

Custer County Commissioners
Public Hearing Minutes
Ordinance #2025-01 Stanley Area of City Impact -Decision
December 8, 2025

Roll Call: Present Randy Corgatelli/Commissioner Chairman Will Naillon/ Commissioner, Gordon Vaden/ Commissioner, Jessica Clemenhausen/P&Z Administrator, Lura Baker/Clerk, Paul Rodgers/ Prosecutor, Tina Hawkins/Admin. Assistant, Steve Botti/Stamley Mayor, Hannah Fake/Stamley City Secretary, Jim Hawkins, and Louise Stark.

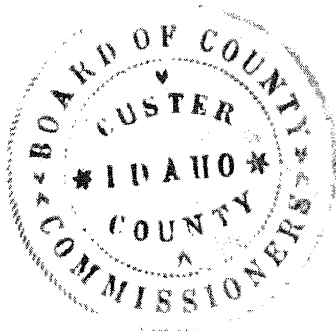
Public Hearing Called to order at 2:10 P.M. (Recorded)

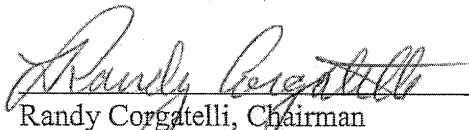
Chairman Randy Corgatelli called the hearing to order. This session was convened to complete the decision for the Stanley Area of City Impact. Commissioner Gordon Vaden moved to approve the Area of Impact designation between Custer County and the City of Stanley as presented, and adopt it as the official starting point for continued discussions with the City of Stanley. This initial approval establishes a clear and defined baseline from which both the County and the City may work as we move forward with this process and it erases any disputes or concerns which may have happened in the past with the boundary.


This motion further includes that Custer County, and the City of Stanley, begin evaluating where amendments to the proposed Area of Impact may be appropriate, and that additional public meetings, workshops, and opportunities for community input be scheduled within the next year. These future sessions will allow residents, landowners, and stakeholders to provide feedback and will guide any revisions that may be necessary. Commissioner Will Naillon seconded the motion and it passed unanimously.

Commissioner Naillon verified that those present understood what was expected. Mayor Botti stated that he understood and would work with the County.

Chairman Randy Corgatelli then closed the Public Hearing and the meeting was adjourned at 2:13 P.M.




Randy Corgatelli, Chairman
Custer County Board of Commissioners

Attest: 
Lura H. Baker, Custer County Clerk

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Custer County Reg. of
Custer County
Time 3:47 PM Date 12/31/2026
Lura H. Baker, Clerk
Haley D. Baker, Deputy \$0.00

CUSTER COUNTY ORDINANCE NO. 2025-01

AREA OF IMPACT AGREEMENT – CITY OF STANLEY

AN ORDINANCE DEFINING AND ESTABLISHING AN AREA OF CITY IMPACT FOR THE CITY OF STANLEY, IDAHO, ADOPTING THE PROVISIONS OF THE COMPREHENSIVE PLAN THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF CITY IMPACT; IDENTIFYING THE SUBDIVISION AND ZONING ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF CITY IMPACT; IDENTIFYING METHODS AND PROCEDURES FOR APPLYING, ADMINISTERING, AND ENFORCING THE COMPREHENSIVE PLAN AND ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF CITY IMPACT; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO SECTION 67-6526, IDAHO CODE.

WHEREAS the City of Stanley and Custer County, having given notice and held hearings as provided by law, have agreed upon an area of city impact within the unincorporated area of Custer County surrounding the City of Stanley, and

WHEREAS the City of Stanley and Custer County, having given notice and held hearings as provided by law, have approved boundaries of the area of city impact within the unincorporated area of Custer County surrounding the City of Stanley,

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND THE COUNCIL OF THE CITY OF STANLEY, IDAHO, COUNTY OF CUSTER, STATE OF IDAHO AND;

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, CUSTER COUNTY, STATE OF IDAHO.

Section 1. Legislative Purpose: 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. 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 (see Section 8).

Section 2. Geographic Area of City Impact: The officially adopted and agreed upon "Area of City Impact for Stanley, Idaho".

Section 3. Comprehensive Plan: The Comprehensive Plan and subsequent amendments thereto as officially adopted by the County of Custer, Idaho, shall apply to the Area of City Impact within the unincorporated area of Custer County, Idaho. Upon the adoption of this ordinance both the City of Stanley and Custer County shall amend their Comprehensive Plans to be consistent with this agreement, if required.

Section 4. Subdivision Ordinance: The Subdivision Ordinance and subsequent amendments thereto as officially adopted by Custer County, Idaho shall apply to the Area of City Impact within the unincorporated area of Custer County, Idaho. The Subdivision Ordinance of Custer County shall also prevail over any City of Stanley's ordinances pertaining to the division of original parcels of record, plat amendments, lot line adjustments, minor subdivisions, short plats or administrative lot splits.

Section 5. Zoning Ordinance: The Zoning Ordinance, Zoning Map and subsequent amendments thereto as officially adopted by Custer County shall apply to the Area of City Impact within the unincorporated area of Custer County, Idaho.

Section 6. Code and Ordinance Administration:

a) Custer County shall be responsible for the administration of the County's ordinances listed in Sections 3, 4, and 5 and shall receive all permit fees for inspection performed to recapture direct costs for inspections, administration, legal publications, and other costs arising from the process. Appeal and hearing procedures shall follow those adopted by Custer County presently and in the future.

b) Unless otherwise stipulated by written agreement, the maintenance of public streets, law enforcement, and fire service for lands within the Area of City Impact shall be the responsibility of Custer County until such time as they are annexed by the City of Stanley pursuant to law.

Section 7. Enforcement: Enforcement of the Comprehensive Plan and land use ordinances within the Area City Impact shall be the responsibility of Custer County.

Section 8. Renegotiation: Area of Impact designation between Custer County and the City of Stanley has been adopted as the official starting point for continued discussions with the City of Stanley. This initial approval establishes a clear and defined baseline from which both the County and the City may work as we move forward in this process and it erases any disputes or concerns which may have happened in the past with the boundary.

Custer County, with the City of Stanley, shall begin evaluating where amendments to the proposed Area of Impact may be appropriate, and that additional public meetings, workshops,

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and opportunities for community input be scheduled within the next year. These future sessions will allow residents, landowners, and stakeholders to provide feedback and will guide any revisions that may be necessary.

Section 9. Effective Date: This ordinance shall be in full force and effect from and after its passage by both the City of Stanley and the County of Custer as required by law.

Section 10. Repeal and Severability: Upon passage, publication, and effective date of this ordinance by both the City and the County all preceding ordinances of the City and the County in conflict with the provisions of this ordinance shall be and are repealed.

It is further provided that in the event any provision in this ordinance shall be deemed unconstitutional in violation of law, or unenforceable that provision shall be deemed stricken and the remaining provisions shall remain in full force and effect.

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF STANLEY this _____ day of _____, 2025.

CITY OF STANLEY, IDAHO

ATTEST

Mayor

City Clerk

APPROVED BY THE COMMISSIONERS OF THE COUNTY OF CUSTER this 20 day of December, 2025.

COUNTY OF CUSTER
BOARD OF COUNTY COMMISSIONERS

Randy Corzatt
Chairman

ATTEST

Kara Cove
Clerk of the Board of
County Commissioners



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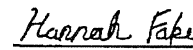
It is further provided that in the event any provision in this ordinance shall be deemed unconstitutional in violation of law, or unenforceable that provision shall be deemed stricken and the remaining provisions shall remain in full force and effect.

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF STANLEY this 31 day of December, 2025.

CITY OF STANLEY, IDAHO

ATTEST

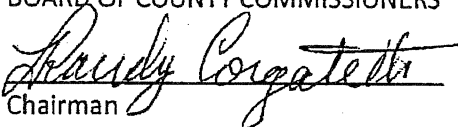

Mayor

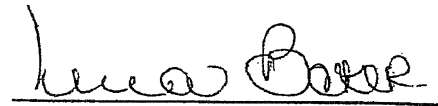

City Clerk

APPROVED BY THE COMMISSIONERS OF THE COUNTY OF CUSTER this 30 day of December, 2025.

COUNTY OF CUSTER
BOARD OF COUNTY COMMISSIONERS

ATTEST


Chairman


Clerk of the Board of
County Commissioners