

Chapter 30

AREA OF IMPACT

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10-30-1: PURPOSE

The purpose of establishing an area of city impact is to identify a logical urban fringe area adjoining the City. The urban fringe area is realizing, or will realize, development pressure that must be planned for in an orderly manner.

10-30-2: CONSIDERATION

Trade area, geographic factors, and areas that can reasonably be expected to be annexed to the City in the future were considered in the establishment of the area of city impact.

10-30-3: GEOGRAPHIC AREA

The officially adopted geographic area of city impact is shown on exhibit A, attached to ordinance 3452 and adopted by reference.

10-30-4: COMPREHENSIVE PLAN

The comprehensive plans and subsequent amendments thereto, as officially adopted by Canyon County and the city, shall apply to the area of city impact within the unincorporated area of the county.

10-30-5: ZONING ORDINANCES AND LAND USE

The zoning ordinances, maps, and subsequent amendments as officially adopted by Canyon County shall apply to the area of city impact within unincorporated areas of the county.

Rezone requests, conditional use permits, variances and vacations within the area of city impact shall be referred to the city for review and recommendation in accordance with any adopted area of impact agreement between the County and City.

10-30-6: SUBDIVISION ORDINANCE

The subdivision ordinance and subsequent amendments as officially adopted by the city shall apply to the area of city impact within the unincorporated area of the county as outlined in the area of impact agreement between the County and the City.