



Board of County Commissioners
Hearing Date: October 16, 2025
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: OR2025-0008
APPLICANT/REPRESENTATIVE: City of Homedale
ANALYST: Michelle Barron, Amber Lewter, & Arbay Mberwa
REQUEST:

The applicant, the City of Homedale, requests an ordinance update to comply with State Law 67-6526 by confirming the existing area of impact.

PUBLIC NOTIFICATION:

Full Political Notice:

August 19, 2025

Public Notification:

N/A: No Changes Requested

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 a public hearing the evidence 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.*

Staff sent the applicant a scheduling letter on August 22, 2025, providing the hearing date and deadlines, as well as suggesting the applicant provide evidence that supports the proposal by the materials deadline of September 26, 2025 (**Exhibit A3**). On September 25, 2025, staff reached out to remind the applicant of the materials deadline. The City of Homedale stated on September 26, 2025, that they “are good with the current AOI” that was submitted and submitted additional information regarding the City's well (**Exhibit A1.1**).

2. HEARING BODY ACTION:

OPTIONAL MOTIONS:

Approval of the Application: “I move to approve OR2025-0008, City of Homedale, 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 OR2025-0008, City of Homedale 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 OR2025-0008, City of Homedale, 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?
☒	☐	☐	Staff Analysis	The proposed area of impact is generally in conformance with the Comprehensive Plan. The future land use map promotes residential growth with commercial and industrial growth along Highway 95 (Exhibit B2.8). The planned growth is due to the existing residential, commercial, and industrial zones established near the entrance into the City of Homedale (Exhibit B2.2). The impact area boundaries include a future rural residential designation to provide a transition from the existing residential growth and agricultural uses outside of the impact area boundary, consistent with the definition of rural residential: “The R-R district provides rural transitional areas to create a boundary between agricultural and urban areas. These areas are generally conducive to small-scale farming operations and compatible with non-agricultural uses” (<i>Page 26 of the 2030 Comp. Plan</i>). The proposal is aligned with, but not limited to, the following goals and policies of the 2030 Comprehensive Plan: <u>Property Rights Policy:</u> • P1.01.03 Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals. <u>Population Component 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 • G2.02.00 Promote housing, business, and service types needed to meet the demand of the future and existing population. <u>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.

				- 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>Land Use Goals and Policies:</u> - P4.01.01 Maintain a balance between residential growth and agriculture that protects the rural character. - G4.02.00 Ensure that growth maintains and enhances the unique character throughout the County. - P4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. - G4.03.00 Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning. - 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. - P4.04.02 Align planning efforts in areas of city impacts. - G4.06.00 Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment. - P4.07.01 Plan land uses that are compatible with the surrounding community. <u>Agriculture Goals and Policies:</u> - P12.01.02 Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas. - G12.04.00 Minimize conflicts between agricultural uses and operations and adjacent non-agricultural uses. - P12.04.01 Encourage new development adjacent to agricultural areas to be designed to minimize conflicts with adjacent agricultural uses.
☒	☐	☐	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.
			<i>Staff Analysis</i>	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 Homedale School District, Homedale Fire and Ambulance, Golden Gate Highway District, Boise Project Board of Control, and Wilder Irrigation on August 19, 2025. No comments were provided by the materials deadline. The request to keep the City of Homedale'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.
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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 Homedale is anticipating commercial and residential growth in the proposed area of impact. The letter of intent states (Exhibit A1), "The City of Homedale's current AOI is reflective of the areas where growth and development are currently happening and where growth and development is expected to continue over the next 5 years." Several subdivisions along the Snake River abut the City of Homedale. This area is zoned primarily "R-R" (Rural Residential), ending approximately 0.60 miles from the City of Homedale's current City Limits (Exhibits B2.2 and B2.3). The Future Land Use Map has residential growth north to Ustick Road and east to Hwy 95, with Commercial growth along Hwy 95 (Exhibit B2.8). According to the current and future land maps (Exhibits B2.2 and B2.8), it appears that there is anticipated commercial and residential growth located north and east of the Snake River, extending to Ustick Road and Highway 95.
☐	☒	☐	67-6526(4)(a)(ii)	Geographic factors.
			Staff Analysis	The City of Homedale's well is located in the proposed area of impact at Ustick Road, west of Batt Corner Road (Exhibit A1.1). The letter of intent indicates that the City of Homedale currently provides water services to a handful of residents living in the area of impact, with the ability to add more (Exhibit A1). It appears that the well located in the proposed area of impact is a backup well for the City of Homedale connecting through Hwy 95. See Section 67-6526(4)(a)(iv) for details regarding sewer and water services.

				The Snake River is a geographical factor that splits the current City of Homedale from the proposed area of impact in Canyon County. Staff finds that providing utility services across the Snake River may be difficult except for water due to the well location. There was no evidence to support that the City could provide all utility services across the Snake River into the proposed area of impact. The City of Homedale's proposed area of impact is relatively flat with slopes along the northeast boundary. (Exhibit B2.7). The soils in the proposed area of impact have primarily class IV soils (Moderately-Suited) and prime farm land if irrigated (Exhibit B2.5).
☐	☒	☐	67-6526(4)(a)(iii)	Transportation infrastructure and systems, including connectivity;
			Staff Analysis	The applicant's letter of intent states that if a developer were to come into the area of impact and develop, the City of Homedale would be able to provide street maintenance (Exhibit A1). Based upon staff's research, Highway 95 is the only road that provides connectivity to the City of Homedale and the proposed area of impact in Canyon County (Exhibit B7). Highway 95 provides the connectivity needed for transportation to get from the City of Homedale to the proposed area of impact. Golden Gate Highway District and ITD were notified on August 19, 2025. Golden Gate Highway District did not provide any comments by the materials deadline of September 26, 2025. ITD commented on August 25, 2025, stating ITD has no comments or concerns at this time (Exhibit C3). There are several established subdivisions as you go into the area of impact from the City of Homedale by Highway 95. The letter of intent depends on a developer coming into the area of impact to develop. The closest land available to be developed by a developer is approximately 0.50 miles from the City of Homedale along Highway 95. There is not enough information to suggest that the City of Homedale can provide the transportation infrastructure, maintenance, or connectivity needed to cross the Snake River for the anticipated growth the City of Homedale has for the proposed area of impact.
☐	☒	☐	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 Homedale anticipates providing municipal water and sewer to the proposed area of impact within the next five (5) years. Water: The City of Homedale's letter of intent states that the City of Homedale currently provides water service to a handful of residents living in the area of impact, with the ability to add more (Exhibit A1). The City of Homedale currently provides water to parcels R33670010, R33715011, and R33669011 along Highway 95 and at the corner of Ustick Road and Bat Corner Road (Exhibit B8). The well for the City of Homedale is located at Ustick Road and

				west of Batt Corner Road (Exhibit A1.1), and the City of Homedale is in the process of drilling a second well at this location. It appears the City of Homedale has the serviceability for water to the proposed area of impact. Sewer: The letter of intent (Exhibit A1) states that the City of Homedale would be able to provide sewer services if a developer were to develop in the proposed area of impact. Staff finds that connecting the sewer across the Snake River will be difficult, and without being provided a plan to connect the sewer, staff cannot find enough evidence to support that the City of Homedale can connect sewer services to the proposed area of impact within 5 years.
☐	☒	☐	67-6526(4)(a)(v)	Other public service district boundaries.
			Staff Analysis	School Facilities: According to the National Center for Education Statistics, 2023-2024, Homedale High School had 410 students enrolled, Homedale Middle School had 382 students enrolled, and Homedale Elementary School had 478 students enrolled (Exhibits B5.1, B5.2, and B5.3). Staff was not able to locate more current statistics for students enrolled in the City of Homedale's School District or the City of Homedale's School District capacity limit. According to Canyon County's School District Map, Homedale School District currently serves the proposed area of impact (Exhibit B4.2). The Homedale School District was notified on August 19, 2025, no comments were received by the comment deadline of September 26, 2025. Police/Fire/Emergency: The applicant's letter of intent (Exhibit A1) states that the Homedale Rural Fire District and Homedale Ambulance District extend into the proposed area of impact. Canyon County's Fire District's Service Map (Exhibit B4.1) locates the Homedale Rural Fire District services north to Ustick Road, and the Wilder Rural Fire District services the remaining portion of the proposed area of impact for the City of Homedale. The City of Homedale's website, located under the ambulance service, states that the City of Homedale's Ambulance Service shares dual jurisdiction with Canyon County Paramedics in southwestern Canyon County and that the City of Homedale's Ambulance District relies on volunteers (Exhibit B3). Staff was not able to locate a reliable map of where the Homedale Ambulance District services. The City of Homedale may be able to service the proposed area of impact with other public service districts, such as the school district, the fire district, and the ambulance district. However, there was no evidence provided that the fire district or ambulance district can serve the full area of impact that is proposed.
☐	☒	☐	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.
			<i>Staff Analysis</i>	The City of Homedale's letter of intent states the area of impact does not exceed two miles outside of Homedale city limits (Exhibit A1). According to staff's analysis, the requested confirmation does exceed the two-mile distances from the city jurisdiction for parcel R37262 (Exhibits A2 and B2.9).
☒	☐	☐	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.
			<i>Staff Analysis</i>	The proposed impact area does not cross county boundary lines (Exhibit A2).
☒	☐	☐	67-6526(4)(d)	Areas of impact shall not overlap.
			<i>Staff Analysis</i>	The proposed impact area does not overlap with a neighboring city's area of impact (Exhibit A2).

4. AGENCY COMMENTS:

A full political was sent out to all of Canyon County's partner agencies on August 19, 2025, notifying them of the subject application. See the full list of agencies notified in **Exhibit C1**.

Staff received agency comments from Idaho Transportation Department (ITD) and 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 notice was not required to be mailed to property owners because there were no proposed changes to the established area of impact; therefore, there were no property owners who may be affected by the proposed area of impact. A newspaper notice was published on August 27, 2025, notifying of the subject application.

Staff received one (1) total written public comment by the materials deadline of September 26, 2025. The comment received was in opposition. 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 **not compliant** with Idaho State Law §67-6526, and the impact boundary should be reduced to the city jurisdictional boundaries. A full analysis is detailed within the staff report.

7. EXHIBITS:

A. Application Packet & Supporting Materials

1. Letter of Intent
 - 1.1. Additional Well Information
2. Proposed Area of Impact Map
3. Scheduling Letter

B. Supplemental Documents

1. State Law 67-6526
2. Case Maps/Reports
 - 2.1. FEMA Small Air Photo
 - 2.2. Zoning & Classification Map
 - 2.3. Subdivision Map & Report
 - 2.4. Dairy, Feedlot, & Gravel Pit Map
 - 2.5. Soil & Prime Farm Land Maps
 - 2.6. TAZ Household & Job Maps
 - 2.7. Slope Map
 - 2.8. Future Land Use Map
 - 2.9. City of Homedale – Two Mile Buffer
3. City of Homedale's Ambulance District Website
4. Canyon County Comprehensive Plan 2030 Maps
 - 4.1. Fire Districts Map
 - 4.2. School Districts Map
5. National Center for Education Statistics
 - 5.1. Homedale Elementary School
 - 5.2. Homedale Middle School
 - 5.3. Homedale High School
6. Owyhee County Map
7. City of Homedale – Google Map
8. Water Serviced by the City of Homedale – Parcels

C. Agency Comments Received by: September 26, 2025

1. Full Political Notice sent August 19, 2025
2. DEQ; Received: August 25, 2025
3. ITD; Received: August 25, 2025

D. Public Comments Received by: September 26, 2025

1. George Crookham – Opposition; Received: September 26, 2025

EXHIBIT A

Application Packet & Supporting Materials

Gheen Christoffersen
Mayor

Alice E. Pegram
City Clerk-Treasurer



City of Homedale

PO Box 757
Homedale, Idaho 83628

alicep@cityofhomedale.org

Phone 208-337-4641
Fax 208-337-5904

August 11, 2025

Canyon County
111 N 11th Ave, #310
Caldwell, ID 83605

This letter is to serve as the Letter of Intent form the City of Homedale for the Area of City Impact. Homedale is not proposing any changes to their current Area of City Impact and would be asking to keep the current AOI.

In accordance with Idaho Code 67-6526, the city has reviewed their current AOI and has confirmed the following:

1. The City of Homedale's current AOI is reflective of the areas where growth and development is currently happening and where growth and development is expected to continue over the next 5 years.
2. The boundaries of the current AOI does not exceed 2 miles outside of Homedale city limits and does not overlap with Wilder or Caldwell.
3. The City of Homedale already provides water service to a handful of properties within the AOI with the ability to add more.
4. The City would be able to provide sewer services and street maintenance if a developer was to come into the AOI and develop that infrastructure.
5. The Homedale Rural Fire Department & Homedale Ambulance Service both extend into the AOI already.

Sincerely,

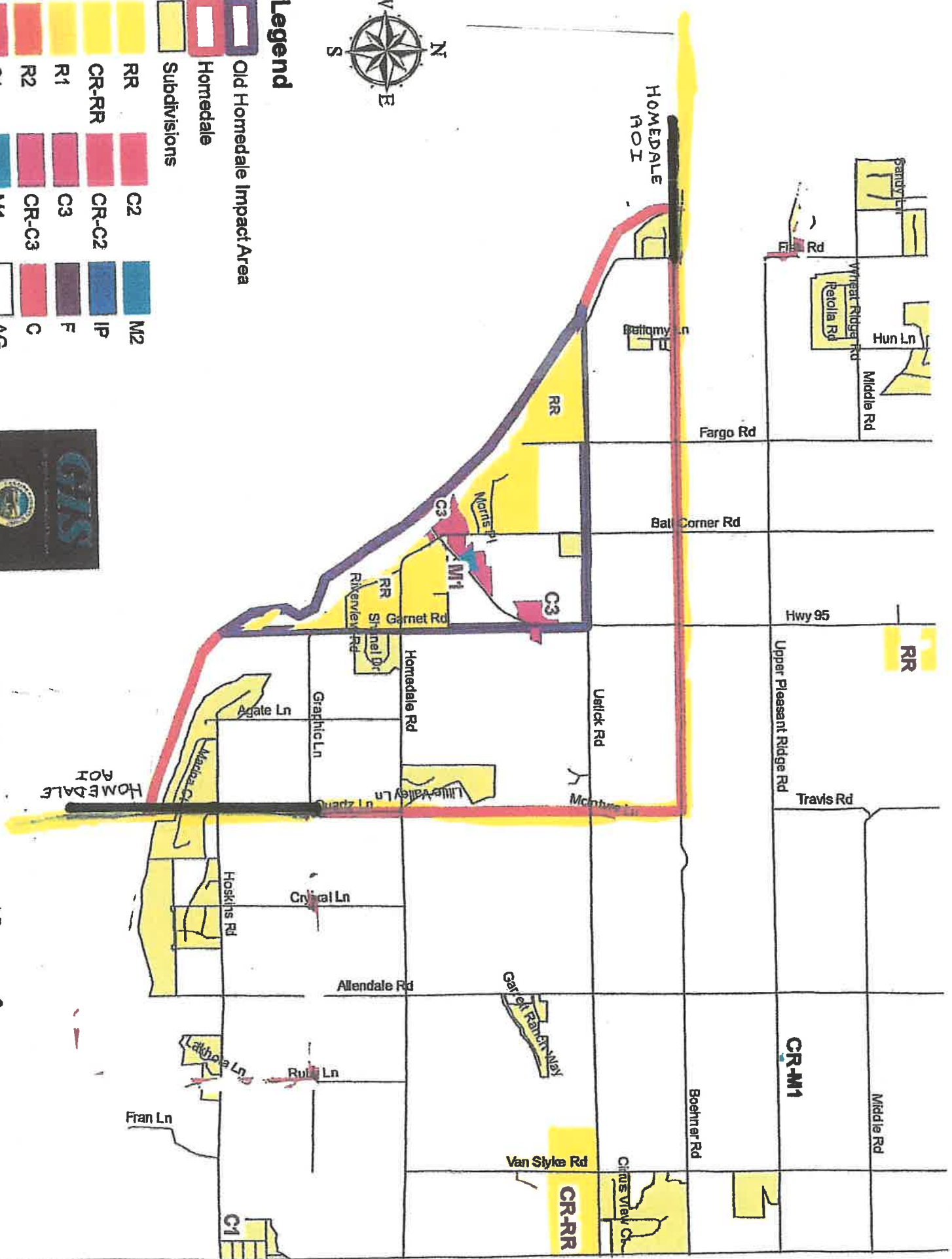


Alice E. Pegram
City Clerk/Treasurer



Legend

	Old Homedale Impact Area		C2		M2
	Homedale		CR-RR		IP
	Subdivisions		CR-C2		IP
			RR		IP
			CR-RR		IP
			R1		IP
			R2		IP
			C1		IP
			CR-C1		IP
			M1		IP
			CR-M1		IP
			C		IP
			AG		IP

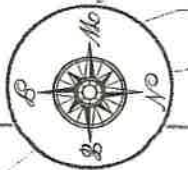
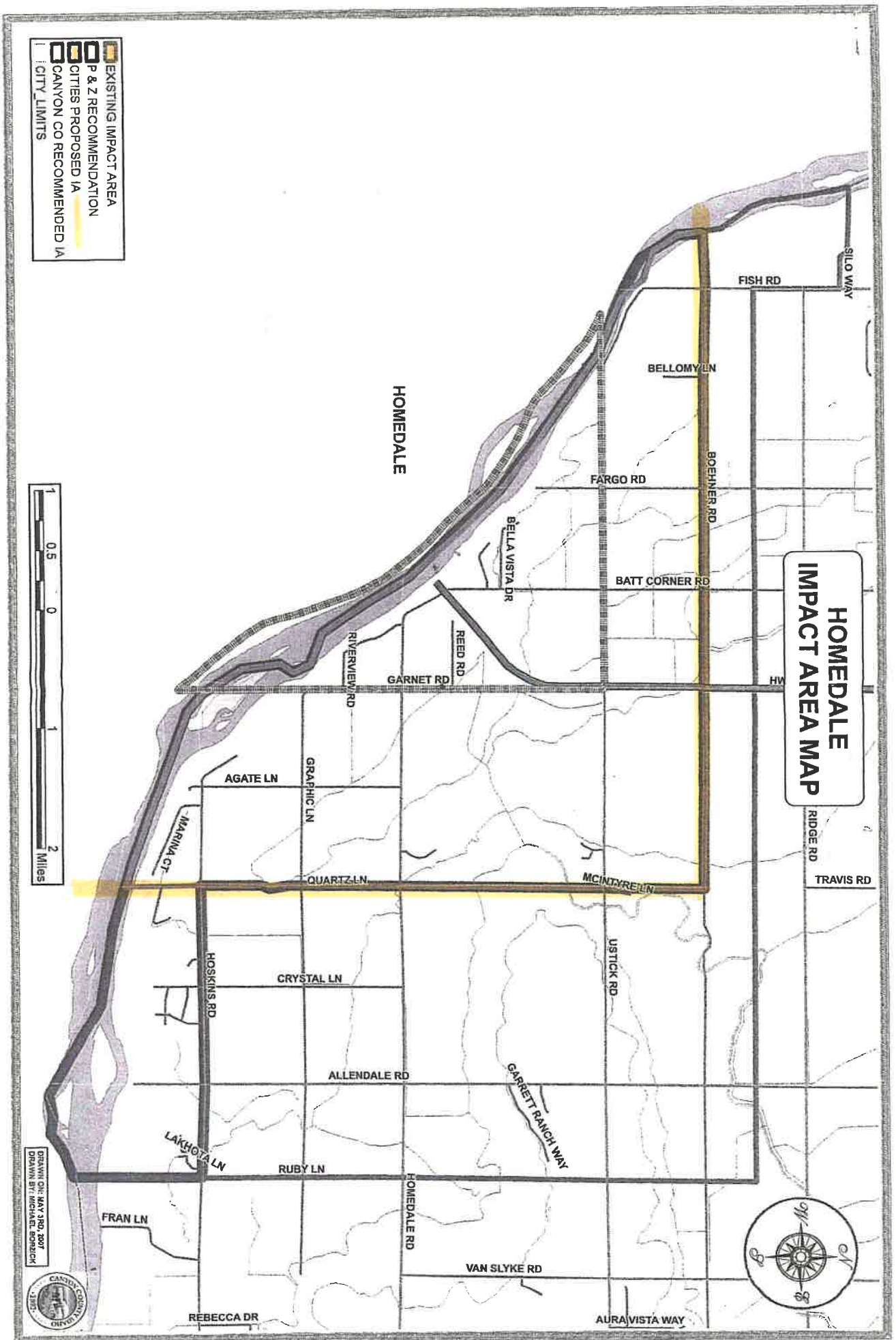


HOMEDALE IMPACT AREA MAP

- EXISTING IMPACT AREA
- P & Z RECOMMENDATION
- CITIES PROPOSED I/A
- CANYON CO RECOMMENDED I/A
- CITY LIMITS



DRAWN ON: MAY 18, 2007
DRAWN BY: MICHAEL BORUCKI



Archived: Monday, September 29, 2025 11:01:26 AM

From: alicep@cityofhomedale.org

Mail received time: Mon, 29 Sep 2025 06:55:48

Sent: Mon, 29 Sep 2025 06:51:09

To: [Amber Lewter](#)

Subject: RE: RE: [External] Re: AOI

Importance: Normal

Sensitivity: None

Amber, so sorry for the delay, I've been out for awhile with pneumonia. Hopefully, I'm back now....Anyway, so much for me.....the City's well is at Ustick Rd, just west of Batt Corner Rd, Wilder.

We supply a couple of Churches and businesses along that route. We are also in the process of drilling a second well at the Ustick location. This will be a \$6plus million dollar project.

Friends Community Church 17434 US Hwy 95

Mountain View church 26515 Ustick Rd,

SMX Trucking 17191 US Hwy 95

Please let me know if you need anything additional. I am hoping to work a full day.

~

Alice E Pegram

City Clerk/Treasurer

City of Homedale

208 337 4641

~

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>

Sent: Friday, September 26, 2025 3:33 PM

To: 'rachaelp@cityofhomedale.org' <rachaelp@cityofhomedale.org>

Cc: 'Alice E Pegram' <alicep@cityofhomedale.org>; AOI Update <aoiupdate@canyoncounty.id.gov>

Subject: RE: RE: [External] Re: AOI

~

Hello Rachael,

~

Number 3 on the letter of intent implies the City of Homedale provide water services to a handful of properties located in the area of impact. Can you tell me which properties you service? Where is the City of Homedale's well located?

~

Thank you,

~



Amber Lewter

Associate Planner

Canyon County Development Services Department

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

~

Direct Line:~ 208-454-6631~::~~

Email:~ amber.lewter@canyoncounty.id.gov

Website:~ www.canyoncounty.id.gov

~

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

~

PUBLIC RECORD NOTICE: All~communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.~

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From: rachaelp@cityofhomedale.org <rachaelp@cityofhomedale.org>
Sent: Friday, September 26, 2025 11:09 AM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Subject: RE: RE: [External] Re: AOI

~

Please see attached letter. Thank you,

~

Rachael J. Percifield

Deputy Clerk

City of Homedale

~

From: Alice E Pegram <alicep@cityofhomedale.org>
Sent: Friday, September 26, 2025 10:34 AM
To: Rachael Percifield <rachaelp@cityofhomedale.org>
Subject: Fwd: RE: [External] Re: AOI

~

There is a file on my desk for aoi

----- Forwarded message -----

From: Alice E Pegram <alicep@cityofhomedale.org>
Date: Sep 26, 2025 10:33 AM
Subject: Fwd: RE: [External] Re: AOI
To: Rachael Percifield <rachaelp@cityofhomedale.org>
Cc:

Please send them what they need. Thanks.c

----- Forwarded message -----

From: Alice E Pegram <alicep@cityofhomedale.org>
Date: Sep 26, 2025 10:33 AM
Subject: Fwd: RE: [External] Re: AOI
To: Rachael Percifield <rachaelp@cityofhomedale.org>
Cc:

----- Forwarded message -----

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Date: Sep 26, 2025 10:16 AM
Subject: RE: [External] Re: AOI
To: 'Alice E Pegram' <alicep@cityofhomedale.org>
Cc: AOI Update <aoiupdate@canyoncounty.id.gov>

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Associate Planner

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

 $\frac{1}{2}$

Email:\~ amber.lewter@canyoncounty.id.gov

2

Public office hours

8am – 5pm

1pm – 5pm

2

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

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Hi Alice,

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12

Email: \~ amber.lewter@canyoncounty.id.gov

Homedale Area of Impact

Exhibit A2:



Owyhee County

Legend

- Proposed_AOI_2025
- Current Impact Areas
- City Limits
- Interstate
- Highway
- Roads
- Rail

0 0.3 0.5 Miles

DISCLAIMER: CANYON COUNTY MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THESE MAPS. CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THESE MAPS OR ANY OF THE INFORMATION CONTAINED HEREIN. PORTIONS MAY BE COPIED FOR INCIDENTAL USES, BUT MAY NOT BE RESOLD. THIS MAP HAS NOT YET BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.

REVISED: Date: 8/21/2025 - TA
Document Path: O:\GIS\SDSD_GIS_Projects\ImpactArea2025\CitiesAreaOfImpact2025\CitiesAreaOfImpact2025.aprx



Archived: Monday, September 29, 2025 11:03:56 AM

From: [Amber Lewter](#)

Mail received time: Fri, 22 Aug 2025 11:25:58

Sent: Fri, 22 Aug 2025 11:25:57

To: [AOI Update](#)

Subject: FW: AOI

Importance: Normal

Sensitivity: None

Attachments:

[Applicant Schedule letter.pdf](#) 

~

~

From: Amber Lewter

Sent: Friday, August 22, 2025 11:24 AM

To: 'alicep@cityofhomedale.org' <alicep@cityofhomedale.org>

Subject: AOI

~

Good Afternoon,

~

Attached you will find a schedule letter that provides some information for the scheduled hearing on October 16, 2025 at 1:30 pm. There is no specific time for each City, the hearing order is listed below.

~

October 15th Hearing Order:

1st: City of Homedale

2nd: City of Middleton

3rd: City of Star

4th: City of Nampa

~

Below I provided the testimony order and time allotted during a Canyon County land use hearing. According to State Law 67-6526, the Cities are the applicants.

~

Applicant: 10 minutes

Public Testimony: 3 minutes

Rebuttal: 5 minutes

~

By the materials deadline of September 26, 2025, the documents you will want to provide is ANY evidence that supports your proposal for the cities AOI, including any presentation you will be doing during the hearing. This is to ensure that the documents are included into the staff report and the hearing body is able to review everything prior to the scheduled hearing.

~

I hope this helps going forward. Please reach out if you have any questions.

~

~

Thank you,

~



Amber Lewter

Associate Planner

Canyon County Development Services Department

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

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Direct Line: 208-454-6631 ~ ~ ~ ~ ~

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday and Friday

8am – 5pm



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 22, 2025

Re: **AOI – City of Homedale – OR2025-0008**

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 16, 2025; 1:30 pm

Location: Public Meeting Room

(1st floor of Canyon County Administration Building, 111 N. 11th Ave., 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

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.]

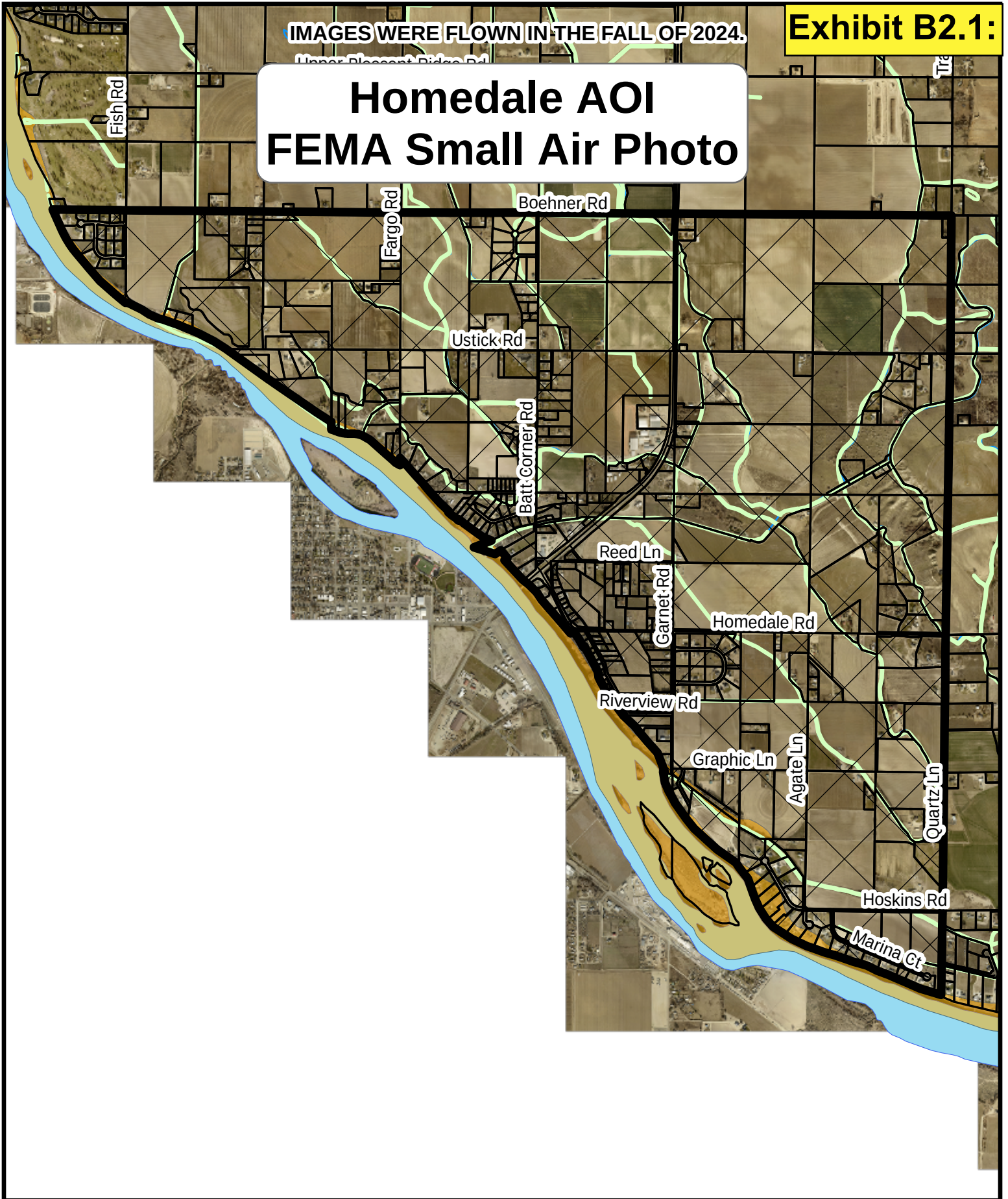
How current is this law?

EXHIBIT B.2
Case Maps/Reports

IMAGES WERE FLOWN IN THE FALL OF 2024.

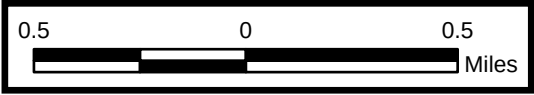
Exhibit B2.1:

Homedale AOI FEMA Small Air Photo

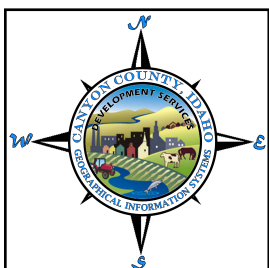
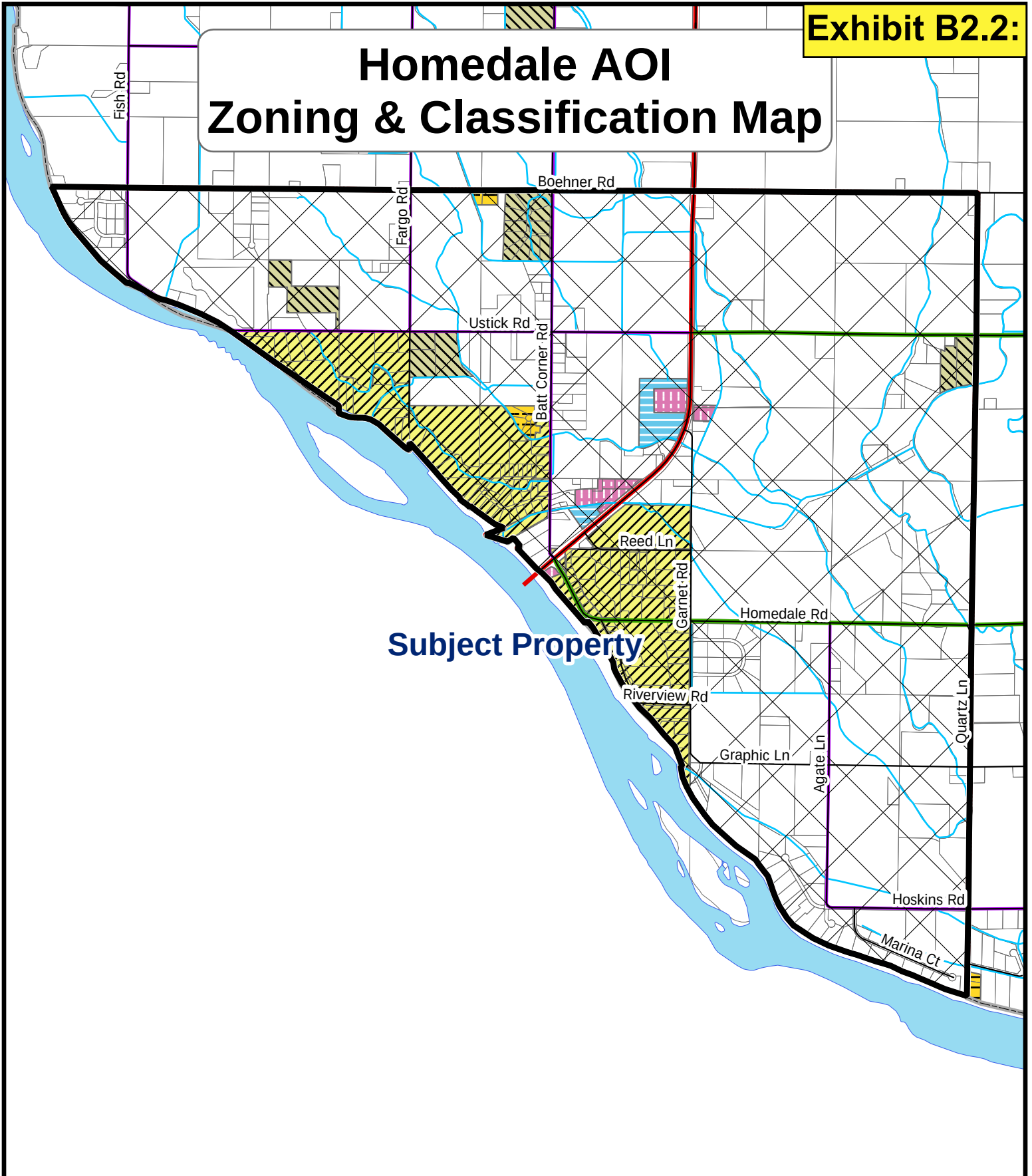


Legend

SUBJECT_PROPERTY	A
TAXLOTS	AE
WETLANDS	X



Homedale AOI Zoning & Classification Map

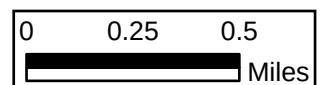


- RR
- CR-RR
- R1
- CR-R1
- R2
- C
- C1
- CR-C1

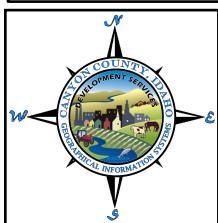
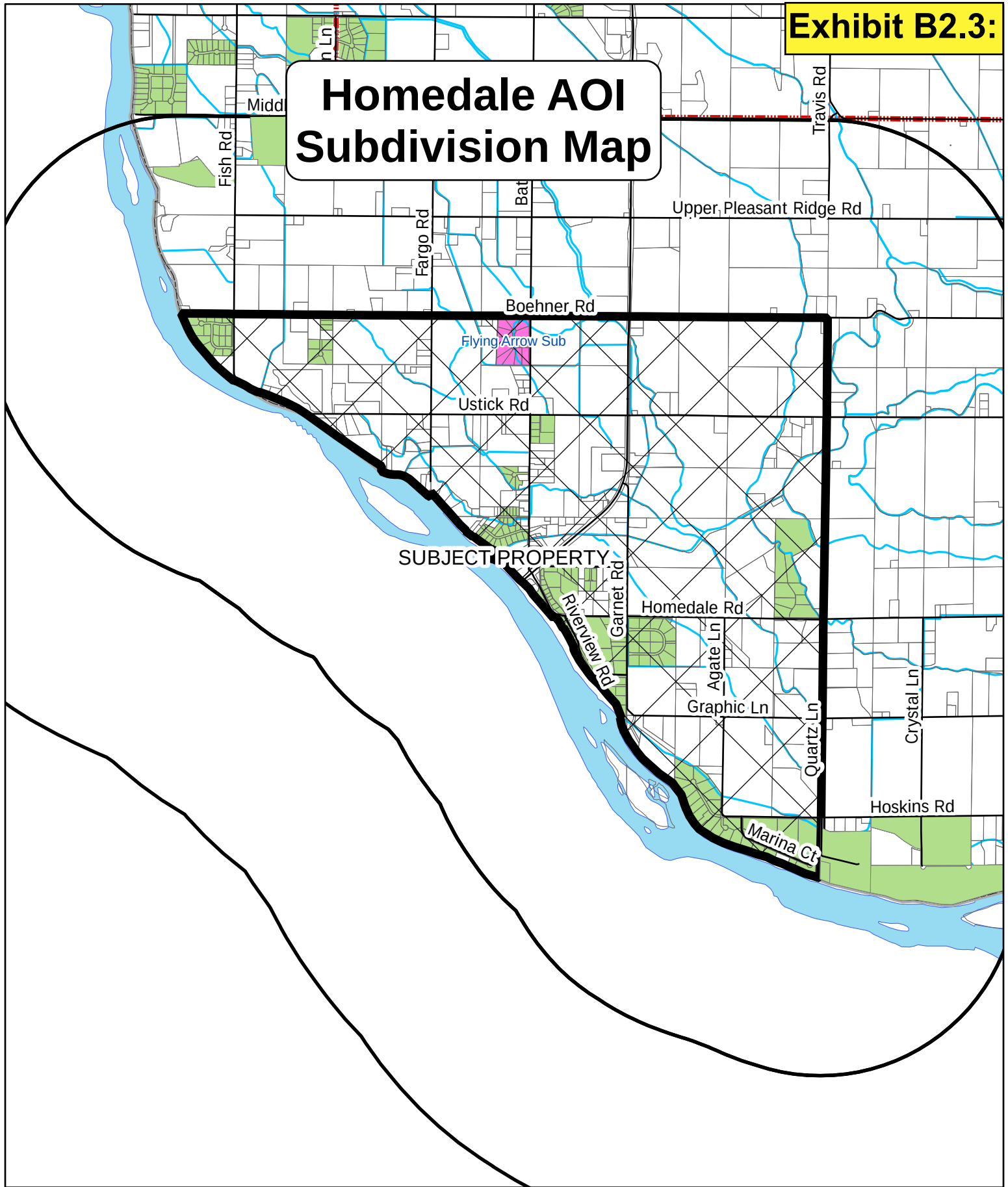
- C2
- CR-C2
- M1
- CR-M1
- M2
- AG
- INTERSTATE

- OTHER
- FREEWAY/EXPRESSWAY
- PROPOSED
- OTHER
- FREEWAY/EXPRESSWAY
- PRINCIPAL ARTERIAL

- PROPOSED
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED
- MINOR ARTERIAL
- COLLECTOR
- PROPOSED
- COLLECTOR

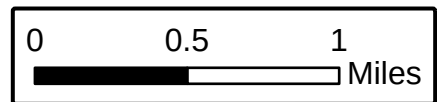


Homedale AOI Subdivision Map



Legend:

- SUBDIVISIONS
- Plat Type, Plat Status
 - Preliminary, Approved
 - Preliminary, Pending
 - MOBILE HOME PARKS



SUBDIVISION & LOT REPORT					
NUMBER OF SUBS		ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
7		269.73	123	2.19	
NUMBER OF SUBS IN PLATTING		ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
1		27.17	12	2.26	
NUMBER OF LOTS NOTIFIED		AVERAGE	MEDIAN	MINIMUM	MAXIMUM
60		17.54	7.60	0.65	81.78
NUMBER OF MOBILE HOME PARKS		ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM

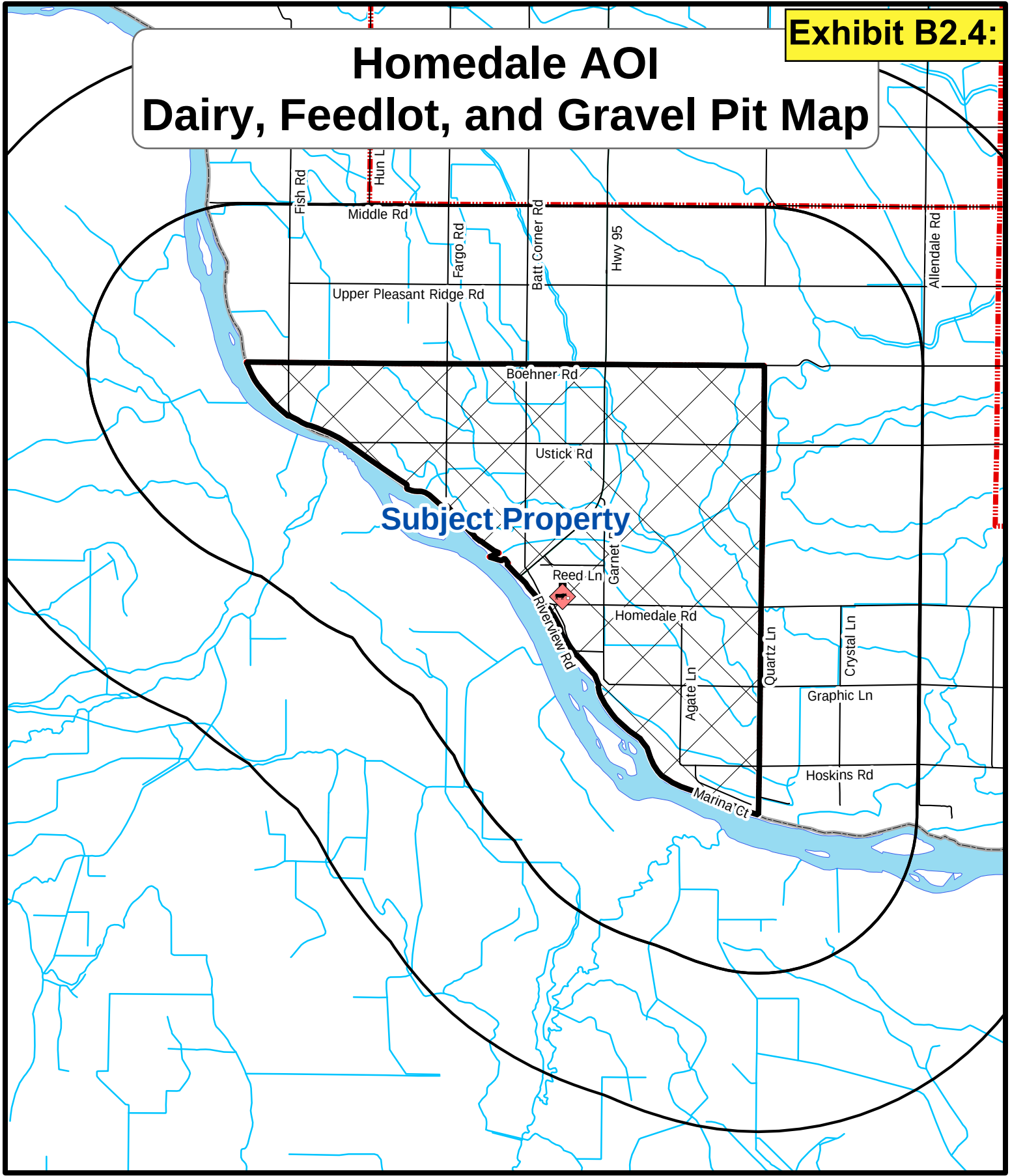
PLATTED SUBDIVISIONS							
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
KALOS PLACE SUBDIVISION	2	3N5W13	2.99	2	1.50	COUNTY (Canyon	2020
PLEASANTVIEW SUB	3	4N5W28	67.21	39	1.72	COUNTY (Canyon	2002
RIVERBEND SUB	4	4N5W29	20.27	18	1.13	COUNTY (Canyon	2004
RIVERS EDGE SUBDIVISION	5	3N5W14	43.06	11	3.91	COUNTY (Canyon	2005
RIVERSIDE ESTATES SUB	6	3N5W13	79.40	13	6.11	COUNTY (Canyon	2004
SEVEN SPRINGS PARK	7	3N5W13	40.24	29	1.39	COUNTY (Canyon	1973
SEVEN SPRINGS PARK #2	8	3N5W13	16.56	11	1.51	COUNTY (Canyon	1974

SUBDIVISIONS IN PLATTING				
SUBDIVISION NAME		ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Flying Arrow Sub		27.17	12	2.26

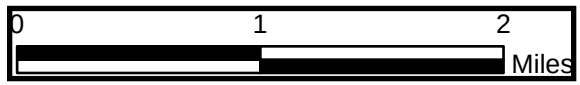
MOBILE HOME & RV PARKS					
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...

Homedale AOI

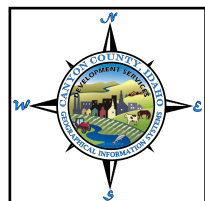
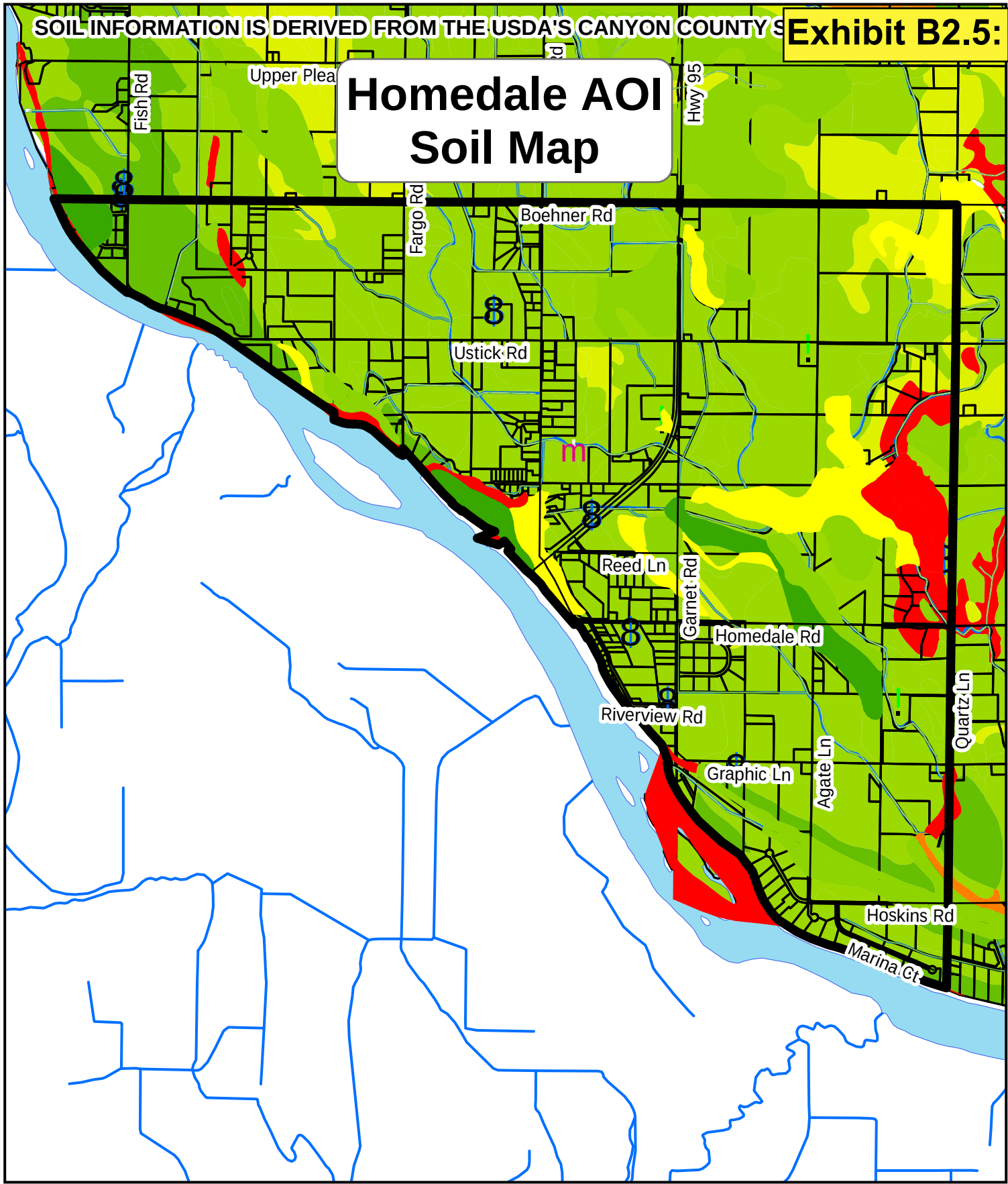
Dairy, Feedlot, and Gravel Pit Map



	FEEDLOTS
	DAIRIES
	GRAVELPITS

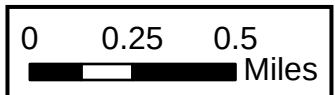


Homedale AOI Soil Map



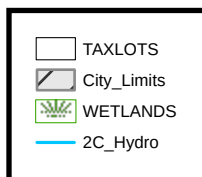
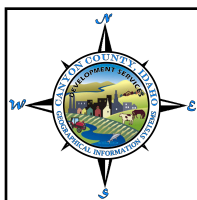
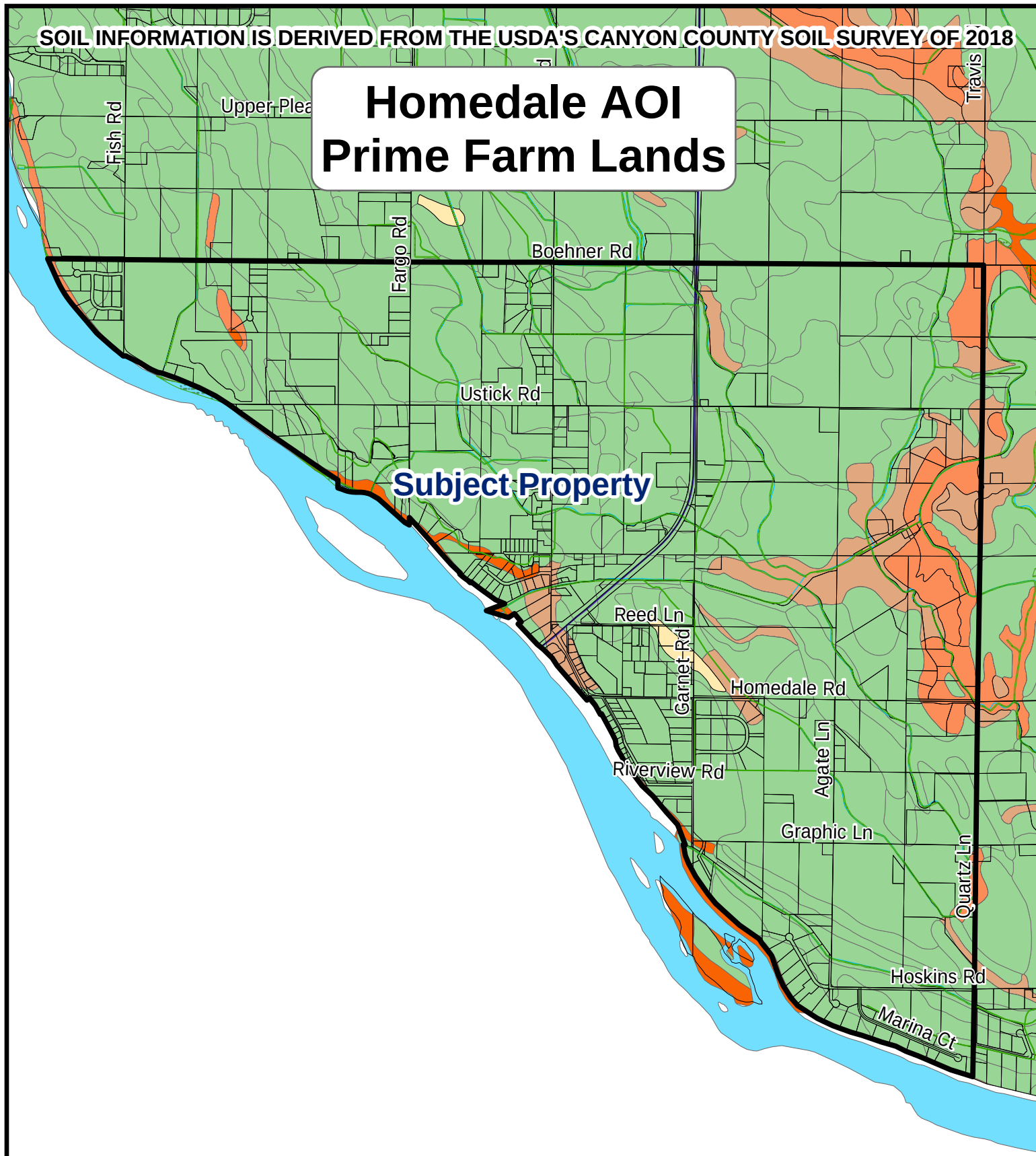
- Nitrate Priority Wells**
- 8** 0.005000 - 2.000000
 - 7** 2.000001 - 5.000000
 - 6** 5.000001 - 10.000000
 - 5** 10.000001 - 49.800000

- m** IDWR_2C_Geothermal_
- Wetlands



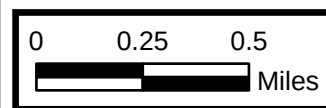
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Homedale AOI Prime Farm Lands

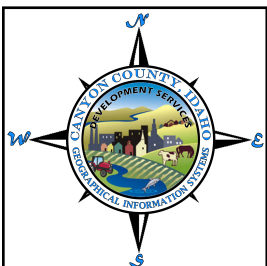
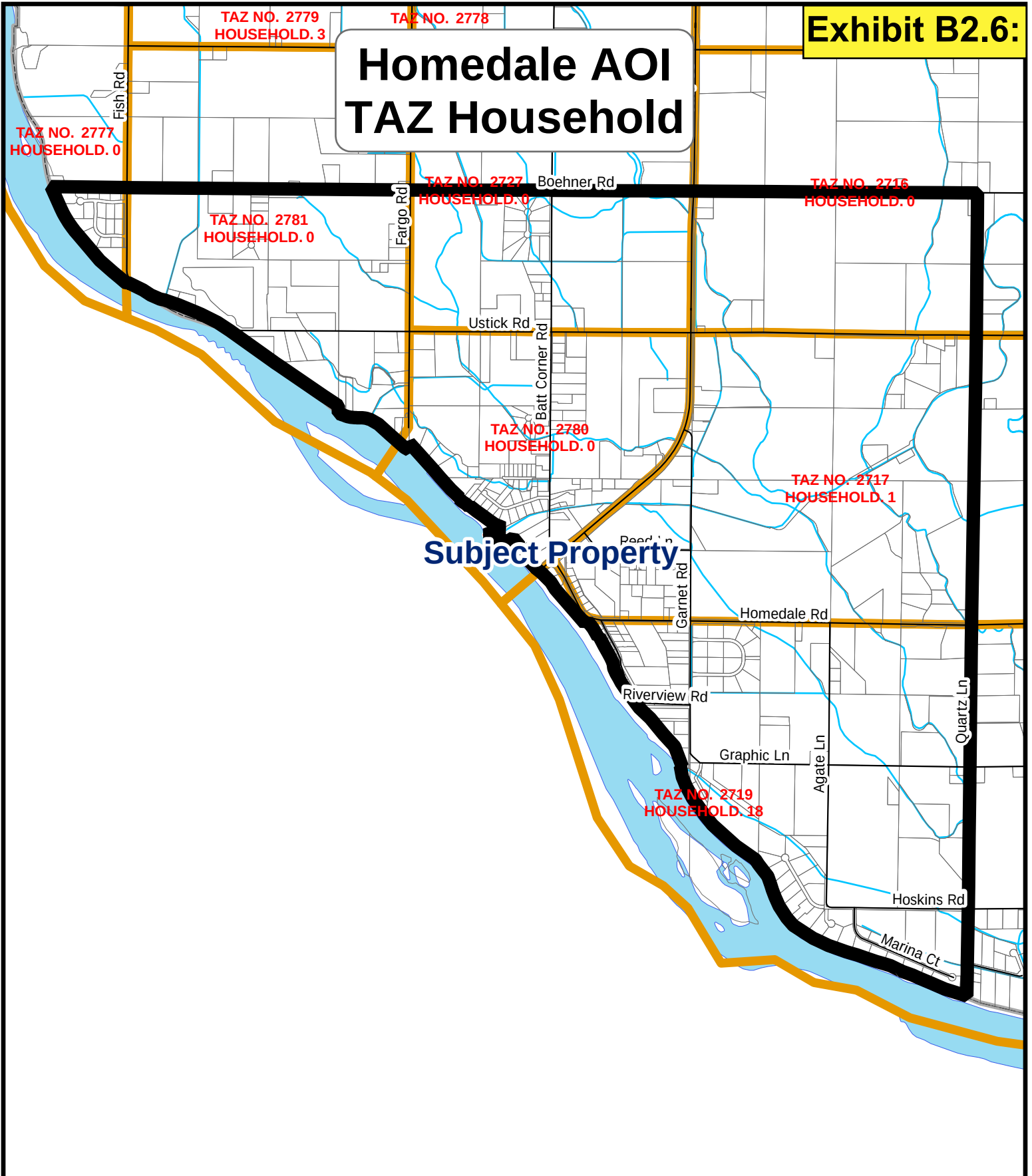


FARMLAND

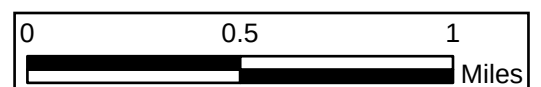
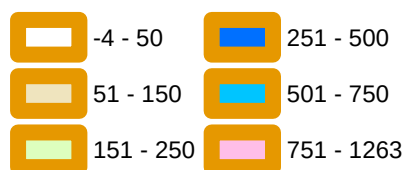
- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Not prime farmland
- Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
- Prime farmland if irrigated
- Prime farmland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

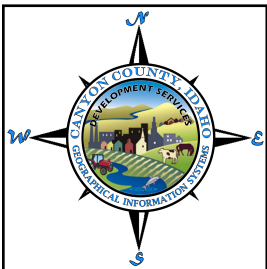
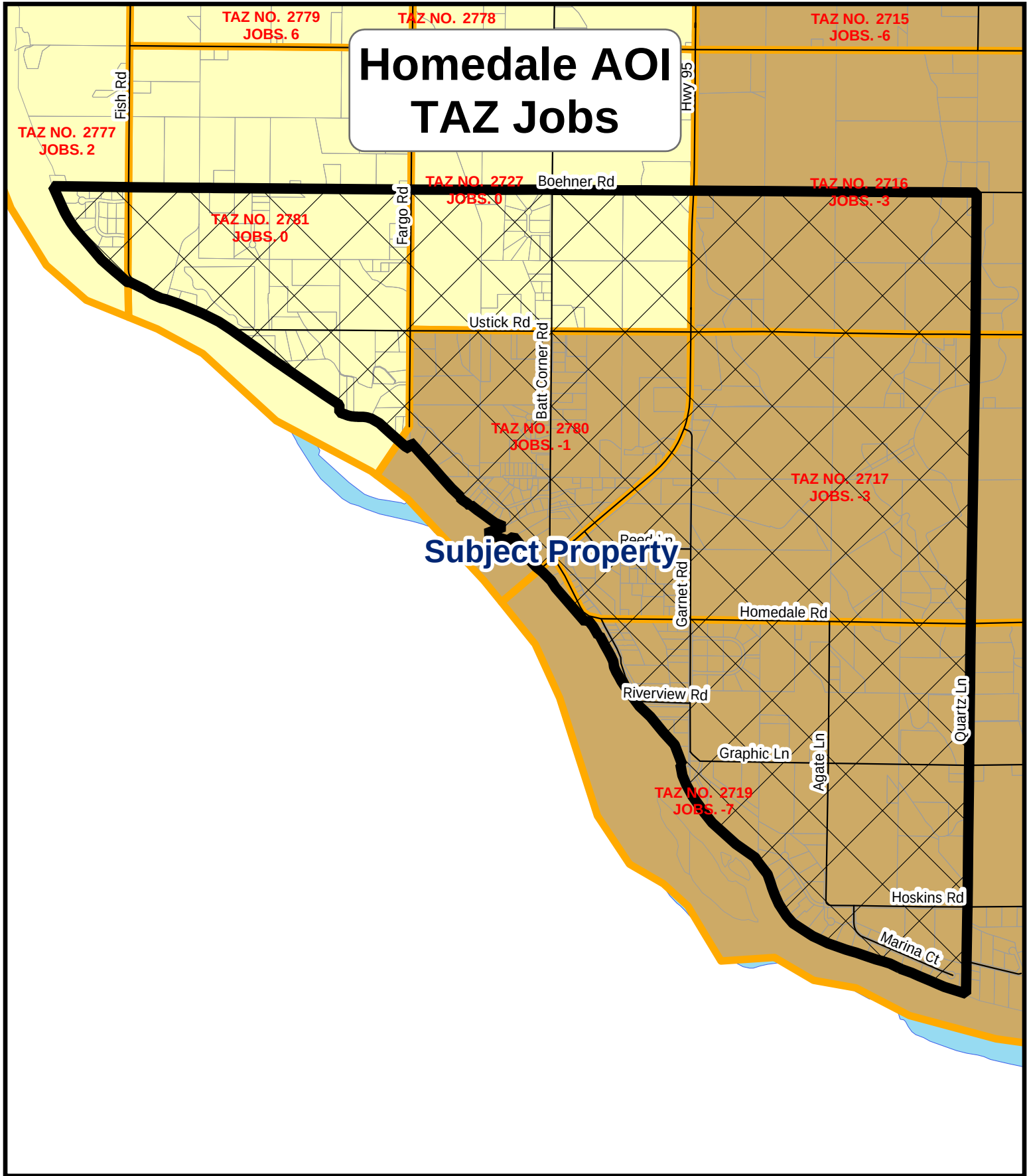


Homedale AOI TAZ Household

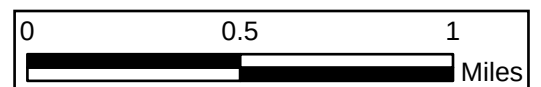
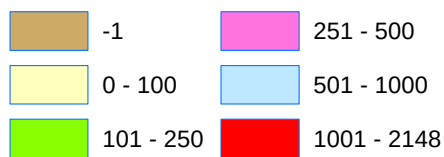


House Hold 2025-2050

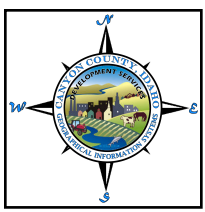
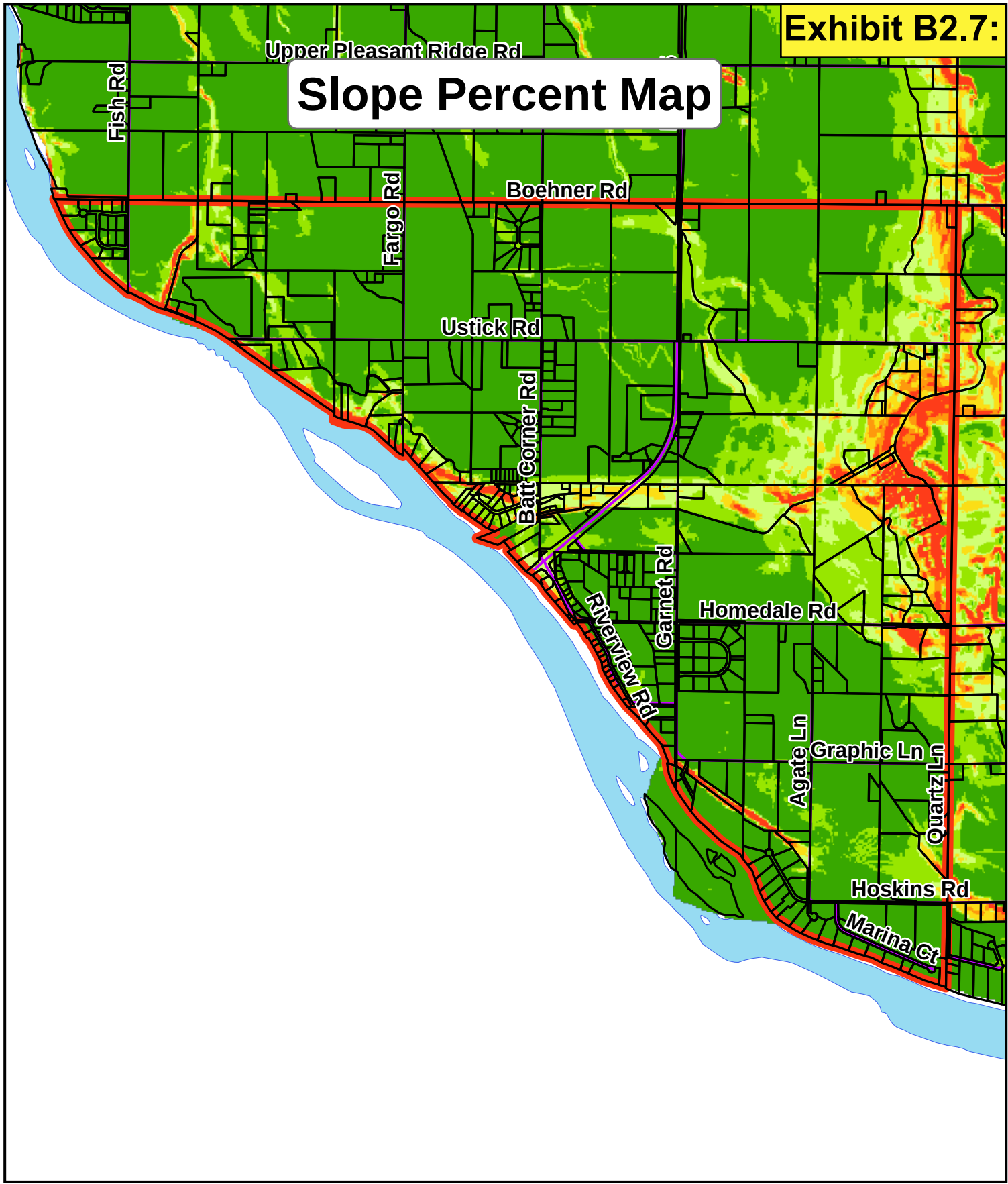




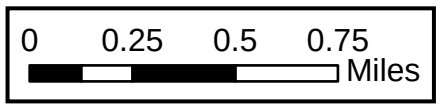
Jobs 2025-2050



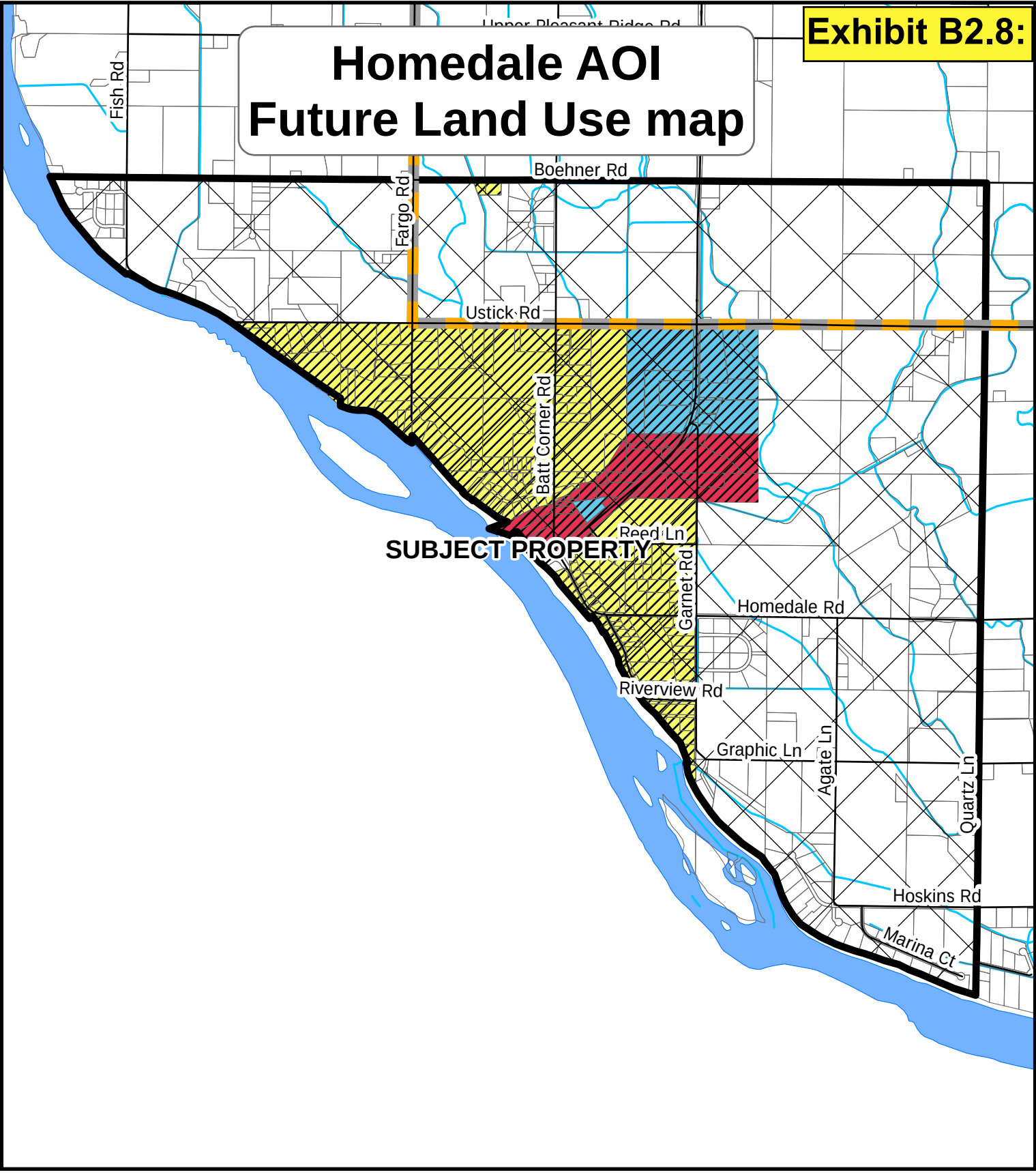
Slope Percent Map



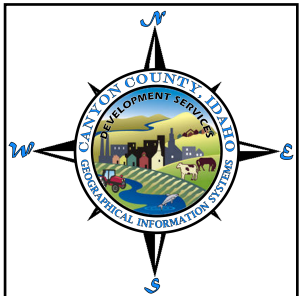
Slope Percent			
0.001 - 3	9.001 - 12		
3.001 - 6	12.001 - 14.999		
6.001 - 9	15 - 202.718		



Homedale AOI Future Land Use map



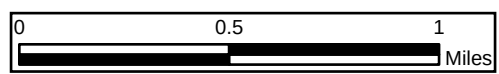
SUBJECT PROPERTY



Legend

Future Land Use 2030

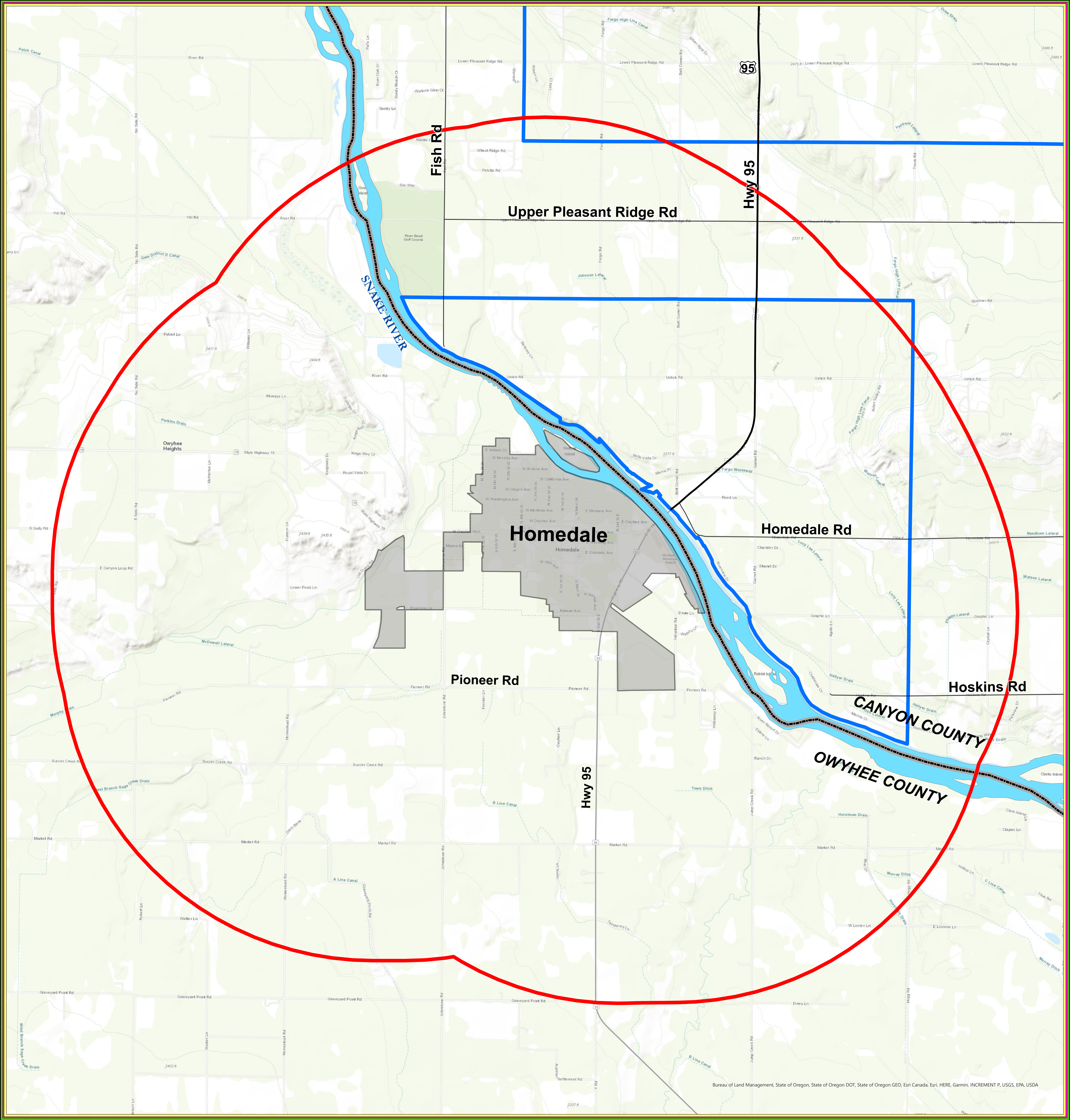
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL





City of Homedale - Two-Mile Buffer

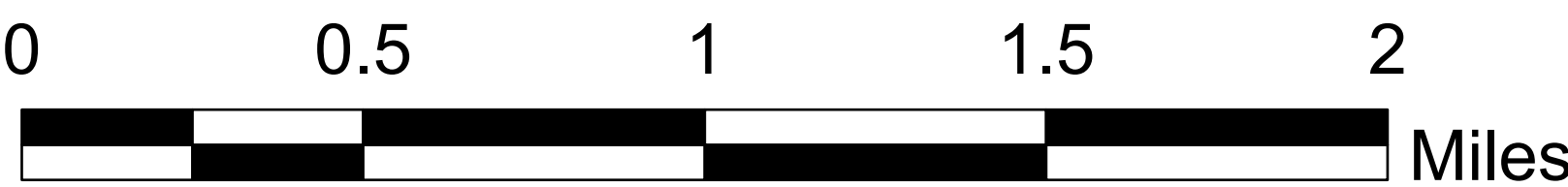
NOTE: This map does not show an annexation by the City of Homedale of 35 miles off Highway 95 and Pioneer Rd.



DISCLAIMER: CANYON COUNTY MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THESE MAPS. CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THESE MAPS OR ANY OF THE INFORMATION CONTAINED HEREIN. PORTIONS MAY BE COPIED FOR INCIDENTAL USES, BUT MAY NOT BE RESOLD. THIS MAP HAS NOT YET BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.

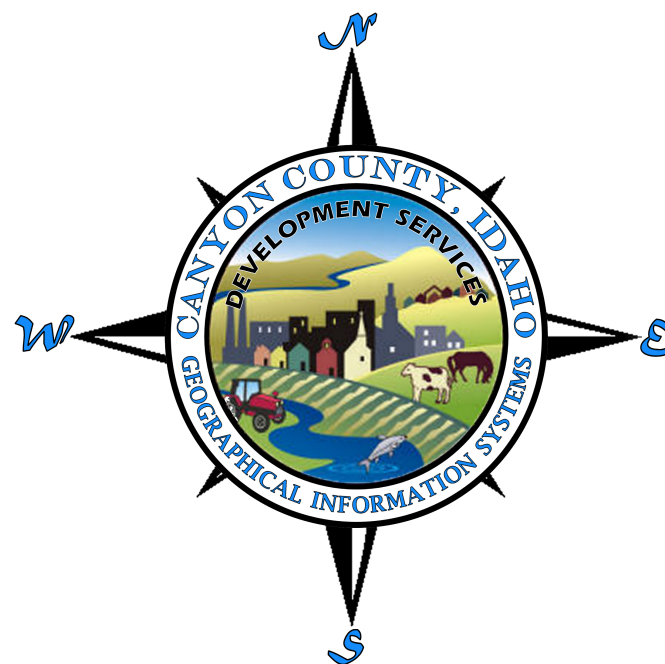
SOURCE: US Census; ITD GIS; CANYON COUNTY, ID Assessor
REVISED: Date:9/30/25 - MVanderveen

Path:C:\GIS\Amber\Homedale2MileBuffer.aprx



Legend

- 2 MILE BUFFER
- CURRENT IMPACT AREAS
- CITY LIMITS
- WATER FEATURES
- STATE/US HWY
- INTERSTATE



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Homedale Ambulance Service

About Homedale Ambulance

Homedale Ambulance has proudly served the community since 1946. Originally a standalone service, it is now part of the Homedale Rural Fire Protection District and is licensed as an EMT-Basic unit, with a dedicated team of 16 members. We are a compensated volunteer association, committed to upholding professional standards while providing high-quality emergency medical care and transportation to residents within the

Homedale Fire District.

Our Response Area

Our district borders northern Owyhee County, near where the Snake River enters Oregon. We also share dual jurisdiction with Canyon County Paramedics in southwestern Canyon County. Homedale is a rural farming community spanning approximately 60 square miles, and we rely on skilled volunteers who generously offer their time and expertise to serve neighbors in need. To pursue EMS in Idaho, individuals must be licensed by the state as:

- Emergency Medical Responder (EMR)
- Emergency Medical Technician (EMT)
- Advanced EMT (AEMT)
- Paramedic

Licensing and EMS regulations are governed by the Idaho DHW's Division of Public Health, Bureau of EMS and Preparedness.

Join Our Team — Now Recruiting!

Looking for a way to make a difference in our community? Ever thought about becoming an EMT? Homedale Ambulance may be the perfect place to start. As a member, you will have the opportunity to make a positive impact and provide life-saving care to those in need. It's no surprise that as the area grows in population, the request for emergency services increases. Dedicated volunteers make all the difference, and we are all about supporting each other.

We offer:

- Compensated EMT training (reimbursed upon a 2-year commitment and good standing)
- Monthly continuing education to stay certified
- Financial compensation for calls and scheduled coverage
- Free Life Flight memberships for all members and their families, courtesy of our Rural Fire District Board of Commissioners

COURTESY RESPONSE EXPECTATIONS

Many newcomers may not be familiar with our volunteer Fire and EMS services. Responders travel to the station in their privately owned vehicles. Idaho State Code gives them the ability to: activate hazard lights, safely exceed speed limits, and proceed cautiously through intersections.

These vehicles are legally operating as emergency response units. If you see a vehicle with flashing hazards, please pull over safely to allow swift passage. Our community needs these responders to arrive safely and promptly to the emergency.

Contact Us

Want to learn more or ask questions? We'd love to connect!

Email Us at:

tryska7307@gmail.com



CITY OF HOMEDALE

31 W Wyoming Ave.
PO Box 757
Homedale, ID 83628
208-337-4641

CHAMBER OF COMMERCE

PO Box 845
Homedale, ID 83628

Leslie Griffith - President
208-960-0900
Shelly Lee - Vice President
208-713-8741
Sheila Matteson -
Secretary/Treasurer 208-
337-8575
[Contact Us](#)

City Council meets the 2nd
Wednesday of every month
at City Hall at 6:00 PM.

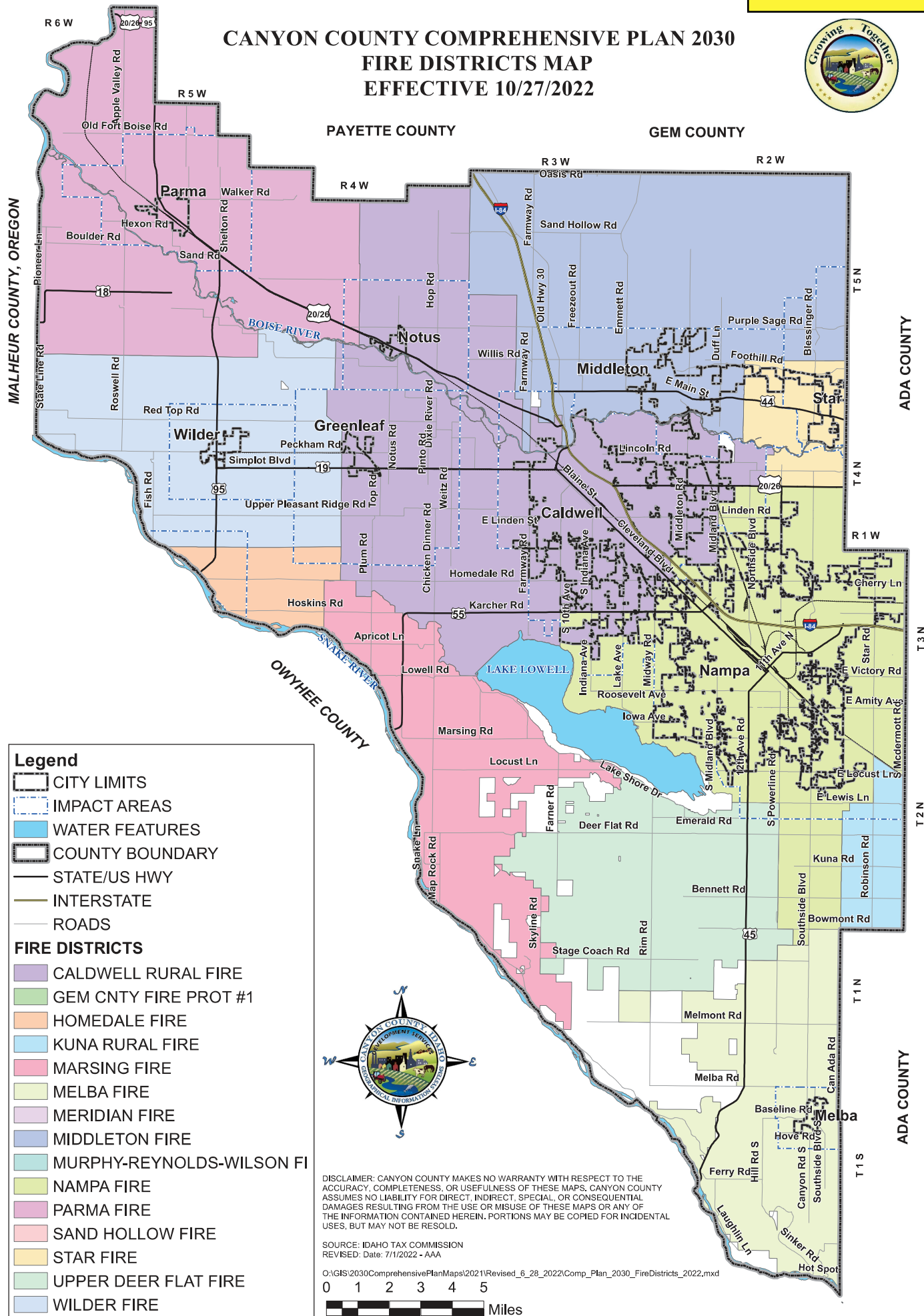
Chamber of Commerce
meets the 4th Tuesday of
every month at Owyhee
Lanes & Restaurant at 12:00
PM.

EXHIBIT B.4

Canyon County Comprehensive Plan 2030 Maps



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





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

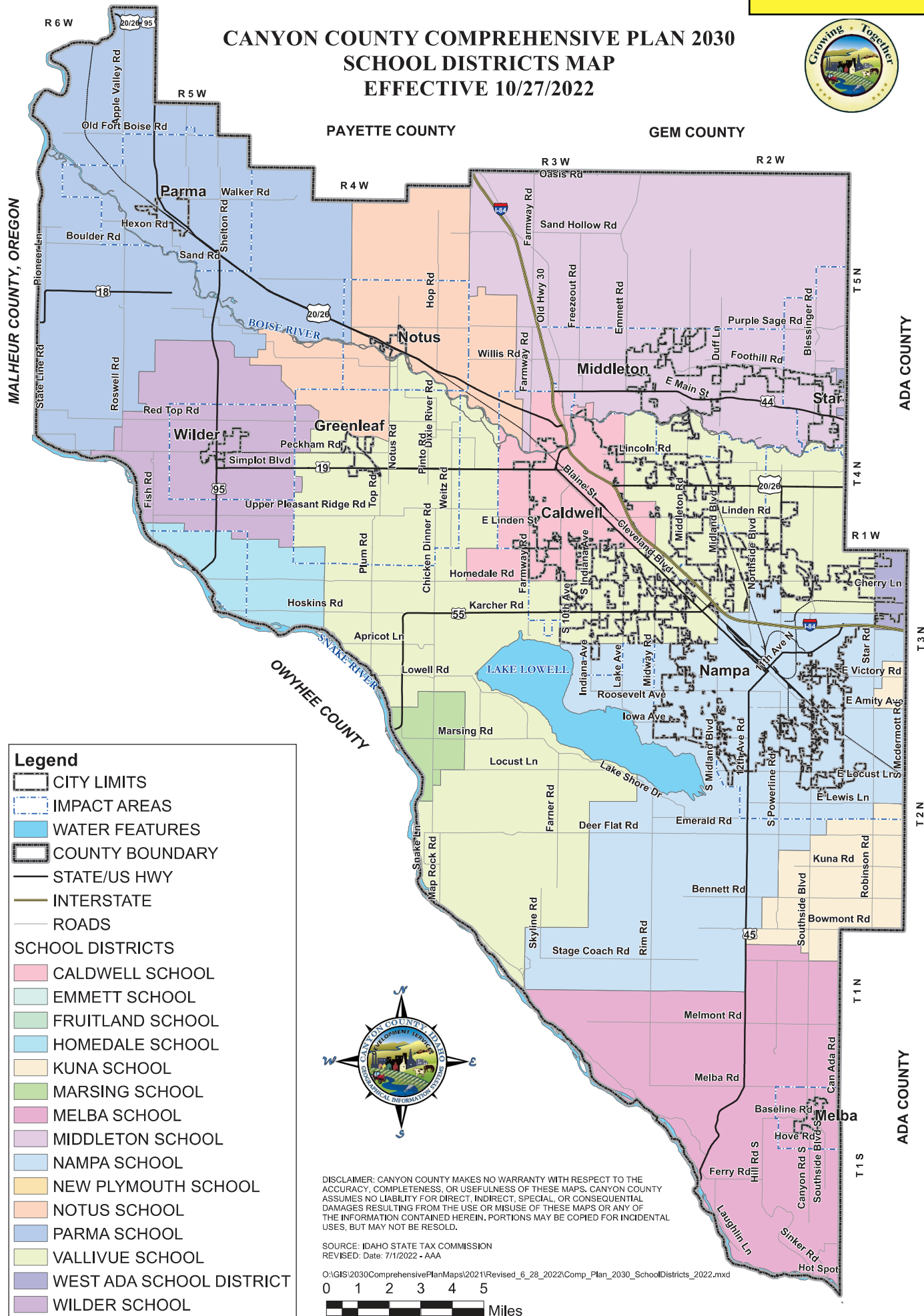


EXHIBIT B.5

National Center for Education Statistics



National Center for
Education Statistics

What we do ▼ Use our work ▼ Explore funding ▼ Learn with us ▼

About us ▼



Search for Public Schools

Directory Information (2023-2024 school year)

Search Results Modify Search Data Notes/Grant IDs Help

School Name: Homedale Elementary School	NCES School ID: 160147000250	State School ID: ID-370-0803
District Name: Homedale Joint District	NCES District ID: 1601470	State District ID: ID-370
Mailing Address: 420 WEST WASHINGTON AVENUE HOMEDALE ID, 83628 –3114	Physical Address:  420 WEST WASHINGTON AVENUE HOMEDALE ID, 83628 –3114	Phone: (208)337-4033
Type: Regular school	Status: Open	Charter: No
Supervisory Union #: N/A	Grade Span: PK - 4 PK KG 1 2 3 4	

School Details (2023-2024 school year)

County: Owyhee County	Locale: Rural, Distant (42)
Total Students: 478	Classroom Teachers (FTE): 26.99 Student/Teacher Ratio: 17.71
Note: Starting SY 2022-23, Magnet and Title I status data are no longer included in the CCD release. For Magnet status, refer to the Civil Rights Data Collection ; for ESSA Title I status, refer to ED Data Express .	

Enrollment Characteristics (2023-2024 school year)

Enrollment by Grade:								Enrollment by Gender:		
	PK	KG	1	2	3	4		Male	Female	
Students	0	97	83	105	90	103	Students	240	238	
Enrollment by Race/Ethnicity:										
Amer ican	Asian	Black	Hispa nic	White	Nativ e	Two or Hawa iiian/ Races				
India n/										



National Center for
Education Statistics

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Search for Public Schools

Directory Information (2023-2024 school year)

Search Results Modify Search Data Notes/Grant IDs Help

School Name: Homedale Middle School	NCES School ID: 160147000767	State School ID: ID-370-0260
District Name: Homedale Joint District	NCES District ID: 1601470	State District ID: ID-370
Mailing Address: 3437 JOHNSTONE ROAD HOMEDALE ID, 83628 –3398	Physical Address:  3437 JOHNSTONE ROAD HOMEDALE ID, 83628 –3398	Phone: (208)337-5780
Type: Regular school	Status: Open	Charter: No
Supervisory Union #: N/A	Grade Span: 5 - 8	
5 6 7 8		

School Details (2023-2024 school year)

County: Owyhee County	Locale: Rural, Distant (42)
Total Students: 382	Classroom Teachers (FTE): 22.09 Student/Teacher Ratio: 17.29
Note: Starting SY 2022-23, Magnet and Title I status data are no longer included in the CCD release. For Magnet status, refer to the Civil Rights Data Collection ; for ESSA Title I status, refer to ED Data Express .	

Enrollment Characteristics (2023-2024 school year)

Enrollment by Grade:					Enrollment by Gender:		
	5	6	7	8		Male	Female
Students	100	99	82	101	Students	216	166
Enrollment by Race/Ethnicity:							
Amer ican	Asian	Black	Hispa nic	White	Nativ e	Two or	
India n/Alask				Hawa iian/ Pacifi	More Races		



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Education Statistics

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Search for Public Schools

Directory Information (2023-2024 school year)

Search Results Modify Search Data Notes/Grant IDs Help

School Name: Homedale High School	NCES School ID: 160147000248	State School ID: ID-370-0160
District Name: Homedale Joint District	NCES District ID: 1601470	State District ID: ID-370
Mailing Address: 203 EAST IDAHO AVENUE HOMEDALE ID, 83628 –3216	Physical Address:  203 EAST IDAHO AVENUE HOMEDALE ID, 83628 –3216	Phone: (208)337-4613
Type: Regular school	Status: Open	Charter: No
Supervisory Union #: N/A	Grade Span: 9 - 12	
9 10 11 12		

School Details (2023-2024 school year)

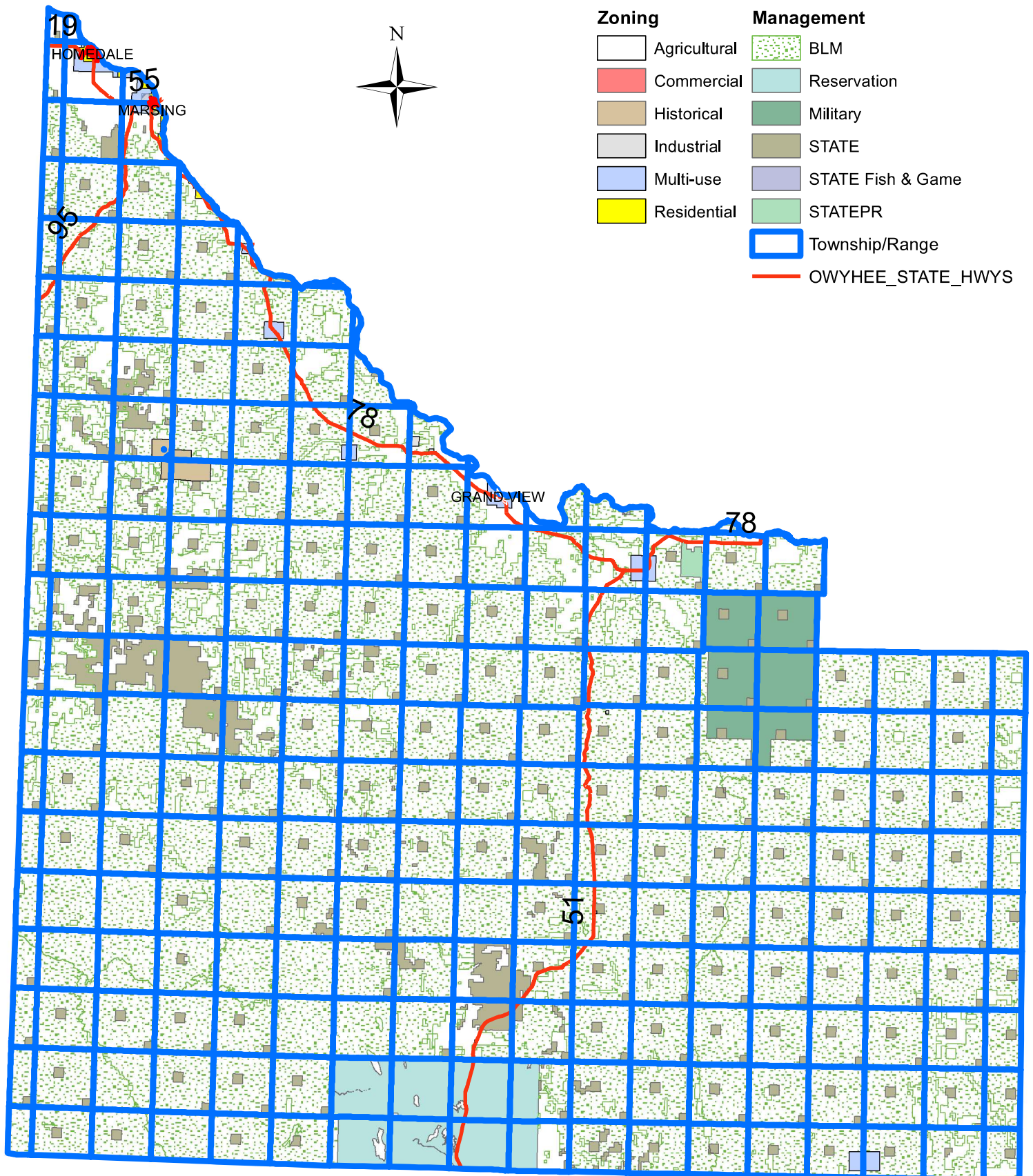
County: Owyhee County	Locale: Rural, Distant (42)
Total Students: 410	Classroom Teachers (FTE): 20.61 Student/Teacher Ratio: 19.89
Note: Starting SY 2022-23, Magnet and Title I status data are no longer included in the CCD release. For Magnet status, refer to the Civil Rights Data Collection ; for ESSA Title I status, refer to ED Data Express .	

Enrollment Characteristics (2023-2024 school year)

Enrollment by Grade:					Enrollment by Gender:		
	9	10	11	12		Male	Female
Students	111	114	87	98	Students	220	190
Enrollment by Race/Ethnicity:							
Amer ican	Asian	Black	Hispa nic	White	Nativ e	Two or Hawa iian/ Races	More Pacifi
India n/ Alask							

Zoning Map

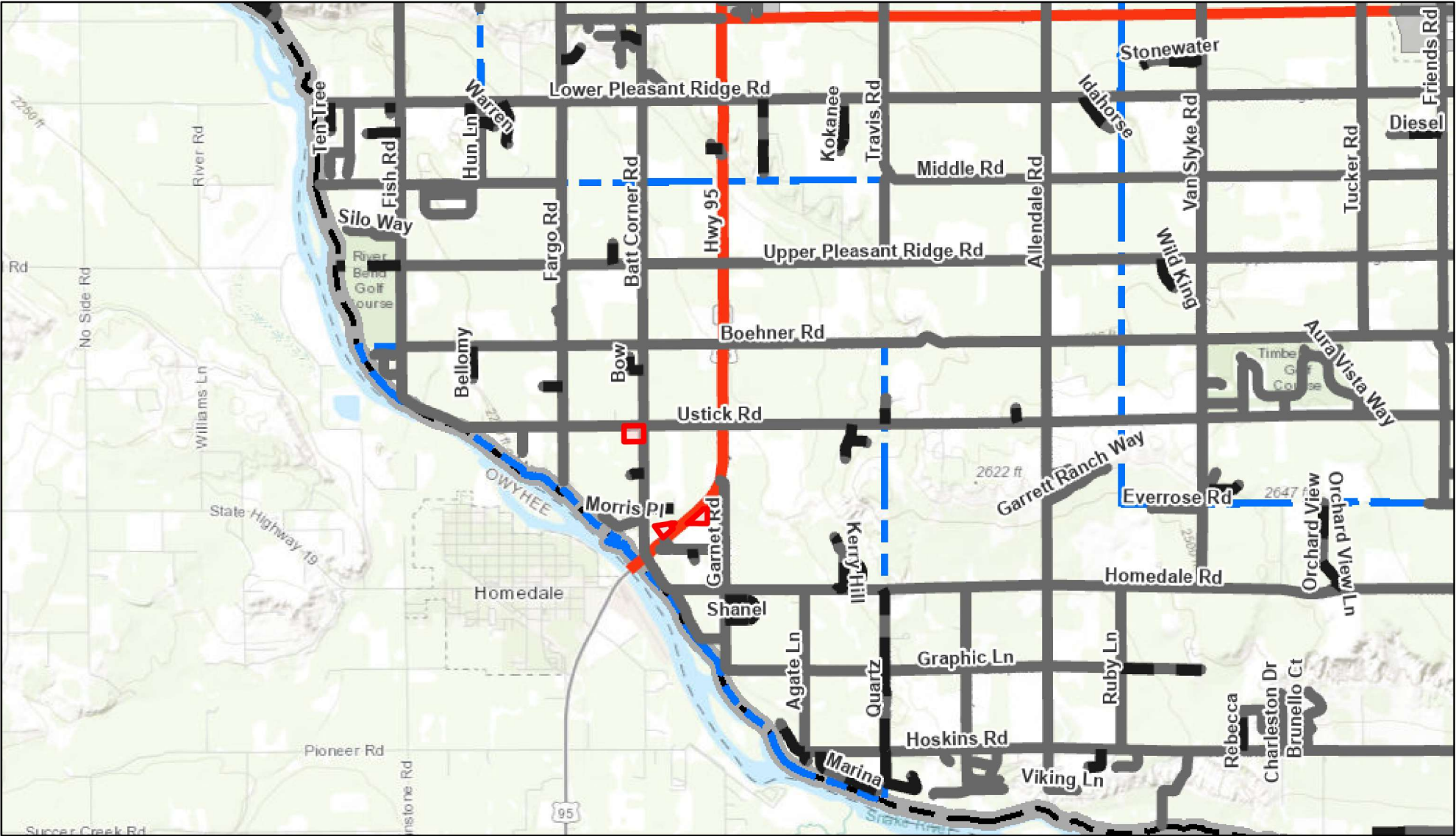
Exhibit B6:



0 5 10 20 Miles
|-----|-----|-----|-----|



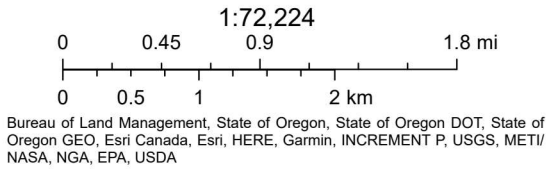
Canyon County, ID Web Map



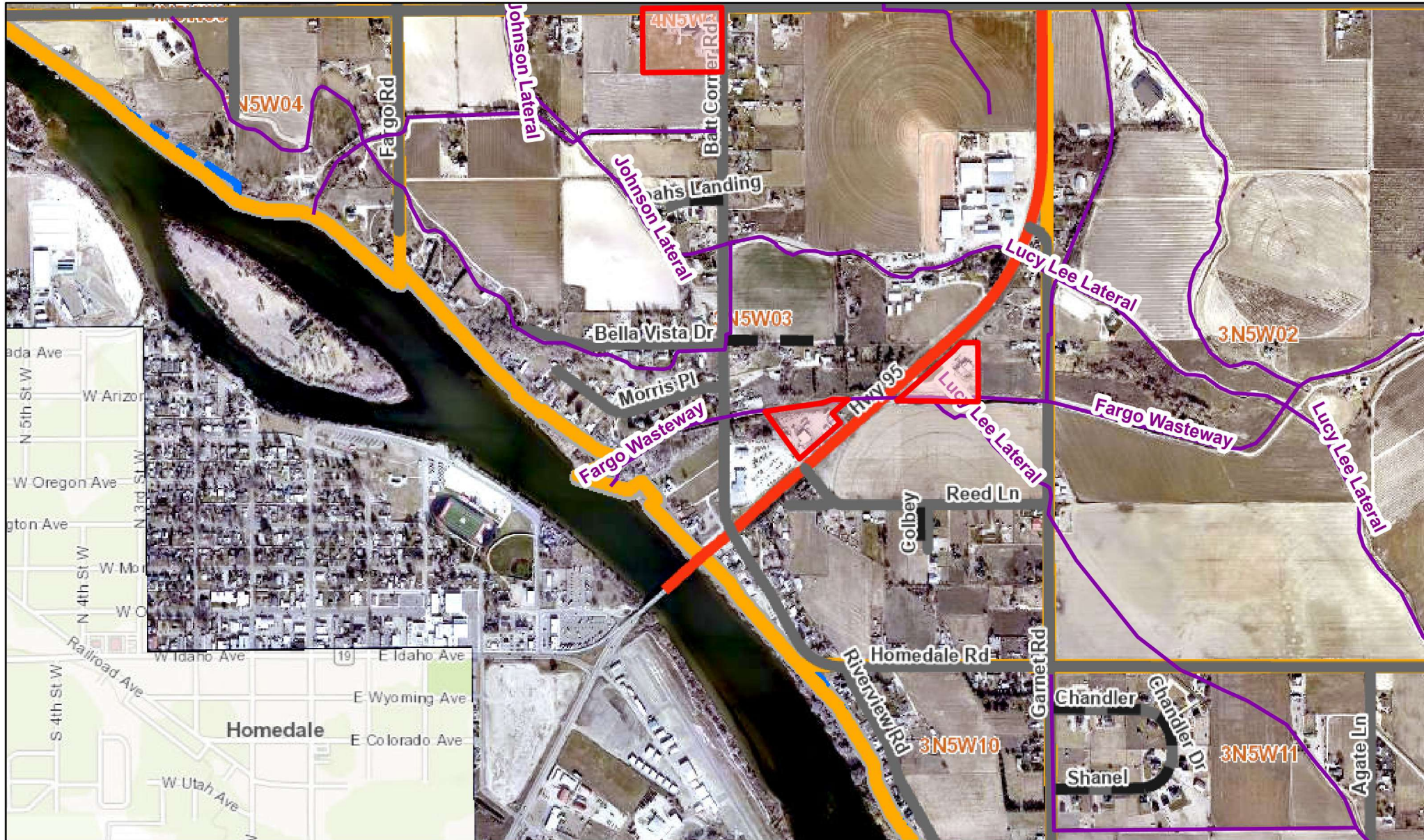
9/29/2025, 9:34:15 AM

 Multiple Parcel Search _Query result
CanyonCountyRoads
 Hwy

 Roads
 CC_PrivateRoads
 County Boundary
 Current Impact Area
 City Limits



Canyon County, ID Web Map



9/29/2025, 9:36:27 AM

- Multiple Parcel Search_Query result
- Hydro_NHDFlowline
- CanyonCountyRoads
- Hwy
- Roads
- CC_PrivateRoads
- County Boundary
- Current Impact Area
- City Limits
- Sections
- Imagery_2025_3in
- Red: Band_1

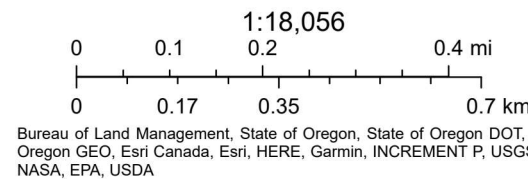


EXHIBIT C

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: Homedale AOI

CASE NO: OR2025-0008

HEARING BODY: Board of County Commissioners

I, Caitlin Ross, as the representative of Canyon County Development Services, hereby certify that on this 19th 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: 8/19/25



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 19, 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 on October 16, 2025 at 1:30 p.m.** for the following land use case:

Case No. OR2025-0008: The applicant, City of Homedale, represented by Alice Pegram, is requesting an ordinance update to amend chapter 9, article 5, subsection 11-1 and 13, of Canyon County Code of Ordinance to establish the existing area of city impact boundaries for the City of Homedale, to comply with Idaho Code 67-6526. The subject properties are located within Homedale'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.

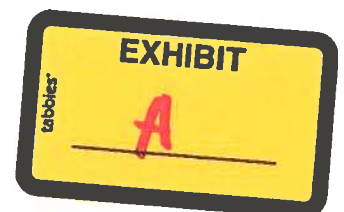
Contact the **AOI TEAM** at aoiupdate@canyoncounty.id.gov or 208-455-6033 with any questions or additional agency comments or concerns if applicable.

Respectfully,

Caitlin Ross

Caitlin Ross
Hearing Specialist
Canyon County DSD

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



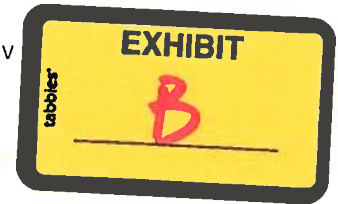
While balancing diverse interests, the Canyon County Development Services Department (DSD) delivers community development services to implement the County's vision and values, provide stewardship of public resources, and maintain a prosperous future for all.



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 #: OR2025-0006 Transmittal Date: August 19, 2025 Planner: Amber Lewter / AOI Team

Applicant: City of Homedale Applicant's Representative: Alice Pegram

☐ 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 ☒ <u>Id State Archaeology</u> HC ☒ <u>W Valley Humane</u> HC
---	---	---	---

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: Tuesday, August 19, 2025 11:22 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'; 'Irichard@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'; 'Iriccio@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'; 'eingham@idahopower.com'; 'easements@idahopower.com'; 'arobins@idahopower.com'; 'monica.taylor@intgas.com'; 'jessica.mansell@intgas.com'; 'Contract.Administration.Bid.Box@ziplay.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'; 'kunacemetery@gmail.com'; '3tjj@frontiernet.net'; 'melbacemetery@gmail.com'; 'middletoncemdist13@gmail.com'; 'ann_jacops@hotmail.com'; 'prchuston@gmail.com'; Brian Crawford; Christine Wendelsdorf; Michael Stowell; 'tryska7307@gmail.com'; Curt Shankel; Dalia Alnajjar; Lucy Ostin; 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 OR2025-0005 / Homedale 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

Archived: Monday, September 29, 2025 11:46:11 AM

From: [BRO Admin](#)

Mail received time: Mon, 25 Aug 2025 10:47:50

Sent: Mon, 25 Aug 2025 16:47:41

To: [AOI Update](#)

Cc: [Jennifer Lahmon](#)

Subject: [External] RE: Legal Notice OR2025-0005 / Homedale AOI

Importance: Normal

Sensitivity: None

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

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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

~

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

Sent: Tuesday, August 19, 2025 11:22 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' <mbessaw@cityofcaldwell.org>; 'amy@civildynamics.net' <amy@civildynamics.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>; 'time@cityofnampa.us' <time@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'

Archived: Monday, September 29, 2025 11:46:22 AM

From: [Caitlin Ross](#)

Mail received time: Mon, 25 Aug 2025 14:29:02

Sent: Mon, 25 Aug 2025 14:29:02

To: [AOI Update](#)

Cc: 'D3Development.services@itd.idaho.gov'

Subject: FW: [External] RE: Legal Notice OR2025-0005 / Homedale AOI

Importance: Normal

Sensitivity: None

FYI – thanks!

~

Caitlin

~

From: D3 Development Services <D3Development.Services@itd.idaho.gov>

Sent: Monday, August 25, 2025 12:46 PM

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

Subject: [External] RE: Legal Notice OR2025-0005 / Homedale AOI

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Hello,

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After careful review of the transmittal submitted to ITD on August 19, 2025 regarding, OR2025-0005/Homedale AOI, ~the Department has no comments or concerns to make at this time.~ If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

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Thank you

Mila Kinakh

D3 Planning and Development

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EXHIBIT D

Public Comments

Received By: September 26, 2025

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

Re: Homedale Area of Impact (AOI)

Dear Commissioners,

We commend Homedale for reducing its AOI but remain concerned that agricultural areas—particularly north and south of Ustick Road—are included without evidence that annexation is *very likely within five years*, as required by Idaho Code §67-6526. We respectfully request the removal of approximately 800 acres of farmland still included in the request.

Agricultural value: Farmland in these areas supports historic and ongoing agricultural operations that are central to Canyon County's economy and cultural identity. Idaho Code §67-6508(e) and the Canyon County Comprehensive Plan (Goal LU-3) direct preservation of prime soils and protection of agriculture from encroaching urbanization. Farmland also remains fiscally positive, generating property tax revenue while requiring minimal public services, whereas sprawling residential growth typically demands costly schools, roads, and utilities that burden taxpayers long-term.

Serviceability concerns: Homedale's limited tax base and infrastructure capacity make annexation of these 800 acres within five years implausible. Extending into productive farmland would require costly extensions of water, sewer, storm, and road systems, while also increasing demand for:

- **Public safety:** Law enforcement is provided through the Owyhee County Sheriff's Office, and detention facilities are located in Murphy, nearly 30 miles away. No local jail capacity exists.
- **Fire/EMS:** Homedale does not provide emergency medical transport; residents depend on regional providers for ambulance service. Increased population and territory would strain this system.
- **Medical services:** While Homedale is fortunate to have the Terry Reilly Health Clinic for basic care, there are no emergency or hospital services locally. Residents requiring urgent or specialized care must travel to Caldwell, Nampa, or Boise.
- **Planning & permitting:** Building permits and annexation requests are managed by Homedale city staff, but the city has very limited staffing capacity. Rapid expansion would quickly overwhelm administrative and planning resources.

Without credible, financed service plans, expansion into farmland is inconsistent with the statutory requirement of “very likely” annexation.

Legal burden: Under Idaho law, the burden of proof lies with Homedale, as the AOI proponent, to demonstrate that the lands in question are imminently annexable and serviceable. The record before the Board provides no such compelling evidence. Absent proof of imminent annexation or funded service delivery—including utilities, public safety, emergency services, and planning capacity—the statutory requirement is not satisfied.

Recommendation: We respectfully recommend that the County refine Homedale’s AOI to exclude productive agricultural lands and focus solely on parcels immediately contiguous to existing city limits where annexation and service provision are realistic within the statutory five-year timeframe. Importantly, “infrastructure” must be considered broadly—encompassing not just utilities, but also public safety, emergency medical response, healthcare, planning, and community amenities. By adopting a smaller, service-realistic AOI, the Board can ensure compliance with Idaho law while protecting the county’s agricultural base.

Please see attached map for proposed areas of agricultural land to be removed from the Area of Impact.

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.

