



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

**PLANNING DIVISION STAFF REPORT**

**CASE NUMBER:** OR2025-0015  
**APPLICANT/REPRESENTATIVE:** City of Wilder/ Kate Dahl  
**ANALYST:** Michelle Barron, Amber Lewter, & Arbay Mberwa

**REQUEST:**

The applicant, City of Wilder, represented by Kate Dahl, requests an ordinance update to comply with State Law 67-6526, by reducing Wilder’s area of impact on the north, east south and west side bringing the impact area in approximately half a mile on each side to where the city can reasonably service the area in the next five (5) years (**Exhibit A**).

**PUBLIC NOTIFICATION:**

**Full Political notice:** August 22, 2025  
**Public notification:** August 20, 2025  
**Newspaper notice published on:** August 27, 2025

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**1. BACKGROUND:**

*In 2024, The State Code 67-6526 for impact areas adjacent to cities was changed. “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.

Canyon County is currently working with each city to adjust their impact area boundaries to meet the criteria specified in Idaho Code 67-6526. City of Wilder provided a letter of intent, including evidence supporting the proposed area of impact boundary, an engineer memorandum, and a proposed area of impact boundary map on August 8, 2025 (**Exhibit A**). The deadline for compliance with the state statute is December 31, 2025.

**2. HEARING BODY ACTION:**

**OPTIONAL MOTIONS:**

**Approval of the Application:** “I move to approve for OR2025-0015, City of Wilder, 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 OR2025-0015, City of Wilder, 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 OR2025-0015, City of Wilder, to a [*date certain or uncertain*]

**3. HEARING CRITERIA**

**Table 1. Ordinance Criteria Analysis**

<b>HEARING CRITERIA (CCCO §07-06-01(4)B) - Zoning Ordinance Changes:</b> 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.				
<b>Compliant</b>			<b>County Ordinance and Staff Review</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Code Section</b>	<b>Analysis</b>

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**Idaho Code §67-6511 (c) and CCO §07-06-01 (4)B**

**Staff Analysis**

**Is the amendment generally in conformance with the comprehensive plan;**

Chapter 1: Property Rights

**P1.01.01** No person should be deprived of private property without due process of law.

Property owners have the right of possession, control, exclusion, enjoyment and disposition (Pg. 10, 2030 Comprehensive Plan).

Chapter 2: Population

**G2.01.00** Incorporate population growth trends & projections when making land-use decisions.

**P2.01.01** Plan for anticipated population and households that the community can support with adequate services and amenities.

**COMPASS Forecasted Growth for Canyon County**

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

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

<sup>1</sup> COMPASS

The City of Wilder anticipates to double their population by 2050 aligning with the comprehensive plan. See Table 2 Section 67-6526(4)(a)(i) for details on anticipated residential growth.

Chapter 3: Economic Development

**G3.01.00** Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.

**P3.01.01** Direct business development to locations that can provide necessary services and infrastructure.

City of Wilder states that commercial and industrial growth is occurring near highways 95 and 19, with Highway 19 identified as an industrial corridor (**Exhibit A1**). This makes the area a favorable location for economic growth. See Table 2 Section 67-6526(4)(a)(i) for details on anticipated commercial growth.

Chapter 4: Land Use and Community Design

**A4.01.01b** Coordinate land-use planning with adjoining counties, cities, and other agencies and groups.

				<p><b>P4.01.02</b> Planning, zoning, and land-use decisions should balance the community’s interests and protect private property rights.</p> <p><b>G4.04.00</b> 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><b>P4.04.01</b> Support development in locations where services, utilities, and amenities are or can be provided.</p> <p><b>P4.04.02</b> Align planning efforts in areas of city impact.</p> <p><b>A4.04.02b</b> Coordinate County and city planning through collaborative planning processes, mutual agreements, and updated impact area agreements.</p> <p><b>A4.04.02a</b> 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>“Area of City Impact boundaries exist around cities in the County where city limits may grow and annex (Pg. 23, 2030 Comprehensive Plan).” See <b>Exhibit A3</b> for Wilder’s proposed area of impact boundary. Wilder proposes to reduce the current area of impact to include parcels that can reasonably be serviced by the city within five (5) years.</p> <p>See areas of impact criteria analysis contained in Table 2 detailing the analysis of the request.</p> <p><u>Chapter 7: Public Services, facilities and Utilities</u></p> <p><b>G7.01.00</b> Endeavor to continue providing reliable public services, public safety facilities, &amp; public utilities that support existing developed areas and future growth.</p> <p><b>P7.01.01</b> Encourage the extension of sewer infrastructure and wastewater treatment in areas of city impact. <b>P7.01.02</b> Encourage annexations within city impact areas where municipal services can be provided.</p> <p>The City of Wilder states that there is public sewer and water capacity for development within the next 5 years within the designated boundary (<b>Exhibit A1 &amp; A2</b>).</p> <p><u>Chapter 8: Transportation</u></p> <p><b>P8.01.01</b> Coordinate land use and transportation planning to locate development near appropriate transportation corridors and services.</p> <p>“Idaho Transportation Department (ITD) is responsible for constructing and maintaining state, U.S. and interstate highways in the County. The responsibility for maintenance, operational improvements, and expansion of public roadways in the County resides with the Idaho Transportation Department and Wilder highway districts (Pg. 61, 2030</p>
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				Comprehensive Plan).” See Table 2 Section 67-6526(4)(a)(i) for details on transportation.
☒	☐	☐	<b>Idaho Code §67-6511 (c)</b>	<b>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.</b>
			<b>Staff Analysis</b>	<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 Wilder School District, Wilder Irrigation, Wilder Fire and Golden Gate Highway District No. 3 on August 22, 2025. See <b>Exhibit C</b> for the full political notice and received comments.</p> <p>The request to reduce Wilder’s area of impact is not anticipated to adversely impact the delivery of services by any political subdivision providing public services, including school and fire districts, within the planning jurisdiction.</p>

**Table 2. Areas of Impact Criteria Analysis**

<b>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.</b>				
<b>(4) Provisions applicable to areas of impact.</b>				
<b>(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:</b>				
<b>Compliant</b>			<b>County Ordinance and Staff Review</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Code Section</b>	<b>Analysis</b>
☒	☐	☐	<b>67-6526(4)(a)(i)</b>	<b>Anticipated commercial and residential growth;</b>
			<b>Staff Analysis</b>	<p>The City of Wilder is anticipating commercial and residential growth in the proposed area of impact (<b>Exhibit A1 &amp; A4</b>). Per GIS and Addressing Division Wilder city limits encompass 510.04-acres while the proposed area of impact has 3,133.11 acres.</p> <p><b>Residential Growth:</b> According to the applicant’s letter of intent the City of Wilder anticipates residential growth to occur in the southwest area of the area of impact (<b>Exhibit A1</b>). 170 residential lots and a preliminary plat consisting of 132 lots were approved between 2021 and 2025. Wilder expects to grow by approximately 1,987 people by 2050. Wilder’s current population is 1,771 and anticipates to increase the population to 2,522 residents by 2030 according to population scenario A (<b>Exhibit A6</b>). There is one (1) county subdivision located in the proposed area of impact (<b>Exhibit B2.1</b>). Per the TAZ household map residential growth is anticipated to be in the southwest corner of the proposed area of impact (<b>Exhibit B2.2</b>).</p>

				<p><b>Commercial Growth:</b> Commercial growth is anticipated to be centralized near highways 95 and 19 (Simplot Blvd.). A Dollar General, and an onion packaging facility is under development (<b>Exhibit A1</b>). The TAZ job map identifies locations of employment concentrated between Simplot Blvd. and Peckham Road within the proposed area of impact (<b>Exhibit B2.2</b>).</p>
☒	☐	☐	<p><b>67-6526(4)(a)(ii)</b></p>	<p><b>Geographic factors;</b></p>
			<p><i>Staff Analysis</i></p>	<p>City of Wilder is primarily flat with few slopes (<b>Exhibit B2.4</b>). Wilder predominately has class 3 soil (moderately suited soil) and prime farm land if irrigated (<b>Exhibit B2.5 and B2.6</b>). Fields were used to grow hops, with the increase of seltzer popularity there has been less demand of hop fields which will open up development opportunities north, east and west of city limits (<b>Exhibit A1</b>). There are slopes greater than 15 percent south of the highway 95 and 19 intersection, therefore servicing that area with water and sewer would be difficult in terms of the cost of installing sewer lift stations in that area. Due to the slopes, City of Wilder proposes to bring in their area of impact to exclude the sloped area as the city will not be able to provide services below the ridge (<b>Exhibit A1</b>). See Section 67-6526(4)(a)(iv) for details regarding sewer and water services.</p>
☒	☐	☐	<p><b>67-6526(4)(a)(iii)</b></p>	<p><b>Transportation infrastructure and systems, including connectivity;</b></p>
			<p><i>Staff Analysis</i></p>	<p>The City of Wilder is serviced by two (2) State Highways, 95 and 19 (Simplot Blvd.). The city anticipates for development to occur near the highways (<b>Exhibit A</b>). The proposed area of impact boundary will include the east half of the scenic byway along Fargo road on the west boundary of the proposed impact area (<b>Exhibit B3.4</b>).</p> <p>A full political notice was sent out to Idaho Transportation Department (ITD), COMPASS, and Golden Gate Highway District No. 3 on August 22, 2025. Staff reached out to the aforementioned agencies on September 29, 2025 (<b>Exhibit C1</b>). ITD provided comments on September 30, 2025, stating that “projected growth can be accommodated with the right mitigation.” There are no planned state highway infrastructure or connectivity projects in the area, according to ITD. See <b>Exhibit C2</b> for the detailed comment letter.</p>
☒	☐	☐	<p><b>67-6526(4)(a)(iv)</b></p>	<p><b>Areas where municipal or public sewer and water are expected to be provided within five (5) years; and</b></p>
			<p><i>Staff Analysis</i></p>	<p>The City of Wilder anticipates the ability to provide municipal water and sewer in the proposed area of impact boundary in the next five (5) years (<b>Exhibit A1 &amp; A2</b>).</p> <p>The City of Wilder has completed projects and plans in place to improve the water and wastewater systems to service future development. The City is working on improving water pressure (<b>Exhibit A1</b>).</p> <p><b>Water:</b> There have been two (2) capital improvement projects to improve the City of Wilders' water. The Wilder Water System Improvement project achieved “large scale upgrades to the distribution system” with an addition of a booster station to raise water pressure, decommissioning a water storage</p>

				<p>tank, and increasing connectivity with substantial completion in August of 2025 (<b>Exhibit A2</b>). Well House Upgrades were completed in 2023, “improvements were made to the backup power capacity at the City’s portable water supply well increasing the firm pumping capacity” (<b>Exhibit A2</b>). Once funds are available, the City plans on updating the water system facility plan.</p> <p><b>Sewer:</b> City of Wilder’s waste water treatment plant has the capacity to meet the current national pollutant discharge elimination system discharge permit which expired in 2010 but has been extended until the Department of Environmental Quality can issue the City with an Idaho pollutant discharge elimination system discharge permit. To prepare for the upcoming permit the 2018 Wastewater Facility Plan evaluated alternative treatment and disposal methods and decided on a land application system as the City’s treated wastewater effluent method. The land application will have a 20-year duration.</p>
☒	☐	☐	<b>67-6526(4)(a)(v)</b>	<b>Other public service district boundaries.</b>
			<i>Staff Analysis</i>	<p><b>School Facilities:</b> Wilder School District was notified of the request on August 20, 2025. Wilder School District provided comment on October 2, 2025, stating Wilder schools has space to accommodate growth (<b>Exhibit C3</b>). It’s not anticipated that Wilder School District will be negatively impacted by the requested area of impact boundary (<b>Exhibit B3.3</b>).</p> <p><b>Police/Fire/Emergency Services:</b> Wilder Fire District, Wilder Police, Canyon County Sherriff, EMS and Paramedics were notified of the request on August 20, 2025. No comments were received by the materials deadline.</p> <p><b>Highway District:</b> Golden Gate Highway District No. 3 (GGHD3) was notified of the request on August 22, 2025. No comments were received by the materials deadline.</p> <p>It’s not anticipated that public service districts will be negatively impacted by the proposed area of impact boundary. See <b>Exhibit C</b> for all agency comments.</p>
☒	☐	☐	<b>67-6526(4)(b)</b>	<p><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.</b></p>
			<i>Staff Analysis</i>	<p>Wilder’s proposed area of impact is approximately half a mile to a mile from city limits, meeting the two-mile limit requirement (<b>Exhibit B2.8</b>). The proposed area of impact encompasses full parcels. If the City of Wilder wishes to adjust the area of impact the city shall do so in accordance with Idaho State Law 67-6526 and Canyon County Code of Ordinance.</p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>67-6526(4)(c)</b>	<b>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.</b>
			<i>Staff Analysis</i>	The proposed impact area does not cross county boundary lines ( <b>Exhibit A3</b> ).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>67-6526(4)(d)</b>	<b>Areas of impact shall not overlap.</b>
			<i>Staff Analysis</i>	The proposed impact area does not overlap with a neighboring city's area of impact ( <b>Exhibit A3</b> ).

**4. AGENCY COMMENTS:**

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

Staff received agency comments from Idaho Transportation Department and Wilder School District. All agency comments received by the aforementioned materials deadline are located in **Exhibit C**.

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

**5. PUBLIC COMMENTS:**

Staff received "three" (3) total written public comments by the materials deadline of September 26, 2025. Generally, of the comments received "zero" (0) were in favor, "one" (1) is neutral, and "two" (2) are opposed. All public comments received by the aforementioned materials deadline are located in **Exhibit D**.

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

**6. SUMMARY & RECOMMENDATION:**

In consideration of the application and supporting materials, staff concludes that the proposed zoning ordinance map amendment is **compliant** with Canyon County Ordinance 07-06-01.4a and State Law 67-6526. A full analysis is detailed within the staff report.

Staff is recommending approval of case OR2025-0015.

**7. EXHIBITS:**

**A. Application Packet & Supporting Materials**

1. Letter of Intent
2. Engineering Memorandum
3. Proposed Area of Impact Map
4. Proposed Future Land Use Pap
5. Email Correspondence

6. Population Scenario

**B. Supplemental Documents**

1. State Law 67-6526
2. Cases Maps/Reports
  - 2.1. Subdivision Map
  - 2.2. TAZ Household Map
  - 2.3. TAZ Jobs Map
  - 2.4. Slope Map
  - 2.5. Soil Map
  - 2.6. Prime Farmland Map
  - 2.7. Wilder Future Land Use
  - 2.8. Two Mile Radius Map
3. 2030 Comprehensive Plan
  - 3.1. Compass Forecasted Growth
  - 3.2. Property Rights
  - 3.3. School District Map
  - 3.4. Scenic Byway Map

**C. Agency Comments Received by: September 26, 2025**

1. Full Political Notice sent August 22, 2025

**Agency Comments Received after: September 26, 2025**

2. Idaho Transportation Department; Received: September 30, 2025
3. Wilder School District; Received: October 2, 2025

**D. Public Comments Received by: September 26, 2025**

1. Shari Hastings; Received: August 25, 2025
2. Vahan Spantzi; Received: September 24, 2025
3. George Crookham/Growing Together; Received: September 26, 2025

**EXHIBIT A**

**Application Packet & Supporting Materials**



107 4<sup>th</sup> St., P.O. Box 687  
Wilder, ID 83676

Phone: (208) 482-6204  
Fax: (208) 482-7890  
[www.cityofwilder.org](http://www.cityofwilder.org)

To: Canyon County Development Services  
Attn: Michelle Barron  
RE: Wilder Area of Impact Boundary

## Exhibit A1

August 8, 2025

Ms. Barron,

The City of Wilder is submitting this letter for Canyon County to consider a change to the Cities Area of Impact Boundary in accordance with Idaho State Statute 67-6526 Areas of Impact. City of Wilder is currently in the process of updating the Comprehensive Plan and has developed a proposed area of impact (AOI) boundary and revised the future land use map. The revision has not been approved by the city yet but will be heard before the Planning & Zoning Commission on Aug. 26<sup>th</sup>, 2025, and the City Council on September 9, 2025, the map is attached. Should the boundary change during the public hearing process a new map will be provided prior to the County hearing on October 15<sup>th</sup>, 2025. The revised boundary is based on the following criteria as established by the State Statute 67-6509(4a):

**i. Anticipated commercial and residential growth**

City of Wilder's current 2014 Comprehensive Plan designates residential growth to happen in the southwest quadrant of the area of impact boundary. The city expects development to continue in this direction. In the last several years Wilder has approved approximately 170 residential lots and has approved a preliminary plat for 132 more. Commercial and Industrial growth is designated near highway 95 and highway 19. With a Dollar General and Onion packing shed under development. Highway 19 was designated an industrial corridor in a previous corridor study. The city is currently updating the Comprehensive Plan and going with a more aggressive population growth of an expected population of 3,758 by 2050 or an additional 1,987 people.

**ii. Geographic Factors**

The area southwest of the city drops over an edge with a sloping downhill south of Highway 19 and the 95 intersections towards Homedale. As a result of this grade change, future development below the ridge is not expected to be served by city water and sewer due to it being too cost prohibitive to add sewer lift stations to crest the hill. As a result, the AOI boundary has receded to coincide with the top of the ridge. Previously, Wilder had been somewhat surrounded by hops fields to the north, west, and east of the city which were in 10-year leases and prevented development advancing in these directions. The demand for hops has dropped with seltzer popularity and some fields are being removed, development could occur in these areas in the future.

**iii. Transportation infrastructure and systems including connectivity**

City of Wilder is served by two state highways 19 and 95. Future development is expected to happen in close proximity to these major roadways.

**iv. Area where municipal or public sewer and water area expected to be provided within 5 years**

The city is undergoing several projects to improve the system to service future development. City of Wilder has recently secured a land application site to discharge treated effluent and has improved the water pressure. There is capacity for development within the next 5 years within the designated boundary. Please see attached Engineers Memorandum for further details.

**v. Other public service district boundaries** – Other jurisdictional boundaries include school, irrigation, fire, and highway districts which are larger than the proposed area of impact boundary.

In summary, City of Wilder is seeing subdivision requests, has capacity in the water and sewer system, and is positioned to accept incremental growth. The proposed area of impact boundary has been reduced to reflect the areas that are easily served and where growth is expected to occur and is under the 2-mile radius from the city boundary.

Please contact me should you have any questions or need further information.  
Sincerely,

*Kate Dahl*

Planner for City of Wilder  
[Katedahl79@gmail.com](mailto:Katedahl79@gmail.com)  
307-690-1764

CC: Ellie Ryan, JUB Engineers  
Marc Bybee, White Peterson  
Chelsie Johnson, Public Works  
Kathy Bagley, City Clerk  
Steve Rhodes, Mayor

**Attachments:**

Engineering Memorandum  
Proposed Future Land Use Map and Area of Impact Boundary

**HELPING EACH OTHER**  
CREATE BETTER COMMUNITIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

J-U-B FAMILY OF COMPANIES

## MEMORANDUM

### Exhibit A2

DATE: 7/8/25  
TO: Kate Dahl, City Planner  
CC: Kathy Bagely, City Clerk; Steve Rhodes, Mayor  
FROM: Ellie Ryan, P.E.  
SUBJECT: Areas of Impact Idaho Statute 67-6526 – Water and Sewer Serviceability

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#### Water

The City of Wilder's current Drinking Water Facility Plan and Wastewater System Facility Plan was approved by the Idaho Department of Environmental Quality (DEQ) in May of 2018. In the time since the Facility Plan was approved, Wilder has experienced significant development in the southwest portion of the City. Additionally, the City has recently completed two large capital improvement projects on the City's water distribution system. One recent project included improvements to backup power capacity at the City's potable water supply wells, increasing the firm pumping capacity. The latest capital improvement project, titled the Wilder Water System Improvements project, involved large-scale upgrades to the distribution system, which included the addition of a booster station to raise pressures system-wide, the decommissioning of an existing elevated water storage tank, and increased connectivity and redundancy in the southeast portion of town. As a result, water distribution pressures were raised system-wide. As identified in the Wilder Water System Improvements Preliminary Engineering Report, with these improvements, the City's source capacity and equalization storage are adequate to meet projected 2036 peak hour demands. The City intends to update the water system facility plan, once funding becomes available, to account for the recently completed capital improvement projects, as well as increased development within the City.

#### Wastewater

The City's current Wastewater System Facility Plan was approved by the Idaho Department of Environmental Quality in April of 2018. The approved facility plan evaluated the capacity of the City's wastewater treatment plant. The City intends to complete a Wastewater System Master Plan Update, including a hydraulic model and collection system capacity analysis, once funding becomes available. The topography of the City and surrounding areas is generally conducive towards development to the south and west, where ground elevations are generally higher than



J-U-B ENGINEERS, INC.



THE LANGDON GROUP



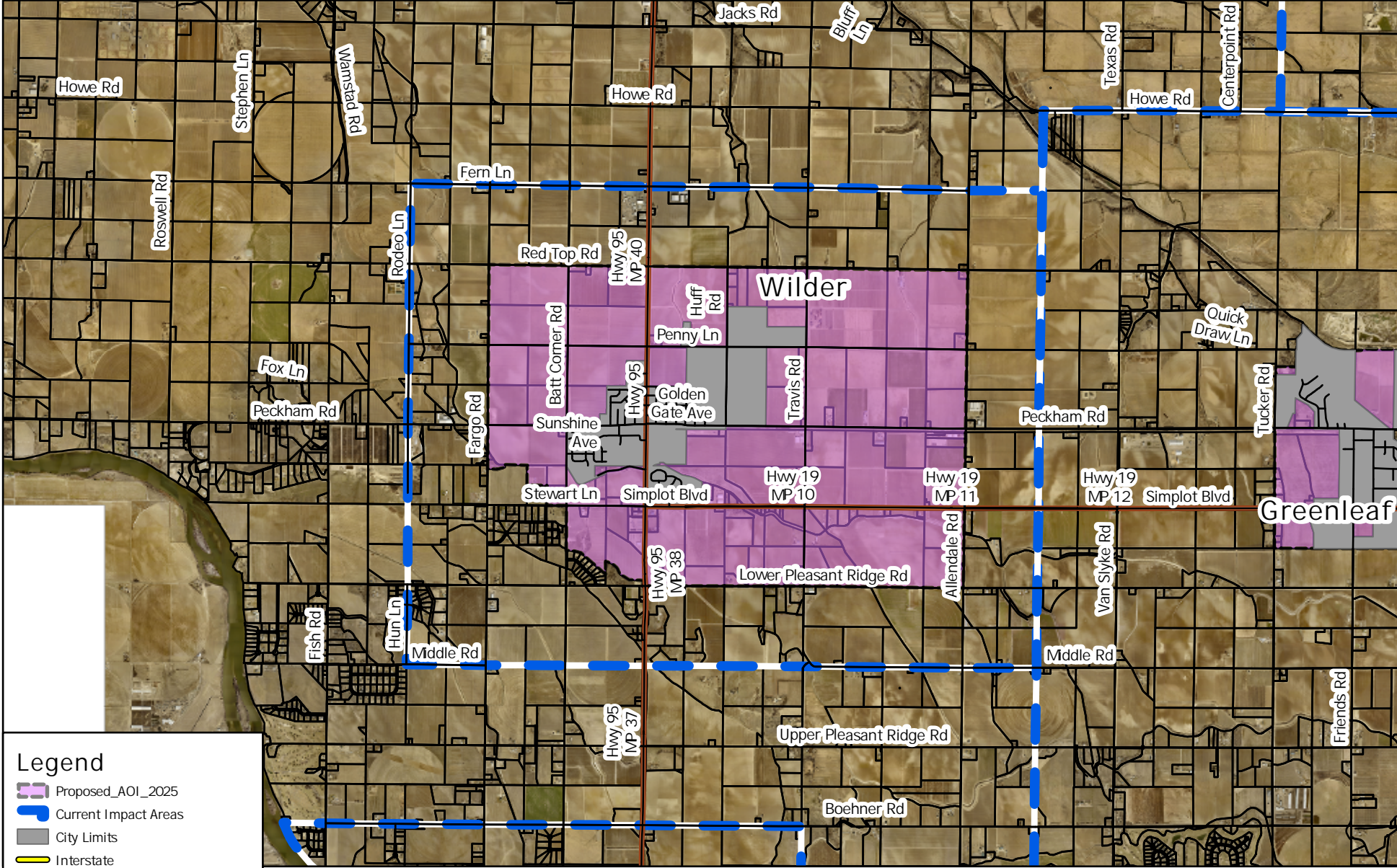
GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

those at the City's Wastewater Treatment Plant (WWTP), located in the northeast portion of the City.


As identified in the 2018 Wastewater Facility Plan, the City's WWTP possesses adequate capacity to meet the requirements of the current NPDES discharge permit. The City's current National Pollutant Discharge Elimination System (NPDES) discharge permit expired in 2010, and has been administratively extended indefinitely, until DEQ is able to issue the City an Idaho Pollutant Discharge Elimination System (IPDES) discharge permit with updated discharge limits. The 2018 Facility Plan evaluated several alternative treatment and disposal method improvements in order to meet the anticipated limits of the forthcoming IPDES permit, particularly the Total Phosphorous discharge limit. Ultimately, land application of the City's treated wastewater effluent was identified as the preferred alternative. The City is currently working with engineering staff to design and implement the land application system, which is being designed in accordance with a 20-year planning horizon. A flow and loads analysis is currently in development and will be submitted to DEQ as part of the Land Application Preliminary Engineering Report. That analysis will define projected design flows for the land application system.

# Proposed Wilder Area of Impact Exhibit A3



**Legend**

- Proposed\_AOI\_2025
- Current Impact Areas
- City Limits
- Interstate
- Highway
- Roads
- Rail

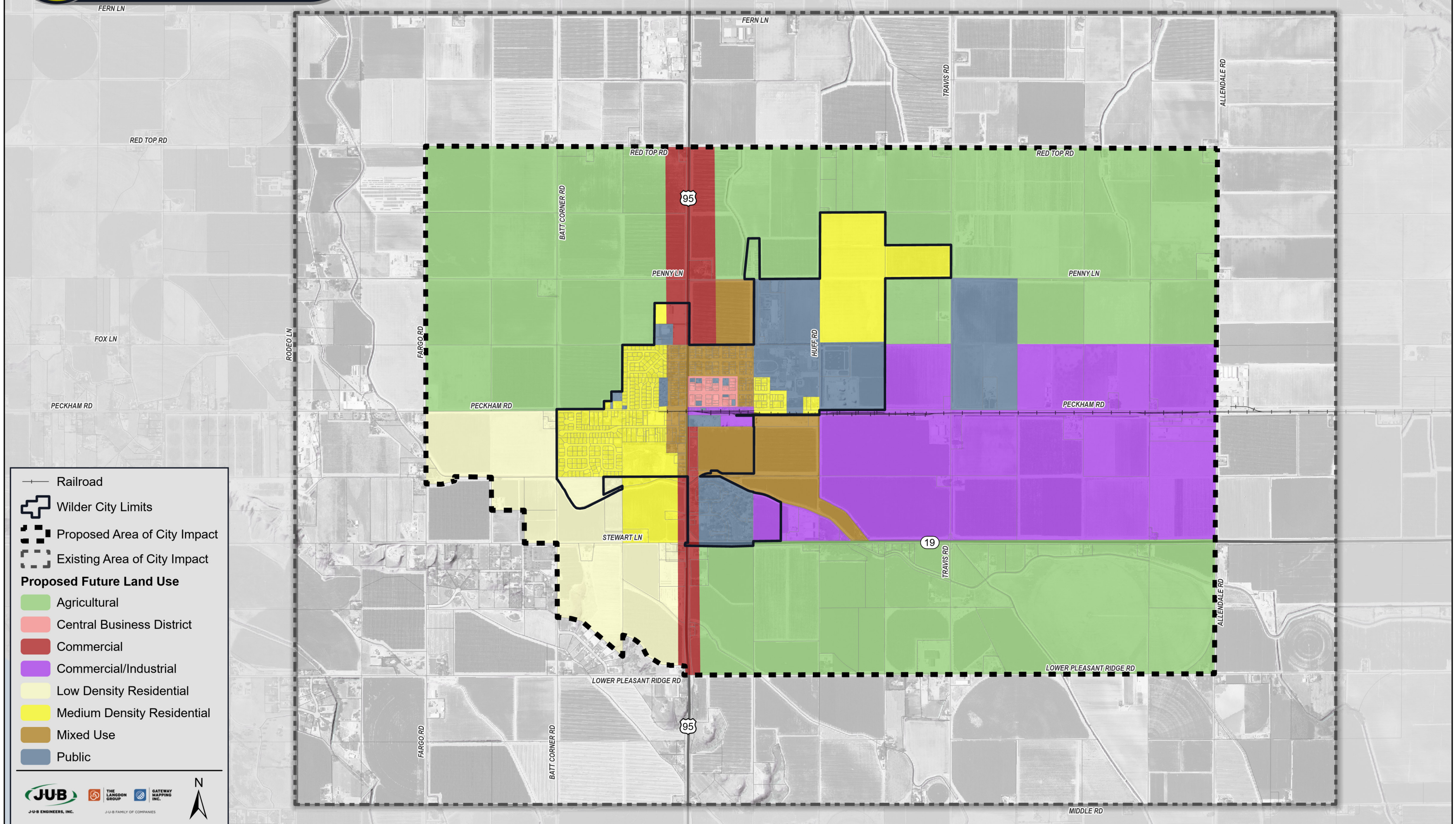


0      0.5      1  
Miles

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: 8/21/2025 - TA  
 Document Path: O:\GIS\DSD\_GIS\_Projects\ImpactArea2025\CitiesAreaOfImpact2025\CitiesAreaOfImpact2025.aprx





- +— Railroad
- ⊕ Wilder City Limits
- ⊞ Proposed Area of City Impact
- ⊞ Existing Area of City Impact
- Proposed Future Land Use**
- 🟢 Agricultural
- 🟠 Central Business District
- 🔴 Commercial
- 🟡 Commercial/Industrial
- 🟤 Low Density Residential
- 🟡 Medium Density Residential
- 🟤 Mixed Use
- 🟦 Public



**Arbay Mberwa**

---

**From:** Kate M. Dahl <katedahl79@gmail.com>  
**Sent:** Friday, September 26, 2025 3:20 PM  
**To:** Arbay Mberwa  
**Subject:** Re: [External] Re: OR2025-0015 AOI  
**Attachments:** Wilder\_PopulationProjectionScenariosComparison\_022525.pdf

On Thu, Sep 25, 2025 at 2:21 PM Arbay Mberwa <[Arbay.Mberwa@canyoncounty.id.gov](mailto:Arbay.Mberwa@canyoncounty.id.gov)> wrote:

Hi,

I have a few question regarding Wilder's area of impact:

1. The letter of intent states that approximately 170 lots and a preliminary plat of 132 were recently approved, when were they approved? Osborne Park Prelim 2025, Rose Meadow Final 2025, Rose Point Final 2025, Rosehaven 3&4 2021
2. Can you please share the Corridor Study designating highway 19 as an industrial corridor? I have only ever seen a hard copy and it is in your office. I believe it was an ITD Corridor Study for Highway 19 and Peckham Road around 2008?
3. Does Wilder have any states of project residential and/or job growth within 5 years? See attached we are going with Scenario A
4. The Engineer Memo shares two improvement projects that were recently completed one titled the Wilder Water System Improvement, what is the other titled and when were they completed? Water Improvement project reached substantial completion in August of this year and the Well House Upgrades were completed in 2023
5. Are there plans to increase Wilder's police force or build fire stations to accommodate/serve the anticipated growth areas? I am trying to find out.

Thanks,



*Arbay Mberwa*

Associate Planner

Canyon County Development Services Department

**POPULATION SCENARIO A:**

**Exhibit A6**

Subdivision	Rose Haven Phase 4	Rose Meadow	Rose Pointe Subdivision	Osborne Park Phase 1	Osborne Park Phase 2	Doug Gross
<b>Development Assumptions:</b>						
<b>Construction Start Assumption</b>	2021	2024	2024	2026	2028	2026
<b>Full Occupation Assumption</b>	2025	2026	2028	2029	2031	2028
<b>Total Dwelling Units To Be Developed</b>	41	30	100	126	84	12
<b>Dwellings Developed Per Year</b>	8.2	10	20	31.5	21	4

Calculated Domestic Flow Contribution (gpcd)
65.4

Calculated Avg Domestic Flow Contribution	Max Month Domestic Flow Peaking Factor	Peak Day Domestic Flow Peaking Factor
	1.28	3.03

YEAR							New EDUs per year	New Residents Per Year	Year	Total Wilder WWTP Population Served	Population Growth (%)	Flow (avg) MGD	Flow (max month) MGD	Flow (peak day) MGD	AVG ANN WASTEWATER DESIGN FLOW, MGD	
2021	8								2021						<b>PEPPERMINT 2042</b> <b>0.210</b>	
2022	8								2022	1,672					Rain Catchment Area (AC) 11.74	
2023	8								2023	1,672						
2024	8	10	20				38	99	2024	1,672					Pond Perimeter Runoff Fraction 1.00	
2025	9	10	20				39	101	2025	1,771	5.91%	0.116	0.148	0.351		
2026		10	20	31			65	169	2026	1,872	5.73%	0.123	0.157	0.371	Pond Evap Area at Zero Stor (AC) 7.74	
2027			20	31			55	143	2027	2,041	9.03%	0.134	0.171	0.405		
2028			20	31	21		76	198	2028	2,184	7.01%	0.143	0.183	0.433	Pond Ecap Area Add Per Unit Stor (AC/MG) 0.076	
2029				33	21		54	140	2029	2,382	9.05%	0.156	0.200	0.472		
2030					21		21	55	2030	2,522	5.89%	0.165	0.211	0.500	Pond Perc Area At Zero Stor (AC) 4.71	
2031					21		21	55	2031	2,577	2.16%	0.169	0.216	0.511		
<b>2032 and beyond</b>	Beyond Planning Horizon of Planned Subdivisions						<b>Total</b>	<b>369</b>	<b>959</b>	2032	2,631	2.12%	0.172	0.220	0.522	Pond Perc Area Add Per Unit Stor (AC/MG) 0.00
							2033	2,684	2.00%	0.176	0.225	0.532				
							2034	2,738	2.00%	0.179	0.229	0.543				
							2035	2,792	2.00%	0.183	0.234	0.554				
							2036	2,848	2.00%	0.186	0.239	0.565	<b>ALFALFA 2045</b> <b>0.223</b>			
							2037	2,905	2.00%	0.190	0.243	0.576				
							2038	2,963	2.00%	0.194	0.248	0.588	Rain Catchment Area (AC) 10.48			
							2039	3,023	2.00%	0.198	0.253	0.599				
							2040	3,083	2.00%	0.202	0.258	0.611	Pond Perimeter Runoff Fraction 1.00			
							2041	3,145	2.00%	0.206	0.263	0.624				
							2042	3,208	2.00%	0.210	0.269	0.636	Pond Evap Area at Zero Stor (AC) 6.48			
							2043	3,272	2.00%	0.214	0.274	0.649				
							2044	3,337	2.00%	0.218	0.280	0.662	Pond Ecap Area Add Per Unit Stor (AC/MG) 0.089			
							2045	3,404	2.00%	0.223	0.285	0.675				
							2046	3,472	2.00%	0.227	0.291	0.688	Pond Perc Area At Zero Stor (AC) 3.62			
2047	3,542	2.00%	0.232	0.297	0.702											
2048	3,612	2.00%	0.236	0.303	0.716	Pond Perc Area Add Per Unit Stor (AC/MG) 0.00										
2049	3,685	2.00%	0.241	0.309	0.731											
2050	<b>3,758</b>	<b>2.00%</b>	<b>0.246</b>	<b>0.315</b>	<b>0.745</b>	Pond Seepage Rate (IN/DAY) 0.05										

**POPULATION SCENARIO B:**

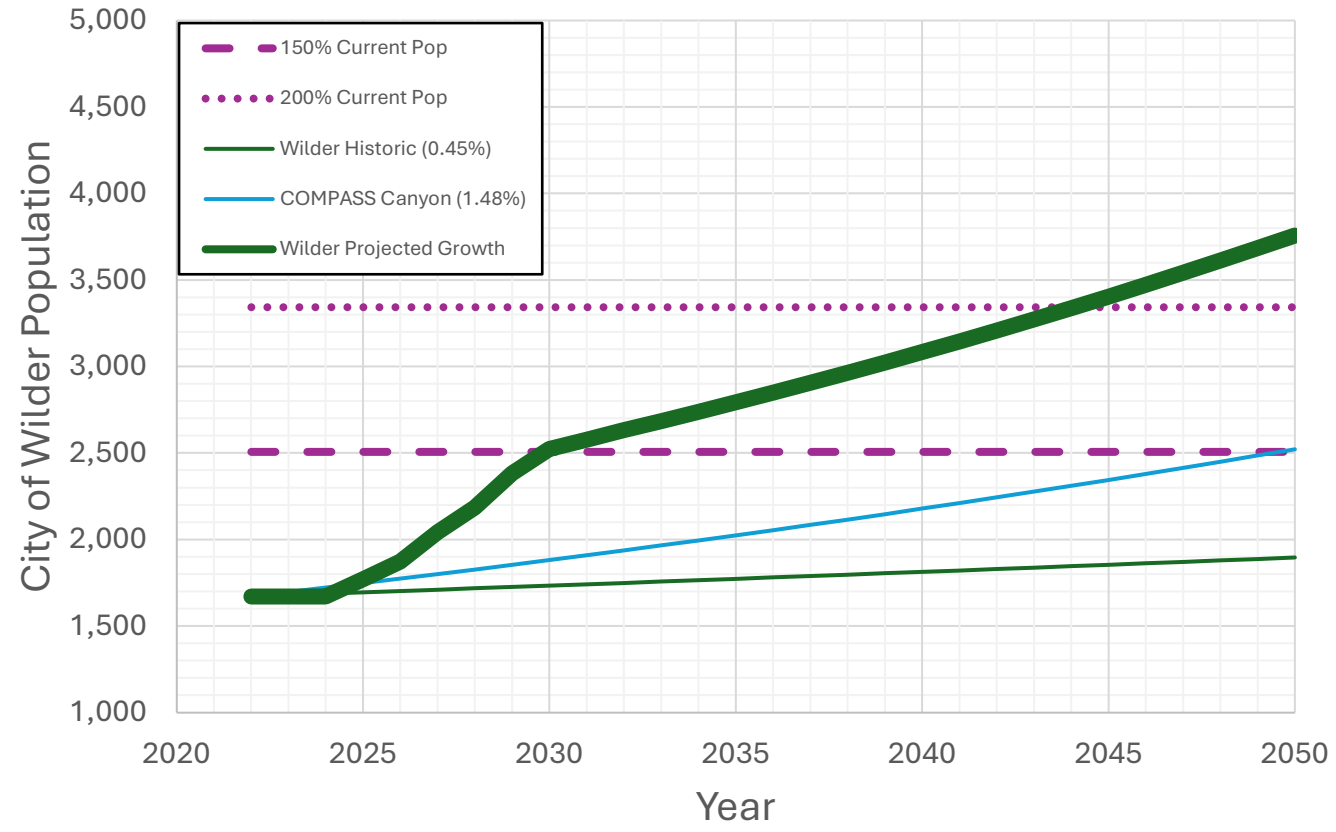
Subdivision	Rose Haven Phase 4	Rose Meadow	Rose Pointe Subdivision
<b>Development Assumptions:</b>			
<b>Construction Start Assumption</b>	2021	2024	2024
<b>Full Occupation Assumption</b>	2025	2026	2028
<b>Total Dwelling Units To Be Developed</b>	41	30	100
<b>Dwellings Developed Per Year</b>	8.2	10	20

Calculated Domestic Flow Contribution (gpcd)
65.4

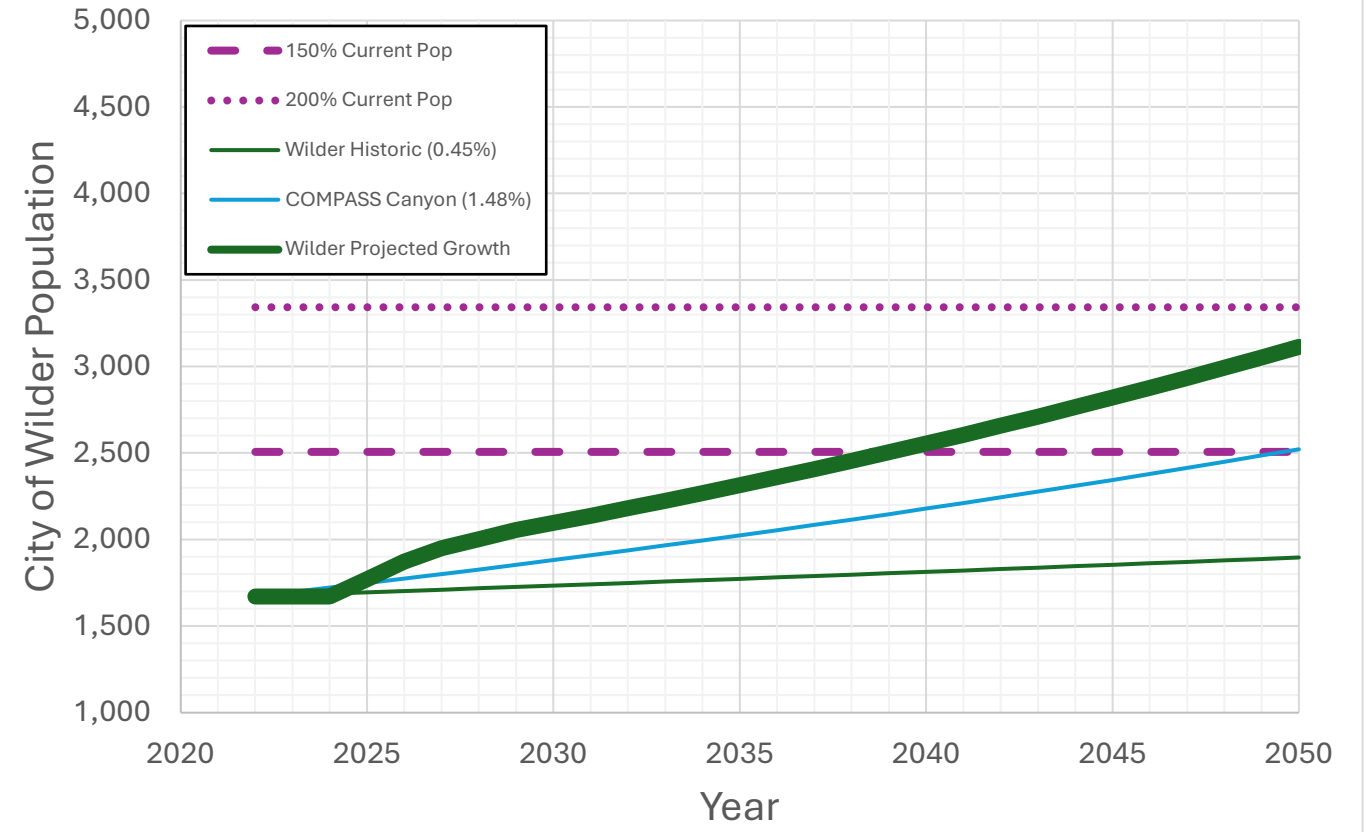
Calculated Avg Domestic Flow Contribution	Max Month Domestic Flow Peaking Factor	Peak Day Domestic Flow Peaking Factor
	1.28	3.03

YEAR	New EDUs per year	New Residents Per Year	Year	Total Wilder WWTP Population Served	Population Growth (%)	Flow (avg) MGD	Flow (max month) MGD	Flow (peak day) MGD	AVG ANN WASTEWATER DESIGN FLOW, MGD		
2021	8		2021						<b>PEPPERMINT 2045</b>	<b>0.185</b>	
2022	8		2022	1,672					Rain Catchment Area (AC)	10.48	
2023	8		2023	1,672					Pond Perimeter Runoff Fraction	1.00	
2024	8	10	2024	1,672					Pond Evap Area at Zero Stor (AC)	6.48	
2025	9	10	2025	1,771	5.91%	0.116	0.148	0.351	Pond Ecap Area Add Per Unit Stor (AC/MG)	0.089	
2026		10	2026	1,872	5.73%	0.123	0.157	0.371	Pond Perc Area At Zero Stor (AC)	3.62	
2027			2027	1,950	4.17%	0.128	0.163	0.387	Pond Perc Area Add Per Unit Stor (AC/MG)	0.00	
2028			2028	2,002	2.67%	0.131	0.168	0.397	Pond Seepage Rate (IN/DAY)	0.05	
<b>2029 and beyond</b>	Beyond Planning Horizon of Planned Subdivisions	<b>147</b>	<b>382</b>	2029	2,054	2.60%	0.134	0.172	0.407	<b>ALFALFA 2045</b>	<b>0.185</b>
				2030	2,095	2.00%	0.137	0.176	0.415	Rain Catchment Area (AC)	9.42
				2031	2,137	2.00%	0.140	0.179	0.424	Pond Perimeter Runoff Fraction	1.00
				2032	2,180	2.00%	0.143	0.183	0.432	Pond Evap Area at Zero Stor (AC)	5.42
				2033	2,224	2.00%	0.146	0.186	0.441	Pond Ecap Area Add Per Unit Stor (AC/MG)	0.106
				2034	2,268	2.00%	0.148	0.190	0.450	Pond Perc Area At Zero Stor (AC)	2.71
				2035	2,313	2.00%	0.151	0.194	0.459	Pond Perc Area Add Per Unit Stor (AC/MG)	0.00
				2036	2,360	2.00%	0.154	0.198	0.468	Pond Seepage Rate (IN/DAY)	0.05
				2037	2,407	2.00%	0.158	0.202	0.477	<b>ALFALFA 2045</b>	<b>0.185</b>
				2038	2,455	2.00%	0.161	0.206	0.487	Rain Catchment Area (AC)	9.42
				2039	2,504	2.00%	0.164	0.210	0.497	Pond Perimeter Runoff Fraction	1.00
				2040	2,554	2.00%	0.167	0.214	0.506	Pond Evap Area at Zero Stor (AC)	5.42
				2041	2,605	2.00%	0.170	0.218	0.517	Pond Ecap Area Add Per Unit Stor (AC/MG)	0.106
				2042	2,657	2.00%	0.174	0.223	0.527	Pond Perc Area At Zero Stor (AC)	2.71
				2043	2,710	2.00%	0.177	0.227	0.537	Pond Perc Area Add Per Unit Stor (AC/MG)	0.00
				2044	2,765	2.00%	0.181	0.232	0.548	Pond Seepage Rate (IN/DAY)	0.05
				2045	2,820	2.00%	0.185	0.236	0.559	<b>ALFALFA 2045</b>	<b>0.185</b>
		2046	2,876	2.00%	0.188	0.241	0.570	Rain Catchment Area (AC)	9.42		
		2047	2,934	2.00%	0.192	0.246	0.582	Pond Perimeter Runoff Fraction	1.00		
		2048	2,993	2.00%	0.196	0.251	0.593	Pond Evap Area at Zero Stor (AC)	5.42		
		2049	3,052	2.00%	0.200	0.256	0.605	Pond Ecap Area Add Per Unit Stor (AC/MG)	0.106		
		<b>2050</b>	<b>3,113</b>	<b>2.00%</b>	<b>0.204</b>	<b>0.261</b>	<b>0.617</b>	Pond Perc Area At Zero Stor (AC)	2.71		

### Wilder Population Projection (Initial)



### Wilder Population Projection (New)



**EXHIBIT B**  
**Supplemental Documents**



# Idaho Statutes

## Exhibit B1

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:

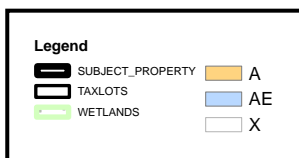
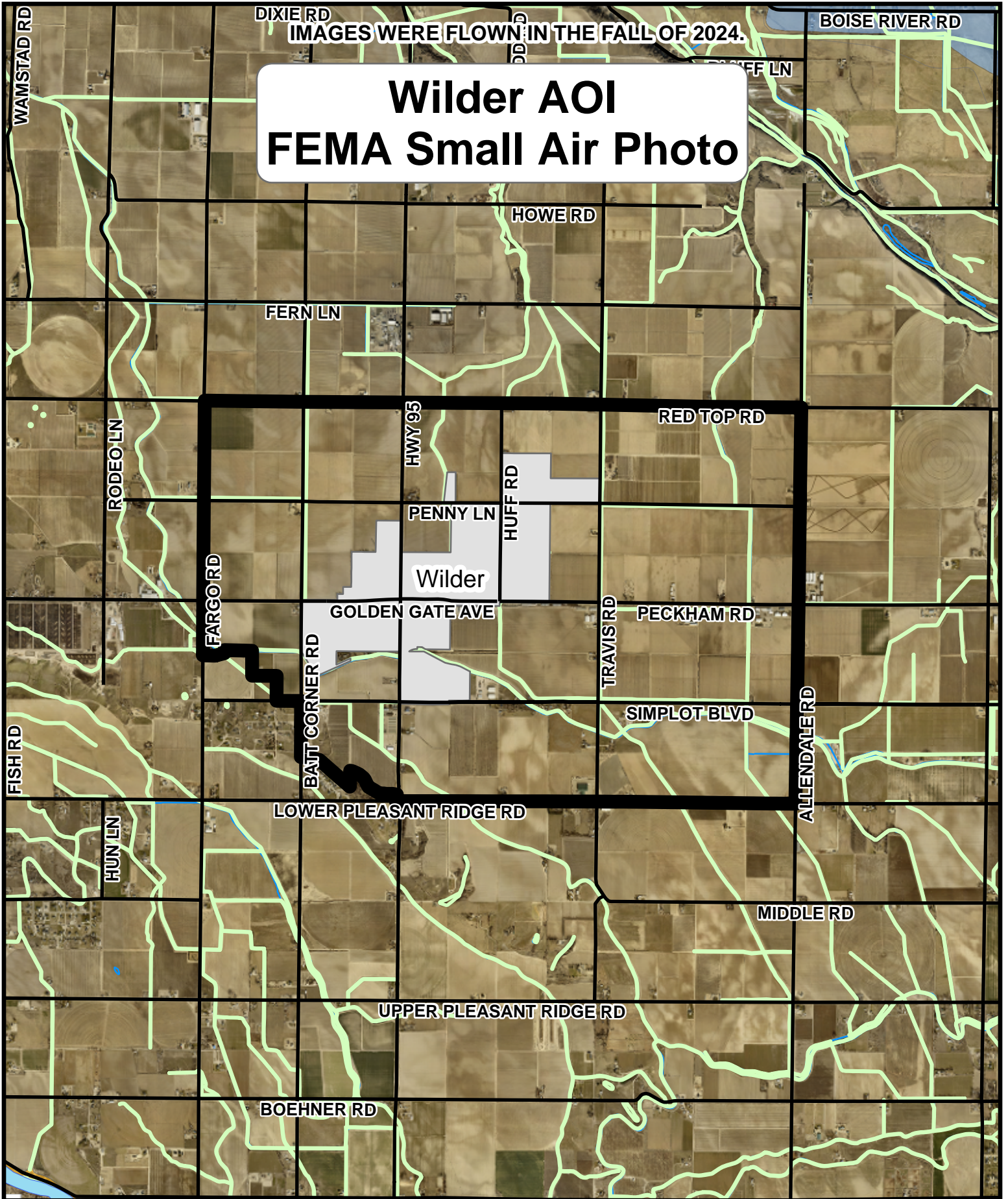
[67-6526, added 1975, ch. 188, sec. 2, p. 515; am. 1977, ch. 155, sec. 1, p. 396; am. 1979, ch. 87, sec. 1, p. 212; am. 1993, ch. 55, sec. 1, p. 150; am. 1995, ch. 118, sec. 97, p. 506; am. 1996, ch. 116, sec. 2, p. 428; am. 1999, ch. 251, sec. 1, p. 651; am. 2002, ch. 333, sec. 6, p. 947.; am. 2024,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

How current is this law?

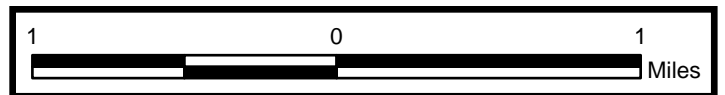
DIXIE RD  
IMAGES WERE FLOWN IN THE FALL OF 2024.

BOISE RIVER RD

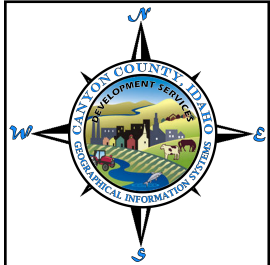
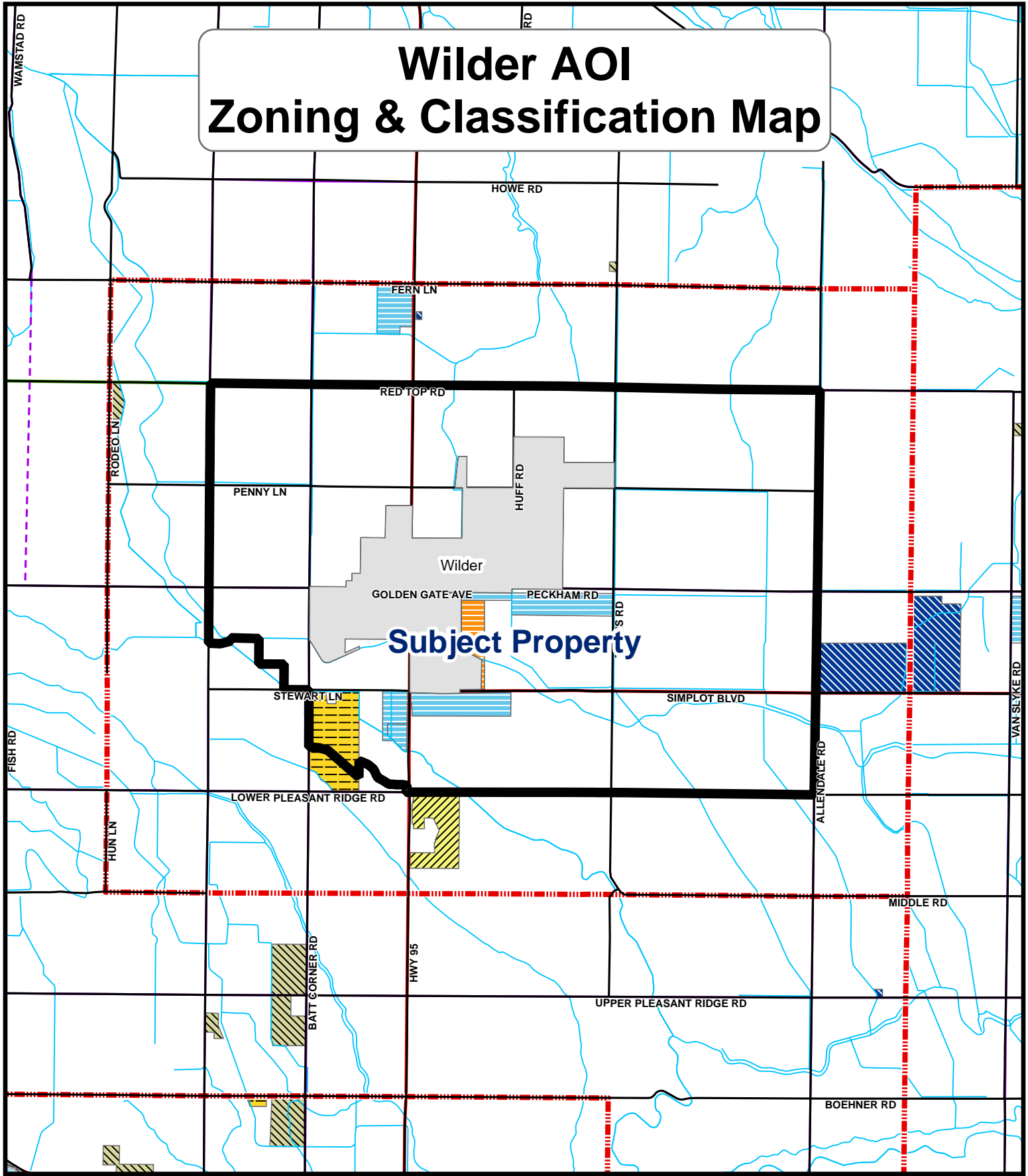
# Wilder AOI FEMA Small Air Photo



## Exhibit B2



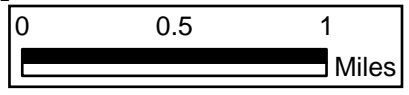
# Wilder AOI Zoning & Classification Map



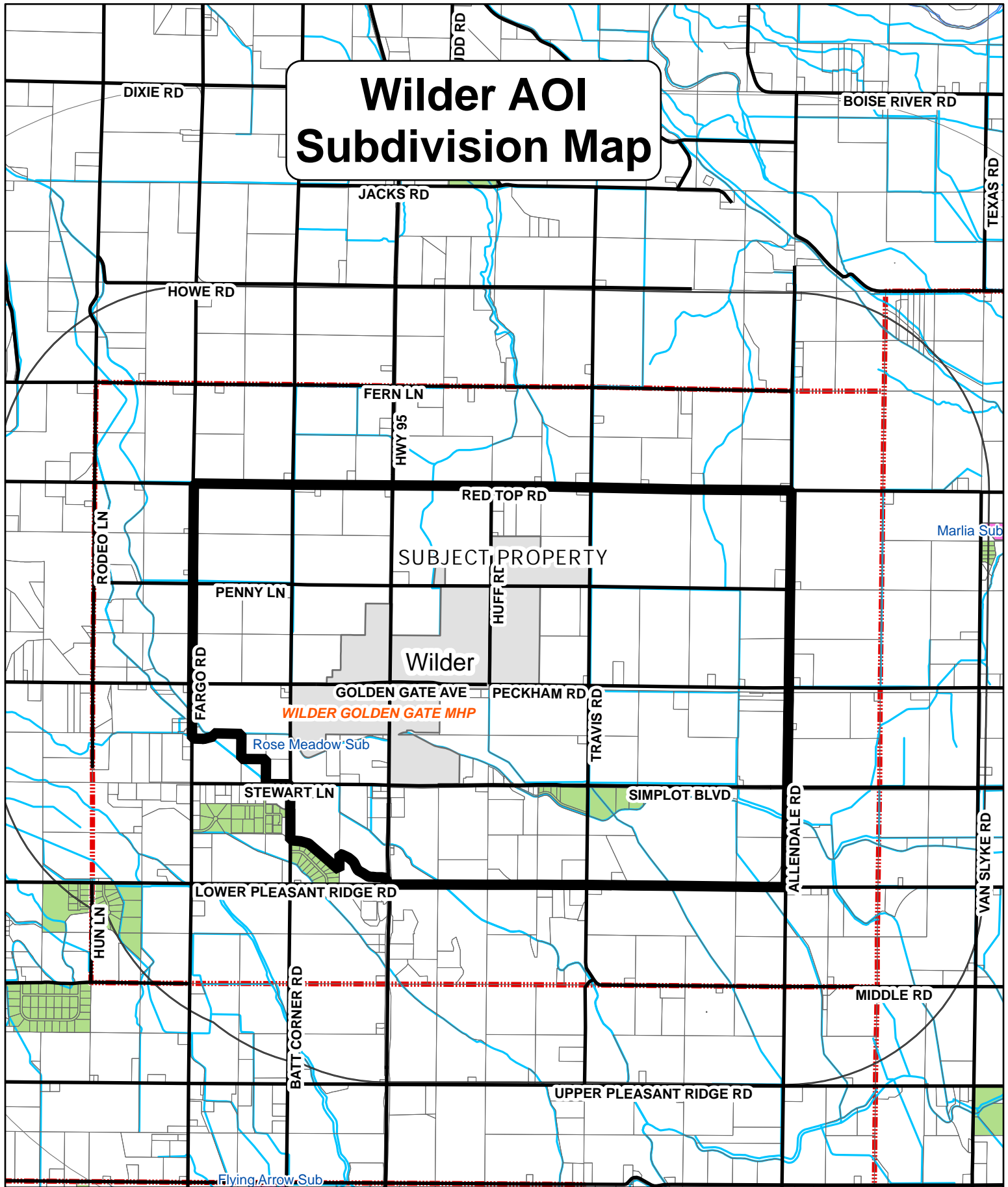
- |       |            |
|-------|------------|
| RR    | C2         |
| CR-RR | CR-C2      |
| R1    | M1         |
| CR-R1 | CR-M1      |
| R2    | M2         |
| C     | AG         |
| C1    | INTERSTATE |
| CR-C1 |            |

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

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

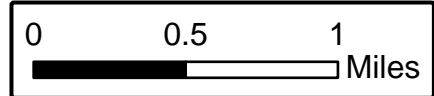


# Wilder AOI Subdivision Map



	SUBDIVISIONS
<b>Plat Type, Plat Status</b>	
	Preliminary, Approved
	Preliminary, Pending
	MOBILE HOME PARKS

## Exhibit B2.1



# SOIL REPORT

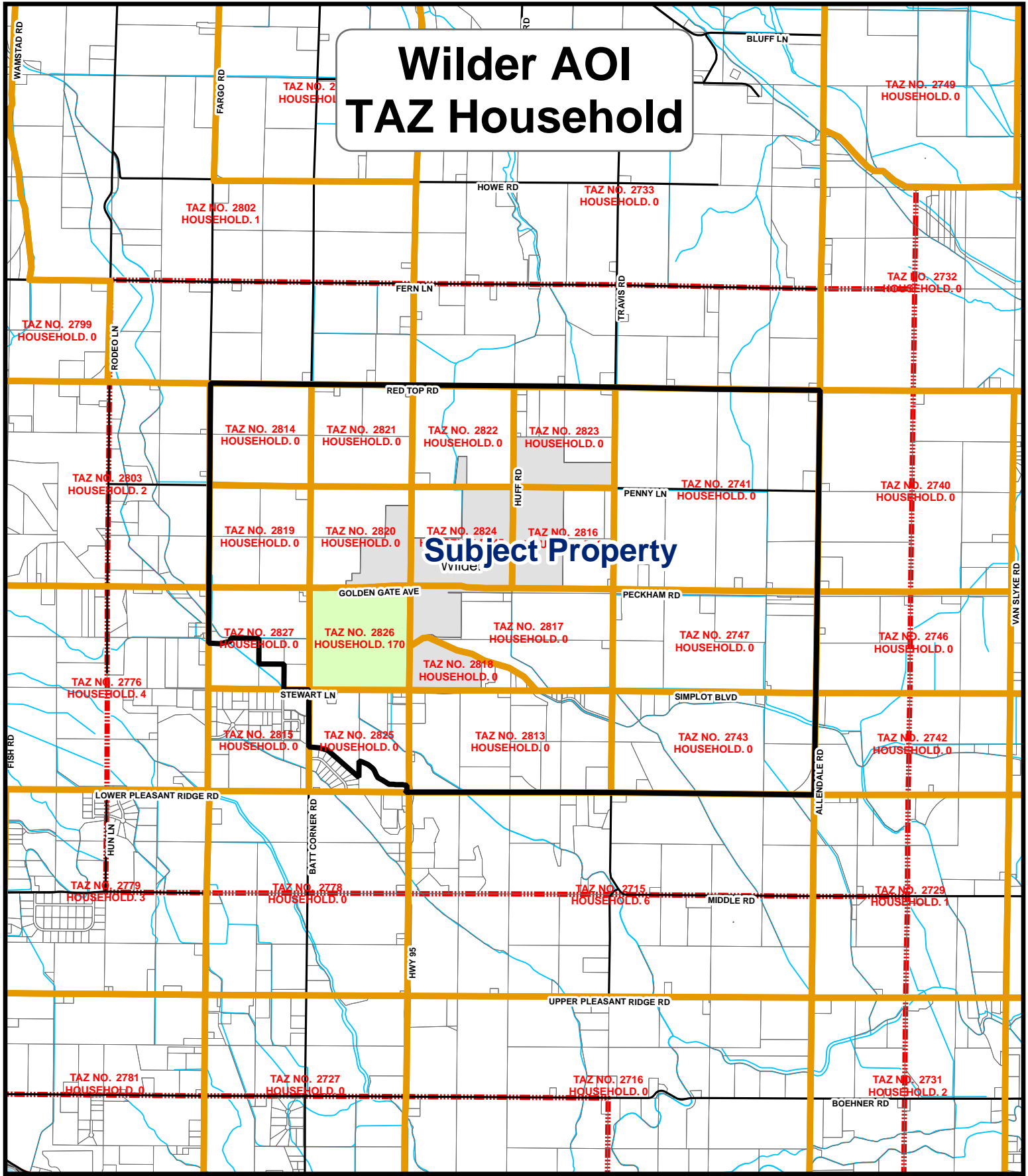
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	78005.95	1.79	80.85%
3	MODERATELY SUITED SOIL	18477.76	0.42	19.15%
0	#N/A	0.00	0.00	0.00%
0	#N/A	0.00	0.00	0.00%
0	#N/A	0.00	0.00	0.00%
0	#N/A	0.00	0.00	0.00%
0	#N/A	0.00	0.00	0.00%
0	#N/A	0.00	0.00	0.00%
0	#N/A	0.00	0.00	0.00%
0	#N/A	0.00	0.00	0.00%
		96483.71	2.21	100%

# FARMLAND REPORT

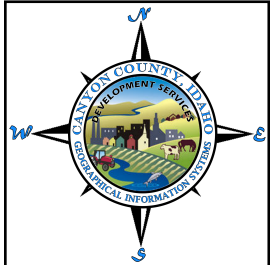
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PtB	of statewide importance, if irrigated and reclaimed of excess salts ar	78005.95	1.79	80.85%
PhB	Prime farmland if irrigated	18477.76	0.42	19.15%
0	0	0.00	0.00	0.00%
0	0	0.00	0.00	0.00%
0	0	0.00	0.00	0.00%
0	0	0.00	0.00	0.00%
0	0	0.00	0.00	0.00%
0	0	0.00	0.00	0.00%
0	0	0.00	0.00	0.00%
0	0	0.00	0.00	0.00%
		96483.71	2.21	100%

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

# Wilder AOI TAZ Household

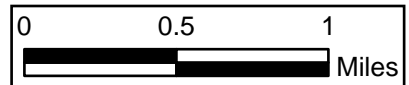


**Subject Property**

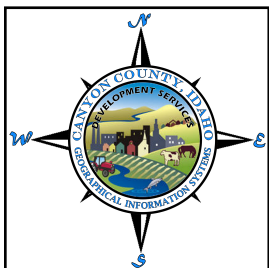
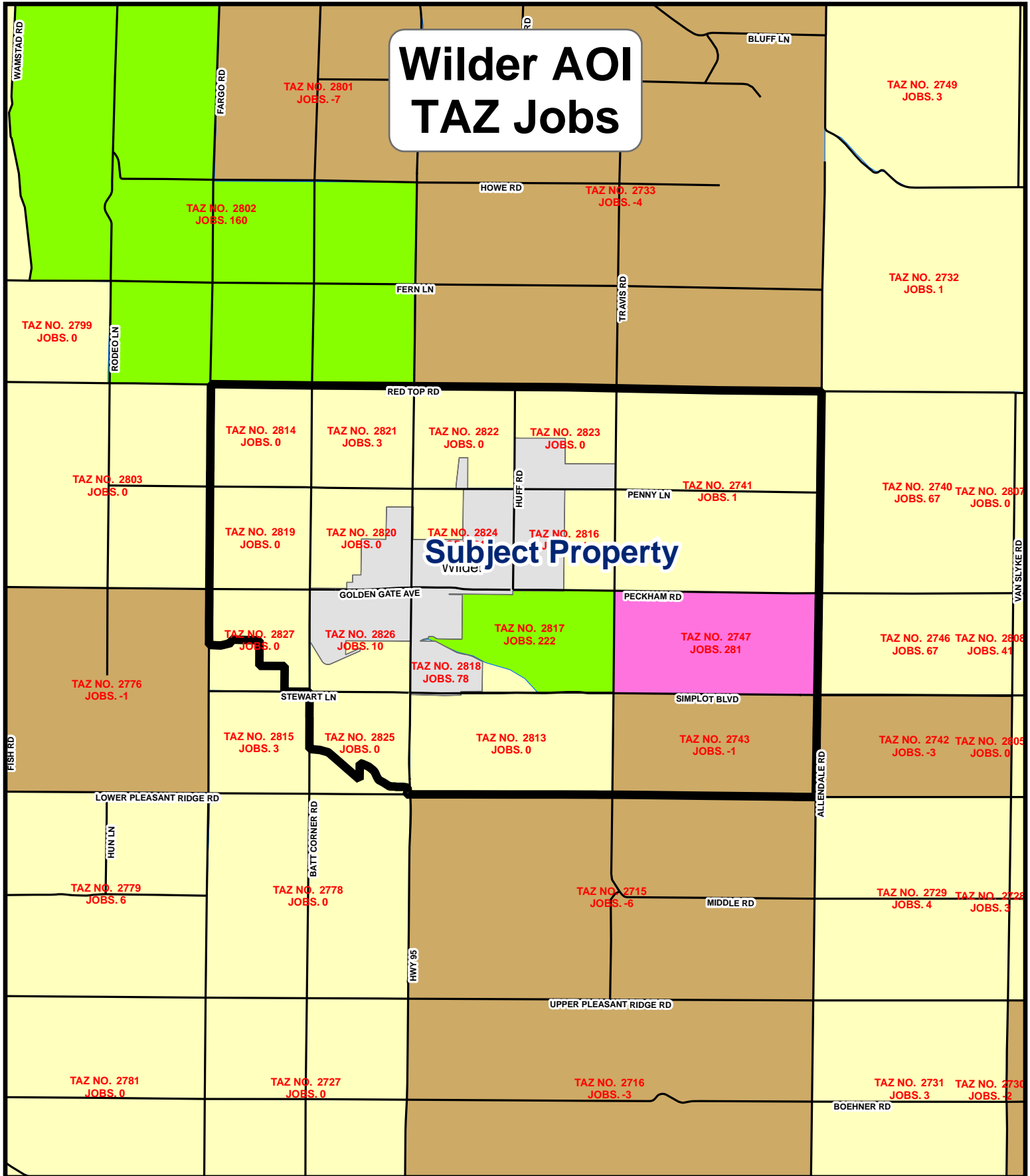


	-4 - 50		251 - 500
	51 - 150		501 - 750
	151 - 250		751 - 1263

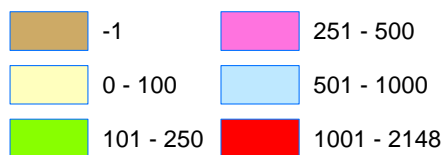
## Exhibit B2.2



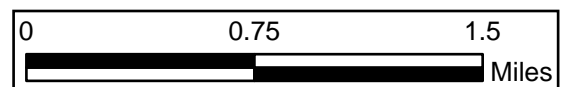
# Wilder AOI TAZ Jobs



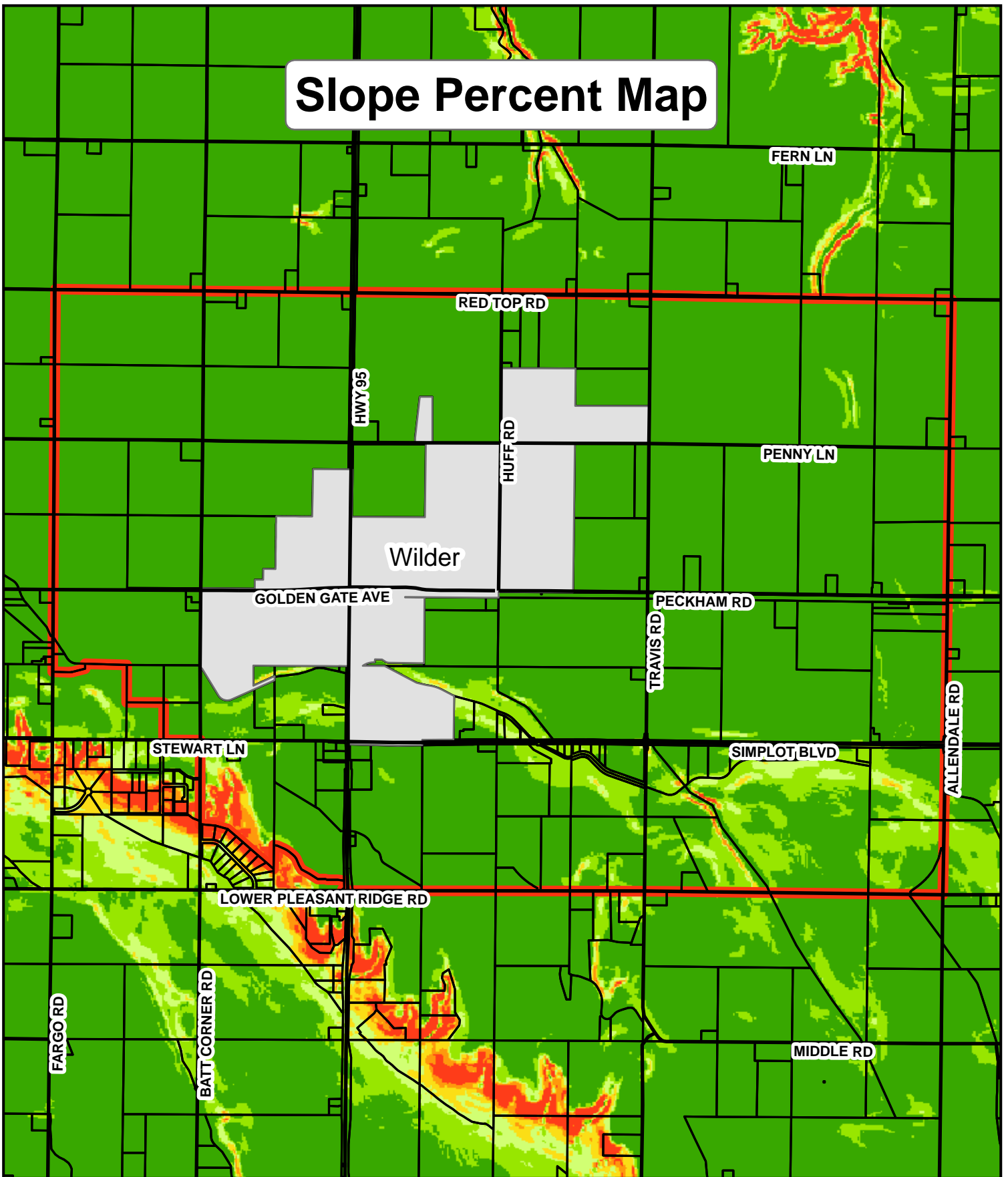
## Jobs 2025-2050



## Exhibit B2.3



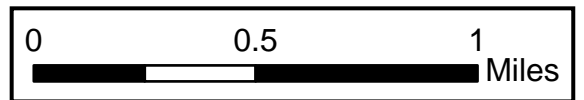
# Slope Percent Map

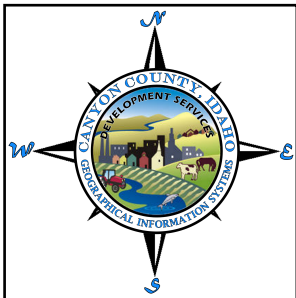
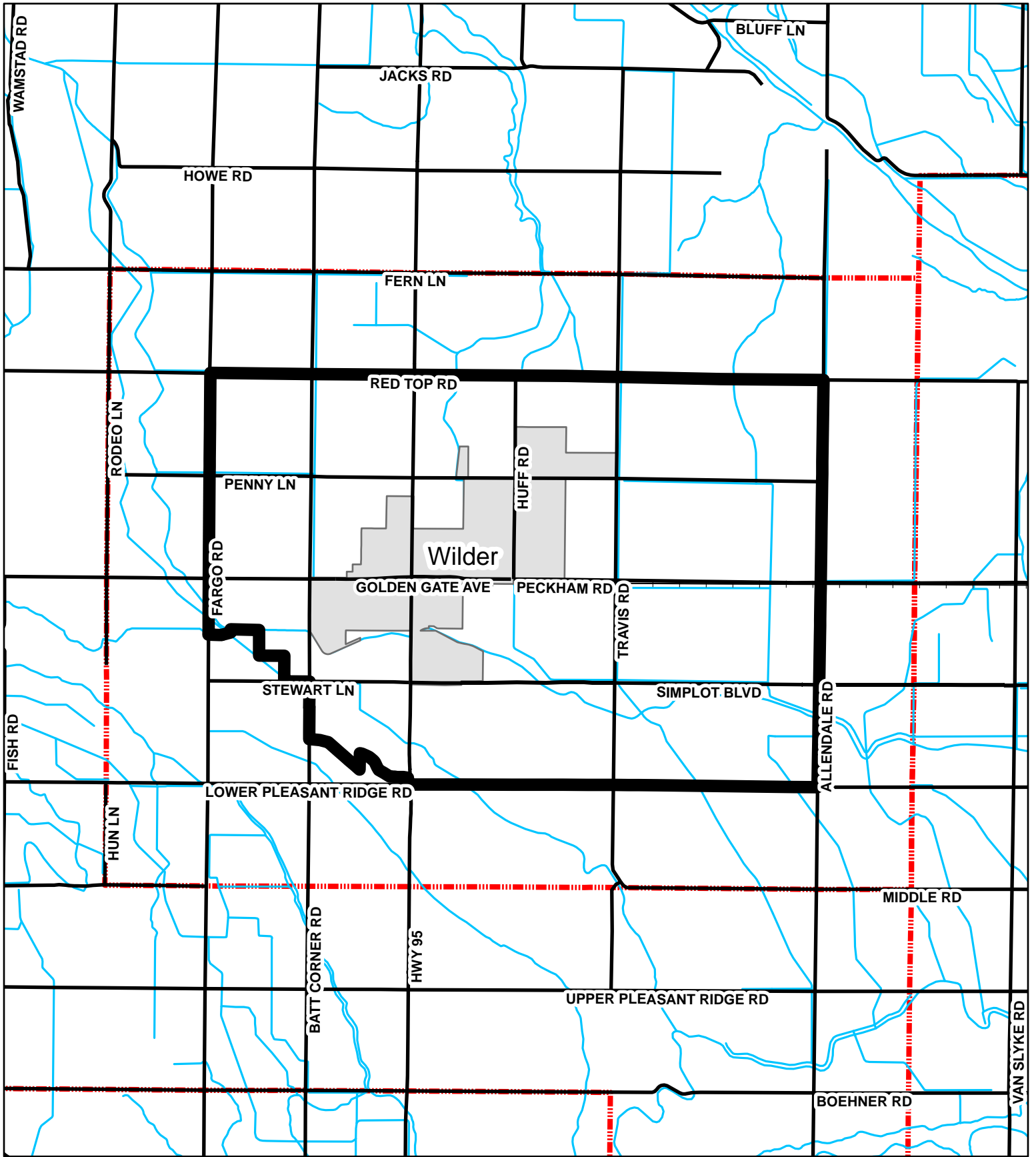


## Slope Percent

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

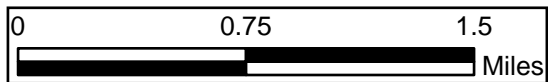
## Exhibit B2.4



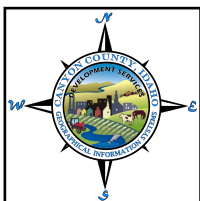
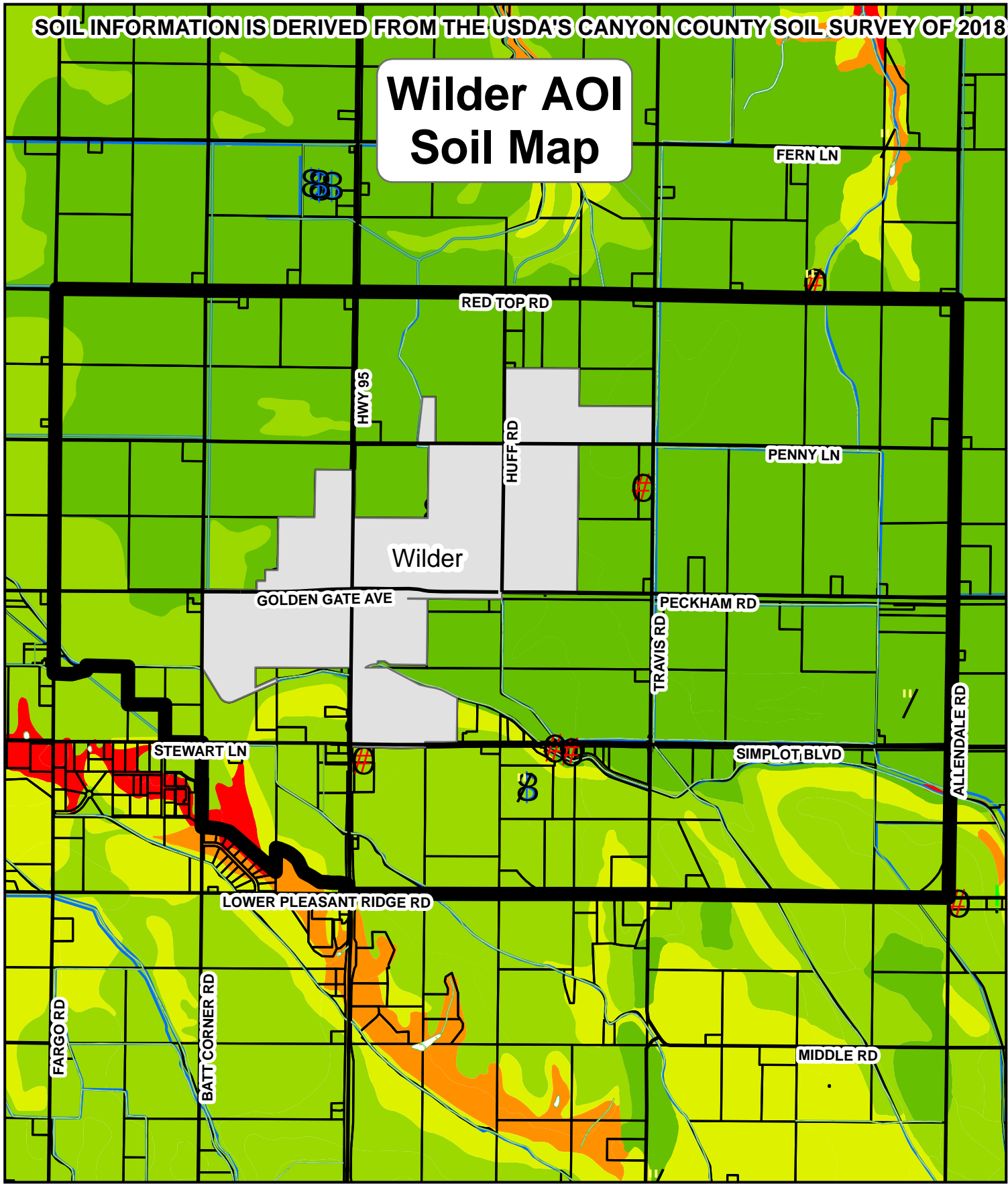


### Legend

-  SUBJECT\_PROPERTY
-  canyonct
-  City Limits



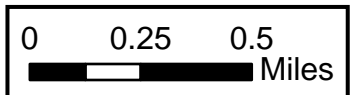
# Wilder AOI Soil Map



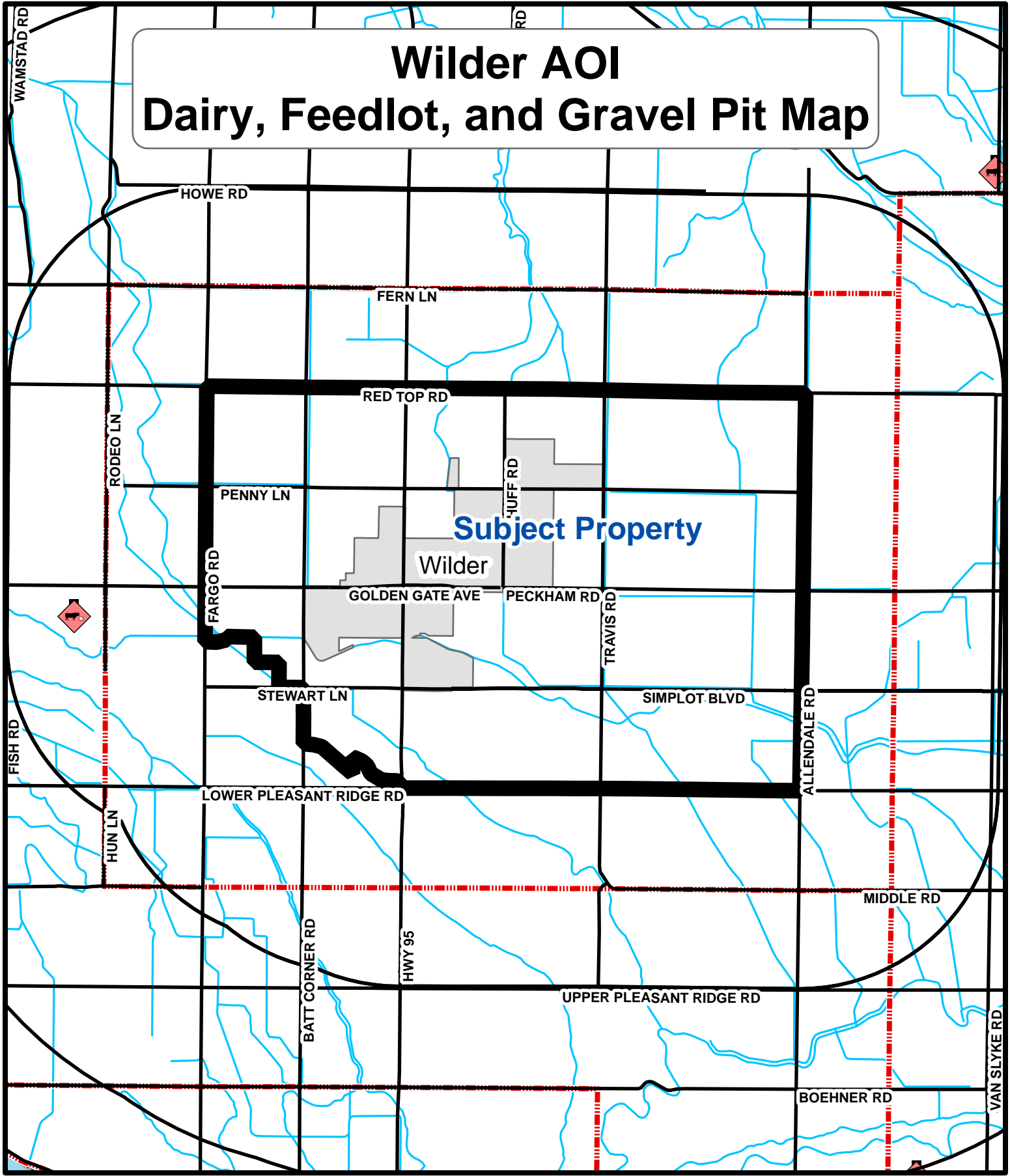
- Nitrate Priority Wells
- 0.005000 - 2.000000
  - 2.000001 - 5.000000
  - 5.000001 - 10.000000
  - 10.000001 - 49.800000

- IDWR\_2C\_Geothermal\_
- Wetlands

## Exhibit B2.5

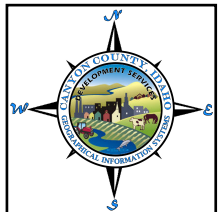


# Wilder AOI Dairy, Feedlot, and Gravel Pit Map

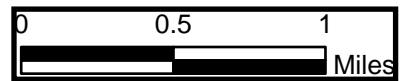


Subject Property

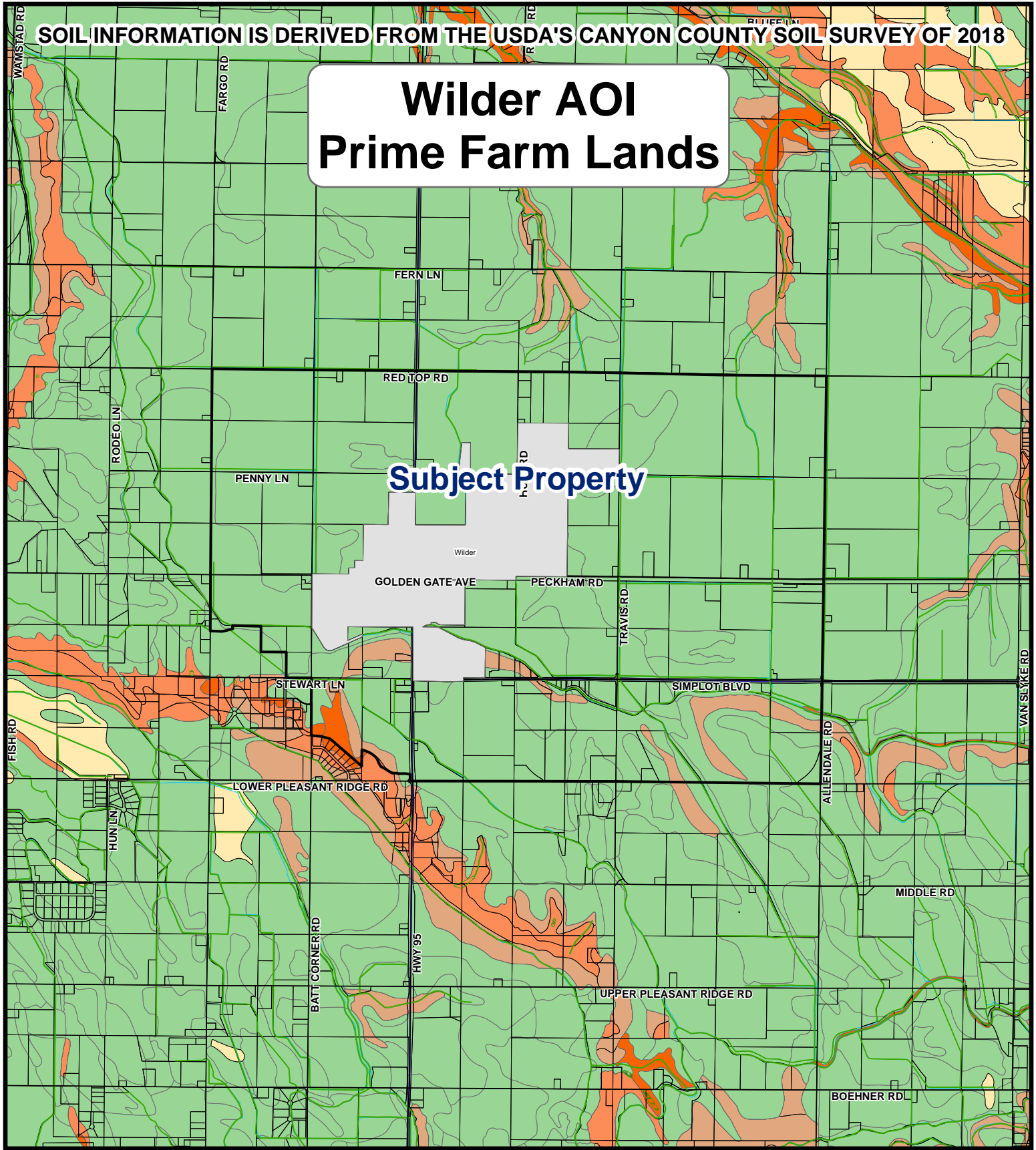
Wilder



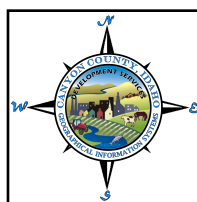
	FEEDLOTS
	DAIRIES
	GRAVELPITS



# Wilder AOI Prime Farm Lands



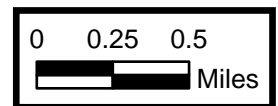
**Subject Property**



- TAXLOTS
- City Limits
- WETLANDS
- 2C\_Hydro

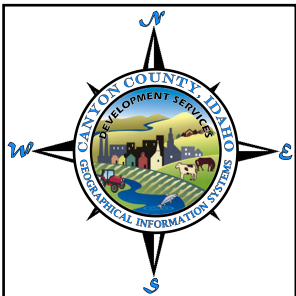
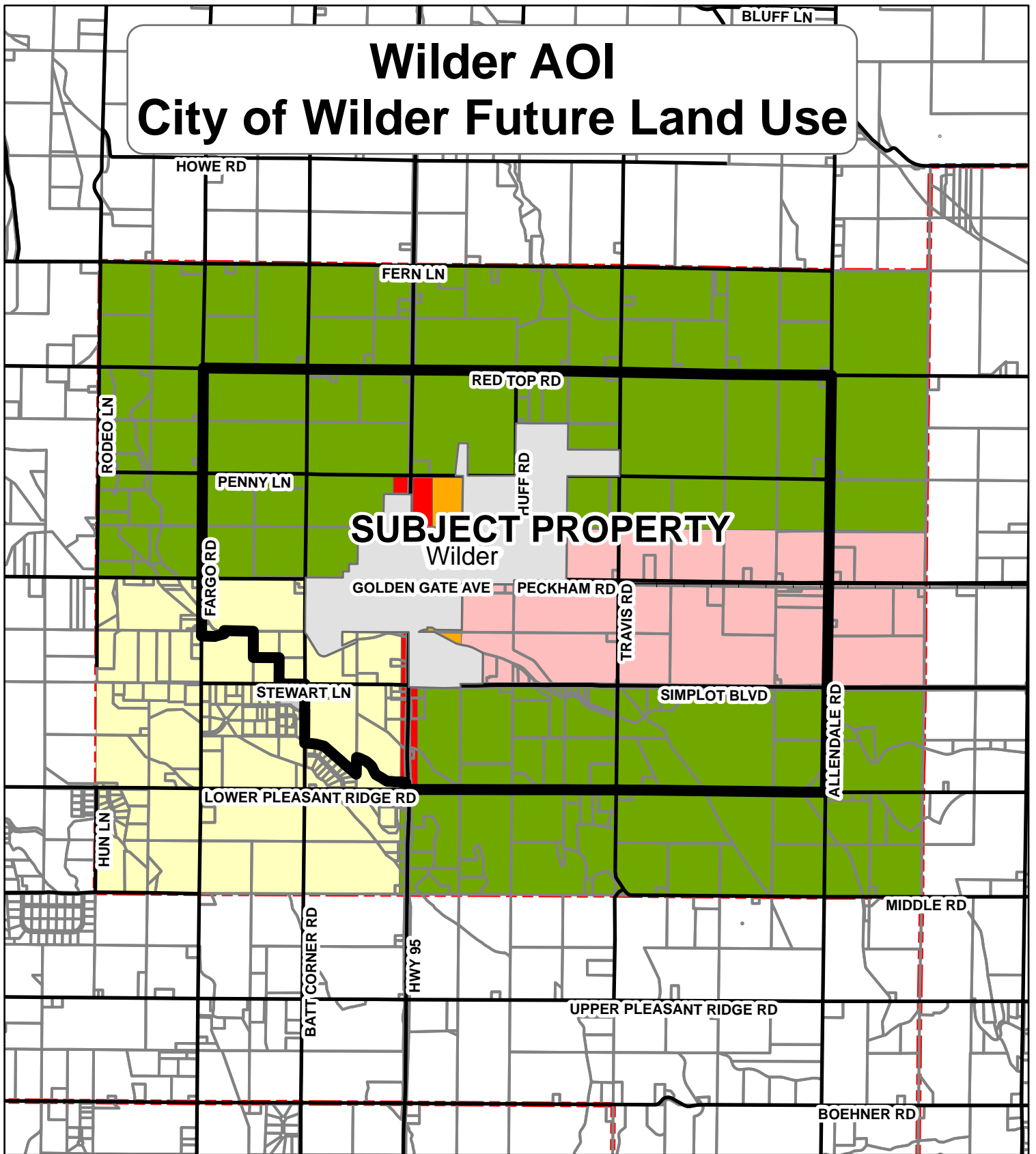
- FARMLAND**
- Farmland of statewide importance
  - Farmland of statewide importance, if irrigated
  - Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
  - Not prime farmland
  - Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
  - Prime farmland if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

## Exhibit B2.6



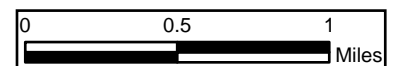
# Wilder AOI

## City of Wilder Future Land Use

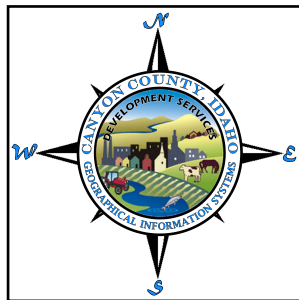
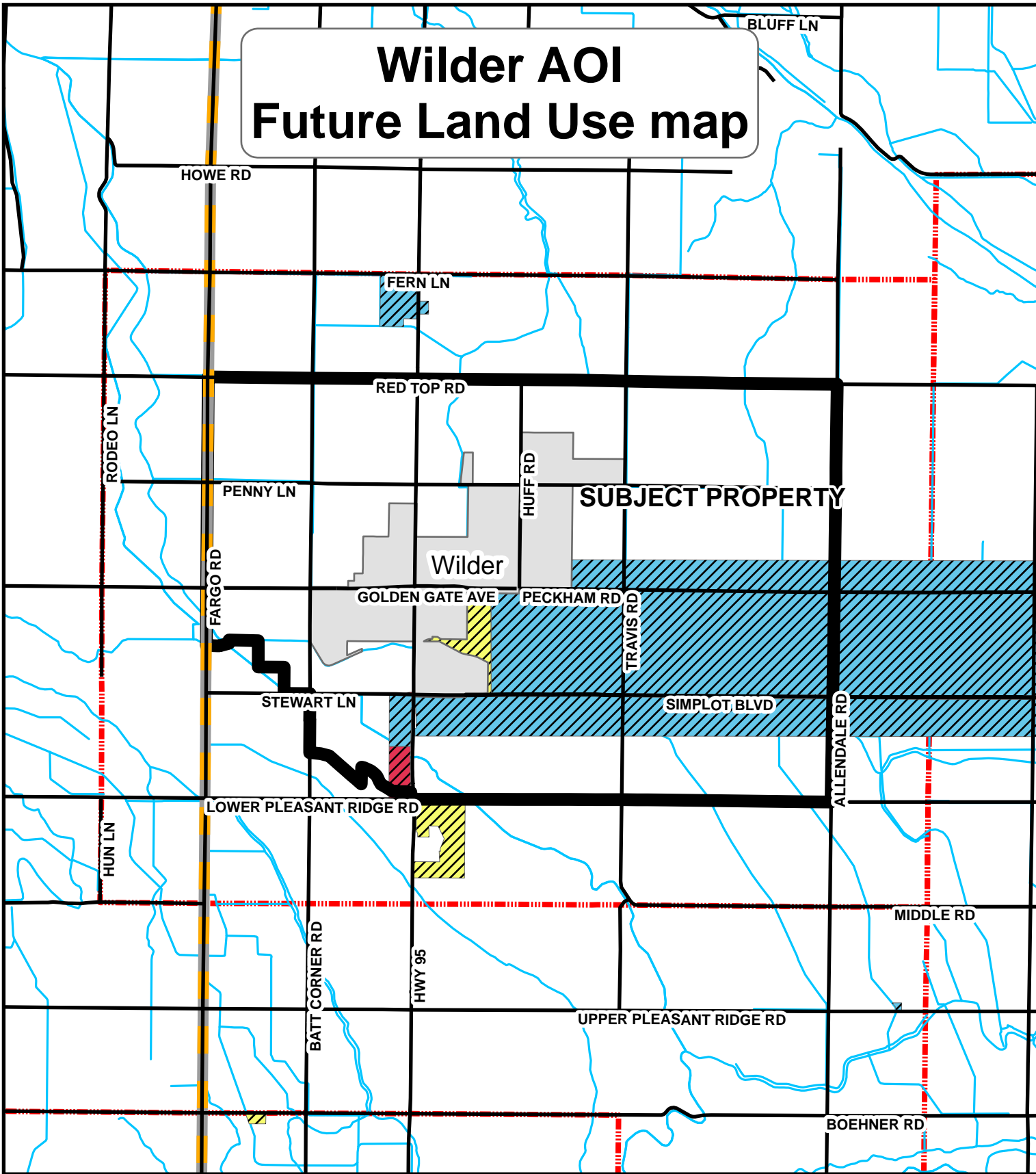


WilderCompPlan	
<span style="color: green;">■</span> Agriculture	<span style="color: pink;">■</span> Commercial/Industrial
<span style="color: lightgreen;">■</span> CBD	<span style="color: yellow;">■</span> Low-Density Residential
<span style="color: red;">■</span> Commercial	<span style="color: orange;">■</span> Medium-Density Residential
	<span style="color: grey;">■</span> Mixed Use
	<span style="color: grey;">■</span> Public

**Exhibit B2.7**



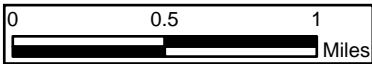
# Wilder AOI Future Land Use map



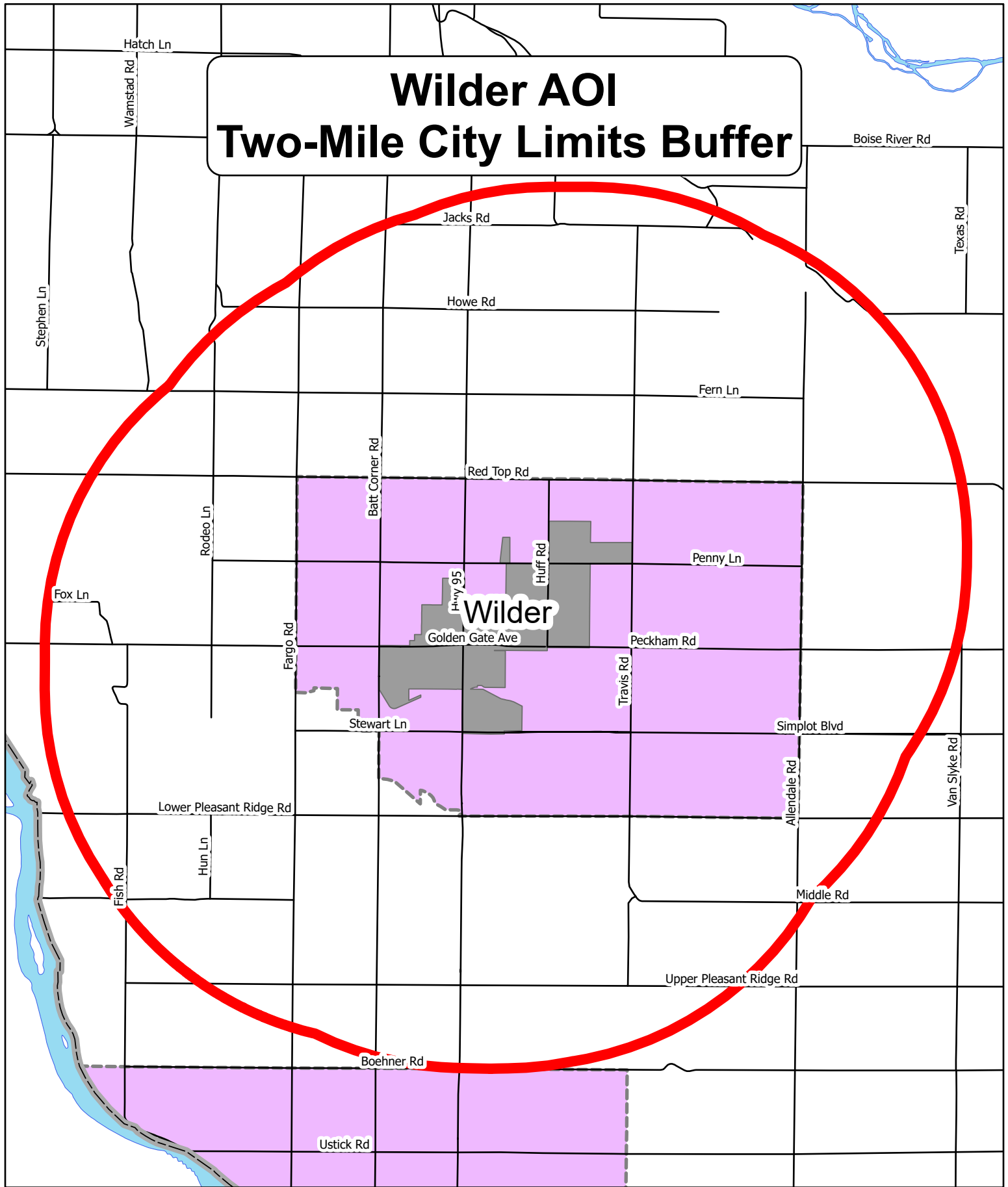
**Legend**




Future Land Use 2030

-  COMMERCIAL
-  INDUSTRIAL
-  RESIDENTIAL

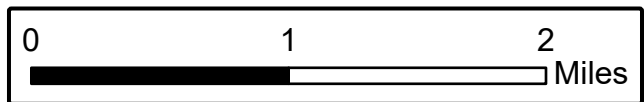


# Wilder AOI Two-Mile City Limits Buffer



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

**Exhibit B2.8**



## Canyon County Historic Population Estimates

Year	Unincorporated	% Change	Population Estimate	% Change
2022	57,370	10%	192,350	2.6%
2021	52,110	-6.7%	191,270	5.2%
2020	55,788	14%	175,317	2.9%
2019	48,020	2.4%	176,520	3.3%
2018	46,900	-7.5%	170,280	0.8%
2017	50,560	-1.6%	164,870	3.4%
2016	51,360	-4.6%	156,820	0.2%
2015	53,800	-	153,990	-
2010	50,179		138,744	

Based on the above estimates, the population in the County's unincorporated area grew 14.4%, while the population of cities in the County grew 35.24% between 2010 and 2022.<sup>1</sup>

### Population Projections

COMPASS forecasted population growth and projections for the Treasure Valley and prepared a regional plan called *Communities in Motion*. The plan is updated every four years. The current figures project the County population to be 359,180 by 2050, a thirty-two percent increase from 2020. In the next twenty-eight years, Canyon County expects to add an estimated 128,070 people.

The 2021 population estimate used the 2010 census as a baseline as the 2020 census counts were not available at the time the COMPASS population estimates were released. Population did not decrease between 2020 and 2021; rather, more accurate and up-to-date population figures were used for the 2020 counts and the 2022 estimates.

### COMPASS Forecasted Growth for Canyon County

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

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

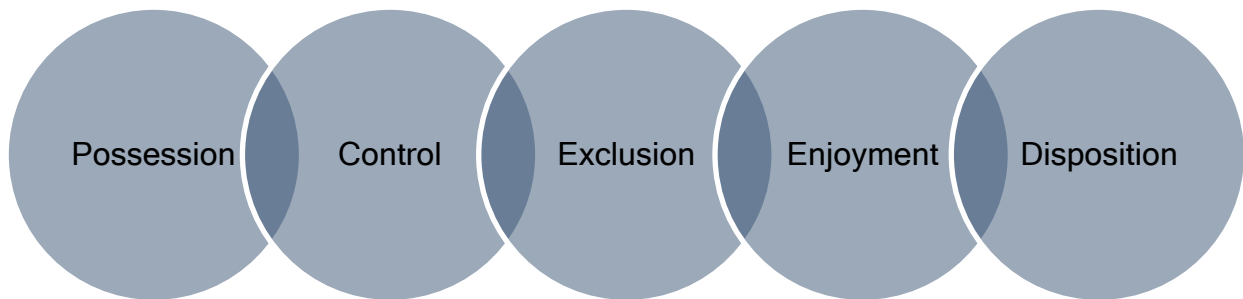
<sup>1</sup> COMPASS

### Government Regulations

The government may properly regulate or limit the use of private property based upon its authority and responsibility to:

1. Protect public health, safety, and welfare;
2. Establish building codes, safety standards, or sanitary requirements;
3. Establish land use planning and zoning;
4. Abate public nuisances;
5. Terminate illegal activities; and
6. Exercise the right of eminent domain. Private property may be taken for public use, but not until a just compensation to be ascertained in a manner described by law shall be paid.

Property rights are referred to as a bundle of rights and include:



**The right of possession.** A person or entity has the right to inhabit and own the property physically. Ownership rights may be owned together or separated into the land(surface), water, airspace, minerals, timber, and development rights.

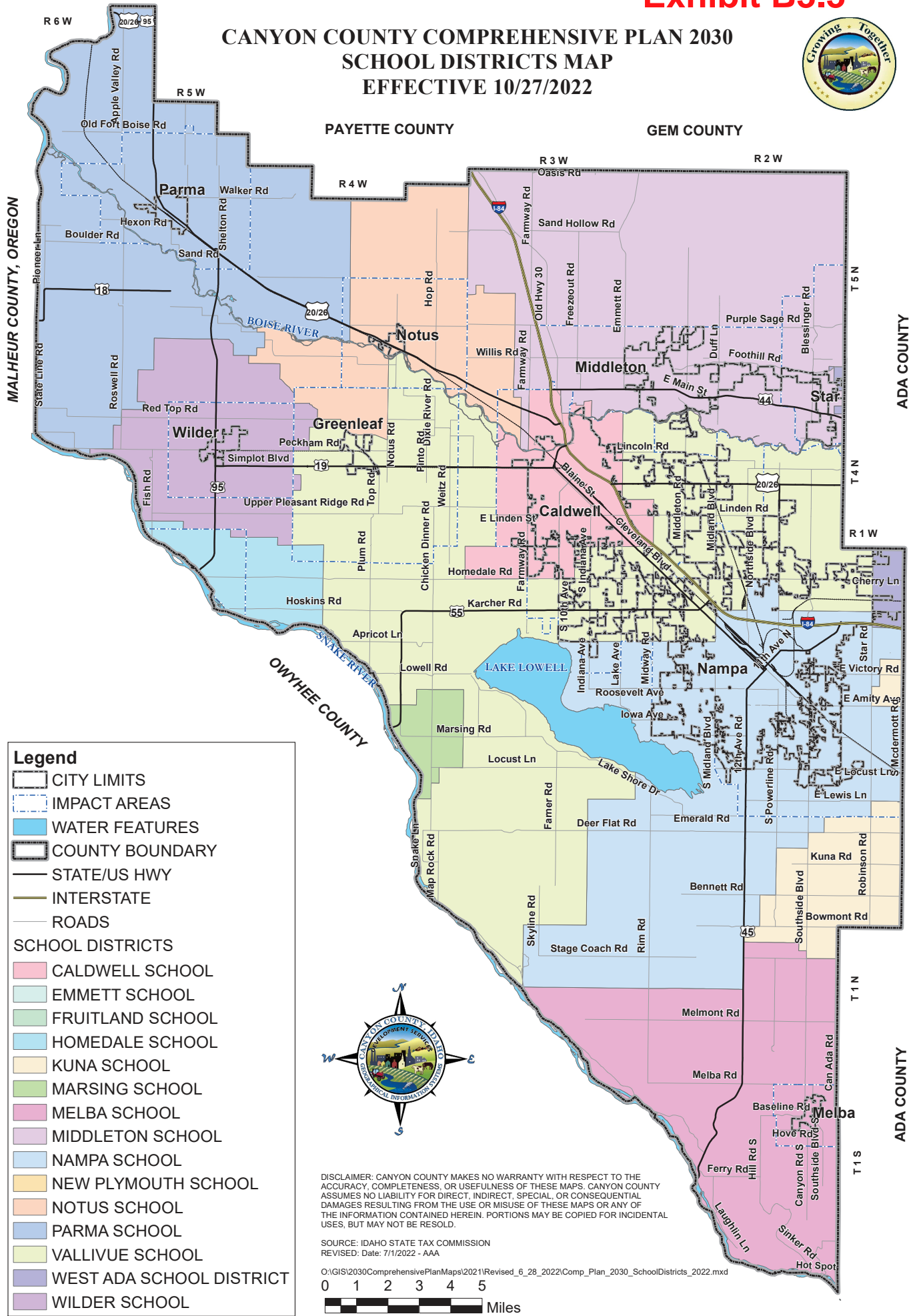
**The right of control:** Is the right to use the property legally. Site characteristics, zoning regulations, covenants, deeds, restrictions (CC&Rs), and other legal instruments determine how property is used. Specific uses may be further structured to minimize environmental impacts, such as water pollution, erosion, flooding, and other conditions.

**The right of exclusion:** Is the ability to exclude others from using the property. Creating easements that allow others the right to access your property, get to another property, or maintain irrigation ditches and utilities.

**The right to enjoy:** The right to enjoy the property for its intended use without creating nuisances. Zoning categorizes land uses based on compatibility, such as agriculture, residential, commercial, and industrial. Each category has characteristics that might not be compatible with other zoning categories. Separating uses minimizes nuisance activities, and property owners expect what types of uses and nuisances to anticipate.

# Exhibit B3.3

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

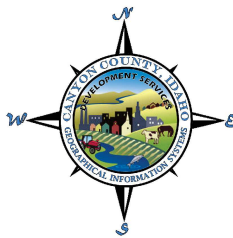


**Legend**

- 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.

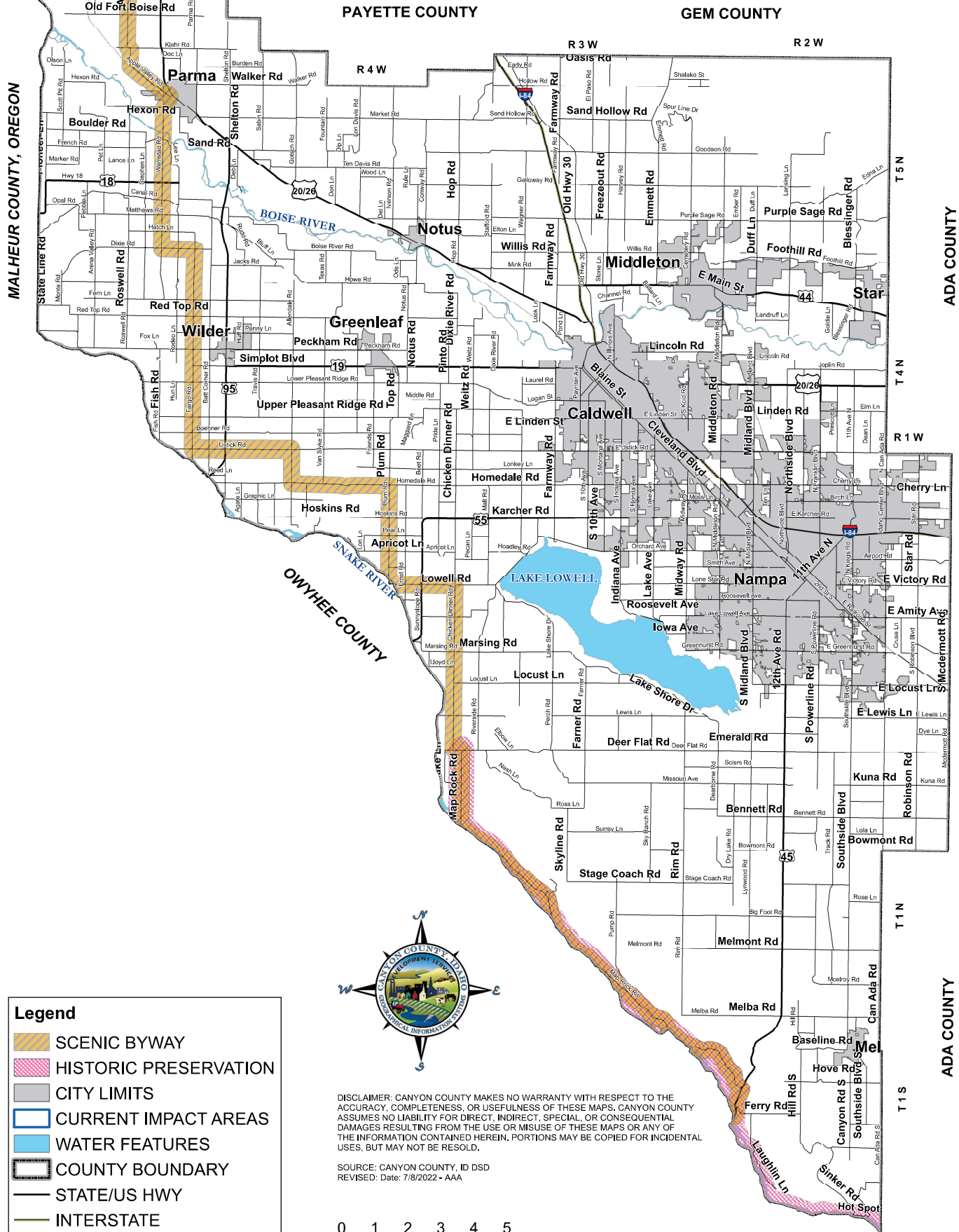
SOURCE: IDAHO STATE TAX COMMISSION  
REVISED: Date: 7/1/2022 - AAA

O:\GIS\2030ComprehensivePlanMaps\2021\Revised\_6\_28\_2022\Comp\_Plan\_2030\_SchoolDistricts\_2022.mxd





# CANYON COUNTY COMPREHENSIVE PLAN 2030 SCENIC BYWAY AND HISTORIC PRESERVATION EFFECTIVE 10/27/2022



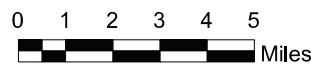
**Legend**

- SCENIC BYWAY
- HISTORIC PRESERVATION
- CITY LIMITS
- CURRENT IMPACT AREAS
- WATER FEATURES
- COUNTY BOUNDARY
- STATE/US HWY
- INTERSTATE
- ROADS



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: CANYON COUNTY, ID DSD  
REVISED: Date: 7/8/2022 - AAA



**EXHIBIT C**  
**Agency Comments**

# CERTIFICATE OF LEGAL NOTIFICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

Phone: 208-454-7458



**CASE NAME: Wilder AOI**

**Exhibit C1**

**CASE NO: OR2025-0015**

**HEARING BODY: Board of County Commissioners**

I, Caitlin Ross, as the representative of Canyon County Development Services, hereby certify that on this 22<sup>nd</sup> 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 11<sup>th</sup> Avenue, Suite 310, Caldwell, ID 83605**

Administration : 208-402-4162 ▪ [dsdadmin@canyoncounty.id.gov](mailto:dsdadmin@canyoncounty.id.gov) ▪ [www.canyoncounty.id.gov](http://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. OR2025-0015:** The applicant, City of Wilder, represented by Kate Dahl, is requesting an ordinance update to amend chapter 9, article 17, section 11, of Canyon County Code of Ordinance to modify the existing area of city impact boundaries for the City of Wilder, to comply with Idaho Code 67-6526. The subject properties are located within Wilder's proposed area of impact. The application and map can be found at [www.canyoncounty.id.gov/land-hearings/](http://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 [aouiupdate@canyoncounty.id.gov](mailto:aouiupdate@canyoncounty.id.gov) or 208-455-6033 with any questions or additional agency comments or concerns if applicable.

Respectfully,

*Caitlin Ross*

Caitlin Ross  
Hearing Specialist  
Canyon County DSD

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

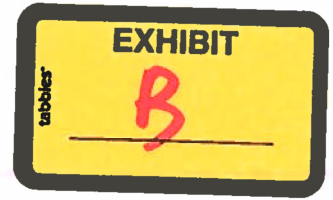


While balancing diverse interests, the Canyon County Development Services Department (DSD) delivers community development services to implement the County's vision and values, provide stewardship of public resources, and maintain a prosperous future for all.



**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

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



**LEGAL NOTICE TRANSMITTAL**

Case #: OR2025-0015 Transmittal Date: August 22, 2025 Planner: Arbay Mberwa / AOI Team

Applicant: City of Wilder Applicant's Representative: Kate Dahl

P&Z  Hearing Examiner  BOCC

JEPA: \_\_\_\_\_

FULL POLITICAL

<p><b>City</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Caldwell</li> <li><input checked="" type="checkbox"/> Greenleaf</li> <li><input checked="" type="checkbox"/> Homedale</li> <li><input checked="" type="checkbox"/> Marsing</li> <li><input checked="" type="checkbox"/> Melba</li> <li><input checked="" type="checkbox"/> Middleton</li> <li><input checked="" type="checkbox"/> Nampa</li> <li><input checked="" type="checkbox"/> Notus</li> <li><input checked="" type="checkbox"/> Parma</li> <li><input checked="" type="checkbox"/> Star</li> <li><input checked="" type="checkbox"/> Wilder</li> </ul> <p><b>School District</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Caldwell</li> <li><input checked="" type="checkbox"/> CWI</li> <li><input checked="" type="checkbox"/> Homedale</li> <li><input checked="" type="checkbox"/> Kuna</li> <li><input checked="" type="checkbox"/> Liberty Charter <b>HC</b></li> <li><input checked="" type="checkbox"/> Marsing</li> <li><input checked="" type="checkbox"/> Melba</li> <li><input checked="" type="checkbox"/> Meridian/West Ada</li> <li><input checked="" type="checkbox"/> Middleton</li> <li><input checked="" type="checkbox"/> Nampa</li> <li><input checked="" type="checkbox"/> Notus</li> <li><input checked="" type="checkbox"/> Parma</li> <li><input checked="" type="checkbox"/> Vallivue</li> <li><input checked="" type="checkbox"/> Wilder</li> </ul> <p><input checked="" type="checkbox"/> <b>Southwest District Health</b></p>	<p><b>Fire District</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Caldwell</li> <li><input checked="" type="checkbox"/> Homedale</li> <li><input checked="" type="checkbox"/> Kuna</li> <li><input checked="" type="checkbox"/> Marsing</li> <li><input checked="" type="checkbox"/> Melba</li> <li><input checked="" type="checkbox"/> Middleton</li> <li><input checked="" type="checkbox"/> Nampa Fire Dept</li> <li><input checked="" type="checkbox"/> Parma</li> <li><input checked="" type="checkbox"/> Star</li> <li><input checked="" type="checkbox"/> Upper Deer Flat</li> <li><input checked="" type="checkbox"/> Wilder</li> <li><input checked="" type="checkbox"/> State Fire Marshal</li> </ul> <p><b>Highway District</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Highway District 4</li> <li><input checked="" type="checkbox"/> Golden Gate</li> <li><input checked="" type="checkbox"/> Nampa</li> <li><input checked="" type="checkbox"/> Notus-Parma</li> </ul> <p><b>Library District</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Kuna</li> <li><input checked="" type="checkbox"/> Lizard Butte</li> <li><input checked="" type="checkbox"/> Wilder <b>HC</b></li> </ul> <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> CenturyLink</li> <li><input checked="" type="checkbox"/> Intermountain Gas</li> <li><input checked="" type="checkbox"/> Idaho Power</li> <li><input checked="" type="checkbox"/> Ziply Fiber</li> </ul>	<p><b>Irrigation, Drain &amp; Flood Districts</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Black Canyon Irrigation Dist.</li> <li><input checked="" type="checkbox"/> Boise-Kuna Irrigation Dist.</li> <li><input checked="" type="checkbox"/> Boise Project Board of Control</li> <li><input checked="" type="checkbox"/> Caldwell Water &amp; Sewer <b>HC</b></li> <li><input checked="" type="checkbox"/> Canyon County Water Co.</li> <li><input checked="" type="checkbox"/> Canyon Hill Irrigation District</li> <li><input checked="" type="checkbox"/> Eureka Irrigation District <b>HC</b></li> <li><input checked="" type="checkbox"/> Farmer Cooperative Ditch Co.</li> <li><input checked="" type="checkbox"/> Farmers Union Ditch Co.</li> <li><input checked="" type="checkbox"/> Franklin Ditch Co.</li> <li><input checked="" type="checkbox"/> Lower Center Point <b>HC</b></li> <li><input checked="" type="checkbox"/> Mason Creek Ditch Co. <b>HC</b></li> <li><input checked="" type="checkbox"/> Middleton Mill Ditch/Irrigation</li> <li><input checked="" type="checkbox"/> Nampa – Meridian</li> <li><input checked="" type="checkbox"/> New York</li> <li><input checked="" type="checkbox"/> Pioneer</li> <li><input checked="" type="checkbox"/> Pioneer Dixie Ditch</li> <li><input checked="" type="checkbox"/> Poor Boy Ditch <b>HC</b></li> <li><input checked="" type="checkbox"/> Riverside Irrigation District</li> <li><input checked="" type="checkbox"/> Riverside Ditch</li> <li><input checked="" type="checkbox"/> Settlers Irrigation</li> <li><input checked="" type="checkbox"/> Siebenberg Co-op Ditch</li> <li><input checked="" type="checkbox"/> Star Sewer &amp; Water</li> <li><input checked="" type="checkbox"/> Wilder Irrigation</li> <li><input checked="" type="checkbox"/> Drainage Ditch 2</li> <li><input checked="" type="checkbox"/> Drainage Ditch 3</li> <li><input checked="" type="checkbox"/> Drainage Ditch 4</li> <li><input checked="" type="checkbox"/> Drainage Ditch 6</li> </ul> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Flood District 10</li> <li><input checked="" type="checkbox"/> Flood District 11</li> </ul>	<p><b>Transportation</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> ACHD</li> <li><input checked="" type="checkbox"/> Brown Bus Company</li> <li><input checked="" type="checkbox"/> Caldwell Transportation <b>HC</b></li> <li><input checked="" type="checkbox"/> COMPASS</li> <li><input checked="" type="checkbox"/> Idaho Transportation Dept</li> <li><input checked="" type="checkbox"/> Valley Regional Transit</li> </ul> <p><b>Emergency Services</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Canyon County Sheriff</li> <li><input checked="" type="checkbox"/> Emergency Mgmt. Coordinator</li> <li><input checked="" type="checkbox"/> CC Paramedics / EMT</li> <li><input checked="" type="checkbox"/> Homedale City Ambulance</li> <li><input checked="" type="checkbox"/> Marsing Ambulance <b>HC</b></li> <li><input checked="" type="checkbox"/> Melba Quick Response <b>HC</b></li> <li><input checked="" type="checkbox"/> Nampa Police Department</li> </ul> <p><b>Other</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Farm Service Agency <b>HC</b></li> <li><input checked="" type="checkbox"/> Fire Code Consultants Northwest</li> <li><input checked="" type="checkbox"/> Greater Middleton Area Rec</li> <li><input checked="" type="checkbox"/> Melba Gopher District <b>HC</b></li> <li><input checked="" type="checkbox"/> Mosquito Abatement</li> <li><input checked="" type="checkbox"/> Natural Resource Conservation Dist.</li> <li><input checked="" type="checkbox"/> Ten-Davis Recreation</li> <li><input checked="" type="checkbox"/> Destination Caldwell</li> <li><input checked="" type="checkbox"/> Marathon Pipeline LLC</li> <li><input checked="" type="checkbox"/> Owyhee County, Dir of Planning</li> <li><input checked="" type="checkbox"/> US Postal Service _____</li> <li><input checked="" type="checkbox"/> Cemetery <u>Wilder</u> <b>HC</b></li> <li><input checked="" type="checkbox"/> Media _____</li> <li><input checked="" type="checkbox"/> ID State Archaeologist &amp; Director <b>HC</b></li> <li><input checked="" type="checkbox"/> West Valley Humane Society <b>HC</b></li> </ul>
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- Canyon County**
- CC Animal Control
  - CC Assessor's Office
  - CC Elections
  - CC Farm Bureau
  - CC Historical Society
  - CC Parks & Recreation
  - CC Soil Conservation District
  - CC Weed & Gopher Control

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

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

## Caitlin Ross

---

**From:** Caitlin Ross  
**Sent:** 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@marsingchools.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'; 'Irichard@cityofcaldwell.org'; 'aperry@cityofcaldwell.org'; 'homedalefd@gmail.com'; 'tlawrence@kunafire.com'; 'Office@KunaFire.com'; 'marsingfiredistrict@yahoo.com'; 'marsingruralfire@gmail.com'; 'brian.mccormack@melbafire.id.gov'; 'kenny.hoagland@melbafire.id.gov'; 'vislas@starfirerescue.org'; 'permits@starfirerescue.org'; 'eddy@heritagewifi.com'; 'johnsonrl@nampafire.org'; 'prevention@nampafire.org'; 'Jeff@parmafire.us'; 'ParmaRuralFire@gmail.com'; 'permits@starfirerescue.org'; 'eddy@heritagewifi.com'; 'wfdchief@wilderfire.org'; 'jmaloney@wilderfire.org'; 'knute.sandahl@doi.idaho.gov'; 'chopper@hwydistrict4.org'; 'Iriccio@hwydistrict4.org'; 'bobw@gghd3.org'; 'office@gghd3.org'; 'eddy@nampahighway1.com'; 'gwatkins@nphd.net'; 'admin1@kunalibrary.org'; 'admin2@kunalibrary.org'; 'lizardbuttelibrary@yahoo.com'; 'brandy.walker@centurylink.com'; 'eingram@idahopower.com'; 'easements@idahopower.com'; 'arobins@idahopower.com'; 'monica.taylor@intgas.com'; 'jessica.mansell@intgas.com'; 'Contract.Administration.Bid.Box@ziply.com'; 'developmentreview@blackcanyonirrigation.com'; 'carl@blackcanyonirrigation.com'; 'dpopoff@rh2.com'; 'aflavel.bkirrdist@gmail.com'; 'tritthaler@boiseproject.org'; 'gashley@boiseproject.org'; 'irr.water.3@gmail.com'; 'kchamberlain.fcdc@gmail.com'; 'office@idcpas.com'; 'fcdc1875@gmail.com'; 'farmers.union.ditch@gmail.com'; 'irr.water.3@gmail.com'; 'wilders04@msn.com'; 'irrigation.mm.mi@gmail.com'; 'tammy.middletonirrigation@gmail.com'; 'nmid@nmid.org'; 'eolvera@nmid.org'; 'nyirrigation@nyid.org'; 'kirk@pioneerirrigation.com'; 'sheepmama25@gmail.com'; 'fcdc1875@gmail.com'; 'fcdc1875@gmail.com'; 'Mack@settlersirrigation.org'; 'kchamberlain.fcdc@gmail.com'; 'mitch.kiester@phd3.idaho.gov'; 'anthony.lee@phd3.idaho.gov'; 'wilderirrigation10@gmail.com'; 'drain.dist.2@gmail.com'; 'bryce@sawtoothlaw.com'; 'scott\_sbi@outlook.com'; 'scott\_sbi@outlook.com'; 'farmerhouston@gmail.com'; 'projectmgr@boiseriver.org'; 'scott\_sbi@outlook.com'; 'testrada@starswd.com'; 'jlucas@achdidaho.org'; 'clittle@achdidaho.org'; 'brentc@brownbuscompany.com'; 'gis@compassidaho.org'; 'D3Development.services@itd.idaho.gov'; 'niki.benyakhlef@itd.idaho.gov'; 'ITDD3PERMITS@ITD.IDAHO.GOV'; 'Airport.Planning@itd.idaho.gov';

**To:** 'webmaster@valleyregionaltransit.org'; 'smm5156@gmail.com'; 'deb0815@yahoo.com'; '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 Alhajjar; Lucy Ostyn; Tom Crosby; Code Enforcement; GIS and Addressing Division; Diana Little; Loretta Tweedy; Assessor Website; Elections Clerk; 'roger@amgidaho.com'; Nichole Schwend; Chelsee Boehm; Nichole Schwend; Rick Britton; 'middletown.rich@gmail.com'; Jim Lunders; 'jshoemaker@blm.gov'; 'MGRodriguez@usbr.gov'; 'edward\_owens@fws.gov'; 'BRO.Admin@deq.idaho.gov'; 'kenny.huston@oer.idaho.gov'; 'Brenna.Garro@oer.idaho.gov'; 'peter.jackson@idwr.idaho.gov'; 'maureen.oshea@idwr.idaho.gov'; 'file@idwr.idaho.gov'; 'smith.carolyn.d@epa.gov'; 'John.Graves@fema.dhs.gov'; 'idahoaaa@gmail.com'; 'Zlathim@IDL.idaho.gov'; 'brandon.flack@idfg.idaho.gov'; 'Aubrie.Hunt@dhw.idaho.gov'; 'tricia.canaday@ishs.idaho.gov'; 'dan.everhart@ishs.idaho.gov'; 'patricia.hoffman@ishs.idaho.gov'; 'stevie.harris@isda.idaho.gov'; 'laura.johnson@isda.idaho.gov'; 'tate.walters@id.usda.gov'; 'shawn.cafferty@usda.gov'; 'noe.ramirez@usda.gov'; 'cenww-rd-boi-tv@usace.army.mil'; 'laura.j.freedman@usps.gov'; 'Rakesh.N.Dewan@usps.gov'; 'Chad.M.Franklin@usps.gov'; 'Melvin.B.Norton@usps.gov'; 'Tammi.L.Barth@usps.gov'; 'henry.medel@usps.gov'; 'Khrista.M.Holman@usps.gov'; 'Rochelle.Fuquay@usps.gov'; 'leroy.eyler@usps.gov'; 'marc.c.boyer@usps.gov'; 'mhuff@co.owyhee.id.us'; 'gmprdjennifer@gmail.com'; 'lisaitano@me.com'; 'scott@fccnw.com'; 'srcsbinfo@gmail.com'; 'tottens@amsidaho.com'; 'melvin.b.norton@usps.gov'; 'scott.hauser@usrf.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 OR2025-0015 / Wilder 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](mailto: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. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: [Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://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.**

**From:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>  
**Sent:** Tuesday, September 30, 2025 9:54 AM  
**To:** Arbay Mberwa  
**Cc:** 'bobw@gghd3.org'; 'gis@compassidaho.org'  
**Subject:** [External] RE: Wilder Area of Impact: Transportation

Hi again!

Here is the information I got for jurisdictional responsibility within city limits:

Our agreements split duties within city limits. Most of the time, we are still responsible for the road, but not the curb gutter, sidewalk, landscape, etc.



*Niki Benyakhlef*  
 Development Services Coordinator

**District 3 Development Services**  
 O: 208.334.8337 | C: 208.296.9750  
 Email: [niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)  
 Website: [itd.idaho.gov](http://itd.idaho.gov)

[Book a Meeting with Me!](#)

---

**From:** Niki Benyakhlef  
**Sent:** Tuesday, September 30, 2025 9:20 AM  
**To:** 'Arbay Mberwa' <Arbay.Mberwa@canyoncounty.id.gov>  
**Cc:** 'bobw@gghd3.org' <bobw@gghd3.org>; 'gis@compassidaho.org' <gis@compassidaho.org>  
**Subject:** RE: Wilder Area of Impact: Transportation

Good morning, Arbay –

Thank you for reaching out. I'll need to confirm with the appropriate contacts regarding whose responsibility it is to maintain the roads in the event of annexation. I'll circle back with you once I have a clear answer.

For your other questions:

**Are the current roads in shape to accommodate the projected growth?**

Could you clarify whether you are asking about the *capacity* of the roads or the *condition* of the existing infrastructure?

- If you're referring to capacity, ITD does have the ability to require future development to implement improvements to the state highway system in order to maintain acceptable operations. In that sense, projected growth can be accommodated with the right mitigations.
- If you're referring to infrastructure condition, I'll need to coordinate internally and provide more information on the current pavement and structural status.

## Are there plans for new roads or connectivity in the area?

ITD does not have any planned new state highway infrastructure or connectivity projects in this area at this time.

Please let me know if you'd like me to follow up once I've clarified the road maintenance responsibility and infrastructure condition piece. I'm happy to coordinate further so you have the information needed for your AOI discussions.



*Niki Benyakhlef*  
Development Services Coordinator

District 3 Development Services  
O: 208.334.8337 | C: 208.296.9750  
Email: [niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)  
Website: [itd.idaho.gov](http://itd.idaho.gov)

[Book a Meeting with Me!](#)

---

**From:** Arbay Mberwa <[Arbay.Mberwa@canyoncounty.id.gov](mailto:Arbay.Mberwa@canyoncounty.id.gov)>

**Sent:** Monday, September 29, 2025 10:12 AM

**To:** Niki Benyakhlef <[Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov)>; 'bobw@gghd3.org' <[bobw@gghd3.org](mailto:bobw@gghd3.org)>; 'gis@compassidaho.org' <[gis@compassidaho.org](mailto:gis@compassidaho.org)>

**Subject:** Wilder Area of Impact: Transportation

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

---

Good Morning,

Canyon County is in the process of working with cities to comply with State Law 67-6526, where the city has to re-establish or modify the area of impact to where the city can reasonably grow into in the next five years. One of the five criteria is "Transportation infrastructure and systems, including connectivity". The City is serviced by Highways 19 and 95 and anticipates growth/development to occur near the highways. If the area of impact boundary were to be annexed in the city, would it be the city's responsibility to maintain the roads? Are the current roads in shape to accommodate the projected growth? Are there plans for new roads or connectivity in the area? Any insight on Wilder's transportation system will be helpful.

Thank you,



*Arbay Mberwa*

Associate Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: 208-455-6039  
Email: [Arbay.Mberwa@canyoncounty.id.gov](mailto:Arbay.Mberwa@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)  
Public office hours:

**From:** Alejandro Zamora <azamora@wilderschools.org>  
**Sent:** Thursday, October 2, 2025 10:36 AM  
**To:** Arbay Mberwa  
**Subject:** [External] Re: Wilder Area of Impact

Hi Arbay,

I'm Alex, the Superintendent for Wilder Schools. Is there a formula, or an industry standard used to guess how many in a population may be of school age? Nonetheless, I do believe that we have the physical space in the form of a few open classrooms, plus a variety of modulars to accommodate some growth, yes.

If you want some more specific info, please let me know.

Sincerely,

Alex

rwarded message -----

**From:** **Arbay Mberwa** <[Arbay.Mberwa@canyoncounty.id.gov](mailto:Arbay.Mberwa@canyoncounty.id.gov)>  
**Date:** Mon, Sep 29, 2025 at 10:26 AM  
**Subject:** Wilder Area of Impact  
**To:** [lshoemaker@wilderschools.org](mailto:lshoemaker@wilderschools.org) <[lshoemaker@wilderschools.org](mailto:lshoemaker@wilderschools.org)>

Good Morning,

Canyon County is in the process of working with cities to comply with State Law 67-6526, where the city has to re-establish or modify the area of impact to where the city can reasonably grow into in the next five years. Based on where Wilder proposes to grow/develop in the next five year with population project to be at 2,522 (currently 1,771 residents), does Wilder School District have the capacity to accommodate this growth? Any additional comments regarding the proposed area of impact by Oct. 7th is appreciated.

Thank you,



Arbay Mberwa

**EXHIBIT D**  
**Public Comments**

**From:** Shari Hastings <ssiebrecht@live.com>  
**Sent:** Monday, August 25, 2025 1:18 PM  
**To:** AOI Update  
**Subject:** [External] OR2025-0015 Wilder land annexation

Gerard and Shari Hastings live at 26748 Stewart Ln, Wilder

We would like to know if our property is involved in being annexed into the city of Wilder.

Our concern is will we still be able to be on our septic, still use our well (not city water), what effect it will have on our property taxes amongst others concerns.

Regarding the front 10 acres right along Stewart Lane in front of our 10 acres property proposed for annexation, there are 4 acres (in our 10 acres) along the irrigation ditch on the east side. Will that be included in the 10 acre parcel at the NE corner of Batt and Stewart?

Will we be subject to more building codes for the city as opposed to the county?

We currently burn paper trash and plant debris. Will we be required to obtain a burn permit if we're in the city of Wilder?

Will we not longer be able to target shoot if we're in the city of Wilder?

Thank you for answers you can provide prior to us going to the meeting on October 15, 2025.

Gerard and Shari Hastings  
26748 Stewart Ln.  
Wilder, ID 83676

Chaplain (Col) Vahan Sipantzi  
26972 Lwr Pleasant Ridge Rd  
Wilder, ID 83676-5312

RECEIVED

SEP 24 2025

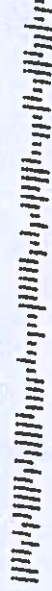
RECEIVED

Arbay



Canyon County Development Services Dept  
111 North 11<sup>th</sup> Avenue, Suite 310  
Caldwell, ID, 83605

8360583416 0012



21 September 2025  
Wildier



RECEIVED

SEP 24 2025

RECEIVED

Dear A01 Team,

I am writing in regards to Case No. OR 2025-0015, the City of Wildier's effort to "modify the existing area of city impact boundaries."

My property (26972 LWR. Pleasant Rdg Rd. is marked with an X on the enclosed map you supplied.

Obviously my concern is that once the City of Wildier has control over the property in their proposal the next step is to close the rest of the rectangle and incorporate my farm as well. At present I can and do farm, hunt, and shoot on the property as part of Canyon County. That will end once the folks in Wildier City Hall have control.

The real unanswered question that I and my neighbors are asking is, "What BENEFIT are Kate Dahl and the City of Wildier offering? Better roads, water, sewer, fire/police protection. It would help if they published it and pointed out how life would be better with city control.

I remember when Tamarack Resort came on line. Valley County used it as an excuse to raise property taxes with no improvement in services. Friends had to sell their cabins because of the increase in taxes.

What I see here is simply an old fashion land grab with nothing in return but taxes, laws, and rules and regulations that we've lived happily for years without.



*Please deny this petition.*

*Sincerely*

*VAHAN SIPANTZI*

*Vahan Sipantzi*

*Captain (COL) USA Special Forces (ret)*



CANYON COUNTY

DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, Suite 310 • Caldwell, Idaho • 83605

Phone (208) 402-4164

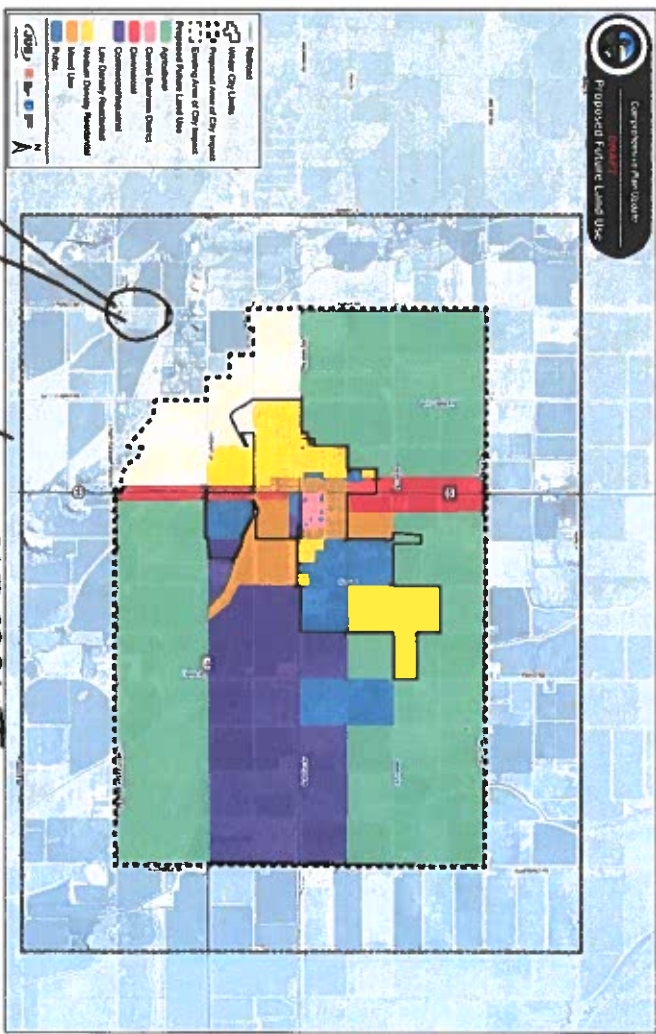
Greetings Property Owner:

NOTICE IS HEREBY GIVEN that the Canyon County Board of County Commissioners is scheduled to hold a public hearing on October 15, 2025 beginning at 1:30 p.m. on the following case. The hearing will be held in the Board of County Commissioners Meeting Room located at 1115 Albany Street, Caldwell, Idaho.

Case No. OR2025-0015: The applicant, City of Wilder, represented by Kate Dahl, is requesting an ordinance update to amend chapter 9, article 17, section 11, of Canyon County Code of Ordinance to modify the existing area of city impact boundaries for the City of Wilder, to comply with Idaho Code 67-6526. The subject properties are located within Wilder's proposed area of impact. The application and map can be found at www.canyoncounty.id.gov/land-hearings/ under Ordinance Updates.

Public comments are very important in evaluating this case. You are invited to provide written testimony by September 26, 2025, or oral testimony at the hearing. If the materials deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet – allowing the hearing body adequate time to review the submitted information. Materials submissions must be received on or before the deadline. All written testimony or exhibits received after the deadline will need to be brought to the public hearing and read into the record by the person submitting the information.

If you have questions, please contact the AOI TEAM at aoiupdate@canyoncounty.id.gov or 208-455-6033. In all correspondence concerning this case, please refer to the case number noted.



Assistance is available for persons with disabilities. Please call the Development Services Department at 208-454-7458 at least two weeks prior to the hearing so that arrangements can be made

Copies of all documents concerning public hearing items can be obtained from the county website https://www.canyoncounty.id.gov/land-hearings as they are available.



# Exhibit D3



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: Wilder AOI

Dear Commissioners,

Although Wilder has reduced its AOI, the proposal still includes approximately 1,500 acres of agricultural land. The city's justification—that hops demand has declined—does not satisfy Idaho Code §67-6526, which requires AOIs to be based on areas 'very likely to be annexed within five years.' Speculation about crop markets is not evidence of imminent annexation.

Current scale of Wilder. The City of Wilder today covers only about 0.7 square miles (~448 acres) of incorporated land. Adding 1,500 acres would more than triple its footprint. Under state law, the burden of proof lies with the city to show those lands can realistically be annexed and serviced within five years. The record before you provides no such evidence.

Fiscal and serviceability concerns. Farmland is not only a cultural heritage but also a fiscal asset: it supports jobs, exports, and contributes to the tax base while requiring minimal public services. By contrast, annexing 1,500 acres without phased, financed service plans risks overwhelming Wilder's already limited utilities, safety, and community infrastructure.

To illustrate:

Scenario (5-yr)	Annexed Acres	New Dwellings	Added Population	Total Capital Cost (\$M)	Annual Service Cost (\$M)	Annual Revenue (\$M)	Annual Gap (\$M)	New Public Safety / Healthcare Needs
Modest (150 ac @ 2 du/ac)	150	195	535	23.7	0.64	0.48	-0.16	1 officer; 0-1 fire station

Moderate (375 ac @ 3.5 du/ac)	375	854	2,349	51.5	2.82	2.11	-0.71	4 officers; 1 fire station; 1 clinic
Aggressive (600 ac @ 6 du/ac)	600	2,340	6,435	77.5	7.72	5.79	-1.93	12 officers; 1-2 fire stations; 1-2 clinics

Even under the 'modest' case (annexing just 10% of the AOI), Wilder would face \$23+ million in new capital costs and a recurring budget deficit. At the aggressive case, the city could need nearly \$78 million in new capital and face nearly a \$2 million annual shortfall, plus multiple new patrol officers, fire stations, and medical clinics. These demands are inconsistent with Wilder's current budgetary and staffing capacity, which today relies heavily on limited contracts and shared county services.

Healthcare and community services. Wilder currently has only a small outpatient clinic; hospitals are in Caldwell and Nampa, 10-16 miles away. Large-scale annexations would amplify unmet needs in healthcare, senior services, and community support that the city is not presently equipped to provide.

Conclusion. Idaho Code §67-6526 requires AOIs to include only those lands 'very likely to be annexed within five years.' Idaho Code §67-6508(e) and Canyon County's Comprehensive Plan (LU-3) further direct preservation of prime agricultural soils and active farmland. Absent proof of imminent annexation or funded service plans, Wilder's inclusion of these 1,500 acres fails the statutory test.

We therefore urge the Board to condense Wilder's AOI to parcels immediately adjacent to the city where annexation and utility service are realistic, and to remove the broad agricultural tracts that cannot be serviced within five years.

Respectfully,

George Crookham  
President, Growing Together

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**Growing Together, LLC**

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

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cc. Growing Together Advisory Board

## Footnotes

1. U.S. Census Bureau, Wilder City Profile – land area  $\approx$ 0.7 sq mi ( $\approx$ 448 acres).
2. Idaho Code §67-6526, as amended 2024, requiring AOIs to include only areas 'very likely' to be annexed within five years.
3. Canyon County Comprehensive Plan (LU-3) – directive to preserve prime agricultural soils.
4. City of Wilder AOI letter (Aug. 8, 2025) citing hops-demand decline but no annexation/service plan.
5. Wilder Clinic (primary care); nearest hospitals West Valley Medical Center (Caldwell) and St. Luke's Nampa, 10–16 miles away.