LEE	821 E 1475 N	SHELLEY ID 83274-0000
SIMPSON BRYANT C	1226A N 900 E	SHELLEY ID 83274-0000
SIMPSON ROBERT E & TERESA Y LIVING TRUST SIMPSON ROBERT E (TRUSTEE)	866 E 1200 N	SHELLEY ID 83274-5122
SMITH DEAN E/ZOLA G IRREV RES TST COOK MARLENE S TTEE C/O DEAN SMITH	20 SIERRA WAY	LAYTON UT 84041-0000
SMITH LORNA SMITH CHEYENNE	850 E 1425 N	SHELLEY ID 83274-0000
SMITH MARTEL L II	665 E 1250 N	SHELLEY ID 83274-0000
SMITH MARTEL L II SMITH COLLETTE A	663 E 1250 N	SHELLEY ID 83274-5019
SMITH MARTEL LEE II	665 E 1275 N	SHELLEY ID 83274-0000
SMITH REDGIE R BAUER RYAN	819 E 1475 N	SHELLEY ID 83274-0000
SMITH WILLIAM B FIELDING KIM J	1462 N 825 E	SHELLEY ID 83274-0000
SPAULDING APRIL J SPAULDING BRETT K	1472 N 805 E	SHELLEY ID 83274-0000
STANGER CHARLES A JR STANGER DELLA J	1394 N 800 E	SHELLEY ID 83274-0000
STEEL SPENCER (SURV) STEEL JENELLE (SURV)	622 MAURINE DR	AMMON ID 83401-0000
STEPHENSON CHERYL ANN	774 E 1200 N	SHELLEY ID 83274-0000
STEWART TYLER STEWART SHANTELE	1267 N 900 E	SHELLEY ID 83274-0000
STODDARD DENNIS JAY STODDARD JUNEAN S	865 E 1300 N	SHELLEY ID 83274-0000
STONE STEVEN STONE MARGIE	839 E 1430 N	SHELLEY ID 83274-0000
STREEPER BRONSON B STREEPER NICOLE	853 E 1425 N	SHELLEY ID 83274-0000
STRONG RANDY E STRONG JANE O	868 E 1200 N	SHELLEY ID 83274-5106
SUITTER FAMILY TRUST SUITTER BRADLEY L TTEE	833 E 1500 N	SHELLEY ID 83274-0000
SUMMIT SALES & CONSIGNMENTS LLC	10 N 1180 W	BLACKFOOT ID 83221-0000
TANNER KIMBERLY A	624 E 1200 N	SHELLEY ID 83274-0000
TAYLOR HUNTER TAYLOR ALLIE	1463 N 825 E	SHELLEY ID 83274-0000

AREA OF CITY IMPACT - CITY OF SHELLEY
PROPERTY OWNERS LIST

TAYLOR MCKAY	25 S ACANTILADO DR	ST GEORGE UT 84790-0000
TAYLOR RANDY(SURV) TAYLOR LAUNA(SURV)	395 N HANSON	SHELLEY ID 83274-4614
TERAN SUYEN GEORGE THOMAS JR	555 W OAK	SHELLEY ID 83274-0000
TETON WATER WORKS	P O BOX 502	SHELLEY ID 83274-1245
THATCHER ERIC THATCHER CAMIE	843 E 1425 N	SHELLEY ID 83274-0000
THOMAS MICHAEL THOMAS JENNI- MARIE	1464 N 805 E	SHELLEY ID 83274-0000
THOMPSON KEVIN & STARLA FAMILY TRUST THOMPSON KEVIN REESE TRUSTEE	1243 N 900 E	SHELLEY ID 83274-0000
THOMPSON LAUREN THOMPSON DAWSON	820 E 1475 N	SHELLEY ID 83274-0000
THOMSON MARGUERITE	792 E 1200 N	SHELLEY ID 83274-5021
THORNOCK A LAVAR FAMILY INTER VIVOS REVOC TRUST AGRMT THORNOCK A LAVAR	1454 N 800 E	SHELLEY ID 83274-0000
THURSTON RICHARD L THURSTON PAULA T	738 E 1200 N	SHELLEY ID 83274-1325
TIPPETTS MARK JAY JR	825 E 1400 N	SHELLEY ID 83274-0000
TIRRE JOE R TIRRE KIMBERLY A	847 E 1430 N	SHELLEY ID 83274-0000
TOMCHAK JON TOMCHAK CHARLENE	415 ROBIN WAY	SHELLEY ID 83274-1057
TREMBLAY PAUL	346 S HOLMES AVE	IDAHO FALLS ID 83401-0000
TURPIN ELISSA SUE	1244 N 900 E	SHELLEY ID 83274-0000
UNION PACIFIC RAILROAD	1400 DODGE STREET	OMAHA NE 68197
UTAH POWER & LIGHT CO	825 NE MULTNOMAW ST STE 1900	PORTLAND OR 97232-0511
UTAH POWER & LIGHT CO	825 NE MUTLNOMA ST STE 1900	PORTLAND OR 97232-0000
UTAH POWER AND LIGHT CO C/O PACIFICORP ATTN: ROBERT G STRONG	920 SW 6TH AVE RM 506C PSB	PORTLAND OR 97204-1236
VANDEHEI ELIJAH THOMAS	454 W OAK ST	SHELLEY ID 83274-0000
VARGAS GUMARO	1199 N 1330 E	SHELLEY ID 83274-5328

AREA OF CITY IMPACT - CITY OF SHELLEY
PROPERTY OWNERS LIST

WATTENBARGER REVOCABLE TRUST WATTENBARGER DEVERLE E TRUSTEE	545 W OAK	SHELLEY ID 83274-0000
WATTS WILLIAM A WATTS LINDA S	834 E 1430 N	SHELLEY ID 83274-0000
WEEKES DAN WEEKES GAYE ELLEN	831 E 1430 N	SHELLEY ID 83274-0000
WELLMAN DAWN'S RAY	1234 N 900 E	SHELLEY ID 83274-0000
WELLS JOSHUA LEE WELLS RYLEE	1470 N 825 E	SHELLEY ID 83274-0000
WELLS KURT WELLS JILL	1497 N 830 E	SHELLEY ID 83274-0000
WESTERGARD KIMBERLY KAE WESTERGARD BRETT DEE	812 W FIR	SHELLEY ID 83274-0000
WETHERALD HARRY H WETHERALD DEBRA ANN	1240 N 900 E	SHELLEY ID 83274-0000
WHOLESALE UNLIMITED INC	1135 OCTOBER COVE	SHELLEY ID 83274-0000
WHOLESALE UNLIMITED INC C/O BRITTANY TANNER	238 S EMERSON	SHELLEY ID 83274-0000
WILLIAMS EVELYN	849 E 1430 N	SHELLEY ID 83274-0000
WILLIAMS JAMES C WILLIAMS AMBER	1426 N 860 E	SHELLEY ID 83274-0000
WILLIAMS LINDA LIVING TRUST RICKS LINDA W TTEE	874 E 1400 N	SHELLEY ID 83274-0000
WINSTON H MICHAEL WINSTON JOAN C	316 N HANSON	SHELLEY ID 83274-1002
WORLTON MICHAEL WORLTON JENNILYN	1271 N 900 E	SHELLEY ID 83274-0000
YANEZ PEDRO YANEZ JENNIFER	814 E 1475 N	SHELLEY ID 83274-0000
YOUNG BO JED	1472 N 825 E	SHELLEY ID 83274-0000
YOUNG RANDY VERLE YOUNG MARIANNE	838 E 1425 N	SHELLEY ID 83274-0000
ZAPADKA JULIA E REID GINGER RAE	1210 N 700 E	SHELLEY ID 83274-0000

308 PROPERTY OWNERS

NOTICE OF MAILING

I hereby certify on November 20, 2025 I, Tiffany G. Olsen, personally prepared the Notice of Public Hearing for the Area of City Impact for delivery by postmarked U.S. Regular Mail to the above named property owners who are proposed to be within the Area of City Impact boundary for the City of Shelley, Idaho.



Tiffany G. Olsen
Planning & Development Director

BINGHAM COUNTY COMMISSIONERS

Whitney Manwaring, Chairman

Eric Jackson

Drew Jensen



Lindsey Gluch, Commission Clerk
501 N. Maple Room 204
Blackfoot, ID 83221
Phone (208) 782-3013
Fax (208) 785-4131

BINGHAM COUNTY NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Bingham County Board of County Commissioners will hold a Public Hearing on **December 10, 2025 at 3:00 pm** at the Bingham County Courthouse in Commission Chambers, located at 501 North Maple Street, Blackfoot, Idaho. The purpose of the Public Hearing is to amend the Shelley Area of City Impact, in accordance with Idaho Code Section 67-6526, by adopting an ordinance with a new map area, and amending Bingham County Code Title 9 Chapter 3 titled *Shelley Area of City Impact*.

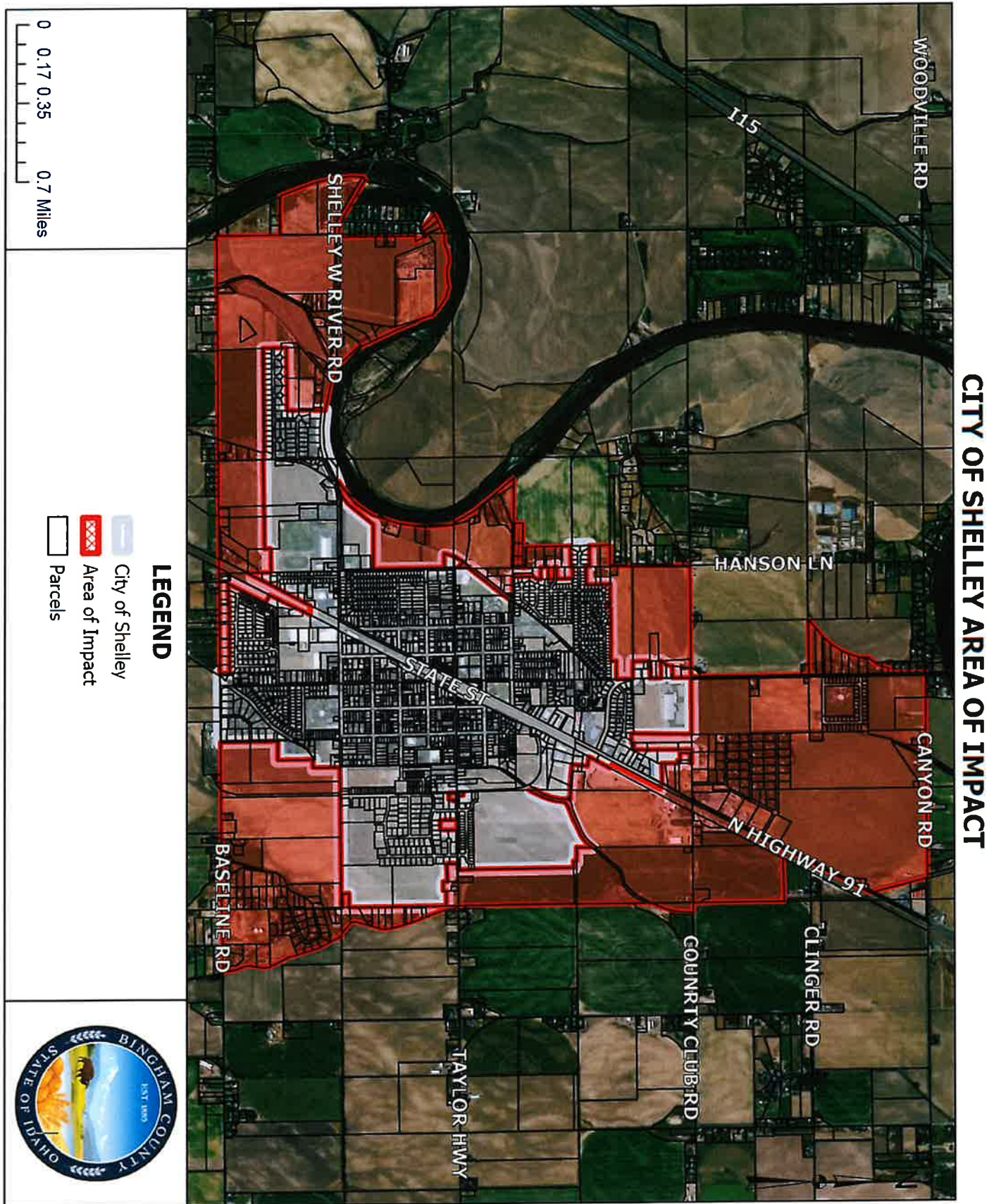
Public comments and testimony are welcome at the Public Hearing. The verbiage may be subject to change after testimony is received and discussion is held during the Public Hearing. You may send testimony by mail to 501 N. Maple, Box 204, Blackfoot, ID 83221 or email to lgluch@binghamid.gov. Individuals who need accessible communications or other accommodations in order to participate are invited to make their needs known to the Bingham County Clerk, 3 to 5 days in advance. ADA/504 Compliance.

Dated this 3rd day of November, 2025.

Lindsey Gluch
Commission Clerk

“Potato Capital”

AREA OF IMPACT MAP
BINGHAM COUNTY / CITY OF SHELLEY



For more information, please visit our website at www.binghamid.gov/publicnotices



PROOF OF PUBLICATION Idaho State Journal and Post Register

State of Idaho
County of Bingham

I, Collins Crapo first being duly sworn, depose and say: That I am the Processing Clerk employed by Adams Publishing Group of the Rockies LLC, publishers of The Idaho State Journal and Post Register, a newspaper of general circulation, published 4 days, Tuesday, Wednesday, Friday and Saturday, at Potomac and Idaho Falls, Idaho.

That the notice, of which a copy is hereto attached and made a part of this affidavit, was published in said Idaho State Journal and Post Register and on IdahoPublicNotices.com for 4 day(s), first publication having been made on 11/11/2025 last publication having been made on 11/28/2025, and that the said notice was published in the regular and entire issue of said papers on the respective dates of publication, and that such notice was published in the newspaper and not in a supplement.

_____ attached jurat _____

STATE OF IDAHO

ss.

COUNTY OF BINGHAM

On this 1st day of December, 2025 before me, the undersigned, a Notary public for said state, personally appeared Collins Crapo, Processing Clerk employed by Adams Publishing Group of the Rockies LLC, publishers of The Idaho State Journal and Post Register, a newspaper of general circulation, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she/they executed the same,

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for APG of the Rockies
Residing: Idaho Falls, Idaho
Commission expires: 7/28/2028



**EXHIBIT
CC-9**

**BINGHAM COUNTY
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Bingham County Board of County Commissioners will hold Public Hearings on **December 10, 2025** at the Bingham County Courthouse in Commission Chambers, located at 501 North Maple Street, Blackfoot, Idaho, in accordance with Idaho Code Section 67-6526, and shall include:

December 10, 2025

2:00 p.m. City of Aberdeen: Establish an Area of Impact by adopting an ordinance with a map area and adopting Bingham County Code Title 9 Chapter 5 titled *Aberdeen Area of City Impact*.

2:15 p.m. City of Basalt: Amend an Area of Impact by adopting an ordinance with a map area and adopting Bingham County Code Title 9 Chapter 4 titled *Basalt Area of City Impact*.

2:30 p.m. City of Blackfoot: Amend an Area of Impact by adopting an ordinance with a map area and adopting Bingham County Code Title 9 Chapter 1 titled *Blackfoot Area of City Impact*.

2:45 p.m. City of Firth: Amend an Area of Impact by adopting an ordinance with a map area and adopting Bingham County Code Title 9 Chapter 2 titled *Firth Area of City Impact*.

3:00 p.m. City of Shelley: Amend an Area of Impact by adopting an ordinance with a map area and adopting Bingham County Code Title 9 Chapter 3 titled *Shelley Area of City Impact*.

Public comments and testimony are welcome at the Public Hearing. The verbiage may be subject to change after testimony is received and discussion is held during the Public Hearing. You may send testimony by mail to 501 N. Maple, Box 204, Blackfoot, ID 83221 or email to lgloch@binghamid.gov. Individuals who need accessible communications or other accommodations in order to participate are invited to make their needs known to the Bingham County Clerk, 3 to 5 days in advance. ADA/504 Compliance.

Dated this 3rd day of November, 2025.

Lindsey Gluch
Commission Clerk

Published: November 11, 19, 28, 2025 (PR/ISJ26290-689291)

BINGHAM COUNTY COMMISSIONERS

Whitney Manwaring, Chairman

Eric Jackson

Drew Jensen



Lindsey Dalley, Commission Clerk
501 N. Maple Room 204
Blackfoot, ID 83221
Phone (208) 782-3013
Fax (208) 785-4131

BINGHAM COUNTY NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Bingham County Board of County Commissioners will hold Public Hearings on **December 10, 2025** at the Bingham County Courthouse in Commission Chambers, located at 501 North Maple Street, Blackfoot, Idaho, in accordance with Idaho Code Section 67-6526, and shall include:

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- 2:30 p.m.** City of Blackfoot: Amend an Area of Impact by adopting an ordinance with a map area and adopting Bingham County Code Title 9 Chapter 1 titled *Blackfoot Area of City Impact*.
- 2:45 p.m.** City of Firth: Amend an Area of Impact by adopting an ordinance with a map area and adopting Bingham County Code Title 9 Chapter 2 titled *Firth Area of City Impact*.
- 3:00 p.m.** City of Shelley: Amend an Area of Impact by adopting an ordinance with a map area and adopting Bingham County Code Title 9 Chapter 3 titled *Shelley Area of City Impact*.

Public comments and testimony are welcome at the Public Hearing. The verbiage may be subject to change after testimony is received and discussion is held during the Public Hearing. You may send testimony by mail to 501 N. Maple, Box 204, Blackfoot, ID 83221 or email to lgluch@binghamid.gov. Individuals who need accessible communications or other accommodations in order to participate are invited to make their needs known to the Bingham County Clerk, 3 to 5 days in advance. ADA/504 Compliance.

Dated this 3rd day of November, 2025.

Lindsey Gluch
Commission Clerk

Publish:

“Potato Capital”

Tiffany Olsen

From: Lindsey Gluch
Sent: Tuesday, November 25, 2025 8:02 AM
To: Tiffany Olsen; Addie Jo Jackman
Subject: Fw: Amend city of Shelley impact

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From: RANDY YOUNG <rvyoung1@msn.com>
Sent: Monday, November 24, 2025 6:37:19 PM
To: Lindsey Gluch <lgluch@binghamid.gov>
Subject: Amend city of Shelley impact

This is the first time you received an email from this sender (rvyoung1@msn.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

We are totally against changing impact area for Shelley for the Hallmark subdivision. We have our own wells and septic systems which I'm sure won't be replaced with city water and sewer. All this will do for us is make our taxes go up.

Thanks,
Randy and Marianne Young
838 east 1425 north
Shelley, Id. 83274

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501 N. Maple #410
Blackfoot, ID 83221

Dear Commissioners,

We, the undersigned residents and property owners of Hallmark Estates, respectfully request that our subdivision not be added to the City of Shelley's Area of City Impact.

Hallmark Estates is fully self-sufficient and does not rely on the City of Shelley for utilities or essential services. Our homes operate on private wells and septic systems that function effectively and meet our needs. Because of this, we have no need for city water or sewer services.

Including Hallmark Estates within Shelley's Area of Impact could open the door to future annexation and a potential requirement to connect to municipal utilities. For residents on one-acre lots, the cost of converting to city water and sewer would be burdensome and, for many, financially unfeasible. This would place an unnecessary strain on families who intentionally chose this rural, independent community.

We value the services provided by Bingham County and appreciate the support of rural neighborhoods like ours. Remaining outside the Shelley Area of Impact allows Hallmark Estates to preserve the lifestyle, infrastructure, and autonomy that residents rely on.

We respectfully ask that you decline any proposal to include Hallmark Estates within the City of Shelley's Area of City Impact. Thank you for your time and consideration.

Sincerely,

EXHIBIT
CC-11

Hallmark Estates Petition Signature Sheet

<p>Name: <u>Phil + Sara Felgenhauer</u></p> <p>Address: <u>838 E. 1430 N. Shelley, ID 83274</u></p> <p>Signature: <u>[Signature]</u></p>	<p>Name: <u>Bronsont Nicole Streper</u></p> <p>Address: <u>853 E 1425 N Shelley ID</u></p> <p>Signature: <u>[Signature]</u></p>
<p>Name: <u>Steven & Margie Sone</u></p> <p>Address: <u>831 E 1430 N Shelley ID 83274</u></p> <p>Signature: <u>[Signature]</u></p>	<p>Name: <u>Chayenne & Lorna Smith</u></p> <p>Address: <u>850 E 1425 N</u></p> <p>Signature: <u>[Signature]</u></p>
<p>Name: <u>COENE HOLMES</u></p> <p>Address: <u>843 E 1430 N, SHELLEY, ID</u></p> <p>Signature: <u>[Signature]</u></p>	<p>Name: <u>Linda Hillman</u></p> <p>Address: <u>831 E 1425 N</u></p> <p>Signature: <u>[Signature]</u></p>
<p>Name: <u>Camille Straw</u></p> <p>Address: <u>846 E. 1430 N.</u></p> <p>Signature: <u>[Signature]</u></p>	<p>Name: <u>LEAnn Jensen</u></p> <p>Address: <u>831 E 1415 N.</u></p> <p>Signature: <u>[Signature]</u></p>
<p>Name: <u>JCE & Kim TIRRE</u></p> <p>Address: <u>847 E. 1430 N SHELLEY, ID 83274</u></p> <p>Signature: <u>[Signature]</u></p>	<p>Name: <u>Steven Nielsen</u></p> <p>Address: <u>838 E 1415 N</u></p> <p>Signature: <u>[Signature]</u></p>
<p>Name: <u>Shon + Becky Rowen</u></p> <p>Address: <u>842 E. 1430 N. Shelley, ID</u></p> <p>Signature: <u>[Signature]</u></p>	<p>Name: <u>Kenda Nielsen</u></p> <p>Address: <u>838 E. 1415 N.</u></p> <p>Signature: <u>[Signature]</u></p>

Hallmark Estates Petition Signature Sheet

<p>Name: <u>Dan + Tamara Buck</u></p> <p>Address: <u>851 E 1430 N Shelley</u></p> <p>Signature: <u>Tamara Buck</u></p>	<p>Name: <u>Donna Purser</u></p> <p>Address: <u>845 E 1415 N Shelley</u></p> <p>Signature: _____</p>
<p>Name: <u>Erica Johnston</u></p> <p>Address: <u>852 E 1425 N Shelley</u></p> <p>Signature: <u>Erica Johnston</u></p>	<p>Name: <u>Desi Richards</u></p> <p>Address: <u>1412 N 850 E Shelley</u></p> <p>Signature: <u>Desi Richards</u></p>
<p>Name: <u>Amy R. M. Green Nelson</u></p> <p>Address: <u>849 E. 1425 N</u></p> <p>Signature: <u>Amy R. M.</u></p>	<p>Name: <u>[Signature]</u></p> <p>Address: <u>1410 N. 850</u></p> <p>Signature: <u>DJ CALDERWOOD</u></p>
<p>Name: <u>Ryan + Leslie Giles</u></p> <p>Address: <u>848 E. 1425 N</u></p> <p>Signature: <u>[Signature]</u></p>	<p>Name: <u>Susan Goldenwood</u></p> <p>Address: <u>1410 N 850 E Shelley</u></p> <p>Signature: <u>Susan Goldenwood</u></p>
<p>Name: <u>Zach & Kestie</u></p> <p>Address: <u>839 E 1425 N</u></p> <p>Signature: <u>Zach</u></p>	<p>Name: <u>DAN WEEKES</u></p> <p>Address: <u>831 E 1430 N. Shelley</u></p> <p>Signature: <u>Dan Weeks</u></p>
<p>Name: <u>Alan + Alana Jensen</u></p> <p>Address: <u>834 E. 1415 N Shelley</u></p> <p>Signature: <u>Alan Jensen</u></p>	<p>Name: _____</p> <p>Address: _____</p> <p>Signature: _____</p>

Hallmark Estates Petition Signature Sheet

<p>Name: <u>Shari Humphries</u></p> <p>Address: <u>842 E 1425 N</u></p> <p>Signature: <u>Shari Humphries</u></p>	<p>Name: <u>Heidi & Jeff Hanovsky</u></p> <p>Address: <u>832 E 1430 N. Shelley, ID</u></p> <p>Signature: <u>Heidi Hanovsky</u></p>
<p>Name: <u>Staci Farnan</u></p> <p>Address: <u>842 E 1425 N</u></p> <p>Signature: <u>Staci Farnan</u></p>	<p>Name: _____</p> <p>Address: _____</p> <p>Signature: _____</p>
<p>Name: <u>Patrick Farnan</u></p> <p>Address: <u>842 E 1425 N</u></p> <p>Signature: <u>Patrick Farnan</u></p>	<p>Name: _____</p> <p>Address: _____</p> <p>Signature: _____</p>
<p>Name: <u>Lori LaPerle + Mark Caruso</u></p> <p>Address: <u>832 E 1415 N</u></p> <p>Signature: <u>Lori LaPerle</u></p>	<p>Name: _____</p> <p>Address: _____</p> <p>Signature: _____</p>
<p>Name: <u>Terry & Sarah Bullock</u></p> <p>Address: <u>839 E 1415 N</u></p> <p>Signature: <u>Sarah Bullock</u></p>	<p>Name: _____</p> <p>Address: _____</p> <p>Signature: _____</p>
<p>Name: <u>Amber & Tim Arsenault</u></p> <p>Address: <u>855 E 1430 N</u></p> <p>Signature: <u>Amber Arsenault</u></p>	<p>Name: _____</p> <p>Address: _____</p> <p>Signature: _____</p>

Hallmark Estates Petition Signature Sheet

<p>Name: <u>R. H. WATTS</u></p> <p>Address: <u>834 E 1430 N</u></p> <p>Signature: <u>[Signature]</u></p>	<p>Name: _____</p> <p>Address: _____</p> <p>Signature: _____</p>
<p>Name: <u>Jean & Von Meyer</u></p> <p>Address: <u>835 E 1430 N. Shelley</u></p> <p>Signature: <u>[Signature]</u></p>	<p>Name: _____</p> <p>Address: _____</p> <p>Signature: _____</p>
<p>Name: _____</p> <p>Address: _____</p> <p>Signature: _____</p>	<p>Name: _____</p> <p>Address: _____</p> <p>Signature: _____</p>
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<p>Name: _____</p> <p>Address: _____</p> <p>Signature: _____</p>	<p>Name: _____</p> <p>Address: _____</p> <p>Signature: _____</p>