



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

PLANNING DIVISION STAFF REPORT

CASE NUMBER: OR2025-0014
APPLICANT/REPRESENTATIVE: City of Star
ANALYST: Michelle Barron, Amber Lewter, & Arbay Mberwa
REQUEST:

The City of Star requests an ordinance update to comply with State Law 67-6526 by requesting a modification to the Area of Impact boundaries. Although the Letter of Intent indicates that the City of Star would like to confirm the existing area of impact boundaries for the City of Star, the proposal expands the Area of Impact to the South below the Boise River and East to meet the Middleton AOI boundary. The proposal also increases the North boundary. (**Exhibit A1 and A2**).

The City of Star is requesting that the area just south of the Boise River be added to their Area of Impact. The area south of the Boise River is currently located in the City of Nampa’s impact area boundary, which the city wishes to retain as part of their boundary confirmation request. The City of Star’s request would create an overlap inconsistent with State Law 67-6526

PUBLIC NOTIFICATION:
Full Political Notice: August 22, 2025
Public Notification: August 22, 2025
Newspaper Notice Published Date: 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.*

On August 20, 2025, the City of Star submitted a request to modify the area of impact boundaries in conformance with State Code 67-6526. 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 22, 2025, staff reached out to remind the applicant of the materials deadline. (**Exhibit A3.1**) On September 26, 2025, staff made several phone calls and was finally able to connect with the Planning Director/Zoning Administrator. The Director stated that he thought the letter and map were all that was needed. Staff explained that the evidence to support the letter and map revision was due that day. The Director stated he could not get anything to the staff by the deadline.

2. HEARING BODY ACTION:

OPTIONAL MOTIONS:

Approval of the Application: “I move to approve OR2025-0014, City of Star, 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 OR2025-0014, City of Star 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 OR2025-0014, City of Star, 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
			<p>CCCO §07-06-01(4)B (Idaho Code §67-6511(2)(c))</p>	<p>Is the amendment generally in conformance with the comprehensive plan?</p> <p>The proposed area of impact is generally in conformance with the Comprehensive Plan.</p> <p>The 2030 Comprehensive Plan acknowledges that Area of City Impact boundaries exist around cities in the County where city limits may grow and annex (Page 25 of the 2030 Comp. Plan). Per A4.04.02a, the county should evaluate and update the area of impact agreements with the cities as the state statute requires. Expansion or reduction to an area of city impact should consider the city’s trade area, geographic factors, water and sewer service areas, and areas that can reasonably be expected to be annexed to the city in the future (Page 25 of the 2030 Comp. Plan).</p> <p>See Exhibit A2 for Star’s proposed Area of Impact boundary. See areas of impact criteria analysis contained in Table 2 detailing the analysis of the request.</p> <p>The proposal is aligned with, but not limited to, the following goals and policies of the 2030 Comprehensive Plan:</p> <p><u>Chapter 1: Property Rights Goals and Policies</u></p> <p>P1.01.03 Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals.</p> <p><u>Chapter 2: Population Goals and Policies</u></p> <p>G2.01.00 Incorporate population growth trends & projections when making land-use decisions.</p> <p>P2.01.01 Plan for anticipated population and households that the community can support with adequate services and amenities.</p> <p><u>Chapter 3: Economic Development Goals and Policies</u></p> <p>G3.01.00 Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.</p> <p>P3.01.01 Direct business development to locations that can provide necessary services and infrastructure.</p> <p>P3.01.02 Support suitable sites for economic growth and expansion compatible with the surrounding area.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Analysis	

			<p>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.</p> <p><u>Chapter 4: Land Use and Community Design Goals, Policies & Actions</u></p> <p>A4.01.01b Coordinate land-use planning with adjoining counties, cities, and other agencies and groups.</p> <p>P4.01.01 Maintain a balance between residential growth and agriculture that protects the rural character.</p> <p>P4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.</p> <p>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.</p> <p>P4.04.01 Support development in locations where services, utilities, and amenities are or can be provided. (may delete)</p> <p>P4.04.02 Align planning efforts in areas of city impact.</p> <p>A4.04.02a Evaluate and update area of impact agreements with the cities as the state statute requires. Expand or reduce areas of city impact according to each city's trade area, geographic factors, water and sewer service areas, and areas that can reasonably be expected to be annexed to the city in the future. Idaho Code § 67-6526(b).</p> <p>A4.04.02b Coordinate County and city planning through collaborative planning processes, mutual agreements, and updated impact area agreements.</p> <p><u>Chapter 7: Public Services, Facilities, and Utilities Goals and Policies</u></p> <p>G7.01.00 Endeavor to continue providing reliable public services, public safety facilities, & public utilities that support existing developed areas and future growth.</p> <p>P7.01.01 Encourage the extension of sewer infrastructure and wastewater treatment in areas of city impact.</p> <p>P7.01.02 Encourage annexations within city impact areas where municipal services can be provided.</p> <p><u>Chapter 8: Transportation Goals and Policies</u></p> <p>P8.01.01 Coordinate land use and transportation planning to locate development near appropriate transportation corridors and services.</p> <p><u>Chapter 12: Agriculture Goals and Policies</u></p>
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				P12.01.02 Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Idaho Code §67-6511(2)(c)	The amendment shall not result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.
			Staff Analysis	<p>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).”</p> <p>A full political notice was sent to Middleton School District, Middleton/Star Fire District, Highway District 4, Middleton Mill Irrigation, and Canyon County Water Company on August 22, 2025. Comments were received by Highway District No. 4. See analysis regarding public services within Table 2 of this document.</p> <p>Evidence has not been provided to support the request to expand the City of Star’s area of impact. The currently established 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.</p>

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
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	67-6526(4)(a)(i)	Anticipated commercial and residential growth.
			Staff Analysis	<p>According to the applicant’s letter of intent, the City of Star is showing continued growth of commercial and residential development in Canyon County. (Exhibit A1). However, no evidence to support this claim was provided.</p> <p>TAZ Household and Job Maps (Exhibit B2.9 and B2.10) indicate that the currently established area of impact for the City of Star is an area of growth for residential and commercial operations. No evidence was provided to show the growth into the proposed extended area, except for the south of the Boise River area, which is being contested by the City of Nampa.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	67-6526(4)(a)(ii)	Geographic factors.
			Staff Analysis	The letter of intent indicates that the geographical factors for the City of Star’s proposed area of impact are the proximity to the Boise River, State Highways, and the foothill areas to the north of the City limits. (Exhibit A1)

				<p>The City of Star’s proposed area of impact is relatively flat within the current city limits and to the South of the city. There are significant slopes to the north of the city limits and reaching into the proposed expansion area to the North. (Exhibit B2.7).</p> <p>The Boise River lies to the South of the currently established Area of Impact. The City of Star wishes to expand its area of impact across the river. The nearest river crossing currently is Star Road to the east, approximately 1 mile, traveling west on either Highway 44 or Highway 20/26. (Exhibit A2)</p> <p>Evidence has not been provided to support the expansion to the North or to the South across the Boise River. Evidence may be provided verbally at the public hearing.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	67-6526(4)(a)(iii)	Transportation infrastructure and systems, including connectivity.
			<i>Staff Analysis</i>	<p>The City of Star is surrounded by principal arterials, minor arterials, and collectors that support growth and connectivity to the City of Star and surrounding cities. (Exhibit A2)</p> <p>According to the letter of intent, “Transportation infrastructure and systems, including connectivity, as it relates to Highways 44 and 20/26, along with Kingsbury Road, Blessinger Road, and Can Ada Road,” are currently in place. (Exhibit A1)</p> <p>The currently established Area of Impact shows support that transportation can be provided to these areas. Evidence was not provided to support extending the Area of Impact as proposed.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	67-6526(4)(a)(iv)	Areas where municipal or public sewer and water are expected to be provided within five (5) years.
			<i>Staff Analysis</i>	<p>According to the letter of intent, the City of Star states, “Areas where municipal or public sewer and water are expected to be provided with five (5) years, including existing Star Sewer and Water District sewer lift station on Joplin Road just east of the Canyon County line in the southern area of the AOI, and currently constructing water well on Can Ada Road north of Hwy 20/26.” (Exhibit A1)</p> <p>The proposed Area of Impact map does provide locations of existing and proposed infrastructure. It appears that to the south of the Boise River could be supported by the sewer lift station and the potable water well within Ada County which is in close proximity to the area. (Exhibit A2)</p> <p>Evidence has not been provided to support the expansion to the North within the proposed area of impact.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	67-6526(4)(a)(v)	Other public service district boundaries.
			<i>Staff Analysis</i>	<p>Highway District: Highway District No. 4 (HD4) was notified of the request on August 22, 2025. HD4 provided comments on September 11, 2025, stating that the highway district maintains the public highway systems outside of city limits. Near city limits, the highway district will have an agreement with the city as to whose responsibility the maintenance will be under as land gets annexed into the city.</p>

				<p>Transportation impacts from growth should be mitigated via impact fees, right-of-way dedication, and improvements. See Exhibit C2 for the full comment letter.</p> <p>Police/Fire/Emergency Services: Middleton/Star Fire District, police, and EMS were notified of the request on August 22, 2025. No comments were received by the materials deadline of September 26, 2025.</p> <p>School Facilities: According to the School District Map from the Canyon County 2030 Comprehensive Plan, the Middleton School District and a small portion of the West Ada School District serve the area. (Exhibit B3.2) Middleton School District was notified of the request on August 22, 2025. No comments were received by the materials deadline of September 26, 2025.</p> <p>Staff finds that the Highway District, Emergency Services, and School facilities can provide services to the City of Star’s currently established area of impact. Evidence has not been provided to support the expansion to the North of the current area of impact.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>67-6526(4)(b)</p>	<p>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.</p>
			<p>Staff Analysis</p>	<p>The City of Star’s letter of intent states that the area of impact does not exceed two miles outside of Star’s city limits. (Exhibit A1) The two-mile buffer map shows that it does not meet the 2-mile limit to the proposed north expansion. (Exhibit B2.12) If the City of Star wishes to adjust the area of impact, the city shall do so in accordance with Idaho State Law 67-6526.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>67-6526(4)(c)</p>	<p>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.</p>
			<p>Staff Analysis</p>	<p>The proposed impact area for the City of Star does not cross any county boundary lines. (Exhibit A2) The City of Star does have an area of impact for Ada County, but has applied for the area of impact within Ada County as well as Canyon County.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>67-6526(4)(d)</p>	<p>Areas of impact shall not overlap.</p>
			<p>Staff Analysis</p>	<p>The proposed impact area does overlap with the proposed area of impact for the City of Nampa. (Exhibit B2.13)</p> <p>The proposed Area of Impact map does provide locations of existing and proposed infrastructure. It appears that to the south of the Boise River could</p>

				<p>be supported by the sewer lift station and the potable water well within Ada County which is in close proximity to the area. (Exhibit A2)</p> <p>More evidence may be requested at the public hearing to support the request to expand the area to the south of the river.</p>
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4. AGENCY COMMENTS:

A full political was sent out to all of Canyon County’s partner agencies on August 22, 2025, notifying them of the subject application. See the full list of agencies notified in **Exhibit C1**.

Staff received an agency comment from Highway District No. 4. All agency comments received by the aforementioned materials deadline are located in **Exhibit C**.

Pursuant to CCCO §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 mailed to property owners that may be affected by the proposed area of impact on August 22, 2025, notifying them of the subject application. See the full list of property owners notified in **Exhibit D1**.

Staff received two (2) total written public comments by the materials deadline. Generally, of the comments received, one (1) was opposed and one (1) was informational. All public comments received by the aforementioned materials deadline are located in **Exhibit D**.

Pursuant to CCCO §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 area of impact boundary modification is **not compliant** with Idaho State Law §67-6526, and the impact boundary should be reduced to the city limits. A full analysis is detailed within the staff report.

Alternatively, staff finds that the Area of Impact boundary that is currently in place could be supported through the evidence noted in the staff analysis in Table 2.

7. EXHIBITS:

A. Application Packet & Supporting Materials

1. Letter of Intent
2. Proposed Area of Impact Map
3. Scheduling Letter
 - 3.1 Reminder email from County staff

B. Supplemental Documents

1. State Law 67-6526
2. Case Maps/Reports
 - 2.1. FEMA Small Air Photo Map
 - 2.2. Zoning & Classification Map
 - 2.3. Subdivision Map & Report
 - 2.4. Dairy, Feedlot, & Gravel Pit Map
 - 2.5. Soil Map
 - 2.6. Prime Farm Land Map
 - 2.7. Slope Map
 - 2.8. City of Star's Future Land Use Map
 - 2.9. TAZ Household Maps
 - 2.10. TAZ Job Maps
 - 2.11. Future Land Use Map
 - 2.12. City of Star – Two Mile Buffer Map
 - 2.13. Map of the proposed area of impact overlap for Nampa and Star
3. Canyon County Comprehensive Plan 2030 Maps
 - 3.1. Canyon County Fire District Map
 - 3.2. School Districts Map

C. Agency Comments Received by: September 26, 2025

1. Full Political Notice sent August 22, 2025
2. HD4; Received: September 11, 2025

D. Public Comments Received by: September 26, 2025

1. Growing Together, George Crookham – In Opposition; Received: September 26, 2025
Public Comments Received by: October 6, 2025 (10 days prior to hearing)
2. Growing Together, Keri Smith – Informational; Received October 2, 2025

EXHIBIT A

Application Packet & Supporting Materials

City of Star

P.O. Box 130
Star, Idaho 83669
208-286-7247
Fax 208-286-7569

www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsens
Kevan Wheelock
David Hershey

Canyon County Development Services
Attention Michelle Barron
111 North 11th Ave Suite 140
Caldwell, ID 83605

August 20, 2025

Dear Development Services:

Please accept this request by the City of Star for an ordinance update to amend Chapter 9, Article 19, Subsection 11 and 13 of the Canyon County Code to confirm the existing area of city impact boundaries for the City of Star, in compliance with Idaho Code 67-6526. Attached please find a boundary map indicating the Star Area of City Impact.

The area recognized on the exhibit map meets the required criteria set forth in 67-6526, Modification or Confirmation of Area of Impact Boundaries by:

- i. Showing the continued growth of commercial and residential of the City of star within Canyon County;
- ii. Geographic factors including proximity to the Boise River, State Highways and the foothill areas to the north of the City limits;
- iii. Transportation infrastructure and systems, including connectivity, as it relates to Highways 44 and 20/26, along with Kingsbury Road, Blessinger Road and Can Ada Road;
- iv. Areas where municipal or public sewer and water are expect to be provided with five (5) years, including existing Star Sewer and Water District sewer lift station on Joplin Road just east of the Canyon County line in the southern area of the AOI, and currently constructing water well on Can Ada Road north of Hwy 20/26;

The recognized area also meets the criteria that the city will likely annex this area within the next five (5) years, and the area designated is within the two (2) mile radius of existing city limits

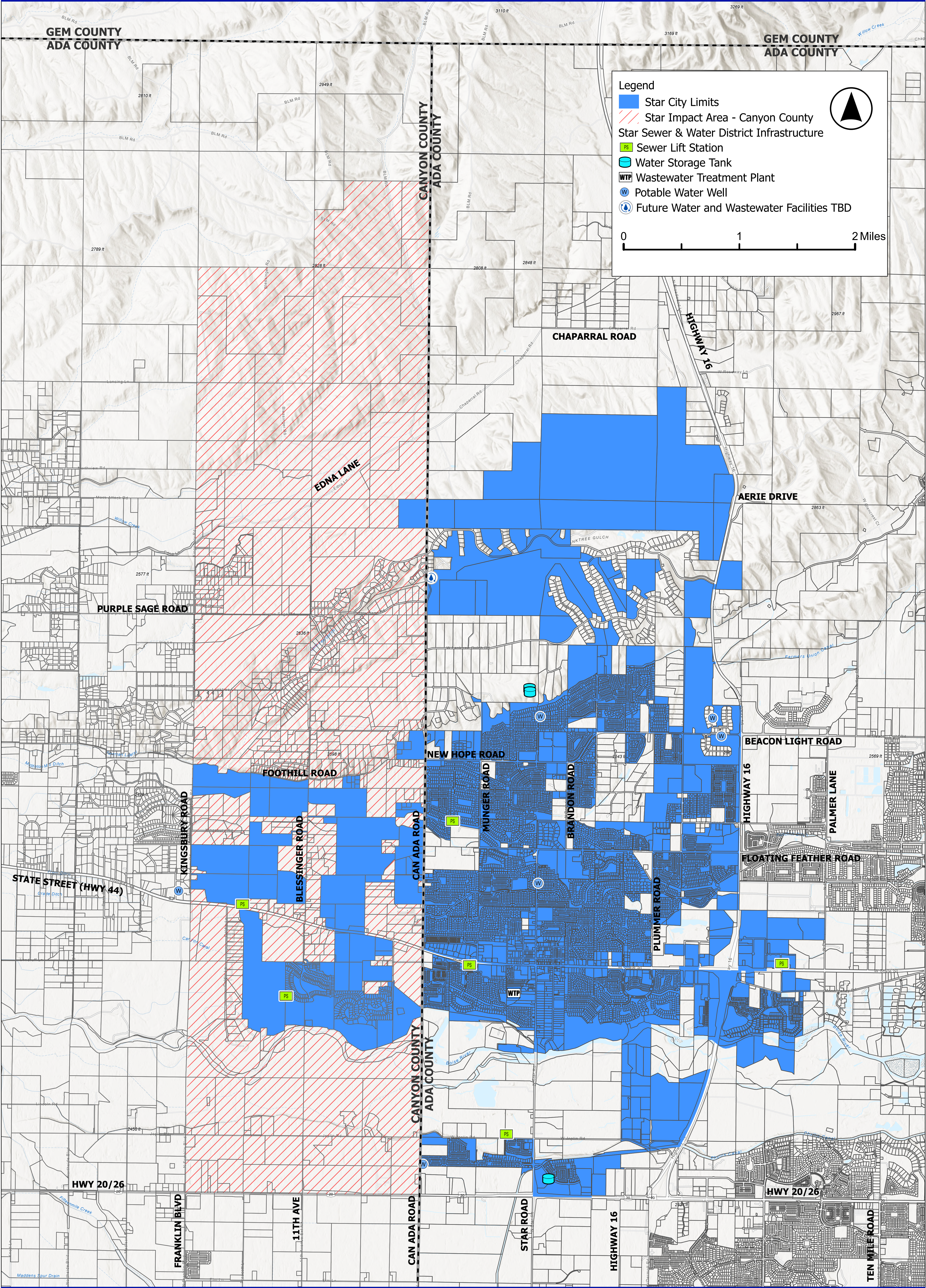
Thank you for the opportunity to provide this request and information to the Canyon County Commissioners. Please do not hesitate to contact me if you have any questions.

Sincerely,

Shawn L. Nickel
Planning Director and Zoning Administrator



CITY OF STAR



Legend

- Star City Limits
- Star Impact Area - Canyon County
- Star Sewer & Water District Infrastructure
- PS Sewer Lift Station
- Water Storage Tank
- WTP Wastewater Treatment Plant
- W Potable Water Well
- Future Water and Wastewater Facilities TBD

0 1 2 Miles

AREA OF IMPACT - CANYON COUNTY



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 Star – OR2025-0014**

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

Michelle Barron

From: Michelle Barron
Sent: Monday, September 22, 2025 6:11 PM
To: 'Mayor Dave Porterfield'; 'Shawn Nickel'; Trevor Chadwick; 'Jacob Qualls'; 'Geoffrey A. Schroeder'; 'Doug Critchfield'
Subject: Reminder Deadline for Materials September 26th

Good afternoon!

I don't know how time has slipped away so quickly, but I wanted to send out a reminder of the deadline for an evidences/additional comments/support documents and presentation materials is coming up this Friday, September 26th. Let me know if you have any questions that I could help with. If you have it sooner, feel free to send it on over, as I am working on my Staff Report part as well.

Thanks,

Michelle Barron
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6033
DSD Office Phone: 208-454-7458
Email: Michelle.Barron@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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.

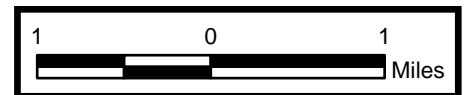
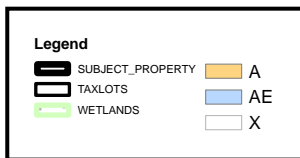
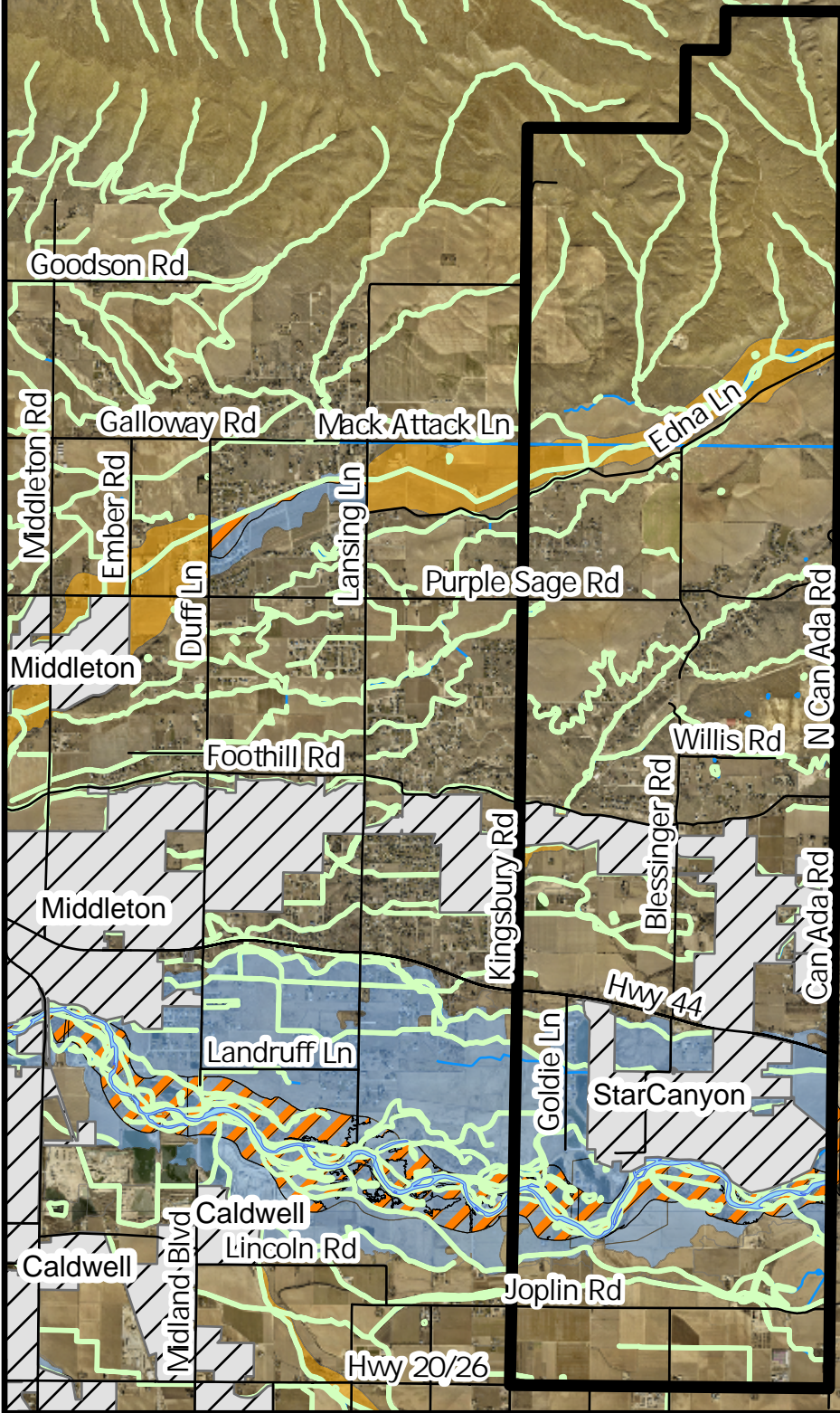
(6) Cities and counties shall review their existing areas of impact and shall reestablish the areas in conformance with the provisions of this section by December 31, 2025. Failure to timely conduct such review and reestablishment shall nullify the current area of impact boundaries and require the city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

History:

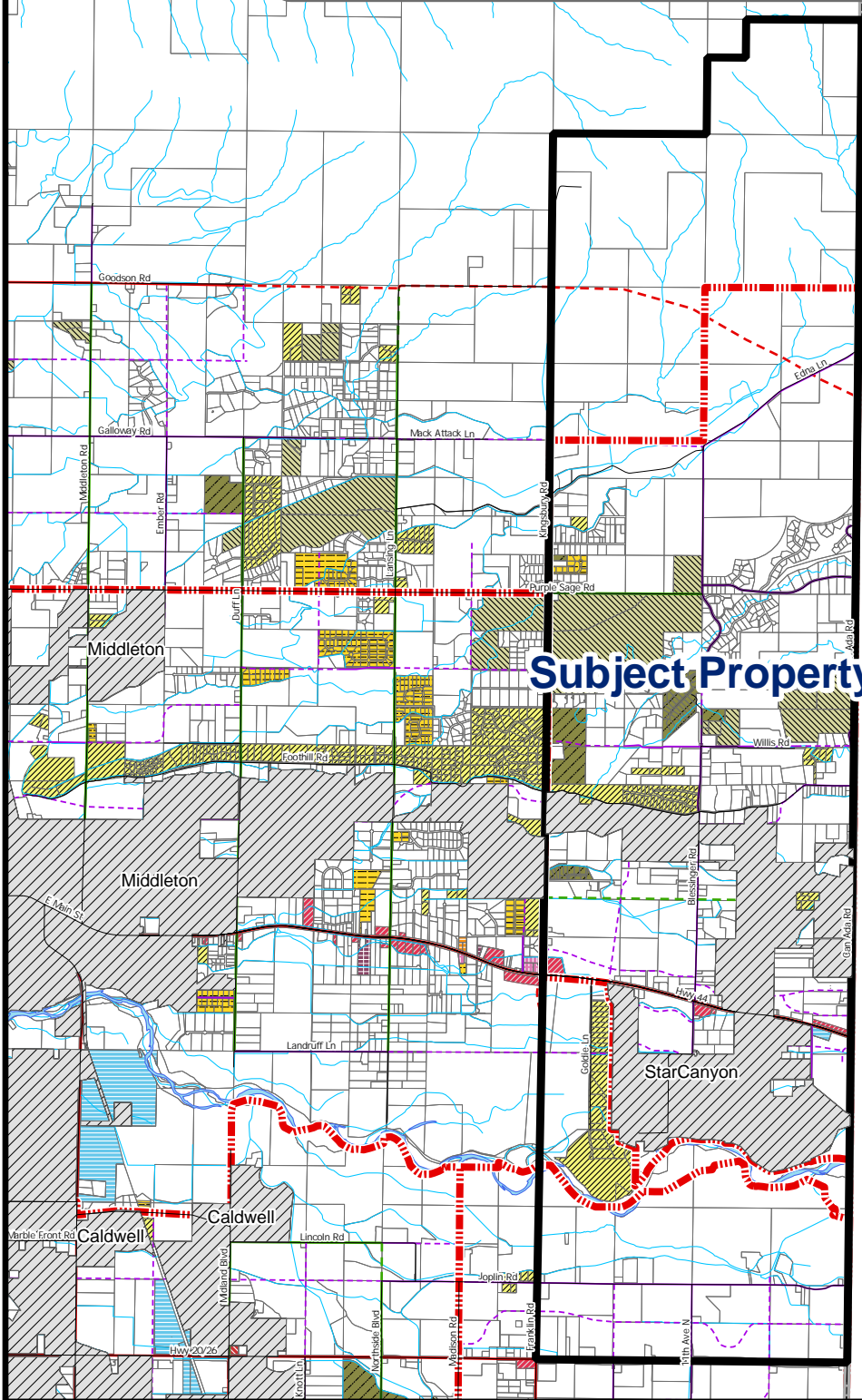
[67-6526, added 1975, ch. 188, sec. 2, p. 515; am. 1977, ch. 155, sec. 1, p. 396; am. 1979, ch. 87, sec. 1, p. 212; am. 1993, ch. 55, sec. 1, p. 150; am. 1995, ch. 118, sec. 97, p. 506; am. 1996, ch. 116, sec. 2, p. 428; am. 1999, ch. 251, sec. 1, p. 651; am. 2002, ch. 333, sec. 6, p. 947.; am. 2024,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

How current is this law?

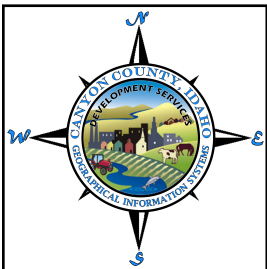
Star AOI FEMA Small Air Photo



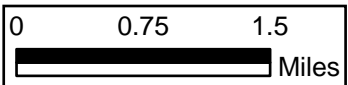
Star AOI Zoning & Classification Map



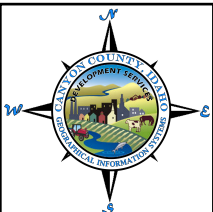
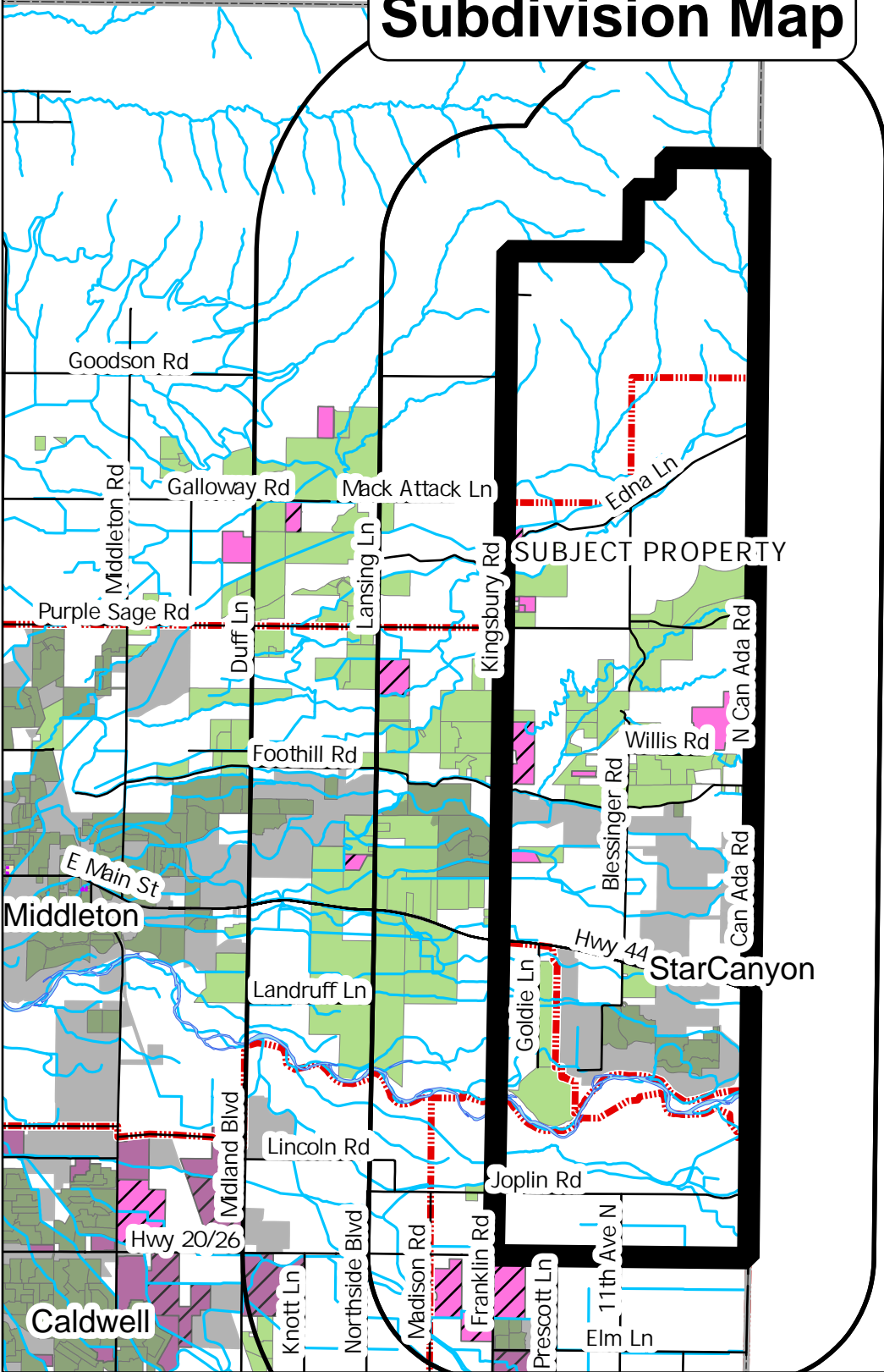
Subject Property



- | | | | |
|-------|------------|--------------------------|-----------------------------|
| RR | C2 | OTHER | PROPOSED PRINCIPAL ARTERIAL |
| CR-RR | CR-C2 | FREEWAY/EXPRESSWAY | PROPOSED MINOR ARTERIAL |
| R1 | M1 | PROPOSED OTHER | PROPOSED MINOR ARTERIAL |
| CR-R1 | CR-M1 | OTHER FREEWAY/EXPRESSWAY | COLLECTOR |
| R2 | M2 | PRINCIPAL ARTERIAL | PROPOSED COLLECTOR |
| C | AG | | |
| C1 | INTERSTATE | | |
| CR-C1 | | | |

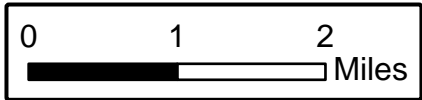


Star AOI Subdivision Map



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			
45		2504.51		1094		2.29			
NUMBER OF SUBS IN PLATTING		ACRES IN SUB		NUMBER OF LOTS		AVERAGE LOT SIZE			
18		988.64		2032		0.49			
NUMBER OF LOTS NOTIFIED		AVERAGE		MEDIAN		MINIMUM		MAXIMUM	
196		18.36		1.41		0.02		637.44	
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
BLUE MEADOWS SUBDIVISION NO. 1	1	4N2W03	25.81	18	1.43	MIDDLETON	2020
BLUE MEADOWS SUBDIVISION NO. 2	2	4N2W03	54.38	12	4.53	MIDDLETON	2022
C-3 SUBDIVISION	3	5N2W34	33.03	30	1.10	COUNTY (Canyon	2021
C-4 SUBDIVISION	4	5N2W34	31.43	25	1.26	COUNTY (Canyon	2023
CASCADE HILLS SUBDIVISION NO. 1	5	5N2W33	36.67	26	1.41	COUNTY (Canyon	2021
CHERRY GROVE SUBDIVISION NO. 1	6	4N2W26	10.66	41	0.26	NAMPA	2024
CHERRY GROVE SUBDIVISION NO. 3	7	4N2W26	0.00	35	0.00	NAMPA	2025
CHERRY GROVE SUBDIVISION NO. 4	8	4N2W26	10.71	41	0.26	NAMPA	2025
CHERRY GROVE SUBDIVISION NO.2	9	4N2W26	7.96	37	0.22	NAMPA	2024
COMPTON SUBDIVISION	10	4N2W22	3.98	2	1.99	COUNTY (Canyon	2019
CREEKSIDE RANCH ESTATES	11	5N2W27	17.42	3	5.81	COUNTY (Canyon	2003
CRESCENT LAKES SUBDIVISION	12	4N2W03	32.15	107	0.30	MIDDLETON	2021
DAN'S ACRES SUBDIVISION	13	4N2W10	23.51	10	2.35	COUNTY (Canyon	2005
EEL LANE ESTATES - VACATED with	14	4N2W10	10.15	5	2.03	COUNTY (Canyon	2008
ELK RIDGE ESTATE	15	4N2W03	9.46	9	1.05	COUNTY (Canyon	1995
FOUNTAIN SPRINGS SUBDIVISION	16	4N2W03	14.80	17	0.87	MIDDLETON	2023
FOX MEADOWS SUB	17	4N2W10	8.70	6	1.45	COUNTY (Canyon	2004
FOX MEADOWS SUB #2	18	4N2W10	39.68	13	3.05	COUNTY (Canyon	2004
GJERDE VIEW SUB	19	4N2W04	18.59	13	1.43	COUNTY (Canyon	1971
GREENVIEW ACRES	20	4N2W10	61.59	20	3.08	COUNTY (Canyon	1988
HAWK VIEW ESTATES SUBDIVISION	21	5N2W27	26.83	12	2.24	COUNTY (Canyon	2024
HONEY BEE ACRES SUBDIVISION	22	4N2W10	5.25	2	2.63	COUNTY (Canyon	2018
HUNTER'S RIDGE SUB	23	4N2W03	23.64	16	1.48	COUNTY (Canyon	1986
JOPLIN VIEW SUBDIVISION	24	4N2W22	9.84	4	2.46	COUNTY (Canyon	2017
KINGSBURY ESTATES	25	4N2W03	46.32	17	2.72	COUNTY (Canyon	1972
KINGSBURY MEADOWS SUBDIVISION	26	5N2W27	30.05	25	1.20	COUNTY (Canyon	2007
LAKES AT TELAGA PHASE 1	27	4N2W03	66.06	149	0.44	0	2006
LANSING HEIGHTS ESTATES	28	5N2W21	280.80	89	3.16	COUNTY (Canyon	1973
LANSING LANE SUBDIVISION	29	4N2W03	4.73	3	1.58	COUNTY (Canyon	2022
LANSING MEADOWS SUB	30	4N2W03	65.02	50	1.30	COUNTY (Canyon	2002
LEMP PARK URBAN TRACTS	31	4N2W09	916.60	1	916.60	COUNTY (Canyon	1913
LINFIELD ESTATES SUBDIVISION	32	4N2W10	18.92	13	1.46	COUNTY (Canyon	2020
MEADOW CREEK SUB	33	4N2W04	43.93	9	4.88	COUNTY (Canyon	2000
PERKEL ACREAGE	34	4N2W10	147.76	39	3.79	COUNTY (Canyon	1911
RE-PLAT OF LOT 14, THE RIDGE AT C	35	5N2W34	1.00	1	1.00	COUNTY (Canyon	2019
SAGE RUN ESTATES	36	5N2W34	26.02	21	1.24	COUNTY (Canyon	2001
SCHREINER ESTATES	37	4N2W03	49.40	20	2.47	COUNTY (Canyon	1998
SLOVIACZEK SUB	38	5N2W34	80.17	17	4.72	COUNTY (Canyon	1971
SQUIRES SUB	39	4N2W03	13.02	6	2.17	0	2003
THE LAKES SUBDIVISION PH. 1	40	4N2W03	40.46	36	1.12	MIDDLETON	2015
THE LAKES SUBDIVISION PHASE 2	41	4N2W03	9.78	16	0.61	MIDDLETON	2017
THE RIDGE AT QUAIL HOLLOW	42	5N2W34	41.58	26	1.60	COUNTY (Canyon	2007
WILLOW CRK RCH ESTATES #1	43	5N2W28	26.90	16	1.68	COUNTY (Canyon	1993
WYATT'S HOLLOW SUBDIVISION NO	44	5N2W34	20.77	13	1.60	COUNTY (Canyon	2014
WYATT'S HOLLOW SUBDIVISION NO	45	5N2W34	58.98	23	2.56	COUNTY (Canyon	2024

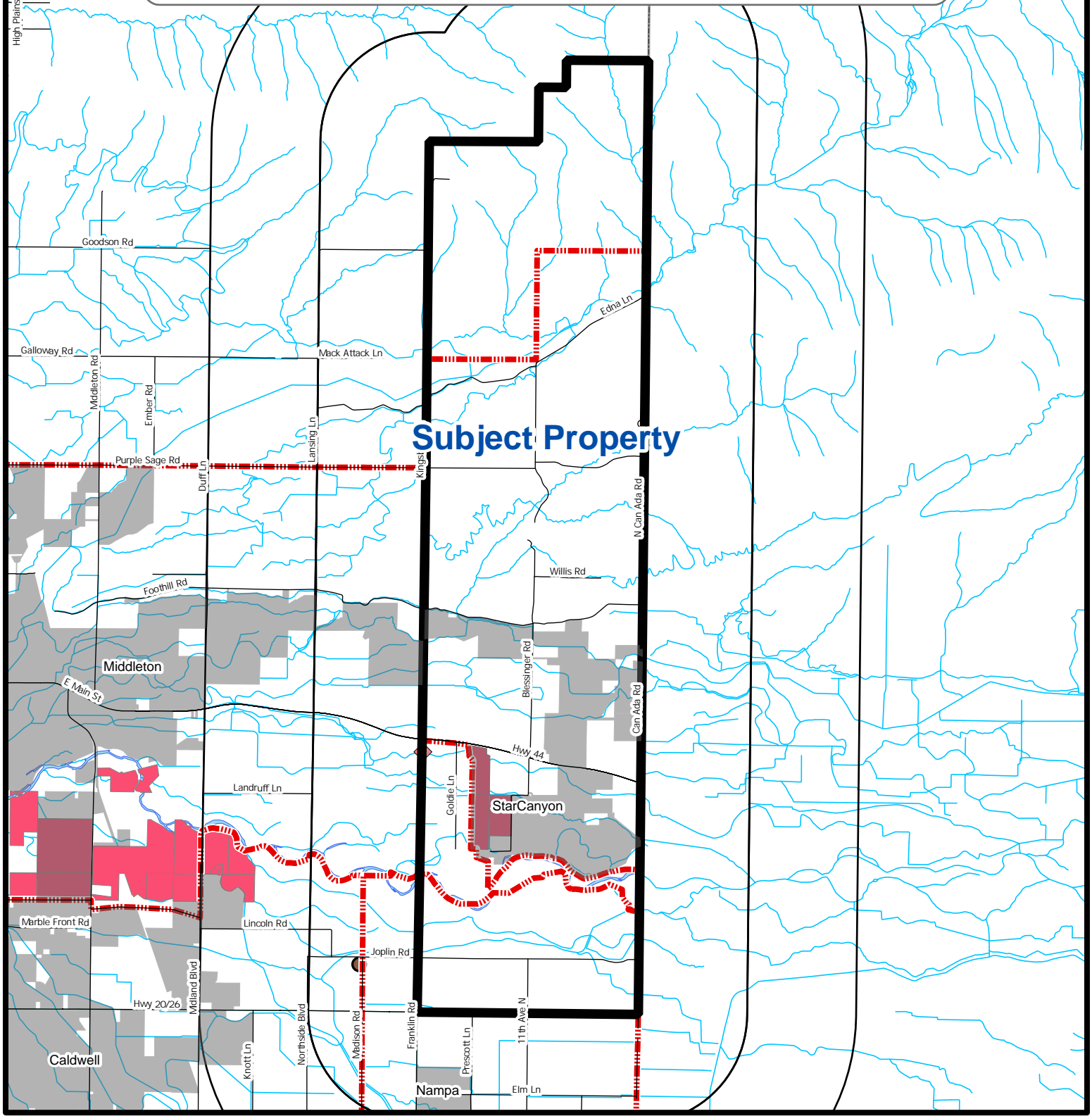
SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
The Reserve	98.77	51	1.94
Farmington Hills	186.65	339	0.55

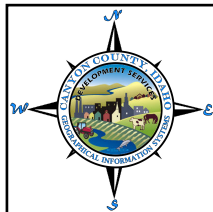
Hidden Valley	17.42	4	4.35
Mint Farms Estate	90.57	57	1.59
Lansing Lane Sub	4.76	3	1.59
Madison Ranch	97.41	450	0.22
Fletchers Meadow Sub	16.24	17	0.96
Cherry Grove	62.98	229	0.28
Fountain Springs Sub	14.41	15	0.96
C-5 Sub	86.41	34	2.54
Huckleberry Cove Sub	8.33	7	1.19
Hidden Sage Sub	31.88	17	1.88
Resting Rock	81.47	324	0.25
Haltom Heritage	69.09	333	0.21
Cherry Grove Sub No 3	7.06	35	0.20
Hidden Creek Estates	0.00	17	0.00
Haltom Heritage No.1	20.89	100	0.21




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

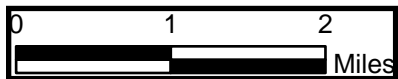
Star AOI Dairy, Feedlot, and Gravel Pit Map



Subject Property

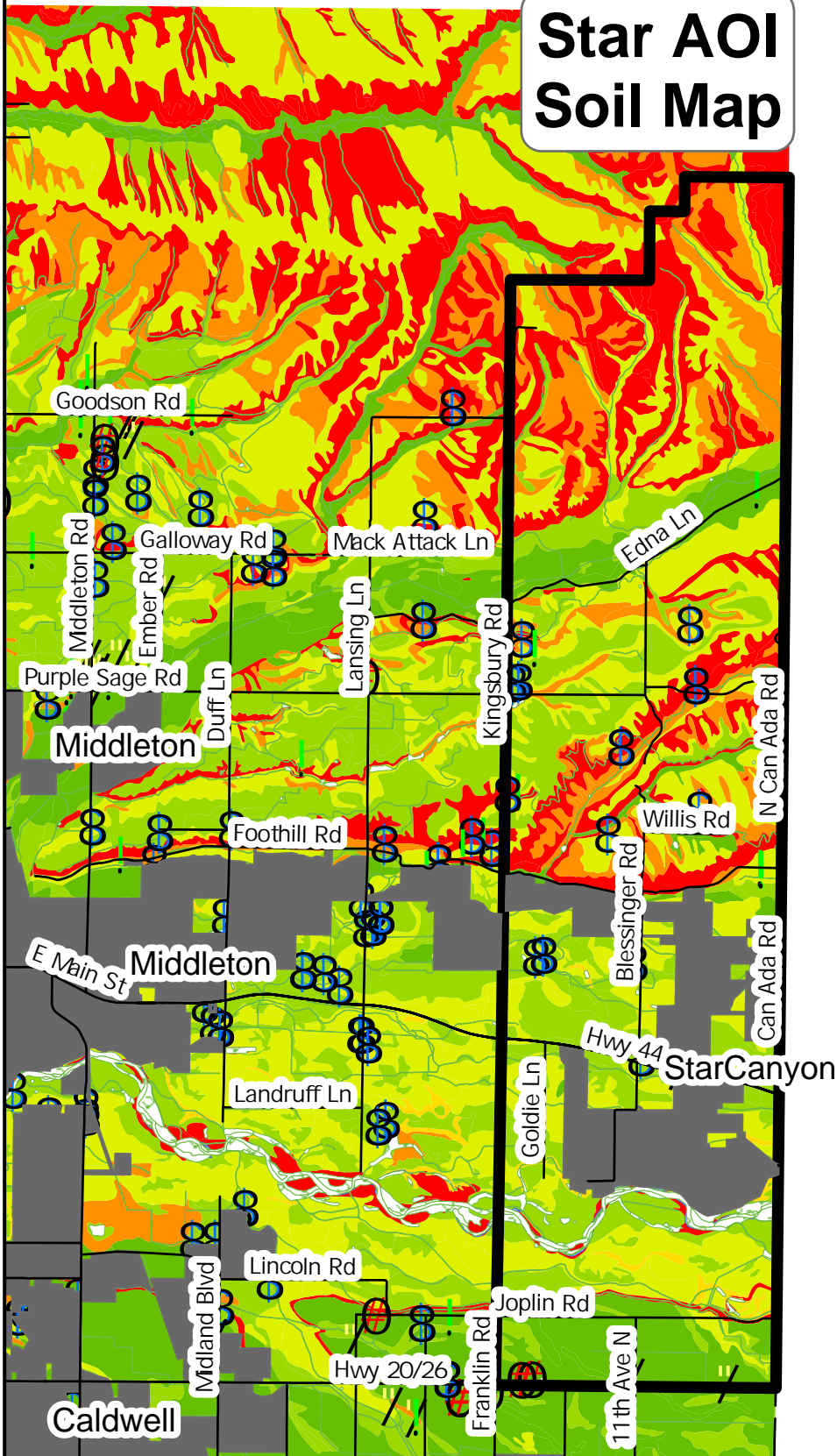


	FEEDLOTS
	DAIRIES
	GRAVELPITS



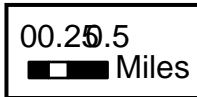
Star AOI Soil Map

Exhibit B2.5



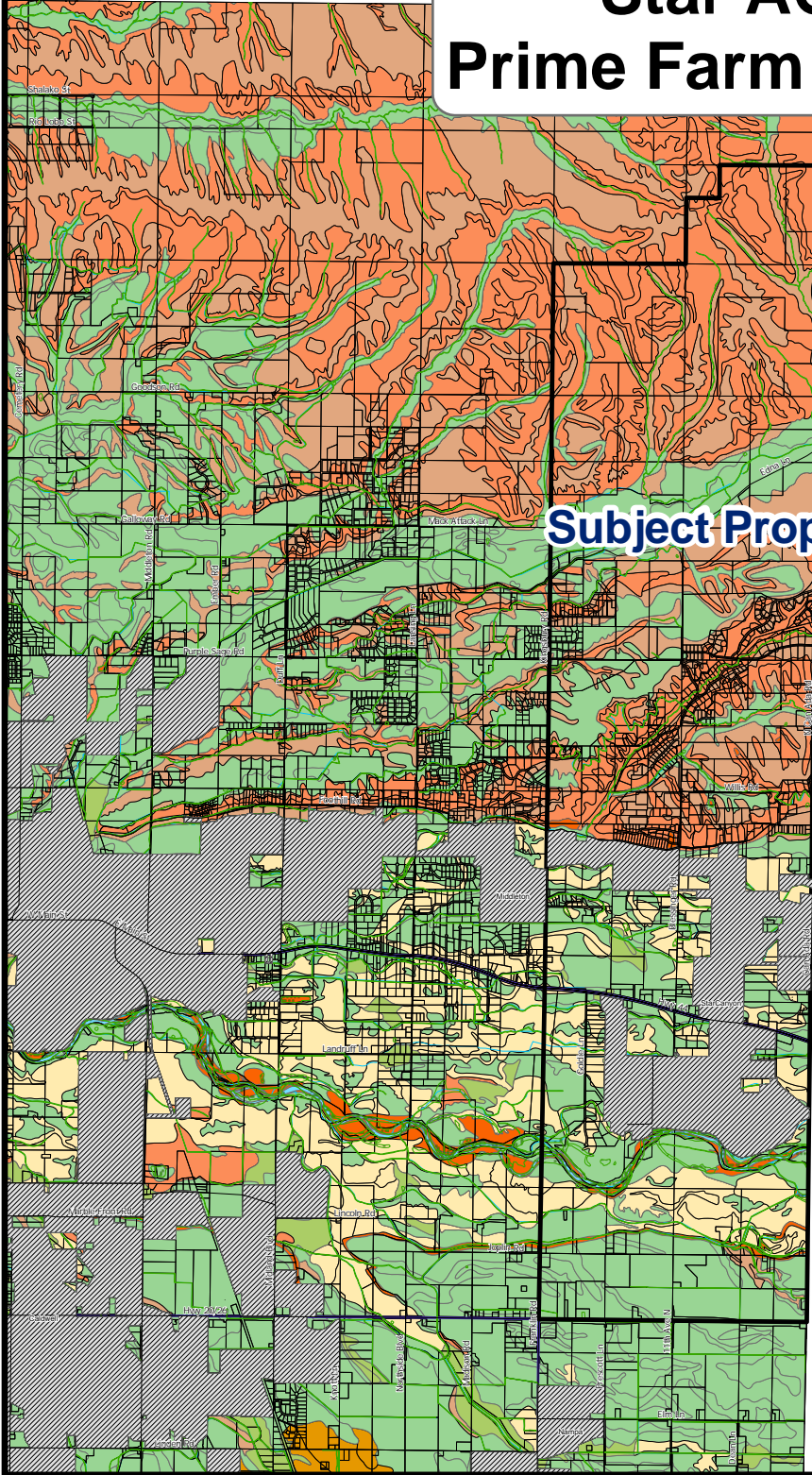
- Nitrate Priority Wells
- 0.005000 - 2.000000
 - 2.000001 - 5.000000
 - 5.000001 - 10.000000
 - 10.000001 - 49.800000

- IDWR_2C_Geothermal_
- Wetlands

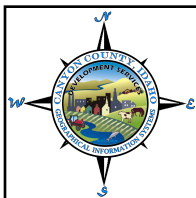


Star AOI Prime Farm Lands

Exhibit B2.6



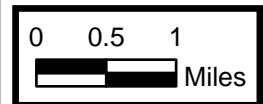
Subject Property



- TAXLOTS
- City_Limits
- WETLANDS
- 2C_Hydro

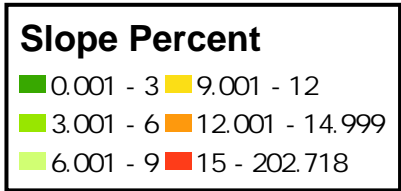
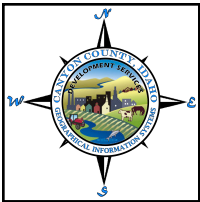
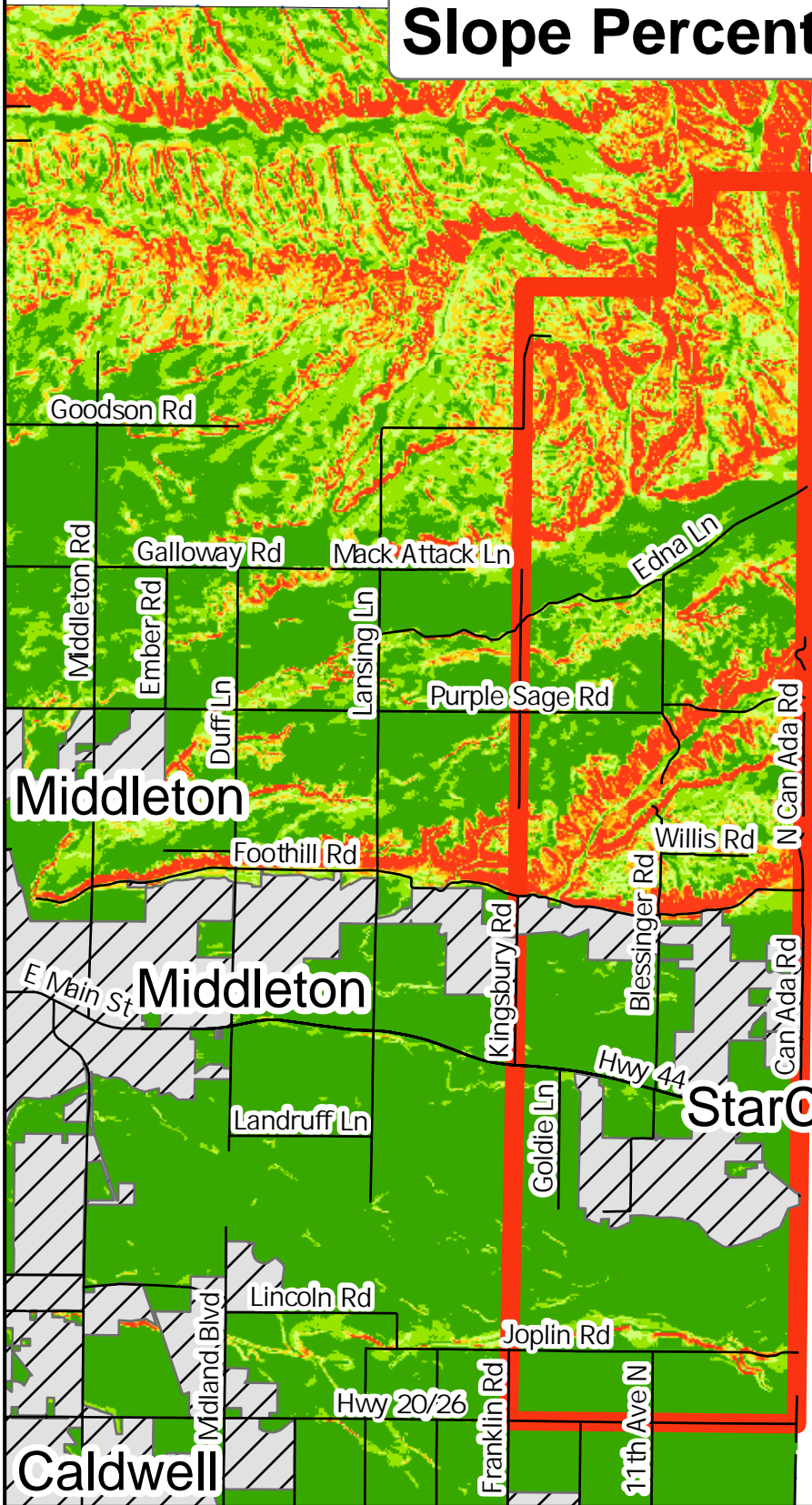
FARMLAND

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



Slope Percent Map

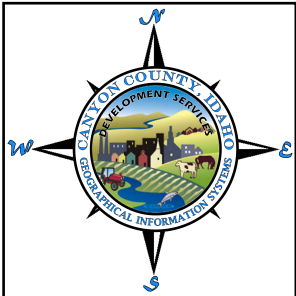
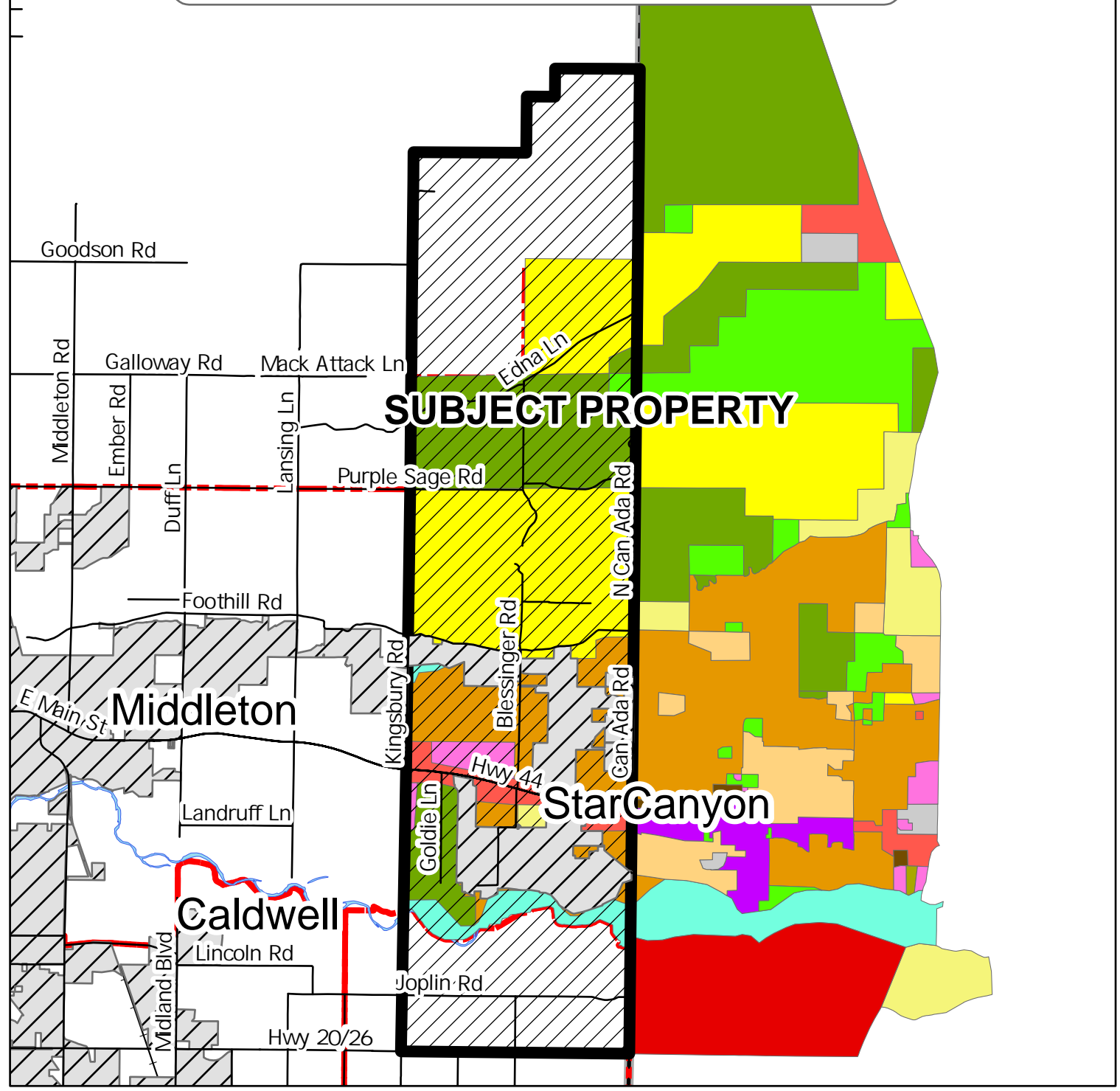
Exhibit B2.7



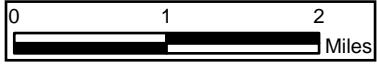
Star AOI

City of Star Future Land Use

Exhibit B2.8

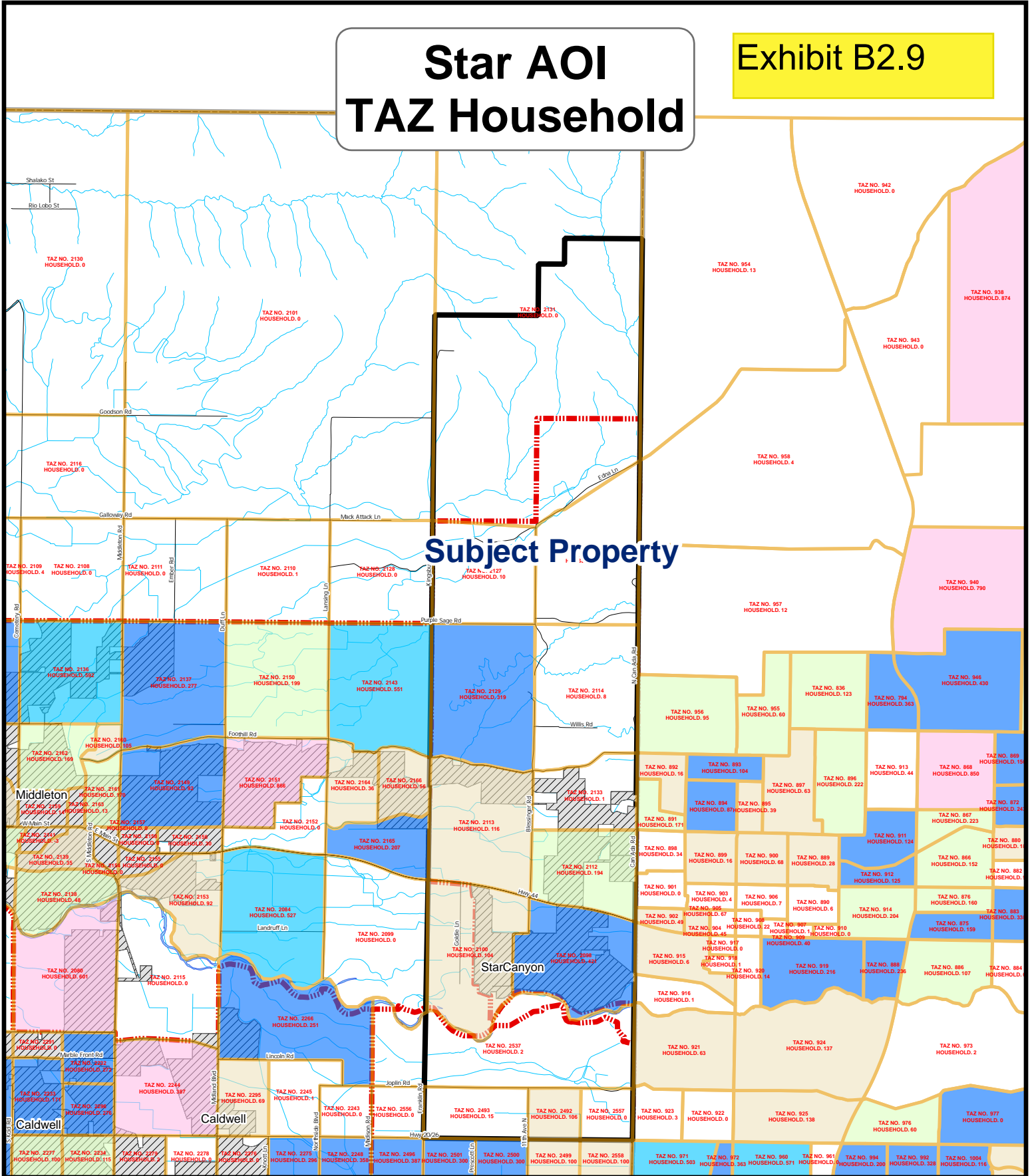


StarCompPlan	
■	Central Business District
■	Commercial
■	Compact Residential
■	Estate Rural Residential
■	Estate Urban Residential
■	Floodway
■	High Density Residential
■	Light Industrial
■	Low Density Residential
■	Mixed Use
■	Neighborhood Residential
■	Public/Open Space
■	Rural Residential
■	South of the River Planning Area



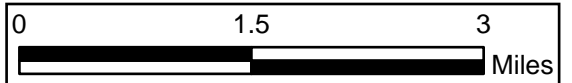
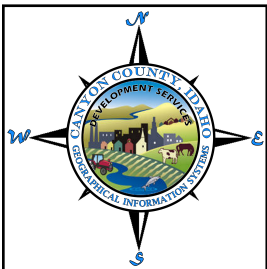
Star AOI TAZ Household

Exhibit B2.9



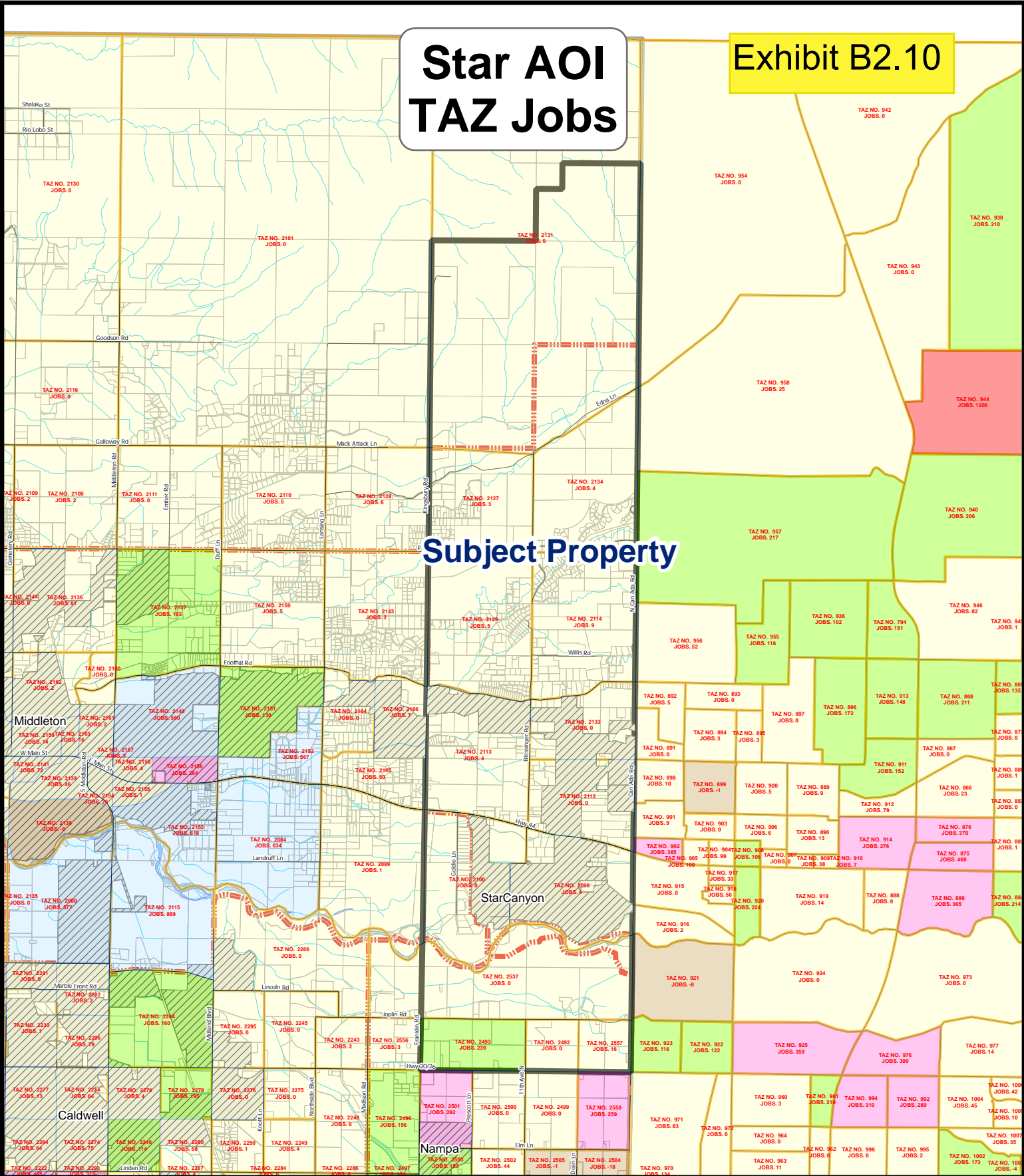
House Hold 2025-2020

	- 4 - 50		251 - 500
	51 - 150		501 - 750
	151 - 250		751 - 1263



Star AOI TAZ Jobs

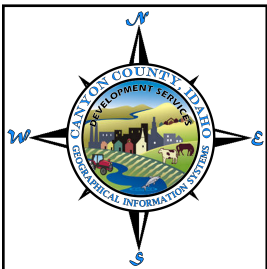
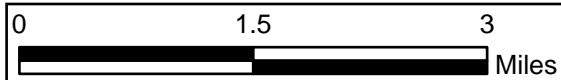
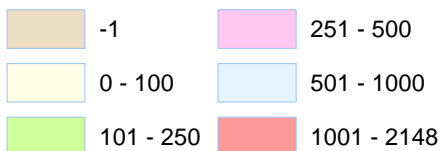
Exhibit B2.10



Subject Property

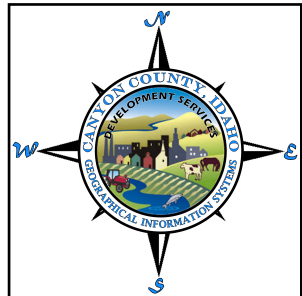
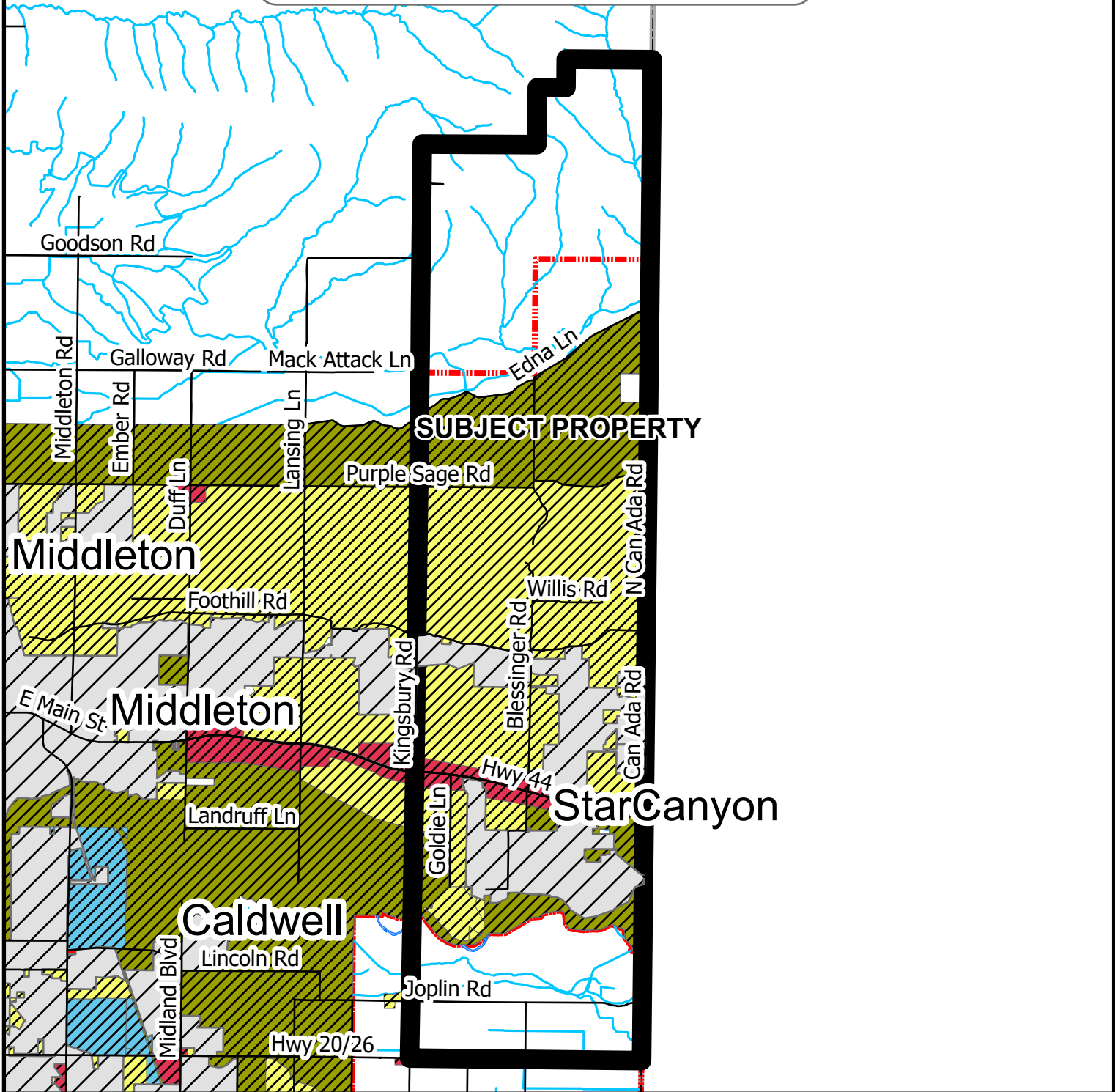
StarCanyon

Jobs 2025-2050



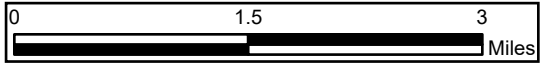
Star AOI Future Land Use map

Exhibit B.11



Legend
Future Land Use 2030

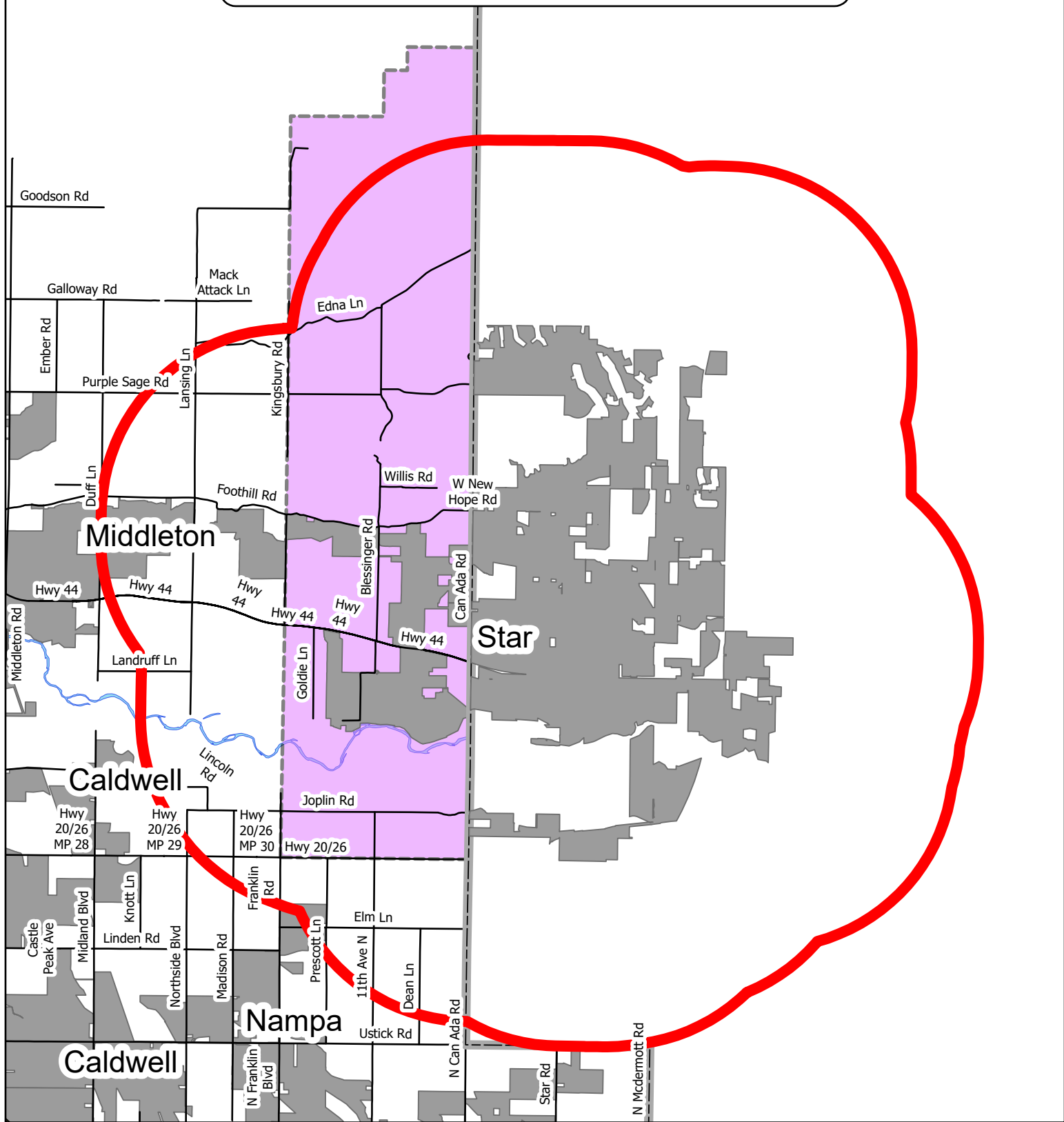
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL






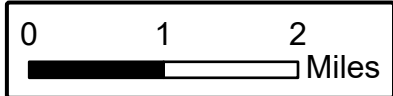
Star AOI

Two-Mile City Limits Buffer

Exhibit B.12

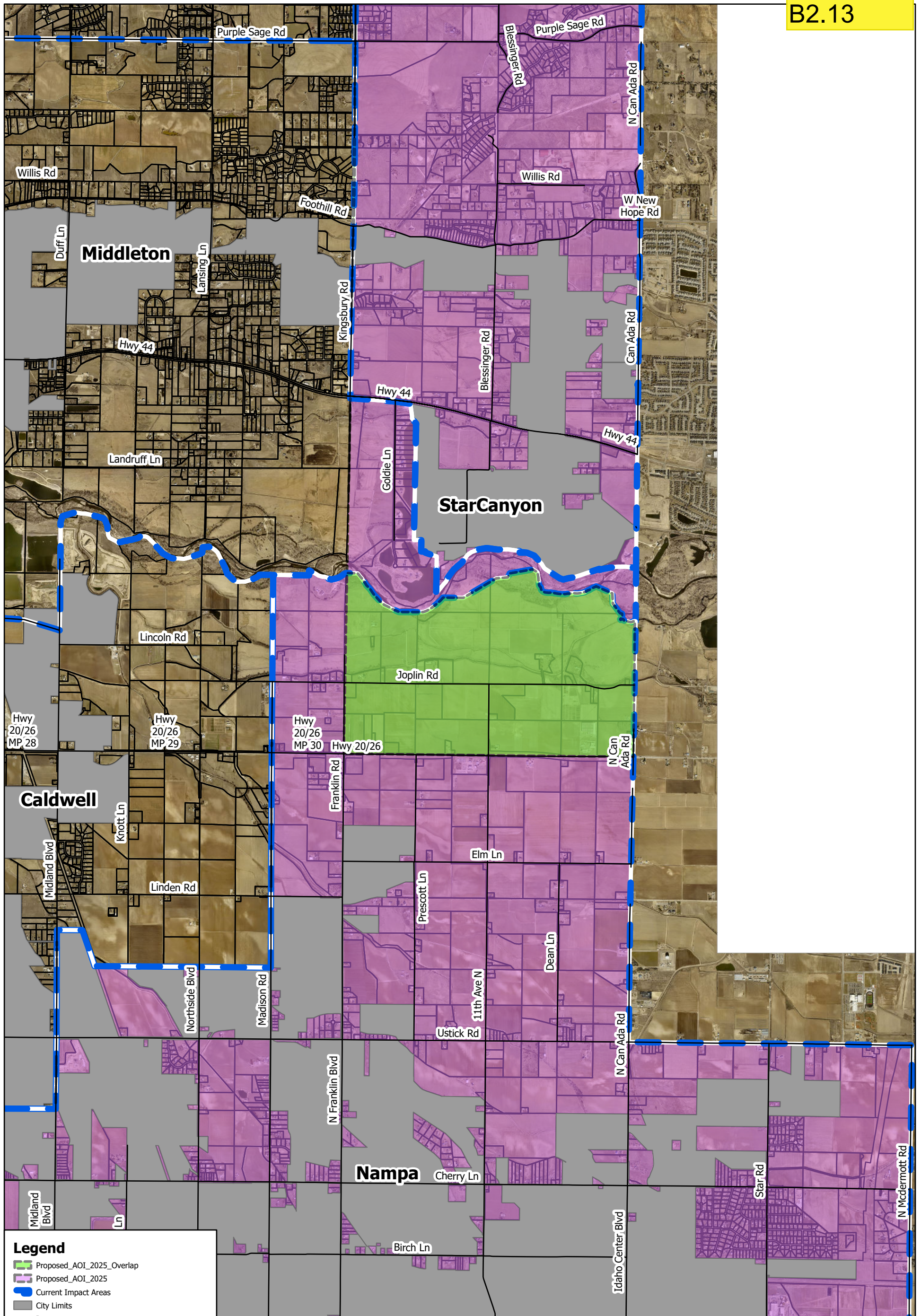


-  2 Mile Buffer from City Limits
-  Proposed Impact Area
-  City Limits



Proposed Nampa & Star Area of Impact Overlap

Exhibit
B2.13



Legend

- Proposed_AOI_2025_Overlap
- Proposed_AOI_2025
- Current Impact Areas
- City Limits
- Interstate
- Highway
- Roads
- Rail



0 0.5 1 Miles

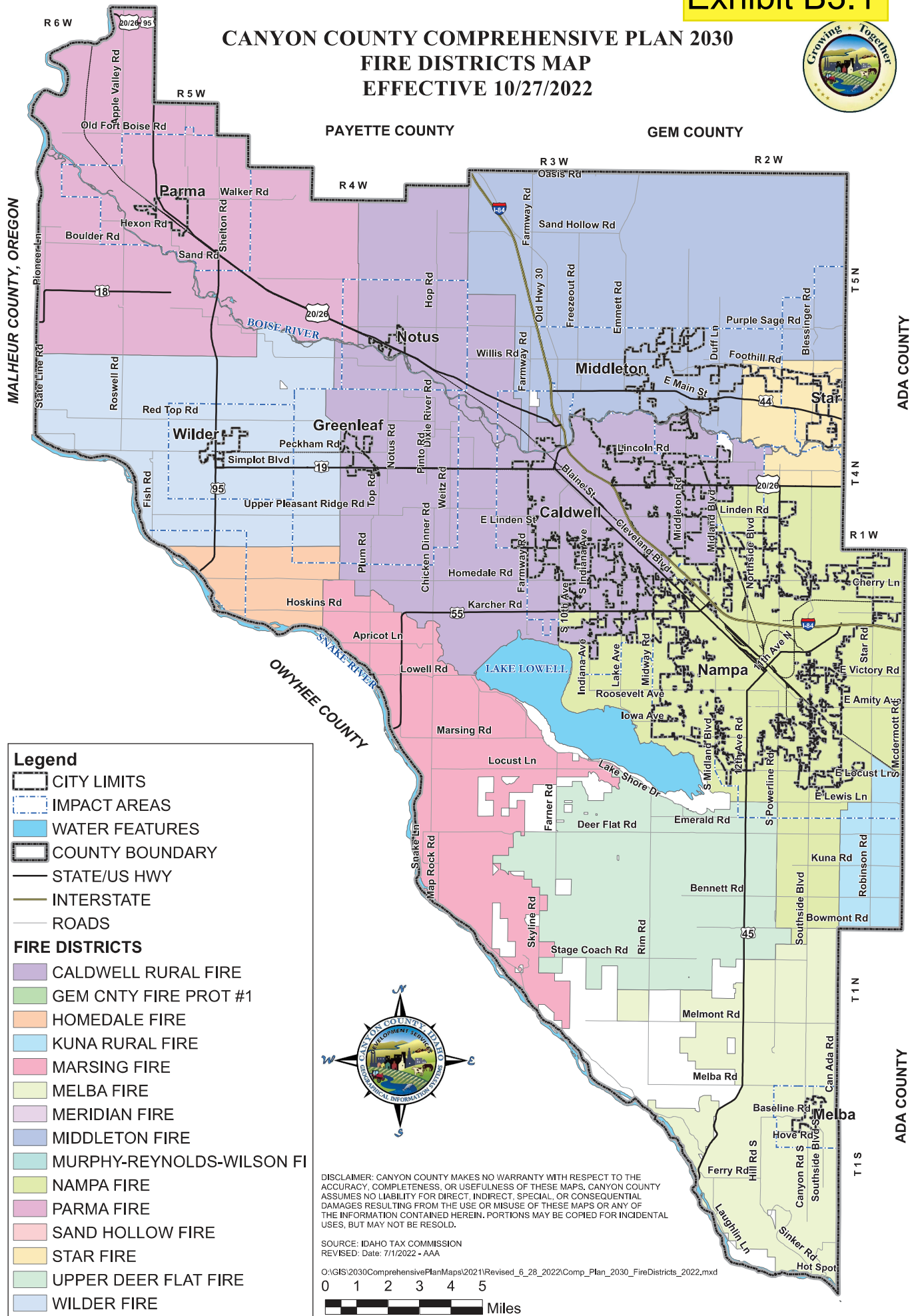
DISCLAIMER: CANYON COUNTY MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THESE MAPS. CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THESE MAPS OR ANY OF THE INFORMATION CONTAINED HEREIN. PORTIONS 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: 10/9/2025 - MV

Document Path: O:\GIS\SDS_GIS_Projects\ImpactArea2025\CitiesAreaOfImpact2025\CitiesAreaOfImpact2025.aprx



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



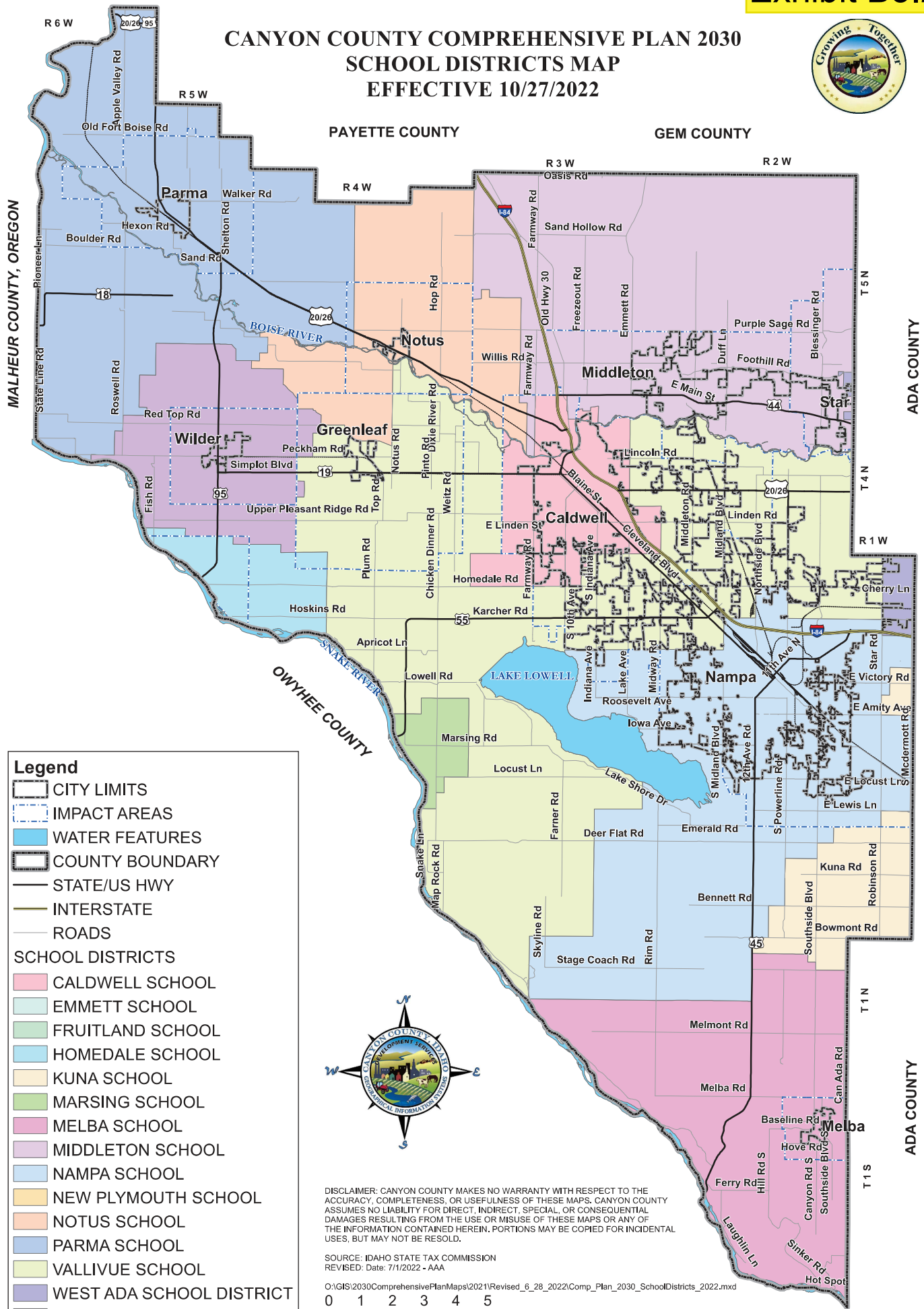
CANYON COUNTY COMPREHENSIVE PLAN 2030 SCHOOL DISTRICTS MAP EFFECTIVE 10/27/2022



MALHEUR COUNTY, OREGON

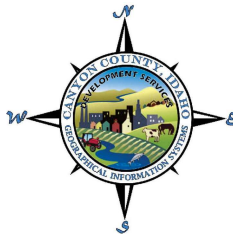
ADA COUNTY

ADA COUNTY



Legend

- CITY LIMITS
- IMPACT AREAS
- WATER FEATURES
- COUNTY BOUNDARY
- STATE/US HWY
- INTERSTATE
- ROADS
- SCHOOL DISTRICTS**
- CALDWELL SCHOOL
- EMMETT SCHOOL
- FRUITLAND SCHOOL
- HOMEDALE SCHOOL
- KUNA SCHOOL
- MARSING SCHOOL
- MELBA SCHOOL
- MIDDLETON SCHOOL
- NAMPA SCHOOL
- NEW PLYMOUTH SCHOOL
- NOTUS SCHOOL
- PARMA SCHOOL
- VALLIVUE SCHOOL
- WEST ADA SCHOOL DISTRICT
- WILDER SCHOOL



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.

SOURCE: IDAHO STATE TAX COMMISSION
REVISED: Date: 7/1/2022 - AAA

O:\GIS\2030ComprehensivePlanMaps\2021\Revised_6_28_2022\Comp_Plan_2030_SchoolDistricts_2022.mxd

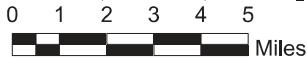


EXHIBIT C

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: Star AOI

CASE NO: OR2025-0014

HEARING BODY: Board of County Commissioners

I, Caitlin Ross, as the representative of Canyon County Development Services, hereby certify that on this 22nd 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: 8/22/25



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 22, 2025

Dear Agencies:

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

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

Case No. OR2025-0014: The applicant, City of Star, represented by Shawn Nickel, is requesting an ordinance update to amend chapter 9, article 19, section 5 and 6, of Canyon County Code of Ordinance to modify the existing area of city impact boundaries for the City of Star, to comply with Idaho Code 67-6526. The subject properties are located within Star's existing and proposed 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.



LEGAL NOTICE TRANSMITTAL

Case #: OR2025-0014 Transmittal Date: August 22, 2025 Planner: Michelle Barron / AOI Team

Applicant: City of Star Applicant's Representative: Shawn Nickel

P&Z Hearing Examiner BOCC

JEPA: _____

FULL POLITICAL

<p>City</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Caldwell <input checked="" type="checkbox"/> Greenleaf <input checked="" type="checkbox"/> Homedale <input checked="" type="checkbox"/> Marsing <input checked="" type="checkbox"/> Melba <input checked="" type="checkbox"/> Middleton <input checked="" type="checkbox"/> Nampa <input checked="" type="checkbox"/> Notus <input checked="" type="checkbox"/> Parma <input checked="" type="checkbox"/> Star <input checked="" type="checkbox"/> Wilder <p>School District</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Caldwell <input checked="" type="checkbox"/> CWI <input checked="" type="checkbox"/> Homedale <input checked="" type="checkbox"/> Kuna <input checked="" type="checkbox"/> Liberty Charter HC <input checked="" type="checkbox"/> Marsing <input checked="" type="checkbox"/> Melba <input checked="" type="checkbox"/> Meridian/West Ada <input checked="" type="checkbox"/> Middleton <input checked="" type="checkbox"/> Nampa <input checked="" type="checkbox"/> Notus <input checked="" type="checkbox"/> Parma <input checked="" type="checkbox"/> Vallivue <input checked="" type="checkbox"/> Wilder <p><input checked="" type="checkbox"/> Southwest District Health</p>	<p>Fire District</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Caldwell <input checked="" type="checkbox"/> Homedale <input checked="" type="checkbox"/> Kuna <input checked="" type="checkbox"/> Marsing <input checked="" type="checkbox"/> Melba <input checked="" type="checkbox"/> Middleton <input checked="" type="checkbox"/> Nampa Fire Dept <input checked="" type="checkbox"/> Parma <input checked="" type="checkbox"/> Star <input checked="" type="checkbox"/> Upper Deer Flat <input checked="" type="checkbox"/> Wilder <input checked="" type="checkbox"/> State Fire Marshal <p>Highway District</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Highway District 4 <input checked="" type="checkbox"/> Golden Gate <input checked="" type="checkbox"/> Nampa <input checked="" type="checkbox"/> Notus-Parma <p>Library District</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Kuna <input checked="" type="checkbox"/> Lizard Butte <input checked="" type="checkbox"/> Wilder HC <p>Utilities</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> CenturyLink <input checked="" type="checkbox"/> Intermountain Gas <input checked="" type="checkbox"/> Idaho Power <input checked="" type="checkbox"/> Ziplly Fiber 	<p>Irrigation, Drain & Flood Districts</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Black Canyon Irrigation Dist. <input checked="" type="checkbox"/> Boise-Kuna Irrigation Dist. <input checked="" type="checkbox"/> Boise Project Board of Control <input checked="" type="checkbox"/> Caldwell Water & Sewer HC <input checked="" type="checkbox"/> Canyon County Water Co. <input checked="" type="checkbox"/> Canyon Hill Irrigation District <input checked="" type="checkbox"/> Eureka Irrigation District HC <input checked="" type="checkbox"/> Farmer Cooperative Ditch Co. <input checked="" type="checkbox"/> Farmers Union Ditch Co. <input checked="" type="checkbox"/> Franklin Ditch Co. <input checked="" type="checkbox"/> Lower Center Point HC <input checked="" type="checkbox"/> Mason Creek Ditch Co. HC <input checked="" type="checkbox"/> Middleton Mill Ditch/Irrigation <input checked="" type="checkbox"/> Nampa – Meridian <input checked="" type="checkbox"/> New York <input checked="" type="checkbox"/> Pioneer <input checked="" type="checkbox"/> Pioneer Dixie Ditch <input checked="" type="checkbox"/> Poor Boy Ditch HC <input checked="" type="checkbox"/> Riverside Irrigation District <input checked="" type="checkbox"/> Riverside Ditch <input checked="" type="checkbox"/> Settlers Irrigation <input checked="" type="checkbox"/> Siebenberg Co-op Ditch <input checked="" type="checkbox"/> Star Sewer & Water <input checked="" type="checkbox"/> Wilder Irrigation <input checked="" type="checkbox"/> Drainage Ditch 2 <input checked="" type="checkbox"/> Drainage Ditch 3 <input checked="" type="checkbox"/> Drainage Ditch 4 <input checked="" type="checkbox"/> Drainage Ditch 6 <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Flood District 10 <input checked="" type="checkbox"/> Flood District 11 	<p>Transportation</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> ACHD <input checked="" type="checkbox"/> Brown Bus Company <input checked="" type="checkbox"/> Caldwell Transportation HC <input checked="" type="checkbox"/> COMPASS <input checked="" type="checkbox"/> Idaho Transportation Dept <input checked="" type="checkbox"/> Valley Regional Transit <p>Emergency Services</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Canyon County Sheriff <input checked="" type="checkbox"/> Emergency Mgmt. Coordinator <input checked="" type="checkbox"/> CC Paramedics / EMT <input checked="" type="checkbox"/> Homedale City Ambulance <input checked="" type="checkbox"/> Marsing Ambulance HC <input checked="" type="checkbox"/> Melba Quick Response HC <input checked="" type="checkbox"/> Nampa Police Department <p>Other</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Farm Service Agency HC <input checked="" type="checkbox"/> Fire Code Consultants Northwest <input checked="" type="checkbox"/> Greater Middleton Area Rec <input checked="" type="checkbox"/> Melba Gopher District HC <input checked="" type="checkbox"/> Mosquito Abatement <input checked="" type="checkbox"/> Natural Resource Conservation Dist. <input checked="" type="checkbox"/> Ten-Davis Recreation <input checked="" type="checkbox"/> Destination Caldwell <input checked="" type="checkbox"/> Marathon Pipeline LLC <input checked="" type="checkbox"/> Owyhee County, Dir of Planning <input checked="" type="checkbox"/> US Postal Service _____ <input checked="" type="checkbox"/> Cemetery <u>Wilder HC</u> <input checked="" type="checkbox"/> Media _____ <input checked="" type="checkbox"/> ID State Archaeologist & Director HC <input checked="" type="checkbox"/> West Valley Humane Society 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: Friday, August 22, 2025 11:33 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'; 'krantz@notusschools.org'; 'tkelly@parmaschools.org'; 'jenny.titus@vallivue.org'; 'lisa.boyd@vallivue.org'; 'joseph.palmer@vallivue.org'; 'jdillon@wilderschools.org'; 'lrichard@cityofcaldwell.org'; 'aperry@cityofcaldwell.org'; 'homedalefd@gmail.com'; 'tlawrence@kunafire.com'; 'Office@KunaFire.com'; 'marsingfiredistrict@yahoo.com'; 'marsingruralfire@gmail.com'; 'brian.mccormack@melbafire.id.gov'; 'kenny.hoagland@melbafire.id.gov'; 'vislas@starfirerescue.org'; 'permits@starfirerescue.org'; 'eddy@heritagewifi.com'; 'johnsonrl@nampafire.org'; 'prevention@nampafire.org'; 'Jeff@parmafire.us'; 'ParmaRuralFire@gmail.com'; 'permits@starfirerescue.org'; 'eddy@heritagewifi.com'; 'wfdchief@wilderfire.org'; 'jmaloney@wilderfire.org'; 'knute.sandahl@doi.idaho.gov'; 'chopper@hwydistrict4.org'; 'lriccio@hwydistrict4.org'; 'bobw@gghd3.org'; 'office@gghd3.org'; 'eddy@nampahighway1.com'; 'g Watkins@nphd.net'; 'admin1@kunalibrary.org'; 'admin2@kunalibrary.org'; 'lizardbuttelibrary@yahoo.com'; 'brandy.walker@centurylink.com'; 'eingram@idahopower.com'; 'easements@idahopower.com'; 'arobins@idahopower.com'; 'monica.taylor@intgas.com'; 'jessica.mansell@intgas.com'; 'Contract.Administration.Bid.Box@zipl.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'; 'jluucas@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 Crawforth; Christine Wendelsdorf; Michael Stowell; 'tryska7307@gmail.com'; Curt Shankel; Dalia Alnajjar; Lucy Ostyn; Tom Crosby; Code Enforcement; GIS and Addressing Division; Diana Little; Loretta Tweedy; Assessor Website; Elections Clerk; 'roger@amgidaho.com'; Nichole Schwend; Chelsee Boehm; Nichole Schwend; Rick Britton; 'middletown.rich@gmail.com'; Jim Lunders; 'jshoemaker@blm.gov'; 'MGRodriguez@usbr.gov'; 'edward_owens@fws.gov'; 'BRO.Admin@deq.idaho.gov'; 'kenny.huston@oer.idaho.gov'; 'Brenna.Garro@oer.idaho.gov'; 'peter.jackson@idwr.idaho.gov'; 'maureen.oshea@idwr.idaho.gov'; 'file@idwr.idaho.gov'; 'smith.carolyn.d@epa.gov'; 'John.Graves@fema.dhs.gov'; 'idahoaaa@gmail.com'; 'Zlathim@IDL.idaho.gov'; 'brandon.flack@idfg.idaho.gov'; 'Aubrie.Hunt@dhw.idaho.gov'; 'tricia.canaday@ishs.idaho.gov'; 'dan.everhart@ishs.idaho.gov'; 'patricia.hoffman@ishs.idaho.gov'; 'stevie.harris@isda.idaho.gov'; 'laura.johnson@isda.idaho.gov'; 'tate.walters@id.usda.gov'; 'shawn.cafferty@usda.gov'; 'noe.ramirez@usda.gov'; 'cenww-rd-boi-tv@usace.army.mil'; 'laura.j.freedman@usps.gov'; 'Rakesh.N.Dewan@usps.gov'; 'Chad.M.Franklin@usps.gov'; 'Melvin.B.Norton@usps.gov'; 'Tammi.L.Barth@usps.gov'; 'henry.medel@usps.gov'; 'Khrista.M.Holman@usps.gov'; 'Rochelle.Fuquay@usps.gov'; 'leroy.eyler@usps.gov'; 'marc.c.boyer@usps.gov'; 'mhuff@co.owyhee.id.us'; 'gmpredjennifer@gmail.com'; 'lisaitano@me.com'; 'scott@fccnw.com'; 'srcsbinfo@gmail.com'; 'tottens@amsidaho.com'; 'melvin.b.norton@usps.gov'; 'scott.hausner@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 OR2025-0014 / Star AOI

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

Dear Agencies,

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

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

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

Thank you,



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department

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

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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.

Michelle Barron

From: Chris Hopper <chopper@hwydistrict4.org>
Sent: Thursday, September 11, 2025 4:09 PM
To: Michelle Barron; Arbay Mberwa
Subject: [External] ORD2026-0006 etc...
Attachments: District-Wide_ORD2025-006 Area of Impact.pdf

Arbay & Michelle-
Please see comments attached for the AOI boundary updates for the cities of Caldwell, Nampa, Middleton, & Star.

Respectfully,

Chris Hopper, P.E.
District Engineer



Highway District No. 4
15435 Hwy 44
Caldwell, Idaho 83607
208-454-8135 Ext. 104



HIGHWAY DISTRICT No.4
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CALDWELL, IDAHO 83607

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September 11, 2025

Canyon County Board of Commissioners and Planning & Zoning Commission
111 N. 11th Street
Caldwell, Idaho 83605
Attention: Arbay Mberwa & Michelle Barron , Planners

**RE: ORD2025-006; ORD2025-0010; ORD2025-0011; ORD2025-0014
Area of Impact for Caldwell, Middleton, Nampa, & Star**

Dear Commissioners:

Highway District No. 4 has reviewed the applications for updates to the city areas of impact within the highway district boundaries, and offers the following comments:

General

HD4 maintains the public highway system in the areas of impact established for Caldwell, Middleton, and Nampa outside of city limits, and maintains all city street within Canyon County for the city of Star.

Along the boundaries of city limits, and including those within these proposed areas of impact, HD4 and the adjacent city will determine by agreement which agency has responsibility for each roadway segment as the boundaries of city limits expand. HD4 encourages all cities to promote logical and orderly expansion of their city limits and areas of utility service, and to work cooperatively with HD4 to establish practical zones for maintenance of roadways within the area of impact zone.

Transportation Impacts:

Transportation impacts from new growth and developments within these city areas of impact should be mitigated through collection of transportation impact fees, right-of-way dedication, and construction of improvements as needed to implement the Capital Improvement Plans adopted for these areas.

Respectfully,

Chris Hopper, P.E.
District Engineer

File: Development_Canyon County 2025_Cities AOI Boundary Revisions

EXHIBIT D

Public Comments

Received By: September 26, 2025 (Materials Deadline)

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

Michelle Barron

From: 2c@growingtogetheridaho.org
Sent: Friday, September 26, 2025 4:14 PM
To: Michelle Barron
Subject: [External] Exhibit for Star Area of Impact
Attachments: Star GT Exhibit.pdf

Attached is an exhibit for the Area of City Impact case for Star, Idaho.

Thank you,

Growing Together

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: Star AOI

Dear Commissioners,

We strongly oppose Star's proposed AOI expansion into the foothills, south to the Boise River, and west toward Highway 20/26.

Idaho Code §67-6526(4)(b) is clear: "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." Star's submission fails this test. The proposal includes more than 1,000 acres of farmland north of Purple Sage Road, 700 acres south of the Boise River, and even federal BLM lands. No evidence of near-term annexation has been provided. Instead, the city relies on generalized Treasure Valley growth trends and speculative assumptions about future service capacity.

Farmland preservation. This approach directly contradicts Idaho Code §67-6508(e) and Canyon County's 2030 Comprehensive Plan (Goal LU-3), which mandate protection of prime farmland and direct growth to serviceable areas. The agricultural lands targeted in Star's AOI support dairies, row crops, and livestock operations on Class II and III soils-resources that are irreplaceable once converted. Farmland remains fiscally positive, contributing more in property taxes than it consumes in services, while sprawling residential growth produces ongoing fiscal deficits.

Serviceability concerns: The AOI expansion areas are well beyond Star's realistic five-year service horizon:

- Fire/EMS: Star is served by the Star Fire Protection District (MidStar Fire), a joint district with Middleton that provides fire and EMS. The district operates two stations and is planning a third, but is already experiencing call volume increases from rapid growth. Staffing and funding are constrained by Idaho's property tax caps (HB 389). Adding foothills, riverfront, and farmland into the AOI would overwhelm district resources without major new stations and crews.
- Law enforcement: Star does not operate its own police department and contracts with the Ada and Canyon County Sheriff's Office for law enforcement. Additional annexations would increase patrol demands on an already thinly stretched sheriff's office unless the city commits to funding additional deputy coverage.

- Water & utilities: Water service in Star is provided by a private utility. Extending service into AOI areas-particularly foothills and agricultural tracts-would require costly infrastructure that is not currently financed or engineered.
- Medical & community services: Star lacks a hospital or emergency medical facility.

Residents depend on regional hospitals in Nampa and Boise, with EMS transport provided through the fire district. Limited local clinics exist, but they cannot absorb large-scale growth without significant expansion. Community amenities such as parks, recreation, and social services also lag behind growth.

Rapid growth pressures: Star has already experienced extraordinary population growth in recent years, placing strain on fire/EMS, law enforcement, utilities, and schools. Without a substantial increase in staffing, facilities, and infrastructure funding, the city is already at the edge of its service capacity. Expanding AOIs into thousands of additional acres-much of it farmland and federal land-will only exacerbate these pressures and worsen the fiscal imbalance.

Speculative inclusions: The inclusion of SLM-managed lands in an AOI is particularly untenable, as those lands are not privately held and cannot reasonably be annexed or serviced within the statutory five-year timeframe. Their inclusion underscores the speculative, overreaching nature of Star's request.

Legal burden: Under Idaho law and county practice, the burden of proof lies with Star, as the AOI applicant, to demonstrate that each parcel within its proposed boundary is "very likely" to be annexed and serviceable within five years. The record offers no such evidence-no phased annexation plan, no funded service expansions, and no justification for leapfrogging into farmland and federal land. Without this proof, the statutory requirement is not satisfied.

Recommendation: We urge the Board to reject Star's AOI expansion and confine its boundaries to infill areas immediately adjacent to existing city limits where annexation and service provision are realistic within five years. At a minimum, the areas north of Edna Ln. and south of the Boise River should be removed from the Area of Impact. Leaving large swaths of farmland, riverfront, and BLM land in the AOI not only fails the statutory test but also encourages sprawling growth that burdens taxpayers, stretches county-wide services, and undermines Canyon County's agricultural economy.

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.

Michelle Barron

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

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

Keri K. Smith

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

Hi Keri,

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

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

Tony

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

From: Keri Smith <2c@growingtogetheridaho.org>
Sent: Wednesday, October 1, 2025 11:33 AM
To: Tony Almeida <tony.almeida@canyoncounty.id.gov>
Subject: [External] AOI Maps

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

Keri Smith
Growing Together