



Board of County Commissioners
Hearing Date: October 15, 2025
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: OR2025-0012

APPLICANT/REPRESENTATIVE: City of Notus

ANALYST: Michelle Barron, Amber Lewter, & Arbay Mberwa

REQUEST:

The applicant, City of Notus, represented by Mayor David Porterfield, requests an ordinance update to comply with State Law 67-6526, by reducing the Area of Impact on all. The original request supplied by the applicant asked for a reduced area of impact with two potential map options. Map #1 (**Exhibit A2**) showed a reduction that was approved by the Notus City Council. Map #2 (**Exhibit A3**) was created after more reflection on the State law and the five criteria.

Just prior to the materials deadline, Notus informed staff that the City's engineer was recommending a third option. Staff spoke with Mayor Porterfield about the process for submitting a new map at this stage of the overall process. If Notus wants to pursue a third option, a new hearing needs to be noticed. Notus would be responsible for the costs involved or continue on with the current request and come in at a later date to ask for an amendment to the Area of Impact when more information could be provided. The analysis in this report is based on the Map #2 that was submitted. (**Exhibit A3**)

PUBLIC NOTIFICATION:

Full Political Notice:	August 21, 2025
Public Notification:	August 22, 2025
Newspaper Notice published on:	August 27, 2025

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1. BACKGROUND:

The Idaho State Statute 67-6526 regarding Area of Impact for cities within the counties was updated with the 2024 Idaho State Legislature. Each city was directed to work with the county jurisdiction to either confirm the current Area of Impact, expand the Area of Impact or reduce the size of the Area of Impact based on meeting five (5) criteria that were put in place with the updated State Statute. Canyon County has worked with each city to bring forward at public hearing the evidences to support their requested Area of Impact. A deadline for compliance with the updated Idaho Code 67-6526 is December 31, 2025.

In 2024, Idaho State Statute 67-6526 regarding Areas of Impact for cities within the counties was updated. It states: “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.”

*“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 **Exhibit B1** for details on the state law.*

City of Notus provided a letter of intent regarding the proposed area of impact boundary and a proposed area of impact boundary map on August 15, 2025 (**Exhibit A**). Evidence was provided in the form of a Power Point presentation with facts and figures (**Exhibit A5 and A5.1**)

2. HEARING BODY ACTION:

OPTIONAL MOTIONS:

Approval of the Application: “I move to approve OR2025-0012, City of Notus, finding the application **does** meet the required criteria for approval under State Law 67-6526, **finding that:** [Cite reasons for approval].

Denial of the Application: “I move to deny OR2025-0012, City of Notus finding the application **does not** meet the criteria for approval under State Law 67-6526, **finding that** [cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5))].

Table the Application: “I move to continue OR2025-0012, City of Notus, to a [date certain or uncertain]

3. HEARING CRITERIA

Table 1. Ordinance Criteria Analysis

HEARING CRITERIA (CCCO §07-06-01(4)B) - Zoning Ordinance Changes: If an amendment to a zone or zone boundary is approved, then the approved amendment shall be effective immediately upon written approval and shall be established and clearly indicated, as soon as practicable, on the zoning map or maps adopted as part of this chapter. The board shall, when considering an application for an amendment to the zoning ordinance, consider the comprehensive plan and other evidence gathered through the public hearing process.

Idaho Code §67-6511(2)(c): The governing board shall analyze proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts,

within the planning jurisdiction, the governing board may require the request to be submitted to the planning or planning and zoning commission or, in absence of a commission, the governing board may consider an amendment to the comprehensive plan pursuant to the notice and hearing procedures provided in section 67-6509, Idaho Code. After the plan has been amended, the zoning ordinance may then be considered for amendment pursuant to paragraph (b) of this subsection.

Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	CCCO §07-06-01(4)B (Idaho Code §67-6511(2)(c))	Is the amendment generally in conformance with the comprehensive plan? The proposed area of impact is generally in conformance with the 2030 Comprehensive Plan. The 2030 Comprehensive Plan acknowledges that Area of City Impact boundaries exist around cities in the County where city limits may grow and annex (Page 25 of the 2030 Comp. Plan). Per A4.04.02a, the county should evaluate and update the area of impact agreements with the cities as the state statute requires. Expansion or reduction to an area of city impact should consider the city's trade area, geographic factors, water and sewer service areas, and areas that can reasonably be expected to be annexed to the city in the future (Page 25 of the 2030 Comp. Plan). The proposal aligns with the following goals, policies, and actions of the 2030 Comprehensive Plan: <u>Chapter 1: Property Rights Goals and Policies</u> P1.01.03 Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals. <u>Chapter 2: Population Goals and Policies</u> G2.01.00 Incorporate population growth trends & projections when making land-use decisions. P2.01.01 Plan for anticipated population and households that the community can support with adequate services and amenities. <u>Chapter 3: Economic Development Goals and Policies</u> G3.01.00 Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations. P3.01.01 Direct business development to locations that can provide necessary services and infrastructure. P3.01.02 Support suitable sites for economic growth and expansion compatible with the surrounding area.
			<i>Staff Analysis</i>	

			G3.05.00 Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability. <u>Chapter 4: Land Use and Community Design Goals, Policies & Actions</u> A4.01.01b Coordinate land-use planning with adjoining counties, cities, and other agencies and groups. P4.01.01 Maintain a balance between residential growth and agriculture that protects the rural character. P4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. G4.04.00 Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character. P4.04.01 Support development in locations where services, utilities, and amenities are or can be provided. (may delete) P4.04.02 Align planning efforts in areas of city impact. A4.04.02a Evaluate and update area of impact agreements with the cities as the state statute requires. Expand or reduce areas of city impact according to each city's trade area, geographic factors, water and sewer service areas, and areas that can reasonably be expected to be annexed to the city in the future. Idaho Code § 67-6526(b). A4.04.02b Coordinate County and city planning through collaborative planning processes, mutual agreements, and updated impact area agreements. <u>Chapter 7: Public Services, facilities and Utilities Goals and Policies</u> G7.01.00 Endeavor to continue providing reliable public services, public safety facilities, & public utilities that support existing developed areas and future growth. P7.01.02 Encourage annexations within city impact areas where municipal services can be provided. <u>Chapter 8: Transportation Goals and Policies</u> P8.01.01 Coordinate land use and transportation planning to locate development near appropriate transportation corridors and services. <u>Chapter 12: Agriculture Goals and Policies</u>
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				P12.01.02 Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas.
☒	☐	☐	Idaho Code §67-6511(2)(c)	The amendment shall not result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.
			Staff Analysis	A political subdivision is “a county, city, school district, highway district, irrigation district, fire district, or other district recognized by the Idaho Code (CCCO §07-02-03).” A full political notice was sent to Notus School District and Vallivue School District, Caldwell Rural Fire, Notus – Parma Highway District No. 2, Black Canyon Irrigation, and Farmers Cooperative Irrigation along with other impact agencies on August 21, 2025. No comments were provided by the materials deadline. The request to reduce the City of Notus’s area of impact is not anticipated to adversely impact the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.

Table 2. Areas of Impact Criteria Analysis

HEARING CRITERIA (Idaho Code §67-6526(3) - Modification or confirmation of area of impact boundaries: 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.																																																			
(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:																																																			
Compliant			County Ordinance and Staff Review																																																
Yes	No	N/A	Code Section	Analysis																																															
☒	☐	☐	67-6526(4)(a)(i)	Anticipated commercial and residential growth.																																															
			Staff Analysis	The City of Notus has experienced modest population growth in the past, staying below COMPASS estimates. Recently, due to a 169-unit subdivision being approved, the city has added 67% more housing and about 490 residents to be built in phases over 5 – 7 years. (Exhibit A5, page 8) <table border="1"> <thead> <tr> <th></th><th>2020 Population</th><th>2020 Jobs</th><th>2050 Population</th><th>2050 Jobs</th></tr> </thead> <tbody> <tr> <td>Caldwell</td><td>66,680</td><td>18,720</td><td>111,190</td><td>35,000</td></tr> <tr> <td>Greenleaf</td><td>2,910</td><td>890</td><td>4,170</td><td>1,570</td></tr> <tr> <td>Melba</td><td>970</td><td>200</td><td>1,700</td><td>420</td></tr> <tr> <td>Middleton</td><td>15,660</td><td>1,900</td><td>40,570</td><td>9,750</td></tr> <tr> <td>Nampa</td><td>115,860</td><td>40,560</td><td>168,140</td><td>71,710</td></tr> <tr> <td>Notus</td><td>990</td><td>200</td><td>1,460</td><td>370</td></tr> <tr> <td>Parma</td><td>2,700</td><td>890</td><td>3,330</td><td>1,250</td></tr> <tr> <td>Wilder</td><td>5,110</td><td>730</td><td>3,620</td><td>1,850</td></tr> <tr> <td>Canyon County Rural</td><td>20,230</td><td>3,750</td><td>25,000</td><td>4,200</td></tr> </tbody> </table> Source: Compass Communities in Motion 2050 The figures above are based on areas of city impact as of July 2021 and rounded to the nearest 10.		2020 Population	2020 Jobs	2050 Population	2050 Jobs	Caldwell	66,680	18,720	111,190	35,000	Greenleaf	2,910	890	4,170	1,570	Melba	970	200	1,700	420	Middleton	15,660	1,900	40,570	9,750	Nampa	115,860	40,560	168,140	71,710	Notus	990	200	1,460	370	Parma	2,700	890	3,330	1,250	Wilder	5,110	730	3,620	1,850	Canyon County Rural	20,230
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				Commercial expansion will likely be slower with the current population not able to fully support retail endeavors. (Exhibit AX, page 8) The City expects Commercial expansion to be slower as the current population cannot fully support retail. The City is drafting a Commercial Development Strategic Plan. (Exhibit A5, page 9) The City has some Commercial and Industrial zoning that runs along the Highway 20/26 corridor. There is a rail spur that runs along that same route, lending itself to Commercial and Industrial growth. (Exhibit B2.2) The City's Planner is in discussion for two potential projects with developers. One is on a 12-acre commercial site and another is on land along Highway 20/26. (Exhibit A5, page 9) Notus's proposed Area of Impact map shows Future Land Use designations of R- 1 Residential and to the area to the South is shown as Industrial and Commercial. (Exhibit A3) Staff finds the reduction of the Area of Impact as depicted in Map #2 (Exhibit A3) meets this criterion with the modest expansion around existing city limits. <i>The City Planner/Engineer for Notus would like to extend the Area of Impact as show on page 15 of Exhibit A5. This proposal encompasses 2,847 acres of mostly agricultural ground. No evidence was provided to show how this proposed Area of Impact would meet the criteria for residential and commercial growth in this State Law.</i>
☒	☐	☐	67-6526(4)(a)(ii)	Geographic factors.
			Staff Analysis	Notus lies on flat agricultural plains bordered by the Boise River to the South, crossed by the Union Pacific Railroad and U.S. Highway 20/26. Floodplain exist near the Boise River, but surrounding land is developable. (Exhibit A5, page 11) According to the USDA's Canyon County Soil Survey of 2018, the soils in the proposed area of impact have primarily class 3 soils (Moderately-Suited) and 80 % lands of statewide importance if irrigated and reclaimed excess salts and sodium with the remainder prime farm land if irrigated. (Exhibit B2.5).
☒	☐	☐	67-6526(4)(a)(iii)	Transportation infrastructure and systems, including connectivity;
			Staff Analysis	Notus has two critical transportation corridors: Highway 20/26 (Elgin Ave.) and the Union Pacific Railroad. Highway 20/26 connects to the city to Interstate 84 on the east and U.S. Highway 95 to the west, both within 5-6 miles. Notus Road is within 5 miles of State Highway 19. (Exhibit A5, page 16) Notus states the local roads are in fair to good condition with ROW widths of 50-80 feet. New subdivisions may require upgraded collectors and traffic planning. The city is working on a Transportation Plan for 2026. (Exhibit A5, page 17)

				The City has received funds from grants to make improvements to their streets. Grant have assisted with maintenance, repairs and chip sealing. (Exhibit A5, page 17) Notus-Parma Highway District No. 2 and ITD were notified on August 20, 2025. Neither agency responded with comments by the materials deadline of September 26, 2025.
☒	☐	☐	67-6526(4)(a)(iv)	Areas where municipal or public sewer and water are expected to be provided within five (5) years.
			Staff Analysis	The City of Notus anticipates providing municipal water and sewer to the proposed area of impact within the next five (5) years. Water: and Sewer: Notus provides municipal water through a two-well system and sewer service through a 20-acre treatment facility southwest of the city. Both have capacity beyond the current 640 residents. Several upgrades have occurred recently. (Exhibit A5, page 20) There is a 169-unit subdivision planned for the city. The current water capacity is sufficient and the developer is funding a back up well. The developer may also need to assist with sewer expansion for the final phase. (Exhibit A5, page 20) Future utility expansions would be dependent on applications for annexation and would be at the expense of the applicant per Exhibit A5, page 20.
☒	☐	☐	67-6526(4)(a)(v)	Other public service district boundaries.
			Staff Analysis	School Facilities: According to Canyon County's School District Map, Notus School District currently serves the proposed Area of Impact to the North and Vallivue School District serves the proposed Area of Impact in a portion of the South. (Exhibit B4.2). The Notus School District and Vallivue School District wer notified on August 21, 2025, no comments were received by the comment deadline of September 26, 2025. Police/Fire/Emergency: The City of Notus has police coverage with a combination of contracted services by City of Parma Police and Canyon County Sheriff Department. A newer 24/7 fire department sub-station of Caldwell Rural Fire District serves the area and into the proposed area of impact. Fire emergency response times excellent and back up is provided by Caldwell City Fire through mutual aid agreements. (Exhibit A5, page 24)
☒	☐	☐	67-6526(4)(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.
			Staff Analysis	The City of Notus proposed Area of Impact does not exceed two miles outside of Notus city limits (Exhibit A3). The proposed area of impact encompasses full parcels. If the City of Notus wishes to adjust the area of impact the city shall do so in accordance with Idaho State Law 67-6526 and Canyon County Code of Ordinance.
☐	☐	☒	67-6526(4)(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.
			Staff Analysis	The proposed impact area does not cross county boundary lines (Exhibit A3).
☒	☐	☐	67-6526(4)(d)	Areas of impact shall not overlap.
			Staff Analysis	The proposed impact area does not overlap with a neighboring city's area of impact (Exhibit A3).

4. AGENCY COMMENTS:

A full political was sent out to all of Canyon County's partner agencies on August 20, 2025, notifying them of the subject application. See the full list of agencies notified in **Exhibit C1**.

Staff received agency comment from the Idaho Department of Environmental Quality (DEQ). All agency comments received by the aforementioned materials deadline are located in **Exhibit C**.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

5. PUBLIC COMMENTS:

Public notices were mailed to property owners who are affected by the proposed area of impact on August 22, 2025. A newspaper notice was published on August 27, 2025, notifying of the subject application.

Staff received two (2) total written public comments by the materials deadline of September 26, 2025. The comments received, were in opposition. One of the comments had two (2) attached petitions that were directed towards the applications for annexation within the City of Notus. All public comments received by the aforementioned materials deadline are located in **Exhibit D**.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

6. SUMMARY & RECOMMENDATION:

In consideration of the application and supporting materials, staff concludes that the proposed zoning ordinance map amendment is **compliant** with Idaho State Law §67-6526, and the impact boundary should be adopted as seen in Exhibit A3. A full analysis is detailed within the staff report.

7. EXHIBITS:

A. Application Packet & Supporting Materials

1. Letter of Intent
2. Proposed Area of Impact Map #1
3. Proposed Area of Impact Map #2
4. Scheduling Letter
5. Power Point Presentation (36-page version)
 - 5.1 Power Point Presentation (11-page version)

B. Supplemental Documents

1. State Law 67-6526
2. Case Maps/Reports
 - 2.1. Zoning & Classification Map
 - 2.2. Subdivision Map
 - 2.3. Dairy, Feedlot, & Gravel Pit Map
 - 2.4. Soil Map
 - 2.5. Prime Farm Land Map
 - 2.6. Slope Map
 - 2.7. Canyon County Future Land Use Map
 - 2.8. City of Notus – Two Mile Buffer Map
3. Canyon County Comprehensive Plan 2030 Maps
 - 3.1. Fire Districts Map
 - 3.2. School Districts Map

C. Agency Comments Received by: September 26, 2025

1. Full Political Notice sent August 21, 2025
2. DEQ; Received: August 25, 2025

D. Public Comments Received by: September 26, 2025 (Materials Deadline that was noticed)

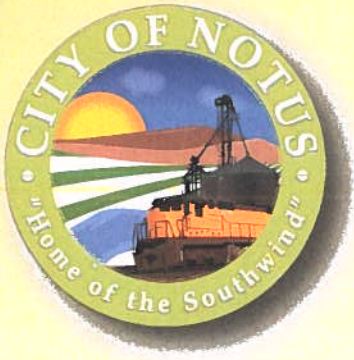
1. Roberto Bahruth – with signed petitions; Received: September 26, 2025
2. Growing Together, George Crookham; Received: September 26, 2025

Public Comments Received by: October 6, 2025 (10 days prior to hearing)

3. Growing Together, Keri Smith; Received: October 2, 2025

EXHIBIT A

Application Packet & Supporting Materials



375 Notus Road
P.O. Box 257
Notus, ID 83656
notuscityclerk@gmail.com
notusidaho.org
Office 208-459-6212
Fax 208-459-0925

City of Notus

DRAFT AREA OF IMPACT PROPOSAL

Prepared for Submission to Canyon County Development Services Department

Letter of Intent

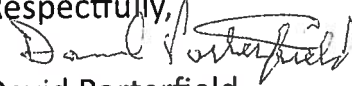
To: Canyon County Board of Commissioners
Canyon County Development Services Department

August 15, 2025

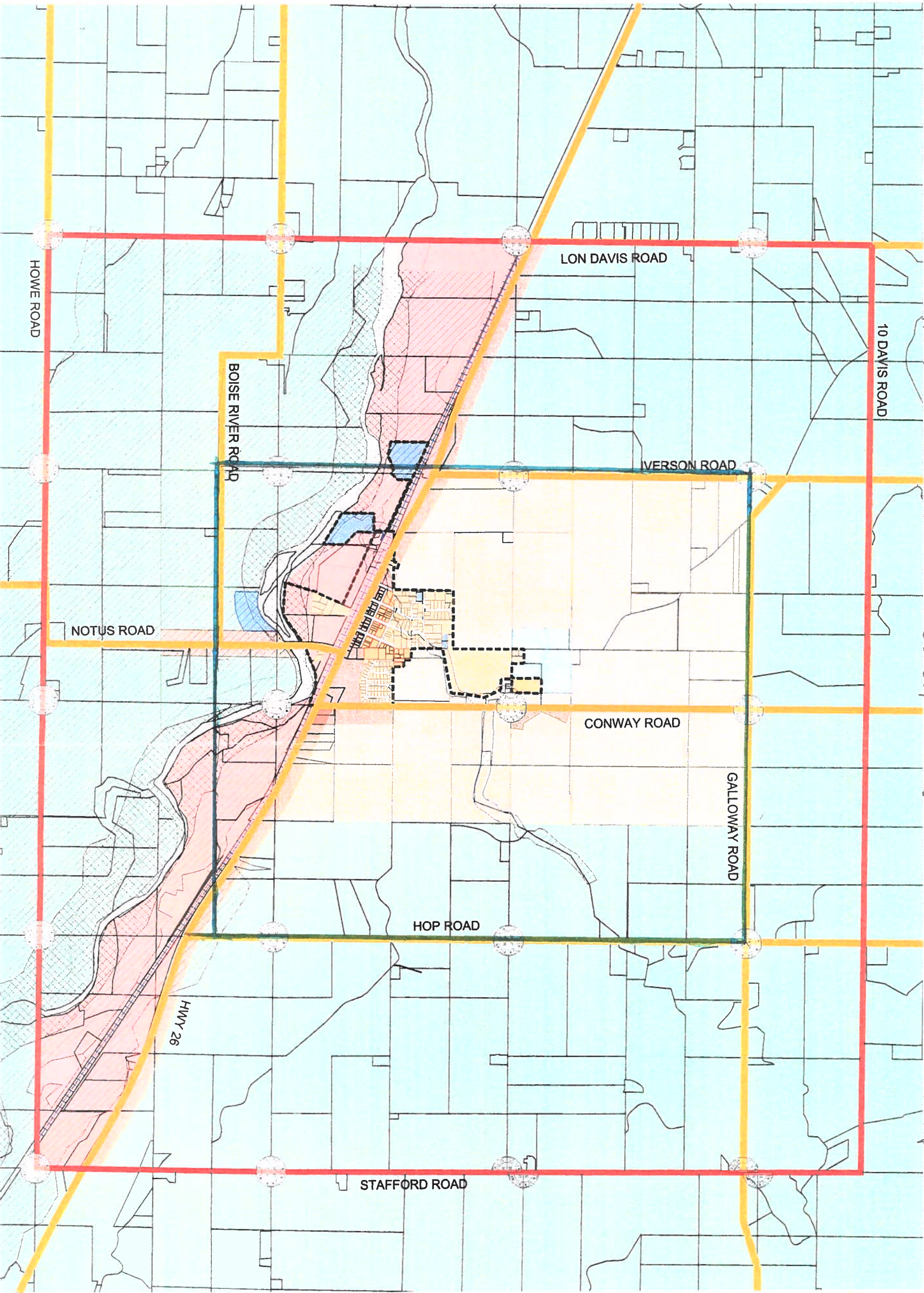
Mr. Jay Gibbons
Director of Development Services
Or to whom it concerns:

The City of Notus wishes to inform Canyon County Development Services of the intent to participate in the October hearings to be held concerning Area of Impact designations. We will furnish an AOI proposal to County Development Services by the September deadline.

You will find a preliminary map attached indicating the Notus City Council initial discussion on the AOI. It is our understanding now that Map #1 does not meet the expectations of the State Code. Therefore, we have adapted the range of expectations and indicated that on Map #2. Council has not had a chance to formally review suggested areas of Map #2. Please accept our apologies that we cannot declare at this point that this map will describe the final AOI proposal. A Council confirmed version will be submitted by September 26.

Respectfully,

David Porterfield
Mayor

CITY OF NOTUS FUTURE LAND USE MAP

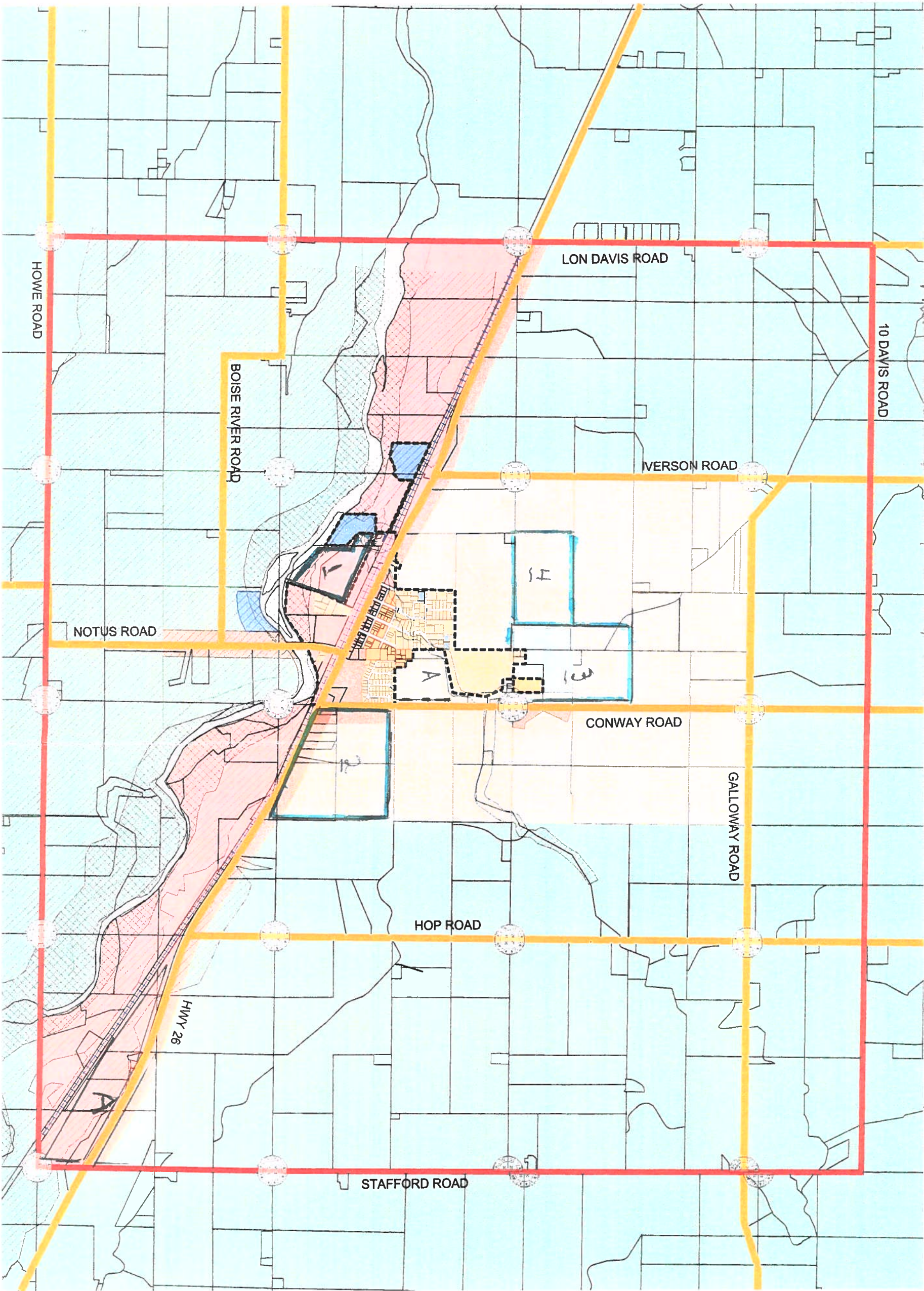


 = Initial
Approved
City Council

- LEGEND
-  R-1 Residential
 -  R-2 Residential
 -  School
 -  Commercial
 -  Industrial
 -  Public
 -  Agricultural
 -  Floodplain
 -  Floodway
 -  City Limits
 -  Area of Influence
 -  Road
 -  Section Label

Graphic Scale:
0 50 100
Feet
Scale: 1" = 100'

CITY OF NOTUS FUTURE LAND USE MAP



Adopted Concept 5 year Expectation 8-15-2025 Map #2

A = annexed
Adopted Concept - 5 year Expectation

LEGEND

- R - Residential
- R-M Residential Medium Density
- C - Commercial
- I - Industrial
- P - Public
- A - Agricultural
- Floodplain
- Floodway
- City Limits
- Area of Influence
- Road
- Section Label

Graphic Scale:
Scale: 1" = 100'

LEGEND

- 50' 0' 50' 100'

**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

111 North 11th Ave., Ste. 310, Caldwell, ID 83605 | Office: 208-402-4164

<https://www.canyoncounty.id.gov/elected-officials/commissioners/development-services/>

HEARING SCHEDULE

Date: August 21, 2025

Re: **AOI – City of Notus – OR2025-0012**

To the applicant on file:

The above-referenced application has been scheduled for a public hearing. The meeting schedule and materials deadline are listed below:

Board of County Commissioners – Public Hearing: October 15, 2025 at 1:30 pm

Location: Commissioners Meeting Room

(1st floor of Canyon County Courthouse, 1115 Albany Street, Caldwell, ID 83605)

The staff report and exhibits will be posted on the Land Hearings website (<https://www.canyoncounty.id.gov/land-hearings/>) approximately 7 days prior to the subject hearing.

Materials Deadline: September 26, 2025

The term “materials” broadly refers to any written comments, documents, exhibits, visual presentations, or similar items that are to be transmitted to the presiding party as evidence for review, regardless of format.

In accordance with Canyon County Ordinance §01-17-07(2) all materials to be transmitted to the Presiding Party to be relied on as part of the record must be received by the materials deadline, which shall be at a minimum of ten (10) days prior to the public hearing. Materials received by the deadline will be automatically made a part of the record. This deadline is to provide ample time for inclusion in the staff report packet, hearing body review, full transparency, and access for the public. The submission of late documents or other materials does not allow all parties time to address the material or allow sufficient time for public review.

Presentation:

You should come prepared to present your request before the hearing body and stand for questions. A presentation (PowerPoint, PDF, reference board) brought on the day of the meeting will not be accepted and must be submitted by the aforementioned materials deadline.

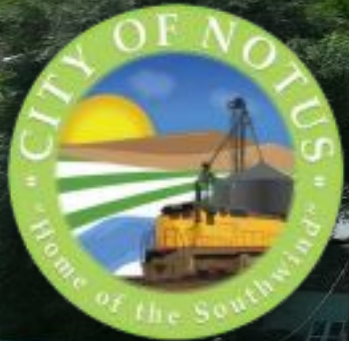
As the applicant or representative, you will be presenting your application to the hearing body prior to staff and public testimony. In order to testify you will need to sign in prior to the start of the hearing. Generally, you will be allotted ten minutes to present your application and after all testimony is received, you will be allotted an additional five minutes for rebuttal.

Sincerely,

The AOI Team: Michelle Barron, Arbay Mberwa, and Amber Lewter

Canyon County Development Services Department

City of Notus Area of Impact



The City of Notus would like to thank...

**Canyon County Board of Commissioners
Development Director Gibbons
Department of Development Staff**

Thank you for the privilege of sharing our concept of the Area of Impact,
and for the help you have provided as we have sought to wrap our heads
around the new state directive concerning impact areas.

Area of Impact Proposal

- The City of Notus submits this Area of Impact (AOI) Proposal to Canyon County in accordance with the provisions of Idaho Code §67-6526, as amended by Senate Bill 1403 (2024). This document provides the City's response to each of the five criteria outlined in the AOI schedule of hearings, based on current data, growth trends happening in Notus, the City of Notus Comprehensive Plan (2020), COMPASS 2050 Vision documents, and other reliable data sources.
- The City of Notus, recognizes the need to proactively plan for growth and services in an orderly, deliberate manner. This AOI Proposal reflects the need to manage these assets while positioning the City for future residential and commercial expansion.

Land Use Case: No. OR2025-0012

- **Amendment Reference**

- Chapter 9, Article 13, Section 11- Canyon County Code of Ordinances.

- **Purpose of Amendment**

- Modify the existing *Area of Impact boundaries for the City of Notus*.

- **Compliance Requirements**

- Ensure consistency with Idaho Code §67-6526 regarding city impact areas and intergovernmental coordination.

- **Solution / Outcome**

- Established updated boundaries that reflect current growth patterns, service capabilities, and long-term planning objectives.

Criteria #1:

Anticipated
commercial and
residential growth



- The City of Notus currently has a population estimated between 600 and 650, with growth projections influenced by the broader regional expansion within Canyon County.
- Although the city itself has experienced modest development over the past two decades, population pressure from Ada and Canyon counties continues to move westward.
- The trending capacity of developers to infuse large scale residential and commercial projects into existing communities opens the doors to community change at a faster rate than in past experience.

Criteria #1:

Summary Anticipated commercial and residential growth

- The AOI should reflect projected housing and economic development pressure in areas adjacent to existing city infrastructure, particularly to the east and west of the city limits.
- It should also be recognized that the boundaries of Notus are now seeing more tendency to stretch and expand to larger footprints than have been conceived in the past.
- The City respectfully requests that the current activity, principally to the east, be considered in the five-year impact plan and that the AOI be changed to a condensed area bordering US Highway 20/26 from Conway Road to Stafford Road.

..... The COMPASS Communities in Motion 2050 Plan, and the Canyon County 2030 Comprehensive Plan Predict the following figures for City of Notus growth:

	2020 Population	2020 Jobs	2050 Population	2050 Jobs
Caldwell	66,680	18,720	111,190	35,000
Greenleaf	2,910	890	4,170	1,570
Melba	970	200	1,700	420
Middleton	15,660	1,900	40,570	9,750
Nampa	115,860	40,560	168,140	71,710
Notus	990	200	1,460	370
Parma	2,700	890	3,330	1,250
Wilder	5,110	730	3,620	1,850
Canyon County Rural	20,230	3,750	25,000	4,200

Source: Compass Communities in Motion 2050 The figures above are based on areas of city impact as of July 2021 and rounded to the nearest 10.

Notus Growth Forecast

1. The Notus 2020 Comprehensive Plan projected only modest population growth, but actual growth has been below COMPASS forecasts. Recent development, however, suggests a shift.
2. In 2025, a 169-unit subdivision was approved, adding 67% more housing and about 490 residents. Built in phases over 5–7 years, this single project shows the City's potential for rapid expansion once infrastructure and zoning align. Growth could meet or exceed COMPASS estimates.
3. Another driver is the Caldwell Industrial Development at I-84 and Highway 20/26, which could spur both residential and commercial growth in Notus.

Notus Growth Forecast Continued

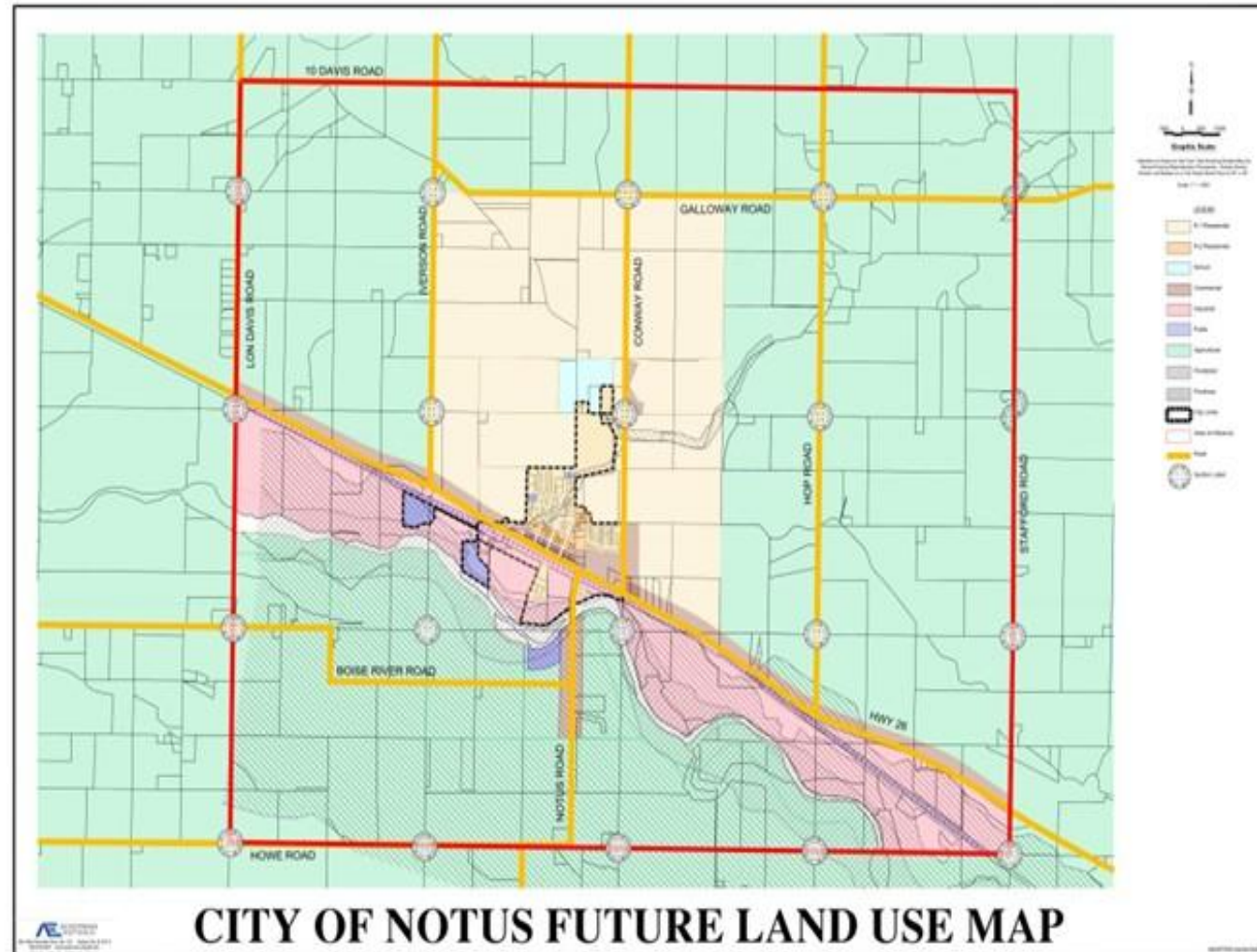
4. Commercial expansion will likely be slower, as the current population cannot fully support retail. The City is drafting a Commercial Development Strategic Plan.
5. Two potential projects are in discussion with the City Planner: one on a 12-acre commercial site and another on industrial land along Highway 20/26 (see map #1).

City of Notus

Existing Area of Impact

Area: 8,880 Acres

The City encourages retail and service business development primarily along Elgin Avenue (U.S. Hwy 20-26), taking advantage of highway visibility and accessibility. Industrial/Warehouse use is also envisioned along the city's rail corridor.



Map #1: Existing Area of Impact

Criteria #2:

Geographical Factors

- Notus lies on flat agricultural plains bordered by the Boise River to the south, crossed by the Union Pacific Railroad and U.S. Highway 20-26. The area has highly productive Class I and II soils.
- Floodplains exist near the Boise River, but most surrounding land is developable. Farming history and irrigation systems from the Farmers' Cooperative Ditch and Black Canyon Irrigation District make the area both valuable and complex for growth.
- Geographic limits are minimal except for the river floodplain; otherwise, topography supports expansion. The City follows County guidance to keep residential growth near the city center while considering new, non-agricultural economic interests.

Criteria #2:

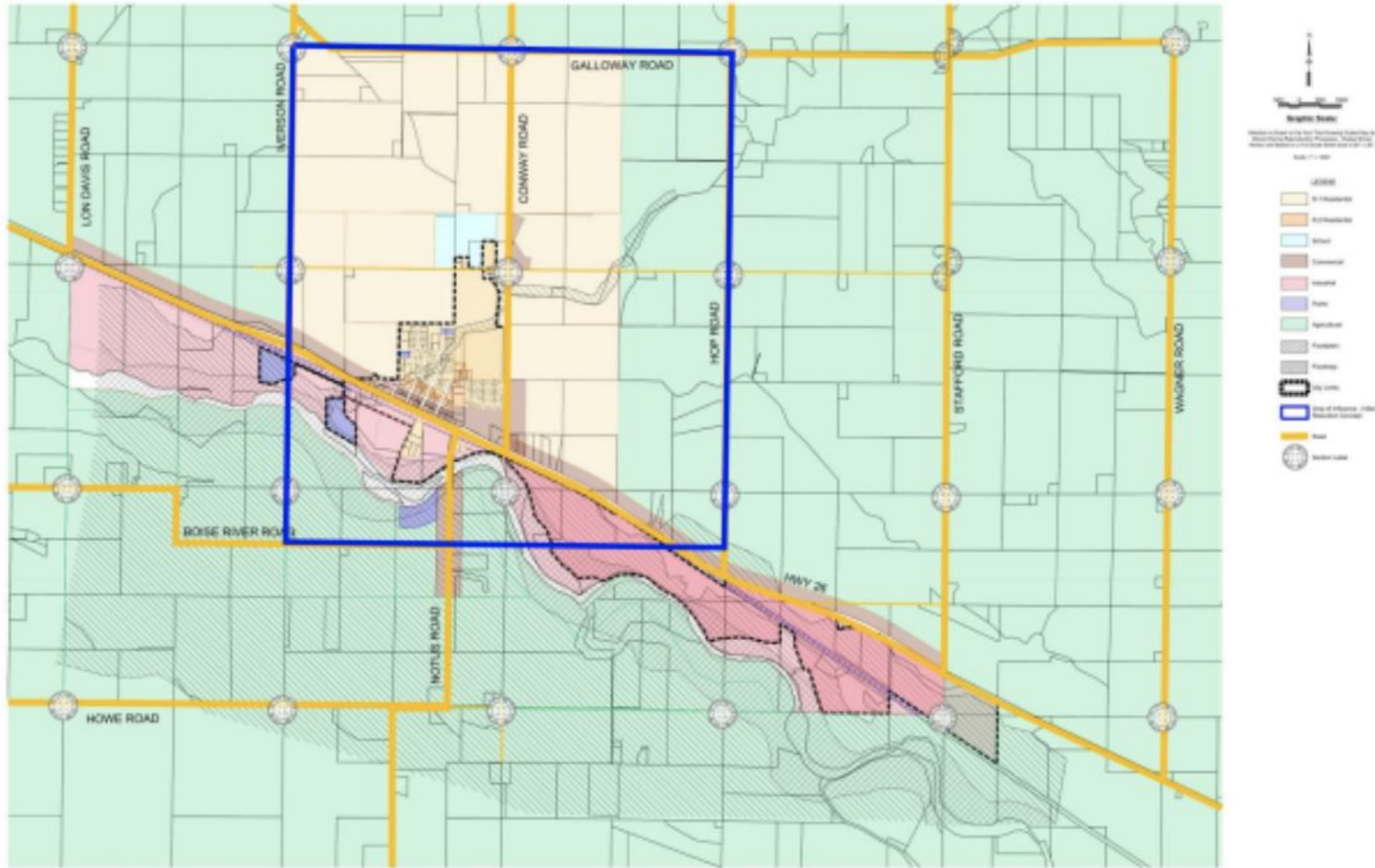
Summary of Geographical Factors

1. Future development should seek to preserve prime farmland, where possible, and urbanization should proceed in a way that complements existing agricultural uses.
2. Property owner intent and utility extensions capacities must merge to affect efficient conversion.

City of Notus

Initial Area of Impact Reduction

Area: 2,858 Acres

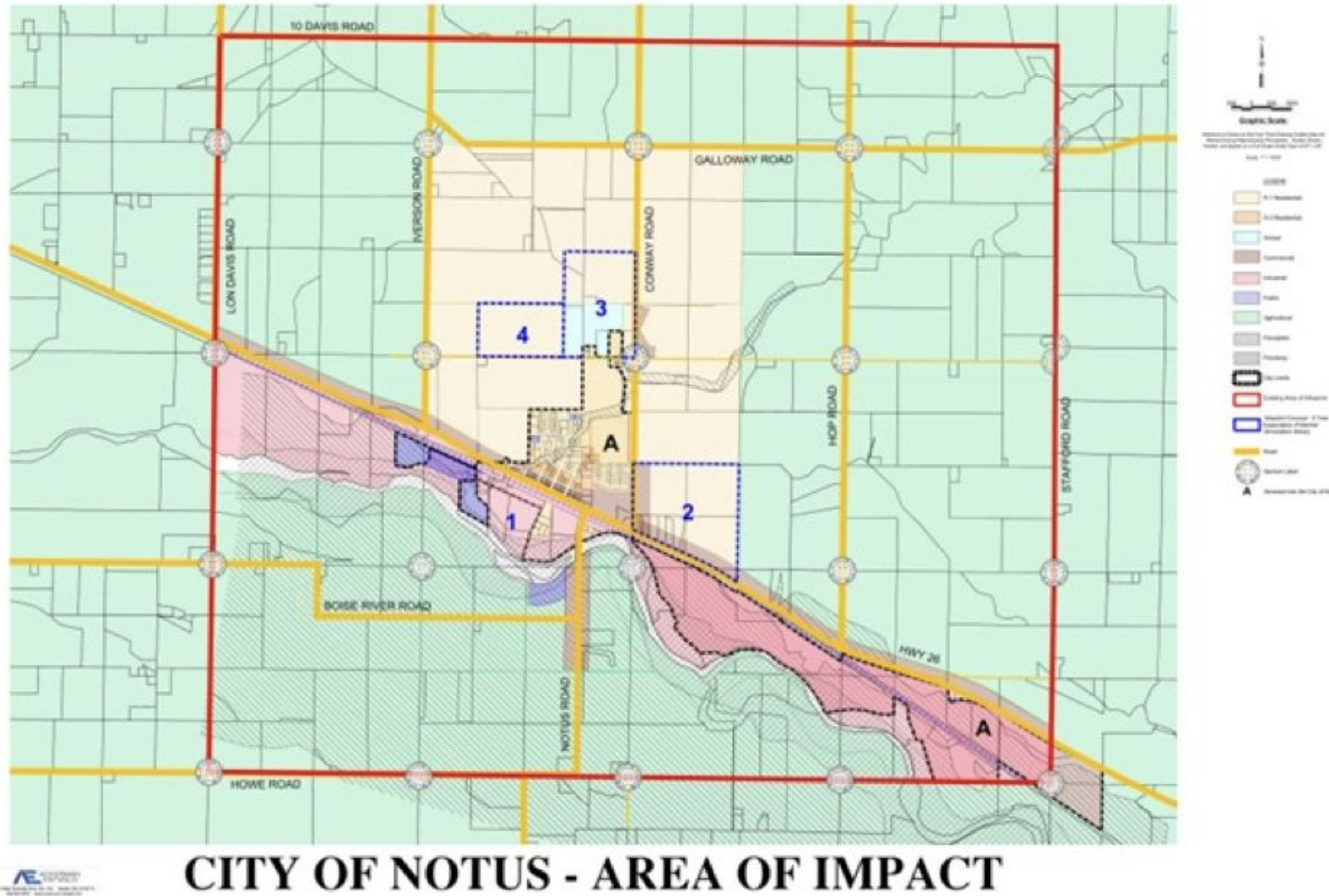


CITY OF NOTUS - AREA OF IMPACT

Map #2: Initial Area of Impact Reduction

City of Notus

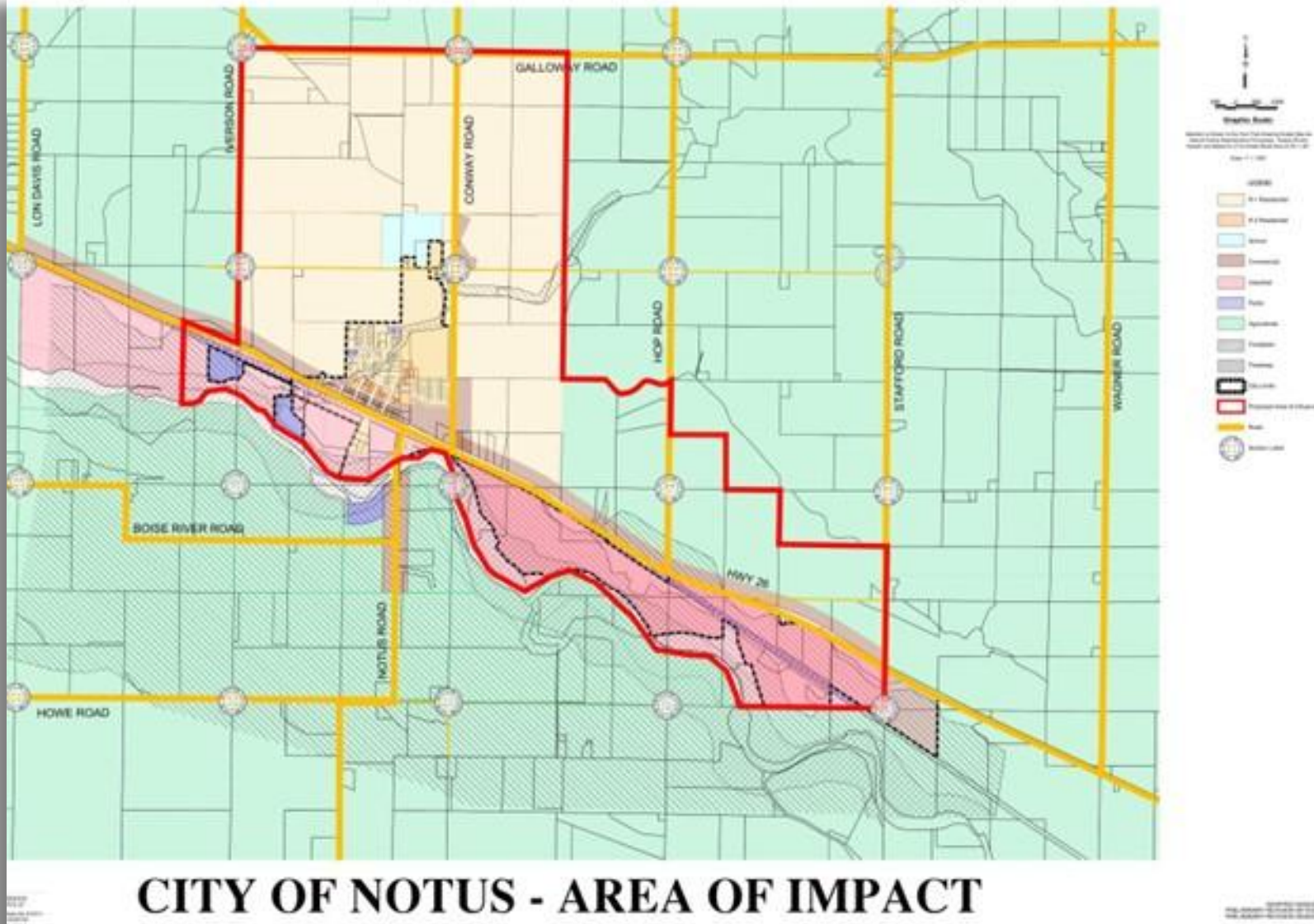
First Adapted Area of Impact Reduction (8/15/2025)



Map #3: First Adapted Area of Impact Reduction

City of Notus Proposed Area of Impact

Area: 2,847 Acres



Map #4: Proposed Area of Impact

Criteria #3:

Transportation infrastructure and systems, including connectivity



- Notus is uniquely positioned along two critical transportation corridors: U.S. Highway 20-26 (Elgin Ave.) and the Union Pacific Railroad. Highway 20/26 connects the city to Interstate 84 on the east and US 95 to the west, both within 5-6 miles. Notus Road leads 5 miles south to SH-19.
- These corridors offer excellent local and regional accessibility as well as quick access to intrastate and interstate routes. This location puts Notus in a position to be a rural hub for residential, agricultural and commercial activity.

Criteria #3:

Transportation infrastructure and systems, including connectivity

- Local roads are in fair to good condition with ROW widths of 50–80 feet. Short-term growth will use existing grids, while new subdivisions may require upgraded collectors and traffic planning. The Transportation Plan will be updated in 2026.
- The City has pursued major street improvements to make Notus safer and easier to travel. LHTAC grants funded Chip Seal in 2019 and 2025 as interim maintenance while planning full rebuilds. A 2024 grant supported sign replacement. COMPASS funds prepared pre-concept collector street designs and a drainage study.
- In 2024, with COMPASS assistance, the City secured a Federal RAISE Grant for final collector street design. Work continues, but Notus is steadily advancing toward safe, functional, and attractive streets.

Area: 2,847 Acres



Criteria #4: Municipal Public Sewer and Water Systems





Well #4 & Pump House

- Notus provides municipal water through a two-well system and sewer service via a 20-acre treatment facility southwest of the city. Both have capacity beyond the current 640 residents. Recent upgrades include pump rebuilds, VFDs, new chemical tanks, generator, transfer capability, and SCADA controls.
- A 169-unit subdivision is planned. Water capacity is sufficient, and the developer is funding a needed back-up well. The developer may also assist with sewer expansion for the final phase if required.
- Future utility expansions are uncertain and depend on annexation and development applications. Each project is reviewed individually, with costs borne by the applicant. The City's goal is to ensure water and sewer systems remain well-designed, maintained, and capable of supporting both current and future growth.

Criteria #4:

Municipal Public Sewer and Water Systems

Specific Areas of Utility Expansion

While expansion is not totally predictable, the following areas are possible candidates for system expansion in the next 5 years:

- Conway Ridge Subdivision(East & North side of town)
- Purple Sage Rd..... (East of school, residential 1-2 units)
- School Expansion.....(North side of town)
- New City Library/Community Center...(Center of Town)
- Commercial..... (Conway Rd & Highway 20/26)
- Industrial**(newly annexed area—South of Highway 20/26 eastward toward Hop Rd. & Stafford Rd.)

**The recently annexed area extends from Conway Road east to just past Stafford Road, south of Highway 20/26, and is zoned Industrial. The City Planner is in talks with a company interested in the Stafford Road area. Since development here could affect the north side of Highway 20/26, the Planner recommends expanding the Area of Impact. The amended AOI, submitted August 15, 2025, would enlarge the boundary but remain smaller than the current AOI agreement with Canyon County (see Maps #1 and #3).

Criteria #4:

Summary of Municipal Public Sewer and Water Systems

- The City of Notus water and sewer systems serve the current city demands at adequate levels and have capacity for a medium range of expansion. New expansion will be dependent on development initiative.
- The City believes that it would be in the best interest of the City to have the AOI expanded to include the Area indicated on Map #3 - Notus Area of Impact: Amended Request 9/15/2025.

Proposed Boundary Modification

	Existing Area of Impact (Acres)	Proposed Area of Impact (Acres)	Total Difference (Acres)
Approved AOI Concept	8,880 AC	3,024 AC	< 5,856 AC >

Criteria #5:

Other Public Service District Boundaries

- Notus residents are served by a 24/7 fire department sub-station of Caldwell Rural Fire Department, a small public library, the Notus School District, a small US Postal Office, and joint law enforcement coverage of the Canyon County Sheriff and the Parma Police Department. The school campus is located just outside the current city limits to the north, and new subdivisions are expected to impact school enrollment within the next five years.
- Fire emergency response times are excellent but dependent on the call demand availability of small staffing. The Department is planning for growth. Back-up is provided by Caldwell City Fire and mutual aid agreements.
- Telecommunications and electricity are provided by external private utilities. Irrigation is provided by two water companies with user-maintained systems flowing through town by gravity.

Criteria #5:

Other Public Service District Boundaries

Several other public service agencies provide vital services to the City of Notus.

The City gratefully acknowledges the contributions of these agencies and dedicated personnel. A short list of those most connected in our realm of functions is below, but give our thanks to all named and not named:

Canyon County—all Departments /Divisions

Caldwell Rural Fire District

Canyon County Sheriff

Parma Police Department

Black Canyon Irrigation

Farmer's Cooperative Ditch Co.

Union Pacific Railroad

Notus-Parma Highway District

Notus School District

Canyon County Paramedics

Southwest District Health

Criteria #5:

Summary of Other Public Service District Boundaries

- The City of Notus acknowledges the many benefits coming from multiple agencies, each fulfilling their purposes and taking places of jurisdiction within the County.
- The City of Notus seeks to maintain constructive relationships and contribute to the mutual benefit of all.

Conclusion of the 4 Iterations of Area of Impact

The request for revision of the Area of Impact has gone through multiple iterations in a short amount of time. Our effort has been to comply with the directions of state code and to adequately describe where we feel the evidences of growth indicate reasonable AOI inclusion.

On August 15, 2025 the City of Notus submitted two maps for consideration of AOI reduction:

(1) Initial AOI Reduction Concept - This map reduced the AOI to: (*see Map #1*)

Boise River Rd. on the South; Iverson Rd. on the West; Galloway Rd. on the North; Hop Road on the East.

On the same date, the City Submitted a second map.

(2) Adapted Concept – AOI, 5 year Expectation added:

A very limited map with four identified areas closely surrounding the city limits. These were submitted to Canyon County Development Services with the understanding that the version most consistent with the State directive could be used for publication purposes. Number two was chosen.

Conclusion of the 4 Iterations of Area of Impact

However, since that time our City Engineer has advised that an amended map should be submitted. This map is listed in two parts. Map 3 for:

- (3) City of Notus-Proposed Area of Impact—(9/15/25) and
- (4) City of Notus –Adapted Concept –5 year Plan

The City of Notus would like to submit maps 4 and 5 as the Area of Impact of choice for the City of Notus.

Supportive Evidence of the Criteria #1: Anticipated Commercial and Residential Growth

1. Anticipated Commercial and Residential growth:
 - Recent approved subdivision will increase housing by 67% population by 490.
 - Caldwell Industrial Development will increase potential growth to Notus Commercial growth slower in Notus, but potential commercial and industrial entities are in discussion with City Planner—one multi-acre parcel and one industrial bordering Highway 20/26 & Stafford Rd. City working on Commercial Development Strategic Plan
 - Annexed area bringing new area at fringes of city limits into location

consideration by industrial entity. Growth could catch up to COMPASS projections.

Supportive Evidence of the Criteria #2: Geographic Factors

2. Geographic Factors

- Agricultural plains bounded by Boise River; productive soil;
- Union Pacific Railroad passes through city; US Highway 20/26 connects to the other highways within 5-6 miles;
- Geographic constraints are minimal; topography suitable for expansion
- Agricultural history and current use are strong;
- Future development: protect prime farmland; open to new non-ag uses;
- Property owner intent and utility extensions capacities must merge to affect efficient conversion.

Supportive Evidence of the Criteria #3: Transportation Infrastructure and Connectivity

- Unique position: Corridors for UP Railroad; Highway 20-26;
- easy connections to 3 other highways....Good location puts Notus in position as a rural hub for residential, agricultural and commercial activity;
- City taking aggressive steps toward street improvements;
- Functional connections for Canyon County travel;
- City participates in COMPASS;
- Obtained funds for Collector Street Design;
- Preparing for street rebuilds;
- City annexation/expansion along Highway 20/26 is bringing new industrial interest; therefore, City is seeking AOI expansion to facilitate growth possibilities; will help city negotiate with interested parties.

Supportive Evidence of the Criteria #4:

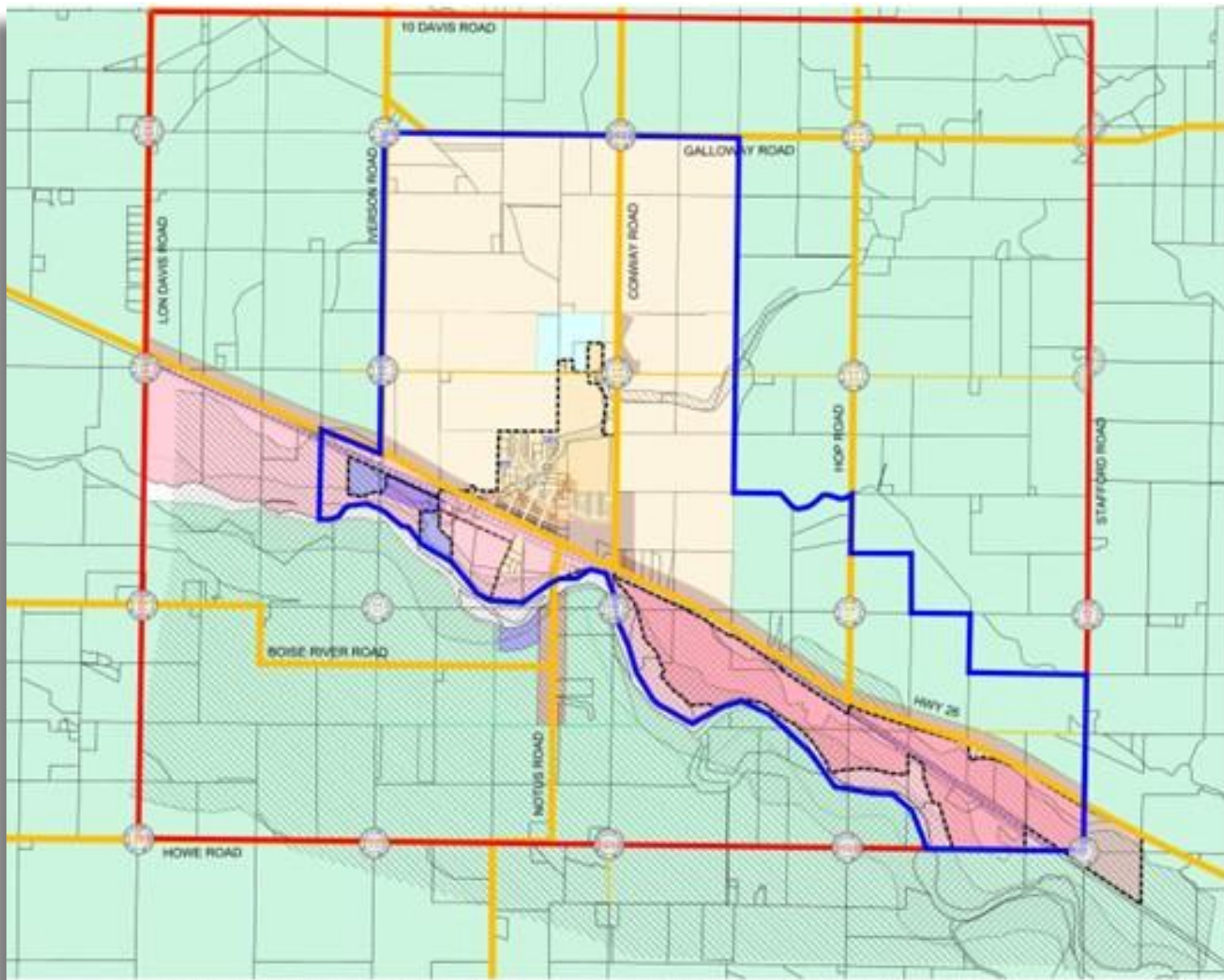
Municipal Public Water and Sewer

- 5 out of 6 possible utility expansion projects are business, residential or educational connections;
- 1 out of 6 is City Library/Community Center Improvements will be customer funded;
- Connections dependent on DEQ agency approvals;
- Extension of AOI to Stafford Road requested

Supportive Evidence of the Criteria #5:

Other Public Services District Boundaries

- Entities include Fire Districts, Law enforcement, County Departments;
- Health Agencies, Schools, Transportation Services, etc. The City receives many benefits as a result of the functions of these entities and seeks to maintain constructive relationships and contribute to the mutual benefit of all.



CITY OF NOTUS - AREA OF IMPACT

Map #5: Area of Impact Difference Existing vs. Proposed

Area of Impact
Difference:

Existing vs. Proposed

Difference in
Acres: - 5,856

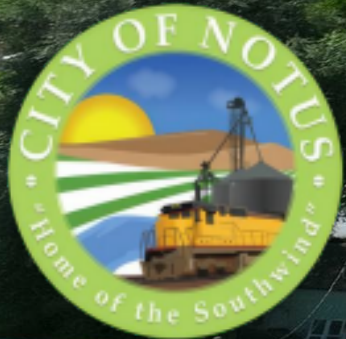
Requested Outcome

- Due to discussions that are being held between the City Planner and an unnamed industrial entity the City would like to amend Map # The addition is illustrated on Map #6.
- The proposed Area of Impact includes several areas that may be serviced by city utilities in the coming five year period. The possible sites are listed in Section 4, “Municipal Public Water and Sewer Services”.
- With the exception of the industrial facility that may be proposed on Highway 20/26 around Stafford Rd., the other possible expansion areas are closely located in the nexus of the city. Development will depend on applicant funding of the project. Projects will be tied to sewer and water capacities. City infrastructure is currently available for some, but will have to be extended to others.

Requested Outcome

- The City is not promoting the development of these areas, but recognizing the likelihood that growth is planned currently, or may be in future plans. City connection fees are collected on all developments and new services.
- The proposed area of impact will comply with the expectations of State Code 67-6526 due to the reduction in acreage of the new AOI. City of Notus Current AOI covers 8,880 acres of land while the proposed AOI will amount to 3,024 acres, a decrease of 5,856 acres.
- The City of Notus appreciates your consideration of approval for this request.

City of Notus Area of Impact





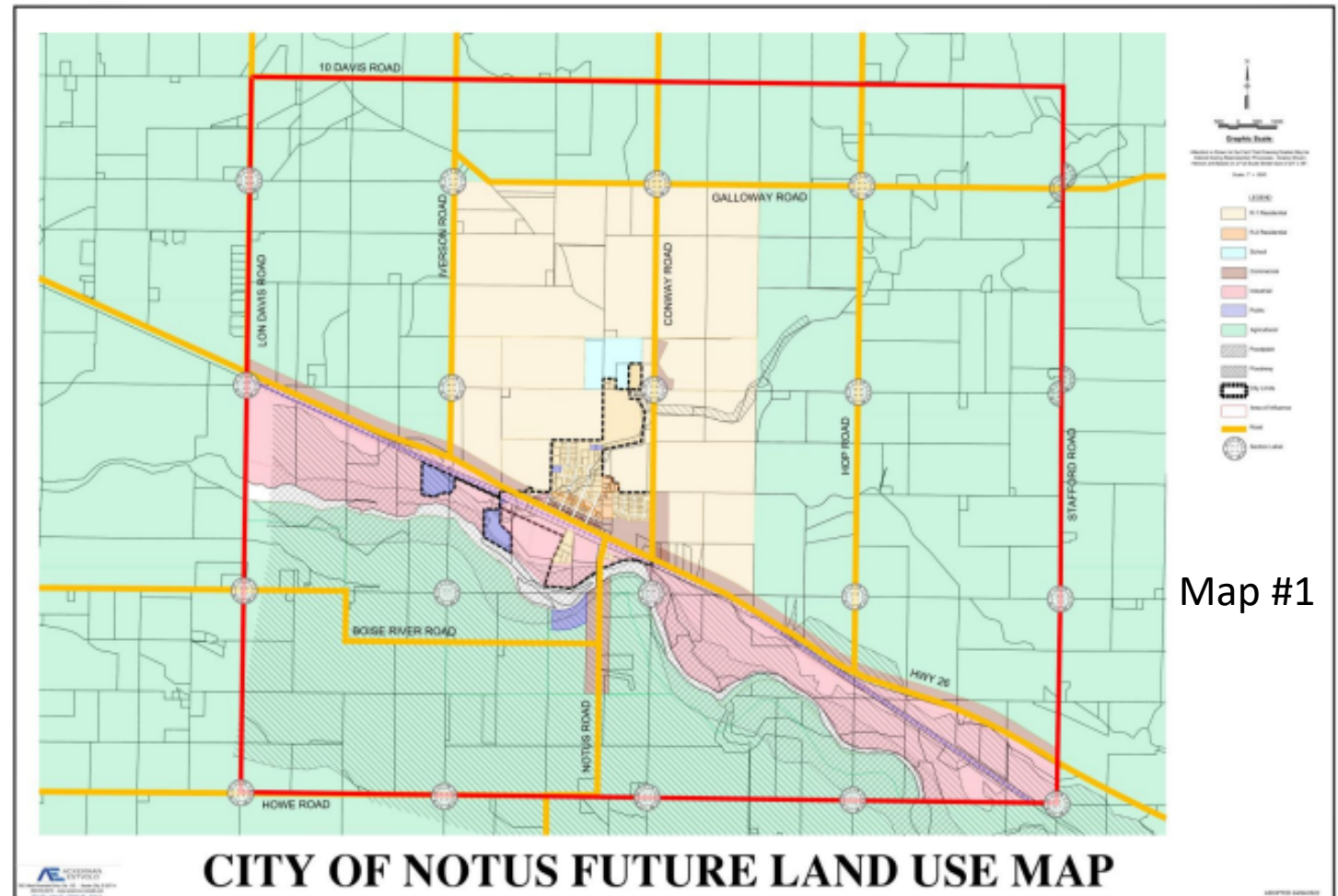
	2020 Population	2020 Jobs	2050 Population	2050 Jobs
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Melba	970	200	1,700	420
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Canyon County Rural	20,230	3,750	25,000	4,200

Source: Compass Communities in Motion 2050 The figures above are based on areas of city impact as of July 2021 and rounded to the nearest 10.

COMPASS forecasted growth
for Canyon County

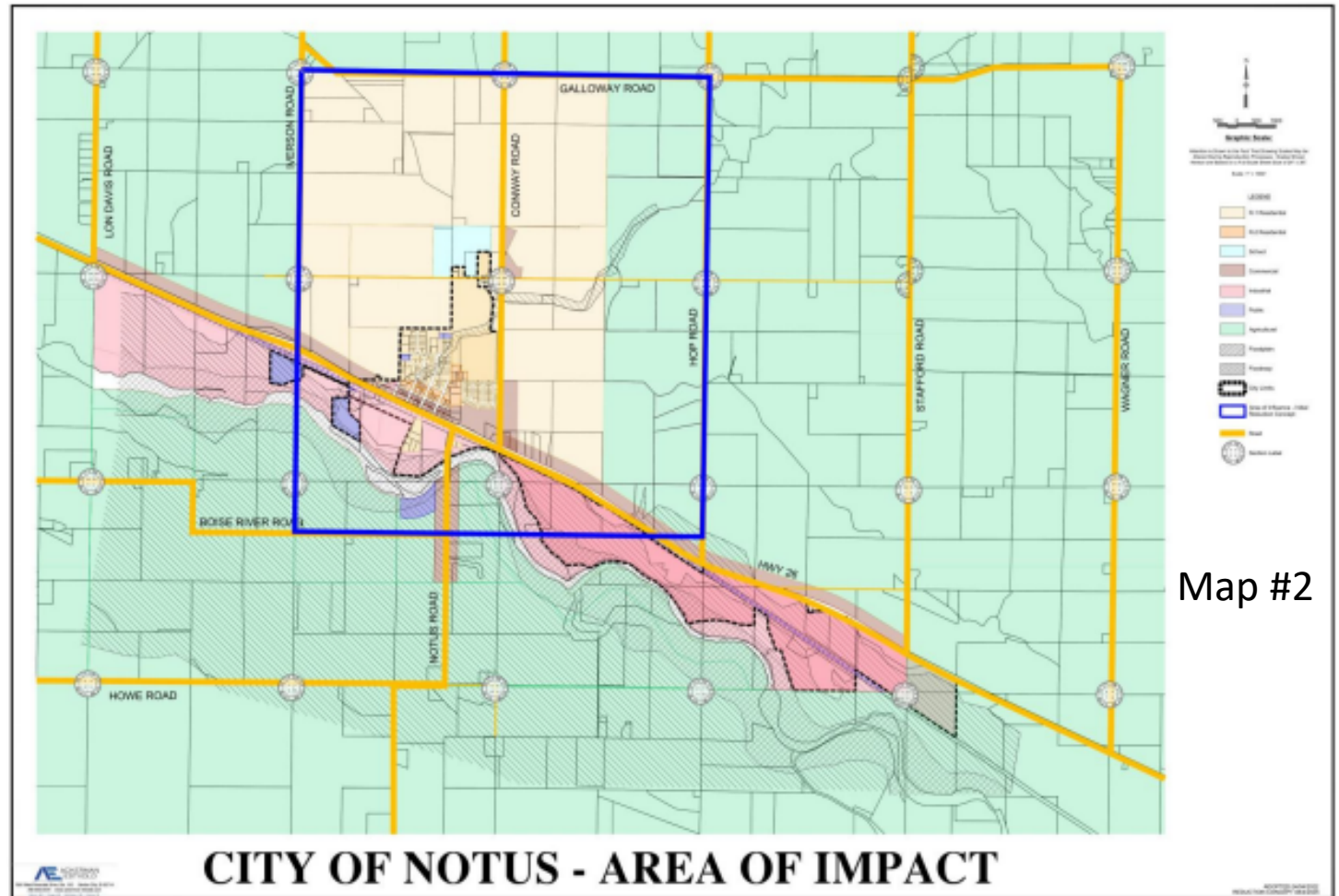
City of Notus – Existing Area of Impact

Area: 8,880 Acres

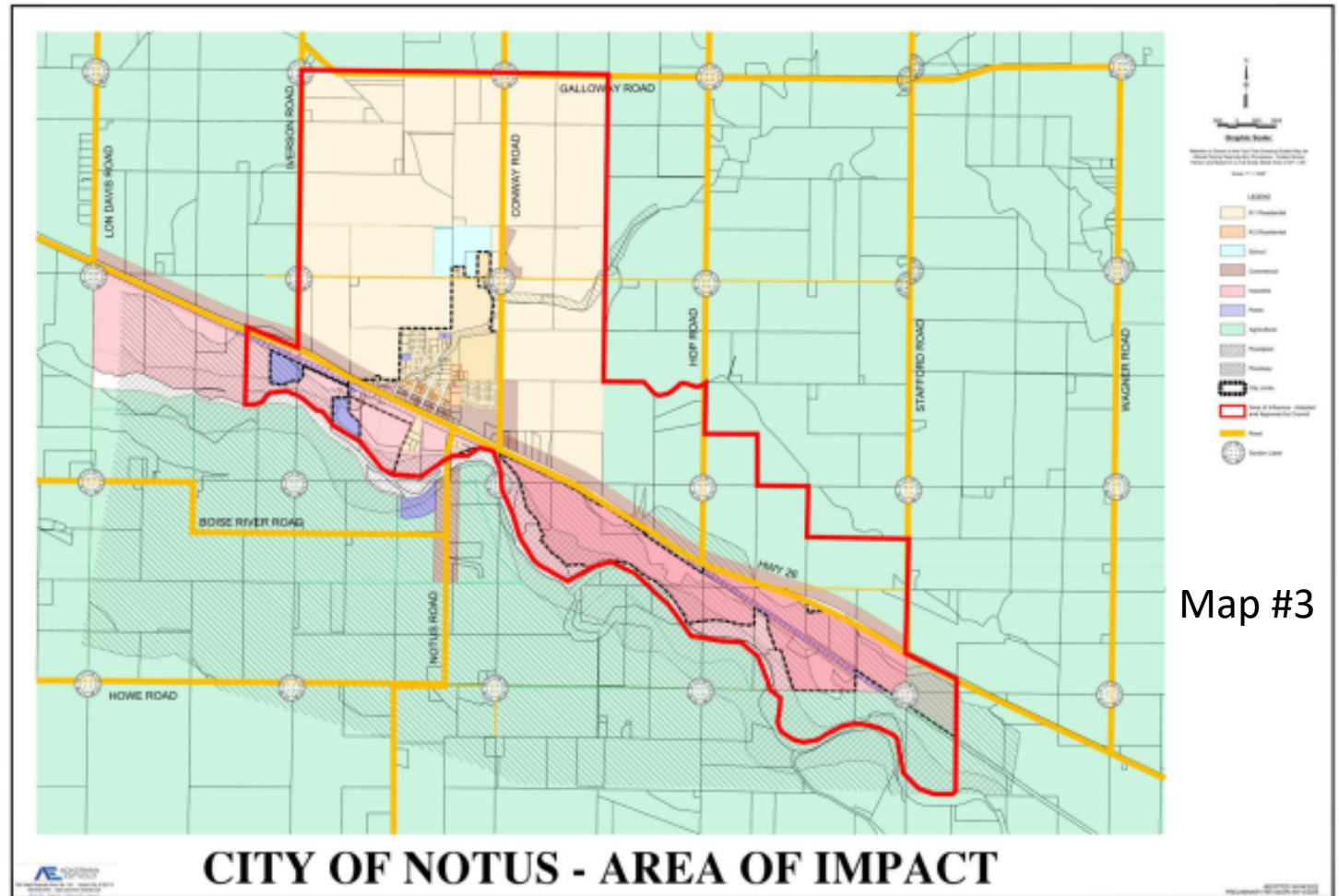


Map #1

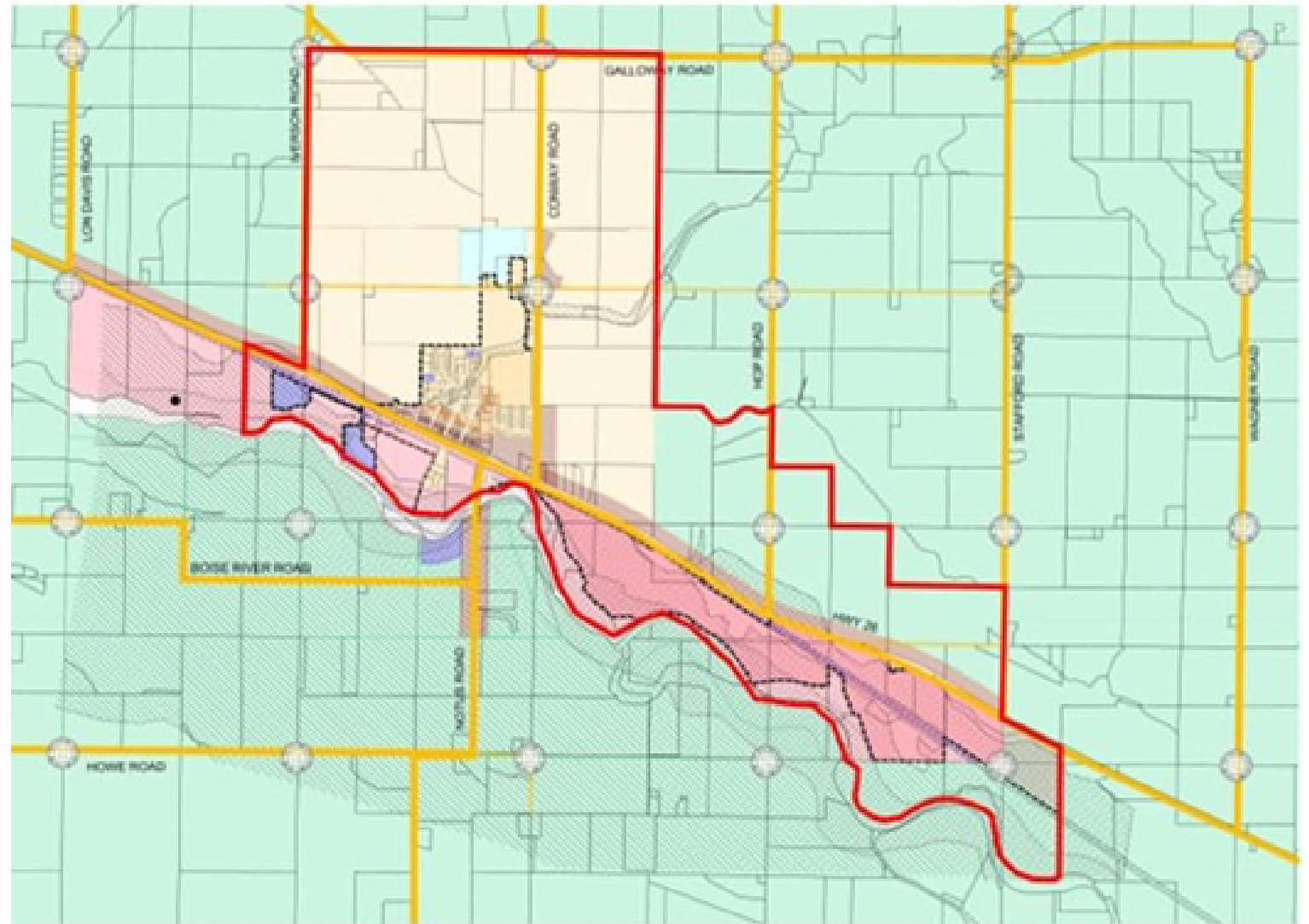
City of Notus – Initial Area of Impact Reduction



City of Notus - Area of Impact

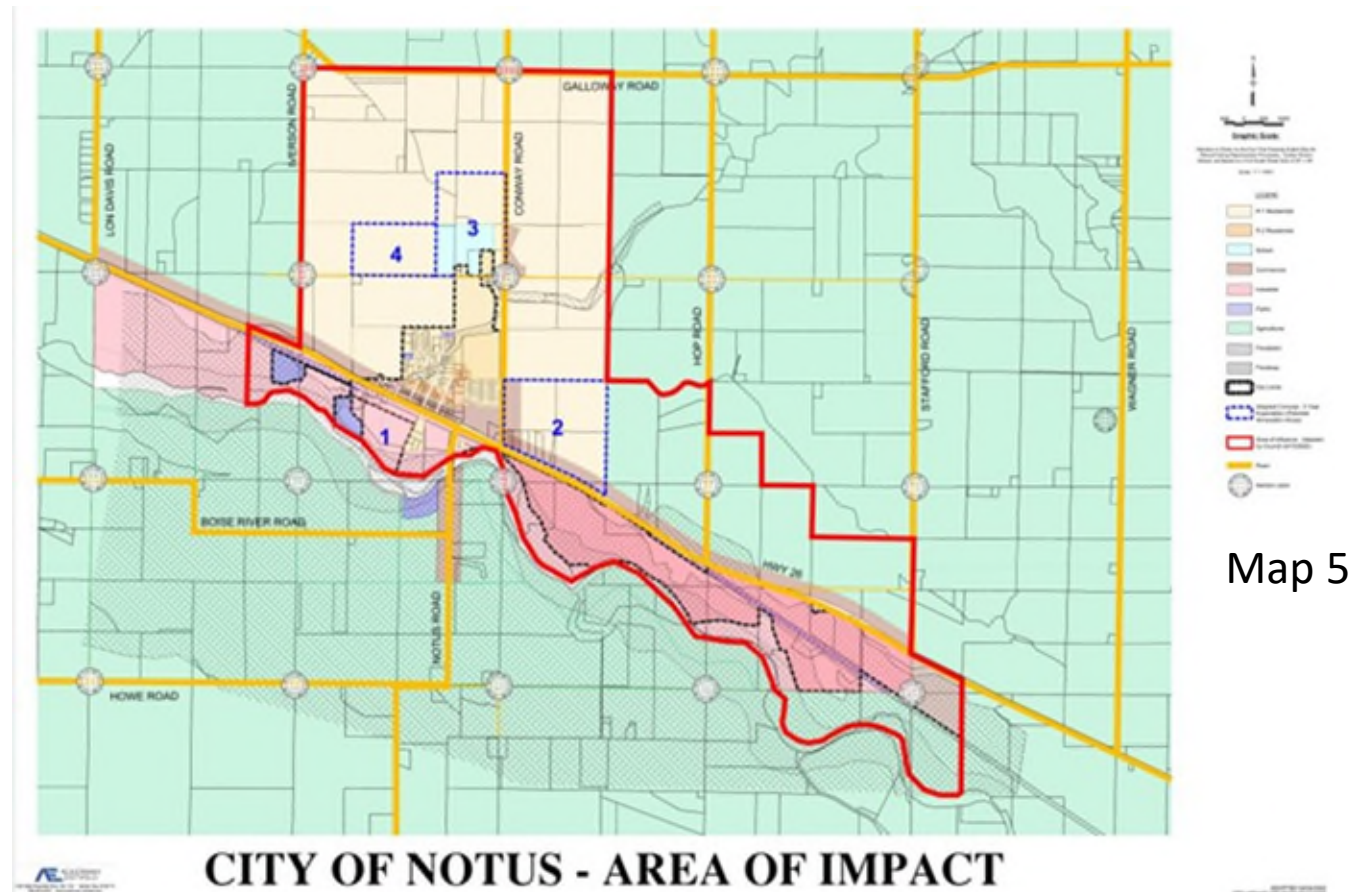


City of Notus Proposed Area of Impact



CITY OF NOTUS - AREA OF IMPACT

City of Notus – Adapted Concept (5-Year Expectation)



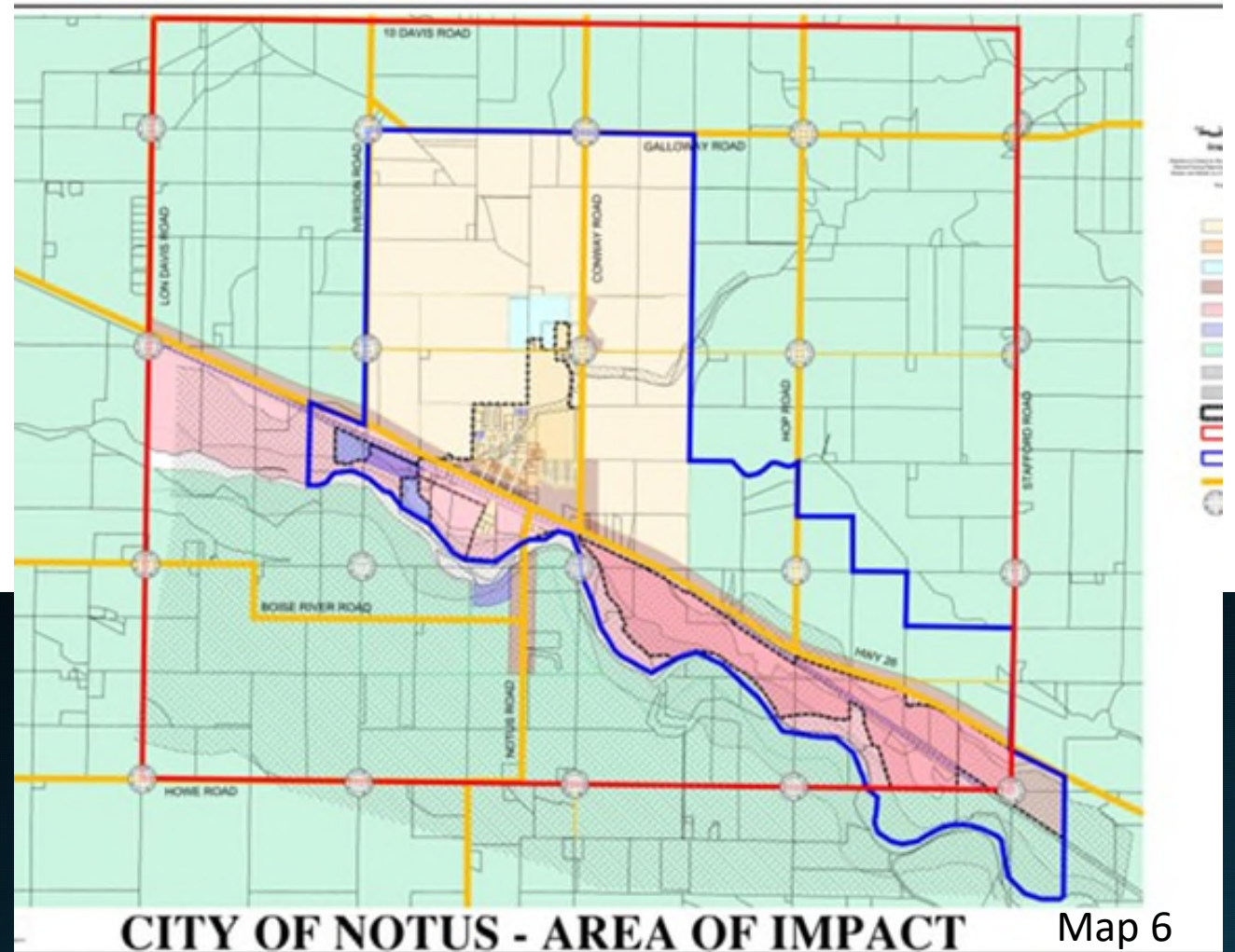
Criteria #4

Areas where municipal or public sewer and water are expected to be provided within 5 years



Area of Impact Difference

Area: (5,856 acres)



Proposed Boundary Modification

City of Notus- Area of Impact

	Existing Area of Impact (Acres)	Proposed Area of Impact (Acres)	Total Difference (Acres)
Approved AOI Concept	8,880 AC	3,024 AC	< 5,856 AC >

EXHIBIT B
Supplemental Documents



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.

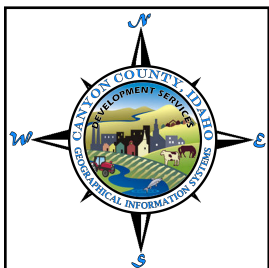
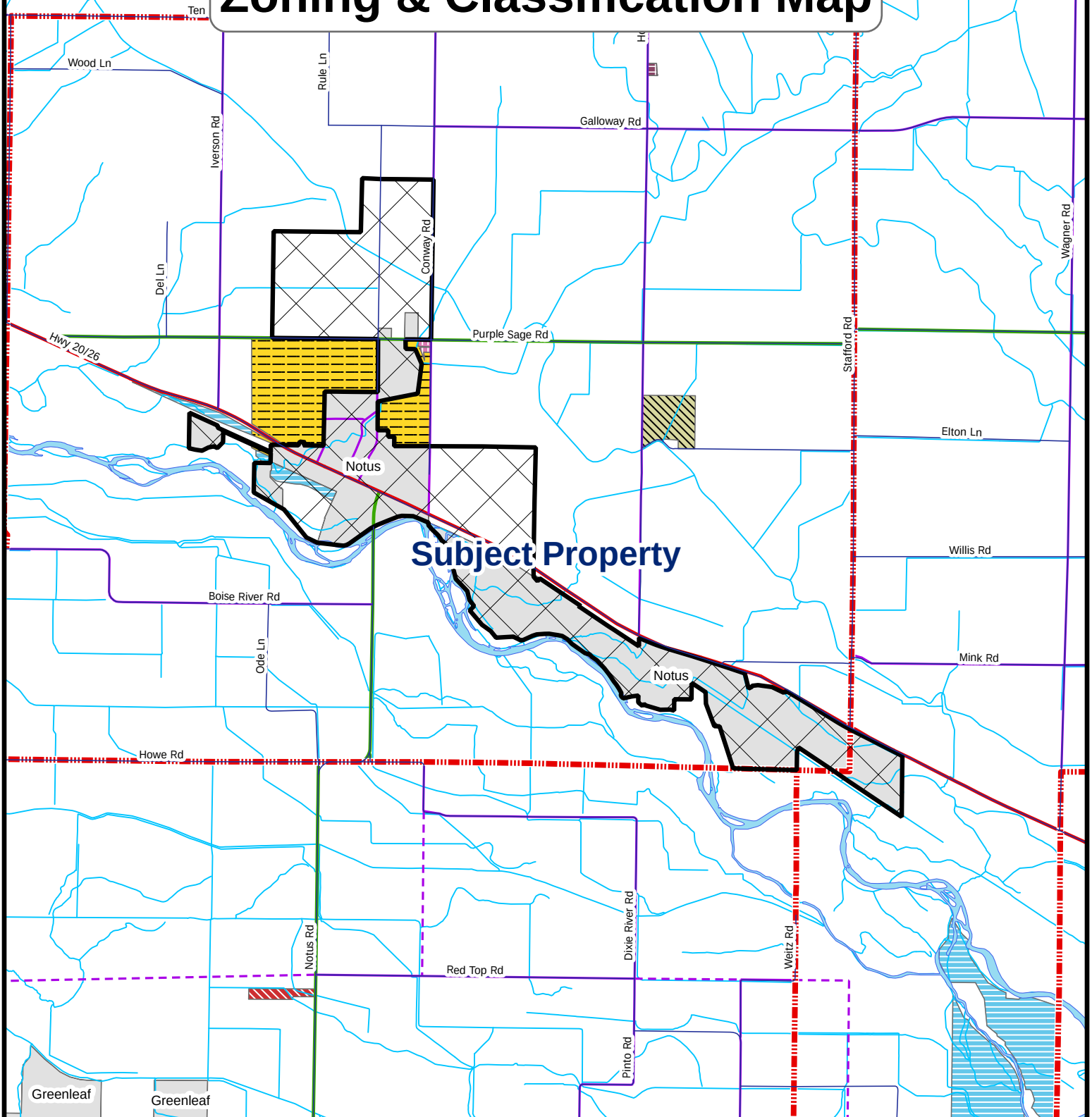
History:

[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?

Notus AOI Zoning & Classification Map

Exhibit B2.1



RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1

C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE

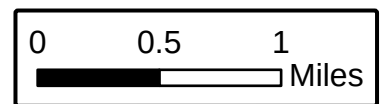
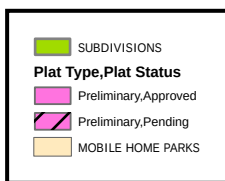
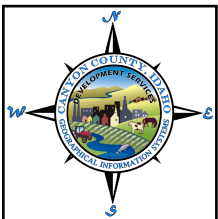
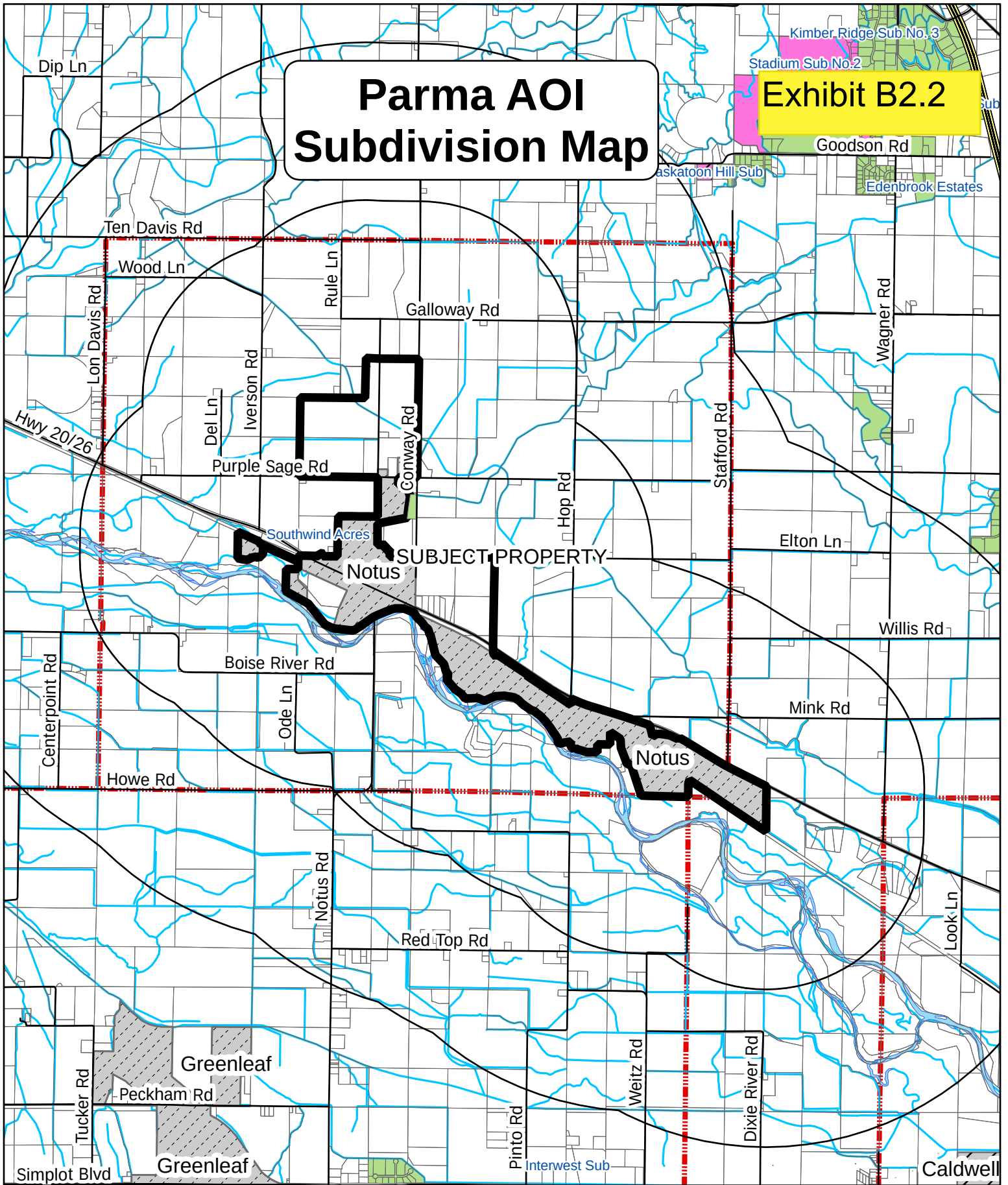
OTHER
FREEWAY/
EXPRESSWAY
PROPOSED
OTHER
FREEWAY/
EXPRESSWAY
PRINCIPAL
ARTERIAL

PROPOSED
PRINCIPAL
ARTERIAL
MINOR ARTERIAL
PROPOSED
MINOR ARTERIAL
COLLECTOR
PROPOSED
COLLECTOR

0 0.35 0.7
Miles

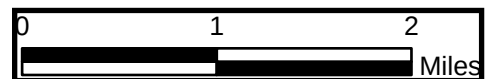
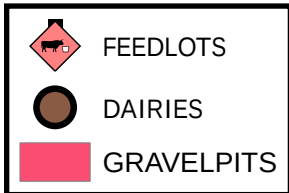
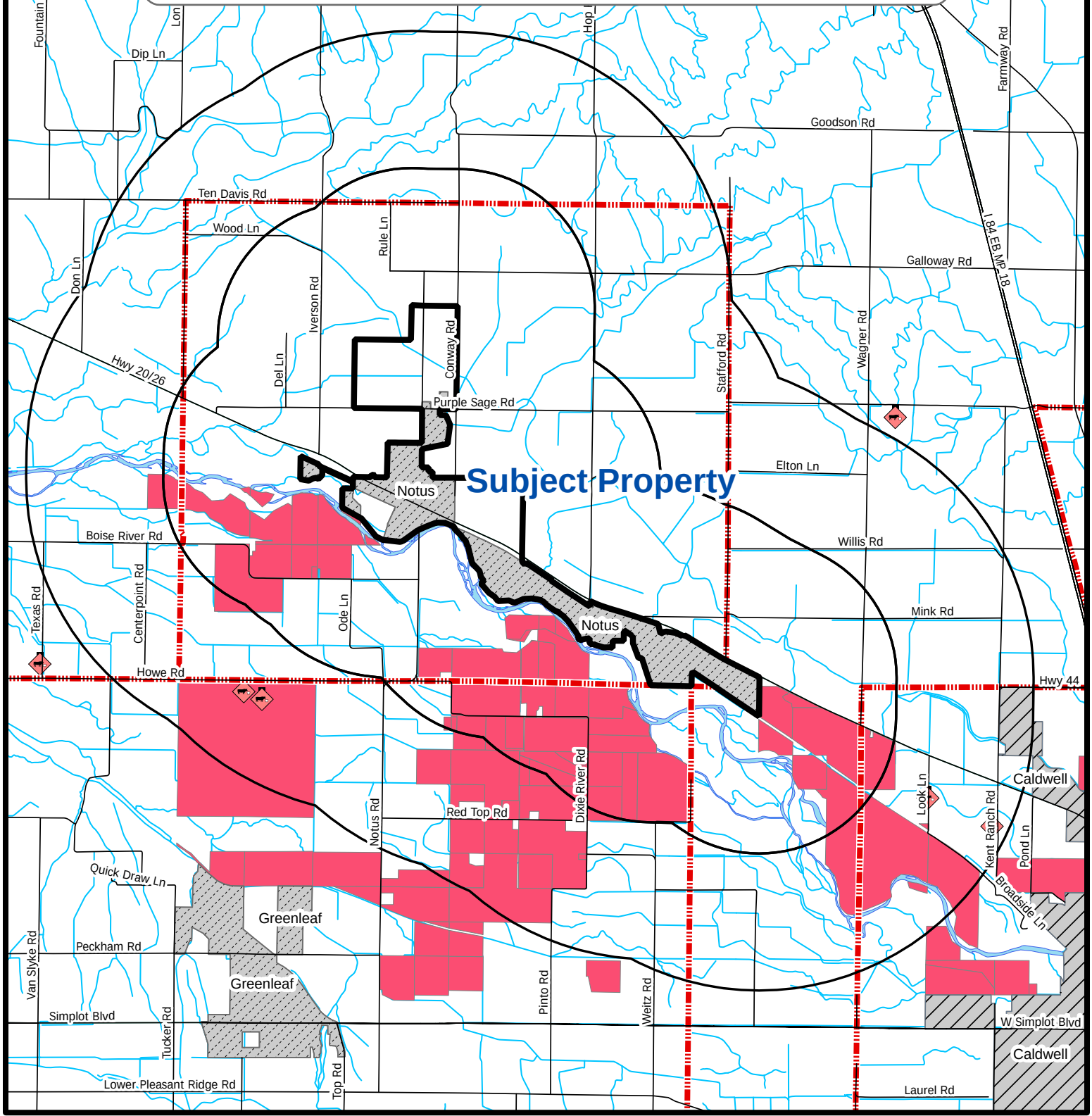
Parma AOI Subdivision Map

Exhibit B2.2



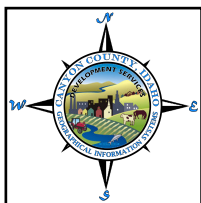
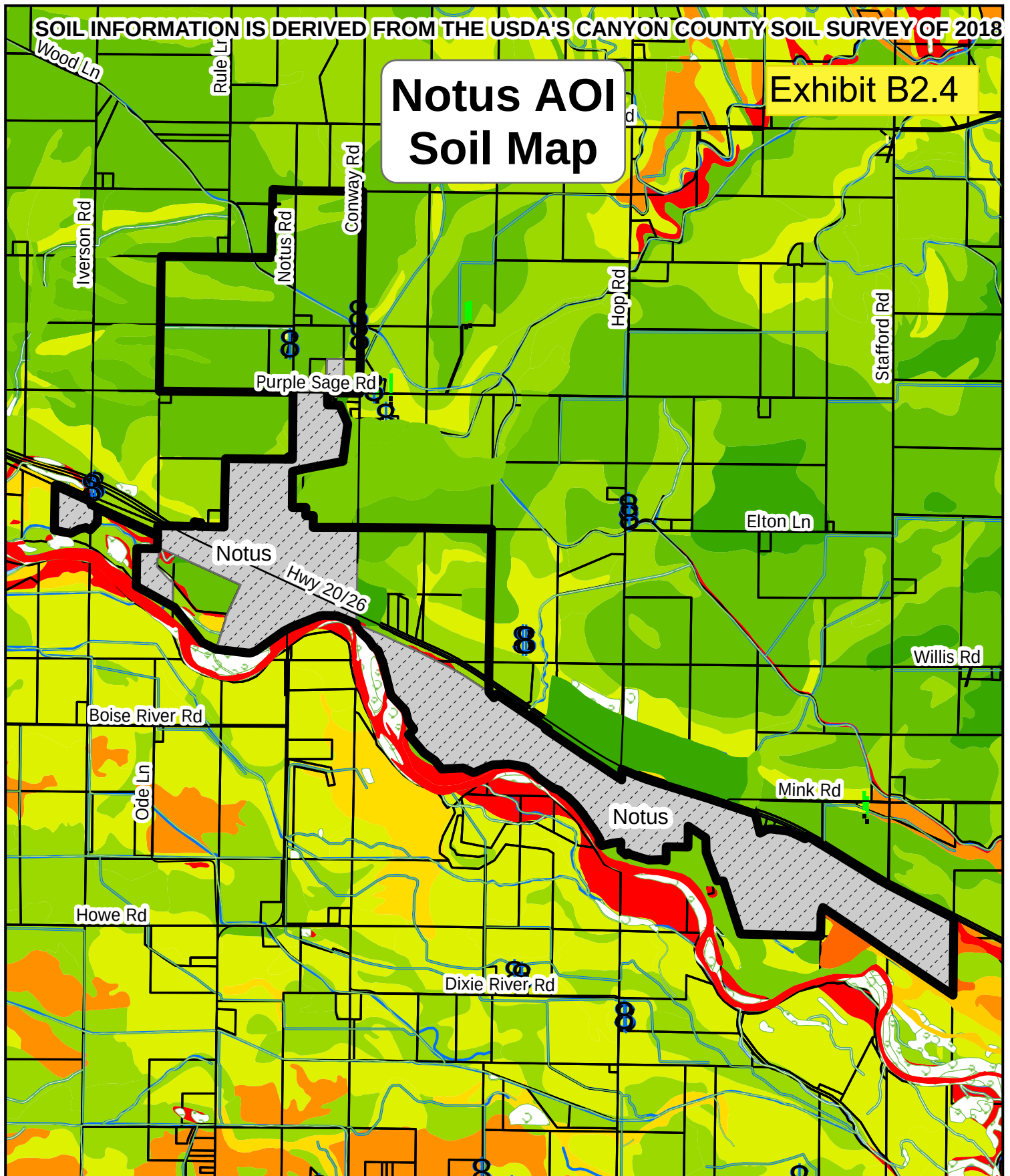
Notus AOI

Dairy, Feedlot, and Gravel Pit Map

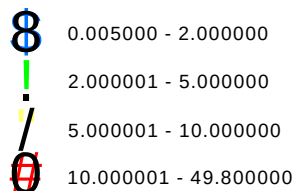


Notus AOI Soil Map

Exhibit B2.4

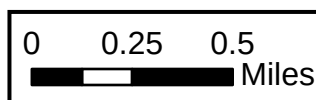


Nitrate Priority Wells



m IDWR_2C_Geothermal_

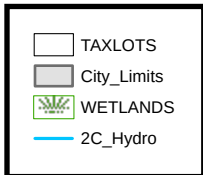
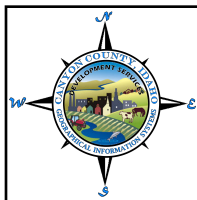
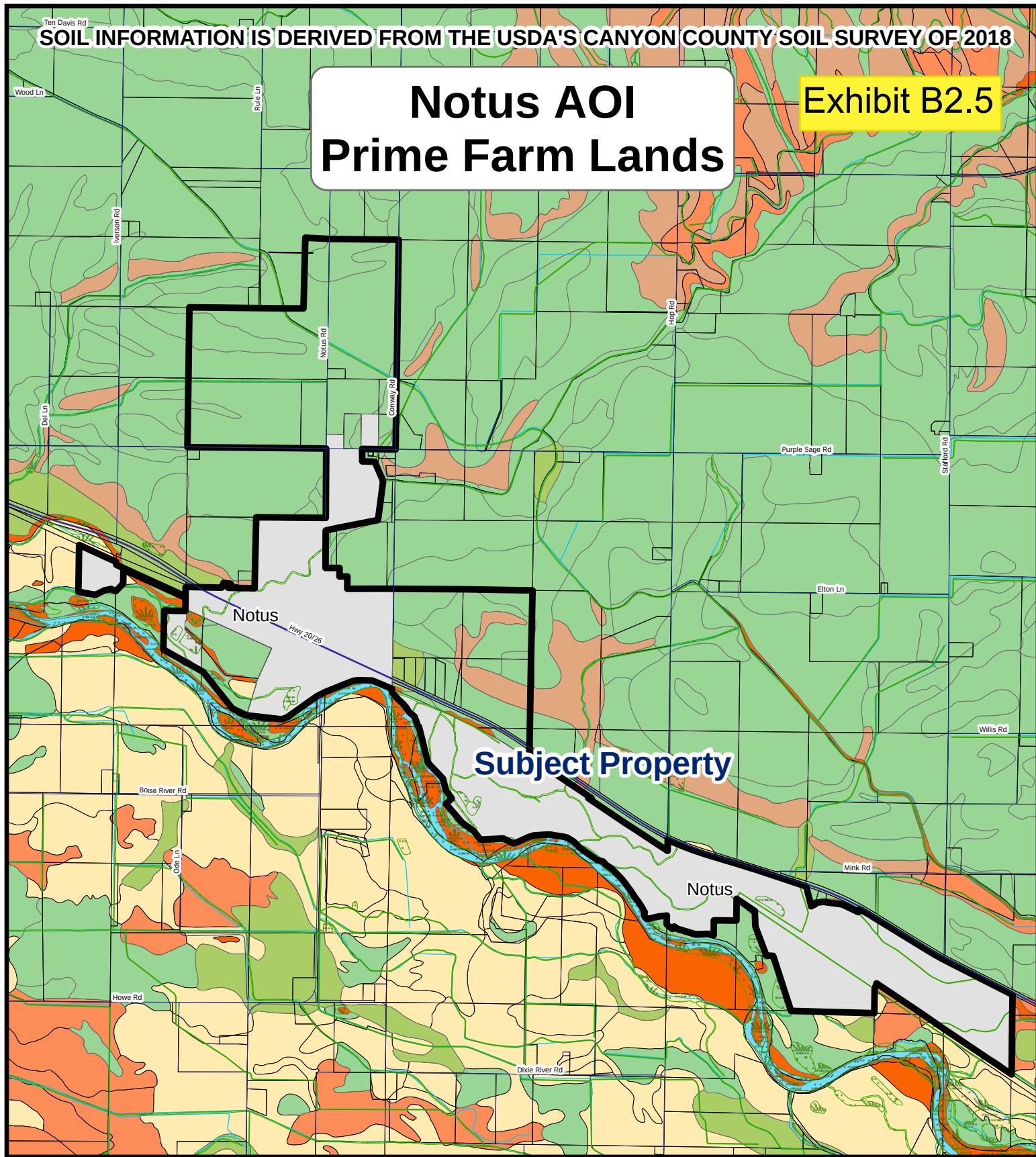
Wetlands



SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

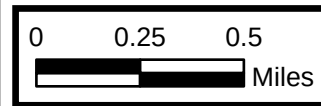
Notus AOI Prime Farm Lands

Exhibit B2.5

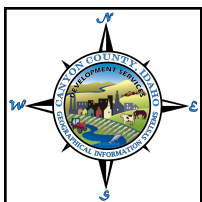
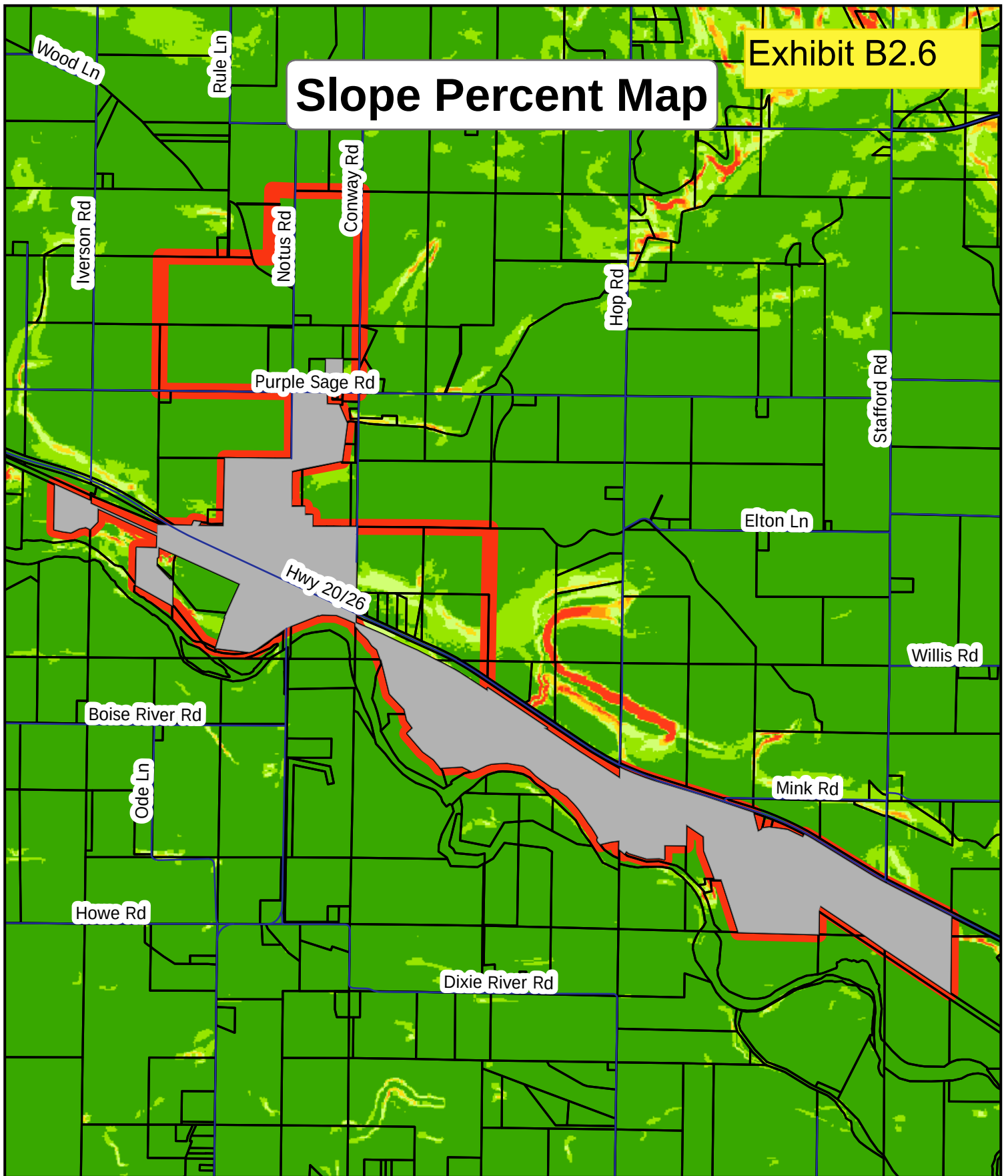


FARMLAND

- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Not prime farmland
- Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
- Prime farmland if irrigated
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and reclaimed of excess salts and sodium

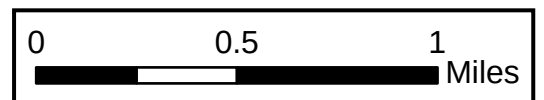


Slope Percent Map



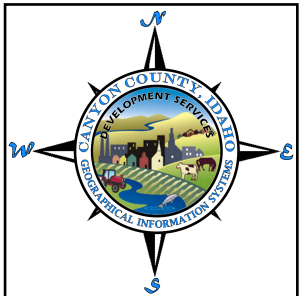
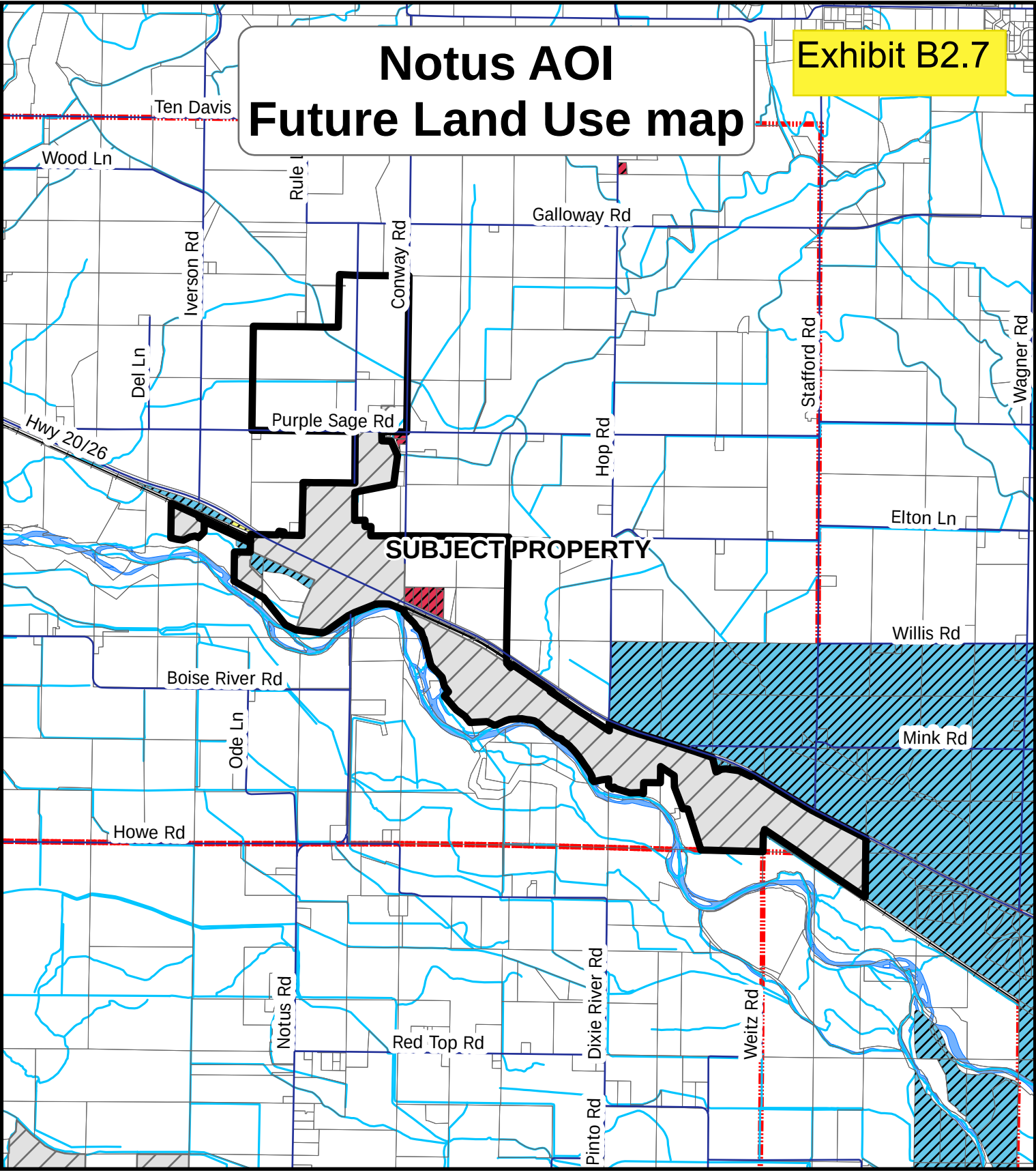
Slope Percent

0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718



Notus AOI Future Land Use map

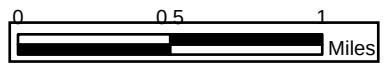
Exhibit B2.7



Legend

Future Land Use 2030

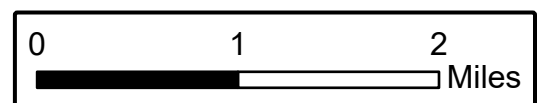
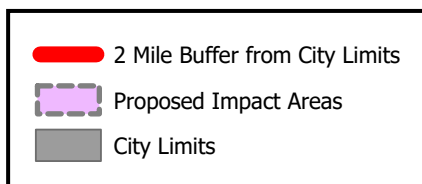
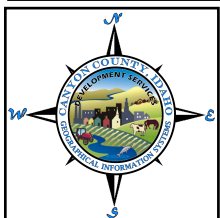
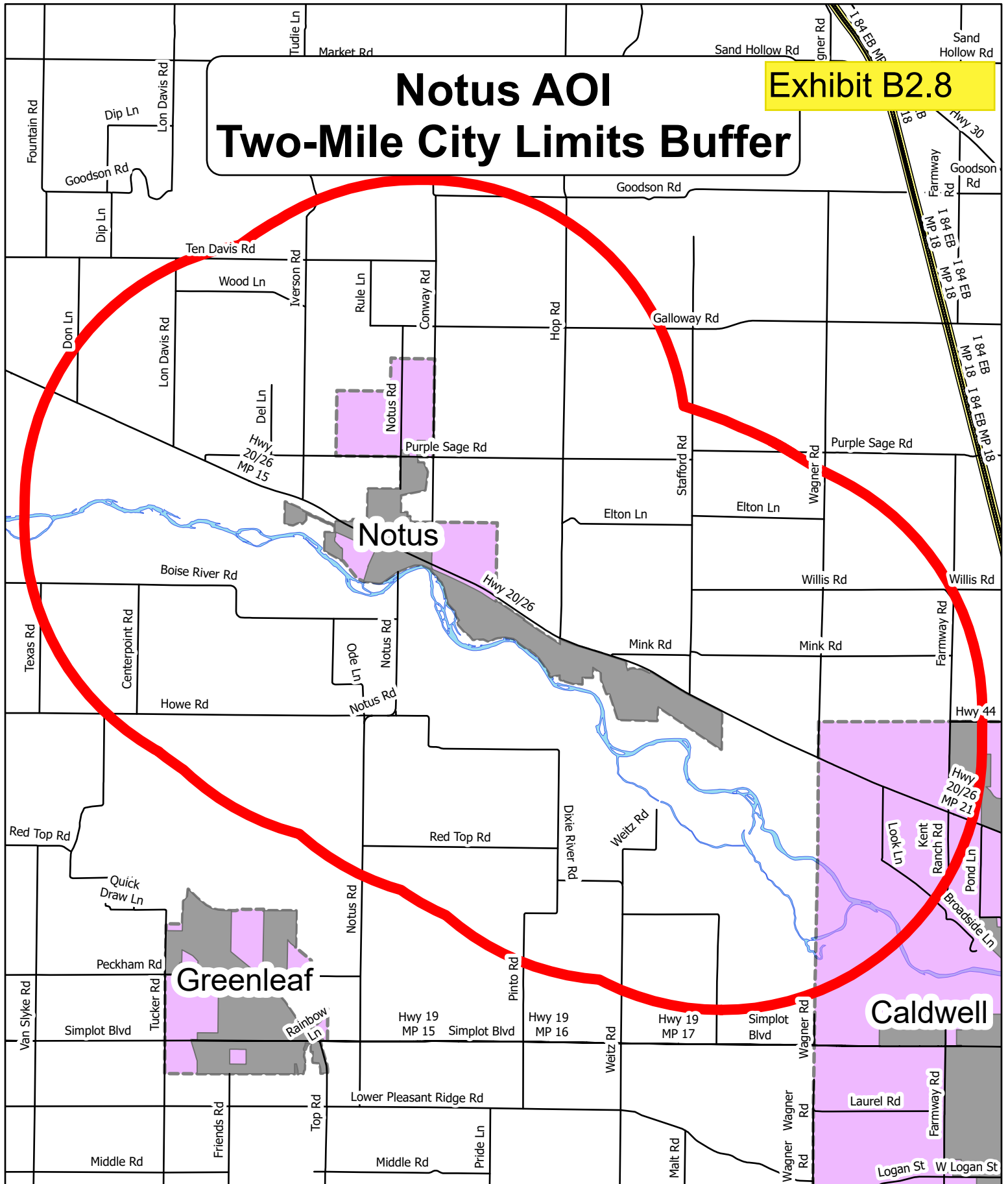
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL



Notus AOI

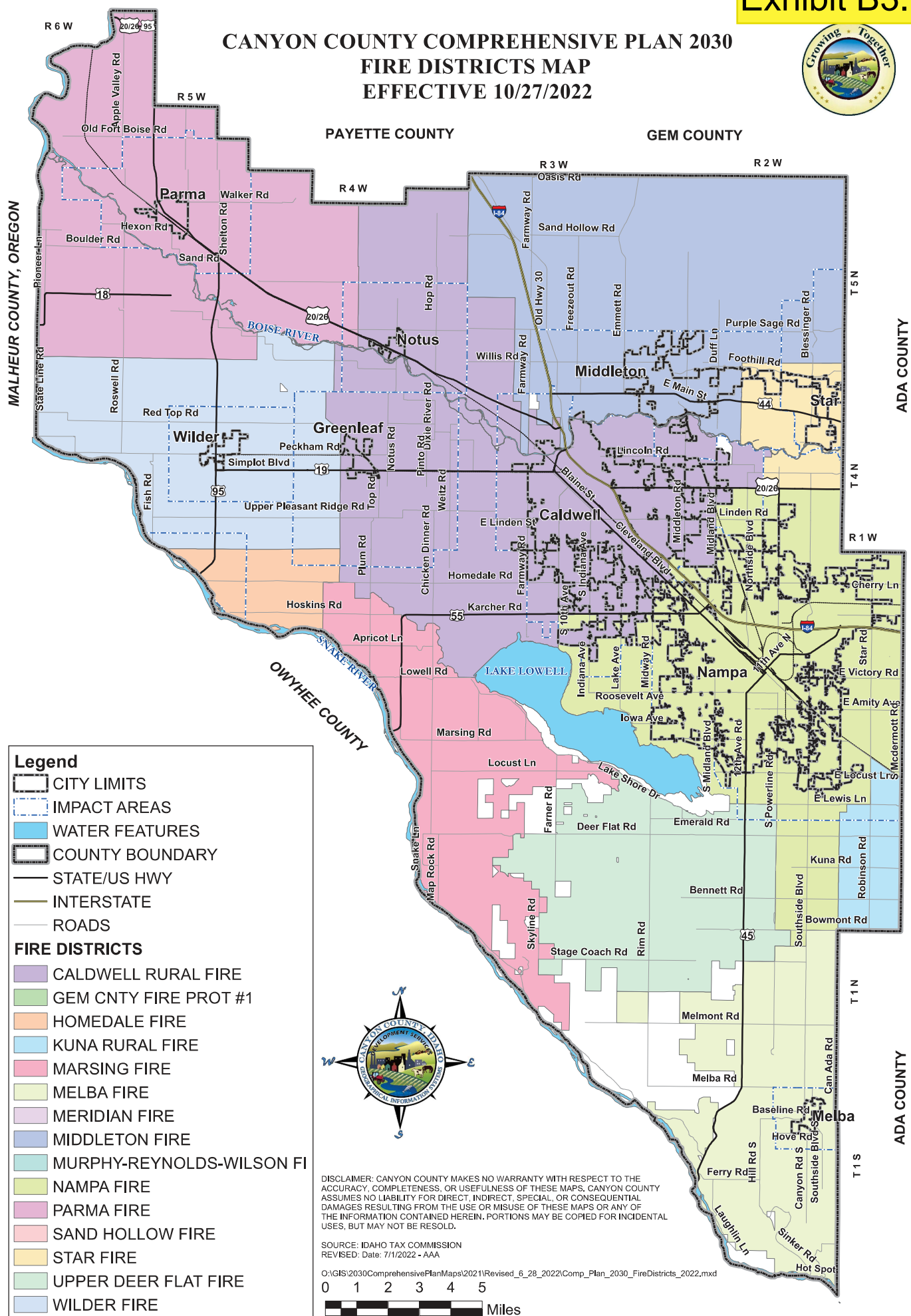
Two-Mile City Limits Buffer

Exhibit B2.8





CANYON COUNTY COMPREHENSIVE PLAN 2030 FIRE DISTRICTS MAP EFFECTIVE 10/27/2022





CANYON COUNTY COMPREHENSIVE PLAN 2030 SCHOOL DISTRICTS MAP EFFECTIVE 10/27/2022

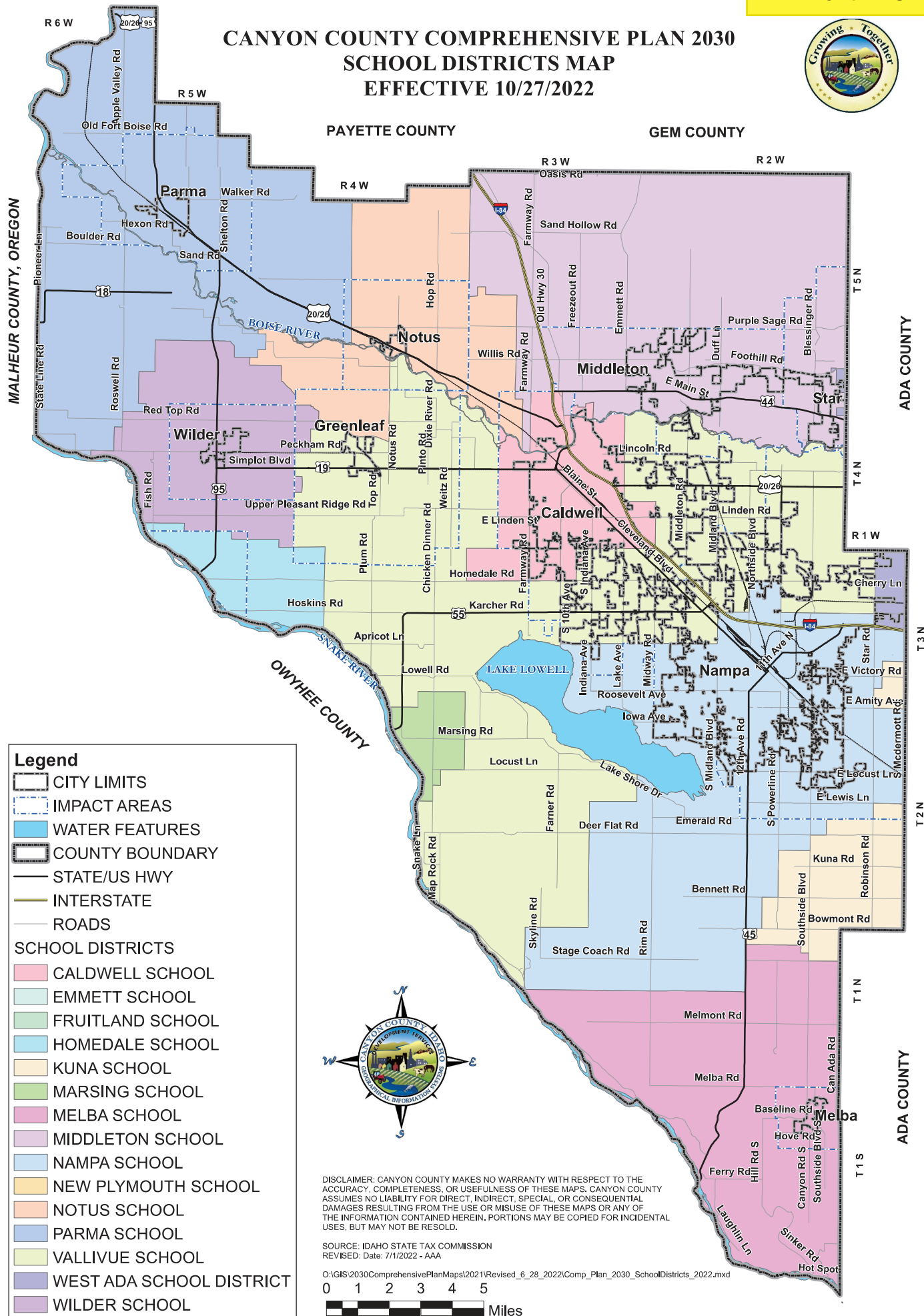


EXHIBIT C

Agency Comments

Received By: September 26, 2025

CERTIFICATE OF LEGAL NOTIFICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

Phone: 208-454-7458



CASE NAME: Notus AOI

CASE NO: OR2025-0012

HEARING BODY: Board of County Commissioners

I, Caitlin Ross, as the representative of Canyon County Development Services, hereby certify that on this 21st day of August, 2025, I mailed by regular first-class mail, or emailed, a true and correct copy of the notice attached hereto as Exhibit A to those referenced in Exhibit B in accordance with the requirements of the Canyon County Zoning Ordinance § 07-05-01.

- ☐ Agencies – Initial Notice for Comment
- ☐ JEPA / (City of Nampa)
- ☐ Agencies – 30 Day Notice of Hearing Date
- ☒ Full Political
- ☐ Property Owners

Signed: Caitlin Ross
(Signature of DSD staff who mailed/e-mailed notice)

Date Completed: 8/21/25



Development Services Department



Canyon County, 111 North 11th Avenue, Suite 310, Caldwell, ID 83605

Administration : 208-402-4162 ■ dsdadmin@canyoncounty.id.gov ■ www.canyoncounty.id.gov

August 21, 2025

Dear Agencies:

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including school districts and media.

Pursuant to the Local Land Use Planning Act, Idaho Code §67-6509, §67-6511, and §67-6512, as applicable, your agency is being notified of an upcoming **Board of County Commissioner's public hearing** for the following land use case:

Case No. OR2025-0012: The applicant, City of Notus, represented by David Porterfield and Loretta Vollmer, is requesting an ordinance update to amend chapter 9, article 13, section 11 of Canyon County Code of Ordinance to modify the existing area of city impact boundaries for the City of Notus, to comply with Idaho Code 67-6526. The subject properties are located within Notus's existing area of impact. The application and map can be found at www.canyoncounty.id.gov/land-hearings/ under Ordinance Updates.

To provide comments, please respond by **September 26, 2025**. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. *Comments received by the due date will be added to the Staff Report and to the hearing body's packet. Your agency's comments are an important part of our decision-making process.* Please visit <https://www.canyoncounty.id.gov/land-hearings/> for hearing details.

Contact the **AOI TEAM** at aoiupdate@canyoncounty.id.gov or 208-455-6033 with any questions or additional agency comments or concerns if applicable.

Respectfully,

Caitlin Ross

Caitlin Ross
Hearing Specialist
Canyon County DSD

Planning • Zoning • Building • Code Enforcement • Engineering • GIS



While balancing diverse interests, the Canyon County Development Services Department (DSD) delivers community development services to implement the County's vision and values, provide stewardship of public resources, and maintain a prosperous future for all.



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 N. 11TH Ave. Ste 310 • Caldwell, Idaho 83605
Phone (208) 454-7458 • ZoningInfo@canyoncounty.id.gov



LEGAL NOTICE TRANSMITTAL

Case #: OR2025-0012 Transmittal Date: August 21, 2025 Planner: Michelle Barron / AOI Team

Applicant: City of Notus Applicant's Representative: David Porterfield & Loretta Vollmer

☐ P&Z ☐ Hearing Examiner ☐ BOCC

JEPA: _____

☒ FULL POLITICAL

City ☒ Caldwell ☒ Greenleaf ☒ Homedale ☒ Marsing ☒ Melba ☒ Middleton ☒ Nampa ☒ Notus ☒ Parma ☒ Star ☒ Wilder School District ☒ Caldwell ☒ CWI ☒ Homedale ☒ Kuna ☒ Liberty Charter HC ☒ Marsing ☒ Melba ☒ Meridian/West Ada ☒ Middleton ☒ Nampa ☒ Notus ☒ Parma ☒ Vallivue ☒ Wilder ☒ Southwest District Health	Fire District ☒ Caldwell ☒ Homedale ☒ Kuna ☒ Marsing ☒ Melba ☒ Middleton ☒ Nampa Fire Dept ☒ Parma ☒ Star ☒ Upper Deer Flat ☒ Wilder ☒ State Fire Marshal Highway District ☒ Highway District 4 ☒ Golden Gate ☒ Nampa ☒ Notus-Parma Library District ☒ Kuna ☒ Lizard Butte ☒ Wilder HC Utilities ☒ CenturyLink ☒ Intermountain Gas ☒ Idaho Power ☒ Ziply Fiber	Irrigation, Drain & Flood Districts ☒ Black Canyon Irrigation Dist. ☒ Boise-Kuna Irrigation Dist. ☒ Boise Project Board of Control ☒ Caldwell Water & Sewer HC ☒ Canyon County Water Co. ☒ Canyon Hill Irrigation District ☒ Eureka Irrigation District HC ☒ Farmer Cooperative Ditch Co. ☒ Farmers Union Ditch Co. ☒ Franklin Ditch Co. ☒ Lower Center Point HC ☒ Mason Creek Ditch Co. HC ☒ Middleton Mill Ditch/Irrigation ☒ Nampa – Meridian ☒ New York ☒ Pioneer ☒ Pioneer Dixie Ditch ☒ Poor Boy Ditch HC ☒ Riverside Irrigation District ☒ Riverside Ditch ☒ Settlers Irrigation ☒ Siebenberg Co-op Ditch ☒ Star Sewer & Water ☒ Wilder Irrigation ☒ Drainage Ditch 2 ☒ Drainage Ditch 3 ☒ Drainage Ditch 4 ☒ Drainage Ditch 6 ☒ Flood District 10 ☒ Flood District 11	Transportation ☒ ACHD ☒ Brown Bus Company ☒ Caldwell Transportation HC ☒ COMPASS ☒ Idaho Transportation Dept ☒ Valley Regional Transit Emergency Services ☒ Canyon County Sheriff ☒ Emergency Mgmt. Coordinator ☒ CC Paramedics / EMT ☒ Homedale City Ambulance ☒ Marsing Ambulance HC ☒ Melba Quick Response HC ☒ Nampa Police Department Other ☒ Farm Service Agency HC ☒ Fire Code Consultants Northwest ☒ Greater Middleton Area Rec ☒ Melba Gopher District HC ☒ Mosquito Abatement ☒ Natural Resource Conservation Dist. ☒ Ten-Davis Recreation ☒ Destination Caldwell ☒ Marathon Pipeline LLC ☒ Owyhee County, Dir of Planning ☒ US Postal Service _____ ☒ Cemetery <u>Wilder</u> HC ☒ Media _____ ☒ ID State Archaeologist & Director HC ☒ West Valley Humane Society HC
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Canyon County

- ☒ CC Animal Control
- ☒ CC Assessor's Office
- ☒ CC Elections
- ☒ CC Farm Bureau
- ☒ CC Historical Society
- ☒ CC Parks & Recreation
- ☒ CC Soil Conservation District
- ☒ CC Weed & Gopher Control

Canyon County

- ☒ CC DSD Building Dept.
- ☒ CC DSD Code Enforcement
- ☒ CC DSD Engineering
- ☒ CC DSD GIS Department
- ☒ CC DSD Floodplain Manager
- Government**
- ☒ Bureau of Land Management
- ☒ Bureau of Reclamation
- ☒ Deer Flat Natl Wildlife Refuge
- ☒ ID Agricultural Aviation Association
- ☒ Environmental Protection Agency
- ☒ US Army Corps of Engineers

Government

- ☒ FEMA
- ☒ US Department of Agriculture
- ☒ ID Dept of Water Resources/floodplain
- ☒ ID Dept of Water Resources/water rights
- ☒ Idaho Fish & Game
- ☒ Idaho State Dept of Agriculture
- ☒ Dept of Environmental Quality
- ☒ Dept of Lands/SW Area Mgr. **HC**
- ☒ Energy and Mineral Resources

Caitlin Ross

From: Caitlin Ross
Sent: Thursday, August 21, 2025 8:53 AM
To: 'rcollins@cityofcaldwell.org'; 'P&Z@cityofcaldwell.org'; 'dgeyer@cityofcaldwell.org'; 'jdodson@cityofcaldwell.org'; 'mbessaw@cityofcaldwell.org'; 'amy@civildynamics.net'; 'alicep@cityofhomedale.org'; 'jgreen@marsingcity.com'; 'mayor@cityofmelba.org'; 'cityclerk@cityofmelba.org'; 'jhutchison@middletoncity.org'; 'mhobbs@middletoncity.org'; 'rstewart@middletoncity.org'; 'sellersr@cityofnampa.us'; 'watkinsk@cityofnampa.us'; 'BadgerD@cityofnampa.us'; 'addressing@cityofnampa.us'; 'critchfieldd@cityofnampa.us'; 'clerks@cityofnampa.us'; 'timc@cityofnampa.us'; 'notuscityclerk@gmail.com'; 'clerk@cityofparmaidaho.org'; 'mayor@cityofparmaidaho.org'; 'publicworks@cityofparmaidaho.org'; 'cityhalladmin@cityofparmaidaho.org'; 'snickel@staridaho.org'; 'jmckillican@cityofwilder.org'; 'kbagley@cityofwilder.org'; 'casanderson@caldwellschools.org'; 'nicmiller@cw.edu'; 'ddenney@homedaleschools.org'; 'bgraves@kunaschools.org'; 'tejensen@kunaschools.org'; 'nstewart@marsingschools.org'; 'sadams@melbaschools.org'; 'Horner.Marci@westada.org'; 'lgrooms@msd134.org'; 'mgee@msd134.org'; 'cstauffer@nsd131.org'; 'dleon@nsd131.org'; 'krantza@notusschools.org'; 'tkelly@parmaschools.org'; 'jenny.titus@vallivue.org'; 'lisa.boyd@vallivue.org'; 'joseph.palmer@vallivue.org'; 'jdillon@wilderschools.org'; 'lrichard@cityofcaldwell.org'; 'aperry@cityofcaldwell.org'; 'homedalefd@gmail.com'; 'tlawrence@kunafire.com'; 'Office@KunaFire.com'; 'marsingfiredistrict@yahoo.com'; 'marsingruralfire@gmail.com'; 'brian.mccormack@melbafire.id.gov'; 'kenny.hoagland@melbafire.id.gov'; 'vislas@starfirerescue.org'; 'permits@starfirerescue.org'; 'eddy@heritagewifi.com'; 'johnsonrl@nampafire.org'; 'prevention@nampafire.org'; 'Jeff@parmafire.us'; 'ParmaRuralFire@gmail.com'; 'permits@starfirerescue.org'; 'eddy@heritagewifi.com'; 'wfdchief@wilderfire.org'; 'jmaloney@wilderfire.org'; 'knute.sandahl@doi.idaho.gov'; 'chopper@hwydistrict4.org'; 'lriccio@hwydistrict4.org'; 'bobw@gghd3.org'; 'office@gghd3.org'; 'eddy@nampahighway1.com'; 'gwatkins@nphd.net'; 'admin1@kunalibrary.org'; 'admin2@kunalibrary.org'; 'lizardbuttelibrary@yahoo.com'; 'brandy.walker@centurylink.com'; 'eingram@idahopower.com'; 'easements@idahopower.com'; 'arobins@idahopower.com'; 'monica.taylor@intgas.com'; 'jessica.mansell@intgas.com'; 'Contract.Administration.Bid.Box@ziply.com'; 'developmentreview@blackcanyonirrigation.com'; 'carl@blackcanyonirrigation.com'; 'dpopoff@rh2.com'; 'aflavel.bkirrdist@gmail.com'; 'tritthaler@boiseproject.org'; 'gashley@boiseproject.org'; 'irr.water.3@gmail.com'; 'kchamberlain.fcdc@gmail.com'; 'office@idcpas.com'; 'fcdc1875@gmail.com'; 'farmers.union.ditch@gmail.com'; 'irr.water.3@gmail.com'; 'wilders04@msn.com'; 'irrigation.mm.mi@gmail.com'; 'tammy.middletonirrigation@gmail.com'; 'nmid@nmid.org'; 'eolvera@nmid.org'; 'nyirrigation@nyid.org'; 'kirk@pioneerirrigation.com'; 'sheepmama25@gmail.com'; 'fcdc1875@gmail.com'; 'fcdc1875@gmail.com'; 'Mack@settlersirrigation.org'; 'kchamberlain.fcdc@gmail.com'; 'mitch.kiester@phd3.idaho.gov'; 'anthony.lee@phd3.idaho.gov'; 'wilderirrigation10@gmail.com'; 'drain.dist.2@gmail.com'; 'bryce@sawtoothlaw.com'; 'scott_sbi@outlook.com'; 'scott_sbi@outlook.com'; 'farmerhouston@gmail.com'; 'projectmgr@boiseriver.org'; 'scott_sbi@outlook.com'; 'testrada@starswd.com'; 'jlucas@achdidaho.org'; 'clittle@achdidaho.org'; 'brentc@brownbuscompany.com'; 'gis@compassidaho.org'; 'D3Development.services@itd.idaho.gov'; 'niki.benyakhlef@itd.idaho.gov'; 'ITDD3PERMITS@ITD.IDAHO.GOV'; 'Airport.Planning@itd.idaho.gov';

To: 'webmaster@valleyregionaltransit.org'; 'smm5156@gmail.com'; 'deb0815@yahoo.com'; 'kunacemetry@gmail.com'; '3tjj@frontiernet.net'; 'melbacemetry@gmail.com'; 'middletoncemdist13@gmail.com'; 'ann_jacops@hotmail.com'; 'prchuston@gmail.com'; Brian Crawforth; Christine Wendelsdorf; Michael Stowell; 'tryska7307@gmail.com'; Curt Shankel; Dalia Alnajjar; Lucy Ostyn; Tom Crosby; Code Enforcement; GIS and Addressing Division; Diana Little; Loretta Tweedy; Assessor Website; Elections Clerk; 'roger@amgidaho.com'; Nichole Schwend; Chelsee Boehm; Nichole Schwend; Rick Britton; 'middletown.rich@gmail.com'; Jim Lunders; 'jshoemaker@blm.gov'; 'MGRodriguez@usbr.gov'; 'edward_owens@fws.gov'; 'BRO.Admin@deq.idaho.gov'; 'kenny.huston@oer.idaho.gov'; 'Brenna.Garro@oer.idaho.gov'; 'peter.jackson@idwr.idaho.gov'; 'maureen.oshea@idwr.idaho.gov'; 'file@idwr.idaho.gov'; 'smith.carolyn.d@epa.gov'; 'John.Graves@fema.dhs.gov'; 'idahoaaa@gmail.com'; 'Zlathim@IDL.idaho.gov'; 'brandon.flack@idfg.idaho.gov'; 'Aubrie.Hunt@dhw.idaho.gov'; 'tricia.canaday@ishs.idaho.gov'; 'dan.everhart@ishs.idaho.gov'; 'patricia.hoffman@ishs.idaho.gov'; 'stevie.harris@isda.idaho.gov'; 'laura.johnson@isda.idaho.gov'; 'tate.walters@id.usda.gov'; 'shawn.cafferty@usda.gov'; 'noe.ramirez@usda.gov'; 'cenww-rd-boi-tv@usace.army.mil'; 'laura.j.freedman@usps.gov'; 'Rakesh.N.Dewan@usps.gov'; 'Chad.M.Franklin@usps.gov'; 'Melvin.B.Norton@usps.gov'; 'Tammi.L.Barth@usps.gov'; 'henry.medel@usps.gov'; 'Khrista.M.Holman@usps.gov'; 'Rochelle.Fuquay@usps.gov'; 'leroy.eyler@usps.gov'; 'marc.c.boyer@usps.gov'; 'mhuff@co.owyhee.id.us'; 'gmprdjennifer@gmail.com'; 'lisaitano@me.com'; 'scott@fccnw.com'; 'srcsbinfo@gmail.com'; 'tottens@amsidaho.com'; 'melvin.b.norton@usps.gov'; 'scott.hauser@usrtf.org'; 'info@destinationcaldwell.com'; 'makline2@marathonpetroleum.com'; 'news@kboi2.com'; 'news@kivitv.com'; 'ktvbnews@ktvb.com'; '670@kboi.com'; Newsroom; 'middletonexpress1@gmail.com'; 'rmorgan@kellerassociates.com'

Subject: Legal Notice OR2025-0012 / Notus AOI

Attachments: NEW - BOCC Rezone full political agency notice.pdf

Dear Agencies,

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including school districts and media.

No response is required from your agency unless you have input on the proposed project.

Contact the **AOI TEAM** at aoiupdate@canyoncounty.id.gov with any questions or additional agency comments or concerns if applicable.

Thank you,



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

****We will not be closed during lunch hour ****

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Michelle Barron

From: BRO Admin <BRO.Admin@deq.idaho.gov>
Sent: Monday, August 25, 2025 10:55 AM
To: AOI Update
Cc: Jennifer Lahmon
Subject: [External] RE: Legal Notice OR2025-0012 / Notus AOI

The Boise Regional DEQ Administration has no comments at this time.

Sincerely,

**Carlene Oberg**

Administrative Assistant I

Idaho Department of Environmental Quality
 1445 North Orchard Street Boise, Idaho 83706
 P: (208) 373-0550 | www.deq.idaho.gov

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>

Sent: Thursday, August 21, 2025 8:53 AM

To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'P&Z@cityofcaldwell.org' <P&Z@cityofcaldwell.org>; 'dgeyer@cityofcaldwell.org' <dgeyer@cityofcaldwell.org>; 'jdodson@cityofcaldwell.org' <jdodson@cityofcaldwell.org>; 'mbessaw@cityofcaldwell.org'; 'amy@civilodynamics.net' <amy@civilodynamics.net>; 'alicep@cityofhomedale.org' <alicep@cityofhomedale.org>; 'jgreen@marsingcity.com' <jgreen@marsingcity.com>; 'mayor@cityofmelba.org' <mayor@cityofmelba.org>; 'cityclerk@cityofmelba.org' <cityclerk@cityofmelba.org>; 'jhutchison@middletoncity.org' <jhutchison@middletoncity.org>; 'mhobbs@middletoncity.org' <mhobbs@middletoncity.org>; 'rstewart@middletoncity.org' <rstewart@middletoncity.org>; 'sellersr@cityofnampa.us' <sellersr@cityofnampa.us>; 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'BadgerD@cityofnampa.us' <BadgerD@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfieldd@cityofnampa.us' <critchfieldd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'timc@cityofnampa.us' <timc@cityofnampa.us>; 'notuscityclerk@gmail.com' <notuscityclerk@gmail.com>; 'clerk@cityofparmaidaho.org' <clerk@cityofparmaidaho.org>; 'mayor@cityofparmaidaho.org' <mayor@cityofparmaidaho.org>; 'publicworks@cityofparmaidaho.org' <publicworks@cityofparmaidaho.org>; 'cityhalladmin@cityofparmaidaho.org' <cityhalladmin@cityofparmaidaho.org>; 'snickel@staridaho.org' <snickel@staridaho.org>; 'jmckillican@cityofwilder.org' <jmckillican@cityofwilder.org>; 'kbagley@cityofwilder.org' <kbagley@cityofwilder.org>; 'casanderson@caldwellschools.org' <casanderson@caldwellschools.org>; 'nicmiller@cw.edu' <nicmiller@cw.edu>; 'ddenney@homedaleschools.org'; 'bgraves@kunaschools.org' <bgraves@kunaschools.org>; 'tejensen@kunaschools.org'; 'nstewart@marsingschools.org' <nstewart@marsingschools.org>; 'sadams@melbaschools.org' <sadams@melbaschools.org>; 'Horner.Marci@westada.org' <Horner.Marci@westada.org>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'krantz@notusschools.org' <krantz@notusschools.org>; 'tkelly@parmaschools.org' <tkelly@parmaschools.org>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'jdillon@wilderschools.org' <jdillon@wilderschools.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; Alan Perry <aperry@cityofcaldwell.org>; 'homedalefd@gmail.com' <homedalefd@gmail.com>; 'tlawrence@kunafire.com' <tlawrence@kunafire.com>; 'Office@KunaFire.com' <Office@KunaFire.com>; 'marsingfiredistrict@yahoo.com' <marsingfiredistrict@yahoo.com>; 'marsingruralfire@gmail.com'

<marsingruralfire@gmail.com>; 'brian.mccormack@melbafire.id.gov' <brian.mccormack@melbafire.id.gov>;
 'kenny.hoagland@melbafire.id.gov' <kenny.hoagland@melbafire.id.gov>; 'vislas@starfirerescue.org'
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 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com'
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 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'nyirrigation@nyid.org'
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 <kchamberlain.fcdc@gmail.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov'
 <anthony.lee@phd3.idaho.gov>; 'wilderirrigation10@gmail.com' <wilderirrigation10@gmail.com>;
 'drain.dist.2@gmail.com' <drain.dist.2@gmail.com>; 'bryce@sawtoothlaw.com' <bryce@sawtoothlaw.com>;
 'scott_sbi@outlook.com' <scott_sbi@outlook.com>; 'scott_sbi@outlook.com' <scott_sbi@outlook.com>;
 'farmerhouston@gmail.com' <farmerhouston@gmail.com>; projectmgr <projectmgr@boiseriver.org>;
 'scott_sbi@outlook.com' <scott_sbi@outlook.com>; testrada@starswd.com; 'jluucas@achdidaho.org'
 <jluucas@achdidaho.org>; 'clittle@achdidaho.org' <clittle@achdidaho.org>; 'brentc@brownbuscompany.com'
 <brentc@brownbuscompany.com>; 'gis@compassidaho.org' <gis@compassidaho.org>;
 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov'
 <niki.benyakhlef@itd.idaho.gov>; 'ITDD3PERMITS@ITD.IDAHO.GOV' <ITDD3PERMITS@ITD.IDAHO.GOV>;
 'Airport.Planning@itd.idaho.gov' <Airport.Planning@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org'
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 <middletoncemdist13@gmail.com>; 'ann_jacops@hotmail.com' <ann_jacops@hotmail.com>; 'prchuston@gmail.com'
 <prchuston@gmail.com>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf
 <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>;
 'tryska7307@gmail.com' <tryska7307@gmail.com>; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar
 <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby
 <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and
 Addressing Division <GISAddressing@canyoncounty.id.gov>; Diana Little <Diana.Little@canyoncounty.id.gov>; Loretta
 Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; Elections Clerk
 <electionsclerk@canyoncounty.id.gov>; 'roger@amgidaho.com' <roger@amgidaho.com>; Nichole Schwend

<Nichole.Schwend@canyoncounty.id.gov>; Chelsea Boehm <Chelsea.Boehm@canyoncounty.id.gov>; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; Rick Britton <Rick.Britton@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Jim Lunders <jlunders@2cmad.org>; 'jshoemaker@blm.gov' <jshoemaker@blm.gov>; 'MGRodriguez@usbr.gov' <MGRodriguez@usbr.gov>; 'edward_owens@fws.gov' <edward_owens@fws.gov>; BRO Admin <BRO.Admin@deq.idaho.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Jackson, Peter <Peter.Jackson@idwr.idaho.gov>; O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>; IDWR File <file@idwr.idaho.gov>; 'smith.carolyn.d@epa.gov' <smith.carolyn.d@epa.gov>; 'John.Graves@fema.dhs.gov' <John.Graves@fema.dhs.gov>; 'idahoaaa@gmail.com' <idahoaaa@gmail.com>; 'Zlathim@IDL.idaho.gov' <Zlathim@IDL.idaho.gov>; Flack, Brandon <brandon.flack@idfg.idaho.gov>; 'Aubrie.Hunt@dhw.idaho.gov' <Aubrie.Hunt@dhw.idaho.gov>; Tricia Canaday <Tricia.Canaday@ishs.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Patricia Hoffman <Patricia.Hoffman@ishs.idaho.gov>; Stevie Harris <Stevie.Harris@ISDA.IDAHO.GOV>; Laura Johnson <Laura.Johnson@ISDA.IDAHO.GOV>; 'tate.walters@id.usda.gov' <tate.walters@id.usda.gov>; 'shawn.cafferty@usda.gov' <shawn.cafferty@usda.gov>; 'noe.ramirez@usda.gov' <noe.ramirez@usda.gov>; 'cenww-rd-boi-tv@usace.army.mil' <cenww-rd-boi-tv@usace.army.mil>; 'laura.j.freedman@usps.gov' <laura.j.freedman@usps.gov>; 'Rakesh.N.Dewan@usps.gov' <Rakesh.N.Dewan@usps.gov>; 'Chad.M.Franklin@usps.gov' <Chad.M.Franklin@usps.gov>; 'Melvin.B.Norton@usps.gov' <Melvin.B.Norton@usps.gov>; 'Tammi.L.Barth@usps.gov' <Tammi.L.Barth@usps.gov>; 'henry.medel@usps.gov' <henry.medel@usps.gov>; 'Khrista.M.Holman@usps.gov' <Khrista.M.Holman@usps.gov>; 'Rochelle.Fuquay@usps.gov' <Rochelle.Fuquay@usps.gov>; 'leroy.eyler@usps.gov' <leroy.eyler@usps.gov>; 'marc.c.boyer@usps.gov' <marc.c.boyer@usps.gov>; 'mhuff@co.owyhee.id.us' <mhuff@co.owyhee.id.us>; 'gmprdjennifer@gmail.com' <gmprdjennifer@gmail.com>; 'lisaitano@me.com' <lisaitano@me.com>; 'scott@fccnw.com' <scott@fccnw.com>; 'srcsbinfo@gmail.com' <srcsbinfo@gmail.com>; 'tottens@amsidaho.com' <tottens@amsidaho.com>; 'melvin.b.norton@usps.gov' <melvin.b.norton@usps.gov>; 'scott.hauser@usrtf.org' <scott.hauser@usrtf.org>; 'info@destinationcaldwell.com' <info@destinationcaldwell.com>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; 'news@kboi2.com' <news@kboi2.com>; 'news@kivity.com' <news@kivity.com>; 'ktvbnews@ktvb.com' <ktvbnews@ktvb.com>; '670@kboi.com' <670@kboi.com>; Newsroom <newsroom@idahopress.com>; 'middletonexpress1@gmail.com' <middletonexpress1@gmail.com>; 'rmorgan@kellerassociates.com' <rmorgan@kellerassociates.com>

Subject: Legal Notice OR2025-0012 / Notus AOI

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

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Thank you,



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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EXHIBIT D

Public Comments

Received By: September 26, 2025 (Materials Deadline)

And October 6, 2025 (10 days prior to hearing)

Michelle Barron

From: Roberto Bahruth <robertobahruth@boisestate.edu>
Sent: Saturday, September 27, 2025 7:02 AM
To: Michelle Barron
Subject: Re: [External] Citizen Report and Petitions/ Notus

Estimada Michelle, Thank you for the clarification. It is a confusing process for the uninitiated. I was trying to include as much background as possible. I was also aware of Valley County reducing the area impact of McCall by 93% with a promise to revisit the subject in five years. Because we receive so little information locally, it becomes a guessing game as to what is happening. I was left with the impression that Notus was requesting an expansion of Impact Area, not a reduction. Thank you, again, for your clarification. Respectfully, r.

On Fri, Sep 26, 2025 at 4:53 PM Michelle Barron <Michelle.Barron@canyoncounty.id.gov> wrote:

Dr. Bahruth,

I have received you comments and the attached petitions. I will add them to the hearing packet. That being said, the petitions seem to be regarding a proposed annexation that was submitted to the City. The County Commissioners has not authority over applications submitted to the City of Notus. The public hearing that is being held is regarding the Notus Area of Impact. The City of Notus has proposed a substantial reduction in the size of their Area of Impact. The proposed amendment to their Area of Impact is what will be decided at the public hearings. Area of Impact is a planning tool that the City uses for properties within the County.

Thank you,

Michelle Barron

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6033

DSD Office Phone: 208-454-7458

Email: Michelle.Barron@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

From: Roberto Bahruth <robertobahruth@boisestate.edu>

Sent: Friday, September 26, 2025 4:40 PM

To: AOI Update <aoiupdate@canyoncounty.id.gov>; Michelle Barron <Michelle.Barron@canyoncounty.id.gov>

Subject: [External] Citizen Report and Petitions/ Notus

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Roberto E. Bahruth, Ph.D.
Professor, Bilingual Education
Foundation Scholar
Boise State University

"The United States of America has more monolingual 'experts' on bilingual education than any other country in the world." Bahruth, 2004 Perspectives on Teaching English Language Learners. Heath/Serrano (Eds.) Newberry, FL: Glanzer Press.

The greatest menace to progress is not ignorance but the illusion of knowledge – Boorstin Cleopatra's Nose.

"I have little patience with scientists who drill a hole where the drilling is easy." Albert Einstein

"A few naturalists with specialties had gone into the Gulf and, in the way of specialists, had seen nothing they hadn't wanted to."

The Log From the Sea of Cortez John Steinbeck

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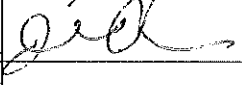
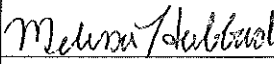
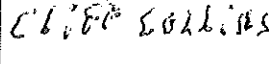
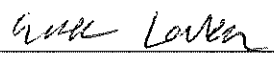
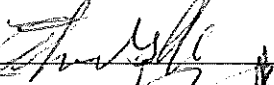
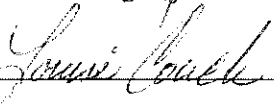
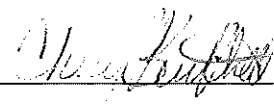
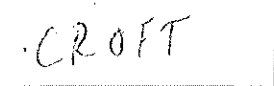
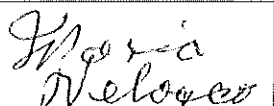
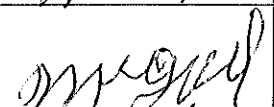
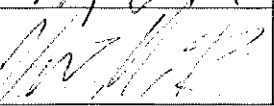
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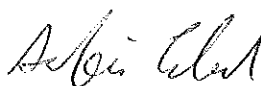
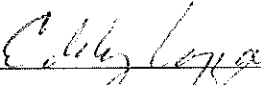
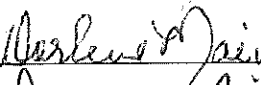
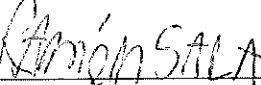
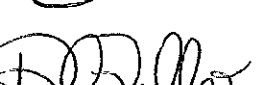
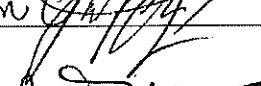
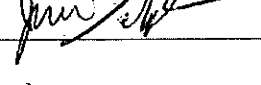
Citizens Against Annexation Petition

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Print Name	Signature	Address	Phone #	Email
1 Lupita Connor		P.O. Box 348 Notus, Id 83456	208 504-7306	notusgrowth@gmail
2 James Connor		603 Notus Rd	208 455-1651	
3 Lydia Navarro		605 Notus Rd	208 454-0972	
4 Melissa Hubbard		P.O. Box 289		
5 Cliff Collier		P.O. 223		
6 Erick Guillen		P.O. Box 147		
7 Efrain Guila		PO Box 147		
8 Lynlyn Borchardt		PO Box 184	208-859-3021	lylynborchardt5@gmail.com
9 Louise Couch		P.O. Box 168	(208) 453-1581	louise.couch243@gmail
10 Cheryl Burtchett		3409	2081605-2569	burtchettcheryl@gmail
11 Nichole		P.O. Box 168		
12 Maria Velasco		458 Notus Rd.		
13 Miguel Velasco		458 Notus Rd.		
14 Victor Blucas		P.O. Box 14 Notus ID	(208) 645-4534	VictorBlucas2100@gmail.com

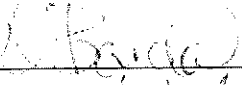
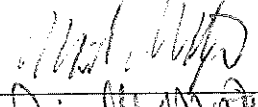
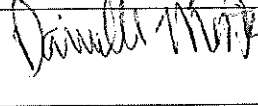
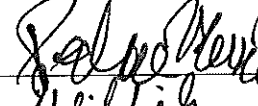
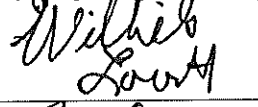
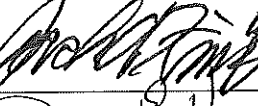
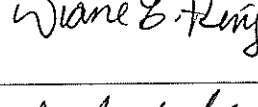
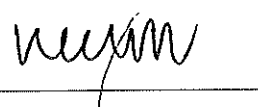
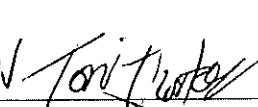
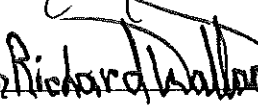
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Print Name	Signature	Address	Phone #	Email
15 Sofia Cebal		458 Notus Rd. 83656	(208) 488-5348	
16 Beth Wood		20061 Krummwood Dr	208-283-5421	degraw.4@gmail.com
17 Amalia Paz		742 View	208-454-1264	
18 Florentina Paz		742 View	208-454-1264	
19 Eddy Lopez		723 View Dr	208-402-5622	
20 Esmeralda Lopez		723 View Dr	208-402-5622	
21 JAELENE MAINE		707 VIEW DR	(208) 860-6095	
22 Cassandra Ramirez		742 VIEW Drive	208-614-8227	cassandra49@gmail.com
23 Ramon S		742 VIEW Drive	208-614-8227	
24 Cindy Delgado		24453 Catalpa Notus ID 83656	208-724-9691	
25 Destiny Oneiro		24453 Catalpa CT Notus ID 83656	(208) 614-9825	
26 Ahuizotl Junior		24453 Catalpa CT Notus ID 83656	(208) 506-1488	
27 Juan Delgado		24453 Catalpa CT Notus ID 83656	208-724-9592	
28 Paul Leavitt		24453 Catalpa CT Notus ID 83656		

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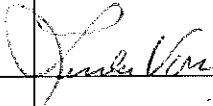
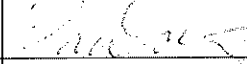
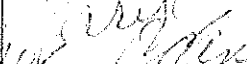
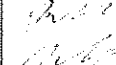
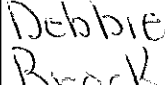
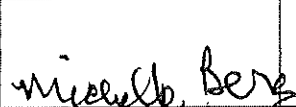
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29 Roberto Bahruth		621 Notus Rd	208 805-3058	roberto.bahruth@boisestate.edu
30 [Signature]		473 Fargo	208.616.8727	76.banda.i@gmail.com
31 Michael Metzger		20081 Krummwood Dr.	208-589-7739	michaelmetzger151@gmail.com
32 Danielle Metzger		20081 Krummwood Dr	503-679-6115	danielle.cahoy2013@gmail.com
33 P M		207 Hairy	208 789-1281	
34 Willie G Lovitt		216 Hairy	208-559 1936	—
35 JACK A. KING II		Notus, ID 83656 24483 Krummwood	208 459-1087	—
36 DIANE E. KING		24483 Krummwood Dr Notus, ID 83656	208-459-1087	
37 Jennifer Mullins		20050 Krummwood Dr.	9168449960	Trusultw@AOL.COM.
38 Kristian Mullins		20050 Krummwood Dr.	9165003627	kristianmullins18@gmail.com
39 Haylee Brown		24761 Conway Rd. Caldwell, Dr	208-602-0710	hayleebrown2003@gmail.com
40 CLAY THORN		470 FULTON LANE	208 870 638	POPPAGRA X7@Gmail
41 Toni Thornton		470 470 Lane Notus	208 870-6838	
42 Richard Wallace		506 3rd St	208 455-5089	

all 208 371 5871

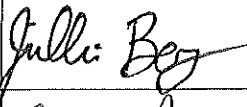
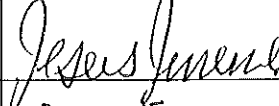
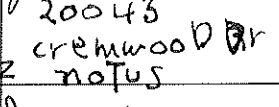
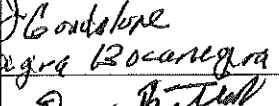
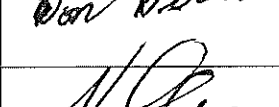
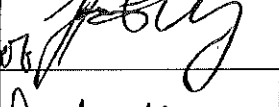
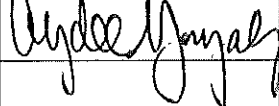
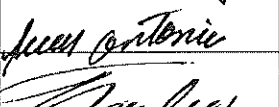
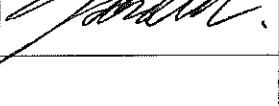
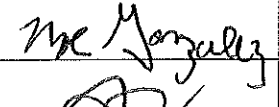
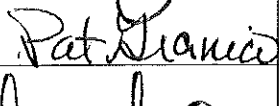
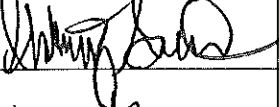
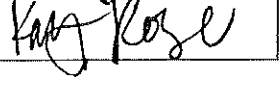
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43 Michael Lera		677 View	208-871-0945	mo. Vera 13@gmail
44 Linda Koss		677 View	208 8710415	mo Vera 13@gmail
45 Jan Fair		496 Notus	208-459-3748	
46 LARRY T. ANDERSON		496 Notus	208-459-3748	
47 Sandra Arredondo		211123 Catalpa Ct	203-573-1513	sandraarredondo171@gmail.com
48 Hory Shepherd		20161 Krennwood Dr	208-731-2742	—
49 Sammy Mamor		20161 Krennwood	208-697-7441	—
50 Hannah Mamor		20161 Krennwood	208-718-8119	—
51 JOE ALVAREZ		4051 Largo Ave Notus	208-812-0240	
52 Jennifer Hansen		24396 Krennwood Drive	208-250-6750	Jennifer Hansen 729@gmail.com
53 Debbie Brock		20111 Purple Sage Rd	208-899-0158	debbiebrock1313@gmail.com
54 Chris Clark		24422 Krennwood Dr. Notus, ID	208-891-3016	cclarkmaria@gmail.com
55 Michelle Berg		24380 Krennwood Dr	208 9893359	chelleberg1@gmail.com
56 Duwayne Berg		24380 Krennwood Dr	208 989 6943	gpanman 69@gmail.com

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57 Bill Berg		2438 D Krenwood Dr. Notus	208 989 5615	billberg86@gmail.com
58 Jesus		20045 Krenwood Dr. Notus		
59 Angelica Jimenez		20045 Krenwood Dr. Notus		
60 Cristalope Bocanegra		20045 Ferenwood Notus		
61 Don Bittich		621 Notus Rd		
62 Jennifer Sanchez		4101 1st Street Notus ID 83656	208-230-4130	Seny.902e@live.com
63 Aydee Gonzalez		433 Fargo Ave Notus ID 83656	(208) 703-8220	gonzalezaydee13@gmail.com
64 Juan Antonio		433 Fargo Ave Notus ID 83656		
65 Yolanda Gonzalez		433 Fargo Ave. Notus ID 83656	(208) 576-5114	Ylandagonzalez09@gmail.com
66 Noe Gonzalez		433 Fargo Ave. Notus ID 83656		
67 Adeu Amador		433 Fargo Ave. Notus ID 83656		
68 Pat Granico		27170 Mountain Ranch Caldwell, ID 83607	916 7056644	PGranico@comcast.net
69 Adagail Granico		27170 Mountain Ranch Caldwell ID 83607	916-809-1396	aggranico@gmail.com
70 Katy Rose		448 Jasper Ave Notus, ID 83656	208-739-0310	

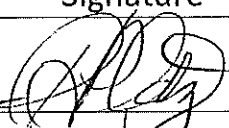
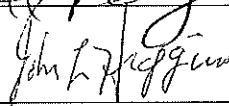
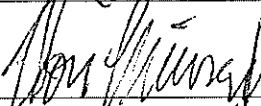
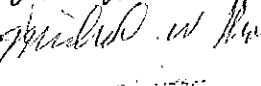
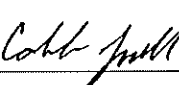
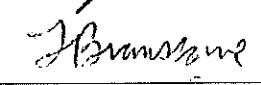
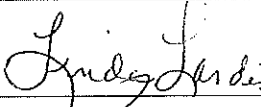
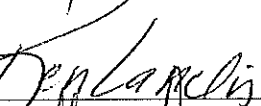
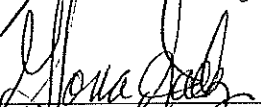
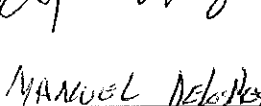
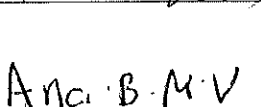
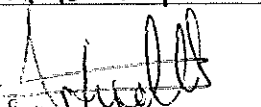
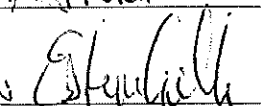
Citizens Against Annexation Petition

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Print Name	Signature	Address	Phone #	Email
71 Adrian	<i>Adrian B</i>	694 View DR	1-208-250-2057	
72 DON Calkins	<i>Don Calkins</i>	678 View DR	1-208-386-7837	
73 Sherry Calkins	<i>Sherry Calkins</i>	678 View DR	708) 866-7342	
74 Kathy Chapman	<i>Kathy Chapman</i>	25240 Notus Rd	208-50-7151	
75 Kathy Chapman	<i>Kathy Chapman</i>	25240 Notus Rd	208-50-7151	
76 R & Amanda Holt	<i>Amanda Holt</i>	25240 Notus Rd	—	
77 D. Holt	<i>D. Holt</i>	25240 Notus Rd	—	
78 Connie Tademey	<i>Connie Tademey</i>	24455 Krennwood Dr	(208) 504-6270	bornagain33@yahoo.com
79 Rhonda Wickland	<i>Rhonda Wickland</i>	23547 Wickland Ln Caldwell 83607	208-340-8465	
80 Ber Downs	<i>Ber Downs</i>	12279 Long St Middleton 83644	208-869-2544	
81 Myra Garcia	<i>Myra Garcia</i>	20125 Krennwood	208 514 8040	
82 Margo	<i>Margo</i>	417 Fargo Ave		
83 Maria Gonzalez	<i>Maria Gonzalez</i>	279 Fargo Ave		
84 Rachel	<i>Rachel</i>	1604 Emerald		

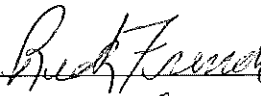
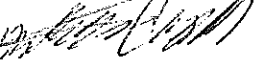
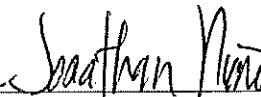
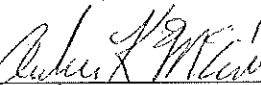
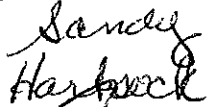
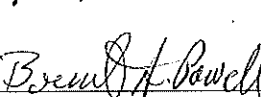
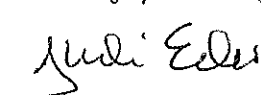
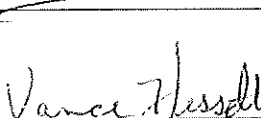
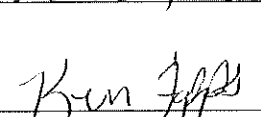
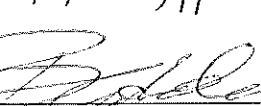
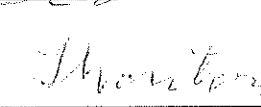
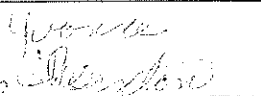
Citizens Against Annexation Petition

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Print Name	Signature	Address	Phone #	Email
85 Anne Horn Platz		583 Notus Rd	208-454-2928	brandy.smeks@gmail.com
86 John L. Higgins		20236 Purple Sage Rd.	208-640-0573	johnignob2@yahoo.com
87 Bodie Freeman		20093 Purple Sage Rd 83607	208-810-3714	CRKRAK5660@yahoo.com
88 Don Vickland		20093 (83607) Purple Sage Rd	208-936-9502	
89 Mike Thomas		14855 14855 Caldwell Blvd 83607	208-989-3962	Chamake59@gmail.com
90 Caleb Spall		25678 Hop Rd Caldwell 83607	208-407-7031	
91 Thomas Branscome		21753 Boise River Rd	503-508-6516	
92 Linda Landis		511 Notus Rd	208-989-6450	
93 Ken Landis		571 Notus Rd	208-987-2889	
94 Gloria Sando		401 1st street Notus 83607	208-573-9317	N/A
95 Manuel D. Frey		333 FARGY	208 571-0529	N/A
96 Ana Barbara		430 1st street	208 2726120	N/A
97 Arturo Mantua		430 1st street Notus	208 740-0528	N/A
98 Stephanie Gault		401 1st street Notus		

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Print Name	Signature	Address	Phone #	Email
99 Ricardo Manojun		401 1st Street NOTUS ID 83656		N/A
100 Rick French		385 GARY Ave Notus Fol 83660		
101 Matthew Campbell		489 Notus Rd. Notus Id 83666	208-989-8447	
102 Jonathan Nunez		212 1st St. 3. Notus Id, 83656	208-504-5890	
103 Archer McGill		24472 Cascara Ct Notus Id	(208) 4537 872-4735	
104 SANDY HARTSOCK		350 Jasper Rd Notus Id		
105 Rob Hartsock		350 Jasper NOTUS	208-989-6001	
106 Brent A. Powell		19934 Turple sage rd.	208-869-4377	
107 Judi Edwards		24482 Catalpa Ct	208-695-5938	
108 VANCE HESSELTINE		362 Notus RD Notus, Idaho		
109 KEN FIPPS		641 NOTUS RD NOTUS ID	204-769-1855	
110 BLAIDE CONNOR		603 Notus RD NOTUS, ID	208-504-7858	blaide.connor@earthlink.net
111 Donald E. Thornton		Notus ID		
112 Yvonne Thornton		2448 Catalpa Notus, Idaho	208-787-1487	

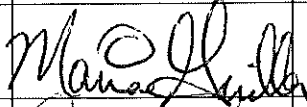
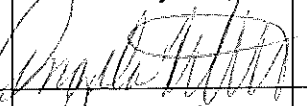
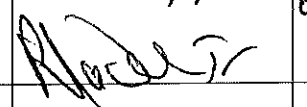
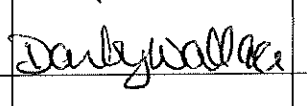
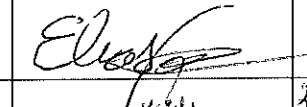
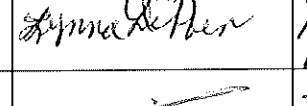
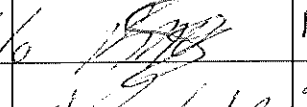
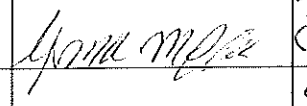
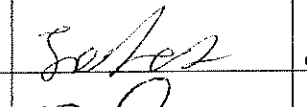
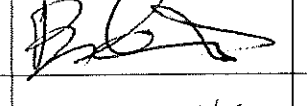
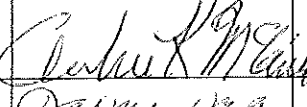
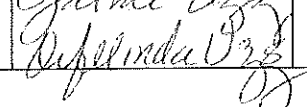
Citizens Against Annexation Petition

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Print Name	Signature	Address	Phone #	Email
113 Patricia Simmons	<i>Pat Simmons</i>	27470 Catalpa Ct	903 505-0022	PSimmons5168@gmail.com
114 Michelle Simmons	<i>Michelle Simmons</i>	24470 Catalpa Ct	208-501-5520	mrsimmons41012@gmail.com
115 Alison Findling	<i>Alison Findling</i>	20118 Kremwood Dr.	208-631-7010	alisonp2408@gmail.com
116 Jeff Findling	<i>Jeff Findling</i>	20118 Kremwood Dr.	208-697-0361	JFindling@uspcc.com
117 Daniel Garcia	<i>Daniel Garcia</i>	20107 Kremwood Dr.	208-511-9704	
118 Ratney Brown	<i>Ratney Brown</i>	24761 Conley Rd	208-861-4168	RSbrown4168@gmail.com
119 Tom Brown	<i>Tom Brown</i>	" "	208-511-0528	
120 Haylee Brown	<i>Haylee Brown</i>	24761 Conley Rd	208-602-0710	hayleebrown2003@gmail.com
121 Sandra Rodriguez	<i>Sandra Rodriguez</i>	24861 Conley Rd C/O Dad	(208) 750-3773	
122 LaCinda Campbell	<i>LaCinda Campbell</i>	489 Notus Rd.	208-989-8446	lmccampbell68@gmail.com
123 Hunter Campbell	<i>Hunter Campbell</i>	489 Notus Rd	208-606-2310	hjcampbell05@gmail.com
124 CAMPBELL VIRGINIA	<i>Virginia Campbell</i>	209 Gary	208-989-4778	
125 Nolan Williams	<i>Nolan Williams</i>	472 Notus Rd	208-615-0869	
126 Silvestre Gallen	<i>Silvestre Gallen</i>	20196 Sulphur Springs Road	208-414-0693	

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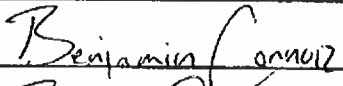
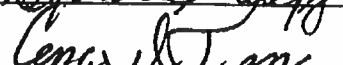
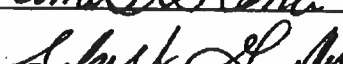
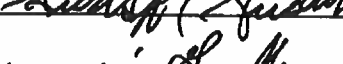
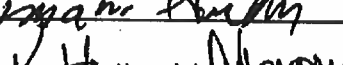
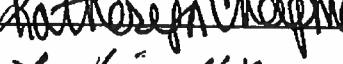
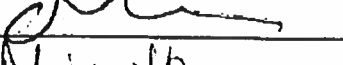
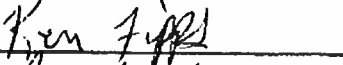
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Print Name	Signature	Address	Phone #	Email
127 Maria Guillen		20196 Purple Sage Rd	(208) 440-6740	Mariaguillen587@gmail
128 ANGELA FLETCHER		244074 CHYALPA CT	208 546-8936	angela5fuyhigh56@gmail
129 Linda Fipps		641 Notus Rd	209 769-2544	fipps5@stinet
130 Richard A Wallace Sr		415 Notus Rd	208 598-3682	
131 Darby Wallace		11	208-598-3768	
132 Elias Connor		603 Notus Rd Notus ID	208 696-9277	@gmail.com benconnorphone
133 Lynna Dibben		24443 Fremontwood Notus P.O. Box 11	208 249-0457	
134 Reynaldo		24445 Cascara CT Notus P.O. Box 325	208 366-1298	
135 Marcela Mendoza		24445 Cascara CT Notus P.O. Box 325	(208) 809-8910	zaylynn24@icloud.com
136 Irma Mendoza		24445 Cascara CT Notus ID	208-809-8910	
137 Jose Luis Vazquez		2445 Cascara CT Notus ID	208-509-6082	
138 BETH ASHCRAFT		24481 CACARA CT	208-880-1739	FORREALS @GMAIL
139 Archer McGill		24472 Cascara	(208) 872-4537	akmhappyman@gmail
140 Jaime ORfelinda		P.O. Box 63 Notus ID	208-957-1435	

Petition

Citizens Against Annexation

City Council Members of Notus, the undersigned are opposed to the Conway Ridge Subdivision annexation proposed by Triple Dot Corporation. Citizens vocalize concerns with increased traffic on underdeveloped roadways, increase of property taxes, construction noise, loss of farmland, and an inadequate water and sewer system.

#	Signature	Print Name	Address	Phone Number	Email
1		Benjamin Connor	603 Notus Rd	208-696-9277	elias@ohwawater.com
2		Blaine Connor	603 Notus Rd	208-504-7858	blaine.connor@ohwawater.com
3		Robert Bahruth	621 Notus	208 805 3058	robertobahruth@boisestate.edu
4		Ted Hottel	707-Halsey Av	208 189-1200	TedHottel@msn.com
5		Gloria Sanchez	401 1st St	208) 557-3937	---
6		Ana I. Teng	401 1st St	208-280-6929	---
7		Sylvia Sanchez	20196 Rte 569	208-440-6739	---
8		Maria Ortiz	20196 Rte 569	208-446-7440	---
9		Kathryn Chapman	20196 Rte 569	208 305 8246	---
10		Lydia Navarro	605 Notus Rd	208 456-7978	---
11		JAMES Connor	603 Notus Rd	208 614 8395	joh150126@gmail.com
12		Abigail Bauer	1089 Notus Rd	208-351-0533	abigailthursen@gmail.com
13		Chandler Bauer	1089 Notus	208-340-3437	chandler98@gmail.com
14		KEN FIPPS	641 Notus	209-769-1855	KENFIPPS@comcast.net
15		Linda Fipp	641 Notus	209-769-2577	Fipp5@stinet.net
16		Amalia Paz	742 View Dr.	208-454-1264	PazKajukent@yahoo.com
17		Tino Paz	742 View Dr.	208-454-1264	"
18		Esmer Lopez	123 View Dr	208-965-0577	esmerlopez64@gmail.com
19		Esmer Lopez	123 View Dr	208-965-0577	---
20		Juan Delgado	2445 Catalpa CRT Notus	208-724-9592	---

Petition

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#	Signature	Print Name	Address	Phone Number	Email
21		Efrain Gutierrez	401 1st Street	208-4573-9317	N/A
22		Yvonne Sanchez	401 1st Street	208-230-4130	N/A
23		Gloria Guillen	401 1st Street	208-906-6686	N/A
24		Juan Marroquin	401 1st St.	208-402-5888	N/A
25		Efrain Gutierrez	401 1st St	208-283-0423	N/A
26		Barbara M. V.	430 1st St	208-871-6260	N/A
27		Adamo	430 1st St	208-740-0222	N/A
28		Jordan R.	279 Fargo Ave	986-226-3622	N/A
29		Maria Gonzalez	279 Fargo Ave	208-571-0014	N/A
30		Jose Gallegos	431 1st Street	208-371-8860	N/A
31		Aura Gallegos	431 1st St	(208) 576-9125	N/A
32		Antonio	433 Fargo Ave	(208) 573-1141	
33		Adea Gonzalez	433 Fargo Ave	(208) 455-0909	
34		Noel Gonzalez	433 Fargo Ave	(208) 809-9310	N/A
35		Fred Cuellar	473 Fargo		N/A
36		Emily Hughes	423 2nd St		
37		Vanessa Martinez	479 Fargo Av.	208-447-0618	N/A
38		Nelson Perez	479 Fargo Av.	208-447-0618	N/A
39		Lorena Ordaz	24403 Caserra Cr	208-514-7925	
40		Lorena Ordaz	24403 Caserra Cr	208-514-7925	

#	Signature	Print Name	Address	Phone Number	Email
41	Cindy Delgado	Cindy Delgado	24433 Catalina Notus, ID 83426	208-724-9691	Cindy_juanse@hotmail.com
42	Lani Brown	Lani Brown	24761 Conaway Caldwell 83407	208-571-0525	lanibrown1979@gmail.com
43	Rodney Brown	Rodney Brown	24761 Conaway Rd Caldwell 83407	208-861-4168	RSbrown4168@gmail.com
44	Doug Claff	Doug Claff	402 Jagpa Ave Notus, ID 83426	208-779-8049	2bnd4god@gmail.com
45	AARON MERRYN	AARON MERRYN	4136 Notus Rd Notus, ID 83426	253-548-1058	
46	Heather Miller	Heather Miller	4115 Notus Rd Notus, ID 83426	208-270-9340	
47	Titomib	Titomib	470 1st St Notus, ID 83426	208-861-9111	Titomib@gmail.com
48	Michael Powell	Michael Powell	19134 Purple Sage Caldwell 83407	208-889-7289	
49	Brent A. Powell	Brent Powell	14934 Purple Sage Caldwell 83407	208-864-4377	brentapowell112@gmail.com
50	Karen Powell	Karen Powell	14934 Purple Sage Caldwell 83407	(208) 864-4977	30ANVTA@gmail.com
51	Ann M. Hout	Ann M. Hout	493 Notus Rd Notus, ID 83426	208-458-2428	brandy.smiles@gmail.com
52	Tim Rees	Tim Rees	556 3rd St Notus, ID 83426	208-841-0081	
53	Tami Reese	Tami Reese	556 3rd St Notus, ID 83426	208 608 1399	Tammy Reese@gmail.com
54	Rick Wallace	Rick Wallace	506 3rd St Notus, ID 83426	208 455-5089	
55	Emilio Cuellar	Emilio Cuellar	473 6th St Notus, ID 83426	208-352-0118	
56	Darby Wallace	Darby Wallace	415 Notus Rd Notus, ID 83426	208-595-7607	rickdarby@gmail.com
57	Tina M. Hout	Tina M. Hout	415 Notus Rd Notus, ID 83426	208-598-3989	Tina.Hout@gmail.com
58	Richard A. Wallace	Richard A. Wallace	415 Notus Rd Notus, ID 83426	208-596-7662	
59	Ruby Banva	Ruby Banva			
60	Cheryl Storey	Cheryl Storey	24432 CASCARA Notus, ID 83426	775-304-0355	

Petition

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#	Signature	Print Name	Address	Phone Number	Email
61	<i>Leidy M. Martinez</i>	Leidy Martinez	2403 Cascara Ct	208 585 5912	martinezleidy313@gmail.com
62	<i>Desiderio Martin</i>	Desiderio Martin	2403 Cascara Ct	N/A	N/A
63	<i>Jessica Martinez</i>	Jessica Martin	208 966 3805		
64	<i>Belinda Cuellar</i>	Belinda Cuellar	473 Fargo Ave	N/A	N/A
65	<i>Quinta Guzman</i>	Quinta Guzman	263 Fargo Ave	208 850 7667	N/A
66	<i>Ann Erstrand</i>	Ann Erstrand	395 Fagare #2	N/A	N/A
67	<i>Bahne Erstrand</i>	Bahne Erstrand	395 Fargo Ave	N/A	N/A
68	<i>Angela Fletcher</i>	ANGELA FLETCHER	208 546 8936	24454 CATMPA CT	N/A
69	<i>George Moyle</i>	George Moyle	263 Fargo Ave	208 830 0201	5pm4744@gmail.com
70	<i>Linda Nazzy</i>	Linda Nazzy	380 Gary	NA	NA
71	<i>Sainte Nazzy</i>	Sainte Nazzy	380 Gary	NA	NA
72	<i>Rich French</i>	Rich French	385 Gary		
73	<i>Connie Tademey</i>	Connie Tademey	22455 Krenmwood	208 504 6270	Connie Tademey@gmail.com
74	<i>Ricardo Hernandez</i>	Ricardo Hernandez	24439	208 994 1117	N/A
75	<i>Isai Garcia</i>	Isai	20125	208 905 1655	N/A
76	<i>Julian Gallagos</i>	Julian Gallagos	18233 Prichard	208 329 1235	N/A
77	<i>Jan Harritt</i>	Jan Harritt	19877 Gordon Rd.	208 810 2333	jan10
78	<i>Pili Harrington</i>	Pili Harrington	19877 Gordon Rd.	208 870 7046	N/A
79	<i>Yolanda Gonzalez</i>	Yolanda Gonzalez	133 Fargo Ave	208 576 5112	
80	<i>Ricardo A.</i>	Ricardo A.	24439 Catalpa Ct	208 972-2405	

Petition

Citizens Against Annexation

City Council Members of Notus, the undersigned are opposed to the Conway Ridge Subdivision annexation proposed by Triple Dot Corporation. Citizens vocalize concerns with increased traffic on underdeveloped roadways, increase of property taxes, construction noise, loss of farmland, and an inadequate water and sewer system.

#	Signature	Print Name	Address	Phone Number	Email
81	<i>James Story</i>	JAMES STORY	NOTUS 24431 CASCADIA	775-397-3509	© 50c y66olney lifelystory
82	<i>Ken Landis</i>	KEN LANDIS	571 Notus Rd	208-989-2889	
83	<i>Linda Landis</i>	Linda Landis	571 Notus Rd	208-989-6450	KiraLandis@hotmail.com
84	<i>Dianne King</i>	DIANNE KING	24483 Krommwood Dr	208-861-4829	doxie.mom123@hotmail.com
85	<i>Jack King</i>	JACK KING	24483 Krommwood Dr	208-459-1087	
86	<i>Willie Lovitt</i>	WILLIE LOVITT	216 Nalley	208-559-1936	—
87	<i>Dana Rowley</i>	DANA ROWLEY	216 Nalley St	—	—
88	<i>Zoe Hubbard</i>	Zoe Hubbard	C 53 1st	208-788-5511	
89	<i>Melissa L. Hubbard</i>	Melissa Hubbard	653 1st	425-233-4616	—
90	<i>Chris Clark</i>	Chris Clark	24422 Krommwood Dr	208-891-3016	
91	<i>Pat Granico</i>	PAT GRANICO	27170 Ranch Mountain Rd Caldwell	916-715-6644	Pgranico@comcast.net
92	<i>Angela Luns</i>	ANGELA LUNS	27170 Ranch Mountain Rd Caldwell	916-807-1396	agranico@gmail.com
93	<i>Hector Luna</i>	HECTOR LUNA	170 NOTUS RD	208-562-9925	—
94	<i>NATALIA LUNA</i>	NATALIA LUNA	170 NOTUS RD	208-562-9925	—
95	<i>John R Higgins</i>	HIGGINS	20236 Purple Sage Rd	208-640-0573	jrhiggins62@yahoo.com
96	<i>Maria Velasco</i>	Maria Velasco	458 Notus Rd	(208) 501-9336	—
97	<i>Miguel Velasco</i>	Miguel Velasco	P.O. Box 14	208-546-8371	—
98	<i>Archer McGill</i>	Archer McGill	P.O. BOX 35	(208) 504-5603	
99	<i>Beth Ashcraft</i>	BETH ASHCRAFT	P.O. Box 13	208-880-1739	
100	<i>Tom Thornton</i>	TOM THORNTON	P.O. Box 202	208-451-3516	

Petition

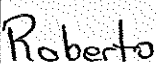
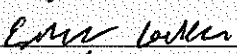
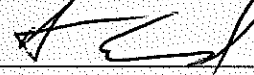
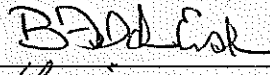
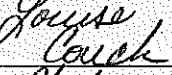
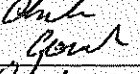
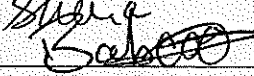
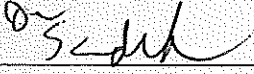
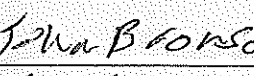
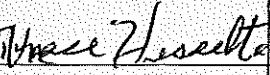
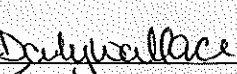
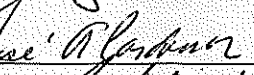
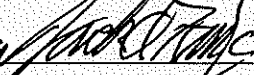
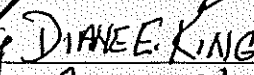
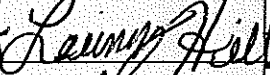
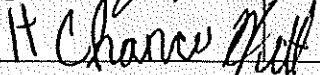
Citizens Against Annexation

City Council Members of Notus, the undersigned are opposed to the Conway Ridge Subdivision annexation proposed by Triple Dot Corporation. Citizens vocalize concerns with increased traffic on underdeveloped roadways, increase of property taxes, construction noise, loss of farmland, and an inadequate water and sewer system.

#	Signature	Print Name	Address	Phone Number	Email
101	<i>Eric Couch</i>	Eric Couch	362 Notus Rd Notus, ID 83656	(208) 671-5047	Ecouch208@gmail.com
102	<i>Charles Couch</i>	Charles T. Couch	362 Notus Rd Notus, ID	208-453-4581	Charles.Couch@gmail.com
103	<i>Louise Couch</i>	Louise	362 Notus Rd Notus, ID	208-453-1581	louise.couch@gmail.com
104	<i>Vance Negrete</i>	Vance	302 Notus Rd Notus, ID	208-453-1581	Vance.Negrete@gmail.com
105	<i>Cherie Negrete</i>	Cherie	321 Montana Caldwell, ID		burnhetteherne@gmail.com
106	<i>Nichole Croft</i>	N.C.	321 Montana Caldwell, ID		
107	<i>Jonathan Nunez</i>	Jonathan Nunez	2121st S Notus, ID 83656	208-504-5890	
108	<i>Angelina Nunez</i>	Angelina Nunez	2121st S Notus, ID		
109	<i>Nellyria Villanueva</i>	Nellyria Villanueva	242 Notus Rd	208 249 6331	nellyria711@gmail.com
110	<i>Michelle DeGiorgio</i>	Michelle DeGiorgio	322 Notus Rd Notus, ID		
111	<i>Randall Taylor</i>	Randall Taylor	348 Elgin Ave Notus, ID	208 459-6249	randy t 83656@gmail.com
112	<i>Deborah DeGiorgio</i>	Deborah DeGiorgio	322 Notus Rd Notus, ID 83656	208-250-4173	
113	<i>Loring Dang</i>	Loring Dang	435 Jasper Ave Notus, ID	208 250-8089	
114	<i>Wendy Rodriguez</i>	Wendy Rodriguez	18233 pride Ln Caldwell, ID 83607	(208) 906-9021	
115	<i>Robustino Gallegos</i>	Robustino Gallegos	18233 pride Ln Caldwell, ID 83607	208 907-8188	
116	<i>Moises Fabian</i>	M.F.A.	18233 pride Ln Caldwell, ID 83607	208 600-2588	
117	<i>Giovanna Quinto</i>	Giovanna Quinto	18233 pride Ln Caldwell, ID 83607	208 906 9021	
118	<i>Ismael Quinto</i>	Ismael Quinto	2nd st Notus	(208) 504-9389	
119	<i>Julian Gallegos</i>	Julian Gallegos	18233 pride Ln Caldwell, ID	(208) 329-1235	
120	<i>Martin Gallegos</i>	Martin Gallegos	18233 pride Ln Caldwell, ID	(208) 907-2790	

2nd Petition To Slow Growth By Moratorium

Notus City Council Members the purpose of this petition is to document citizen concerns regarding future development. Concern such as an increase of taxes, an inadequate water and sewer system, expansion of traffic on undeveloped roadways, and property taken away by eminent domain. We the undersigned request a moratorium be placed on new applications for development. Most importantly, input from every resident should be elicited. Every resident should be informed and included in the decision-making process.

Print Name	Signature	Address	Email	Phone	Comments
1. James Connor		603 Notus Rd			
2. Robert Bahruth		621 Notus Rd	robertobahruth@boisestate.edu	805 3058 (208)	10 houses at a time growth
3. Lupita Connor		603 Notus Rd	Q.vall@ue.org lupita.connor	208 504-7306	
4. Lydia Navarro		605 Notus Rd.			
5. Erick Guillen		401 1 st Street	eguil111011@gmail.com		
6. Ann Erslan		395 Fargo Ave			
Bahne Feldman-Erslan		395 Fargo Ave			
8. Louise Couch		362 Notus Rd.		208) 453-1581	Caldwell, Boise Nampa and about 4 other cities have over populated.
9. Charles Couch		362 Notus R.		"	" Not enough lanes on our roads there. We like our town. Notus need to stay as it is. We have a sub div already.
10. Sherrae Kabeock		362 Notus Rd	unyielding@gmail.com	208-504-6349	
11. Don Grandjean				208-546-1256	
12. John Bronson		367 Notus RD		208 484-9036	
13. Eric R. Couch		362 Notus Rd.	ecouch200@gmail.com	(208) 504-7047	Use prudence when expanding. Too much too fast.
14. Vance Heselton		362 Notus Rd			
15. Darby Wallace			rickdarp@gmail.com		
16. Jose C. Garcia		362 College y		(208) 608-9466	
17. Jack A. King		24483 Kramwood		208-459-1087	Easy ingress & egress
18. Diane E. King		24483 Kramwood		208-459-1087	
19. Lainey Hilt		24469 Kramwood dr		208 907 2339	
Chance Hilt					

2nd Petition To Slow Growth By Moratorium

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Print Name	Signature	Address	Email	Phone	Comments
21. Paul Leavitt		24456 Chestnut	pho+mcilicop@gmail.com	208-199-6319	
22. Abigail Leavitt	Abigail	24496 Chestnut		208-451-0906	
23. DANA Rose		216 Harley			
24. Willie Lovat		216 Harley		208-559-1936	
25. Amalia Paz	Amalia Paz	742 View Dr.	pazkajukembo@yahoo.com	208-454-1264	
26. Fernando R. Hernandez		742 View Dr.	2	3	208-454-1264
27. Ron Hubbard		653 1st		360-798-511	
28. Melissa Hubbard	M. Hubbard	653 1st		425-233-4616	
29. Juan Delgado		24453 Catalpa		208-724-9592	
30. Cindy Delgado		24453 Catalpa	cindy.juans@hotmail.com	208-724-9691	
31. Kory Shepherd		20161 Krimwood	bosoxstore@gmail.com	208-718-2119	
32. Mary Sauer		10093 Krimwood		208/919-6582	
33. Cheryl Storey	Cheryl Storey	24432 CASCARA Ct.	cherylstorey1955@yahoo.com	715-304-0355	
34. Matthew Campbell		489 Notus Rd.		208-989-8447	
35. Yvonne Theriot	Yvonne Theriot	Catalpa, Notus 24469	yt4life@gmail.com	208-789-1487	
36. Brenda McFar		538 new rd		208-620-1660	
37. Dan Fichter		25119 Conway		208-880-3578	
38. Don Shumka		24469 Catalpa		208-789-1487	
39. Jose Lomas		24489 Catalpa Ct.		208-905-1174	
40. Rob Haasbach		350 Jasper Ave	johnhaasbach@gmail.com	208-789-6001	

2nd Petition To Slow Growth By Moratorium

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Print Name	Signature	Address	Email	Phone	Comments
41. Cassandra Ramirez	Cassandra Ramirez	742 View Drive	rcassandra491@gmail.com	208-614-8227	
42. Michael Vass	Michael Vass	677 View	mvass@comcast.net		
43. Emily Voss	Emily Voss	677 View			
44. MICHAEL B. B. B.	Michael B. B. B.	619 VIEW		208-614-9863	
45. MARLENE	Marlene	707 VIEW DR.		208-860-6095	
46. Eddy Lopez	Eddy Lopez	723 View Dr		208-402-5422	
47. Eddy Lopez	Eddy Lopez	723 View Dr		208-402-4022	
48. James Story	James Story	24432 CASCARA		775-304-3584	
49. Connie Tademey	Connie Tademey	24455 Krennwood	connie-tademey@gmail.com	(208) 504-6270	
50. LEANNE SMITH	Leanne Smith	24434 KRENNWOOD		208-965-9336	
51. Karla Smith	K. Smith	24434 KRENNWOOD		208-989-3012	
52. Edwin Gulla	Edwin Gulla	401 1st		208-513-9317	
53. Arturo Martinez	Arturo Martinez	430 1st St Notus ID		(208) 740-0528	
54. Ana B. B. B.	Ana B. B. B.	430 1st St Notus ID		(208) 872-6220	
55. Katelyn Borchardt	Katelyn Borchardt	400 1st St Notus, ID 83656		208-859-3021	
56. Amy Wright	Amy Wright	400 1st Notus, ID 83656		(208) 859-0370	
57. Avery Linder	Avery Linder	400 1st St Notus, ID 83656		(208) 899-3448	
58. KEN FIPPO	Ken Fippo	641 NOTUS RD		209-769-1855	
59. LINDA FIPPO	Linda Fippo	641 NOTUS RD		209-769-2577	
60. Eryck Petersen	Eryck Petersen	633 1st St.		208-577-7306	

2nd Petition To Slow Growth By Moratorium

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Print Name	Signature	Address	Email	Phone	Comments
61. Amelia Platz	Amelia Platz	PO Box 266	Amelia Platz	208-454-2928	
62. Monica Mene	Monica Mene	PO Box 316	monica@menes.com	208-454-2928	
63. Dan Bickel	Dan Bickel	PO Box 207		208-732-0101	
64. Dan Cain	Dan Cain	PO Box 71		208-459-3748	
65. MARY CAIN	Mary Cain	Box 71	Notus	208-459-3748	
66. Chandler Bauer	Chandler Bauer	PO Box 214		208-340-3134	
67. Abigail Johnson	Abigail Johnson	PO Box 214			
68. John Higgins	John Higgins	20236 Purple Sage Rd Caldwell	johnhiggins@yahood.com	208-640-0573	
69. Thompson	Thompson	Tree Trucks Bismarck, ND			
70. Lefebvre	Lefebvre	20196 Purple Sage Rd			
71. Maria Miller	Maria Miller	20196 Purple Sage Rd			
72. Vanessa Miller	Vanessa Miller	20196 Purple Sage Rd			
73. Lehman	Lehman	25240 Notus			
74. Holt	Holt				
75. Holt	Holt				
76. D Holt	D Holt				
77. L Vazquez	L Vazquez	380 Gary Ave			
78. Q Vazquez	Q Vazquez	380 Gary Ave			
79. Rick French	Rick French	385 Gary Ave			
80. Rick Waller	Rick Waller	5063		208-455-5089	

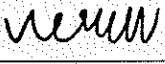
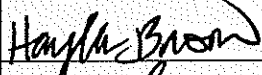
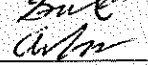
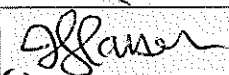
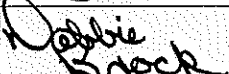
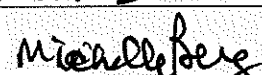
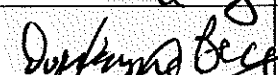
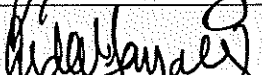
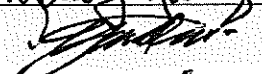
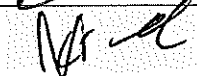
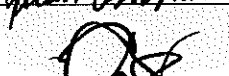
2nd Petition To Slow Growth By Moratorium

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Print Name	Signature	Address	Email	Phone	Comments
81. Tim Reese	Tim Reese	556 3rd St			
82. J. Johnson	J. Johnson	PO Box 311			
83. J. Johnson	J. Johnson	546 5th St			
84. J. Johnson	J. Johnson	546 5th St			
85. J. Johnson	J. Johnson	546 5th St			
86. Elizabeth	Elizabeth	24473 Catalpa Tr	Corredor@e94@gmail	(208) 485-8245	
87. Marie Arce	Marie Arce	24403			
88. Lorena Odonec	Lorena Odonec	24403 Corredor		208 314-7925	
89. C. F. Cobb	C. F. Cobb	553 5th St			
90. Sofia (Lara)	Sofia (Lara)	458 Notus Rd.		(208) 488-5348	
91. Victor Rivas	Victor Rivas	P.O. Box 14		(208) 645-4534	
92. Maria Velasco	Maria Velasco	458 Notus Rd			
93. M. J. C.	M. J. C.	458 Notus Rd			
94. Beth Woodard	Beth Woodard	2008 Krennwood Dr	dagraw-4@msn.com	208-283-5421	
95. Irene Banda	Irene Banda	473 Fargo	76.banda.1@gmail.com	208.616.8727	
96. Danelli Metzger	Danelli Metzger	20081 Krennwood			
97. Michael Metzger	Michael Metzger	20081 Krennwood			
98. P. M.	P. M.	208 789-1284			
99. Willie G. Lovitt	Willie G. Lovitt	208-559-1936		208-559-1936	
100. Jennifer Mullins	Jennifer Mullins	20000 Krennwood DR	TracynFlann@att.com	916 844 9960	

2nd Petition To Slow Growth By Moratorium

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Print Name	Signature	Address	Email	Phone	Comments
101. Kristian Mullins		20050 KREMWOOD DR.	kristianmullins18@gmail.com	9163003627	
102. Haylee Brown		24761 Conway Rd. Caldwell, ID	hayleebrown2003@gmail.com	208-602-0410	
103. Clay Thorton		470 Tottle Lane Notus Idaho 83656		208 870-6838	
104. Toni Thorton		470 Tottle Lane Notus Idaho 83656		208 870-6838	
105. Sandra Arredondo		24423 Catalpa Ct.	sandraarredondolite@gmail.com	208-573-1513	
106. ACIE RIVAREZ		407 FARGO AVE NOTUS		208 813 1240	
107. Jennifer Hansen		24396 KREMWOOD Drive Notus	jennifer.hansen29@gmail.com	208-250-6750	
108. Debbie Brock		20117 PurpleSage Rd	debbiebrock13@gmail.com	208-899-0158	
109. Jill Berg		24380 KREMWOOD Dr - Notus	jillberg86@gmail.com	208-989-5615	
110. Michelle Berg		24380 KREMWOOD Dr. Notus	chelleberg1@gmail.com	2089893359	
111. DuWayne Berg		24380 KREMWOOD Dr Notus	gpanman69@gmail.com	2089896943	
112. Jenn. Lin Sachet		401 1st Street Notus ID 83656		208-230-4130	
113. Aydee Gonzalez		433 Fargo Ave Notus ID 83656			
114. Yolanda Gonzalez		433 Fargo Ave Notus ID 83656		(208)574-5166	
115. Noe Gonzalez		433 Fargo Ave Notus ID 83656			
116. Juan Antonio		433 Fargo Ave Notus ID 83656			
117. Aydee Gonzalez		433 Fargo Ave Notus ID 83656			
118. Aggranico		27170 Mountain Ranch Rd 83607	aggranico@gmail.com	916-809-1396	
119. PAT Granico		27170 Mountain Ranch Rd Caldwell ID 83607	psgranico@comcast.net	916-715-6644	
120. Katy Rose		448 Jasper Ave Notus, ID 83656		208-739-0310	

279 Fairview 2nd Petition To Slow Growth By Moratorium

Notus City Council Members the purpose of this petition is to document citizen concerns regarding future development. Concern such as an increase of taxes, an inadequate water and sewer system, expansion of traffic on undeveloped roadways, and property taken away by eminent domain. We the undersigned request a moratorium be placed on new applications for development. Most importantly, input from every resident should be elicited. Every resident should be informed and included in the decision-making process.

Print Name	Signature	Address	Email	Phone	Comments
121. Adrian	Adrian	694 Vein DR			
122. Myra Garcia	Myra Garcia	20125 Krimmwood Dr		208 848 640	
123. Archer McEllick	Archer McEllick	24472 Cascara Ct		(208) 872-4537	
Sandy	Sandy	350 Jasper St			
124. Hartsock	Hartsock	Notus Id			
125. Judi Edwards	Judi Edwards	24482 Catalpa		208-695-5938	
BLAIDE		603 NOTUS RD	blaide.comnotus@outlook.com	208-504-7858	
126. Connor	Connor	NOTUS, ID			
Patricia	Patricia	24470 Catalpa	PSimmons5768@gmail.com	403-505-0022	
127. Simmons	Simmons	Notus			
mtan	mtan	" "	mtan@mtan.org	" "	
128. Shum	Shum	" "	mtan@mtan.org	" "	
129. Thornton	Thornton	24469 Catalpa	yt4life@gmail.com	208.789 1487	
130. Alison Findling	Alison Findling	20118 Krimmwood	alisonp2408@gmail.com	208-631-7070	
131. Jeff Findling	Jeff Findling	20118 Krimmwood	JFindling@upsc.com	208-697-0361	
Daniel	Daniel	20107 Krimmwood Dr		208-391-9959	
132. Gork	Gork				
133. Lorrin Brown	Lorrin Brown	24761 Conway Rd		208 571 0578	
134. Haylee Brown	Haylee Brown	24761 Conway Rd		208 602 0710	
135. Rodney Brown	Rodney Brown	24761 Conway Rd		208 861 4168	
136. ANGELA FLETCHER	Angela Fletcher	24454 CATALPA CT	angelsflyhigh56@gmail.com	208 546 8936	
137. Richard Wallace	Richard Wallace	415 Notus Rd		598 3682	
138. Darby Wallace	Darby Wallace	" "		597 3768	
139. Marcel Monds	Marcel Monds	24445 Cascara CT P.O. Box 325	Zaylynn24@icloud.com	(208) 804-8910	
140. Reynaldo Madsen	Reynaldo Madsen	24445 Cascara Ct P.O. Box 325		208 869 1387	

2nd Petition To Slow Growth By Moratorium

Notus City Council Members the purpose of this petition is to document citizen concerns regarding future development. Concerns such as an increase of taxes, an inadequate water and sewer system, expansion of traffic on undeveloped roadways, and property taken away by eminent domain. We the undersigned request a moratorium be placed on new applications for development. Most importantly, input from every resident should be elicited. Every resident should be informed and included in the decision-making process.

Print Name	Signature	Address	Email	Phone	Comments
141. Irma Mendoza	<i>[Signature]</i>	24445 CASCADE CT NOTUSTON 83656		(208) 809-8910	
142. Jose Luis Vazquez	<i>[Signature]</i>	24445 CASCADE CT CT No TOSTID		208-809-6088	
143. Beth Ashcraft	<i>[Signature]</i>	24484 CASCADE CT	FORREALS @GMAIL	208-880-1739	NO
144.					
145.					
146.					
147.					
148.					
149.					
150.					
151.					
152.					
153.					
154.					
155.					
156.					
157.					

Michelle Barron

From: 2c@growingtogetheridaho.org
Sent: Friday, September 26, 2025 10:50 PM
To: Michelle Barron; Jennifer Almeida
Subject: [External] Letter from Growing Together Re: Notus AOI OR2025-0012
Attachments: Letter from GT Re- Notus AOI OR2025-0012 .pdf

Hi Michelle,

Please add this letter signed by George Crookham to the file for Notus AOI OR2025-0012 to be added to the record.

Thank You,
Connie Lou

Connie Lou Aebischer
Consultant for
Growing Together LLC



Protecting Agriculture.
Empowering Communities.

Growing Together LLC
301 Warehouse St.
Caldwell, ID 83605



Date: September 26, 2025

Canyon County Development Services /
Board of County Commissioners
111 N. 11th Avenue, Suite 310
Caldwell, ID 83605

Dear Board of County Commissioners,

We respectfully urge the Board to deny Notus' Area of Impact (AOI) proposal in its current form. Approximately 95% of the AOI consists of farmland, totaling about 4,100 acres, yet the City of Notus has not provided evidence that these lands are "*very likely*" to be annexed within five years, as required by Idaho Code §67-6526.

Current scale of Notus. The City of Notus today encompasses only about 243 acres. Adoption of the proposed AOI would increase the City's potential footprint nearly eighteen-fold. To suggest that 4,100 acres could be annexed and serviced within a five-year horizon is not realistic, especially given Notus' historical record of only modest annexations.

Risks and Impacts of the Proposed AOI

Infrastructure: Extending water, sewer, stormwater, and road systems across such an area would impose capital costs well beyond the City's current financial capacity.

Public Safety (Law Enforcement): Notus does not operate its own police force and relies on the Canyon County Sheriff's Office for coverage. Any significant annexation would require increased patrol capacity, which Notus is not equipped to provide or finance independently.

Fire & EMS: In 2025, Notus opened Station 8, the city's first full-time staffed fire station, through collaboration with Caldwell Fire Department and Caldwell Rural Fire Protection District. The station now provides 24/7 staffing with two responders and a squad vehicle at an estimated annual cost of \$700,000. This demonstrates the true fiscal scale of providing fire and EMS coverage. Expanding the AOI by 4,100 acres would require proportional increases in staff and equipment, further multiplying costs and straining partner agencies.

Medical Services: Notus does not have a local hospital or full-service clinic. Residents rely on regional facilities in Caldwell, Nampa, and Boise. Annexation of thousands of acres for residential use would significantly increase demand for outpatient, urgent care, and EMS transport capacity that does not exist locally.

Planning & Zoning / Building Permits: Notus currently relies on Canyon County Development Services for building permits and inspections, and contracts for planning functions. This arrangement is manageable under low development volumes, but if the AOI were developed, the city would be forced to hire its own full-time staff for planning, permitting, and zoning administration—adding major recurring costs to its general fund.

Community Services: Notus currently provides few community amenities beyond core city functions. Parks, recreation, senior services, and libraries are limited or absent. Adding thousands of acres of potential residential development would expand expectations for these services, widening the existing gap.

Fiscal Burden: Low-density, fringe residential growth produces relatively little tax revenue per acre but creates high infrastructure and service costs. The result is a structural imbalance where costs outpace revenues, shifting the burden to existing residents and Canyon County.

Farmland Preservation Obligations

Idaho Code §67-6508(e) and the Canyon County Comprehensive Plan (Goal LU-3) require the preservation of prime agricultural soils and direct growth to areas adjacent to cities where services are available. Notus' rationale—that hops production has declined—does not meet this statutory test. Farmland in production remains farmland, regardless of crop type, and remains a critical part of Canyon County's agricultural economy.

Legal Burden

Under Idaho law and county practice, the burden of proof lies with the City of Notus, as the proponent of the AOI, to demonstrate that each parcel proposed is “*very likely*” to be annexed and serviceable within five years. The record provides no such evidence. Absent clear proof of imminent annexation and serviceability—including utilities, law enforcement, fire/EMS, medical, planning, and community services—the statutory requirement is not satisfied.

Recommendation

For these reasons, we respectfully recommend denial of the proposed AOI until the City of Notus provides a realistic, phased plan that:

1. Identifies only those parcels immediately contiguous to city limits that are highly likely for annexation.
2. Demonstrates credible financing and engineering for utilities and infrastructure extensions.

3. Accounts for all elements of community infrastructure—police, fire/EMS, medical, planning and zoning capacity, parks, and community services—not just water and sewer.
4. Shows that annexation and serviceability are truly achievable within five years.

By requiring a smaller, service-realistic AOI, the Board will ensure compliance with Idaho Code, protect Canyon County's valuable farmland, and prevent future fiscal and service burdens on residents.

Thank you for your consideration and for your commitment to responsible land use planning in Canyon County.

Respectfully,



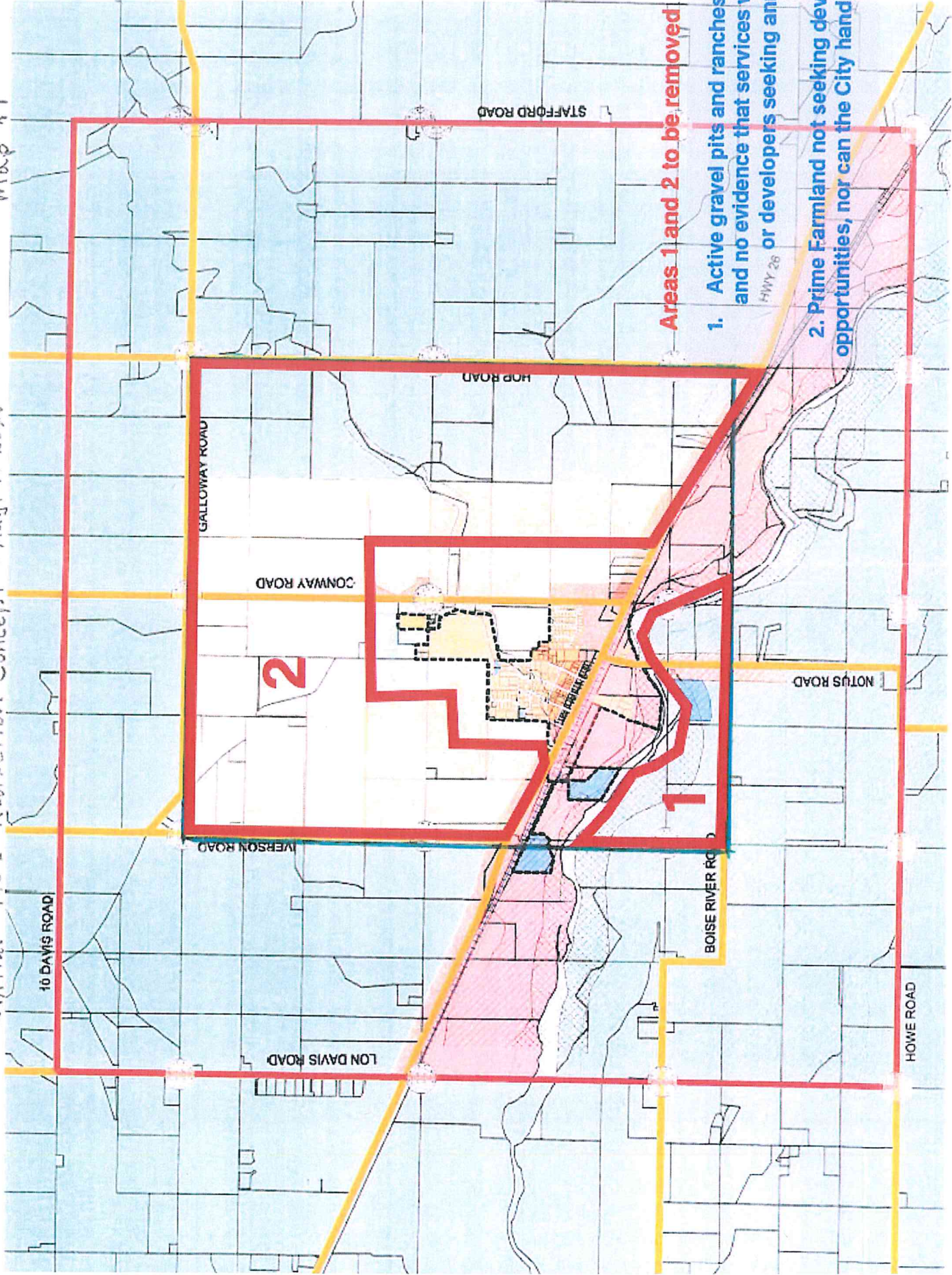
George Crookham

President, Growing Together

cc. Growing Together Advisory Board

Growing Together, LLC

Mission Statement: To improve citizens' knowledge of local land use planning and to support good economic land use decisions.



Areas 1 and 2 to be removed

1. Active gravel pits and ranches in this area and no evidence that services will cross river or developers seeking annexation
2. Prime Farmland not seeking development opportunities, nor can the City handle this level

CITY OF NOTUS FUTURE LAND USE MAP

Michelle Barron

From: 2c@growingtogetheridaho.org
Sent: Thursday, October 2, 2025 1:12 PM
To: Tony Almeida; Michelle Barron
Subject: [External] Re:AOI Maps

Follow Up Flag: Follow up
Flag Status: Flagged

Tony, this is great data! Thank you for sharing. I hope that it can be shared as part of the packets to the Board.

Have you created maps yet that show the original AOI lines and the proposed lines? The maps provided by each of the cities were not too easy to discern. If you do have any maps, can you share them?

Michelle, I cc'd you as it's my understanding you are leading the AOI revisions. Any chance this data can be shared as part of the staff reports?

Keri K. Smith

From: Tony Almeida <tony.almeida@canyoncounty.id.gov>
Date: Thursday, October 2, 2025 at 9:46 AM
To: 'Keri Smith' <2c@growingtogetheridaho.org>
Subject: RE: [External] AOI Maps

Hi Keri,

Proposed Impact acres ;
 Proposed AOI: Parma - Acres: 1,369.02
 Proposed AOI: Wilder - Acres: 3,643.15
 Proposed AOI: Notus - Acres: 1,111.06
 Proposed AOI: Star - Acres: 10,744.02
 Proposed AOI: Greenleaf - Acres: 836.53
 Proposed AOI: Melba - Acres: 1,568.87
 Proposed AOI: Caldwell - Acres: 30,158.93
 Proposed AOI: Nampa - Acres: 47,751.29
 Proposed AOI: Middleton - Acres: 19,103.62
 Proposed AOI: HOMEDALE - Acres: 2,977.17

City Limits acres;
 City Limits: Parma - Acres: 711.45
 City Limits: Wilder - Acres: 510.04
 City Limits: Notus - Acres: 637.28
 City Limits: Caldwell - Acres: 16,974.11
 City Limits: Melba - Acres: 303.48
 City Limits: Greenleaf - Acres: 542.67
 City Limits: StarCanyon - Acres: 1,320.35
 City Limits: Middleton - Acres: 4,179.94
 City Limits: Nampa - Acres: 23,851.89

Tony

-----Original Message-----

From: Keri Smith <2c@growingtogetheridaho.org>

Sent: Wednesday, October 1, 2025 11:33 AM

To: Tony Almeida <tony.almeida@canyoncounty.id.gov>

Subject: [External] AOI Maps

Hi Tony. Do you have the proposed AOI mapped? I'm wanting to confirm how many acres of land is in each proposed area of impact? Also, is it easy to tell how many acres a city currently includes?

Keri Smith

Growing Together