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

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**OR2025-0010**
APPLICANT/REPRESENTATIVE:	**City of Middleton**
ANALYST:	**Michelle Barron, Amber Lewter, & Arbay Mberwa**

REQUEST:

The applicant, the City of Middleton, requests an ordinance update to comply with State Law 67-6526 by proposing a new area of impact that will shrink the east and west boundaries and expand the north boundary to the current area of impact (**Exhibit A2**).

PUBLIC NOTIFICATION:

Full Political Notice:	**August 20, 2025**
Public Notification:	**August 22, 2025**
Newspaper Notice published on:	**August 27, 2025**

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1. BACKGROUND:

In 2024, State Code 67-6526 was updated and adopted, changing the requirements regarding the establishment, confirmation, and modification of the area of impacts. The state code requires all cities with boundaries to confirm or modify their boundaries by December 31, 2025, as per 67-6526(6).

On August 15, 2025, the City of Middleton submitted a request to modify the area of impact boundaries in conformance with State Code 67-6526.

2. HEARING BODY ACTION:

OPTIONAL MOTIONS:

Approval of the Application: "I move to approve OR2025-0010, City of Middleton, 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 OR2025-0010, City of Middleton 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 OR2025-0010, City of Middleton, to a [*date certain or uncertain*]

3. HEARING CRITERIA

Table 1. Ordinance Criteria Analysis

HEARING CRITERIA (CCCO §07-06-01(4)B) - Zoning Ordinance Changes: If an amendment to a zone or zone boundary is approved, then the approved amendment shall be effective immediately upon written approval and shall be established and clearly indicated, as soon as practicable, on the zoning map or maps adopted as part of this chapter. The board shall, when considering an application for an amendment to the zoning ordinance, consider the comprehensive plan and other evidence gathered through the public hearing process. **Idaho Code §67-6511(2)(c): The governing board shall analyze proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction, the governing board may require the request to be submitted to the planning or planning and zoning commission or, in absence of a commission, the governing board may consider an amendment to the comprehensive plan pursuant to the notice and hearing procedures provided in section 67-6509, Idaho Code. After the plan has been amended, the zoning ordinance may then be considered for amendment pursuant to paragraph (b) of this subsection.**				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**CCCO §07-06-01(4)B (Idaho Code §67-6511(2)(c)**	**Is the amendment generally in conformance with the comprehensive plan?**
			Staff Analysis	The proposed area of impact is generally in conformance with the 2030 Comprehensive Plan. The 2030 Comprehensive Plan acknowledges that Area of City Impact boundaries exist around cities in the County where city limits may grow and annex (Page 25 of the 2030 Comp. Plan). Per A4.04.02a, the county should evaluate and update the area of impact agreements with the cities as the state statute requires. Expansion or reduction to an area of city impact should consider the city's trade area, geographic factors, water and sewer service areas, and areas that can reasonably be expected to be annexed to the city in the future (Page 25 of the 2030 Comp. Plan). The proposal aligns with the following goals, policies, and actions of the 2030 Comprehensive Plan: Population Component Goals and Policies: • G2.01.00 Incorporate population growth trends & projections when making land-use decisions.

				• P2.01.01 Plan for anticipated population and households that the community can support with adequate services and amenities • G2.02.00 Promote housing, business, and service types needed to meet the demand of the future and existing population. <u>Economic Development Goals and Policies</u>: • G3.01.00 Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations. • P3.01.01 Direct business development to locations that can provide necessary services and infrastructure. • P3.01.02 Support suitable sites for economic growth and expansion compatible with the surrounding area. • G3.05.00 Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability. <u>Land Use Goals and Policies</u>: • G4.03.00 Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning. • G4.04.00 Concentrate future higher-density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character. • P4.04.01 Support development in locations where services, utilities, and amenities are or can be provided. • P4.04.02 Align planning efforts in areas of city impacts. <u>Public Services, Facilities, and Utilities Goals and Policies:</u> • G7.01.00 Endeavor to continue providing reliable public services, public safety facilities, & public utilities that support existing developed areas and future growth. • P7.01.01 Encourage the extension of sewer infrastructure and wastewater treatment in areas of city impact. • P7.01.02 Encourage annexations within city impact areas where municipal services can be provided. <u>Agriculture Goals and Policies</u>:

				• G12.01.00 Protect agricultural lands for long-term agricultural production from the encroachment of incompatible uses. • P12.01.02 Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas.
☒	☐	☐	**Idaho Code §67-6511(2)(c)**	**The amendment shall not result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.**
			Staff Analysis	A political subdivision is "a county, city, school district, highway district, irrigation district, fire district, or other district recognized by the Idaho Code (CCCO §07-02-03)." A full political notice was sent to Middleton School District, Middleton Rural Fire District, Highway District No. 4, Boise Project Board of Control, Black Canyon Irrigation District, Middleton Irrigation Association, and Middleton Mill Ditch Co. on August 20, 2025. Middleton School District provided comment on September 26, 2025. The comment states that "the Middleton School District supports the City's proposal to Canyon County for modification and confirmation of the area of impact." You can see the full comment from Middleton School District in **Exhibit C5**. Highway District No. 4 (HD4) provided comment on September 11, 2025. The comment advises that Highway District No. 4 maintain the public highway system in the area of impact established for the City of Middleton. Highway District No. 4 encourages the city to promote logical and orderly expansion of its city limits and areas of utility service, and to work cooperatively with Highway District No. 4 to establish practical zones for maintenance of roadways within the area of impact zone. You can see the full comment from Highway District No. 4 in **Exhibit C4**. The City of Middleton's proposed area of impact is not anticipated to adversely impact the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.

Table 2. Areas of Impact Criteria Analysis

HEARING CRITERIA (Idaho Code §67-6526(3) - Modification or confirmation of area of impact boundaries: Any modifications to or confirmation of an area of impact boundary must be adopted by an ordinance approved by the board of county commissioners of the applicable county, following the notice and hearing procedures provided in section 67-6509, Idaho Code, and in accordance with the requirements for defining an area of impact as set forth in subsection (4) of this section.

(4) Provisions applicable to areas of impact.

(a) In defining an initial area of impact or in modifying or confirming an existing area of impact, the criteria set forth in this subsection shall be considered:

Compliant			County Ordinance and Staff Review	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**67-6526(4)(a)(i)**	**Anticipated commercial and residential growth.**
			Staff Analysis	The City of Middleton is anticipating commercial and residential growth in the proposed area of impact. **Residential Growth:** According to the applicant's request, the City of Middleton anticipates residential growth to occur; per COMPASS data, the population of 2,978 in the year 2000 has increased to 13,970 in the year 2025. The average growth in the City of Middleton has been 8.40% for the past three years. If the growth continues at the same rate, the projected growth for the year 2030 will be 19,024 (**Exhibits A1.1 & B3**).

Canyon County

Year	Caldwell	Greenleaf	Melba	Middleton	Nampa	Notus	Parma	Star (Canyon)	Wilder	Unincorporated	Total Canyon County
2025	77,610	820	700	13,970	123,220	630	2,240	570	1,770	54,290	275,820
2024	73,420	820	700	13,190	119,220	630	2,220	450	1,760	52,890	265,300
2023	69,910	840	670	11,980	114,960	630	2,140	500	1,680	53,630	256,940
2022	66,450	840	580	10,720	109,120	620	2,120	280	1,620	57,370	249,720
2021	63,760	900	590	10,420	110,980	570	2,210	10	1,630	52,110	243,380
2020 (Census)	59,996	812	572	9,425	100,200	609	2,096	10	1,597	55,788	231,105
2019	58,830	870	590	9,710	102,030	570	2,150	10	1,760	48,020	224,540
2018	56,860	860	570	9,190	98,370	570	2,140	10	1,710	46,900	217,180
2017	54,120	860	570	8,110	96,820	570	2,120	10	1,690	50,560	215,430
2016	52,620	860	570	7,580	90,860	570	2,110	10	1,640	51,360	208,180
2015	51,880	860	570	7,110	89,210	570	2,140	10	1,640	53,800	207,790
2010 (Census)	46,237	846	513	5,524	81,557	531	1,983	10	1,533	50,179	188,913
2000 (Census)	25,967	862	439	2,978	51,867	458	1,771	0	1,462	45,637	131,441
1990 (Census)	18,586	648	252	1,851	28,365	380	1,597	0	1,232	37,165	90,076

Canyon County's 2030 Comprehensive Plan designates the City of Middleton's proposed area of impact as primarily residential growth with commercial designation along Hwy 44. The City of Middleton's request to extend the area of impact boundary to the north has a mixed use of residential, agriculture, intensive agriculture overlay, and conservation/open space (**Exhibit B2.9**).

Commercial Growth:
The City of Middleton has been refining the city code, comprehensive plan, and policies to support and enhance commercial growth (**Exhibit A1.1**). According to the applicant's request, there have been numerous national companies that have either established a presence in the City of Middleton or are in the process of doing so. These include Starbucks, O'Reilly Auto, NAPA, Auto, Family Dollar, Maverik Fuel, Circle K, Scooter's Coffee, Les Schwab, Jack in the Box, Caliber Collision, Dairy Queen, Subway, and Tractor Supply

				Company. Commercial growth from the City of Star along Hwy 44 is expected to extend into the City of Middleton (**Exhibit A1.1**). The City of Middleton is proposing to reduce its area of impact by approximately one-half of a mile on the east boundary to Kingsbury Road in the southeast portion of the map; this was part of the negotiated land between the City of Star and the City of Middleton (**Exhibit A9**). The west area of impact boundary is proposed to be reduced from I-84 towards Freezeout Road; this was part of the negotiated land between the City of Caldwell and the City of Middleton (**Exhibit A9**). The proposal is requesting to expand the City of Middleton's north area of impact boundary from Purple Sage Road to Galloway Road, approximately one mile. The south boundary is proposed to stay the same (**Exhibit A1.1**). The City of Middleton has implemented impact fees and connection fees to assist with the funding needed for infrastructure and services that are created by growth (**Exhibit A1**).
☒	☐	☐	**67-6526(4)(a)(ii)**	**Geographic factors.**
			Staff Analysis	The applicant indicates that the geographical factors for the proposed area of impact for the City of Middleton are land use, hydrology, topography/soils, and major roadways. **Land Use:** According to the letter of intent, the surrounding parcels to the City of Middleton are a geographical factor for land use due to the size of the parcels. The large parcels have the potential of becoming a 600-700-home project per parcel. Therefore, if annexation occurs on even one of the large parcels, this would expand city limits to the proposed area of impact (**Exhibit A1.1**). The City of Middleton passed an ordinance in May 2024 that slowed down the annexation projects due to the overcapacity issues with the City of Middleton's school district. The applicant states in the proposal that the City of Middleton is solving the over-capacity issue. Once the capacity issue is resolved, the City anticipates to immediately process large annexation projects (**Exhibit A1.1**). Staff was not able to locate the City of Middleton's Moratorium signed Ordinance 693. You can review the unsigned Ordinance in **Exhibit A5**. Comment received from the Middleton School District stated they are in favor of the City of Middleton's proposed area of impact (**Exhibit C5**). **Hydrology:** According to the City of Middleton's proposal, the city's groundwater rights are sufficient for growth over the next several years. Anticipating the growth, the City of Middleton has submitted a proof of beneficial use to the Idaho Department of Water Resources (IDWR) to receive additional water rights. The City of Middleton is completing a Reasonably Anticipated Future Needs (RAFN) study to assess the ability of the City's water rights to meet the planned area of impact needs. Regional hydrology indicates there is ample groundwater

				available to meet the planned growth in the proposed area of impact (**Exhibit A1.1**). There are nitrate priority areas located in the northwest quadrant of the proposed area of impact (**Exhibit B2.10**). Having municipal sewer and water in the nitrate priority area will minimize nitrates and other contaminants in the groundwater. (**Exhibit A1.1**). **Topography/Soils:** The City of Middleton's proposed area of impact has some significant slopes in the northeast and northwest corners (**Exhibit B2.8**). According to the applicant's proposal (**Exhibit A1.1**), the proposed area of impact slopes towards the Boise River. The City of Middleton's sewer treatment plant is located at the lowest point on the north side of the Boise River, and the applicant indicates that the proposed area of impact would be best served by the City of Middleton's sewer treatment plan. The City of Middleton has four natural water channels: the Boise River, Mill Slough, Willow Creek, and a channel along Canyon Lane (**Exhibits A1.1, A2, and B2.1**). The City of Middleton has acode that addresses construction in flood hazard areas, and participates in the National Flood Insurance Program (**Exhibit A1.1 and A6**). This indicates that the applicant is capable of growth in flood hazard areas. **Major Roadways:** The boundary for the City of Middleton's proposed area of impact is created by major roadways. Kingsbury Road, located on the east, is a principal arterial. The City of Middleton states that Kingsbury Road will likely be improved to cross the Boise River (**Exhibit A1.1**). Galloway Road to the north boundary is a major collector with the potential of becoming a principal arterial as ITD conducts studies for a new state highway corridor (**Exhibit A1.1**). Lincoln Road is a minor arterial currently undergoing major improvements. Lincoln Road is located on the south boundary of the area of impact. The west boundary is near I-84; the City of Middleton is the closest municipality to I-84 on the north side of Hwy 44. State Hwy 44 runs east to west through the proposed area of impact. Running north to south through the area of impact is a principal arterial, Middleton Road. Middleton Road is one of three roadways that cross the Boise River. According to the letter of intent, the major corridors of Hwy 44 and Middleton Road will support the growth within the City of Middleton's proposed area of impact (**Exhibit A1**).
☒	☐	☐	**67-6526(4)(a)(iii)** ***Staff Analysis***	**Transportation infrastructure and systems, including connectivity.** The City of Middleton is surrounded by principal arterials, minor arterials, and collectors that support growth and connectivity to the City of Middleton and surrounding cities (**Exhibit B4**). According to the City of Middleton's proposal (**Exhibit A1.1**), the City plays a key role in regional connectivity. For example, the City of Middleton and the

				proposed area of impact have State Highway 44 serving as the main east-west corridor, and most of the local roads in and around the City of Middleton go north and south into Highway 44. ITD's current Average Annual Daily Traffic Map supports the City of Middleton's current configuration of roadways for efficient travel. The City of Middleton focused greatly on transportation planning in the City of Middleton's 2025 Comprehensive Plan update. The City of Middleton collaborated with COMPASS and Highway District No. 4 in 2023-2024 to align its Functional Classification Map (FCM) with those of surrounding agencies. The FCM outlines the extension of collector and arterial roads to the outer boundary of the proposed area of impact (**Exhibits A1.1 and B5)**. The Parks & Recreation Map in **Exhibit B6** identifies planned parks in all four quadrants of the proposed area of impact and includes connectivity of pathways and bike lanes. The City of Middleton has collaborated with ITD during the past two years on a Planning and Environmental Linkage Study (PEL Study) for improvements to Highway 44 through the City of Middleton and the proposed area of impact. According to the City of Middleton's proposal, they are actively implementing projects, such as the construction of two key traffic signals on Highway 44 at Hartley Lane and Cemetery Road. The City of Middleton is also partnering with HD4 beyond city limits on the roundabout at Lincoln Road and Middleton Road and the new bridge on Duff Lane near 9th Street **(Exhibit A1.1**). To support the City's transportation improvements and connectivity, the City of Middleton has impact fees, ITD proportionate share fees, and requires developers to build the roads adjacent to their project to fund the planned roadways (**Exhibit A1**).
☒	☐	☐	**67-6526(4)(a)(iv)**	**Areas where municipal or public sewer and water are expected to be provided within five (5) years.**
			Staff Analysis	The City of Middleton anticipates providing municipal water and sewer to the proposed area of impact within the next five (5) years (**Exhibit B7**). The City of Middleton stated in the letter of intent that they have a code and policy that requires developers to extend utilities to and through their development property (**Exhibit A1.1**). **Water:** The City of Middleton's 2023 Water Facility Plan and Water Rights Master Plan show a system that will support the continued growth within the proposed area of impact (**Exhibit A8**). According to the letter of intent, the City of Middleton's production water wells consistently yield high volumes that are sufficient to meet long-term needs (**Exhibit A1**). The City of Middleton has completed multiple projects to prepare for future growth, including the addition of the Falcon Valley Booster Station, construction of Well 10, replacement and upsizing of critical water mains, and rehabilitation of a storage tank (**Exhibit A1.1**).

				Sewer: The City of Middleton will be constructing a new treatment plant as outlined in the approved 2022 Wastewater Facility Plan (**Exhibits A1.1 and A7**). A wastewater plan upgrade is planned for 2026-2028 and will be constructed in phases (**Exhibit A1.1**).
☒	☐	☐	**67-6526(4)(a)(v)**	**Other public service district boundaries.**
			Staff Analysis	**Municipal Facilities:** The City of Middleton's City Hall and Library are more centralized and closer to the property within the proposed area of impact (**Exhibit A1.1**). **Highway District:** The City of Middleton has its own road maintenance department; therefore, the City does not have to rely on Highway District No. 4 (**Exhibit A1.1**). Highway District No. 4 was notified of the request on August 20, 2025. Comment was received on September 11, 2025. Highway District No. 4 commented that they maintain the public highway system in the area of impact established for the City of Middleton. Highway District No. 4 encourages the city to promote logical and orderly expansion of its city limits and areas of utility service, and to work cooperatively with Highway District No. 4 to establish practical zones for maintenance of roadways within the area of impact zone. In Highway District No. 4's comment, it is suggested that the area of impact should be mitigated through the collection of transportation impact fees, right-of-way dedication, and construction of improvements as needed to implement the Capital Improvement Plans adopted for the area of impact. The full comment from Highway District No. 4 can be seen in **Exhibit C4**. **Police/Fire/Emergency Services:** According to the letter of intent, the City of Middleton has its own City police force. It is anticipated that when the City limits expand, the police force will also expand. Police impact fees have been established for additional funding (**Exhibit A1.1**). Middleton Rural Fire District, Star Fire District, and Caldwell Rural Fire District serve the City of Middleton. According to the letter of intent, the three fire districts are positioned to serve the expansion of Middleton City limits and are being funded by impact fees (**Exhibit A1**). Middleton Rural Fire District, Star Fire District, Caldwell Rural Fire District, police, and EMS were notified of the request on August 20, 2025. No comments were received by the materials deadline of September 26, 2025 **School Facilities:** The City of Middleton's schools have had an over-capacity issue. The Middleton School District has received funding totaling $18 million to be applied towards a new elementary school and other upgrades. Middleton

				School District was notified of the request on August 20, 2025. The comment received on September 26, 2025, states that the Middleton School District supports the City's proposal to Canyon County for modification and confirmation of the area of impact. See the Middleton School District's full comment in **Exhibit C**5. **Other:** The City of Middleton has a large 93-acre City Park planned on the north side of the Boise River between Harley Lane and Middleton Road. The "River Walk Park" is planned to be central to all the property contained within the proposed area of impact (**Exhibit B8**). There is an established Valley Regional Park and Ride facility at Picadilly Park in the City of Middleton. The framework for a park and ride system is already in place as the City limits expand (**Exhibit A1.1**). The City of Middleton has franchise agreements with internet and cable providers to provide services to an expanding City (**Exhibit A1.1**).
☒	☐	☐	**67-6526(4)(b)**	**In addition to the criteria set forth in paragraph (a) of this subsection, an area of impact shall not exceed the areas that are very likely to be annexed to the city within the next five (5) years. Except as otherwise provided in this paragraph, an area of impact shall not extend more than two (2) miles from existing city limits. An area of impact boundary shall not divide county recognized parcels of land. If only a portion of a recognized parcel falls within the two (2) mile limit, then the boundary may extend beyond two (2) miles on that parcel so that it encompasses the entire parcel. Adjustments to an area of impact may be proposed and considered at any time following the initial establishment of the area of impact.**
			Staff Analysis	The City of Middleton's letter of intent states that the area of impact does not exceed two miles outside of Middleton's city limits (**Exhibit A1**). According to staff's analysis, the requested confirmation does exceed the two-mile distances from the city jurisdiction for parcels R38050010 and R38050010A (**Exhibits B2.11 and B2.12**). The City of Middleton amended the area of impact to remove parcels R38050010 and R38050010A (**Exhibit A2.1**).
☒	☐	☐	**67-6526(4)(c)**	**Areas of impact may cross county boundaries only by approval of the governing board of county commissioners after following the procedures and complying with the requirements for modification or confirmation of an area of impact boundary.**
			Staff Analysis	The proposed impact area for the City of Middleton does not cross any county boundary lines.
☒	☐	☐	**67-6526(4)(d)**	**Areas of impact shall not overlap.**
			Staff Analysis	The proposed impact area does overlap Parcel R34115 between the City of Caldwell and the City of Middleton (**Exhibit B2.13**). The City of Middleton amended the area of impact to remove parcel R34115 (**Exhibit A2.2**). The City of Middleton's proposed area of impact abuts the area of impact for the City of Caldwell, City of Star, and the City of Nampa. The City of Middleton met with the mayors and/or planning staff of all three cities. None of the three cities or

				the City of Middleton is proposing to overlap their area of impact (**Exhibits A2 and A2.2**). As shown in **Exhibit A9,** the City of Middleton has an agreement with each of the three cities not to overlap the area of impact.

4. AGENCY COMMENTS:

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

Staff received agency comments from Department of Environmental Quality (DEQ), Idaho Transportation Department (ITD), and the Middleton 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:

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

Staff received seventy-nine (79) total written public comments and one (1) petition with one-hundred-eighty-eight (188) signatures by the materials deadline of September 26, 2025. All of the comments received were opposed. All public comments received by the aforementioned materials deadline are located in **Exhibit D**.

Staff received three (3) total written public comments and one (1) petition with one-hundred-sixty (160) signatures after the materials deadline of September 26, 2025. All public comments received by ten (10) days before the hearing date are located in **Exhibit E**.

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 OR2025-0010 with the removal of parcels R38050010, R38050010A, and R34115 from the City of Middleton's area of impact.

7. EXHIBITS:

A. **Application Packet & Supporting Materials**
   1. Letter of Intent
      1.1. Updated Letter of Intent
   2. Proposed Area of Impact Map
      2.1. Amendment to AOI – 2-Mile Bubble
      2.2. Amendment to AOI – Overlapping Parcel
   3. Scheduling Letter
   4. Applicant's PowerPoint Presentation
   5. City of Middleton's Moratorium Ordinance No. 693
   6. City of Middleton's Floodplain Ordinance
   7. 2022 Wastewater Facility Plan
   8. City of Middleton Comprehensive Plan: Water System
   9. City Agreements

B. Supplemental Documents
   1. State Law 67-6526
   2. Case Maps/Reports
      2.1. FEMA Small Air Photo Map
      2.2. Zoning & Classification Map
      2.3. Subdivision Map & Report
      2.4. Dairy, Feedlot, & Gravel Pit Map
      2.5. Soil & Prime Farm Land Maps
      2.6. City of Middleton's Future Land Use Map
      2.7. TAZ Household & Job Maps
      2.8. Slope Map
      2.9. Future Land Use Map
      2.10. Nitrate Priority & Wells Map
      2.11. 2-Mile Bubble Map
      2.12. Parcels Outside of 2-Mile Bubble
      2.13. AOI Overlapping Parcel
   3. COMPASS Population Estimates
   4. CC Comp Plan 2030 Functional Classification Map
   5. City of Middleton's Functional Classification Map
   6. City of Middleton's Parks & Recreation Map
   7. City of Middleton's Sewer and Water Facility Maps
   8. City of Middleton's Riverwalk Park Plan

C. Agency Comments Received by: September 26, 2025
   1. Full Political Notice sent August 20, 2025
   2. DEQ; Received: August 25, 2025
   3. ITD; Received: August 26, 2025
   4. Highway District No. 4; Received: September 11, 2025
   5. Middleton School District; Received: September 26, 2025

D. Public Comments Received by: September 26, 2025
   1. Property Owners Notice sent August 22, 2025
   2. Jeremy Fielding; Received: August 26, 2025
   3. Toby Bingham; Received: August 26, 2025
   4. Holly & Brett Bartlett; Received: August 26, 2025

5. Scott Brock; Received: August 27, 2025
6. Scott Brock; Received: August 27, 2025
7. Deanna Brock; Received: August 27, 2025
8. Victor Mason; Received: August 29, 2025
9. Denise & Jon Rhodes; Received: August 30, 2025
10. Kathy Anderson; Received: September 3, 2025
11. Brett Miller; Received: September 8, 2025
12. Bruce Scott; Received: September 22, 2025
13. Steve & Noel Johanson; Received: September 22, 2025
14. Lyle Zufelt; Received: September 23, 2025
15. Joseph Strongone; Received: September 24, 2025
16. Josh & Rachel Sontag; Received: September 24, 2025
17. Jamie Jones; Received: September 24, 2025
18. Marc Jackson; Received: September 24, 2025
19. Brennan Maloney; Received: September 24, 2025
20. Laurel Valin; Received: September 25, 2025
21. Cheryl & Steve Palange; Received: September 25, 2025
22. Chad & Deana Harrold; Received: September 25, 2025
23. Tamara Haney; Received: September 25, 2025
24. Keith & Dayna Bailey; Received: September 25, 2025
25. Douglas & Donna LaFreniere; Received: September 25, 2025
26. Richard Sims; Received: September 25, 2025
27. Ron Werre; Received: September 25, 2025
28. Mary Beumeler; Received: September 25, 2025
29. Jill Winegar; Received: September 25, 2025
30. Written Petition Began Sept. 17, 2025 w/188 Signatures; Received: September 25, 2025
31. Mark & Rebecca Press; Received: September 26, 2025
32. Theresa Denham; Received: September 26, 2025
33. Martin Denham; Received: September 26, 2025
34. George Crookham; Received: September 26, 2025
35. Michael & Patty Dougal; Received: September 26, 2025
36. Christine Hitchner; Received: September 26, 2025
37. Ron Saunders; Received: September 26, 2025
38. Rob & Christine Scott; Received: September 26, 2025
39. Angela Kehrer; Received: September 26, 2025
40. Tamara Jeffs; Received: September 26, 2025
41. William & Alma Moy; Received: September 26, 2025
42. Robert & Nancy Collins; Received: September 26, 2025
43. Lisa Bomben; Received: September 26, 2025
44. Pam Hess; Received: September 26, 2025
45. Baird & Karen Tarr; Received: September 26, 2025
46. Amelia & Carl Nadeau; Received: September 26, 2025

47. 7 Identical Letters; Received: September 18, 2025 & September 26, 2025
    Joel Neves
    Mike Faughn
    Jami Faughn
    Carla Slater – Clifton
    Craig Clifton
    Julie & Robert Mcinelly
    Brett & Holly Bartlett
48. 28 Identical Letters; Received: September 26, 2025
    Lynda Cavallo
    Jennifer Poirier
    Todd Poirier
    Chris & Leda Waddle
    Judy Raines
    Kilee Lane
    Brandi Fielding
    Karen Herz
    Abby Mendez
    Jaime Jackson
    Katie Gregory
    Matt Clark
    Jonathan Wood
    Christine & Michael Wilber
    Emy Adams
    Tanya Lawson
    David Lawson
    Aaron & Natasha Jackson
    Brittney Jakubiak
    Don Godber
    Carrie Godber
    Dave & Kathy Leasure
    Brennan & Karisa Maloney
    Brian & Jennifer Tillinger
    Celeste Wright
    Georgia Butler
    Belk Family
    Chloe Mackay

E. Public Comments Received After: September 26, 2025

1. Jeremiah Hansen; Received: September 27, 2025
2. Aubrey Walker; Received: September 29, 2025
3. Teresa Taresh; Received: September 30, 2025
4. Online Petition Began Sept. 30, 2025 w/160 Signatures; Received: October 6, 2025

Exhibit A:

EXHIBIT A

Application Packet & Supporting Materials

Exhibit A1:

CITY OF MIDDLETON

P.O. Box 487, 1103 W. Main Street, Middleton, ID 83644
(208) 585-3133 • citmid@middletoncity.org • www.middleton.id.gov

SUMMARY OF
City of Middleton's Request for Modification and Confirmation of Area of Impact

I. INTRODUCTION

The City of Middleton hereby requests the Canyon County Board of County Commissioners to modify and confirm Middleton's proposed Area of Impact ("AOI"). Middleton's current AOI is attached as Exhibit "A". City is requesting a modification of the AOI as shown in Exhibit "B". The modified AOI is within the two mile area allowed by Idaho Code §67-6526 but also includes the balance of any parcel that is partially within the two-mile "bubble." (See Exhibit "C" for a depiction of the proposed AOI with the two-mile limitation superimposed for reference.)

Middleton's current AOI and proposed AOI abut the AOIs of three cities: (1) Caldwell, (2) Star, and (3) Nampa. City has met with the mayors and/or planning staff of all three cities. They were productive meetings and none of the Cities are pursuing overlapping AOIs. (Attached as Exhibit "D" are correspondences confirming Caldwell's, Nampa's, and Star's agreements with Middleton to not overlap the cities' respective AOIs.)

Middleton City Council has also reviewed the proposed modification to the AOI. During a City Council meeting on July, 2, 2025, City Council preliminarily approved the proposed modification to the City's AOI boundary as shown in Exhibit "B".

Per Idaho Code § 67-6526, Canyon County is required to consider the following five criteria for modifying and/or confirming an AOI: (1) anticipated residential and commercial growth, (2) geographic factors, (3) transportation infrastructure and systems, including connectivity, (4) municipal sewer and water expected to be provided within five years, and (5) other public service district boundaries. Based on the following information, Middleton respectfully requests the Canyon County Board of County Commissioners to modify and confirm Middleton's proposed AOI (Exhibit "B").

II. ANTICIPATED RESIDENTIAL AND COMMERCIAL GROWTH

A. Residential Growth:

- Middleton's residential growth has been significant. Population of 2,978 in the year 2000 and 13,970 in the year 2025. Projected growth is 19,024 in the year 2030 and between 27,781 and 39,998 in the year 2040.

B. Commercial Growth:

- Commercial growth has coincided with residential growth. Numerous national companies have come, or are in the process of coming, to Middleton.
- Commercial growth in Star is pushing westward to Middleton.
- Middleton leaders are aggressively refining Middleton city code, comprehensive plan and policies to support and enhance this commercial growth.

C. Comprehensive Plan & Zoning:

- Recognizing significant growth, Middleton updated its Comprehensive Plan in 2025. The Comprehensive Plan sets forth a vision for growth and contains strategies to smartly manage the growth to the boundaries of the proposed AOI. (See Exhibit "E" for Comprehensive Plan Traffic Maps and Park & Pathway Map showing planning throughout the proposed AOI and beyond.)
- Likewise, Middleton leaders are reviewing and refining City code to ensure it aligns with the demands of the anticipated growth.
- A key objective is to apply density standards to annexed land that support efficient development, accommodate population increases, and prioritize the preservation of agricultural land within Canyon County.

D. Impact Fees and Connection Fees:

- Middleton is aptly handling the current growth and future growth with updated impact fees and sewer connection fees.

E. Schools

- Middleton School District #134 has approximately 4000 students. Forge Charter School has 565 students.
- The Middleton School District is aggressively solving the over-capacity issue. The District has received additional funds totaling $18,000,000 to be applied toward a new elementary school and other upgrades.

III. GEOGRAPHIC FACTORS:

A. **Land Use**: Many of the rural parcels that surround Middleton are very large (100 to 200 acres with a potential of 600 to 700 homes per project). The annexation of a single residential project will greatly expand City limits. The annexation of a few residential projects could expand city limits to the boundary of the proposed AOI in a very short period of time.

B. **Hydrology:**

- City's groundwater rights are sufficient for growth within the proposed AOI.
- The northwest quadrant of AOI contains nitrate priority areas. Municipal sewer and water in this area will minimize nitrates and other contaminates in the groundwater from septic systems.
- Urban growth with sewer and water greatly helps minimize wildfire and helps increase fire-flow protection.

C. Topography/Soils: Topography in Middleton's AOI slopes towards the Boise River, which means sewer in the proposed AOI naturally gravitates to Middleton's waste water treatment plant on the edge of the Boise River.

D. Major Roadways: A natural boundary for Middleton's proposed AOI is created by major roadways.

- On the east, Kingsbury Road is a principal arterial that will likely be improved to cross the Boise River.
- On the north, Galloway Road is a major collector.
- On the south, Lincoln Road is a minor arterial undergoing major improvement.
- On the west, the boundary is near I-84, stopping shy of the interstate due to the 2 mile bubble. Middleton is the closest municipality to I-84 on the north side of Hwy 44.

Greatly assisting regional traffic is State Hwy 44 that runs east to west throughout the proposed AOI. Middleton Road is a principal arterial that runs north to south and is one of only three roadways that crosses the Boise River. These major corridors have supported, and will continue to support, the growth within Middleton's proposed AOI.

IV. TRANSPORTATION INFRASTRUCTURE AND SYSTEMS, INCLUDING CONNECTIVITY

A. Middleton's transportation infrastructure is key to regional connectivity.

- The City's Comprehensive Plan shows plans for collectors and arterial roadways to the outer boundaries of the proposed AOI and beyond.
- Middleton has established financial mechanisms such as impact fees and ITD proportionate share fees to fund these planned roadways.
- Middleton's Municipal Code supports the construction of the roadways on the Comprehensive Plan Maps by requiring Developers to build the roads adjacent to their projects.

V. MUNICIPAL SEWER AND WATER EXPANSION WITHIN FIVE YEARS

A. Sewer Planning:

- Middleton has engaged in extensive planning since 2019 in anticipation of providing wastewater service throughout the proposed AOI. Middleton is planning on servicing approximately 40,000 residents by the year 2040.
- Middleton has an ambitious and innovative wastewater plant upgrade planned for 2026-2028. The Judicial Confirmation hearing to authorize the city to incur approximately $78,000,000 in debt to construct the WWTP will be held on October 1, 2025.
- Other funding sources include connection fees and City has started the process to establish a sewer impact fee.

B. Water System Planning:

- City's 2023 Water Facility Plan and Water Rights Master Plan show a robust facilities system that will support continued growth in the proposed AOI. City is fortunate to be located in an area with an excellent and abundant groundwater source. Production water wells consistently yield high-quality water in volumes sufficient to meet long-term needs.

VI. OTHER PUBLIC SERVICES AND DISTRICT BOUNDARIES:

A. Middleton's City Hall and Library are more centralized and closer to the property within the proposed AOI than the City Hall and municipal facilities of Caldwell, Star or Nampa.

B. Middleton has its own road maintenance department that is very good at maintaining City local roads. Middleton does not have to rely on HD4 (which is geared toward rural road) for maintenance.

C. The 93 acre River Walk Park planned on the north side of the Boise River between Hartley Lane and Middleton Road will be a large City Park that is central to all the property contained in the proposed AOI.

D. Middleton is served by the Middleton Rural Fire Department, Star Fire Protection District, and Caldwell Rural Fire Protection. All three agencies are positioned to serve the expansion of Middleton City limits, and funding via impact fees has already been established.

E. Middleton has its own City police force. When City limits expand, the police force expands. Additional funding via a police impact fee is already set in place.

F. City enjoys the facilities of the Greater Middleton Parks & Recreation, but City also owns and maintains six large City parks of its own. As City limits expand, new parks will be developed, and the growth will be funded, in part, by the City's current Park Impact Fee.

G. City has franchise agreements with internet and cable providers to provide services to an expanding City.

H. Middleton established a Valley Regional Park and Ride facility at Picadilly Park. As the City limits expand, the framework for a park and ride system is already in place.

VII. SUMMARY

Middleton anticipates significant growth in the next five years with the annexation of large rural parcels that will quickly expand city limits. Middleton's long range planning documents contemplate the expansion of sewer, water, transportation, and pathway facilities to the boundaries of the proposed AOI and beyond. City has also established impact fees and additional funding mechanisms to support this infrastructure growth. Middleton is well positioned to expand in an orderly fashion, benefiting the residents of Middleton and the surrounding region.

EXHIBIT A

Current Approved Area of Impact

Area of Impact
City of Middleton, Idaho

Purple Sage Rd
Purple Sage Rd
Kingsbury Ln
Kingsbury Rd
Old Hwy 30
Duff Ln
Emmett Rd
Hwy 44
Hwy 44
W Main St
E Main St
Hwy 44
Farmway Rd
Hwy 20/26
Middleton Rd
W Plymouth St
N Illinois Ave
Lincoln St
Lincoln Rd
Lincoln Rd
Lincoln Rd
Centennial Way
N 10th Ave
E Blaine St
E Chicago St
Franklin Rd
Aviation Way
Midland Blvd
S 10th Ave
Cleveland Blvd
N 21st Ave
Smeed Pkwy

Legend

- Middleton Boundary
- Middleton Impact Area
- Caldwell Boundary
- Star Boundary (Canyon County)

0 0.5 1 Miles

N
W E
S

Spatial Reference
Name: NAD 1983 StatePlane Idaho West FIPS 1103 Feet
PCS: NAD 1983 StatePlane Idaho West FIPS 1103 Feet
GCS: GCS North American 1983
Datum: North American 1983

City of MIDDLETON IDAHO Established 1910

Esri Community Maps Contributors, CSO GIS, Oregon State Par

EXHIBIT B

Proposed Revised Area of Impact

2025 MIDDLETON PROPOSED AREA OF IMPACT

N

GOODSON RD

GALLOWAY RD

PURPLE SAGE RD

HWY 44

HWY 20/26

CHINDEN BLVD

I 84

OLD HWY 30

FREEZEOUT RD

EMMETT RD

CEMETERY RD

N MIDDLETON RD

DUFF LN

LANSING LN

KINGSBURY RD

S MIDDLETON RD

Amsco

Josephson

Middleton

Caldwell

Maddens

MIDDLETON AOI

STAR AOI

CALDWELL AOI

NAMPA AOI

EXPLANATION

- Middleton City Limits
- Middleton - Proposed 2025 AOI
- Caldwell - Proposed 2025 AOI
- Star - Proposed 2025 AOI
- Nampa - Proposed 2025 AOI

Note: This map, record and/or data is being provided to you AS-IS, for refence purposes only. The City of Middleton makes no warranties or guarantees, either expressed or implies, as to the completeness, accuracy, or correctness of the data portrayed in this product, nor accepts any liability arising from any incorrect, incomplete, or misleading information contained herein. Additionally, the City of Middleton makes no warranty, expressed or implied, related to the utility of this product, including, but not limited to, fitness for a particular purpose.

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Path: P:\90 Assets and Records\90-50 GIS Data\Middleton Projects\2025 Area of Impact\2025 AOI\2025 AOI.aprx

Date Exported: 8/14/2025 11:10 AM

EXHIBIT C

Proposed Area of Impact with Two Mile "Bubble" Superimposed

2025 MIDDLETON PROPOSED AREA OF IMPACT

2-Mile Bubble Superimposed

N

GOODSON RD

GALLOWAY RD

PURPLE SAGE RD

HWY 44

HWY 20/26

CHINDEN BLVD

I 84

OLD HWY 30

FREEZEOUT RD

EMMETT RD

CEMETERY RD

N MIDDLETON RD

DUFF LN

LANSING LN

KINGSBURY RD

S MIDDLETON RD

MIDDLETON

MIDDLETON AOI

STAR AOI

CALDWELL AOI

NAMPA AOI

Amsco

Josephson

Middleton

Caldwell

Maddens

Note: This map, record and/or data is being provided to you AS-IS, for refence purposes only. The City of Middleton makes no warranties or guarantees, either expressed or implies, as to the completeness, accuracy, or correctness of the data portrayed in this product, nor accepts any liability arising from any incorrect, incomplete, or misleading information contained herein. Additionally, the City of Middleton makes no warranty, expressed or implied, related to the utility of this product, including, but not limited to, fitness for a particular purpose.

EXPLANATION

- Middleton City Limits
- Middleton - Proposed 2025 AOI
- Middleton - 2 mi Buffer
- Caldwell - Proposed 2025 AOI
- Star - Proposed 2025 AOI
- Nampa - Proposed 2025 AOI

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Path: P:\90 Assets and Records\90-50 GIS Data\Middleton Projects\2025 Area of Impact\2025 AOI\2025 AOI.aprx

Date Exported: 8/14/2025 11:08 AM

EXHIBIT D

Correspondence from Star, Caldwell & Nampa agreeing to non-overlapping AOIs

NAMPA
IDAHO

PLANNING AND ZONING DEPARTMENT

June 5, 2025

Roberta Stewart
Planning and Zoning Official
City of Middleton
1103 W Main St.
Middleton, ID 83644

Re: Verification of Area of Impact

Roberta:

Canyon County is in the process of fulfilling the State of Idaho mandate to reestablish the Area of Impact for the cities within Canyon County per Title 67§6526. The process requires verifying the status of cities that share a common Area of Impact border.

A portion of the southern edge of Middleton's Area of Impact shares a common border with a portion of the northern edge of Nampa's Area of Impact. Nampa intends to maintain the status quo on our common Area of Impact border into the foreseeable future, and requests that Middleton verify the same intention. Please send me correspondence indicating Middleton's position on the issue by no later than July 1, 2025. Correspondence will be shared with the Canyon County Board of Commissioners during a public hearing on the matter later this year. If there are any questions regarding this request, please contact me.

The cities of Nampa and Middleton have enjoyed a strong and collaborative relationship over the years, and we look forward to maintaining that relationship for many years to come.

Sincerely,

Rodney A Ashby

Rodney Ashby
Director, Planning and Zoning Department
City of Nampa
208-468-5457
ashbyr@cityofnampa.us

RA/ra file

From: Rodney Ashby
To: Roberta Stewart
Cc: Jackie Hutchison
Subject: RE: Nampa and Middleton Areas of Impact
Date: Wednesday, June 25, 2025 2:43:49 PM
Attachments: image004.png

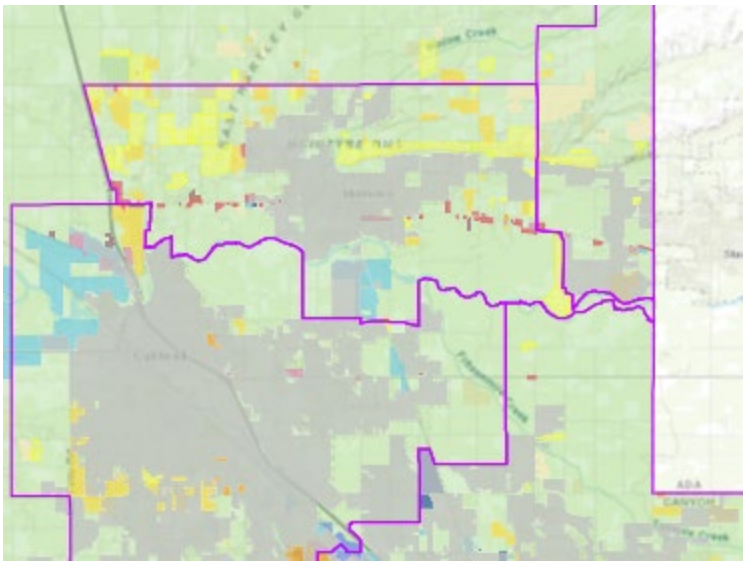
That's perfect! Thank you.

Rodney Ashby, AICP
Director
208-468-5457
500 12th Ave. S. Nampa, ID 83651
Citizen's Guide to Planning – Learn More About Planning!

From: Roberta Stewart <rstewart@middletoncity.org>
Sent: Wednesday, June 25, 2025 2:42 PM
To: Rodney Ashby <ashbyr@cityofnampa.us>
Cc: Jackie Hutchison <jhutchison@middletoncity.org>
Subject: Nampa and Middleton Areas of Impact

CAUTION: This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Hi Rodney: Thank you for reaching out about Middleton's Area of Impact abutting Nampa's AOI. Luckily we're on the same page. We would like to maintain the current border shown below. Our AOI border in that area will be changed a little after a meeting with Star's Mayor Chadwick, but that does not impact our current border with Nampa. Once our GIS department finishes a first draft of our proposed AOI, I will send you a copy so you can confirm that we intend to stay with our current Middleton/Nampa border. Thanks again,



Roberta L. Stewart

PLANNING & ZONING OFFICIAL
City of Middleton, Planning & Zoning
1103 W. Main St.
P.O. Box 487
Middleton, ID 83644

Tele - (208) 585-3133
Fax – (208) 585-9601
rstewart@middletoncity.org

www.middleton.id.gov

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division
Caldwell City Hall: 205 S 6th Avenue | Mail: PO Box 1179 Caldwell, ID 83606 | Phone: 208-455-3021
https://www.cityofcaldwell.org/Departments/Community-Development/Building-Safety-Division

July 28, 2025

Roberta Stewart
Planning & Zoning Official
Planning and Zoning Department
City of Middleton
1103 W. Main Street
Middleton, ID 83644

Re: Verification of Area of Impact

Roberta,

This letter is in regard to the process of fulfilling the State of Idaho mandate to reestablish the Area of Impact for the cities within Canyon County per Title 67§6526.

We appreciate the relationship we have had with the City of Middleton to honor each other's boundaries and the communication and collaboration that goes along with projects that are close to or alongside each jurisdiction's planning areas.

This letter is to confirm that Caldwell intends to maintain the status quo on our Area of Impact boundary and is not proposing any changes to our current Area of Impact boundaries on the north, south, east or west side.

In the summer of 2024, the City of Caldwell and the City of Middleton met to discuss the properties as shown in Exhibit A as the City of Caldwell had a proposed project wishing to come into Caldwell. At such times, the City of Middleton gave permission for the City of Caldwell to include these parcels within the City of Caldwell's Comprehensive Plan Planning Boundary. Since then, Middleton has had a change in administration, and in July of 2025, the City of Middleton and the City of Caldwell met to once again discuss the Area of Impact boundaries, with these properties also being a topic of discussion. The City of Middleton expressed the desire to gain back the properties depicted in red on Exhibit A as part of their AOI. After further discussion and research on the prior project and the limitations of providing services to this property by the City of Caldwell, the City of Caldwell agreed that the properties would be best served by the City of Middleton. Although this still remains in the City of Caldwell's planning boundary, it is not shown within the City of Caldwell's AOI. The City of Caldwell agrees to initiate a comprehensive plan map amendment

sometime before the end of the year to remove those properties depicted in red on Exhibit A from their planning area.

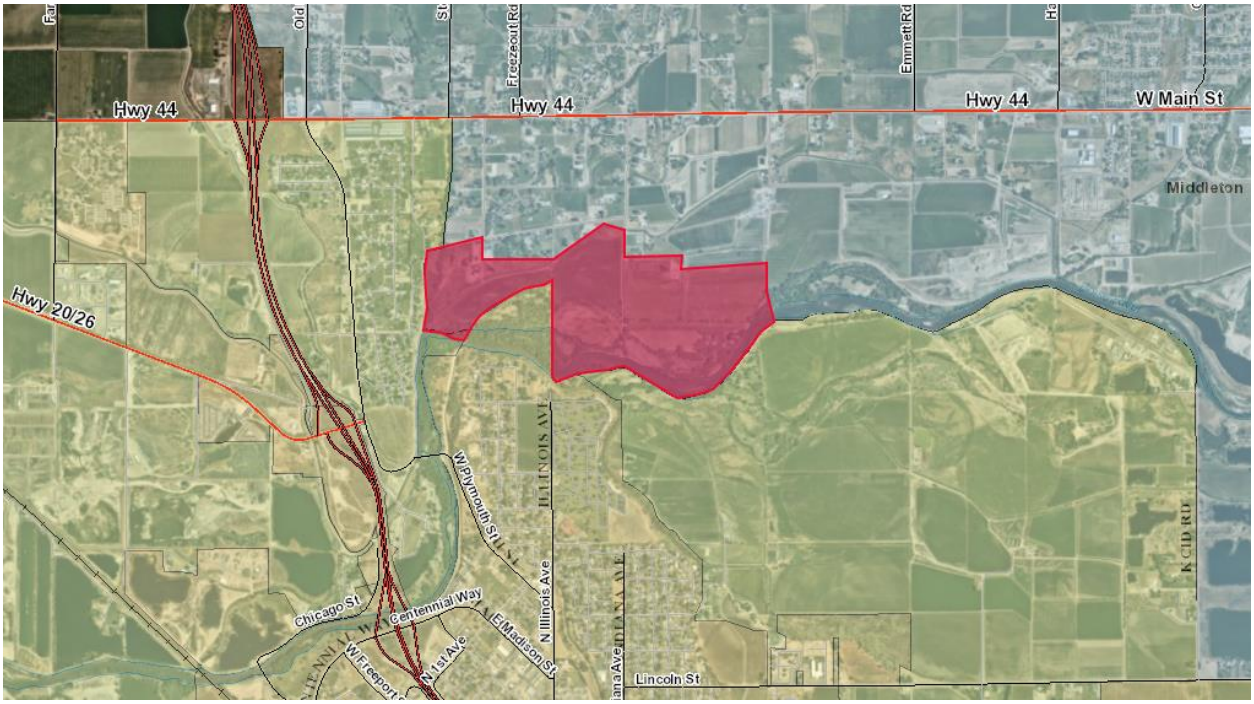
Until such time, this letter serves to recognize that the area will be proposed within the City of Middleton's AOI area, and that the City of Caldwell will not allow annexations into Caldwell within this area, and that the City of Caldwell has no objection to these parcels being within the City of Middleton's AOI.

We look forward to our continued partnership with the City of Middleton to help grow our communities in a way that compliments each city.

Sincerely,

Robin Collins, PCED, CBO
Director & Building Official
Community Development Department
City of Caldwell
205 S 6th Ave.
Caldwell, ID 83605
rcollins@cityofcaldwell.org

Exhibit A: Negotiated Land



CITY OF MIDDLETON

P.O. Box 487, 1103 W. Main Street, Middleton, ID 83644
(208) 585-3133 • citmid@middletoncity.org • www.middleton.id.gov

August 1, 2025

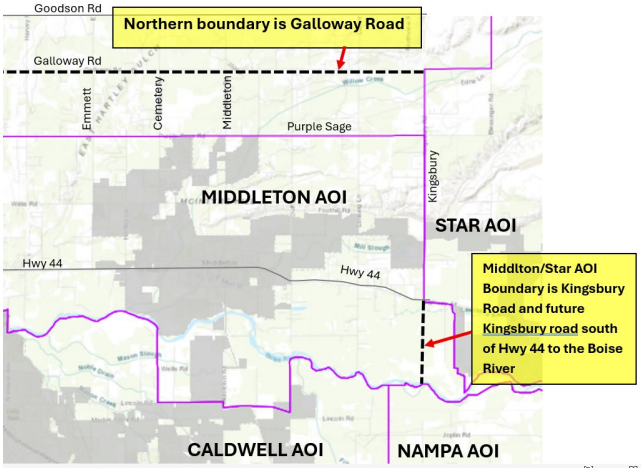
Mayor Trevor Chadwick
Planning Director Shawn Nickel
City of Star
10769 W. State Street
Star, ID 83669

Re: Confirmation of Middleton's and Star's proposed Area of Impacts

Dear Mayor Chadwick and Mr.Nickel:

Thank you for meeting with me and Mayor Jackie Hutchison on May 21, 2025, to discuss Middleton's and Star's respective Areas of Impact. It was a productive meeting, and this letter is to confirm that Star administration and Middleton's administration have agreed to a proposed boundary between the two areas of impact along Kingsbury Road from Galloway Road to the north to the Boise River to the south. As a result of this agreement, there will be no overlap between Middleton's and Star's Areas of Impact.

In our application for modification to Middleton's Area of Impact, we will submit a proposed boundary similar to the depiction shown below.



We appreciate your effort in establishing this proposed boundary, and we look forward to a continued partnership with you on the matter.

Sincerely,

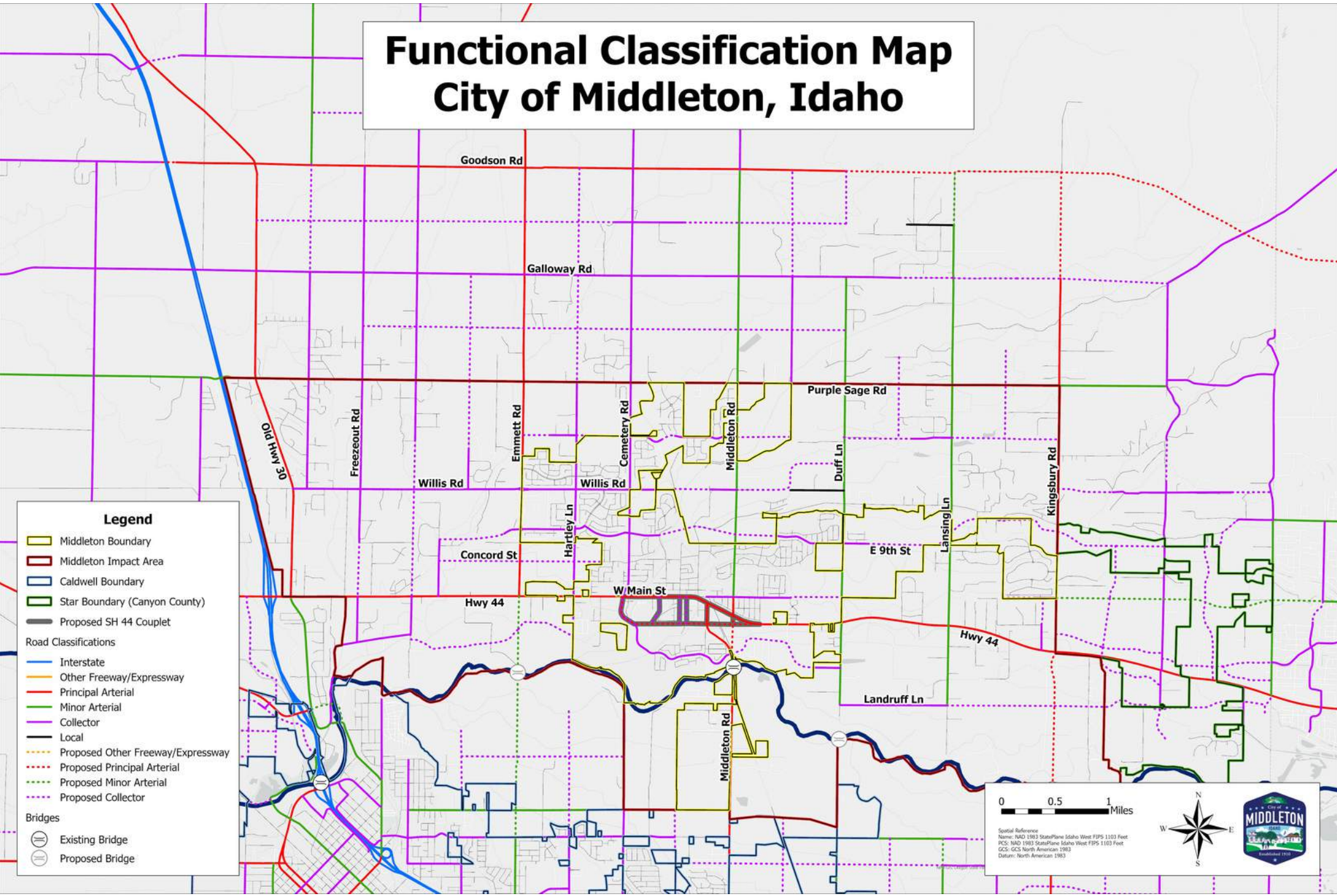
Roberta Stewart

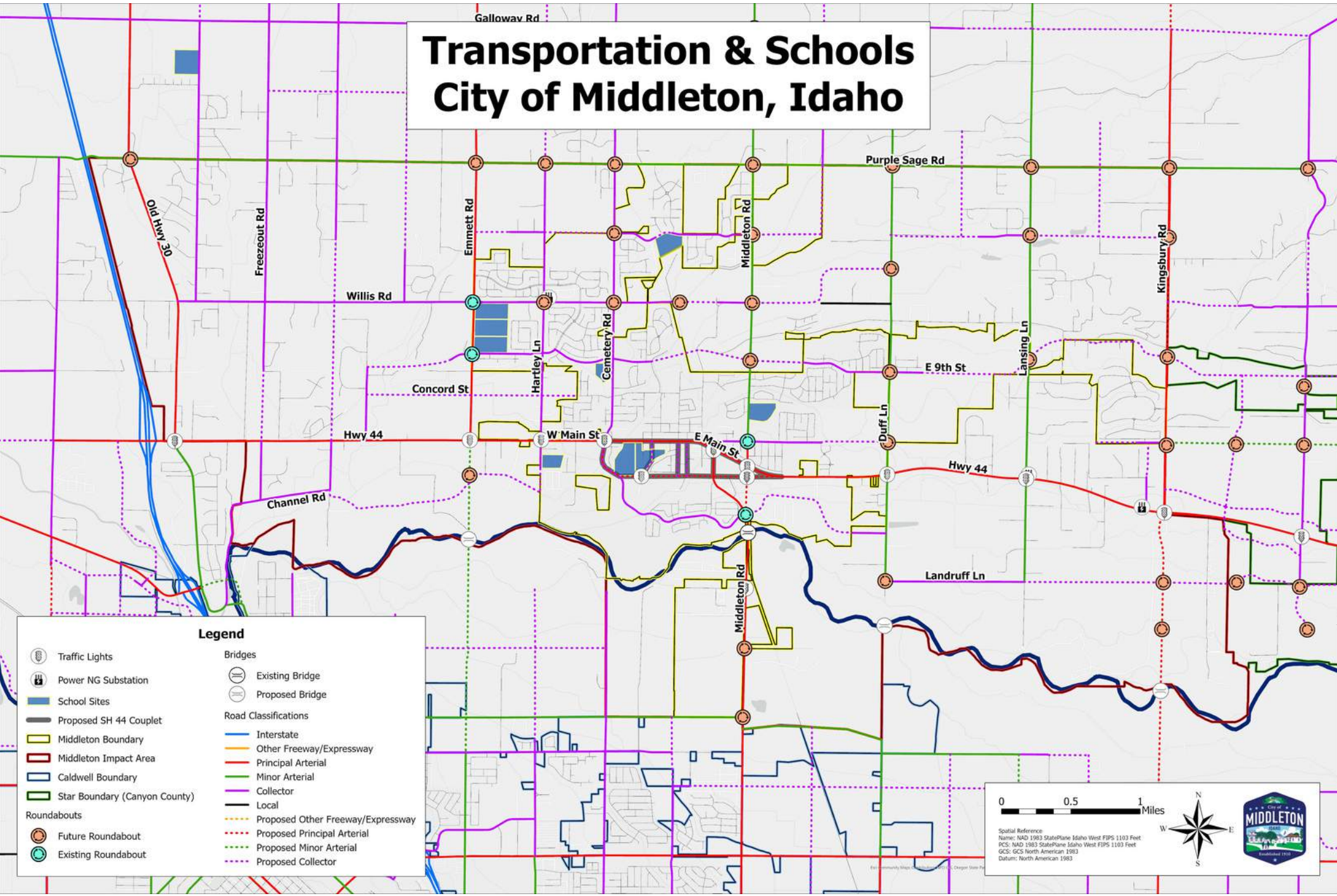
Planning & Zoning Official
City of Middleton

rstewart@middletoncity.org

EXHIBIT E

Comprehensive Plan Maps


Functional Classification Map
City of Middleton, Idaho
Goodson Rd
Galloway Rd
Purple Sage Rd
Old Hwy 30
Freezeout Rd
Emmett Rd
Cemetery Rd
Middleton Rd
Duff Ln
Kingsbury Rd
Willis Rd
Willis Rd
Hartley Ln
Lansing Ln
Concord St
E 9th St
W Main St
Hwy 44
Hwy 44
Landruff Ln
Middleton Rd
Legend
Middleton Boundary
Middleton Impact Area
Caldwell Boundary
Star Boundary (Canyon County)
Proposed SH 44 Couplet
Road Classifications
Interstate
Other Freeway/Expressway
Principal Arterial
Minor Arterial
Collector
Local
Proposed Other Freeway/Expressway
Proposed Principal Arterial
Proposed Minor Arterial
Proposed Collector
Bridges
Existing Bridge
Proposed Bridge
0
0.5
1
Miles
N
W
E
S
Spatial Reference
Name: NAD 1983 StatePlane Idaho West FIPS 1103 Feet
PCS: NAD 1983 StatePlane Idaho West FIPS 1103 Feet
GCS: GCS North American 1983
Datum: North American 1983
MIDDLETON


Transportation & Schools
City of Middleton, Idaho
Galloway Rd
Purple Sage Rd
Old Hwy 30
Freezeout Rd
Emmett Rd
Middleton Rd
Kingsbury Rd
Willis Rd
Hartley Ln
Cemetery Rd
Lansing Ln
E 9th St
Concord St
Duff Ln
Hwy 44
W Main St
E Main St
Channel Rd
Landruff Ln
Legend
Traffic Lights
Power NG Substation
School Sites
Proposed SH 44 Couplet
Middleton Boundary
Middleton Impact Area
Caldwell Boundary
Star Boundary (Canyon County)
Roundabouts
Future Roundabout
Existing Roundabout
Bridges
Existing Bridge
Proposed Bridge
Road Classifications
Interstate
Other Freeway/Expressway
Principal Arterial
Minor Arterial
Collector
Local
Proposed Other Freeway/Expressway
Proposed Principal Arterial
Proposed Minor Arterial
Proposed Collector
0
0.5
1
Miles
N
W
E
S
Spatial Reference
Name: NAD 1983 StatePlane Idaho West FIPS 1103 Feet
PCS: NAD 1983 StatePlane Idaho West FIPS 1103 Feet
GCS: GCS North American 1983
Datum: North American 1983
MIDDLETON

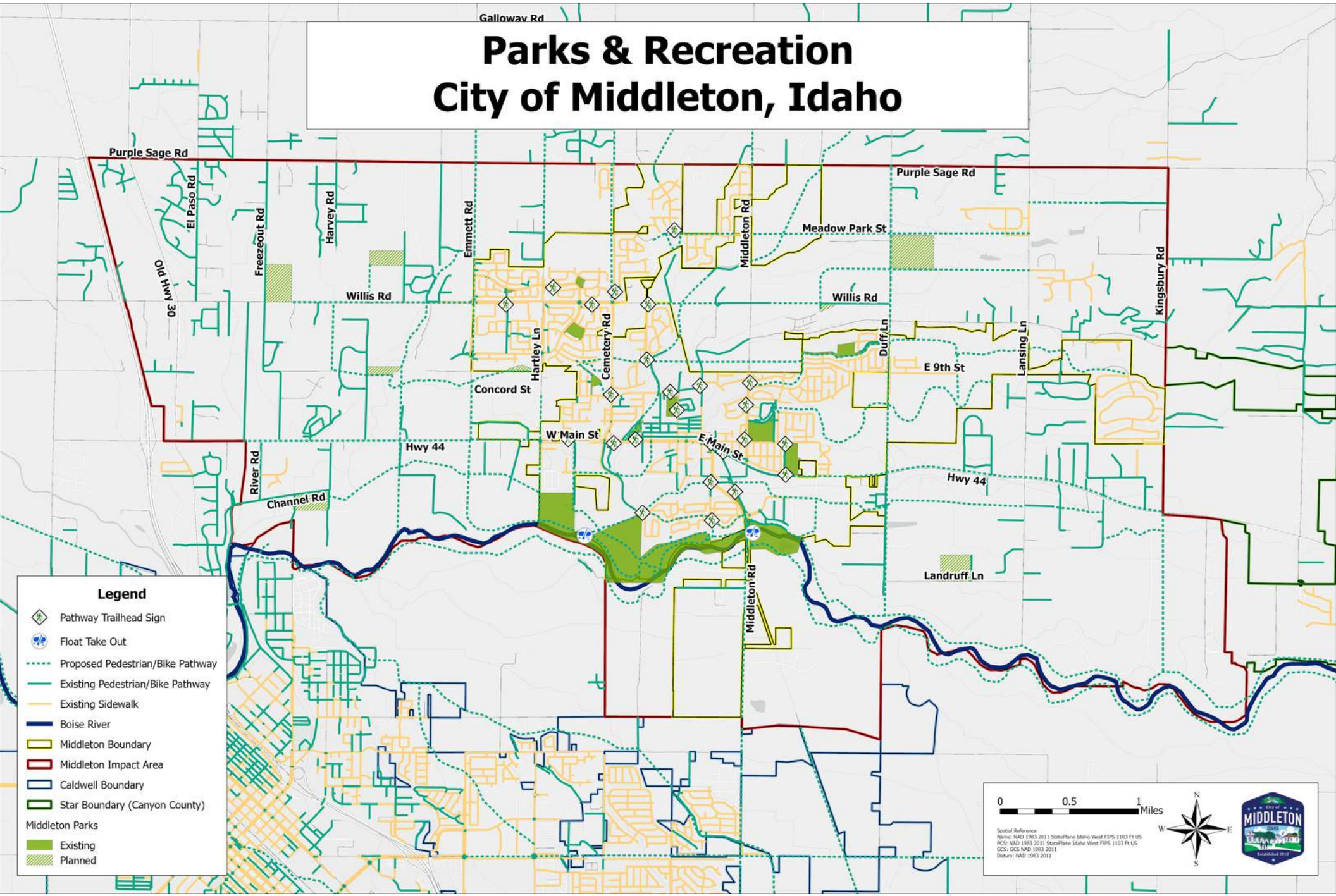

Parks & Recreation
City of Middleton, Idaho
Galloway Rd
Purple Sage Rd
El Paso Rd
Old Hwy 30
Freezeout Rd
Harvey Rd
Emmett Rd
Middleton Rd
Meadow Park St
Kingsbury Rd
Willis Rd
Hartley Ln
Cemetery Rd
Duff Ln
Lansing Ln
E 9th St
Concord St
W Main St
E Main St
Hwy 44
River Rd
Channel Rd
Landruff Ln
Legend
Pathway Trailhead Sign
Float Take Out
Proposed Pedestrian/Bike Pathway
Existing Pedestrian/Bike Pathway
Existing Sidewalk
Boise River
Middleton Boundary
Middleton Impact Area
Caldwell Boundary
Star Boundary (Canyon County)
Middleton Parks
Existing
Planned
0
0.5
1
Miles
N
W
E
S
MIDDLETON

Exhibit A1.1:

CITY OF MIDDLETON

P.O. Box 487, 1103 W. Main Street, Middleton, ID 83644
(208) 585-3133 • citmid@middletoncity.org • www.middleton.id.gov

CITY OF MIDDLETON
REQUEST FOR MODIFICATION AND CONFIRMATION OF AREA OF IMPACT

I. INTRODUCTION

The City of Middleton hereby requests the Canyon County Board of County Commissioners to modify and confirm Middleton's proposed Area of Impact ("AOI"). Middleton's current AOI is attached as Exhibit "A". City is requesting a modification of the AOI as shown in Exhibit "B". The modified AOI is within the two mile area allowed by Idaho Code §67-6526 but also includes the balance of any parcel that is partially within the two-mile "bubble." (See Exhibit "C" for a depiction of the proposed AOI with the two-mile limitation superimposed for reference.)

Middleton's current AOI and proposed AOI abut the AOIs of three cities: (1) Caldwell, (2) Star, and (3) Nampa. City has met with the mayors and/or planning staff of all three cities. They were productive meetings and none of the Cities are pursuing overlapping AOIs. (Attached as Exhibit "D" are correspondences confirming Caldwell's, Nampa's, and Star's agreements with Middleton to not overlap the cities' respective AOIs.)

Middleton City Council has also reviewed the proposed modification to the AOI. During a City Council meeting on July, 2, 2025, City Council preliminarily approved the proposed modification to the City's AOI boundary as shown in Exhibit "B".

Per Idaho Code § 67-6526, Canyon County is required to consider the following five criteria for modifying and/or confirming an AOI: (1) anticipated residential and commercial growth, (2) geographic factors, (3) transportation infrastructure and systems, including connectivity, (4) municipal sewer and water expected to be provided within five years, and (5) other public service district boundaries. Based on the following information, Middleton respectfully requests the Canyon County Board of County Commissioners to modify and confirm Middleton's proposed AOI (Exhibit "B").

II. ANTICIPATED RESIDENTIAL AND COMMERCIAL GROWTH

A. Residential Growth

Middleton's population has grown significantly over the past four census counts, climbing from 2,978 in 2000 to 9,425 in 2020, representing an average yearly increase of 10.82% within 10 years. This amount is well above the national average. From 2020 to 2025, COMPASS data shows that Middleton has grown precipitously during the past five years to 13,970, representing a 32% increase, far outpacing Canyon County, the State of Idaho and the Nation.

Canyon County											
Year	Caldwell	Greenleaf	Melba	Middleton	Nampa	Notus	Parma	Star (Canyon)	Wilder	Unincorporated	Total Canyon County
2025	77,610	820	700	13,970	123,220	630	2,240	570	1,770	54,290	275,820
2024	73,420	820	700	13,190	119,220	630	2,220	450	1,760	52,890	265,300
2023	69,910	840	670	11,980	114,960	630	2,140	500	1,680	53,630	256,940
2022	66,450	840	580	10,720	109,120	620	2,120	280	1,620	57,370	249,720
2021	63,760	900	590	10,420	110,980	570	2,210	10	1,830	52,110	243,380
2020 (Census)	59,996	812	572	9,425	100,200	609	2,096	10	1,597	55,788	231,105
2019	58,830	870	590	9,710	102,030	570	2,150	10	1,760	48,020	224,540
2018	56,860	860	570	9,190	98,370	570	2,140	10	1,710	46,900	217,180
2017	54,120	860	570	8,110	96,820	570	2,120	10	1,690	50,560	215,430
2016	52,620	860	570	7,580	90,860	570	2,110	10	1,640	51,360	208,180
2015	51,880	860	570	7,110	89,210	570	2,140	10	1,640	53,800	207,790
2010 (Census)	46,237	846	513	5,524	81,557	531	1,983	10	1,533	50,179	188,913
2000 (Census)	25,967	862	439	2,978	51,867	458	1,771	0	1,462	45,637	131,441
1990 (Census)	18,586	648	252	1,851	28,365	380	1,597	0	1,232	37,165	90,076

Similar growth is expected in the coming years as the Boise metro area continues to grow. The average growth in Middleton has been 8.40% during the past three years. Assuming this continues through the year 2030, Middleton's population in 2030 will be 19,024. The growth rate for the 2030 decade is projected between 46.03% and 110.25% resulting in a forecasted 2040 population between 27,781 and 39,998.

B. Commercial Growth:

Middleton's commercial activity has expanded in step with its residential growth**.** A major national retailer, Tractor Supply Company, has opened a large store in Middleton, setting the stage for further economic development. Several other national businesses have either established a presence in the city or are in the process of doing so. These include (1) Starbucks Coffee, (2) O'Reilly Auto, (3) NAPA Auto, (4) Family Dollar, (5) Maverik Fuel, (6) Circle K, (7) Scooter's Coffee, (8) Les Schwab, (9) Jack in the Box, (10) Caliber Collision, (11) Dairy Queen, and (12) Subway Sandwich.

As development continues along Highway 44 in the nearby City of Star, commercial growth is expected to extend naturally into Middleton. In anticipation of this, the City has begun refining its commercial zoning codes and development policies to better support and manage this growth.

Middleton's leadership has also taken proactive steps to engage with the local business community. Through initiatives like the Business Forum, city officials are actively seeking input and feedback from business stakeholders to improve processes and regulations. These efforts are part of a broader strategy to ensure Middleton continues to cultivate a strong, vibrant, and sustainable commercial sector.

C. Comprehensive Plan & Zoning:

Middleton anticipates City limits expanding quickly as requests for annexation bring large parcels into the City. Many of the contiguous County parcels are large rural parcels. Potential projects involve 100 to 200 acres and 600 to 700 homes. Just a handful of these types of annexations could expand city limits to the AOI boundary in a very short period of time.

Recognizing the significant growth pattern, Middleton City leaders started a Comprehensive Plan update in 2023. The Updated Comprehensive Plan was formally adopted on February 19, 2025. It contains vision and planning for an area extending from I-84 to Kingsbury Road and Galloway Road to Lincoln Road. Comprehensive Plan Maps show planning that extends further than the current AOI boundaries in anticipation of this request to expand the City's AOI. (See Comprehensive Plan Transportation Maps and Park & Pathway Map attached as Exhibit "E").

Following adoption of the updated plan, the City promptly began reviewing its zoning code to ensure it aligns with the demands of this anticipated growth. A key objective is to apply density standards to annexed land that support efficient development, accommodate population increases, and prioritize the preservation of agricultural land within Canyon County.

The City held its first zoning workshop on May 12, 2025, and plans to conduct a second workshop this fall. These workshops are expected to shape zoning code updates that effectively respond to the challenges associated with Middleton's rapid growth.

D. Impact Fees and Connection Fees:

Middleton has also prepared for the growth anticipated in the proposed AOI by proactively updating its impact fees and utility connection fees. These efforts will help fund the needed infrastructure and services created by the growth. The City is finalizing a minor update to the Mid-Star Transportation Capital Improvement Plan (CIP), with formal adoption anticipated this Fall. In 2023, City approved updates to its impact fees for Police, Fire and Parks. City is also currently conducting an impact fee study to allow consideration of a new sewer impact fee. It is expected to be completed in 2026. Finally, in 2024, City conducted a rate study and sewer connection fee study and raised its wastewater system connection fees.

E. Schools

The City of Middleton is served by Middleton School District #134, which includes six schools and a student body of approximately 4,000. In addition to the public schools, Middleton is home to Forge International School, a charter school that opened in 2019 for grades K–8. In 2024, Forge expanded to include a high school as well as a new track and field facility. The school currently serves 565 students.

Rapid population growth in the area has presented challenges for the Middleton School District. In response, the District is actively developing plans to accommodate this increase. The State of Idaho recently awarded the District $18,182,450 to apply towards a new elementary school and facilities modernization. One elementary school is already planned near Kingsbury Road and Highway 44. In anticipation of future needs, the City of Middleton has also preserved a 15-acre site on Meadow Park Street, between Cemetery Road and Middleton Road, for an additional school (Tax Parcel No. 37581012).

To further support student success, the District is nearing completion of a career training school equipped with state-of-the-art technology. This facility is expected to open within the early weeks of the 2025–2026 school year.

Although the growth brings challenges, both the City of Middleton and the School District remain committed to meeting the needs of the community and ensuring every child receives a high-quality education.

III. GEOGRAPHIC FACTORS:

A. Land Use:

Many of the rural parcels surrounding Middleton city limits are very large (100 to 200 acres with a potential of 600 to 700 homes per project). A single annexation project can greatly expand city limits. Multiple annexation projects could expand city limits to the AOI boundary in a very short period of time.

In May of last year, City passed an ordinance that slowed down annexation projects to give the School District time to work on its capacity issue. Although the ordinance has temporarily slowed growth, the Middleton School District is aggressively solving the over-capacity issue. It has received $18,000,000 from the state, and plans for another elementary school are in the works.

The school capacity issue will be resolved. City anticipates immediately processing a large number of annexation projects, resulting in City limits expanding at record pace.

B. Hydrology:

There are a number of benefits to having municipal water service in the proposed AOI rather than individual water wells. Groundwater consumption is lowered because city water is metered and the lots use pressurized irrigation for landscaping rather than domestic wells. Pollutants from hundreds or thousands of poorly sealed wells is also minimized. Municipal water service also allows fire hydrants and adequate fire flow to be provided. This lessens the risk of destructive wildfires and loss of homes and structure in the proposed AOI.

Middleton has robust municipal wells that deliver a healthy yield, and the City's existing groundwater rights are sufficient for growth over several years. Middleton, however, continues to actively plan for the future and has recently submitted a proof of beneficial use to Idaho Department of Water Resources to finalize additional water rights.

Additionally, a Reasonably Anticipated Future Needs (RAFN) study is being completed that assesses the ability of the City's water rights to meet the City's needs at the planning horizon. The regional hydrology indicates ample groundwater is available to meet the planned growth in the proposed AOI.

Finally, the northwest portion of the City's AOI is identified as a nitrate priority area by IDEQ (NE Canyon County), ranking as the 6th highest priority in 2020). Having this area develop with municipal sewer service will minimize additional nitrates and other contaminates being added to the groundwater through the on-site septic systems.

C. Topography/Soils

The topography in the City's proposed AOI generally slopes towards the Boise River. Middleton's sewer treatment plant is located at the lowest point on the north side of the Boise River. This means much of the land in the AOI will be best served by Middleton's sewer treatment plant. No adjacent cities have wastewater treatment facilities that could serve Middleton's proposed AOI more efficiently.

Soils are well suited for residential and commercial development. Soils allow for infiltration of rainwater and accumulated stormwater with minimal conveyance infrastructure.

In addition to the Boise River, three natural water channels in and around Middleton have flood hazard areas (Mill Sough, Willow Creek, and channel along Canyon Lane). Most of the identified flood hazard areas are already within City limits. The City's building code addresses construction in flood hazard areas and the City participates in the National Flood Insurance Program.

D. Major Roadways

Major roadways form a natural and effective boundary for Middleton's proposed AOI. To the east, Kingsbury Road is a principal arterial and will likely be improved with a crossing over the Boise River in the future. To the north, Galloway Road is a major collector with the potential of becoming a principal arterial as ITD studies this northern area for a new state highway corridor. To the south, Lincoln Road abuts Caldwell's current city limits, and Lincoln Road is a minor arterial in the process of becoming greatly improved. To the west, the proposed AOI does not quite reach I-84 because of the two-mile bubble restriction. I-84 is a major roadway that makes a natural AOI boundary. It is notable that Middleton is the closest municipality to I-84 on the north side of Hwy 44.

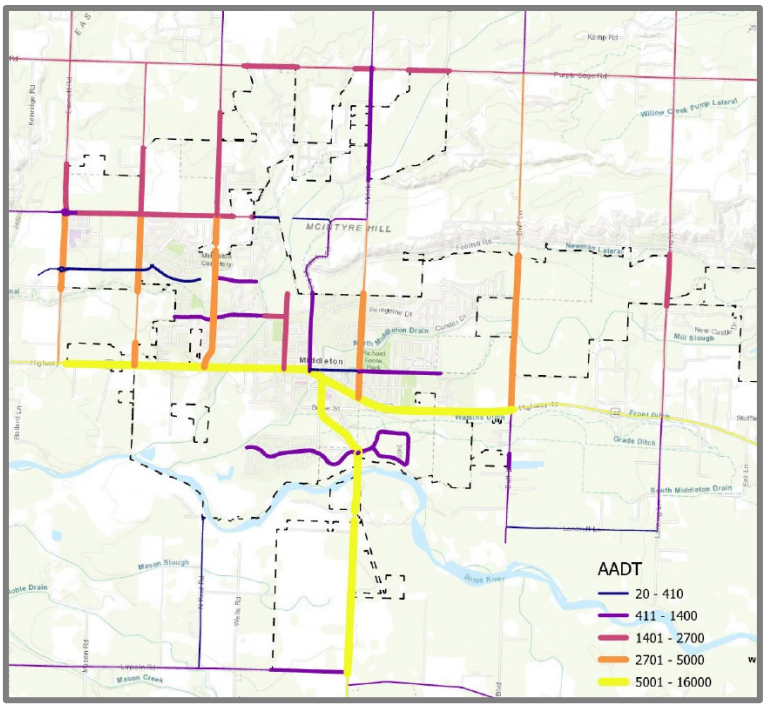
Other major roadways are State Hwy 44 and Middleton Road. Hwy 44 bisects the proposed AOI from east to west, connecting to the interstate transportation system at Exit 25. Middleton Road is a principal arterial that runs north and south through the AOI, and it is one of only three roadway crossings of the Boise River.

As stated in more detail below in the Transportation Section, these existing roadways combined with Middleton's ongoing planning provide access for future residents and connectivity. They are the basis for a very viable roadway infrastructure. Middleton's planning will enhance regional traffic and continue to provide residents and others access to retail, commercial, medical and recreational opportunities.

IV. TRANSPORTATION INFRASTRUCTURE AND SYSTEMS, INCLUDING CONNECTIVITY

Middleton's transportation infrastructure plays a key role in regional connectivity. State Highway 44 serves as the main east-west corridor, running through both the City and the entire proposed AOI. Most local roads in and around Middleton feed north and south into Highway 44, creating a natural funnel for traffic. According to ITD's current Average Annual Daily Traffic Map, this configuration supports efficient travel—moving traffic quickly westward to I-84 and eastward to Highway 16.

// //



Transportation planning within the proposed AOI was a major focus of Middleton's 2025 Comprehensive Plan update. Central to this effort is Middleton's Functional Classification Map (FCM), which outlines the extension of collector and arterial roads to the outer boundary of the proposed AOI and beyond. (See Comprehensive Plan Maps in Exhibit "E"). To ensure regional continuity and connectivity, Middleton collaborated with COMPASS and Highway District #4 (HD4) in 2023–2024 to align its FCM with those of surrounding agencies.

The City's Transportation and Schools Map builds upon the FCM by incorporating existing and proposed intersection controls within the AOI (see Exhibit "E"). Similarly, the Parks & Recreation Map identifies planned parks in all four quadrants of the proposed AOI and includes an extensive network of pathways and bike lanes that connect parks and city developments throughout the area. (Exhibit E)

Middleton's long-range transportation planning strengthens its ability to contribute to a regional system that benefits the entire Treasure Valley. City has also engaged in two major studies to enhance its long range planning. The City has collaborated during the past two years with ITD on a Planning and Environmental Linkage study (PEL Study) to improve Hwy 44 through Middleton and the proposed AOI. Middleton had also completed a Traffic Study in 2023 of all major intersections on Hwy 44 in and around Middleton city limits. The City is now actively implementing projects identified in its planning documents, including construction of two key traffic signals on Highway 44 at Hartley Lane and Cemetery Road. Beyond city limits, Middleton continues to partner with HD4 on regionally significant infrastructure, such as the roundabout at Lincoln Road and Middleton Road and the new bridge on Duff Lane near 9th Street.

To support these improvements, Middleton has established financial mechanisms tailored to the AOI. The City's Transportation Impact Fee, first implemented in 2008, is currently being updated to

better align with current costs and capital improvement needs. In addition, through an interagency agreement with ITD, Middleton collects "Proportionate Share Fees" from residential developers to offset the cost of traffic signals along the Highway 44 corridor.

Middleton's Municipal Code also plays a key role in infrastructure development in the proposed AOI. MCC 5-5-11 requires developers to improve road and sidewalk frontage adjacent to their projects. These roads are often major collectors or arterials that greatly expand the local approaches to Hwy 44 and the regional traffic system.

In summary, Middleton's comprehensive transportation planning extends throughout and beyond the proposed AOI. The City is well-positioned to implement these long-range regional plans with financial tools already in place and development policies designed to support major infrastructure improvements.

V. MUNICIPAL SEWER AND WATER EXPANSION WITHIN FIVE YEARS

The City is anticipating growth and expansion of the water and sewer service area in the next five (5) years as evidenced by extensive planning. The City also has an aggressive code and policy of requiring developers to extend utilities (water and sewer) to and through their development property. This means all water and sewer facilities are extended to the limits of the project so the neighboring parcels may connect to the mains and extend them onward.

A. Sewer Planning & Facilities

The wastewater planning reflects a proactive and technically sound approach to manage growth while navigating a changing and evolving regulatory climate. The City has focused on maximizing the utilization of the existing facilities in tandem with planning an ambitious, scalable expansion with the goal of positioning the City to provide environmentally sound and dependable wastewater service to both current residents and future development within the proposed AOI. This foundation of planning supports the AOI modification request and demonstrates the City's readiness to serve. (Attached as Exhibit "F" is a map depicting the City's municipal sewer system, service area and the proposed AOI.)

1. Below is a brief outline of the City's Sewer Facility Planning:

2019 Wastewater Facility Plan

- Comprehensive plan developed to evaluate the City's wastewater treatment and collection system capacity, operational performance, and regulatory compliance.
- Incorporated updated population projections, land use assumptions, and flow/load modeling through a 20-year horizon.
- Identified targeted improvements to maximize the performance and lifespan of existing facilities before committing to major capital expansions.

2022 Facility Plan Addendum

- Conducted to further refine and prioritize the City's wastewater solution based on the 2019 plan framework, and it updated growth forecasts and evolving regulatory requirements.
- Provided a clear phased path forward that balances maximizing existing infrastructure with planning for ambitious expansion to meet ultimate buildout demands.
- Incorporated site-specific engineering evaluations, updated cost estimates, and expanded alternatives analysis for treatment plant improvements.

West Middleton Area Wastewater Collection Planning Study

- Comprehensive and technical evaluation of sewer in the west planning area, which spans from Hartley Lane to I-84, and north of Boise River to Galloway Road.
- The study incorporated population projections, land use assumptions, and modeled sewer solutions for discrete sewer sheds in the proposed AOI.
- The study recommended collection system alignments based on terrain and geographic features and lift station optimal locations for service to the AOI.

South Middleton Area Wastewater Collection Planning Study

- Technical evaluation of sewer in the south planning area from the area south of the Boise River to Lincoln Road (also included in the proposed AOI).
- Study evaluated sewer solutions for the area including lift station locations and Boise River Lift station upgrades that may be required.
- Recommended collection system alignments based on terrain and geographic features and lift station optimal locations for service to the AOI.

2. History and Future of the Wastewater Treatment plant

The City's existing wastewater treatment plant is a sequencing batch reactor (SBR) facility constructed in 2013 as an upgrade from the former aerated lagoon treatment system. While the SBR has provided reliable service for the past decade, recent growth projections and updated Idaho Pollutant Discharge Elimination System (IPDES) permit requirements have shown it will require significant capacity and process improvements to remain in compliance. To address this, the City is proceeding with the construction of a new treatment plant as outlined in the approved 2022 Wastewater Facility Plan.

The City has an ambitious and innovative wastewater plant upgrade planned for 2026 - 2028. The new facility will utilize a step-feed activated sludge process with expanded primary, secondary, and tertiary treatment capabilities, providing the capacity and operational flexibility necessary to serve projected demands through 2040 and beyond.

The wastewater plant upgrade will be constructed in phases:

Phase 1 (Initial Construction) – New headworks, clarifiers, EQ tank, secondary treatment (2 trains), secondary clarifiers, RAS/WAS pumping, UV, solids handling.

Phases 2/3 (Buildout) – Additional clarifiers, EQ, treatment trains, blowers, and disinfection to reach ultimate 2040 capacity of 40,000 residents

Funding for the upgraded treatment plan will begin with a judicial confirmation on October 1, 2025, that will allow Middleton to incur debt up to $78,000,000 to construct the treatment plant.

Additional funding will occur by way of sewer connection fees and a possible sewer impact fee to be established in 2026.

B. Water Planning and Facilities

The City's water system is robust, well planned, and capable of supporting continued growth. Recent master planning has confirmed that the distribution network, storage, and source of supply are well positioned to meet both current and future demands. The City is fortunate to be located in an area with an excellent and abundant groundwater source. The City's production wells consistently yield high-quality water in volumes sufficient to meet long-term needs. (Attached as Exhibit "G" is a map depicting the City's municipal water system, service area and the proposed AOI.)

The City of Middleton has invested in comprehensive water system planning and capital improvements to ensure stable, environmentally sound, and cost-effective water service for both current residents and anticipated growth areas, including those within the proposed AOI.

1. Long Range Planning includes:

- 2023 Facility Plan

  Completed in 2023, the City's Water Master Plan identifies existing system capacities, projected demands through a 20-year planning horizon, and phased infrastructure improvements. The plan incorporates updated population and land use projections, Idaho Department of Environmental Quality (IDEQ) standards, system modeling results and a Capital Improvement Plan.

- Water Rights Master Plan

  The City is completing an analysis and report of water right and projected water right need, including management and mitigation. The report will be submitted to IDWR.

- Technical Memorandum by SPF Water Engineering.

  Analysis of key water infrastructure, wells and storage needed in west planning area and south planning area.

2. Capital Projects Completed to prepare for future serve areas include:

- Addition of the Falcon Valley Booster Station to serve the east planning area
- Construction of Well 10 to provide redundancy and fire flow in the south planning area and AOI.
- Replacement and upsizing of critical water mains to improve fire flow and system reliability.
- Storage tank rehabilitation to maintain water quality and extend asset life

3. Capacity for Growth – System modeling shows sufficient source, storage, and transmission capacity to serve anticipated near-term development within both the existing City and the proposed AOI with scheduled improvements from the Capital Improvement Plan (CIP).

VI. OTHER PUBLIC SERVICES & DISTRICT BOUNDARIES

Numerous other factors confirm that Middleton's proposed AOI is appropriate and beneficial to the residents of Middleton and the surrounding areas:

A. Middleton's City Hall and Library are more centralized and closer to the property within the proposed AOI than the City Hall and municipal facilities of Caldwell, Star or Nampa.

B. Middleton has its own road maintenance department that is very good at maintaining City local roads. Middleton does not have to rely on HD4 (which is geared toward rural road) for maintenance.

C. The 93 acre River Walk Park planned on the north side of the Boise River between Hartley Lane and Middleton Road will be a large City Park that is central to all the property contained in the proposed AOI. (See Exhibit H for River Walk Park plan)

D. Middleton is served by the Middleton Rural Fire Department, Star Fire Protection District, and Caldwell Rural Fire Protection. All three agencies are positioned to serve the expansion of Middleton City limits, and funding via impact fees has already been established.

E. Middleton has its own City police force. When City limits expand, the police force expands. Additional funding via a police impact fee is already set in place.

F. City enjoys the facilities of the Greater Middleton Parks & Recreation, but City also owns and maintains six large City parks of its own. As City limits expand, new parks will be developed, and the growth will be funded, in part, by the City's current Park Impact Fee.

G. City has franchise agreements with internet and cable providers to provide services to an expanding City.

H. Middleton established a Valley Regional Park and Ride facility at Picadilly Park. As the City limits expand, the framework for a park and ride system is already in place.

VII. SUMMARY

Middleton anticipates significant growth in the next five years with the annexation of large rural parcels that will quickly expand city limits. Middleton's long range planning documents contemplate the expansion of sewer, water, transportation, and pathway facilities to the boundaries of the proposed AOI and beyond. City has also established impact fees and additional funding mechanisms to support this infrastructure growth. Middleton is well positioned to expand in an orderly fashion, benefiting the residents of Middleton and the surrounding region.

EXHIBIT A

Current Approved Area of Impact

Area of Impact
City of Middleton, Idaho

Purple Sage Rd
Purple Sage Rd
Kingsbury Ln
Kingsbury Rd
Old Hwy 30
Duff Ln
Emmett Rd
W Main St
E Main St
Hwy 44
Hwy 44
Hwy 44
Farmway Rd
Hwy 20/26
Middleton Rd
Plymouth St
W
N Illinois Ave
Lincoln St
Lincoln Rd
Lincoln Rd
Lincoln Rd
Centennial Way
Blaine St
N 10th Ave
E Chicago St
Franklin Rd
N 21st Ave
Aviation Way
Smeed Pkwy
Midland Blvd
Cleveland Blvd
10th Ave

Legend
- Middleton Boundary
- Middleton Impact Area
- Caldwell Boundary
- Star Boundary (Canyon County)

0 0.5 1 Miles

Spatial Reference
Name: NAD 1983 StatePlane Idaho West FIPS 1103 Feet
PCS: NAD 1983 StatePlane Idaho West FIPS 1103 Feet
GCS: GCS North American 1983
Datum: North American 1983

N
W E
S

City of MIDDLETON IDAHO Established 1910

EXHIBIT B

Proposed Revised Area of Impact

2025 MIDDLETON PROPOSED AREA OF IMPACT

N

GOODSON RD

GALLOWAY RD

PURPLE SAGE RD

HWY 44

HWY 20/26

CHINDEN BLVD

I 84

OLD HWY 30

FREEZEOUT RD

EMMETT RD

CEMETERY RD

N MIDDLETON RD

DUFF LN

LANSING LN

KINGSBURY RD

S MIDDLETON RD

Amsco

Josephson

Middleton

Caldwell

Maddens

MIDDLETON AOI

STAR AOI

CALDWELL AOI

NAMPA AOI

EXPLANATION

- Middleton City Limits
- Middleton - Proposed 2025 AOI
- Caldwell - Proposed 2025 AOI
- Star - Proposed 2025 AOI
- Nampa - Proposed 2025 AOI

Note: This map, record and/or data is being provided to you AS-IS, for refence purposes only. The City of Middleton makes no warranties or guarantees, either expressed or implies, as to the completeness, accuracy, or correctness of the data portrayed in this product, nor accepts any liability arising from any incorrect, incomplete, or misleading information contained herein. Additionally, the City of Middleton makes no warranty, expressed or implied, related to the utility of this product, including, but not limited to, fitness for a particular purpose.

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Path: P:\90 Assets and Records\90-50 GIS Data\Middleton Projects\2025 Area of Impact\2025 AOI\2025 AOI.aprx

Date Exported: 8/14/2025 11:10 AM

EXHIBIT C

Proposed Area of Impact with Two Mile "Bubble" Superimposed

2025 MIDDLETON PROPOSED AREA OF IMPACT

2-Mile Bubble Superimposed

N

GOODSON RD

GALLOWAY RD

PURPLE SAGE RD

HWY 44

HWY 20/26

CHINDEN BLVD

I 84

OLD HWY 30

FREEZEOUT RD

EMMETT RD

CEMETERY RD

N MIDDLETON RD

DUFF LN

LANSING LN

KINGSBURY RD

S MIDDLETON RD

MIDDLETON

MIDDLETON AOI

STAR AOI

CALDWELL AOI

NAMPA AOI

Amsco

Josephson

Middleton

Caldwell

Maddens

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EXPLANATION

- Middleton City Limits
- Middleton - Proposed 2025 AOI
- Middleton - 2 mi Buffer
- Caldwell - Proposed 2025 AOI
- Star - Proposed 2025 AOI
- Nampa - Proposed 2025 AOI

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Path: P:\90 Assets and Records\90-50 GIS Data\Middleton Projects\2025 Area of Impact\2025 AOI\2025 AOI.aprx

Date Exported: 8/14/2025 11:08 AM

EXHIBIT D

Correspondence from Star, Caldwell & Nampa agreeing to non-overlapping AOIs

NAMPA
IDAHO

PLANNING AND ZONING DEPARTMENT

June 5, 2025

Roberta Stewart
Planning and Zoning Official
City of Middleton
1103 W Main St.
Middleton, ID 83644

Re: Verification of Area of Impact

Roberta:

Canyon County is in the process of fulfilling the State of Idaho mandate to reestablish the Area of Impact for the cities within Canyon County per Title 67§6526. The process requires verifying the status of cities that share a common Area of Impact border.

A portion of the southern edge of Middleton's Area of Impact shares a common border with a portion of the northern edge of Nampa's Area of Impact. Nampa intends to maintain the status quo on our common Area of Impact border into the foreseeable future, and requests that Middleton verify the same intention. Please send me correspondence indicating Middleton's position on the issue by no later than July 1, 2025. Correspondence will be shared with the Canyon County Board of Commissioners during a public hearing on the matter later this year. If there are any questions regarding this request, please contact me.

The cities of Nampa and Middleton have enjoyed a strong and collaborative relationship over the years, and we look forward to maintaining that relationship for many years to come.

Sincerely,

Rodney A Ashby

Rodney Ashby
Director, Planning and Zoning Department
City of Nampa
208-468-5457
ashbyr@cityofnampa.us

RA/ra file

From: Rodney Ashby
To: Roberta Stewart
Cc: Jackie Hutchison
Subject: RE: Nampa and Middleton Areas of Impact
Date: Wednesday, June 25, 2025 2:43:49 PM
Attachments: image004.png

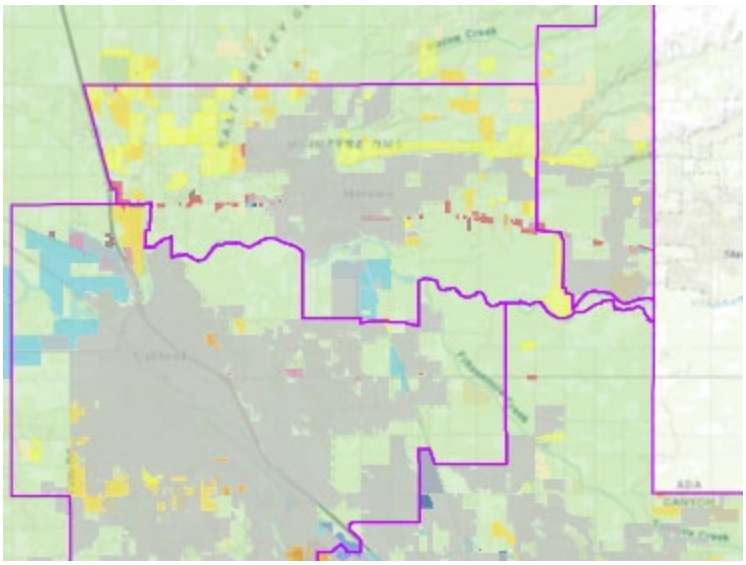
That's perfect! Thank you.

Rodney Ashby, AICP
Director
208-468-5457
500 12th Ave. S. Nampa, ID 83651
Citizen's Guide to Planning – Learn More About Planning!

From: Roberta Stewart <rstewart@middletoncity.org>
Sent: Wednesday, June 25, 2025 2:42 PM
To: Rodney Ashby <ashbyr@cityofnampa.us>
Cc: Jackie Hutchison <jhutchison@middletoncity.org>
Subject: Nampa and Middleton Areas of Impact

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Hi Rodney: Thank you for reaching out about Middleton's Area of Impact abutting Nampa's AOI. Luckily we're on the same page. We would like to maintain the current border shown below. Our AOI border in that area will be changed a little after a meeting with Star's Mayor Chadwick, but that does not impact our current border with Nampa. Once our GIS department finishes a first draft of our proposed AOI, I will send you a copy so you can confirm that we intend to stay with our current Middleton/Nampa border. Thanks again,



Roberta L. Stewart

PLANNING & ZONING OFFICIAL
City of Middleton, Planning & Zoning
1103 W. Main St.
P.O. Box 487
Middleton, ID 83644

Tele - (208) 585-3133
Fax – (208) 585-9601
rstewart@middletoncity.org

www.middleton.id.gov

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division
Caldwell City Hall: 205 S 6th Avenue | Mail: PO Box 1179 Caldwell, ID 83606 | Phone: 208-455-3021
https://www.cityofcaldwell.org/Departments/Community-Development/Building-Safety-Division

July 28, 2025

Roberta Stewart
Planning & Zoning Official
Planning and Zoning Department
City of Middleton
1103 W. Main Street
Middleton, ID 83644

Re: Verification of Area of Impact

Roberta,

This letter is in regard to the process of fulfilling the State of Idaho mandate to reestablish the Area of Impact for the cities within Canyon County per Title 67§6526.

We appreciate the relationship we have had with the City of Middleton to honor each other's boundaries and the communication and collaboration that goes along with projects that are close to or alongside each jurisdiction's planning areas.

This letter is to confirm that Caldwell intends to maintain the status quo on our Area of Impact boundary and is not proposing any changes to our current Area of Impact boundaries on the north, south, east or west side.

In the summer of 2024, the City of Caldwell and the City of Middleton met to discuss the properties as shown in Exhibit A as the City of Caldwell had a proposed project wishing to come into Caldwell. At such times, the City of Middleton gave permission for the City of Caldwell to include these parcels within the City of Caldwell's Comprehensive Plan Planning Boundary. Since then, Middleton has had a change in administration, and in July of 2025, the City of Middleton and the City of Caldwell met to once again discuss the Area of Impact boundaries, with these properties also being a topic of discussion. The City of Middleton expressed the desire to gain back the properties depicted in red on Exhibit A as part of their AOI. After further discussion and research on the prior project and the limitations of providing services to this property by the City of Caldwell, the City of Caldwell agreed that the properties would be best served by the City of Middleton. Although this still remains in the City of Caldwell's planning boundary, it is not shown within the City of Caldwell's AOI. The City of Caldwell agrees to initiate a comprehensive plan map amendment

sometime before the end of the year to remove those properties depicted in red on Exhibit A from their planning area.

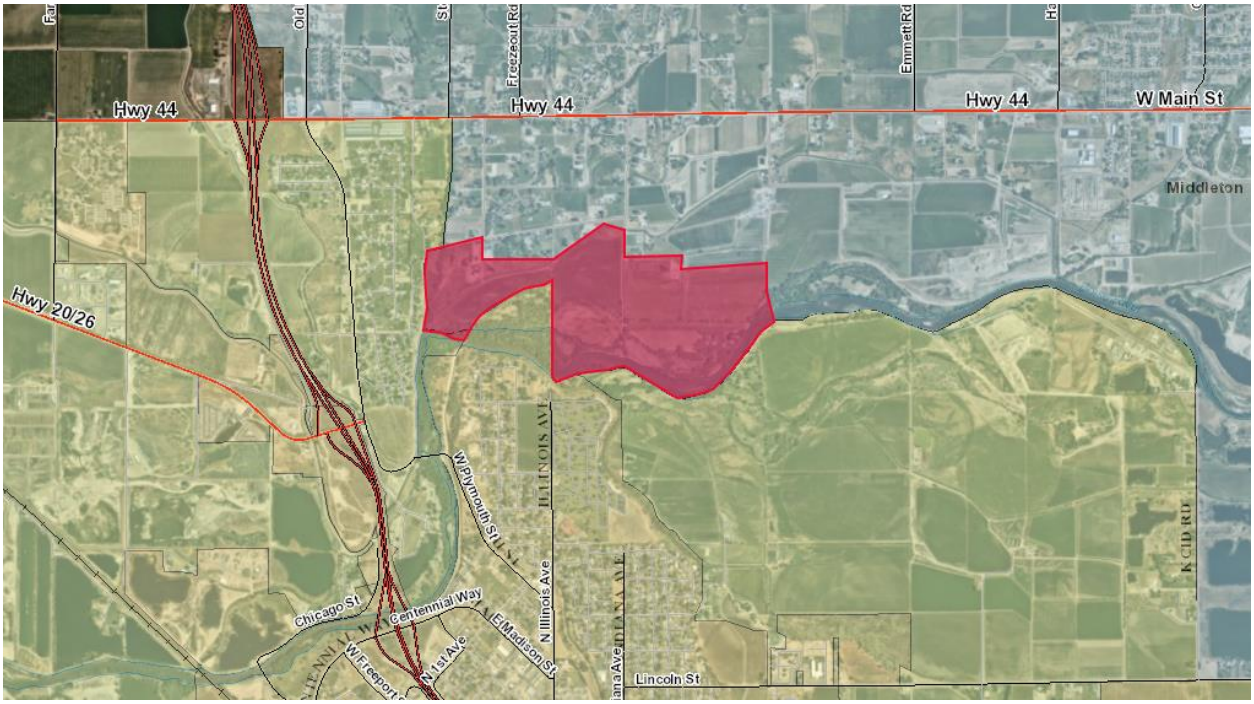
Until such time, this letter serves to recognize that the area will be proposed within the City of Middleton's AOI area, and that the City of Caldwell will not allow annexations into Caldwell within this area, and that the City of Caldwell has no objection to these parcels being within the City of Middleton's AOI.

We look forward to our continued partnership with the City of Middleton to help grow our communities in a way that compliments each city.

Sincerely,

Robin Collins, PCED, CBO
Director & Building Official
Community Development Department
City of Caldwell
205 S 6th Ave.
Caldwell, ID 83605
rcollins@cityofcaldwell.org

Exhibit A: Negotiated Land



CITY OF MIDDLETON

P.O. Box 487, 1103 W. Main Street, Middleton, ID 83644
(208) 585-3133 • citmid@middletoncity.org • www.middleton.id.gov

August 1, 2025

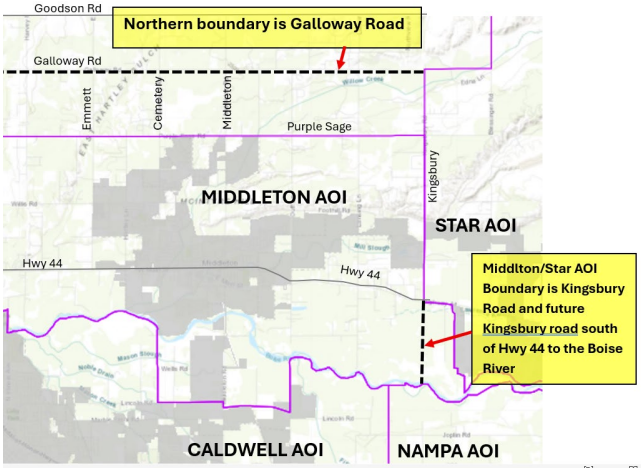
Mayor Trevor Chadwick
Planning Director Shawn Nickel
City of Star
10769 W. State Street
Star, ID 83669

Re: Confirmation of Middleton's and Star's proposed Area of Impacts

Dear Mayor Chadwick and Mr.Nickel:

Thank you for meeting with me and Mayor Jackie Hutchison on May 21, 2025, to discuss Middleton's and Star's respective Areas of Impact. It was a productive meeting, and this letter is to confirm that Star administration and Middleton's administration have agreed to a proposed boundary between the two areas of impact along Kingsbury Road from Galloway Road to the north to the Boise River to the south. As a result of this agreement, there will be no overlap between Middleton's and Star's Areas of Impact.

In our application for modification to Middleton's Area of Impact, we will submit a proposed boundary similar to the depiction shown below.



We appreciate your effort in establishing this proposed boundary, and we look forward to a continued partnership with you on the matter.

Sincerely,

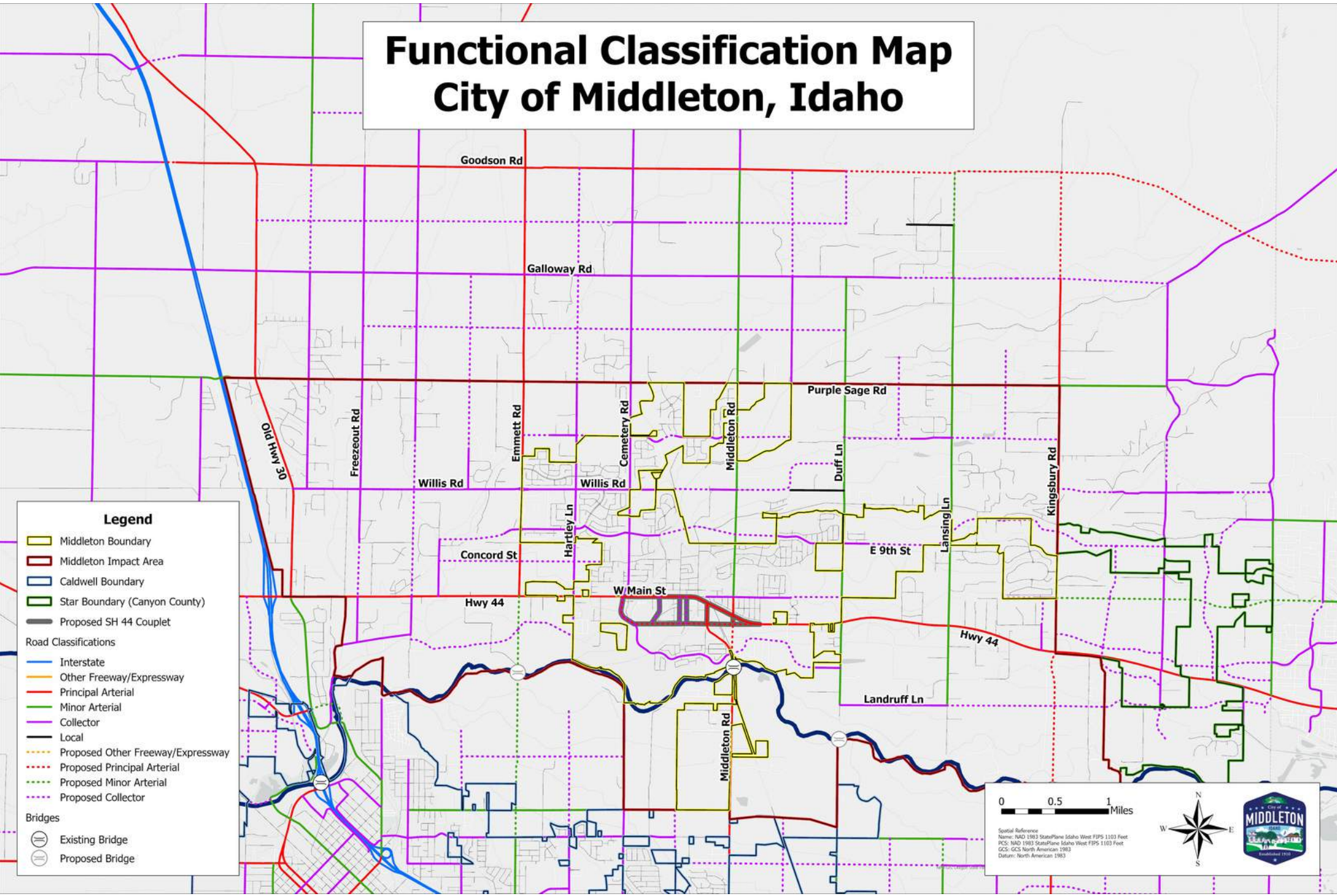
Roberta Stewart

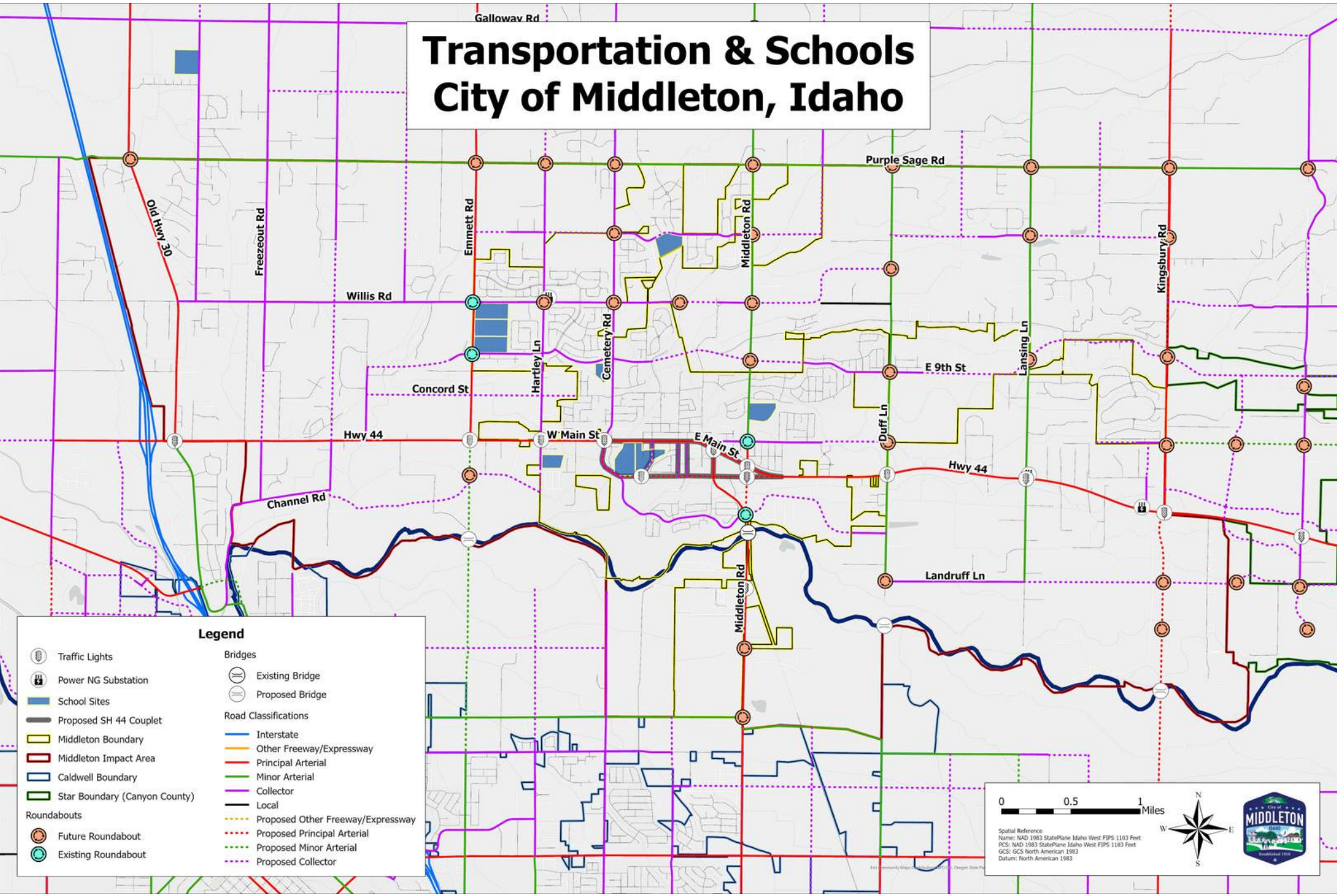
Planning & Zoning Official
City of Middleton

rstewart@middletoncity.org

EXHIBIT E

Comprehensive Plan Maps


Functional Classification Map
City of Middleton, Idaho
Goodson Rd
Galloway Rd
Purple Sage Rd
Old Hwy 30
Freezeout Rd
Emmett Rd
Cemetery Rd
Middleton Rd
Duff Ln
Kingsbury Rd
Willis Rd
Willis Rd
Hartley Ln
Lansing Ln
Concord St
E 9th St
W Main St
Hwy 44
Hwy 44
Landruff Ln
Middleton Rd
Legend
Middleton Boundary
Middleton Impact Area
Caldwell Boundary
Star Boundary (Canyon County)
Proposed SH 44 Couplet
Road Classifications
Interstate
Other Freeway/Expressway
Principal Arterial
Minor Arterial
Collector
Local
Proposed Other Freeway/Expressway
Proposed Principal Arterial
Proposed Minor Arterial
Proposed Collector
Bridges
Existing Bridge
Proposed Bridge
0
0.5
1
Miles
N
W
E
S
Spatial Reference
Name: NAD 1983 StatePlane Idaho West FIPS 1103 Feet
PCS: NAD 1983 StatePlane Idaho West FIPS 1103 Feet
GCS: GCS North American 1983
Datum: North American 1983
MIDDLETON


Transportation & Schools
City of Middleton, Idaho
Galloway Rd
Purple Sage Rd
Old Hwy 30
Freezeout Rd
Emmett Rd
Middleton Rd
Kingsbury Rd
Willis Rd
Hartley Ln
Cemetery Rd
Lansing Ln
E 9th St
Concord St
Duff Ln
Hwy 44
W Main St
E Main St
Channel Rd
Landruff Ln
Legend
Traffic Lights
Power NG Substation
School Sites
Proposed SH 44 Couplet
Middleton Boundary
Middleton Impact Area
Caldwell Boundary
Star Boundary (Canyon County)
Roundabouts
Future Roundabout
Existing Roundabout
Bridges
Existing Bridge
Proposed Bridge
Road Classifications
Interstate
Other Freeway/Expressway
Principal Arterial
Minor Arterial
Collector
Local
Proposed Other Freeway/Expressway
Proposed Principal Arterial
Proposed Minor Arterial
Proposed Collector
0
0.5
1
Miles
N
W
E
S
Spatial Reference
Name: NAD 1983 StatePlane Idaho West FIPS 1103 Feet
PCS: NAD 1983 StatePlane Idaho West FIPS 1103 Feet
GCS: GCS North American 1983
Datum: North American 1983
MIDDLETON

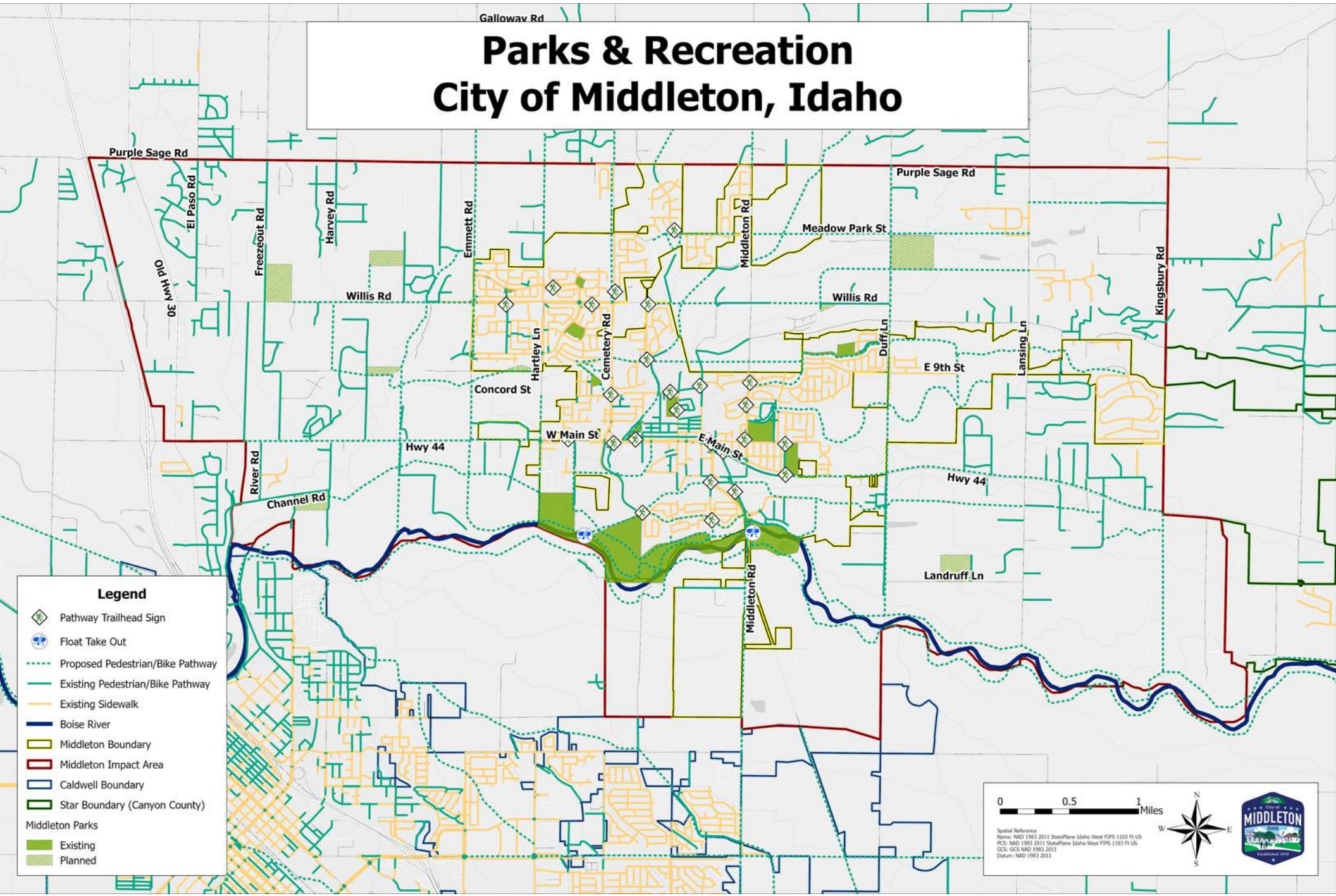

Parks & Recreation
City of Middleton, Idaho
Galloway Rd
Purple Sage Rd
El Paso Rd
Old Hwy 30
Freezeout Rd
Harvey Rd
Emmett Rd
Middleton Rd
Meadow Park St
Kingsbury Rd
Willis Rd
Hartley Ln
Cemetery Rd
Duff Ln
Lansing Ln
E 9th St
Concord St
W Main St
E Main St
Hwy 44
River Rd
Channel Rd
Landruff Ln
Legend
Pathway Trailhead Sign
Float Take Out
Proposed Pedestrian/Bike Pathway
Existing Pedestrian/Bike Pathway
Existing Sidewalk
Boise River
Middleton Boundary
Middleton Impact Area
Caldwell Boundary
Star Boundary (Canyon County)
Middleton Parks
Existing
Planned
0
0.5
1
Miles
N
W
E
S
MIDDLETON

EXHIBIT F

Sewer Mapping and Area of Impact

2025 MIDDLETON SEWER FACILITIES MAPPING / PROPOSED AREA OF IMPACT

N

GOODSON RD

GALLOWAY RD

PURPLE SAGE RD

OLD HWY 30

EMMETT RD

CEMETERY RD

N MIDDLETON RD

DUFF LN

LANSING LN

KINGSBURY RD

FREEZEOUT RD

I 84

HWY 44

CITY OF MIDDLETON

S MIDDLETON RD

MIDDLETON AOI

STAR AOI

CALDWELL AOI

NAMPA AOI

HWY 20/26

CHINDEN BLVD

Amsco

Josephson

Caldwell

Maddens

Middleton

Note: This map, record and/or data is being provided to you AS-IS, for refence purposes only. The City of Middleton makes no warranties or guarantees, either expressed or implies, as to the completeness, accuracy, or correctness of the data portrayed in this product, nor accepts any liability arising from any incorrect, incomplete, or misleading information contained herein. Additionally, the City of Middleton makes no warranty, expressed or implied, related to the utility of this product, including, but not limited to, fitness for a particular purpose.

EXPLANATION

- Middleton Sewer System
- Middleton City Limits
- Middleton - Proposed 2025 AOI
- Caldwell - Proposed 2025 AOI
- Star - Proposed 2025 AOI
- Nampa - Proposed 2025 AOI

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Path: P:\90 Assets and Records\90-50 GIS Data\Middleton Projects\2025 Area of Impact\2025 AOI\2025 AOI.aprx

Date Exported: 8/14/2025 2:06 PM

EXHIBIT G

City Water Mapping and Area of Impact

2025 MIDDLETON WATER FACILITIES MAPPING / PROPOSED AREA OF IMPACT

N

GOODSON RD

GALLOWAY RD

PURPLE SAGE RD

HWY 44

HWY 20/26

CHINDEN BLVD

I 84

OLD HWY 30

FREEZEOUT RD

EMMETT RD

CEMETERY RD

N MIDDLETON RD

S MIDDLETON RD

DUFF LN

LANSING LN

KINGSBURY RD

CITY OF MIDDLETON

MIDDLETON AOI

STAR AOI

CALDWELL AOI

NAMPA AOI

Amsco

Josephson

Caldwell

Maddens

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EXPLANATION

- Middleton WaterMain
- Middleton City Limits
- Middleton - Proposed 2025 AOI
- Caldwell - Proposed 2025 AOI
- Star - Proposed 2025 AOI
- Nampa - Proposed 2025 AOI

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Path: P:\90 Assets and Records\90-50 GIS Data\Middleton Projects\2025 Area of Impact\2025 AOI\2025 AOI.aprx

Date Exported: 8/14/2025 2:03 PM

EXHIBIT H

93 acre River Walk Park

Riverwalk Park

Middleton, ID

















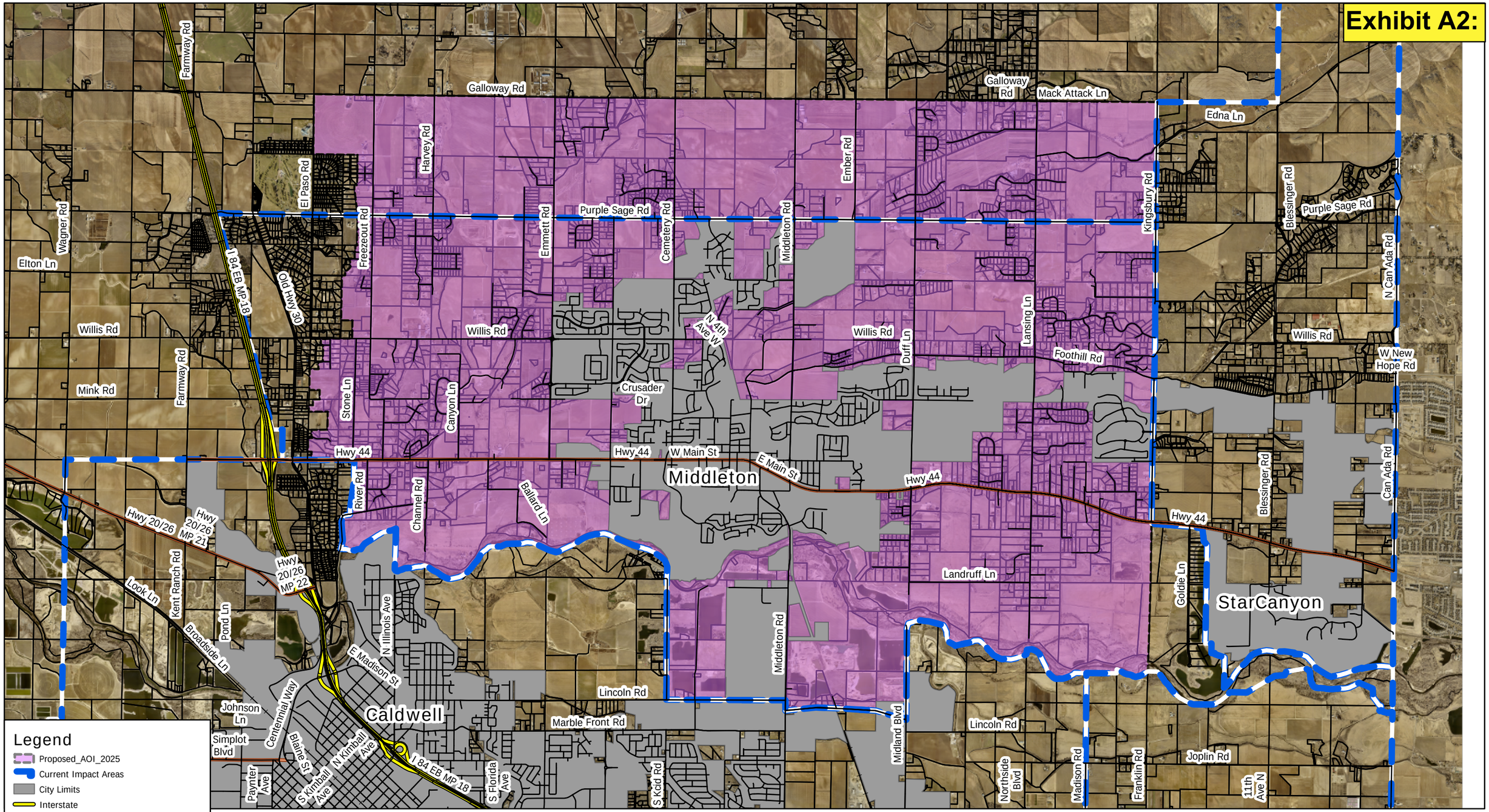
KEY

- WETLAND BOARD WALK LOOP- .4 MILE
- DISCGOLF & DOG PARK LOOP- 1 MILE
- EXTERIOR LOOP- 1.7 MILES
- AMPHITHEATRE PATH- .48 MILE
- EXISTING PATH- 1.48 MILES
- RIVER ACCESS POINTS
- PUT IN OR TAKE OUT POINTS

BAER DESIGN GROUP

Proposed Middleton Area of Impact

Exhibit A2:



Legend

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

0 0.3 0.5 Miles

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REVISED: Date: 8/20/2025 - TA

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

CANYON COUNTY IDAHO ·1892·

Exhibit A2.1:

Archived: Tuesday, October 7, 2025 1:09:57 PM
From: Roberta Stewart
Mail received time: Tue, 7 Oct 2025 11:18:51
Sent: Tue, 7 Oct 2025 17:18:36
To: Amber Lewter
Subject: [External] RE: 2 Mile Bubble
Importance: Normal
Sensitivity: None

Thank you, Amber.\~ Our GIS department must have accidentally picked those up.\~ I would reiterate at the hearing that the two parcels should definitely be removed.\~ Thanks!!

\~

Roberta L. Stewart

\~

PLANNING & ZONING OFFICIAL

City of Middleton, Planning & Zoning

1103 W. Main St.

P.O. Box 487

Middleton, ID 83644

\~

Tele - (208) 585-3133

Fax – (208) 585-9601

rstewart@middletoncity.org\~\~\~

\~

www.middleton.id.gov

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Tuesday, October 7, 2025 10:25 AM
To: Roberta Stewart <rstewart@middletoncity.org>
Subject: 2 Mile Bubble

Hello Roberta,

While completing the staff report for the City of Middleton, I noticed there are two parcels outside of the 2-mile bubble that are in the proposed area of impact. I am recommending approval with the two parcels removed. I just wanted to give you a heads up so you can speak on them if need be. Let me know if you have any questions.



Thank you,

Exhibit A2.2:

Archived: Tuesday, October 7, 2025 1:10:05 PM
From: Roberta Stewart
Mail received time: Tue, 7 Oct 2025 11:35:11
Sent: Tue, 7 Oct 2025 17:34:56
To: Arbay Mberwa Amber Lewter
Cc: AOI Update Sharron Keller 'Robin Collins'
Subject: [External] RE: Overlapping Parcel - oops, it's Caldwells.
Importance: Normal
Sensitivity: None

Hello Arbay and Amber:\~ that parcel (R34115) is our mistake.\~ It is definitely within Caldwell's city limits and should rightfully be placed in Caldwell's AOI.\~ I'm sure our GIS did not mean to pick that up.\~ We will correct that to show our AOI boundary only on the north side of Lincoln Road at that location.

\~

Do we need to submit revised GIS now, or is that something we simply note at the hearing next week and fix on the backside?

\~

Roberta L. Stewart

\~

PLANNING & ZONING OFFICIAL

City of Middleton, Planning & Zoning

1103 W. Main St.

P.O. Box 487

Middleton, ID 83644

\~

Tele - (208) 585-3133

Fax – (208) 585-9601

rstewart@middletoncity.org\~\~\~

\~

www.middleton.id.gov

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Tuesday, October 7, 2025 10:21 AM
To: 'Robin Collins' <rcollins@cityofcaldwell.org>; Roberta Stewart <rstewart@middletoncity.org>
Cc: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>; AOI Update <aoiupdate@canyoncounty.id.gov>
Subject: Overlapping Parcel

Hello,

While completing Caldwell's AOI staff report it was found that a parcel located in Caldwell city limits straddles between Caldwell's and Middleton's area of impact (R34115). Per Idaho Code 67-6526(4)(b) "An area of impact boundary shall not divide county recognized parcels of land" therefore staff recommends Caldwell and Middleton (and potentially the property owner) resolve this by moving the proposed boundary to encompass the full parcel in one area of impact.



Please reach out and let me know if you have questions,

Exhibit A3:

Archived: Monday, October 6, 2025 2:08:43 PM
From: Amber Lewter
Mail received time: Fri, 22 Aug 2025 11:25:50
Sent: Fri, 22 Aug 2025 11:25:49
To: 'rstewart@middletoncity.com'
Cc: AOI Update
Subject: AOI
Importance: Normal
Sensitivity: None
Attachments:
Applicant Schedule letter.pdf

Good Afternoon,

\~

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

\~

October 15th Hearing Order:

1st: City of Homedale

2nd: City of Middleton

3rd: City of Star

4th: City of Nampa

\~

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

\~

Applicant: 10 minutes

Public Testimony: 3 minutes

Rebuttal: 5 minutes

\~

By the materials deadline of September 26, 2025, the documents you will want to provide is ANY evidence that supports your

proposal for the cities AOI, including any presentation you will be doing during the hearing. This is to ensure that the documents are included into the staff report and the hearing body is able to review everything prior to the scheduled hearing.

\~

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

\~

\~

Thank you,

\~



Amber Lewter

Associate Planner

Canyon County Development Services Department

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

\~

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

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

Website:\~ www.canyoncounty.id.gov

\~

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

\~

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

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Ave., Ste. 310, Caldwell, ID 83605 | Office: 208-402-4164
https://www.canyoncounty.id.gov/elected-officials/commissioners/development-services/

HEARING SCHEDULE

Date: August 22, 2025

Re: **AOI – City of Middleton – OR2025-0010**

To the applicant on file:

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

Board of County Commissioners – Public Hearing: October 16, 2025; 1:30 pm
Location: Public Meeting Room
(1st floor of Canyon County Administration Building, 111 N. 11th Ave., Caldwell, ID 83605)

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

Materials Deadline: September 26, 2025

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

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

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

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

Sincerely,

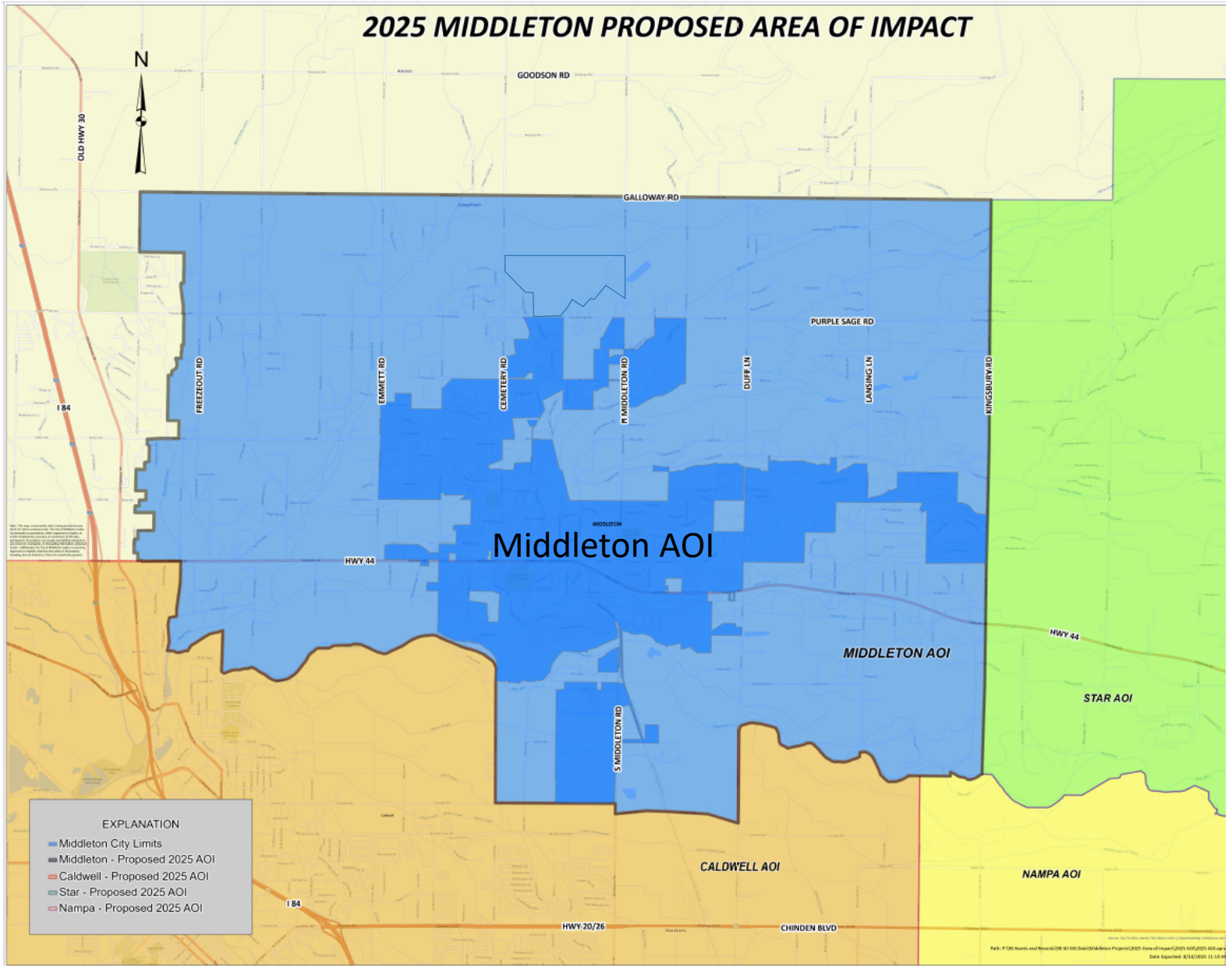
The AOI Team: Michelle Barron, Arbay Mberwa, and Amber Lewter

Canyon County Development Services Department

City of Middleton

Application for Modification and Confirmation of Area of Impact

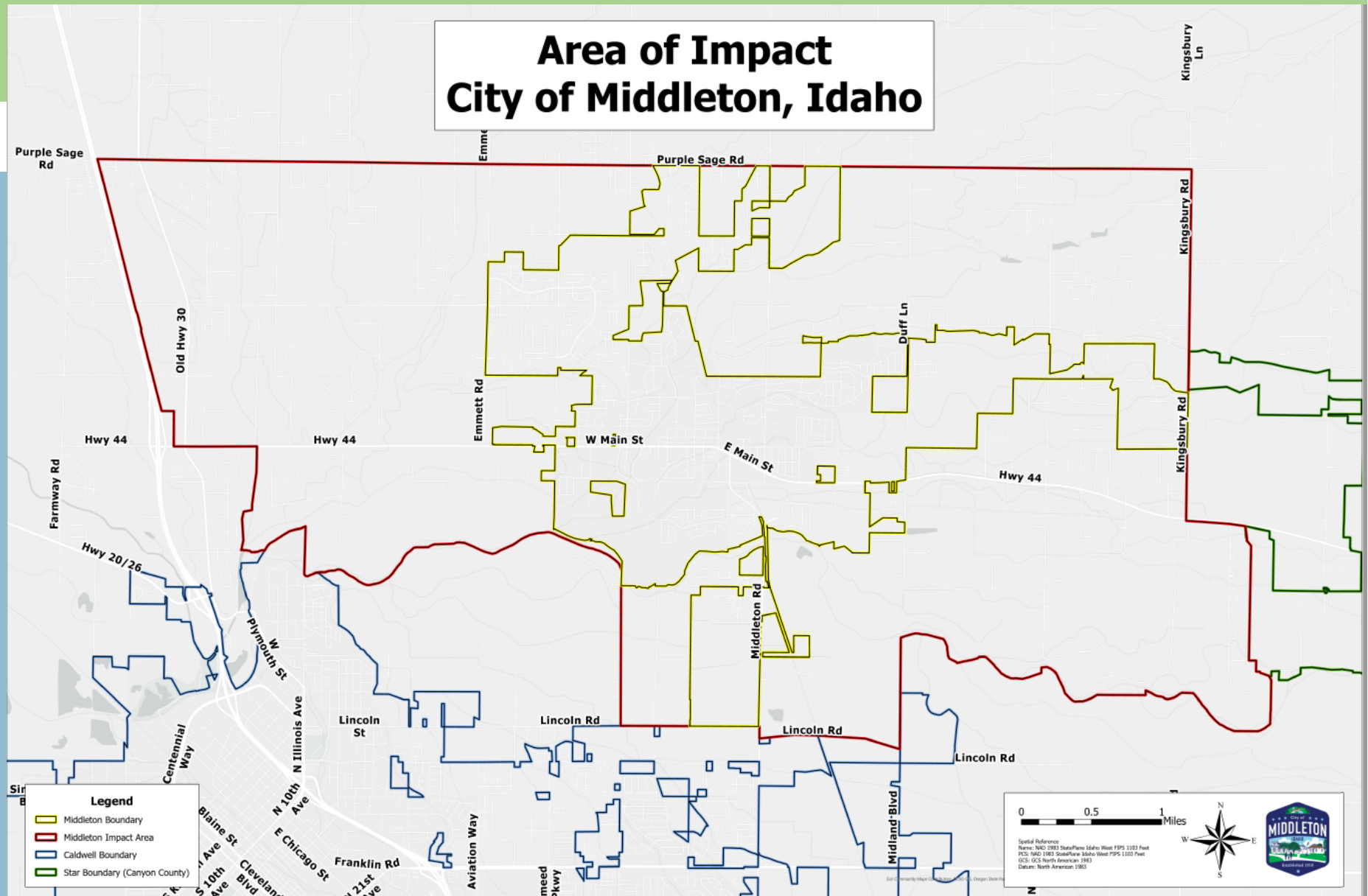
Exhibit A4:



Current Area of Impact Map

Approved in the 2025 Comprehensive Plan Update.

Purple Sage to Lincoln
I-84 to Kingsbury Road



Proposed Area of Impact Map

1. **Identical to what County had already approved** except (1) retracted and retreated from I-84 boundary and (2) extended northward to Galloway.
2. **Major Roads create natural boundary**

   West: very close to I-84 but follows sewer shed instead

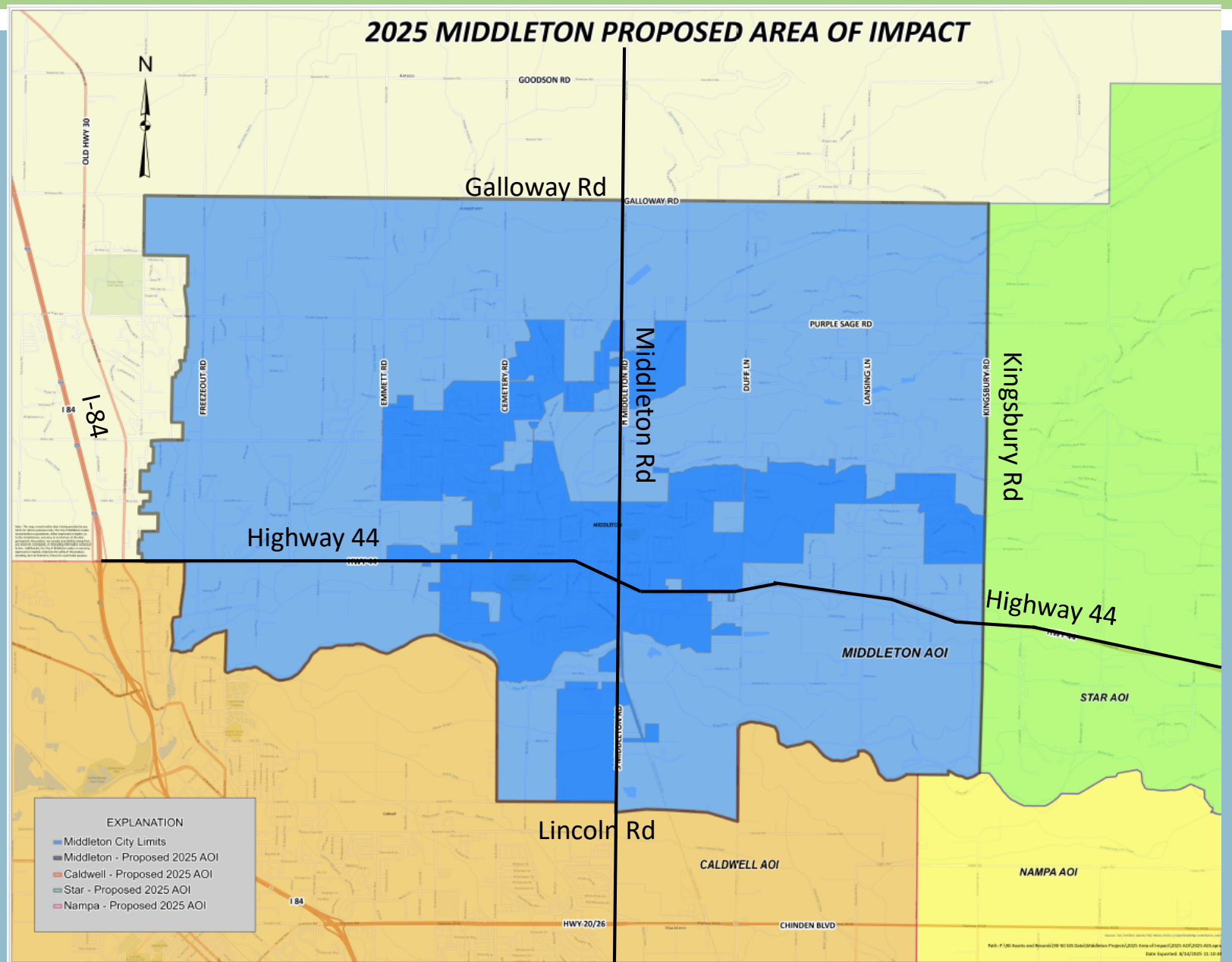
   North: Purple Sage to Galloway - Primary growth pattern in recent years

   East: Kingsbury Road will cross Boise River. Boundary established in an election.

   South: Lincoln Road is primary arterial.

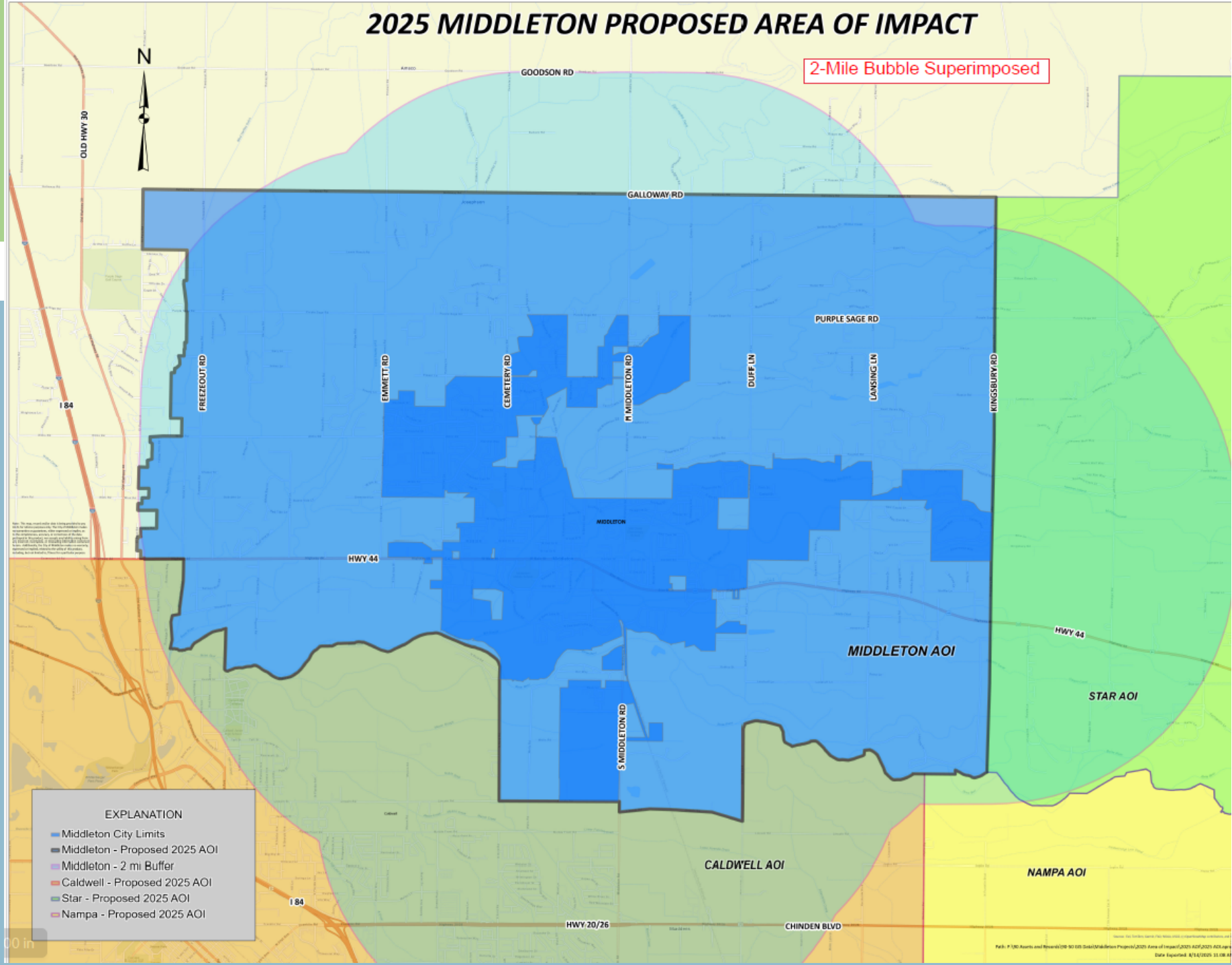
2. **Benefits**: Hwy 44 corridor; Middleton Road & future Kingsbury are Boise River crossings. Galloway possible ITD Hwy corridor. Integral to long-term plans.

3. **All abutting Cities Agreed with the proposed AOI.** No overlap with Star, Caldwell, or Nampa. City Council tentatively approved the boundary at the July 2, 2025 Council Meeting



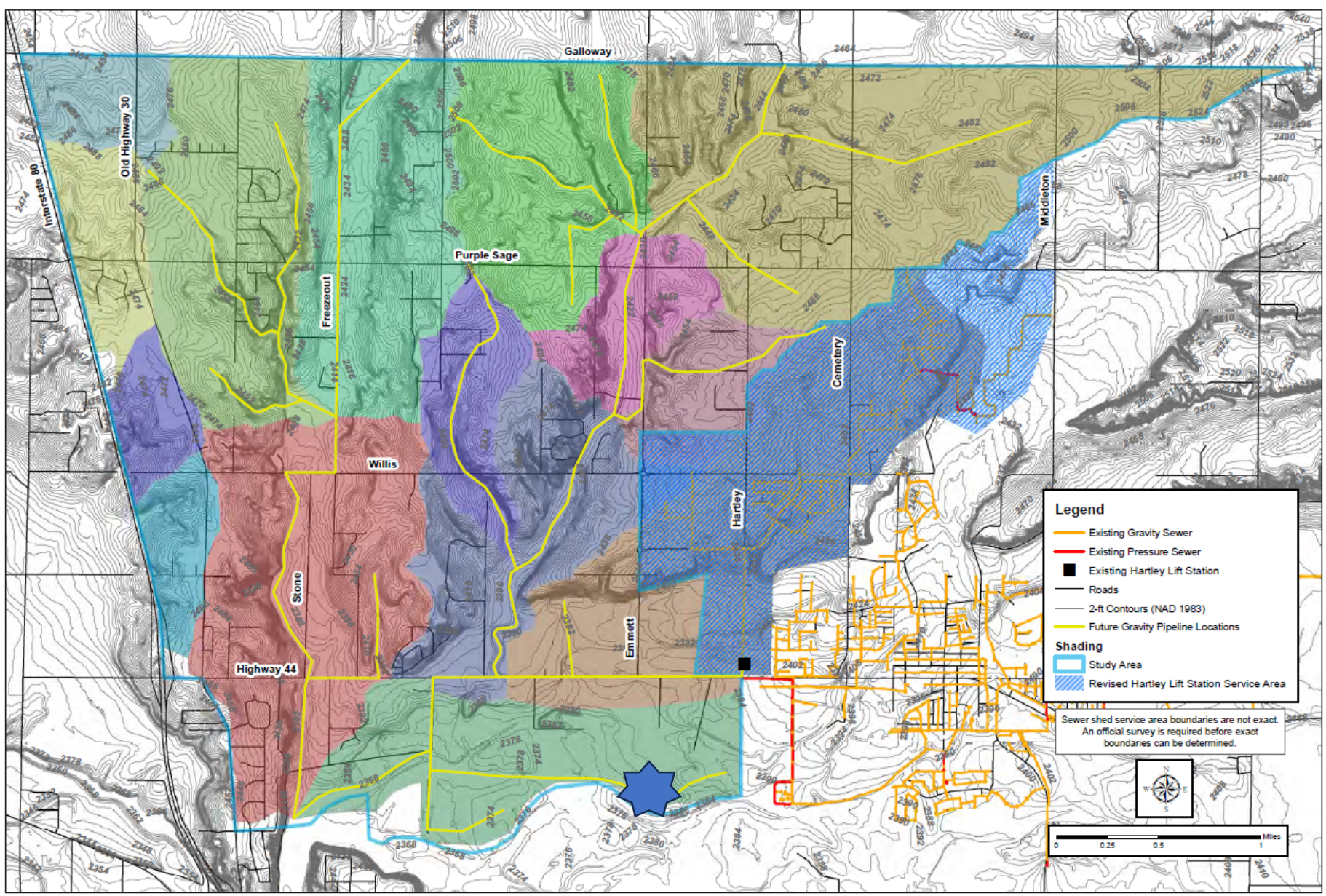
City of MIDDLETON IDAHO Established 1910

2 Mile Bubble



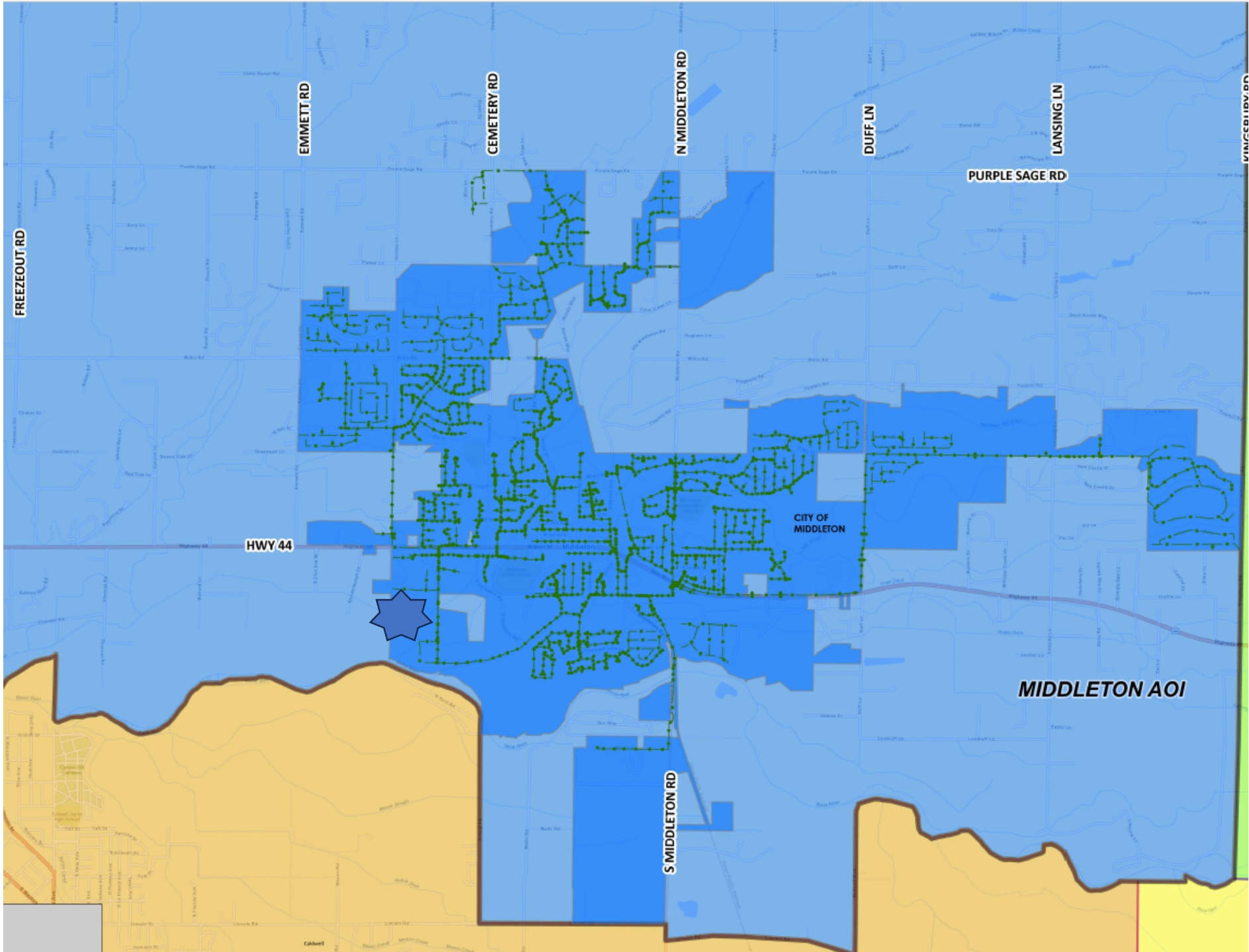
SEWER

SEWER PLANNING WEST OF CITY

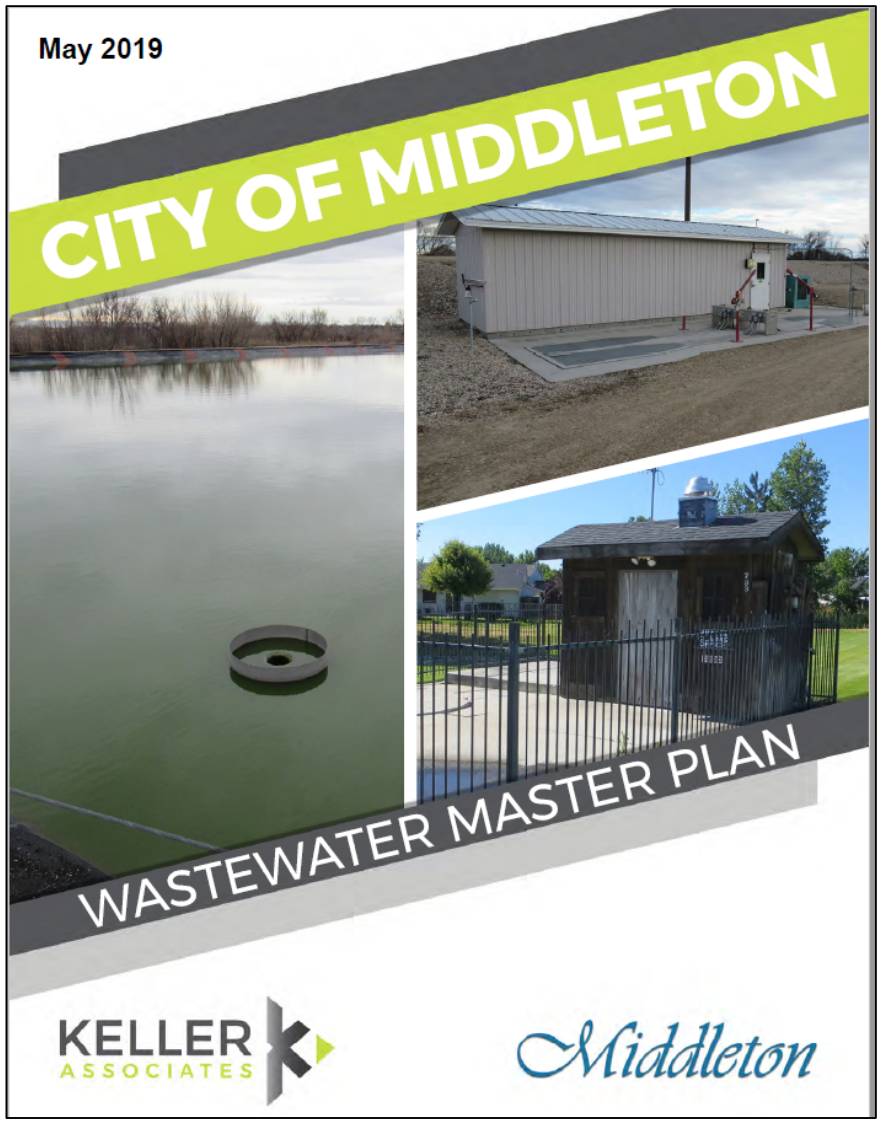


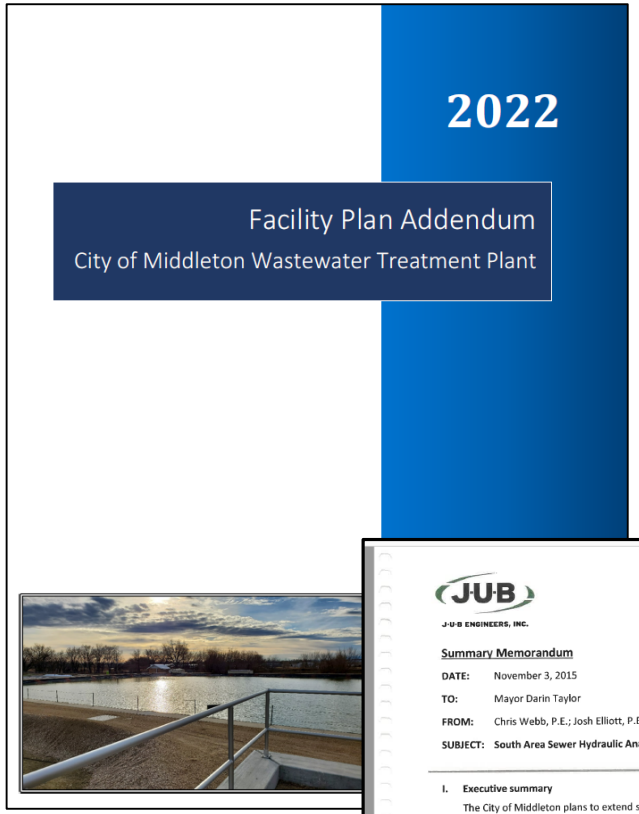
SEWER

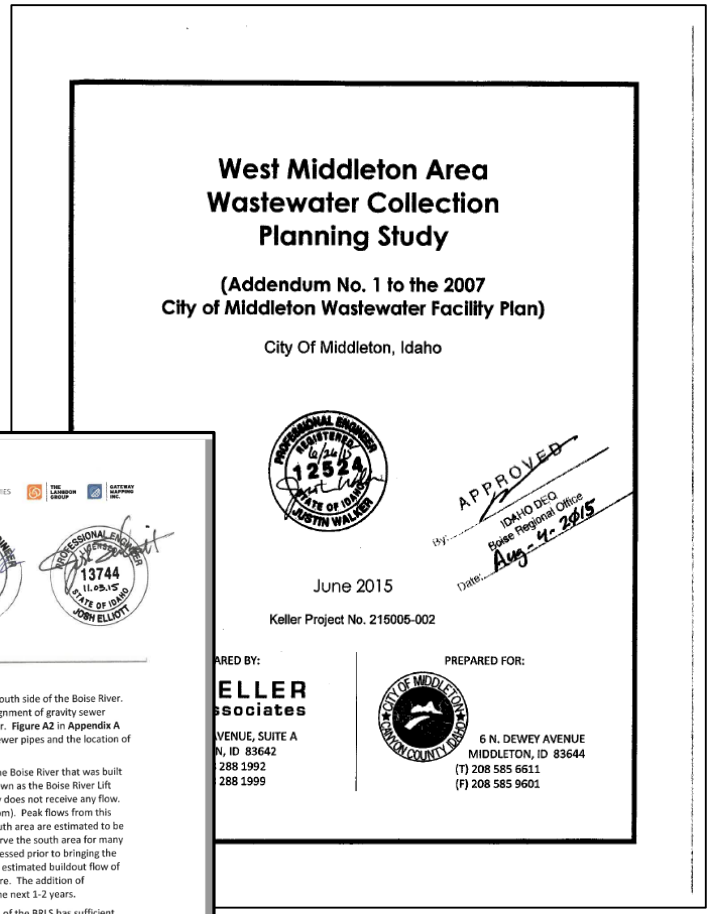
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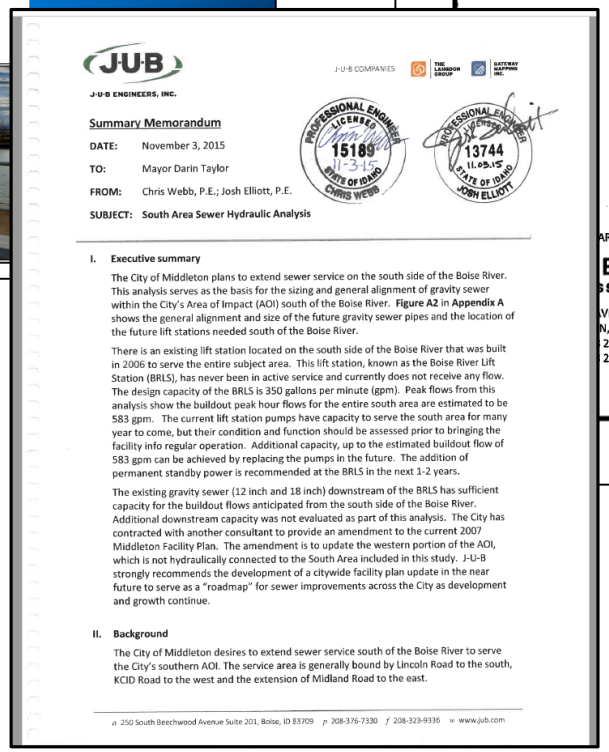


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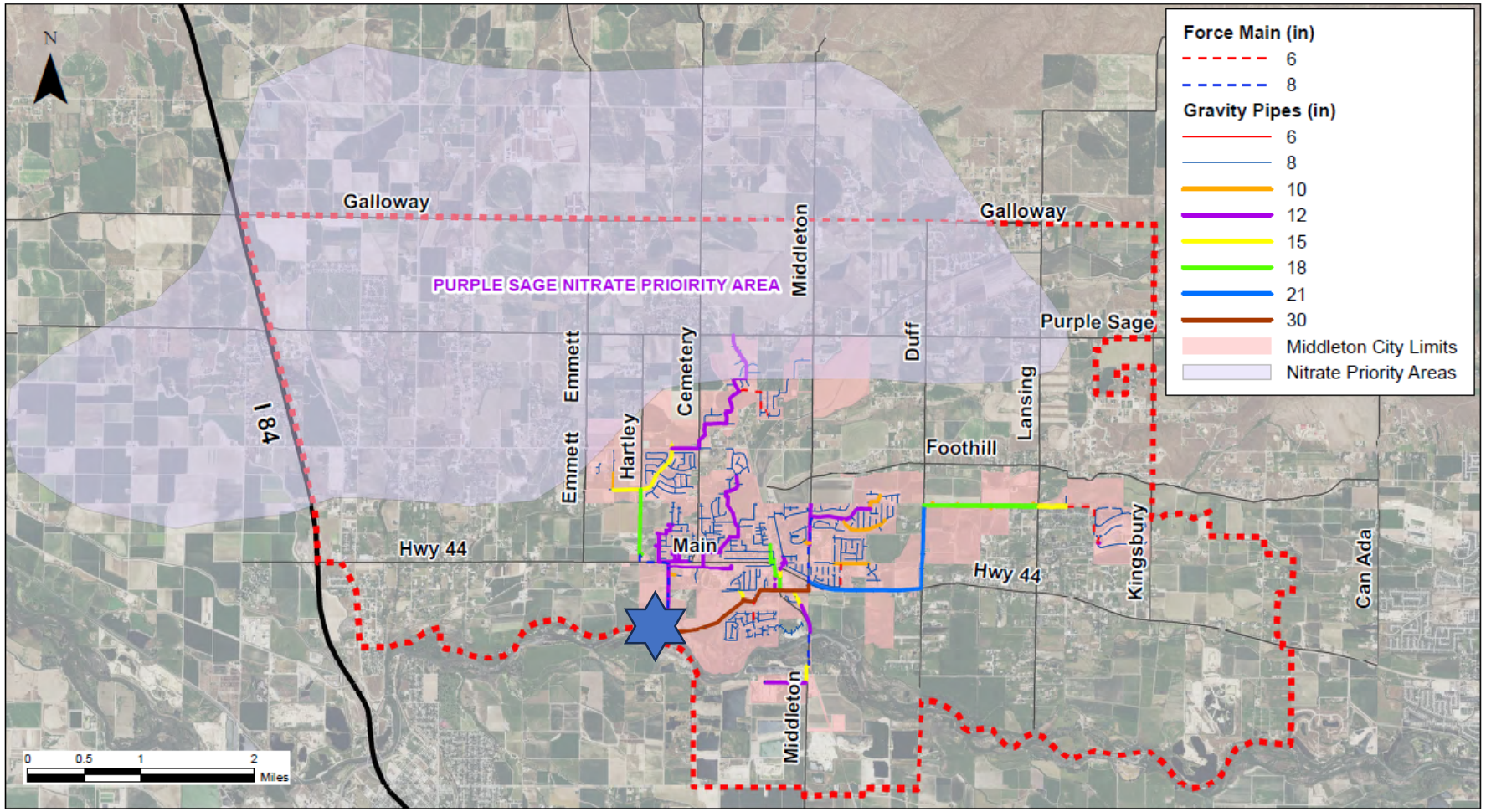






SEWER

NITRATE PRIORITY AREA



KELLER ASSOCIATES

Purple Sage Nitrate Prioirity Area

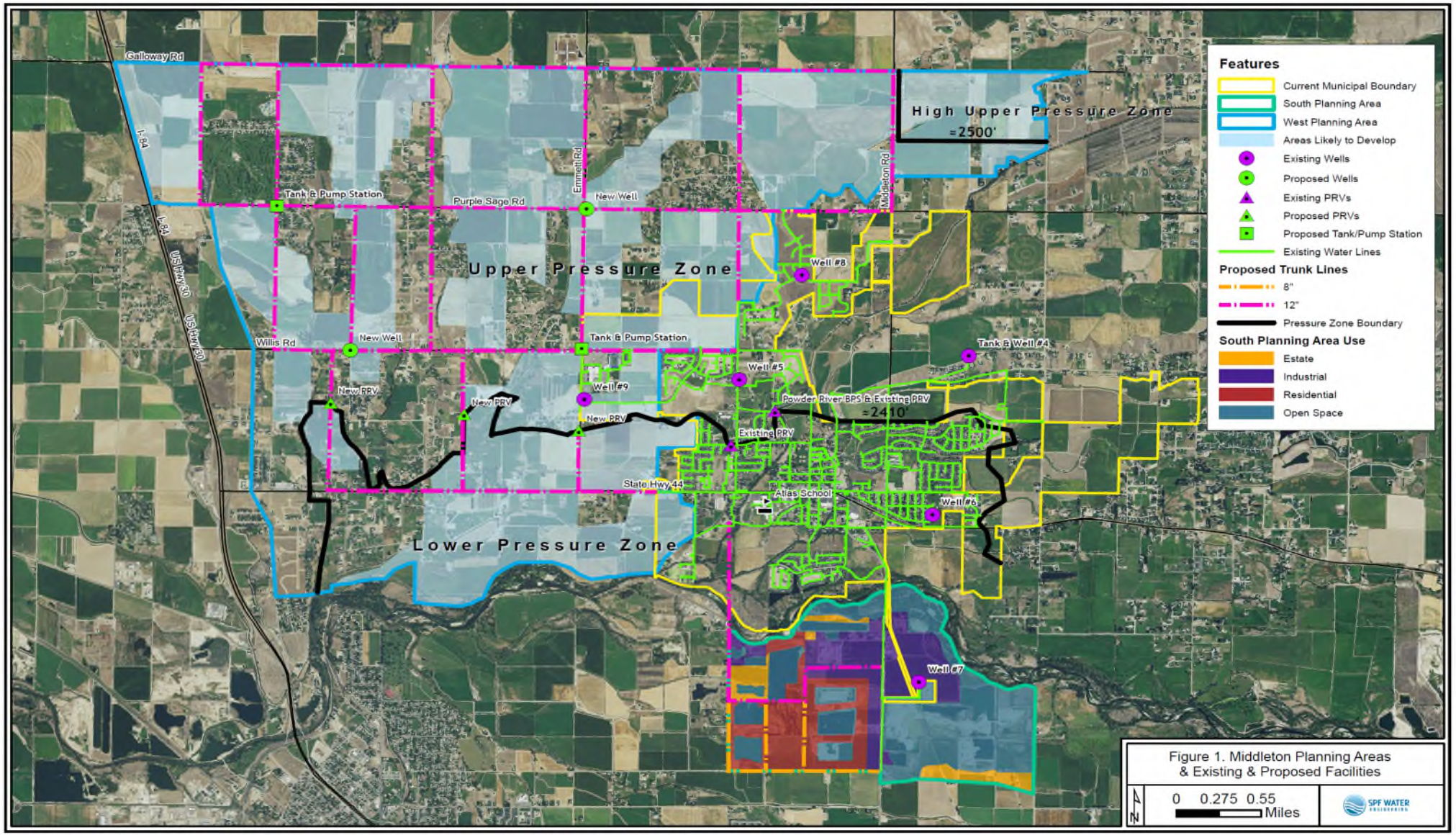
Wastewater Master Plan

CITY OF MIDDLETON CANYON COUNTY IDAHO

Figure 2.6

City of Middleton, ID
April 2019

WATER PLANNING IN AREA OF IMPACT



Note: Proposed facility locations and trunk lines are approximate. Update design criteria and complete hydraulic modeling prior to construction.

Infrastructure

Growth has been unprecedented during the last 5 years and is estimated to continue. Middleton will likely expand in significant increments because large rural lots and single projects involving 100 to 300 acres and 600 to 700 homes will expand city limits in record time. City is ready for this rapid growth:

1. Growth strategies set forth in the updated Comprehensive Plan approved in February 2025.

   All approved Comprehensive Maps for streets, parks and pathways show planning to the outer reaches of the proposed AOI and beyond.

2. Impact Fees for Parks, Fire, and Police were updated in 2023.
3. Impact Fees for Transportation will be updated in Fall 2025.
4. Sewer & Water connection fees have increased per a 2024 Rate Study.
5. Judicial Confirmation for debt authority up to $79 million to construct a new sewer treatment plant is underway.
6. City is fine-tuning the development code to accommodate growth, holding zoning workshops and business forums with local stakeholders.
7. School District is diligently working on the school capacity issue and solutions are in sight.

1. Middleton City Hall & Library are located centrally in the AOI and closer than the facilities of any other nearby City.
2. Middleton has its own road maintenance department that is capable of expanding with growth
3. Middleton's planned River Walk Park is central to the property in the AOI.
4. Middleton's services such as police, fire, and parks are tied to impact fees that grow commensurately with city growth.

Middleton has conferred with Star, Nampa and Caldwell and all agreed to Middleton's proposed AOI. Middleton's long range planning incorporates all areas of the proposed AOI and beyond. Growth will continue to come, and Middleton is prepared for that growth. We are the best city in the position to expand in an orderly fashion that benefits the residents of Middleton, the County and the surrounding region.

Exhibit A5:

ORDINANCE NO. 693

AN ORDINANCE ENACTED BY THE MIDDLETON CITY COUNCIL AMENDING TITLE 5, CHAPTER 4, SECTION 05-04-04, MIDDLETON CITY CODE, REGARDING REQUIREMENTS FOR THE SUBMISSION OF A PRELIMINARY PLAT APPLICATION BASED UPON SCHOOL CAPACITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF, IN CONFLICT HEREWITH.

BE IT ORDAINED by the Mayor and Council of the City of Middleton, County of Canyon, State of Idaho:

Section 1. That Title 5, Chapter 4, Section 05-04-04, of the Middleton City Code is hereby amended, as follows:

5-4-4: PRELIMINARY PLAT:

A. Application: In addition to the application requirements in subsection 1-14-2A of this Code, an applicant shall file with the City: a copy of the complete application, fees, one (1) electronic full-size PDF copy, and three full-sized copies of the preliminary plat with data as required in this section, and a title report or commitment for title insurance, including schedule B, indicating the nature of the applicant's ownership of land included in the preliminary plat. The City, at least fifteen (15) calendar days before the initial public meeting, shall mail to landowners within five hundred feet (500') of the external boundaries of the lands to be subdivided a notice that the City received an application, the number of acres and proposed number of residential, non-residential, and total lots, proposed land uses, and the dates and times that the application can be reviewed at City offices. After all City comments are addressed by the applicant, and prior to any public meeting about the plat, the applicant shall submit one (1) electronic full-size PDF copy to the City.

…

3. Proposed Utility Methods:

…

e. School Capacity: A signed statement from any school district in which the subdivision is located verifying that the proposed subdivision, upon completion, shall not cause or contribute to the Total Service Obligation of any public school that will be serving the subdivision to exceed one hundred and ten percent (110%) Capacity of such school, except as follows:

i. Small Developments: The foregoing capacity verification shall not be required for subdivisions where the total number of lots is fewer than five (5). A developer shall not be permitted to avoid the obligations of this Subsection (e) by artificially partitioning a large development into smaller developments.

ii. Infill Developments: The foregoing capacity verification shall not be required for subdivision where the total number of lots is fewer than ten (10), and such subdivision is an infill subdivision, which shall mean any proposed subdivision that is immediately adjacent, on at least three sides, to the municipal boundaries of the City of Middleton, and which is also entirely within the municipal boundary of the City of Middleton.

As used in this subsection (e), each school's "Capacity" shall be determined based upon the total of the actual capacity of such primary school facility added to the actual capacity of any permanent structures used to house students at said school facility. Actual capacity of common areas (restrooms, lunchrooms, libraries, and similar spaces) shall be taken into account when determining the actual capacity of additional permanent structures used to house students at a school facility.

As used in this subsection (e), Total Service Obligation shall be calculated by adding the total number of built and buildable lots (including lots in all phases of any subdivision that has obtained preliminary plat approval) within the area served by such school together with the total number of buildable lots located within the proposed subdivision, and multiplying said number by the Student-Per-EDU-Number.

As used in this subsection (e), Student-Per-EDU-Number means that number, calculated annually by the school districts and acknowledged by the City Council, which is the average number of students expected from each residential dwelling unit built or existing within said school district. There shall be a Student-Per-EDU-Number calculated for each category of students (elementary students, middle school students, and high school students). School districts shall use a reasonable and substantiated method for determining the Student-Per-EDU-Number.

Section 2. This ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law.

Section 3. This ordinance is hereby declared to be severable. If any portion of this ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the ordinance before the declaration of partial invalidity.

Section 4. All ordinances, resolutions, orders and parts thereof in conflict herewith are repealed.

PASSED BY THE COUNCIL OF THE CITY OF MIDDLETON, IDAHO, this ____ day of _____, 2024.

APPROVED BY THE MAYOR OF THE CITY OF MIDDLETON, IDAHO, this ____ day of _____, 2024.

ATTEST:

_____ _____

Jackie Hutchinson, Mayor City Clerk (or Deputy)

STAFF REVIEW AND REPORT
Middleton City Council

Proposed Amendment to Middleton City Code 5-4-4 (Ordinance 693)



A. City Council Public Hearing Date: April 17, 2024

B. Application Request: Request from City of Middleton for amendment to Middleton City Code section 5-4-4 regarding the preliminary plat process. During the past few years, MCC 5-4-4 requirements for a preliminary plat pertained to only technical data such as paper size, scale, survey data…etc. On March 6, 2024, City Council approved Ordinance 689 to add additional criteria to consider before approving a preliminary plat application. Specifically, Ordinance 689 set forth a requirement for the governing boards to consider (1) whether the preliminary plat is in harmony with the Comp Plan and City Transportation Plan, (2) whether there is sufficient sewer and water capacity to serve the project, and (3) whether historic, scenic or natural sites are preserved appropriately.

Proposed Ordinance 693 will add one more criteria to satisfy before a preliminary plat can proceed to approval. It pertains to the application submittal process. The applicant must provide in their initial application packet a letter from the School District indicating that the schools serving the development are not above 110% capacity. If capacity is above 110%, then City planning staff cannot intake the application, and the application will not be processed in any way. This requirement will not pertain to small developments with fewer than 5 lots or infill projects with fewer than 10 lots.

Ordinance 693 will add subsection (e) to MCC 5-4-4 as follows:
"…

e. School Capacity: A signed statement from any school district in which the subdivision is located verifying that the proposed subdivision, upon completion, shall not cause or contribute to the Total Service Obligation of any public school that will be serving the subdivision to exceed one hundred and ten percent (110%) Capacity of such school, except as follows:

i. Small Developments: The foregoing capacity verification shall not be required for subdivisions where the total number of lots is fewer than five (5). A developer shall not be permitted to avoid the obligations of this Subsection (e) by artificially partitioning a large development into smaller developments.

ii. Infill Developments: The foregoing capacity verification shall not be required for subdivision where the total number of lots is fewer than ten (10), and such subdivision is an infill subdivision, which shall mean any proposed subdivision that is immediately adjacent, on at least three sides, to the municipal boundaries of the City of Middleton, and which is also entirely within the municipal boundary of the City of Middleton.

As used in this subsection (e), each school's "Capacity" shall be determined based upon the total of the actual capacity of such primary school facility added to the actual capacity of any permanent structures used to house students at said school facility. Actual capacity of common areas (restrooms, lunchrooms, libraries, and similar spaces) shall be taken into account when determining the actual capacity of additional permanent structures used to house students at a school facility.

As used in this subsection (e), Total Service Obligation shall be calculated by adding the total number of built and buildable lots (including lots in all phases of any subdivision that has obtained preliminary plat approval) within the area served by such school together with the total number of buildable lots located within the proposed subdivision, and multiplying said number by the Student-Per-EDU-Number.

As used in this subsection (e), Student-Per-EDU-Number means that number, calculated annually by the school districts and acknowledged by the City Council, which is the average number of students expected from each residential dwelling unit built or existing within said school district. There shall be a Student-Per-EDU-Number calculated for each category of students (elementary students, middle school students, and high school students). School districts shall use a reasonable and substantiated method for determining the Student-Per-EDU-Number."

C. Pros & Cons: It goes without saying that the City is concerned about the School District and the over-crowding problem. The best way to fix the problem is for the residents in the School District to approve a school bond, but the school has not been able to get a bond passed for over 15 years despite several attempts. Approving Ordinance 693 will be the City's attempt to help fix the problem, but it may have unintended consequences, some good, some bad:

1. **Pressure on School system will ease up and slow down:** Ordinance 693 will stop the City from approving any new subdivisions until schools are expanded or built. This may leave a vacuum that could be filled by Canyon County, Star and Caldwell if they do not adopt a similar Ordinance. Canyon County lots are typically one acre (R-1 zoning). Large lots mean less people and less density. Additionally, the primary purchaser of one acre lots are retirees with no children because young families typically cannot afford these homesites. So, there will be a definite easing of pressure on the schools.

   It should be noted, however, that this "easing" or "slowing" will not occur for at least seven to 10 years. City had already approved 3,684 lots during the past Administrations. Of that total number, 580 building permits have already been issued and 3,104 of the lots are still in the queue as "building permit eligible." In recent years the City has issued between 200 and 300 building permits per year. At this pace of issuance, City will still continue to experience the current level of homebuilding for 7 to 10 more years until the queue is empty. Therefore, City residents may not feel the effects of this Ordinance for quite a number of years.

2. **No growth could cause City to be hemmed in by Canyon County, Star, and Caldwell.** The sewer capacity analysis recently enacted by City Council has greatly slowed the approval of new subdivisions, but this slower pace could be reversed within two to four years as the new sewer treatment plant begins to become a reality.

   The school capacity ordinance, however, will entirely stop the approval of new subdivisions until a sufficient number of schools are expanded or built. This could exceed the sewer capacity slow down by a number of years. While Middleton stops growing, Canyon County, Star, and Calwell could fill in the vacuum left by Middleton if they do not adopt a similar school capacity ordinance.

   If the City gets too encased or surrounded by County, Star and Caldwell growth, it may be very difficult for the City to grow in the future once the school capacity issue is solved. The population of Middleton could cap somewhere between 17,000 to 25,000 people, which can be good or bad, depending on one's perspective. A small town is desirable, but an aging infrastructure and new requirements for the sewer treatment plant can be quite a financial burden for a small population to bear. It is estimated that the City's new sewer treatment plant required by increased State and Federal standards will cost approximately $50,000,000 to $80,000,000. The smaller the city, the more each City resident must pay on his or her sewer utility bill.

3. **School Bond** passage may be affected if Council adopts this Ordinance. City and County residents may decide that this Ordinance will fix school over-

crowding. As a result, they may be less inclined to approve a school bond that will be presented in the coming year.

D. Comprehensive Plan: Any changes to the City's Subdivision Ordinance should be in compliance with the City's Comprehensive Plan. (Idaho State Statute 67-6511 & MCC 1-14-3.)

Planning Staff finds that the proposed changes to MCC 5-4-4 are in harmony with the Comprehensive Plan's Goal 13 because easing the pressure on school capacity will create an environment more "conducive to the education process."

E. Comments Received from Public: Attached as Exhibit "A".

F. Comments from Agencies: None.

G. Notices	**Dates:**
Newspaper Notification	3/31/2024
Circulation to Agencies	3/27/2024
Posted on Website "Public Hearing Tab"	3/27/2024

H. Applicable Codes and Standards:

Idaho State Statue Title 67, Chapter 65 and Title 50, Chapter 13. Middleton City Code 1-3, 1-14, 4-5, 5-1, 5-2, 5-3 and 5-4.

I. Planning & Zoning Commission Recommendation: The Planning & Zoning Commission considered Ordinance 693 during a public hearing held on March 25, 2024. The Commission noted that two schools are already well over capacity and found that the State Legislature has been remiss in its constitutional duty to provide Middleton students with a good education. Therefore, the Commission recommends that City Council adopt Ordinance 693.

J. Conclusions and Recommended Conditions of Approval: Per State law, City Council should base any decision and order on findings of facts and conclusions of law.

Planning Staff has stated all findings above in italics.

As to conclusions of law, Planning Staff finds that City Council has the authority to approve or deny the proposed code change. Additionally, Planning Staff finds that all public notice requirements were met. Planning Staff further set forth the portions of the Idaho State Code and Middleton City Code to be considered in making a decision on the application.

EXHIBIT “A”

Public Comment

From: Lance Snyder
To: Roberta Stewart
Subject: Middleton School Capacity ordinance
Date: Wednesday, April 10, 2024 2:14:34 PM

To the Middleton City Council:

Middleton schools are over crowded and underfunded. I recommend we work together with the Building Contractors Association to get a bond passed and much needed funds for the schools. We worked with the Caldwell School District and got their bond passed recently.

I am opposed to the proposed city ordinance for the following reasons:

1. Fewer housing options will result in higher home prices. This means reduced affordability for local Idaho citizens. If housing inventory does not increase, home prices will increase.

2. The proposed city ordinance discriminates against all residential growth including 55+ communities even though these communities don't impact school enrollment

3. If passed, this ordinance would push growth to the counties which will still increase school enrollment without the cities ability to collect taxes or impact fees on these areas.

4. If passed, this ordinance still does not address the current over crowding, remodels and updates needed for current schools.

The real problem is school over crowding. My recommendation is we work together to get a bond measure passed and in place to expand schools, not reduce the amount of construction.

Thank you,
Lance Snyder
Sunrise Homes
208.761.1328

ORDINANCES OF THE CITY OF MIDDLETON
NOTICE OF ADOPTION AND SUMMARY OF
AMENDED AND RESTATED ORDINANCE NO. 693

AN ORDINANCE ENACTED BY THE MIDDLETON CITY COUNCIL, CITY OF MIDDLETON, COUNTY OF CANYON, STATE OF IDAHO, AMENDING THE MIDDLETON CITY CODE TITLE 5, CHAPTER 4, SECTION 05-04-04 REGARDING REQUIREMENTS FOR THE SUBMISSION OF A PRELIMINARY PLAT APPLICATION BASED UPON SCHOOL CAPACITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF, IN CONFLICT HEREWITH.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MIDDLETON, COUNTY OF CANYON, STATE OF IDAHO:

Section 1. Amends Title 5, Chapter 4, Section 05-04-04 of the Middleton City Code by providing an additional requirement that preliminary plat applications include a statement that schools serving said proposed subdivision are at or below a certain percentage of capacity.

Sections 2 – 4. Provides that this ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law; provides for severability; repeals conflicting ordinances, resolutions, and orders.

Ordinance No. 693 provides an effective date, which shall be on the ____ day of _____, 2024. Ordinance No. 693 was passed by the Council and approved by the Mayor on the 17th day of April, 2024. The full text of the Ordinance is available at Middleton City Hall, 1103 W Main St, Middleton, ID 83644. The Mayor and City Council approved the foregoing summary on the 17th day of April, 2024, for publication on the _____ day of _____, 2024, pursuant to Idaho Code § 50-901A.

_____
Jackie L. Hutchison, Mayor

_____
Monica Hobbs, City Clerk

STATEMENT OF LEGAL ADVISOR
I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 693 and provides adequate notice to the public as to the contents of such ordinance.

DATED this ____ day of _____, 2024.

_____
Douglas Waterman, Attorney for City of Middleton

Exhibit A6:

CITY OF MIDDLETON FLOODPLAIN ORDINANCE (CHAPTER 24)

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1.0 STATUTORY AUTHORIZATION, FINDING OF FACT, STATEMENT OF PURPOSE, TITLE, AND GENERAL PROVISIONS

1.1 STATUTORY AUTHORIZATION

This ordinance is adopted pursuant to the authorization in Wis. Stat. §§ 61.35 and 62.23, for villages and cities; and the requirements in s. 87.30, Stats.

1.2 FINDING OF FACT

Uncontrolled development and use of the floodplains and rivers of the City would impair the public health, safety, convenience, general welfare, and tax base.

1.3 STATEMENT OF PURPOSE

This ordinance is intended to regulate floodplain development to:

(1) Protect life, health and property;
(2) Minimize expenditures of public funds for flood control projects;
(3) Minimize rescue and relief efforts undertaken at the expense of the taxpayers;
(4) Minimize business interruptions and other economic disruptions;
(5) Minimize damage to public facilities in the floodplain;
(6) Minimize the occurrence of future flood blight areas in the floodplain;
(7) Discourage the victimization of unwary land and homebuyers;
(8) Prevent increases in flood heights that could increase flood damage and result in conflicts between property owners; and
(9) Discourage development in a floodplain if there is any practicable alternative to locate the activity, use or structure outside of the floodplain.

1.4 TITLE

This ordinance shall be known as the Floodplain Zoning Ordinance for the City of Middleton, Wisconsin.

1.5 GENERAL PROVISIONS

(1) AREAS TO BE REGULATED

This ordinance regulates all areas of special flood hazard identified as zones A, AO, AH, A1-30, or AE on the Flood Insurance Rate Map. Additional areas identified on maps approved by the Department of Natural Resources (DNR) and local community may also be regulated under the provisions of this ordinance, where applicable.

(2) OFFICIAL MAPS & REVISIONS

Special Flood Hazard Areas (SFHA) are designated as zones A, A1-30, AE, AH, or AO on the Flood Insurance Rate Maps (FIRMs) based on flood hazard analyses summarized in the Flood Insurance Study (FIS) listed in subd. (a) below. Additional flood hazard areas subject to regulation under this ordinance are identified on maps based on studies approved by the DNR and listed in subd. (b) below. These maps and revisions are on file in the office of the City Planner and Zoning Administrator, Middleton City Hall, 7426 Hubbard Avenue, Middleton, WI.

(a) OFFICIAL MAPS: Based on the Flood Insurance Study (FIS):

1. Flood Insurance Rate Map (FIRM), panel numbers 55025C0219H, 55025C0238H, and 55025C0239H, dated 09/17/2014.

2. Flood Insurance Rate Map (FIRM) panel numbers 55025C0381G, 55025C0382G, 55025C0383G, 55025C0384G, 55025C0401G, 55025C0402G, and 55025C0403G, dated 01/02/2009.

3. Flood Insurance Study (FIS) for Dane County, dated 04/09/2025.

4. 16-05-2081P Letter of Map Revision effective 10/28/2016

Approved by: The DNR and FEMA

(b) OFFICIAL MAPS: Based on other studies. Any maps referenced in this section must be approved by the DNR and be more restrictive than those based on the FIS at the site of the proposed development.

1. Dane County and Incorporated Areas Flood Storage Districts, Panels 11, 17, and 18, effective 04/09/2025, approved by the DNR.

2. Warzyn/EWI Floodplain Study Map dated June 30, 1989.

3. Revised Floodplain Map for South Fork Pheasant Branch Creek dated October 20, 1992, prepared by Woodward-Clyde.

4. Revised Floodplain Map for South Fork Pheasant Branch Creek dated November, 1995, prepared by Bonestroo, Rosene, Anderlik & Associates and Mead & Hunt.

5. Floodplain Study Appendix: All Department- and FEMA-approved floodplain maps, flood profiles, floodway data tables, regional or base flood elevations and other information available in the office of the Floodplain Zoning Administrator.

Approved by: The DNR and FEMA

(3) ESTABLISHMENT OF FLOODPLAIN ZONING DISTRICTS

The flood hazard areas regulated by this ordinance are divided into districts as follows:

a) The Floodway District (FW), is the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional floodwaters, within AE Zones as shown on the Flood Insurance Rate Map (FIRM), or within A Zones shown on the FIRM when determined according to s. 5.1(5).

b) The Floodfringe District (FF) is that portion of a riverine special flood hazard area outside the floodway within AE Zones on the FIRM, or, when floodway limits have been determined according to s. 5.1(5), within A Zones shown on the FIRM.

c) The General Floodplain District (GFP) is those riverine areas that may be covered by floodwater during the regional flood in which a floodway boundary has not been delineated on the FIRM and also includes shallow flooding areas identified as AH and AO zones on the FIRM.

d) The Flood Storage District (FSD) is that area of the floodplain where storage of floodwaters is calculated to reduce the regional flood discharge.

(4) LOCATING FLOODPLAIN BOUNDARIES

Discrepancies between the exterior boundaries of zones A1-30, AE, AH, or A on the official floodplain zoning map and actual field conditions may be resolved using the criteria in subd (a) or (b) below. If a significant difference exists, the map shall be amended according to s. 8.0 *Amendments*. The zoning administrator may rely on a boundary derived from a profile elevation to grant or deny a land use permit, whether or not a map amendment is required. The zoning administrator shall be responsible for documenting actual pre-development field conditions and the basis upon which the district boundary was determined. Disputes between the zoning administrator and an applicant over the district boundary line shall be settled according to s. 7.3(3) and the criteria in (a) and (b) below. Where the flood profiles are based on established base flood elevations from a FIRM, FEMA must approve any map amendment or revision pursuant to s. 8.0 *Amendments*.

a) If flood profiles exist, the map scale and the profile elevations shall determine the district boundary. The regional or base flood elevations shall govern if there are any discrepancies.

b) Where flood profiles do not exist for projects, including any boundary of zone A or AO the location of the boundary shall be determined by the map scale.

(5) REMOVAL OF LANDS FROM FLOODPLAIN

a) Compliance with the provisions of this ordinance shall not be grounds for removing land from the floodplain unless it is filled at least two feet above the regional or base flood elevation, the fill is contiguous to land outside the floodplain, and the map is amended pursuant to s. 8.0 *Amendments.*

b) The delineation of any of the Floodplain Districts may be revised by the community where natural or man-made changes have occurred and/or where more detailed studies have been conducted. However, prior to any such change, approval must be obtained from the Wisconsin Department of Natural Resources and Federal Emergency Management Agency. A completed Letter of Map Revision is a record of this approval. The floodplain administrator shall not sign a community acknowledgement form unless all criteria set forth in the following paragraphs are met:

1. The land and/or land around the structure must be filled at least two feet above the regional or base flood elevation;

2. The fill must be contiguous to land outside the floodplain; Applicant shall obtain floodplain development permit before applying for a LOMR or LOMR-F;

c) Removal of lands from the floodplain may also occur by operation of Wis. Stat. §87.30(1)(e), if a property owner has obtained a letter of map amendment from the federal emergency management agency under 44 C.F.R. 70.

(6) COMPLIANCE

a) No structure or use within areas regulated by this ordinance shall hereafter be located, erected, constructed, reconstructed, repaired, extended, converted, enlarged, or altered without full compliance with the terms of these regulations and all other applicable regulations that apply to uses within the jurisdiction of these regulations.

b) Failure to obtain a floodplain development permit shall be a violation of these regulations and shall be punishable in accordance with s. 9.0.

c) Floodplain development permits issued on the basis of plans and applications approved by the Floodplain Administrator authorize only the use, and arrangement, set forth in such approved plans and applications, or amendments thereto if approved by the Floodplain

Administrator. Use, arrangement, or construction contrary to that authorized shall be deemed a violation of these regulations and punishable in accordance with s. 9.0.

(7) MUNICIPALITIES AND STATE AGENCIES REGULATED

Unless specifically exempted by law, all cities, villages, towns, and counties are required to comply with this ordinance and obtain all necessary permits. State agencies are required to comply if Wis. Stat. § 13.48(13) applies. The construction, reconstruction, maintenance and repair of state highways and bridges by the Wisconsin Department of Transportation is exempt when Wis. Stat. § 30.2022 applies. Although exempt from a local zoning permit and permit fees, DOT must provide sufficient project documentation and analysis to ensure that the community is in compliance with Federal, State, and local floodplain standards. If a local transportation project is located within a Zone A floodplain and is not a WisDOT project under s. 30.2022, then the road project design documents (including appropriate detailed plans and profiles) may be sufficient to meet the requirements for issuance of a local floodplain permit if the following apply: The applicant provides documentation to the Floodplain Administrator that the proposed project is a culvert replacement or bridge replacement under 20' span at the same location, the project is exempt from a DNR permit under s. 30.123(6)(d), the capacity is not decreased, the top road grade is not raised, and no floodway data is available from a federal, state, or other source. If floodway data is available in the impacted area from a federal, state, or other source that existing data must be utilized by the applicant in the analysis of the project site.

(8) ABROGATION AND GREATER RESTRICTIONS

a) This ordinance supersedes all the provisions of any municipal zoning ordinance enacted under Wis. Stat. § 62.23 for cities; or Wis. Stat. § 87.30 which relates to floodplains. A more restrictive ordinance shall continue in full force and effect to the extent of the greater restrictions, but not otherwise.

b) This ordinance is not intended to repeal, abrogate, or impair any existing deed restrictions, covenants, or easements. If this ordinance imposes greater restrictions, the provisions of this ordinance shall prevail.

(9) INTERPRETATION

In their interpretation and application, the provisions of this ordinance are the minimum requirements liberally construed in favor of the governing body and are not a limitation on or repeal of any other powers granted by the Wisconsin Statutes. If a provision of this ordinance is a required standard in Wis. Admin. Code Chap. NR 116 and where the ordinance provision is unclear, the provision shall be interpreted in light of the standards in effect on the date of the adoption of this ordinance or in effect on the date of the most recent text amendment to this ordinance.

(10) WARNING AND DISCLAIMER OF LIABILITY

The flood protection standards in this ordinance are based on engineering experience and scientific research. Larger floods may occur, or the flood height may be increased by man-made or natural causes. This ordinance does not imply or guarantee that non-floodplain areas or permitted floodplain uses will be free from flooding and flood damages. This ordinance does not create liability on the part of, or a cause of action against, the City or any officer or employee thereof for any flood damage that may result from reliance on this ordinance.

(11) SEVERABILITY

Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected.

(12) ANNEXED AREAS FOR CITIES AND VILLAGES

The Dane County floodplain zoning provisions in effect on the date of annexation shall remain in effect and shall be enforced by the municipality for all annexed areas until the municipality

adopts and enforces an ordinance which meets the requirements of Wis. Admin. Code Chap.NR 116 and 44 CFR 59-72, *National Flood Insurance Program* (NFIP). These annexed lands are described on the municipality's official zoning map. County floodplain zoning provisions are incorporated by reference for the purpose of administering this section and are on file in the office of the municipal zoning administrator. All plats or maps of annexation shall show the regional flood elevation and the floodway location.

2.0 GENERAL STANDARDS APPLICABLE TO ALL FLOODPLAIN DISTRICTS

The City shall review all permit applications to determine whether proposed building sites will be reasonably safe from flooding and assure that all necessary permits have been received from those governmental agencies whose approval is required by federal or state law.

1) If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall:

    a. be designed and anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

    b. be constructed with flood-resistant materials;

    c. be constructed by methods and practices that minimize flood damages; and

    d. Mechanical and utility equipment must be elevated to or above the flood protection elevation.

2) All subdivision proposals (including manufactured home parks) shall include regional flood elevation and floodway data for any development that meets the subdivision definition of this ordinance and all other requirements in s. 7.1(2). If a subdivision or other proposed new development is in a flood-prone area, the City shall assure that:

    a. such proposed subdivision or other proposed new development is consistent with the need to minimize flood damage within the flood-prone area;

    b. public utilities and facilities such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage; and

    c. adequate drainage is provided to reduce exposure to flood hazards.

2.1 HYDRAULIC AND HYDROLOGIC ANALYSES

1) No floodplain development shall:

    a. Obstruct flow, defined as development which blocks the conveyance of floodwaters by itself or with other development, causing any increase in the regional flood height; or

    b. Cause any increase in the regional flood height due to floodplain storage area lost.

2) The zoning administrator shall deny permits if it is determined the proposed development will obstruct flow or cause any increase in the regional flood height, based on the officially adopted FIRM or other adopted map, unless the provisions of s. 8.0 *Amendments* are met.

2.2 WATERCOURSE ALTERATIONS

No land use permit to alter or relocate a watercourse in a mapped floodplain shall be issued until the

local official has notified in writing all adjacent municipalities, the Department and FEMA regional offices, and required the applicant to secure all necessary state and federal permits. The standards of s. 2.1 must be met and the flood carrying capacity of any altered or relocated watercourse shall be maintained.

As soon as is practicable, but not later than six months after the date of the watercourse alteration or relocation and pursuant to s. 8.0 *Amendments,* the Zoning Administrator shall apply for a Letter of Map Revision (LOMR) from FEMA. Any such alterations must be reviewed and approved by FEMA and the DNR through the LOMC process.

2.3 WIS. STATS. CHAPTER 30, 31 DEVELOPMENT

Development which requires a permit from the Department, under Wis. Stats. Chapters 30 and 31, such as docks, piers, wharves, bridges, culverts, dams, and navigational aids, may be allowed if the necessary permits are obtained and amendments to the floodplain zoning ordinance are made according to s. 8.0 *Amendments*.

2.4 PUBLIC OR PRIVATE CAMPGROUNDS

Public or private campgrounds shall have a low flood damage potential and shall meet the following provisions:

1) The campground is approved by the Department of Agriculture, Trade and Consumer Protection;

2) A land use permit for the campground is issued by the zoning administrator;

3) The character of the river system and the campground elevation are such that a 72-hour warning of an impending flood can be given to all campground occupants;

4) There is an adequate flood warning procedure for the campground that offers the minimum notice required under this section to all persons in the campground. This procedure shall include a written agreement between the campground owner, the floodplain zoning agency or zoning administrator, the municipal emergency government coordinator and the chief law enforcement official which specifies the flood elevation at which evacuation shall occur, personnel responsible for monitoring flood elevations, types of warning systems to be used and the procedures for notifying at-risk parties, and the methods and personnel responsible for conducting the evacuation;

5) This agreement shall be for no more than one calendar year, at which time the agreement shall be reviewed and updated - by the officials identified in sub. (4) - to remain in compliance with all applicable regulations, including those of the state Department of Agriculture, Trade and Consumer Protection and all other applicable regulations;

6) All mobile recreational vehicles placed on site must meet one of the following:

    a. Be fully licensed, if required, and ready for highway use; or

    b. Not occupy any site in the campground for more than 180 consecutive days, at which time the recreational vehicle must be removed from the floodplain for a minimum of 24 hours; or

    c. Meet the requirements in either s. 3.0, 4.0, or 5.1 for the floodplain district in which the structure is located;

    A mobile recreational vehicle is ready for highway use if it is on its wheels or jacking

system, is attached to the site only by quick-disconnect utilities and security devices and has no permanently attached additions.

7) All camping units that remain on site for more than 30 days shall be issued a limited authorization by the campground operator, a written copy of which is kept on file at the campground. Such authorization shall allow placement of a camping unit consistent with 2.4(6) and shall ensure compliance with all the provisions of this section;

8) The City shall monitor the limited authorizations issued by the campground operator to assure compliance with the terms of this section;

9) The campground shall have signs clearly posted at all entrances warning of the flood hazard and the procedures for evacuation when a flood warning is issued; and

10) All service facilities, including but not limited to refuse collection, electrical service, gas lines, propane tanks, sewage systems and wells shall be properly anchored and placed at or floodproofed to the flood protection elevation; and

11) Standards for structures in a campground:

    a. All structures must comply with section 2.4 or meet the applicable requirements in ss. 3.0, 4.0, or 5.1 for the floodplain district in which the structure is located;

    b. Deck/landing-a portable landing may be allowed for a camping unit for each entry provided that the landing is not permanently attached to the ground or camping unit, is no more than 200 square feet in size, shall be portable, contain no walls or roof, and can be removed from the campground by a truck and/or trailer. Sections of such portable landings may be placed together to form a single deck not greater than 200 square feet at one entry point. Provisions for the removal of these temporary landings during flood events must be addressed within the written agreement with the City compliant with section 2.4(4). Any such deck/landing structure may be constructed at elevations lower than the flood protection elevation but must not obstruct flow of flood waters or cause any increase in flood levels during the occurrence of the regional flood.

    c. Decks/patios that are constructed completely at grade may be allowed but must also comply with applicable shoreland zoning standards.

    d. Camping equipment and appurtenant equipment in the campground may be allowed provided that the equipment is not permanently attached to the ground or camping unit, is not used as a habitable structure, and must not obstruct flow of flood waters or cause any increase in flood levels during the occurrence of the regional flood. Provisions for the removal of this equipment during flooding events shall be addressed within the written agreement with the City compliant with section 2.4(4).

    e. Once a flood warning in the written agreement has been issued for the campground, the campground owner or the designated operator shall ensure that all persons, camping units, decks, camping equipment and appurtenant equipment in the campground shall be evacuated within the timelines specified within the written agreement with the City compliant with section 2.4(4).

12) A land use permit shall be obtained as provided under 7.1(2) before any development; repair, modification, or addition to an existing structure; or change in the use of a building or structure, including sewer and water facilities, may be initiated.

3.0 FLOODWAY DISTRICT (FW)

3.1 APPLICABILITY

This section applies to all floodway areas on the floodplain zoning maps and those identified pursuant to s. 5.1(5).

3.2 PERMITTED USES

The following open space uses are allowed in the Floodway District and the floodway areas of the General Floodplain District, if:

- they are not prohibited by any other ordinance;
- they meet the standards in s. 3.3 and 3.4; and
- all permits or certificates have been issued according to s. 7.1.

1) Agricultural uses, such as: farming, outdoor plant nurseries, horticulture, viticulture, and wild crop harvesting.

2) Nonstructural industrial and commercial uses, such as loading areas, parking areas and airport landing strips.

3) Nonstructural recreational uses, such as golf courses, tennis courts, archery ranges, picnic grounds, boat ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting, trap, and skeet activities, hunting and fishing areas and hiking and horseback riding trails, subject to the fill limitations of s. 3.3(4).

4) Uses or structures accessory to open space uses or classified as historic structures that comply with s. 3.3 and 3.4.

5) Extraction of sand, gravel or other materials that comply with s. 3.3(4).

6) Functionally water-dependent uses, such as docks, piers or wharves, dams, flowage areas, culverts, navigational aids and river crossings of transmission lines, and pipelines that comply with chs. 30 and 31, Stats.

7) Public utilities, streets and bridges that comply with s. 3.3(3).

8) Portable latrines that are removed prior to flooding and systems associated with recreational areas and Department-approved campgrounds that meet the applicable provisions of local ordinances and Wis. Admin. Code Chap. SPS 383.

9) Public or private wells used to obtain potable water for recreational areas that meet the requirements of local ordinances and Wis. Admin. Code Chap. NR 811 and NR 812.

10) Wastewater treatment ponds or facilities permitted under Wis. Admin. Code § NR 110.15(3)(b).

11) Sanitary sewer or water supply lines to service existing or proposed development located outside the floodway that complies with the regulations for the floodplain area occupied.

3.3 STANDARDS FOR DEVELOPMENT IN THE FLOODWAY

1) GENERAL

   a. Any development in the floodway shall comply with s. 2.0 and have a low flood damage potential.

b. Applicants shall provide an analysis calculating the effects of this proposal on the regional flood height to determine the effects of the proposal according to s. 2.1 and 7.1(2)(c). The analysis must be completed by a registered professional engineer in the state of Wisconsin.

c. Any encroachment in the regulatory floodway is prohibited unless the data submitted for subd. 3.3(1)(b) above demonstrates that the encroachment will cause no increase in flood elevations in flood events up to the base flood at any location or removes the encroached area from the regulatory floodway as provided in s. 1.5(5).

2) STRUCTURES

Structures accessory to permanent open space uses, including utility and sanitary facilities, or functionally dependent on a waterfront location may be allowed by permit if the structures comply with the following criteria:

a. Not designed for human habitation, does not have a high flood damage potential and is constructed to minimize flood damage;

b. Shall either have the lowest floor elevated to or above the flood protection elevation or shall meet all the following standards:

1. Have the lowest floor elevated to or above the regional flood elevation and be dry floodproofed so that the structure is watertight with walls substantially impermeable to the passage of water and completely dry to the flood protection elevation without human intervention during flooding;

2. Have structural components capable of meeting all provisions of Section 3.3(2)(g) and;

3. Be certified by a registered professional engineer or architect, through the use of a Federal Emergency Management Agency Floodproofing Certificate, that the design and methods of construction are in accordance with Section 3.3(2)(g).

c. Shall be anchored to resist flotation, collapse, and lateral movement;

d. Mechanical and utility equipment must be elevated to or above the flood protection elevation; and

e. Shall not obstruct the flow of flood waters or cause any increase in flood levels during the occurrence of the regional flood.

f. For a structure designed to allow the automatic entry of floodwaters below the Regional Flood Elevation, the applicant shall submit a plan that meets s. 3.3(2)(a) through 3.3(2)(e) and meets or exceeds the following standards:

1. The lowest floor must be elevated to or above the regional flood elevation;

2. a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;

3. the bottom of all openings shall be no higher than one foot above the lowest adjacent grade; openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters, otherwise must remain open.

4. The use must be limited to parking, building access or limited storage.

g. Certification: Whenever floodproofing measures are required, a registered professional engineer or architect shall certify that the following floodproofing measures will be utilized, where appropriate, and are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the regional flood:

1. Reinforcement of floors and walls to resist rupture, collapse, or lateral movement caused by water pressures or debris buildup;

2. Construction of wells, water supply systems and waste treatment systems so as to prevent the entrance of flood waters in such systems and must be in accordance with provisions in Sections 3.4(4) and 3.4(5);

3. Subsurface drainage systems to relieve external pressures on foundation walls and basement floors;

4. Cutoff valves on sewer lines or the elimination of gravity flow basement drains; and

5. Placement of all other utilities to or above the flood protection elevation.

3) PUBLIC UTILITIES, STREETS AND BRIDGES
Public utilities, streets and bridges may be allowed by permit, if:

a. Adequate floodproofing measures are provided to the flood protection elevation; and

b. Construction meets the development standards of s. 2.1.

4) FILLS OR DEPOSITION OF MATERIALS
Fills or deposition of materials may be allowed by permit, if:

a. The requirements of s. 2.1 are met;

b. No material is deposited in navigable waters unless a permit is issued by the Department pursuant to Wis. Stat. Chap 30 and a permit pursuant to Section 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1344 has been issued, if applicable, and all other requirements have been met;

c. The fill or other materials will be protected against erosion by riprap, vegetative cover, sheet piling or bulkheading; and

d. The fill is not classified as a solid or hazardous material.

3.4 PROHIBITED USES
All uses not listed as permitted uses in s. 3.2 are prohibited, including the following uses:

1) Habitable structures, structures with high flood damage potential, or those not associated with permanent open-space uses;

2) Storing materials that are buoyant, flammable, explosive, injurious to property, water quality, or human, animal, plant, fish or other aquatic life;

3) Uses not in harmony with or detrimental to uses permitted in the adjoining districts;

4) Any private or public sewage systems, except portable latrines that are removed prior to flooding and systems associated with recreational areas and Department-approved campgrounds that

meet the applicable provisions of local ordinances and Wis. Admin. Code Chap. SPS 383;

5) Any public or private wells which are used to obtain potable water, except those for recreational areas that meet the requirements of local ordinances and Wis. Admin. Code Chaps. NR 811 and NR 812;

6) Any solid or hazardous waste disposal sites;

7) Any wastewater treatment ponds or facilities, except those permitted under Wis. Admin. Code § NR 110.15(3)(b); and

8) Any sanitary sewer or water supply lines, except those to service existing or proposed development located outside the floodway which complies with the regulations for the floodplain area occupied.

4.0 FLOODFRINGE DISTRICT (FF)

4.1 APPLICABILITY

This section applies to all floodfringe areas shown on the floodplain zoning maps and those identified pursuant to s. 5.1(5).

4.2 PERMITTED USES

Any structure, land use, or development is allowed in the Floodfringe District if the standards in s. 4.3 are met, the use is not prohibited by this, or any other ordinance or regulation and all permits or certificates specified in s. 7.1 have been issued.

4.3 STANDARDS FOR DEVELOPMENT IN THE FLOODFRINGE

Section 2.0 shall apply in addition to the following requirements according to the use requested. Any existing structure in the floodfringe must meet the requirements of s. 6.0 *Nonconforming Uses*;

(1) RESIDENTIAL USES

Any structure, including a manufactured home, which is to be newly constructed or moved into the floodfringe, shall meet or exceed the following standards;

a) All new construction, including placement of manufactured homes, and substantial improvement of residential structures, shall have the lowest floor elevated to or above the flood protection elevation on fill. The fill around the structure shall be one (1) foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure. No area may be removed from the floodfringe district unless it can be shown to meet s. 1.5(5).

b) Notwithstanding s. 4.3 (1)(a), a basement or crawlspace floor may be placed at the regional flood elevation if the basement or crawlspace is designed to make all portions of the structure below the flood protection elevation watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. No floor of any kind is allowed below the regional flood elevation;

c) Contiguous dryland access shall be provided from a structure to land outside of the floodplain, except as provided in subd. (d).

d) In developments where existing street or sewer line elevations make compliance with subd. (c) impractical, the City may permit new development and substantial improvements where roads are below the regional flood elevation, if:

1. The City has written assurance from police, fire and emergency services that rescue and relief will be provided to the structure(s) by wheeled vehicles during a regional flood event; or

2. The City has a DNR-approved emergency evacuation plan that follows acceptable hazard mitigation planning guidelines.

(2) ACCESSORY STRUCTURES OR USES

New construction and substantial improvements of an Accessory structure shall be constructed on fill with the lowest floor at or above the regional flood elevation.

(3) COMMERCIAL USES

Any commercial structure which is erected, altered, or moved into the floodfringe shall meet the requirements of s. 4.3(1). Subject to the requirements of s. 4.3(5), storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.

(4) MANUFACTURING AND INDUSTRIAL USES

Any manufacturing or industrial structure which is erected, altered, or moved into the floodfringe shall have the lowest floor elevated to or above the flood protection elevation or meet the floodproofing standards in s 7.5. Subject to the requirements of s. 4.3(5), storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.

(5) STORAGE OF MATERIALS

Materials that are buoyant, flammable, explosive, or injurious to property, water quality or human, animal, plant, fish, or aquatic life shall be stored at or above the flood protection elevation or floodproofed in compliance with s. 7.5. Adequate measures shall be taken to ensure that such materials will not enter the water body during flooding.

(6) PUBLIC UTILITIES, STREETS AND BRIDGES

All utilities, streets and bridges shall be designed to be compatible with comprehensive floodplain development plans; and

a) When failure of public utilities, streets and bridges would endanger public health or safety, or where such facilities are deemed essential, construction or repair of such facilities shall only be permitted if they are designed to comply with s. 7.5.

b) Minor roads or non-essential utilities may be constructed at lower elevations if they are designed to withstand flood forces to the regional flood elevation.

(7) SEWAGE SYSTEMS

All sewage disposal systems shall be designed to minimize or eliminate infiltration of flood water into the system, pursuant to s. 7.5(3), to the flood protection elevation and meet the provisions of all local ordinances and Wis. Admin. Code Chap. SPS 383.

(8) WELLS

All wells shall be designed to minimize or eliminate infiltration of flood waters into the system, pursuant to s. 7.5(3), to the flood protection elevation and shall meet the provisions of Wis. Admin. Code Chaps. NR 811 and NR 812.

(9) SOLID WASTE DISPOSAL SITES

Disposal of solid or hazardous waste is prohibited in floodfringe areas.

(10) DEPOSITION OF MATERIALS

Any deposited material must meet all the provisions of this ordinance.

(11) MANUFACTURED HOMES

a) Owners or operators of all manufactured home parks and subdivisions shall provide adequate surface drainage to minimize flood damage, and prepare, secure approval, and file an evacuation plan, indicating vehicular access and escape routes, with local emergency management authorities.

b) In existing manufactured home parks, all new homes, replacement homes on existing pads, and substantially improved homes shall:

1. have the lowest floor elevated to the flood protection elevation; and

2. be anchored so they do not float, collapse, or move laterally during a flood;

c) Outside of existing manufactured home parks, including new manufactured home parks and all single units outside of existing parks, all new, replacement and substantially improved manufactured homes shall meet the residential development standards for the floodfringe in s. 4.3(1).

(12) MOBILE RECREATIONAL VEHICLES

All mobile recreational vehicles shall be on site for less than 180 consecutive days and be either:

a) fully licensed and ready for highway use; or

b) shall meet the elevation and anchoring requirements in s. 4.3 (11)(b) and (c).

A mobile recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect utilities and security devices and has no permanently attached additions.

5.0 OTHER FLOODPLAIN DISTRICTS

5.1 GENERAL FLOODPLAIN DISTRICT (GFP)

1) APPLICABILITY

The provisions for the General Floodplain District shall apply to development in all floodplains mapped as A, AO, AH, and in AE zones within which a floodway is not delineated on the Flood Insurance Rate Maps identified in s. 1.5(2)(a).

2) FLOODWAY BOUNDARIES

For proposed development in zone A, or in zone AE within which a floodway is not delineated on the Flood Insurance Rate Map identified in s. 1.5(2)(a), the boundaries of the regulatory floodway shall be determined pursuant to s. 5.1(5). If the development is proposed to encroach upon the regulatory floodway, the development is subject to the standards of s 3.0. If the development is located entirely within the floodfringe, the development is subject to the standards of s. 4.0.

3) PERMITTED USES

Pursuant to s. 5.1(5) it shall be determined whether the proposed use is located within the floodway or floodfringe. Those uses permitted in the Floodway (s. 3.2) and Floodfringe (s. 4.2) Districts are allowed within the General Floodplain District, according to the standards of s. 5.1(4) provided that all permits or certificates required under s. 7.1 have been issued.

4) STANDARDS FOR DEVELOPMENT IN THE GENERAL FLOODPLAIN DISTRICT

Section 3.0 applies to floodway areas, determined pursuant to 5.1(5); Section 4.0 applies to floodfringe areas, determined pursuant to 5.1(5).

a) In zone AO, new construction and substantial improvement of structures shall have the lowest floor, including basement, elevated:

1. To or above the depth, in feet, as shown on the FIRM above the highest adjacent natural grade; or

2. If the depth is not specified on the FIRM, two feet (2) above the highest adjacent natural grade or higher.

b) In zone AH, new Construction and substantial improvement of structures shall have the lowest floor, including basement, elevated to or above the flood protection elevation.

c) In zones AO and AH, applicant shall provide adequate drainage paths to guide floodwaters around structures.

d) All development in zones AO and AH shall meet the requirements of s. 4.0 applicable to flood fringe areas.

5) DETERMINING FLOODWAY AND FLOODFRINGE LIMITS

Upon receiving an application for development within zone A, or within zone AE where a floodway has not been delineated on the Flood Insurance Rate Maps, the zoning administrator shall:

a) Require the applicant to submit two copies of an aerial photograph or a plan which shows the proposed development with respect to the general floodplain district limits, stream channel, and existing floodplain developments, along with a legal description of the property, fill limits and elevations, building floor elevations and flood proofing measures and the flood zone as shown on the FIRM.

b) Require the applicant to furnish any of the following information deemed necessary by the Department to evaluate the effects of the proposal upon flood height and flood flows, regional flood elevation and to determine floodway boundaries.

1. A Hydrologic and Hydraulic Study as specified in s. 7.1(2)(c).

2. Plan (surface view) showing elevations or contours of the ground; pertinent structure, fill or storage elevations; size, location, and layout of all proposed and existing structures on the site; location and elevations of streets, water supply, and sanitary facilities; soil types and other pertinent information.

3. Specifications for building construction and materials, floodproofing, filling, dredging, channel improvement, storage, water supply and sanitary facilities.

5.2 FLOOD STORAGE DISTRICT (WHEN APPLICABLE)

The flood storage district delineates that portion of the floodplain where storage of floodwaters has been taken into account and is relied upon to reduce the regional flood discharge. The district protects the flood storage areas and assures that any development in the storage areas will not decrease the effective flood storage capacity which would cause higher flood elevations.

(1) APPLICABILITY
The provisions of this section apply to all areas within the Flood Storage District (FSD), as shown on the official floodplain zoning maps.

(2) PERMITTED USES
Any use or development which occurs in a flood storage district must meet the applicable requirements in s. 4.3.

(3) STANDARDS FOR DEVELOPMENT IN FLOOD STORAGE DISTRICTS

a. Development in a flood storage district shall not cause an increase equal or greater than 0.00 of a foot in the height of the regional flood.

b. No development shall be allowed which removes flood storage volume unless an equal volume of storage as defined by the pre-development ground surface and the regional flood elevation shall be provided in the immediate area of the proposed development to compensate for the volume of storage, which is lost, (compensatory storage). Excavation below the groundwater table is not considered to provide an equal volume of storage.

c. If compensatory storage cannot be provided, the area may not be developed unless the entire area zoned as flood storage district – on this waterway – is rezoned to the floodfringe district. This must include a revision to the floodplain study and map done for the waterway to revert to the higher regional flood discharge calculated without floodplain storage, as per s. 8.0 *Amendments* of this ordinance.

d. No area may be removed from the flood storage district unless it can be shown that the area has been filled to the flood protection elevation and is contiguous to other lands lying outside of the floodplain.

6.0 NONCONFORMING USES

6.1 GENERAL

1) Applicability

a) The standards in this section shall apply to all uses and buildings that do not conform to the provisions contained within a floodplain zoning ordinance or with Wis. Stat. § 87.30and Wis. Admin. Code §§ NR 116.12-14 and National Flood Insurance Program 44 CFR 59-72, these standards shall apply to all modifications or additions to any nonconforming use or structure

and to the use of any structure or premises which was lawful before the passage of this ordinance or any amendment thereto. A party asserting existence of a lawfully established nonconforming use or structure has the burden of proving that the use or structure was compliant with the floodplain zoning ordinance in effect at the time the use or structure was created.

b) As permit applications are received for additions, modifications, or substantial improvements to nonconforming buildings in the floodplain, the City shall develop a list of those nonconforming buildings, their present equalized assessed value, and a list of the costs of those activities associated with changes to those buildings.

2) The existing lawful use of a structure or its accessory use which is not in conformity with the provisions of this ordinance may continue subject to the following conditions:

a) No modifications or additions to a nonconforming use or structure shall be permitted unless they comply with this ordinance. The words "modification" and "addition" include, but are not limited to, any alteration, addition, modification, structural repair, rebuilding or replacement of any such existing use, structure or accessory structure or use. Maintenance is not considered a modification; this includes painting, decorating, paneling and other nonstructural components and the maintenance, repair or replacement of existing private sewage or water supply systems or connections to public utilities. Any costs associated with the repair of a damaged structure are not considered maintenance.

The construction of a deck that does not exceed 200 square feet and that is adjacent to the exterior wall of a principal structure is not an extension, modification, or addition. The roof of the structure may extend over a portion of the deck in order to provide safe ingress and egress to the principal structure.

b) If a nonconforming use or the use of a nonconforming structure is discontinued for 12 consecutive months, it is no longer permitted and any future use of the property, and any structure or building thereon, shall conform to the applicable requirements of this ordinance;

c) The City shall keep a record which lists all nonconforming uses and nonconforming structures, their present equalized assessed value, the cost of all modifications or additions which have been permitted, and the percentage of the structure's total current value those modifications represent;

d) No modification or addition to any nonconforming structure or any structure with a nonconforming use, which over the life of the structure would equal or exceed 50% of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in compliance with s. 4.3(1). The costs of elevating the lowest floor of a nonconforming building or a building with a nonconforming use to the flood protection elevation are excluded from the 50% provisions of this subsection;

e) No maintenance on a per event basis to any nonconforming structure or any structure with a nonconforming use, the cost of which would equal or exceed 50% of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in compliance with s. 4.3(1). Maintenance to any nonconforming structure, which does not exceed 50% of its present equalized assessed value on a per event basis, does not count against the cumulative calculations over the life of the structure for substantial improvement calculations.

f) If on a per event basis the total value of the work being done under (d) and (e) equals or exceeds 50% of the present equalized assessed value, the work shall not be permitted unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in compliance with s. 4.3(1).

g) Except as provided in subd. (h), if any nonconforming structure or any structure with a nonconforming use is destroyed or is substantially damaged, it cannot be replaced, reconstructed, or rebuilt unless the use and the structure meet the current ordinance requirements. A structure is considered substantially damaged if the total cost to restore the structure to its pre-damaged condition equals or exceeds 50% of the structure's present equalized assessed value.

h) For nonconforming buildings that are substantially damaged or destroyed by a nonflood disaster, the repair or reconstruction of any such nonconforming building shall be permitted in order to restore it to the size and use in effect prior to the damage event, provided that the following minimum requirements are met, and all required permits have been granted prior to the start of construction:

1. Residential Structures

   a. Shall have the lowest floor, including basement, elevated to or above the base flood elevation using fill, pilings, columns, posts, or perimeter walls. Perimeter walls must meet the requirements of s. 7.5(2).

   b. Shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, and shall be constructed with methods and materials resistant to flood damage.

   c. Shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or elevated so as to prevent water from entering or accumulating within the components during conditions of flooding.

   d. In A Zones, obtain, review, and utilize any flood data available from a federal, state or other source.

   e. In AO Zones with no elevations specified, shall have the lowest floor, including basement, meet the standards in s. 5.1(4).

   f. in AO Zones, shall have adequate drainage paths around structures on slopes to guide floodwaters around and away from the structure.

2. Nonresidential Structures

   a. Shall meet the requirements of s. 6.1(2)(h)1a-f.

   b. Shall either have the lowest floor, including basement, elevated to or above the regional flood elevation; or, together with attendant utility and sanitary facilities, shall meet the standards in s. 7.5 (1) or (2).

   c. In AO Zones with no elevations specified, shall have the lowest floor, including basement, meet the standards in s. 5.1(4).

3) A nonconforming historic structure may be altered if the alteration will not preclude the structure's continued designation as a historic structure, the alteration will comply with s. 3.3 (1), flood resistant materials are used, and construction practices and floodproofing methods that comply with s. 7.5 are used. Repair or rehabilitation of historic structures shall be exempt from the development standards of s. 6.1 (2)(h)1 if it is determined that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and is the minimum necessary to preserve the historic character and design of the structure.

4) Notwithstanding anything in this chapter to the contrary, modifications, additions, maintenance, and repairs to a nonconforming building shall not be prohibited based on cost and the building's nonconforming use shall be permitted to continue if:

   a) Any living quarters in the nonconforming building are elevated to be at or above the flood protection elevation;

   b) The lowest floor of the nonconforming building, including the basement, is elevated to or above the regional flood elevation;

   c) The nonconforming building is permanently changed to conform to the applicable requirements of 2.0;

   d) If the nonconforming building is in the floodway, the building is permanently changed to conform to the applicable requirements of 3.3(1), 3.3(2)(b) through (e), 3.3(3), 3.3(4), and 6.2. Any development that adds additional fill or creates an encroachment in the floodplain from beyond the original nonconforming structure's 3-D building envelope must determine the floodway in accordance with section 5.1(5). If the encroachment is in the floodway, it must meet the standards in section 3.3(4);

   e) If the nonconforming building is in the floodfringe, the building is permanently changed to conform to the applicable requirements of 4.3 and 6.3;

   f) Repair or reconstruction of nonconforming structures and substantial improvements of residential buildings in zones A1-30, AE, and AH must have the lowest floor (including basement) elevated to or above the base flood elevation;

   g) Repair or reconstruction of nonconforming structures and substantial improvements of non-residential buildings in zones A1-30, AE, and AH must have the lowest floor (including basement) elevated to or above the base flood elevation, or (together with attendant utility and sanitary facilities) be designed so that below the base flood elevation the building is watertight with walls substantially impermeable to the passage of water and with structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy:

      i. Where a non-residential structure is intended to be made watertight below the base flood elevation, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction, and must certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of s. 6.1(4)(g) above.

      ii. The community must maintain a record of such certification including the specific elevation to which each such structure is floodproofed;

   h) Fully enclosed areas below the lowest floor of repair or reconstruction of nonconforming structures and substantial improvements in zones A1-30, AE, and AH that are usable solely

for parking of vehicles, building access, or storage, must be designed to adequately equalize hydrostatic forces on exterior walls by allowing for the entry and exit of floodwaters. Subsequent improvements to repaired or reconstructed nonconforming structures must not increase the degree of their nonconformity. Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or meet the following criteria:

i. A minimum of two openings into each enclosed area must be located below the base flood elevation and provide a total net area of not less than one square inch for every square foot of enclosed area.

ii. The bottom of all openings must be no higher than one foot above the adjacent grade.

iii. Openings may be equipped with screens, louvers, valves, or other coverings if they permit the automatic entry and exit of floodwaters;

i) Manufactured homes that are placed or substantially improved within zones A1-30, AE, and AH outside of a manufactured home park or subdivision, in a new manufactured home park or subdivision, in an expansion to an existing manufactured home park or subdivision, or in an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as a result of flood, must be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation, and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement;

j) Manufactured homes that are placed or substantially improved within zones A1-30, AE, and AH on existing sites in an existing manufactured home park that is not undergoing expansion and on which a manufactured home has not incurred substantial damage as a result of flood must be elevated so that either the lowest floor of the manufactured home is at or above the base flood elevation, or the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade, and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement;

k) Recreational vehicles placed on sites within zones A1-30, AH, and AE must either:

i. Be on site for fewer than 180 consecutive days; or

ii. Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions); or

iii. Meet the elevation and anchoring requirements for manufactured homes in s. 6.1(4)(i) above;

l) In a regulatory floodway that has been delineated on the FIRM in zone A1-30 or AE, encroachments, including repair or reconstruction of nonconforming structures, substantial improvement, or other development (including fill) must be prohibited unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment will not result in any increase in flood levels within the community during the occurrence of the base flood discharge. Subsequent improvements to repaired or reconstructed nonconforming structures must not increase the degree of their nonconformity;

m) In zone A, the community must obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source as criteria for requiring repair or reconstruction of nonconforming structures, substantial improvement, and other development to meet ss. 6.1(4)(f) through (l) (inclusive) above. Any development that adds additional fill or creates an encroachment in the floodplain from beyond the original nonconforming structure's 3-D building envelope must determine the floodway in accordance with section 5.1(5). If the encroachment is in the floodway, it must meet the standards in section 3.3(4). Subsequent improvements to repair or reconstructed nonconforming structures must not increase the degree of their nonconformity;

n) In zones A1-30 or AE where a regulatory floodway has not been delineated on the FIRM, repair or reconstruction of nonconforming structures, substantial improvement, or any development that adds additional fill or creates an encroachment in the floodplain from beyond the original nonconforming structure's 3-D building envelope must determine the floodway in accordance with section 5.1(5). If the encroachment is in the floodway, it must meet the standards in section 3.3(4). Subsequent improvements to repair or reconstructed nonconforming structures must not increase the degree of their nonconformity;

o) In zone AO, repair or reconstruction of nonconforming structures and substantial improvements of residential structures must have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM (at least two feet if no depth number is specified). Subsequent improvements to repair or reconstructed nonconforming structures must not increase the degree of their nonconformity; or

p) In zone AO, repair or reconstruction of nonconforming structures and substantial improvements of nonresidential structures must have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM (at least two feet if no depth number is specified), or (together with attendant utility and sanitary facilities) be structurally dry-floodproofed to that level according to the standard specified in s. 6.1(4)(g) above. Subsequent improvements to repair or reconstructed nonconforming structures must not increase the degree of their nonconformity.

6.2 FLOODWAY DISTRICT

1) No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use in the Floodway District, unless such modification or addition:

   a) Has been granted a permit or variance which meets all ordinance requirements;

   b) Meets the requirements of s. 6.1;

   c) Shall not increase the obstruction to flood flows or regional flood height;

   d) Any addition to the existing structure shall be floodproofed, pursuant to s. 7.5, by means other than the use of fill, to the flood protection elevation; and,

   e) If any part of the foundation below the flood protection elevation is enclosed, the following standards shall apply:

      1. The enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of flood waters without human intervention. A minimum of two (2) openings must be provided with a minimum net area of at least one (1) square inch for every one (1) square foot of the enclosed area. The lowest part of the opening can be no more than 12 inches above the adjacent grade;

2. The parts of the foundation located below the flood protection elevation must be constructed of flood-resistant materials;

3. Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and

4. The use must be limited to parking, building access or limited storage.

2) No new on-site sewage disposal system, or addition to an existing on-site sewage disposal system, except where an addition has been ordered by a government agency to correct a hazard to public health, shall be allowed in the Floodway District. Any replacement, repair or maintenance of an existing on-site sewage disposal system in a floodway area shall meet the applicable requirements of all City ordinances, s. 7.5(3) and Wis. Admin. Code Chap. SPS 383.

3) No new well or modification to an existing well used to obtain potable water shall be allowed in the Floodway District. Any replacement, repair, or maintenance of an existing well in the Floodway District shall meet the applicable requirements of all municipal ordinances, s. 7.5(3) and Wis. Admin. Code Chaps. NR 811 and NR 812.

6.3 FLOODFRINGE DISTRICT

1) No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use unless such modification or addition has been granted a permit or variance by the City and meets the requirements of s. 4.3 except where s. 6.3(2) is applicable.

2) Where compliance with the provisions of subd. (1) would result in unnecessary hardship and only where the structure will not be used for human habitation or be associated with a high flood damage potential, the Board of Appeals, using the procedures established in s. 7.3, may grant a variance from those provisions of subd. (1) for modifications or additions using the criteria listed below. Modifications or additions which are protected to elevations lower than the flood protection elevation may be permitted if:

   a) No floor is allowed below the regional flood elevation for residential or commercial structures;

   b) Human lives are not endangered;

   c) Public facilities, such as water or sewer, shall not be installed;

   d) Flood depths shall not exceed two (2) feet;

   e) Flood velocities shall not exceed two (2) feet per second; and

   f) The structure shall not be used for storage of materials as described in s. 4.3(5).

3) All new private sewage disposal systems, or addition to, replacement, repair or maintenance of a private sewage disposal system shall meet all the applicable provisions of all local ordinances, s. 7.5 (3) and Wis. Admin. Code Chap. SPS 383.

4) All new wells, or addition to, replacement, repair, or maintenance of a well shall meet the applicable provisions of this ordinance, s. 7.5 (3) and Wis. Admin. Code Chapters NR 811 and NR 812.

6.4 FLOOD STORAGE DISTRICTS

No modifications or additions shall be allowed to any nonconforming structure in a flood storage area

unless the standards set forth in 5.2(3) are met.

7.0 ADMINISTRATION

Where a zoning administrator, planning agency or a board of appeals has already been appointed to administer a zoning ordinance adopted under Wis. Stats. §§ 59.69, 59.692 or 62.23(7), these officials shall also administer this ordinance.

7.1 ZONING ADMINISTRATOR

1) DUTIES AND POWERS

The zoning administrator is authorized to administer this ordinance and shall have the following duties and powers:

a) Advise applicants of the ordinance provisions, assist in preparing permit applications and appeals, and assure that the regional flood elevation for the proposed development is shown on all permit applications.

b) Issue permits and inspect properties for compliance with provisions of this ordinance and issue certificates of compliance where appropriate.

c) Inspect and assess all damaged floodplain structures to determine if substantial damage to the structures has occurred.

d) Keep records of all official actions such as:
   1. All permits issued, inspections made, and work approved;
   2. Documentation of certified lowest floor and regional flood elevations;
   3. Floodproofing certificates.
   4. Water surface profiles, floodplain zoning maps and ordinances, nonconforming uses and structures including changes, appeals, variances and amendments.
   5. All substantial damage assessment reports for floodplain structures.
   6. List of nonconforming structures and uses.

e) Submit copies of the following items to the Department Regional office:
   1. Within 10 days of the decision, a copy of any decisions on variances, appeals for map or text interpretations, and map or text amendments;
   2. Copies of case-by-case analyses and other required information.
   3. Copies of substantial damage assessments performed and all related correspondence concerning the assessments.

f) Investigate, prepare reports, and report violations of this ordinance to the municipal zoning agency and attorney for prosecution. Copies of the reports shall also be sent to the Department Regional office.

g) Submit copies of amendments to the FEMA Regional office.

2) LAND USE PERMIT

A land use permit shall be obtained before any development; repair, modification, or addition to an existing structure; or change in the use of a building or structure, including sewer and water facilities, may be initiated. Application to the zoning administrator shall include:

a) GENERAL INFORMATION

1. Name and address of the applicant, property owner and contractor;

2. Legal description, proposed use, and whether it is new construction or a modification;

b) SITE DEVELOPMENT PLAN
A site plan drawn to scale shall be submitted with the permit application form and shall contain:

1. Location, dimensions, area and elevation of the lot;

2. Location of the ordinary highwater mark of any abutting navigable waterways;

3. Location of any structures with distances measured from the lot lines and street center lines;

4. Location of any existing or proposed on-site sewage systems or private water supply systems;

5. Location and elevation of existing or future access roads;

6. Location of floodplain and floodway limits as determined from the official floodplain zoning maps;

7. The elevation of the lowest floor of proposed buildings and any fill using the vertical datum from the adopted study – either National Geodetic Vertical Datum (NGVD) or North American Vertical Datum (NAVD);

8. Data sufficient to determine the regional flood elevation in NGVD or NAVD at the location of the development and to determine whether or not the requirements of s. 3.0 or 4.0 are met; and

9. Data to determine if the proposed development will cause an obstruction to flow or an increase in regional flood height or discharge according to s. 2.1. This may include any of the information noted in s. 3.3(1).

c) HYDRAULIC AND HYDROLOGIC STUDIES TO ANALYZE DEVELOPMENT
All hydraulic and hydrologic studies shall be completed under the direct supervision of a professional engineer registered in the State. The study contractor shall be responsible for the technical adequacy of the study. All studies shall be reviewed and approved by the Department.

1. Zone A floodplains and in AE zones within which a floodway is not delineated:
   a. Hydrology
      i. The appropriate method shall be based on the standards in Wis. Admin. Code § NR 116.07(3), *Hydrologic Analysis: Determination of Regional Flood Discharge.*

   b. Hydraulic modeling
      The regional flood elevation shall be based on the standards in Wis. Admin. Code § NR 116.07(4), *Hydraulic Analysis: Determination of Regional Flood Elevation* and the following:

i. determination of the required limits of the hydraulic model shall be based on detailed study information for downstream structures (dam, bridge, culvert) to determine adequate starting WSEL for the study.

ii. channel sections must be surveyed.

iii. minimum four-foot contour data in the overbanks shall be used for the development of cross section overbank and floodplain mapping.

iv. a maximum distance of 500 feet between cross sections is allowed in developed areas with additional intermediate cross sections required at transitions in channel bottom slope including a survey of the channel at each location.

v. the most current version of HEC-RAS shall be used.

vi. a survey of bridge and culvert openings and the top of road is required at each structure.

vii. additional cross sections are required at the downstream and upstream limits of the proposed development and any necessary intermediate locations based on the length of the reach if greater than 500 feet.

viii. standard accepted engineering practices shall be used when assigning parameters for the base model such as flow, Manning's N values, expansion and contraction coefficients or effective flow limits. The base model shall be calibrated to past flooding data such as high-water marks to determine the reasonableness of the model results. If no historical data is available, adequate justification shall be provided for any parameters outside standard accepted engineering practices.

ix. the model must extend past the upstream limit of the difference in the existing and proposed flood profiles in order to provide a tie-in to existing studies. The height difference between the proposed flood profile and the existing study profiles shall be no more than 0.00 feet.

c. Mapping
A work map of the reach studied shall be provided, showing all cross-section locations, floodway/floodplain limits based on best available topographic data, geographic limits of the proposed development and whether the proposed development is located in the floodway.

i. If the proposed development is located outside of the floodway, then it is determined to have no impact on the regional flood elevation.

ii. If any part of the proposed development is in the floodway, it must be added to the base model to show the difference between existing and proposed conditions. The study must ensure that all coefficients remain the same as in the existing model, unless adequate justification based on standard accepted engineering practices is provided.

2. Zone AE Floodplains
a. Hydrology

If the proposed hydrology will change the existing study, the appropriate method to be used shall be based on Wis. Admin. Code § NR 116.07(3), *Hydrologic Analysis: Determination of Regional Flood Discharge.*

b. Hydraulic model

The regional flood elevation shall be based on the standards in Wis. Admin. Code § NR 116.07(4), *Hydraulic Analysis: Determination of Regional Flood Elevation* and the following:

i. Duplicate Effective Model
The effective model shall be reproduced to ensure correct transference of the model data and to allow integration of the revised data to provide a continuous FIS model upstream and downstream of the revised reach. If data from the effective model is available, models shall be generated that duplicate the FIS profiles and the elevations shown in the Floodway Data Table in the FIS report to within 0.1 foot.

ii. Corrected Effective Model.
The Corrected Effective Model shall not include any man-made physical changes since the effective model date but shall import the model into the most current version of HEC-RAS for Department review.

iii. Existing (Pre-Project Conditions) Model.
The Existing Model shall be required to support conclusions about the actual impacts of the project associated with the Revised (Post-Project) Model or to establish more up-to-date models on which to base the Revised (Post-Project) Model.

iv. Revised (Post-Project Conditions) Model.
The Revised (Post-Project Conditions) Model shall incorporate the Existing Model and any proposed changes to the topography caused by the proposed development. This model shall reflect proposed conditions.

v. All changes to the Duplicate Effective Model and subsequent models must be supported by certified topographic information, bridge plans, construction plans and survey notes.

vi. Changes to the hydraulic models shall be limited to the stream reach for which the revision is being requested. Cross sections upstream and downstream of the revised reach shall be identical to those in the effective model and result in water surface elevations and top widths computed by the revised models matching those in the effective models upstream and downstream of the revised reach as required. The Effective Model shall not be truncated.

c. Mapping

Maps and associated engineering data shall be submitted to the Department for review which meet the following conditions:

i. Consistency between the revised hydraulic models, the revised floodplain and floodway delineations, the revised flood profiles, topographic work map, annotated FIRMs and/or Flood Boundary Floodway Maps (FBFMs), construction plans, bridge plans.

ii. Certified topographic map of suitable scale, contour interval, and a planimetric map showing the applicable items. If a digital version of the map is available, it may be submitted in order that the FIRM may be more easily revised.

iii. Annotated FIRM panel showing the revised 1% and 0.2% annual chance floodplains and floodway boundaries.

iv. If an annotated FIRM and/or FBFM and digital mapping data (GIS or CADD) are used, then all supporting documentation or metadata must be included with the data submission along with the Universal Transverse Mercator (UTM) projection and State Plane Coordinate System in accordance with FEMA mapping specifications.

v. The revised floodplain boundaries shall tie into the effective floodplain boundaries.

vi. All cross sections from the effective model shall be labeled in accordance with the effective map and a cross section lookup table shall be included to relate to the model input numbering scheme.

vii. Both the current and proposed floodways shall be shown on the map.

viii. The stream centerline, or profile baseline used to measure stream distances in the model shall be visible on the map.

d) EXPIRATION
All permits issued under the authority of this ordinance shall expire no more than 180 days after issuance. The permit may be extended for a maximum of 180 days for good and sufficient cause. If the permitted work has not started within 180 days of the permit date, the development must comply with any regulation, including any revision to the FIRM or FIS, that took effect after the permit date.

3) CERTIFICATE OF COMPLIANCE
No land shall be occupied or used, and no building which is hereafter constructed, altered, added to, modified, repaired, rebuilt, or replaced shall be occupied until a certificate of compliance is issued by the zoning administrator, except where no permit is required, subject to the following provisions:

a) The certificate of compliance shall show that the building or premises or part thereof, and the proposed use, conform to the provisions of this ordinance;

b) Application for such certificate shall be concurrent with the application for a permit;

c) If all ordinance provisions are met, the certificate of compliance shall be issued within 10 days after written notification that the permitted work is completed;

d) The applicant shall submit a certification signed by a registered professional engineer, architect, or land surveyor that the fill, lowest floor and floodproofing elevations are in compliance with the permit issued. Floodproofing measures also require certification by a registered professional engineer or architect that the requirements of s. 7.5 are met.

e) Where applicable pursuant to s. 5.1(4), the applicant must submit a certification by a registered professional engineer or surveyor of the elevation of the bottom of the lowest horizontal structural member supporting the lowest floor (excluding pilings or columns), and an indication of whether the structure contains a basement.

f) Where applicable pursuant to s. 5.1(4), the applicant must submit certifications by a registered professional engineer or architect that the structural design and methods of construction meet accepted standards of practice as required by s. 5.1(4).

4) OTHER PERMITS
Prior to obtaining a floodplain development permit the applicant must secure all necessary permits from federal, state, and local agencies, including but not limited to those required by the U.S. Army Corps of Engineers under Section 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1344.

7.2 ZONING AGENCY

1) The Director of Planning and Community Development shall:

a) oversee the functions of the office of the zoning administrator; and

b) review and advise the Common Council on all proposed amendments to this ordinance, maps, and text.

c) publish adequate notice pursuant to Wis. Stat. Chap. 985, specifying the date, time, place, and subject of the public hearing.

2) The Director of Planning and Community Development shall not:

a) grant variances to the terms of the ordinance in place of action by the Board of Appeals; or

b) amend the text or zoning maps in place of official action by the governing body.

7.3 BOARD Of APPEALS

The Board of Appeals, created under Wis. Stat. § 62.23(7)(e)is hereby authorized or shall be appointed to act for the purposes of this ordinance. The Board shall exercise the powers conferred by Wisconsin Statutes and adopt rules for the conduct of business. The zoning administrator shall not be the secretary of the Board.

1) POWERS AND DUTIES
The Board of Appeals shall:
a) Appeals - Hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official in the enforcement or administration of this ordinance;

b) Boundary Disputes - Hear and decide disputes concerning the district boundaries shown on the official floodplain zoning map; and

c) Variances - Hear and decide, upon appeal, variances from the ordinance standards.

2) APPEALS TO THE BOARD
a) Appeals to the board may be taken by any person aggrieved, or by any officer or department of the City affected by any decision of the zoning administrator or other administrative officer. Such appeal shall be taken within 30 days unless otherwise provided by the rules of the board, by filing with the official whose decision is in question, and with the board, a notice of appeal specifying the reasons for the appeal. The official whose decision is in question shall transmit to the board all records regarding the matter appealed.

b) NOTICE AND HEARING FOR APPEALS INCLUDING VARIANCES

1. Notice - The board shall:

    a. Fix a reasonable time for the hearing;
    b. Publish adequate notice pursuant to Wisconsin Statutes, specifying the date, time, place, and subject of the hearing; and
    c. Assure that notice shall be mailed to the parties in interest and the Department Regional office at least 10 days in advance of the hearing.

2. Hearing - Any party may appear in person or by agent. The board shall:
    a. Resolve boundary disputes according to s. 7.3(3);
    b. Decide variance applications according to s. 7.3(4); and
    c. Decide appeals of permit denials according to s. 7.4.

c) DECISION: The final decision regarding the appeal or variance application shall:

1. Be made within a reasonable time;

2. Be sent to the Department Regional office within 10 days of the decision;

3. Be a written determination signed by the chairman or secretary of the Board;

4. State the specific facts which are the basis for the Board's decision;

5. Either affirm, reverse, vary or modify the order, requirement, decision, or determination appealed, in whole or in part, dismiss the appeal for lack of jurisdiction or grant or deny the variance application; and

6. Include the reasons for granting an appeal, describing the hardship demonstrated by the applicant in the case of a variance, clearly stated in the recorded minutes of the Board proceedings.

3) BOUNDARY DISPUTES

The following procedure shall be used by the Board in hearing disputes concerning floodplain district boundaries:

a) If a floodplain district boundary is established by approximate or detailed floodplain studies, the flood elevations or profiles shall prevail in locating the boundary.

b) The person contesting the boundary location shall be given a reasonable opportunity to present arguments and technical evidence to the Board; and

c) If the boundary is incorrectly mapped, the Board should inform the zoning committee or the person contesting the boundary location to petition the governing body for a map amendment according to s. 8.0 *Amendments*.

4) VARIANCE

a) The Board may, upon appeal, grant a variance from the standards of this ordinance if an applicant convincingly demonstrates that:

1. Literal enforcement of the ordinance will cause unnecessary hardship;

2. The hardship is due to adoption of the floodplain ordinance and unique property conditions, not common to adjacent lots or premises. In such case the ordinance or map must be amended;

3. The variance is not contrary to the public interest; and

4. The variance is consistent with the purpose of this ordinance in s. 1.3.

b) In addition to the criteria in subd. (a), to qualify for a variance under FEMA regulations, the Board must find that the following criteria have been met:

1. The variance shall not cause any increase in the regional flood elevation;

2. The applicant has shown good and sufficient cause for issuance of the variance;

3. Failure to grant the variance would result in exceptional hardship;

4. Granting the variance will not result in additional threats to public safety, extraordinary public expense, create a nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;

5. The variance granted is the minimum necessary, considering the flood hazard, to afford relief.

c) A variance shall not:

1. Grant, extend or increase any use prohibited in the zoning district;

2. Be granted for a hardship based solely on an economic gain or loss;

3. Be granted for a hardship which is self-created.

4. Damage the rights or property values of other persons in the area;

5. Allow actions without the amendments to this ordinance or map(s) required in s. 8.0 *Amendments*; and

6. Allow any alteration of an historic structure, including its use, which would preclude its continued designation as an historic structure.

d) When a floodplain variance is granted, the Board shall notify the applicant in writing that it may increase risks to life and property and flood insurance premiums could increase up to $25.00 per $100.00 of coverage. A copy shall be maintained with the variance record.

7.4 TO REVIEW APPEALS OF PERMIT DENIALS

(1) The Zoning Agency (s. 7.2) or Board shall review all data related to the appeal. This may include:

a. Permit application data listed in s. 7.1(2);

b. Floodway/floodfringe determination data in s. 5.1(5);

c. Data listed in s. 3.3(1)(b) where the applicant has not submitted this information to the zoning administrator; and

d. Other data submitted with the application or submitted to the Board with the appeal.

(2) For appeals of all denied permits the Board shall:

a. Follow the procedures of s. 7.3;

b. Consider zoning agency recommendations; and

c. Either uphold the denial or grant the appeal.

(3) For appeals concerning increases in regional flood elevation the Board shall:

a. Uphold the denial where the Board agrees with the data showing an increase in flood elevation. Increases may only be allowed after amending the flood profile and map and all appropriate legal arrangements are made with all adversely affected property owners as per the requirements of s. 8.0 *Amendments*; and

b. Grant the appeal where the Board agrees that the data properly demonstrates that the project does not cause an increase provided no other reasons for denial exist.

7.5 FLOODPROOFING STANDARDS

(1) No permit or variance shall be issued for a non-residential structure designed to be watertight below the regional flood elevation until the applicant submits a plan certified by a registered professional engineer or architect that the floodproofing measures will protect the structure or development to or above the flood protection elevation and submits a FEMA Floodproofing Certificate. Floodproofing is not an alternative to the development standards in ss. 2.0, 3.0, 4.0, or 5.1.

(2) For a structure designed to allow the entry of floodwaters, no permit or variance shall be issued until the applicant submits a plan either:

a. certified by a registered professional engineer or architect; or

b. meeting or exceeding the following standards:
   1. a minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding;
   2. the bottom of all openings shall be no higher than one (1) foot above grade; and
   3. openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(3) Floodproofing measures shall be designed, as appropriate, to:

a. Withstand flood pressures, depths, velocities, uplift and impact forces and other regional flood factors;

b. Protect structures to the flood protection elevation;

c. Anchor structures to foundations to resist flotation and lateral movement;

d. Minimize or eliminate infiltration of flood waters;

e. Minimize or eliminate discharges into flood waters;

f. Placement of essential utilities to or above the flood protection elevation; and

g. If any part of the foundation below the flood protection elevation is enclosed, the following standards shall apply:

1. The enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of flood waters without human intervention. A minimum of two openings must be provided with a minimum net area of at least one square inch for every one square foot of the enclosed area. The lowest part of the opening can be no more than 12 inches above the adjacent grade;

2. The parts of the foundation located below the flood protection elevation must be constructed of flood-resistant materials;

3. Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and

4. The use must be limited to parking, building access or limited storage.

7.6 PUBLIC INFORMATION

(1) Place marks on structures to show the depth of inundation during the regional flood.

(2) All maps, engineering data and regulations shall be available and widely distributed.

(3) Real estate transfers should show what floodplain zoning district any real property is located in.

8.0 AMENDMENTS

Obstructions or increases may only be permitted if amendments are made to this ordinance, the official floodplain zoning maps, floodway lines and water surface profiles, in accordance with s. 8.1.

(1) In AE Zones with a mapped floodway, no obstructions or increases shall be permitted unless the applicant receives a Conditional Letter of Map Revision from FEMA and amendments are made to this ordinance, the official floodplain zoning maps, floodway lines and water surface profiles, in accordance with s. 8.1. Any such alterations must be reviewed and approved by FEMA and the DNR.

(2) In A Zones increases equal to or greater than 1.0 foot may only be permitted if the applicant receives a Conditional Letter of Map Revision from FEMA and amendments are made to this ordinance, the official floodplain maps, floodway lines, and water surface profiles, in accordance with s. 8.1.

8.1 GENERAL

The Common Council shall change or supplement the floodplain zoning district boundaries and this ordinance in the manner outlined in s. 8.2 below. Actions which require an amendment to the ordinance and/or submittal of a Letter of Map Change (LOMC) include, but are not limited to, the following:

(1) Any fill or floodway encroachment that obstructs flow causing any increase in the regional flood height;

(2) Any change to the floodplain boundaries and/or watercourse alterations on the FIRM;

(3) Any changes to any other officially adopted floodplain maps listed in s. 1.5 (2)(b);

(4) Any floodplain fill which raises the elevation of the filled area to a height at or above the flood protection elevation and is contiguous to land lying outside the floodplain;

(5) Correction of discrepancies between the water surface profiles and floodplain maps;

(6) Any upgrade to a floodplain zoning ordinance text required by Wis. Admin. Code, s. NR 116.05, or otherwise required by law, or for changes by the City; and

(7) All channel relocations and changes to the maps to alter floodway lines or to remove an area from the floodway or the floodfringe that is based on a base flood elevation from a FIRM requires prior approval by FEMA.

8.2 PROCEDURES

Ordinance amendments may be made upon petition of any party according to the provisions of Wis. Stat. § 62.23 . The petition~~s~~ shall include all data required by s. 5.1(5) and 7.1(2). The Land Use Permit shall not be issued until a Letter of Map Revision is issued by FEMA for the proposed changes.

(1) The proposed amendment shall be referred to the Plan Commission for a public hearing and recommendation to the Common Council. The amendment and notice of public hearing shall be submitted to the Department Regional office for review prior to the hearing. The amendment procedure shall comply with the provisions of Wis. Stat. § 62.23.

(2) No amendments shall become effective until reviewed and approved by the Department.

(3) All persons petitioning for a map amendment that obstructs flow causing any increase in the regional flood height, shall obtain flooding easements or other appropriate legal arrangements from all adversely affected property owners and notify local units of government before the amendment can be approved by the governing body.

9.0 ENFORCEMENT AND PENALTIES

Any violation of the provisions of this ordinance by any person shall be unlawful and shall be referred to the municipal attorney who shall expeditiously prosecute all such violators. A violator shall, upon conviction, forfeit to the City a penalty of not more than $50.00 (fifty dollars), together with a taxable cost of such action. Each day of continued violation shall constitute a separate offense. Every violation of this ordinance is a public nuisance, and the creation may be enjoined, and the maintenance may be abated by action at suit of the City, the state, or any citizen thereof pursuant to Wis. Stat. § 87.30.

10.0 DEFINITIONS

Unless specifically defined, words and phrases in this ordinance shall have their common law meaning and shall be applied in accordance with their common usage. Words used in the present tense include the future, the singular number includes the plural and the plural number includes the singular. The word "may" is permissive, "shall" is mandatory and is not discretionary.

1. A ZONES – Those areas shown on the Official Floodplain Zoning Map which would be inundated by the regional flood. These areas may be numbered or unnumbered A Zones. The A Zones may or may not be reflective of flood profiles, depending on the availability of data for a given area.

2. AH ZONE – See “AREA OF SHALLOW FLOODING”.

3. AO ZONE – See “AREA OF SHALLOW FLOODING”.

4. ACCESSORY STRUCTURE OR USE – A facility, structure, building or use which is accessory or

incidental to the principal use of a property, structure or building. An accessory structure shall not be used for human habitation.

5. ALTERATION – An enhancement, upgrade or substantial change or modification other than an addition or repair to a dwelling or to electrical, plumbing, heating, ventilating, air conditioning and other systems within a structure.

6. AREA OF SHALLOW FLOODING – A designated AO, AH, AR/AO, AR/AH, or VO zone on a community's Flood Insurance Rate Map (FIRM) with a 1 percent or greater annual chance of flooding to an average depth of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flood may be evident. Such flooding is characterized by ponding or sheet flow.

7. BASE FLOOD – Means the flood having a one (1) percent chance of being equaled or exceeded in any given year, as published by FEMA as part of a FIS and depicted on a FIRM.

8. BASEMENT – Any enclosed area of a building having its floor sub-grade on all sides.

9. BUILDING – See STRUCTURE.

10. BULKHEAD LINE – A geographic line along a reach of navigable water that has been adopted by a municipal ordinance and approved by the Department pursuant to Wis. Stat. § 30.11 and which allows limited filling between this bulkhead line and the original ordinary highwater mark, except where such filling is prohibited by the floodway provisions of this ordinance.

11. CAMPGROUND – Any parcel of land which is designed, maintained, intended, or used for the purpose of providing sites for nonpermanent overnight use by 4 or more camping units, or which is advertised or represented as a camping area.

12. CAMPING UNIT – Any portable device, no more than 400 square feet in area, used as a temporary shelter, including but not limited to a camping trailer, motor home, bus, van, pick-up truck, or tent that is fully licensed, if required, and ready for highway use.

13. CERTIFICATE OF COMPLIANCE – A certification that the construction and the use of land or a building, the elevation of fill or the lowest floor of a structure is in compliance with all of the provisions of this ordinance.

14. CHANNEL – A natural or artificial watercourse with definite bed and banks to confine and conduct normal flow of water.

15. CRAWLWAYS or CRAWL SPACE – An enclosed area below the first usable floor of a building, generally less than five (5) feet in height, used for access to plumbing and electrical utilities.

16. DECK – An unenclosed exterior structure that has no roof or sides and has a permeable floor which allows the infiltration of precipitation.

17. DEPARTMENT – The Wisconsin Department of Natural Resources.

18. DEVELOPMENT – Any artificial change to improved or unimproved real estate, including, but not limited to, the construction of buildings, structures or accessory structures; the construction of additions or alterations to buildings, structures or accessory structures; the repair of any damaged structure or the improvement or renovation of any structure, regardless of percentage of damage or improvement; the placement of buildings or structures; subdivision layout and site preparation; mining, dredging, filling, grading, paving, excavation or drilling operations; the storage, deposition or extraction of materials or equipment; and the installation, repair or removal of public or private sewage disposal systems or water supply facilities.

19. DRYLAND ACCESS – A vehicular access route which is above the regional flood elevation, and which connects land located in the floodplain to land outside the floodplain, such as a road with its surface above regional flood elevation and wide enough for wheeled rescue and relief vehicles.

20. ENCROACHMENT – Any fill, structure, equipment, use or development in the floodway.

21. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) – The federal agency that administers the National Flood Insurance Program.

22. FLOOD INSURANCE RATE MAP (FIRM) – A map of a community on which the Federal Insurance Administration has delineated both the floodplain and the risk premium zones applicable to the community. This map can only be amended by the Federal Emergency Management Agency.

23. FLOOD or FLOODING – A general and temporary condition of partial or complete inundation of normally dry land areas caused by one of the following conditions:
    - The overflow or rise of inland waters;
    - The rapid accumulation or runoff of surface waters from any source;
    - The inundation caused by waves or currents of water exceeding anticipated cyclical levels along the shore of Lake Michigan or Lake Superior; or
    - The sudden increase caused by an unusually high-water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a seiche, or by some similarly unusual event.

24. FLOOD FREQUENCY – The probability of a flood occurrence which is determined from statistical analyses. The frequency of a particular flood event is usually expressed as occurring, on the average once in a specified number of years or as a percent (%) chance of occurring in any given year.

25. FLOODFRINGE – That portion of the floodplain outside of the floodway which is covered by flood waters during the regional flood and associated with standing water rather than flowing water.

26. FLOOD HAZARD BOUNDARY MAP – A map designating approximate flood hazard areas. Flood hazard areas are designated as unnumbered A-Zones and do not contain floodway lines or regional flood elevations. This map forms the basis for both the regulatory and insurance aspects of the National Flood Insurance Program (NFIP) until superseded by a Flood Insurance Study and a Flood Insurance Rate Map (FIRM).

27. FLOOD INSURANCE STUDY – A technical engineering examination, evaluation, and determination of the local flood hazard areas. It provides maps designating those areas affected by the regional flood and provides both flood insurance rate zones and base flood elevations and may provide floodway lines. The flood hazard areas are designated as numbered and unnumbered A-Zones. Flood Insurance Rate Maps, that accompany the Flood Insurance Study, form the basis for both the regulatory and the insurance aspects of the National Flood Insurance Program.

28. FLOODPLAIN – Land which has been or may be covered by flood water during the regional flood. It includes the floodway and the floodfringe and may include other designated floodplain areas for regulatory purposes.

29. FLOODPLAIN ISLAND – A natural geologic land formation within the floodplain that is surrounded, but not covered, by floodwater during the regional flood.

30. FLOODPLAIN MANAGEMENT – Policy and procedures to ensure wise use of floodplains,

including mapping and engineering, mitigation, education, and administration and enforcement of floodplain regulations.

31. FLOOD PROFILE – A graph or a longitudinal profile line showing the relationship of the water surface elevation of a flood event to locations of land surface elevations along a stream or river.

32. FLOODPROOFING – Any combination of structural provisions, changes or adjustments to properties and structures, water and sanitary facilities and contents of buildings subject to flooding, for the purpose of reducing or eliminating flood damage.

33. FLOOD PROTECTION ELEVATION – An elevation of two feet of freeboard above the Regional Flood Elevation. (Also see: FREEBOARD.)

34. FLOOD STORAGE – Those floodplain areas where storage of floodwaters has been taken into account during analysis in reducing the regional flood discharge.

35. FLOODWAY – The channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge.

36. FREEBOARD – A safety factor expressed in terms of a specified number of feet above a calculated flood level. Freeboard compensates for any factors that cause flood heights greater than those calculated, including ice jams, debris accumulation, wave action, obstruction of bridge openings and floodways, the effects of watershed urbanization, loss of flood storage areas due to development and aggregation of the river or stream bed.

37. HABITABLE STRUCTURE – Any structure or portion thereof used or designed for human habitation.

38. HEARING NOTICE – Publication or posting meeting the requirements of Wis. Stat. Chap. 985. For appeals, a Class 1 notice, published once at least one week (7 days) before the hearing, is required. For all zoning ordinances and amendments, a Class 2 notice, published twice, once each week consecutively, the last at least a week (7 days) before the hearing. City ordinances may require additional notice, exceeding these minimums.

39. HIGH FLOOD DAMAGE POTENTIAL – Damage that could result from flooding that includes any danger to life or health or any significant economic loss to a structure or building and its contents.

40. HIGHEST ADJACENT GRADE – The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

41. HISTORIC STRUCTURE – Any structure that is either:
    - Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
    - Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
    - Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
    - Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program, as determined by the Secretary of the Interior; or by the Secretary of the Interior in states without approved programs.

42. INCREASE IN REGIONAL FLOOD HEIGHT – A calculated upward rise in the regional flood elevation greater than 0.00 foot, based on a comparison of existing conditions and proposed

conditions which is directly attributable to development in the floodplain but not attributable to manipulation of mathematical variables such as roughness factors, expansion and contraction coefficients and discharge.

43. LAND USE – Any nonstructural use made of unimproved or improved real estate. (Also see DEVELOPMENT.)

44. LOWEST ADJACENT GRADE – Elevation of the lowest ground surface that touches any of the exterior walls of a building.

45. LOWEST FLOOR – The lowest floor of the lowest enclosed area (including basement).

46. MAINTENANCE – The act or process of ordinary upkeep and repairs, including redecorating, refinishing, nonstructural repairs, or the replacement of existing fixtures, systems or equipment with equivalent fixtures, systems, or structures.

47. MANUFACTURED HOME – A structure transportable in one or more sections, which is built on a permanent chassis and is designed to be used with or without a permanent foundation when connected to required utilities. The term "manufactured home" includes a mobile home but does not include a "mobile recreational vehicle."

48. MOBILE/MANUFACTURED HOME PARK OR SUBDIVISION – A parcel (or contiguous parcels) of land, divided into two or more manufactured home lots for rent or sale.

49. MOBILE/MANUFACTURED HOME PARK OR SUBDIVISION, EXISTING – A parcel of land, divided into two or more manufactured home lots for rent or sale, on which the construction of facilities for servicing the lots is completed before the effective date of this ordinance. At a minimum, this would include the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads.

50. MOBILE/MANUFACTURED HOME PARK, EXPANSION TO EXISTING – The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed. This includes installation of utilities, construction of streets and either final site grading, or the pouring of concrete pads.

51. MOBILE RECREATIONAL VEHICLE – A vehicle which is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled, carried or permanently towable by a licensed, light-duty vehicle, is licensed for highway use if registration is required and is designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel or seasonal use. Manufactured homes that are towed or carried onto a parcel of land, but do not remain capable of being towed or carried, including park model homes, do not fall within the definition of "mobile recreational vehicles."

52. MODEL, CORRECTED EFFECTIVE – A hydraulic engineering model that corrects any errors that occur in the Duplicate Effective Model, adds any additional cross sections to the Duplicate Effective Model, or incorporates more detailed topographic information than that used in the current effective model.

53. MODEL, DUPLICATE EFFECTIVE – A copy of the hydraulic analysis used in the effective FIS and referred to as the effective model.

54. MODEL, EFFECTIVE – The hydraulic engineering model that was used to produce the current effective Flood Insurance Study.

55. MODEL, EXISTING (PRE-PROJECT) – A modification of the Duplicate Effective Model or

Corrected Effective Model to reflect any man-made modifications that have occurred within the floodplain since the date of the effective model but prior to the construction of the project for which the revision is being requested. If no modification has occurred since the date of the effective model, then this model would be identical to the Corrected Effective Model or Duplicate Effective Model.

56. MODEL, REVISED (POST-PROJECT) – A modification of the Existing or Pre-Project Conditions Model, Duplicate Effective Model or Corrected Effective Model to reflect revised or post-project conditions.

57. MUNICIPALITY or MUNICIPAL – The county, city or village governmental units enacting, administering, and enforcing this zoning ordinance.

58. NAVD or NORTH AMERICAN VERTICAL DATUM – Elevations referenced to mean sea level datum, 1988 adjustment.

59. NGVD or NATIONAL GEODETIC VERTICAL DATUM – Elevations referenced to mean sea level datum, 1929 adjustment.

60. NEW CONSTRUCTION – For floodplain management purposes, structures for which the start of construction commenced on or after the effective date of a floodplain zoning regulation adopted by the City and includes any subsequent improvements to such structures.

61. NON-FLOOD DISASTER – A fire or an ice storm, tornado, windstorm, mudslide, or other destructive act of nature, but excludes a flood.

62. NONCONFORMING STRUCTURE – An existing lawful structure or building which is not in conformity with the dimensional or structural requirements of this ordinance for the area of the floodplain which it occupies. (For example, an existing residential structure in the floodfringe district is a conforming use. However, if the lowest floor is lower than the flood protection elevation, the structure is nonconforming.)

63. NONCONFORMING USE – An existing lawful use or accessory use of a structure or building which is not in conformity with the provisions of this ordinance for the area of the floodplain which it occupies. (Such as a residence in the floodway.)

64. OBSTRUCTION TO FLOW – Any development which blocks the conveyance of floodwaters such that this development alone or together with any future development will cause an increase in regional flood height.

65. OFFICIAL FLOODPLAIN ZONING MAP – That map, adopted and made part of this ordinance, as described in s. 1.5(2), which has been approved by the Department and FEMA.

66. OPEN SPACE USE – Those uses having a relatively low flood damage potential and not involving structures.

67. ORDINARY HIGHWATER MARK – The point on the bank or shore up to which the presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristic.

68. PERSON – An individual, or group of individuals, corporation, partnership, association, municipality, or state agency.

69. PRIVATE SEWAGE SYSTEM – A sewage treatment and disposal system serving one (1) structure with a septic tank and soil absorption field located on the same parcel as the structure.

It also means an alternative sewage system approved by the Department of Safety and Professional Services, including a substitute for the septic tank or soil absorption field, a holding tank, a system serving more than one (1) structure, or a system located on a different parcel than the structure.

70. PUBLIC UTILITIES – Those utilities using underground or overhead transmission lines such as electric, telephone and telegraph, and distribution and collection systems such as water, sanitary sewer, and storm sewer.

71. REASONABLY SAFE FROM FLOODING – Means base flood waters will not inundate the land or damage structures to be removed from the floodplain and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

72. REGIONAL FLOOD – A flood determined to be representative of large floods known to have occurred in Wisconsin. A regional flood is a flood with a one (1) percent chance of being equaled or exceeded in any given year, and if depicted on the FIRM, the RFE is equivalent to the BFE.

73. START OF CONSTRUCTION – The date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond initial excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling, nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For an alteration, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

74. STRUCTURE – Any manmade object with form, shape and utility, either permanently or temporarily attached to, placed upon or set into the ground, stream bed or lakebed, including, but not limited to, roofed and walled buildings, gas or liquid storage tanks, bridges, dams and culverts.

75. SUBDIVISION – Has the meaning given in Wis. Stat. § 236.02(12) or in the City Subdivision Code, whichever is more restrictive.

76. SUBSTANTIAL DAMAGE – Damage of any origin sustained by a structure, whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the equalized assessed value of the structure before the damage occurred.

77. SUBSTANTIAL IMPROVEMENT – Any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the equalized assessed value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the work performed. The term does not include either any project for the improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions; or any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

78. UNNECESSARY HARDSHIP – Where special conditions affecting a particular property, which were not self-created, have made strict conformity with restrictions governing areas, setbacks, frontage, height, or density unnecessarily burdensome or unreasonable in light of the purposes of

the ordinance.

79. VARIANCE – An authorization by the board of adjustment or appeals for the construction or maintenance of a building or structure in a manner which is inconsistent with dimensional standards (not uses) contained in the floodplain zoning ordinance.

80. VIOLATION – The failure of a structure or other development to be fully compliant with the floodplain zoning ordinance. A structure or other development without required permits, lowest floor elevation documentation, floodproofing certificates or required floodway encroachment calculations is presumed to be in violation until such time as that documentation is provided.

81. WATERSHED – The entire region contributing runoff or surface water to a watercourse or body of water.

82. WATER SURFACE PROFILE – A graphical representation showing the elevation of the water surface of a watercourse for each position along a reach of river or stream at a certain flood flow. A water surface profile of the regional flood is used in regulating floodplain areas.

83. WELL – means an excavation opening in the ground made by digging, boring, drilling, driving or other methods, to obtain groundwater regardless of its intended use.

Exhibit A7:

2022

Facility Plan Addendum

City of Middleton Wastewater Treatment Plant



City of Middleton

T O ENGINEERS

Facility Plan Addendum

02-07-2022

REVISION 0

PREPARED FOR:

City of Middleton
1103 West Main Street
Middleton, ID 83644

Middleton



02/07/2022

Prepared by:

T-O Engineers
1998 W. Judith Lane
Boise, Idaho 83705

T-O ENGINEERS

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ABBREVIATIONS AND ACRONYMS

µg/L ..... micrograms per liter
µm ..... micrometer
A^2O ..... Anaerobic/Anoxic/Oxic
AC ..... alternating current
ADD ..... average day demand
BOD ..... biochemical oxygen demand
BOD_5 ..... 5- day biochemical oxygen demand
cfm ..... cubic feet per minute
cfs ..... cubic feet per second
CIP ..... clean-in-place
CIPP ..... cured-in-place pipe
COD ..... chemical oxygen demand
CT ..... contact time
DEQ ..... (Idaho) Department of Environmental Quality
EBPR ..... Enhanced Biological Phosphorus Removal
EDU ..... equivalent dwelling unit
EID ..... Environmental Information Document
EQ ..... equalization
fps ..... feet per second
gpad ..... gallons per acre per day
gpcd ..... gallons per capita per day
gpd ..... gallons per day
gpm ..... gallons per minute
hp ..... horsepower
HRT ..... hydraulic retention time
IDAPA ..... Idaho Administrative Procedures Act
IPDES ..... Idaho Pollutant Discharge Elimination System
MDF ..... Maximum Daily Flow
MMF ..... Maximum Monthly Flow
I/I ..... inflow and infiltration
ISRB ..... Idaho Surveying and Rating Bureau
lb ..... pound
MBR ..... Membrane Bioreactor
MCL ..... maximum contaminant level
MDD ..... maximum day demand
Mgal ..... million gallons
MGD ..... million gallons per day
mg/L ..... milligrams per liter
MLE ..... Modified Ludzack Ettinger
mm ..... millimeter
NDN ..... Nitrification/Denitrification
NFIP ..... National Flood Insurance Program
O&M ..... operations and maintenance
SBR ..... sequence batch reactor
SCADA ..... supervisory control and data acquisition
SCFM ..... standard cubic feet per minute
s.u ..... standard units (for measurement of pH)
TDS ..... total dissolved solids
TKN ..... Total Kjeldahl Nitrogen
TSS ..... total suspended solids
USDA ..... U.S. Department of Agriculture
USDA-RD ..... U.S. Department of Agriculture - Rural Development
USGS ..... U.S. Geological Survey
UV ..... ultraviolet
VFD ..... variable frequency drive
WWFP ..... Wastewater Facility Plan
WWTP ..... Wastewater Treatment Plan

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ES.0 EXECUTIVE SUMMARY

This document is intended to update the Wastewater Facility Plan for the City of Middleton, originally completed in 2019 (hereafter referred to as the existing Facility Plan). Since the existing Facility Plan was published, the City has prepared updated population projections which forecast a much higher growth rate. The increased growth rate was adapted from historical growth data observed between late 2019 and 2021. This change has brought the need for a detailed assessment of the long-term feasibility of the City's wastewater infrastructure. This document is intended to update the following sections from the existing Facility Plan:

1.3 – Population Trends
1.4 – Wastewater Flows
1.5 – Effluent Discharge Permit
6.1 – Influent Quality
6.2 – WWTP Operations
6.3 – Capacity Limitations
8.2 – Ammonia Treatment Alternatives
8.3 – Phosphorus Treatment Alternatives
9.0 – Capital Improvement Plan

ES.1 – Facilities Planning Alternatives Evaluation Process

A wide range of treatment alternatives were considered for meeting Middleton's wastewater management and treatment requirements. In early 2021, the design team identified five feasible alternatives through an interactive process involving City staff, consultant staff, and wastewater operations staff. Preference was given to alternatives which increase treatment capacity within the existing SBR basin footprint. The following sections summarize the conclusions of the alternatives analysis.

ES.2 Design Conditions

ES2.1 – Population Trends

Middleton encompasses just over 22,000 acres with a high residential development rate. The existing Facility plan used a 3.4% population growth rate throughout the planning period (through 2040) which was based on historical population growth data prior to 2019. Currently, a variable growth rate between 5% and 13% is forecasted over the planning

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period. Table ES1 below compares the populations projections used in the existing Facility Plan to the current population estimates which will be used in this addendum. The more rapid growth in population for the area will result in a proportional increase in wastewater loadings to the WWTP. Therefore, new population estimates will be used as the basis for facility design and future infrastructure planning.

Table ES1. Population Projection Comparison.

Year	Original Population Estimate	Revised Population Estimate
2020	9,732	9,732
2030	13,613	24,555
2040	19,044	39,998

ES2.2 – Planning Permit Limits

The Facilities current NPDES permit is extended through 2022. Updated permit requirements are estimated through the 20-year planning period lasting until 2040. The updated NPDES permit will include changes in BOD, TSS, ammonia, and phosphorus limits. Changes in these permit limits are due to technology-based restrictions and newly updated discharge limits of certain constituents into defined Waters of the United States. Proposed biological treatment alternatives will be designed in accordance with the criteria presented by population growth and permit limits in order to meet anticipated 2040 conditions.

Table ES2. Summary of Key Permit Changes

Parameter	Average Monthly Limit		Average Weekly Limit	
	Existing	*Planning*	*Existing*	*Planning*
BOD_5	45 mg/L 687 lb/d	30 mg/L 640 lb/d	65 mg/L 992 lb/d	45 mg/L 960 lb/d
TSS	70 mg/L 1,070 lb/d	30 mg/L 640 lb/d	105 mg/L 1,605 lb/d	45 mg/L 960 lb/d
Total Ammonia as N[1]	No Limit	10.2 mg/L 171.1 lb/d	No Limit	No Limit
Total Phosphorus[1]	No Limit	-- mg/L 1.5 ppd	No Limit	No Limit

1. *More stringent summer limits shown (May – September)*

ES.3 Treatment Plant Existing Conditions

Currently, wastewater from the collection system is diverted and discharged in a manhole near the southeast corner of the WWTP. Wastewater flows through the headworks of the facility

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which includes influent screens, a lift station, and grit removal. Biological treatment and nutrient removal occur in two sequencing batch reactor (SBR) basins. This process treats wastewater in cycles of equalization, aeration, and clarification. Secondary effluent from the SBR basins flow to a covered post-equalization basin prior to UV disinfection before discharge via the Mill Slough outfall along the Boise River.

ES3.1 – Existing Equipment Assessment

Due to the increased population growth throughout the 20-year planning period, the expected useful life or capacities of existing facility processes are reduced. Table ES3 below represents the updated capacities for each major component of the Middleton WWTP.

Table ES3. Updated Hydraulic Capacities.

Component:	Governing Flow	Year Capacity Met	Capacity Provided (MGD)[1]	2040 Capacity Needed (MGD)[2]	Trigger for, Decommissioning, Replacement, or Expansion
Influent Screens	PHF	2029	4.2	6.49	Replacement: -Increase capacity -Improve operations and maintenance
Influent Lift Station[3]	PHF	2026	3.6	6.49	Replacement: -Increase capacity
Influent 14" PVC Force Main	PHF	2037	5.8	6.49	Replacement: -Increase capacity
Grit Removal / Classifier	PHF	2029	4.2	6.49	Expansion: -Increase capacity
SBR Basins	MMF	2025	1.5	3.47	Replacement (w/new technology): -Capacity increase -Efficiency upgrade
UV System	MDF	2032	2.7	3.96	Expansion: -Increase capacity -Add redundancy
15” PVC Gravity Pipe	MDF	2024	1.6	3.97	Replacement: -Increase capacity

1. Existing capacity of system process
2. Capacity required to meet new planning projections.
3. Assuming fourth pump, already in stock, is added to existing system

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ES.4 Treatment Plant Alternatives

Current operation capacities at the WWTP rely on the batch cycles carried out by the SBR basins. The City wishes to evaluate alternative methods of treatment which may provide increased capacity, efficiency, and operational merits. This document presents and analyzes five proposed treatment alternatives to increase biological treatment and nutrient removal capacity (outlined in Table ES4 below).

Table ES4. List of Treatment Alternative Upgrades.

Alternative	Description
A-1 (MBR)	Membrane bioreactor with enhanced biological phosphorus removal (EBPR) and Nitrification/Denitrification (NDN)
A-2 (Conventional Activated Sludge)	Three (3) continuous flow processes were examined within this alternative. Each process includes the construction of secondary clarifiers.
A-2a (A^2O)	Conventional Activated Sludge. Anaerobic/Anoxic/Anoxic process. Includes EBPR and NDN.
A-2b (5-Stage Bardenpho)	Conventional Activated Sludge, 5-stage Bardenpho with EBPR and NDN.
A-2c (A^2O Step Feed)	Conventional Activated Sludge. A^2O step feed with EBPR and NDN.
A-3 (SBR)	Sequencing batch reactor with NDN only.

Each viable alternative had a process model developed with the wastewater process modelling software Biowin 6.2 (Envirosim, 2021) using the 20-year planning criteria (attached in Appendix B). Using the same influent loading for each alternative, the treatment capacity of each alternative in terms of wastewater throughput was calculated. Each alternative's capacity in Table ES5 below maintains compliance with future wastewater permit requirements. Each alternative assumes the existing SBR process basins are retrofitted for future treatment.

Table ES5. Alternative Hydraulic Capacity Summary.

Alternative	Capacity
A-1 MBR[1]	3.00 MGD
A-2a A^2O	3.36 MGD
A-2b 5-Stage Bardenpho	3.10 MGD
A-2c A^2O Step Feed	3.30 MGD
A-3 SBR[2]	1.50 MGD

1. MBR alternative can achieve 3.0 MGD capacity only using 1 existing SBR basin for treatment. It is assumed the city would retrofit one of the existing SBR basins to function as an equalization tank if this alternative was selected.
2. Capacity for the existing two-basin SBR system.

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ES.5 Capital Improvement Plan

The Capital Improvement Plan in this report is intended to address improvements related to the selected biological treatment system alternative, as well as existing facility improvements including screens, pumping facilities and other intermediate infrastructure. In this section the costs for the selected alternative as well as the required facility improvement costs will be presented. Any costs presented are planning level estimates with a contingency factor of ±30%. The estimate reflects opinion of probable costs at the time of preparation and is subject to change as the design matures. In depth cost estimates for each option are provided in Appendix C.

Table ES6 below summarizes the life cycle costs specific to the biological treatment alternatives presented. Life cycle costs include corresponding initial capital, operation, and maintenance costs over the 20-year planning period. Conventional activated sludge (CAS) refers to a continuous flow activated sludge system.

Table ES6. Life Cycle Costs per Treatment Alternative.

Alternative	Total Life Cycle Cost	Capital (Construction) Costs
A-1 MBR	$21,918,000	$ 12,894,000
A-2a CAS (A^2O)	$20,748,000	$ 12,587,000
A-2b CAS (5-Stage Bardenpho)	$21,531,000	$ 13,215,000
A-2c CAS (A^2O Step Feed)	$21,856,000	$ 13,566,000
A-3 SBR	$26,293,000	$ 18,671,000

MBR = Membrane Bioreactor
A^2O = Anaerobic/Anoxic/Aerobic
SBR = Sequencing batch reactor

Existing equipment and treatment components at the WWTP also require certain upgrades during the planning period. Table ES7 outlines intermediate treatment process upgrade costs.

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Table ES7. Existing Facility Upgrade Cost Estimate.

Category	Cost
Facility Improvements	
Influent Screens	$ 988,900
Influent Lift Station	$ 622,000
Influent Force Main	$ 500,000
Grit Removal / Classifier	$ 1,215,500
Primary Clarifiers and Sludge Wetwell	$ 2,890,000
UV System	$ 1,194,000
Effluent Outfall Piping	$ 348,000
Sludge Storage Tank	$ 561,000
Dewatering Infrastructure	$ 2,341,000
Tertiary Phosphorus Treatment	$ 3,806,000
Gravel Roadway	$ 363,000
Sludge Removal	$ 550,000
Vac Truck Dump Pad	$ 327,000
WWTP Office Sewer	$ 75,000
General Conditions	
Contingency (30%)	$ 5,775,383
Engineering Design (10%)	$ 2,656,676
Construction Management (5%)	$ 1,328,338
Mechanical (12%)	$ 1,893,568
Electrical, I&C (10%)	$ 1,577,973
Contractor OH&P (8%)	$ 1,540,102
TOTAL	**$ 30,552,000**

The final cost to the City will include one selected biological treatment alternative and the required existing facility improvements outlined in the tables above. The selection of biological treatment alternative is derived from a comparison matrix outline in the following section.

ES 5.1 – Alternative Evaluation and Comparison Matrix

The developed approach to alternative evaluation incorporates cost effectiveness and non-economic factors important to the City. The final list of evaluation criteria and corresponding weighting for each alternative includes:

- Life Cycle Costs (30%)
- Initial Capital Cost (20%)
- Relative Capacity (20%)

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- Operational Complexity (10%)
- Expandability and Scalability (10%)
- Reliability and Resiliency (10%)

The comparative ranking of each alternative according to the category of evaluation is summarized in Table ES8 below. Alternatives were ranked numerically from 1 to 5, with higher values indicating a more desirable rating. Conventional activated sludge (CAS) has been selected as the preferred alternative. Selection of a specific CAS variation will occur during the design phase of the project.

Table ES8. Alternatives Comparison Matrix.

Category	Weight	A-1 MBR	A-2 Activated Sludge	A-3 SBR
Capital Cost	20%	4.8	5.0	1.0
Life Cycle Cost	30%	4.2	5.0	1.0
Capacity	20%	4.2	5.0	1.0
Operational Complexity	10%	1.5	4.0	3.0
Expandability and Scalability	10%	4.0	2.7	1.0
Reliability and Resiliency	10%	1.7	3.0	2.5
TOTAL	**100%**	**3.8**	**4.5**	**1.4**

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Alternative Selection

Based on the results derived from alternative evaluation, a continuous flow activated sludge process is the preferred biological treatment retrofit as part of the Capital Improvement Plan. This alternative provides the best solution to meet the planning criteria needs for the City's wastewater system. Considering this alternative and additional facility improvements listed in Table ES7, the overall project cost for the City is expected to be around $37.3M throughout the 20-year planning period. Equipment replacement will be initiated based on the estimated remaining lifespan and capacity of equipment. A projection of existing equipment capacity was prepared in Chart 5 (pg. 38). A summary of total project costs to meet future population growth is provided below in Table ES9.

Table ES9. Summary of Total Project Construction Costs.

Category	Cost
Conventional Activated Sludge Retrofit[1]	$ 13,123,000
Additional WWTP Infrastructure Improvements	$ 30,552,000
TOTAL	$ 43,675,000

1. Average of all three Activated Sludge Alternatives (ranges from $12.5-$13.5 million per alternative).

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1.0 INTRODUCTION AND BASIS OF PLANNING

This chapter is intended to update Sections 1.3 and 1.4 from the existing Facility Plan.

1.1 Facility Plan Background

The City of Middleton's Wastewater Treatment Plant (WWTP) currently operates under a Facility Plan (Master Plan), approved by IDEQ in 2019. The plan outlines existing equipment/operations and describes potential capital improvement plans to the treatment plant. All design conclusions were based on 20-year population projections finalized in 2019. A recent increase in population growth has exceeded original estimates identified in the Facility Plan and caused the City to evaluate various treatment processes on an accelerated schedule.

This report will update population growth estimates, identify capacities of existing equipment, and evaluate treatment alternatives. The existing Facility Plan identified three treatment biological treatment alternatives. Each alternative was intended to address future ammonia and phosphorus limits and population growth.

1. Add Additional SBR basins.
2. Retrofit SBR basins to Aerobic Granular Sludge (AGS) system.
3. Convert one SBR basin to a Membrane Bioreactor system.

After internal discussion, the City considers AGS to be an emerging technology and feels that a lack of operational expertise, both within the City and regionally disqualifies it from further consideration. In its place, the City wishes to evaluate three treatment alternatives, including three variations of continuous flow activated sludge. The five processes currently under consideration are listed below:

1. SBR Basin retrofit into Membrane Bioreactor system.
2. Conventional Activated Sludge
    a. SBR Basin retrofit into A^2O (Anaerobic/Anoxic/Oxic) system.
    b. SBR Basin retrofit into 5-stage Bardenpho system.
    c. SBR Basin retrofit into an A^2O Step Feed system.
3. Add Additional SBR basins

Detailed descriptions of treatment processes associated with each alternative can be found in Chapter 8. The Capital Improvement Plan for each proposed biological treatment alternative is

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discussed in Chapter 9. Additional treatment infrastructure upgrades outside of the biological process are discussed in Chapter 6.

1.2 Existing Wastewater Treatment System

The collections system for the Middleton WWTP spans approximately 22,000 acres or 35 square miles. Wastewater is treated through a two-basin sequencing batch reactor (SBR) treatment system constructed in 2011. Existing wastewater treatment equipment and processes are listed in Table 10.

Table 10. Existing Treatment Facilities.

Process	Make/Model/Specifications	Description
Screening	Huber Rotamat RoK4, ¼" Rotary Screen	Solids greater than ¼" are screened out of influent via perforated plate screens
Lift Station	(3) KSB, 850 gpm, 15 HP, Pumps	Wastewater is directed to a wet well where it is then pumped to grit removal
Grit Separator and Cyclone Classifier	WesTech vortex grit separator, self-priming grit pump, grit cyclone/classifier	Smaller particles are separated from the wastewater stream
Sequencing Batch Reactor (SBR) Basins	1-million-gallon volume per basin, two active basins, (2) 15 HP Flygt submersible mixers (per basin), (1) Flygt submersible WAS pump (per basin), 1,540 Sanitaire EPDM membrane diffusers	Batch treatment process involves filling, aeration, decant, and discharge (per cycle). Aeration provided via external blowers
Post-Equalization Basin	570,000 gallons, HDPE lined and covered	Intermediate storage prior to disinfection
Ultraviolet Disinfection	Two channels, Siemens HydroRanger ultrasonic level sensor	Bacteria, viruses, and pathogens are inactivated
Outfall	15" PVC gravity line	Treated wastewater is discharged to the Mill Slough and Bose River confluence

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Figure 1. Middleton WWTP Existing Processes Map.

Although the SBR system produces high quality effluent under current conditions, some major components have limited hydraulic and biological capacities that will be exceeded with the projected population increase over the planning period.

1.3 Population Trends

Population projections developed in the existing Facility Plan were originally assembled from the June 2015 West Middleton Area Wastewater Collection Planning study referred to as the "West Collection System Study". In September 2015, the City also conducted a South Area Sewer Hydraulic Analysis, referred to as the "South Collection System Study". Based on these studies, the estimated population for planning year 2040 was originally 19,044 individuals at a 3.4% growth rate. This growth rate and capita projection was used in the 2019 Facility Plan.

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Using recent growth projections and developments already platted for short term growth, the City has provided an updated population projection. Updated population estimates are provided in Table 11 and Chart 1. Residential development projections for the City of Middleton are provided in Appendix A.

Table 11. City of Middleton Population Projections.

Year	Population	Average Annual Growth (%)	Equivalent Dwelling Unit (EDU)
1970	739	--	249
1980	1,901	9.9%	640
1990	1,851	-0.3%	623
2000	2,978	4.9%	1,003
2010	5,524	6.4%	1,860
2020	9,732	6.9%	3,277
2021	11,461	6.9%	3,859
2022	12,946	13.0%	4,359
2023	14,431	11.5%	4,859
2024	15,916	10.3	5,359
2025	17,190	8.0%	5,788
2026	18,565	8.0%	6,251
2027	20,050	8.0%	6,751
2028	21,654	8.0%	7,291
2029	23,386	8.0%	7,874
2030	24,555	5.0%	8,268
2031	25,783	5.0%	8,681
2032	27,072	5.0%	9,115
2033	28,426	5.0%	9,571
2034	29,847	5.0%	10,049
2035	31,340	5.0%	10,552
2036	32,907	5.0%	11,080
2037	34,552	5.0%	11,634
2038	36,280	5.0%	12,215
2039	38,094	5.0%	12,826
2040	39,998	5.0%	13,467

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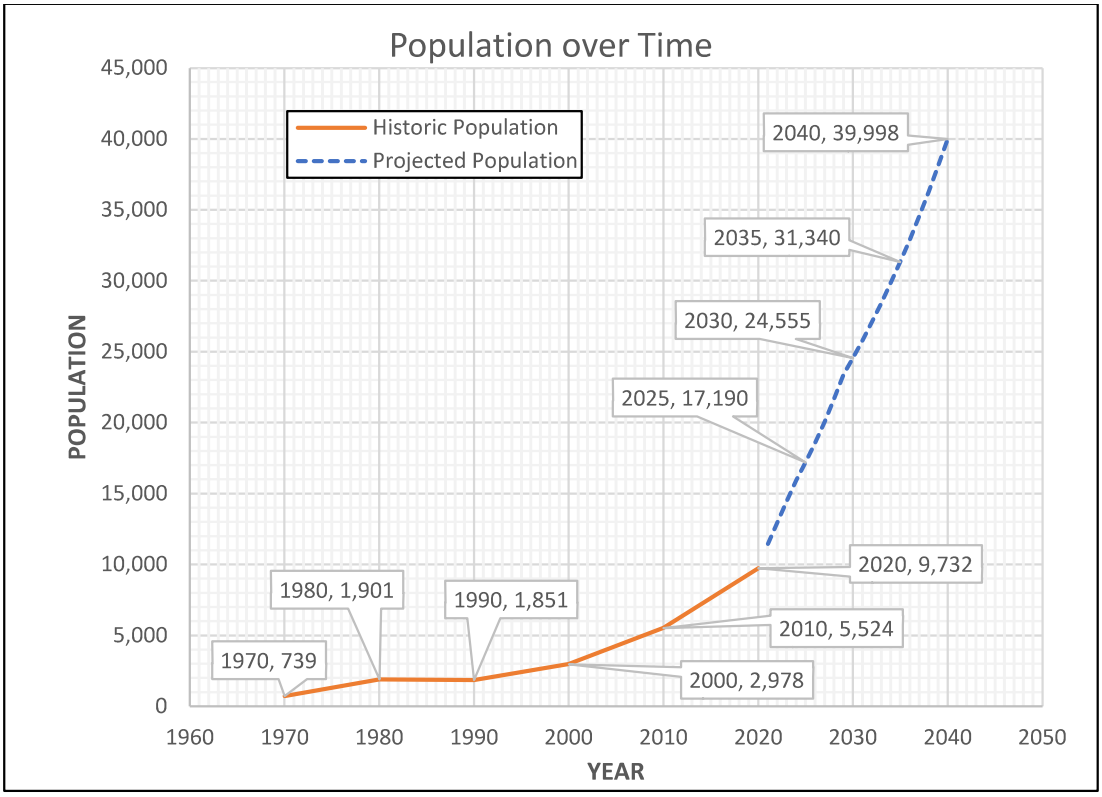


Chart 1. Population Projections over Time

1.4 Hydraulic Flow Planning Criteria

1.4.1 – Definition

The following flow parameters are used to define hydraulic capacities of existing and proposed treatment processes at the Middleton WWTP.

Annual Average Daily Flow (AADF):
The recorded daily flow averaged over a year.

Maximum Month Flow (MMF):
The largest volume of flow to be received during a continuous 30-day period.

Maximum Daily Flow (MDF):
The largest volume of flow to be received during a continuous 24-hour period.

Peak Hourly Flow (PHF):
The largest volume of flow to be received in a one-hour period.

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1.4.2 – Existing Facility Plan Hydraulic Planning Criteria

The existing Facility Plan projected influent wastewater flows through the year 2040. Table 12 below presents the original hydraulic planning criteria.

Table 12. Existing Facility Plan Hydraulic Planning Criteria.

Parameter	Flow (MGD)							Domestic Flow (gpcd)
Year	2018	2020	2021	2025	2030	2035	2040	--
Population	9,100	9,732	11,461	11,510	13,613	16,101	19,044	--
AADF	0.82	1.04	0.76	1.23	1.45	1.70	2.01	90
MMF	1.05	1.34	0.96	1.57	1.85	2.18	2.56	115
PDF	1.14	1.45	1.07	1.70	2.01	2.36	2.79	125
PHF	1.82	2.32	3.09	2.73	3.21	3.78	4.46	200

Daily flow from January 2015 through July 2021 was plotted to review trends and is shown in Figure 2. Increasing hydraulic flows have been observed from the data set corresponding with increasing population growth. The historical flow data presented below is used to update per capita flow values for the facility. A summary of recent documented flows is provided in Table 13.

Table 13. Summary of Historic WWTP Influent Flows.

Year	Average Daily Flow (MGD)	Maximum Daily Flow (MGD)
2017	0.628	0.922
2018	0.661	0.982
2019	0.702	0.972
2020	0.743	1.059
2021[1]	0.756	1.066

1. Through July of 2021.

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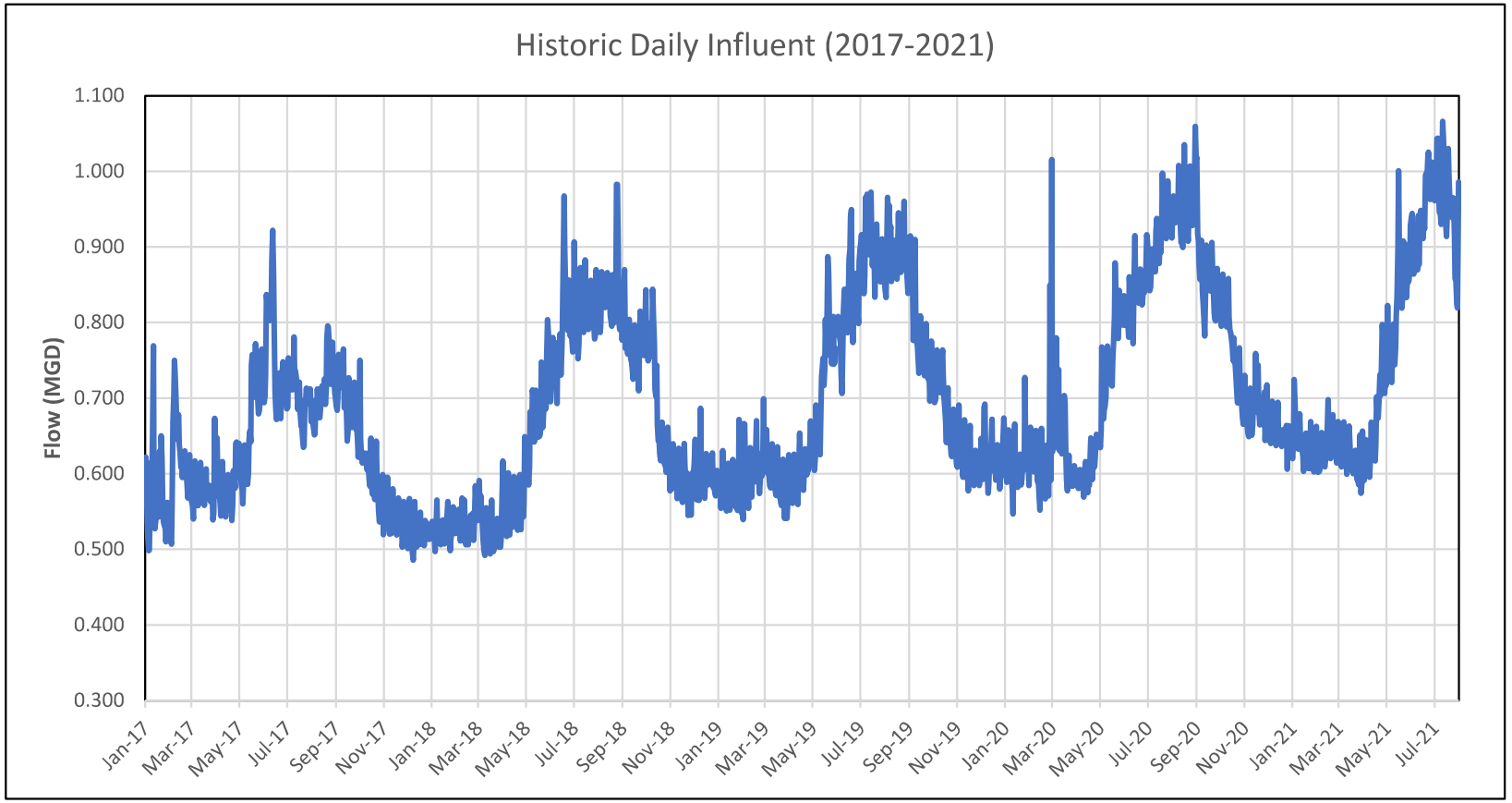


Figure 2. Historic Influent Hydraulic Flows.

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1.4.3 – Amended Hydraulic Planning Criteria

Using recent WWTP influent flow rates and discussions with City staff, the following wastewater flow projections summarize updated planning flows based on new population projections. Each of these parameters are important in characterizing wastewater flows as well as adequately designing and planning for future growth. Per capita domestic influent flows were calculated using the most recent (2019-2021) data. This data set was selected due to the rapid community growth occurring during this period and compared against the full range of data from 2015 through 2021. Updated hydraulic planning projections using per capita flows are provided in Table 14. The planning criteria defined in Table 14 will be used as the hydraulic design basis throughout this report. The total hydraulic planning criteria below includes residential, and the small amount of commercial flow generation expected during the evaluation period.

Table 14. Updated hydraulic Planning Criteria.

Parameter	WWTP Flows (MGD)					Domestic Flow (gpcd)
Year	2020	2025	2030	2035	2040	
Population	9,732	17,190	24,555	31,340	39,998	--
AADF	0.69	1.2	1.7	2.16	2.75	68
MMF	0.87	1.51	2.14	2.73	3.47	86
MDF	1	1.73	2.45	3.11	3.96	98
PHF	2.03	3.25	4.35	5.31	6.49	Varies

Each of the calculated flow types has a corresponding flow factor. The max month flow factor is nearly identical to the existing Facility Plan max month flow factor of 1.27. Additional flow factors derived from recent data and used in planning criteria calculations are presented below in Table 15.

Table 15: Flow Factors

Flow Factors	
Flow Type	Factor
Average Daily Flow (ADF)	N/A
Maximum Month Flow (MMF)	1.26
Maximum Day Flow (MDF)	1.44
Peak Hour Flow (PHF)	Ten states standards method, varies with population

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The flow categories defined in section 1.4. correspond with different treatment processes at the facility. For example, the headworks of the WWTP is based on peak hour flow (PHF) and the design flow for this component is 6.49 MGD through 2040. Discussions for each existing treatment component and corresponding design flows can be found in Chapter 6.

Compared to the existing Facility Plan, the estimated per capita flows are lower than originally projected. Recent community growth, low flow appliances, recent reductions in I&I and reducing wastewater point sources (splash pad) have all contributed to lower per capita flow rates. Using City provided historical population values and WWTP influent flow data, per capita wastewater generation has been updated in this addendum.

Industrial Flows

Currently there are no industrial entities connected to the City's wastewater collections system; however, planning for potential industrial development is strongly considered when comparing viable alternatives. Alternative's that can be quickly expanded to accommodate industrial sources will be given higher scores over other alternatives presented.

Commercial Flows

In the existing Facility Plan, the City identified several areas which are likely to develop with commercial services through 2040. The existing Facility Plan estimates an average commercial waste flow of 1,130 gallons per acre per day (gpad), with twenty-eight (28) acres of commercial development allocated for the planning period. The hydraulic planning flows in Table 14 above, include this limited commercial flow.

Infiltration and Inflow (I/I)

Infiltration and inflow (I/I) are excess groundwater and stormwater that enters the collection system. The existing Facility Plan indicates that approximately 71% of the City's collection system is newer plastic pipe installed since 2000. The City has also indicated that additional improvements to older areas of the collections system are being performed to reduce groundwater infiltration. Even though the City is planning on upgrading the collection system to reduce infiltration of groundwater, historical infiltration and inflow is still accounted for in the updated planning criteria presented in this report. The per capita flow rates adopted in Table 14 are based off historical flow rates and include provisions for groundwater infiltration into the collections system.

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1.5 Waste Load Development

1.5.1 – Waste Load Development

Projected waste loads in the Master Plan were developed from historical pounds per capita per day (ppcd) generation rates for BOD, TSS, nitrogen and phosphorus. The existing Facility Plan prepared normalized per capita generation rates for contaminants based on an analysis of DMR data from 2014 to 2018.

Additional data from 2019 and 2020 reporting years was also compared to the 2014-2018 design criteria developed in the existing Facility Plan. As shown in Table 16, per capita generation rates for these two additional years were generally consistent with the 2019 Facility Plan observations.

Table 16. Historical Per Capita Waste Loads.

Historical Per Capita Waste Loads								
Parameter	2014	2015	2016	2017	2018	2019	2020	AVG
Population	6,383	6,800	7,168	7,439	9,100	9,682	9,732	--
BOD (ppcd)								
ADF	0.171	0.145	0.114	0.199	0.187	0.157	0.155	0.16
MMF	0.228	0.209	0.189	0.281	0.307	0.182	0.204	0.23
TSS (ppcd)								
ADF	0.177	0.113	0.073	0.206	0.177	0.142	0.150	0.15
MMF	0.263	0.175	0.165	0.359	0.402	0.174	0.202	0.25
Ammonia (ppcd)								
ADF	0.024	0.020	0.022	0.024	0.023	0.019	0.019	0.022
MMF	0.029	0.025	0.025	0.028	0.027	0.023	0.027	0.026
Total Nitrogen (ppcd)								
ADF	0.032	0.028	0.028	0.034	0.033	0.026	0.028	0.030
MMF	0.036	0.031	0.033	0.044	0.039	0.029	0.035	0.035
Total Phosphorus (ppcd)								
ADF	0.004	0.005	0.005	0.007	0.006	0.005	0.005	0.005
MMF	0.005	0.007	0.006	0.010	0.008	0.005	0.008	0.007

Note: Data from years 2014 – 2018 was adapted from the 2019 facility plan. Years 2019 and 2020 were gathered from plant records. The 2018 value is missing data from December of 2018.

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1.5.2 – Waste Load and Hydraulic Design Summary

Historical plant influent data and City input was used to calculate base domestic flow and loadings. Population estimates for the planning period were provided by the City Planning Department. The design flow and loading for proposed plant improvements contained in this report is listed in Table 17 below.

Table 17: Design Flow and Loading Summary.

Parameter	Unit	2020	2025	2030	2035	2040
Population	---	9,732	17,190	24,555	31,340	39,998
Average Flow	MGD	0.69	1.20	1.70	2.16	2.75
Max Mo. Flow	MGD	0.87	1.51	2.14	2.73	3.47
Max Day Flow	MGD	1.00	1.73	2.45	3.11	3.96
Peak Hour Flow	MGD	2.03	3.25	4.35	5.31	6.49
BOD_5[1]	mg/L | lb/d	314 mg/L			9,092 lb/d	
TSS[1]	mg/L | lb/d	294 mg/L			8,513 lb/d	
Ammonia (NH_3-N)[1]	mg/L | lb/d	40.9 mg/L			1,186 lb/d	
Total Nitrogen[1]	mg/L | lb/d	55.4 mg/L			1,606 lb/d	
Total Phosphorus[1]	mg/L | lb/d	9.8 mg/L			284 lb/d	
Alkalinity[2]	mg/L as $CaCO_3$	250 mg/L				

1. Average winter concentration data used in the sizing of biological treatment process presented in Chapter 8. Loadings based on max month flow.
2. Alkalinity value is assumed.

1.6 Effluent Discharge Permit

1.6.1 – Existing Permit Criteria

The City of Middleton currently discharges treated effluent under National Pollution Discharge Elimination System (NPDES) Permit No. ID-002183-1 shown in Table 18. The City's existing permit went into effect on November 2, 1999 with an expiration date of November 2, 2004. In 2018 the State of Idaho began to administer the Idaho Pollutant Discharge Elimination System (IPDES program), thereby replacing the National Pollutant Discharge Elimination System. The existing NPDES for the Middleton WWTP is provided in Appendix E.

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Table 18: Current NPDES permit for Middleton.

Parameter	Effluent Limitations			Monitoring Requirements		
	Average Monthly Limit	Average Weekly Limit	Daily Maximum Limit	Sample Location	Sample Frequency	Sample Type
Flow, MGD	---	---	---	Effluent	Continuous	Recording
Biological Oxygen Demand (BOD5)	45 mg/L 687 lb/d	65 mg/L 992 lb/d	---	Influent and Effluent	1/week	8-hour composite
Total Suspended Solids (TSS)	70 mg/L 1070 lb/d	105 mg/L 1605 lb/d	---	Effluent	1/week	8-hour composite
Fecal Coliform Bacteria 05/01 – 09/30	50/100 mL	100/100 mL	500/100 mL	Effluent	5/week	grab
Fecal Coliform Bacteria 10/01 –04/30	100/100 mL	200/100 mL	800/100 mL	Effluent	5/week	grab
E. coli Bacteria	---	---	---	Effluent	5/week	grab
Total Residual Chlorine (Interim Limit)	0.5 mg/L	---	---	Effluent	1/week	grab
Total Residual Chlorine (Final Limit)	0.048 mg/L	---	0.067 mg/L	Effluent	1/week	grab
Total Ammonia as N, mg/L	---	---	---	Effluent	1/month	8-hour composite
Total Kjeldahl Nitrogen, mg/L	---	---	---	Effluent	1/month	8-hour composite
Nitrate-Nitrite, mg/L	---	---	---	Effluent	1/month	8-hour composite
Total Phosphorus, mg/L	---	---	---	Effluent	1/month	8-hour composite
Ortho-Phosphate, mg/L	---	---	---	Effluent	1/month	8-hour composite
Temperature, °C	---	---	---	Effluent	3/week	grab

1.6.2 – Updated Planning Permit Criteria

Idaho DEQ has administratively extended the City's current permit and it remains in effect. The City has had several discussions with IDEQ with regards to receiving a new IPDES permit. It is unknown when the new IPDES permit will be issued and what the compliance schedule will be. At this time, DEQ has provided a preliminary framework of planning effluent requirements that can be expected for the future IPDES permit. While not finalized,

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these limits will serve as the basis for future capital improvement projects at the plant. The updated IPDES limits are provided in Table 19.

Table 19: Planning IPDES permit for Middleton

Parameter	Unit	2040 Planning Effluent Requirements					
		Monthly Average Limit	Monthly Geometric Mean Limit	Weekly Average Limit	Weekly Maximum Limit	Daily Maximum Limit	Instantaneous Maximum Limit
Flow, MGD	mg/L	---	---	---	---	---	---
Biological Oxygen Demand (BOD_5)	mg/L	30	---	45	---	---	---
	lb/d	640	---	960	---	---	---
	%removal	85 (min)	---	---	---	---	---
Total Suspended Solids	mg/L	30	---	45	---	---	---
	lb/d	640	---	960	---	---	---
	%removal	85 (min)	---	---	---	---	---
Total Nitrogen	mg/L	---	---	---	---	---	---
	lb/d	---	---	---	---	---	---
Ammonia as N 05/1 –09/30	mg/L	10.2	---	---	---	---	---
	lb/d	171.1	---	---	---	---	---
Ammonia as N 10/ 1 – 04/30	mg/L	10.5	---	---	---	---	---
	lb/d	175.8	---	---	---	---	---
Total Phosphorus 05/01 – 09/ 30	mg/L	---	---	---	---	---	---
	lb/d	1.5	---	---	---	---	---
Total Phosphorus 10/ 1 –4/ 30	mg/L	---	---	---	---	---	---
	lb/d	5.3	---	---	---	---	---
E. coli	#/100mL	---	126	---	---	---	---
pH	s.u.	Instantaneous min. and max. between 6.5 and 9.5					
Temperature 11/01 – 05/ 31	°C	---	---	---	13	---	---
Temperature 06/1 –10 31	°C	---	---	---	19	---	22

The differences between the City's administratively extended NDPES permit and proposed IPDES permit is summarized in Table 20 below. The delivery and implementation of the new IPDES permit is not yet known at this time.

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Table 20. Summary of IPDES Permit Changes.

Constituent	Unit	Current (Avg Monthly Limit)	Proposed (Avg Monthly Limit)	Current (Avg Weekly Limit)	Proposed (Avg Weekly Limit)
BOD	mg/L	45	30	65	45
	lb/d	687	640	992	960
TSS	mg/L	70	30	105	45
	lb/d	1070	340	1605	960
Ammonia	mg/L	---	10.5	---	---
	lb/d	---	175.8	---	---
Phosphorus	lb/d	---	5.3	---	---
		Current (Weekly Limit)	Proposed (Weekly limit)	Current (Inst. Limit)	Proposed (Inst. Limit)
Temperature	°C (11/01-05/31)	---	13	---	---
	°C (06/01-10/31)	---	19	---	22
		Current (Monthly Mean Limit)		Proposed (Monthly Mean Limit)	
E. Coli	#/100 mL	---		126	

The change in BOD and TSS permit requirements comes as part of stricter technology-based limits triggered by Middleton's treatment upgrades since the previous permit cycle. Changes in ammonia and phosphorus limits are a result of updated allowable discharge concentration into the Boise River. The ammonia requirement is expected to be applied in the first permit cycle, phosphorus compliance will be expected in the second permit cycle, and compliance for temperature in the third permit cycle.

Updated Effluent Limits with Respect to Flow

Since Middleton projects a significant population growth increase within the planning period, it is prudent to examine the effect of flow rate on the planned effluent requirements. Table 21 lists the concentrations required to meet the effluent mass limits for BOD, TSS, ammonia, and phosphorus over a range of flows. For total phosphorus, only a mass based effluent requirement is planned. For BOD, TSS, and ammonia, effluent concentration currently constitutes a more stringent permit requirement. However, as Middleton's wastewater flows increase, the mass limits will eventually become the more stringent requirement. When this occurs, treatment to below the permit effluent concentration will be required to fulfil the permit mass discharge requirements. In Table 21, empty cells indicate that concentration is the controlling effluent requirement; filled cells represent the concentrations required to meet the mass limit once mass rate has become

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the more stringent effluent requirement. For BOD and TSS, flows above 2.56 MGD will cause the BOD and TSS discharge to be mass rate controlled. For ammonia, a flow above 2.01 MGD will cause ammonia discharge to be mass rate controlled. At a 2040 flow of 3.47 MGD, effluent monthly average concentrations of approximately 21.9, 5.9, and 0.05 mg/L will be required for BOD and TSS, ammonia, and phosphorus, respectively.

Table 21: Concentrations required to meet the planning IPDES permit mass discharge requirements.

Unit	Future Permit Effluent Requirements					
	BOD and TSS		Ammonia		Phosphorus	
	Monthly Average	Weekly Average	Monthly Average (Summer)	Monthly Average (Winter)	Monthly Average (Summer)	Monthly Average (Winter)
lb/d	640	960	171.1	175.8	1.5	5.3
mg/L	45	30	10.2	10.5	N/A	N/A
Flow (MGD)	**Required Effluent Concentration to Meet Mass Limit (mg/L)**					
1.00	---	---	---	---	0.18	0.64
1.25	---	---	---	---	0.14	0.51
1.50	---	---	---	---	0.12	0.42
1.75	---	---	---	---	0.10	0.36
2.00	---	---	---	10.5	0.09	0.32
2.25	---	---	9.1	9.36	0.08	0.28
2.50	---	---	8.2	8.43	0.07	0.25
2.75	27.9	41.8	7.5	7.66	0.07	0.23
3.00	25.6	38.3	6.8	7.02	0.06	0.21
3.25	23.6	35.4	6.3	6.48	0.06	0.20
3.50	21.9	32.9	5.9	6.02	0.05	0.18
3.75	20.5	30.7	5.5	5.62	0.05	0.17
4.00	19.2	28.8	5.1	5.27	0.04	0.16

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6.0 WWTP CAPACITY AND PERFORMANCE

This chapter will update Sections 6.1, 6.2, and 6.3 of the existing Facility Plan.

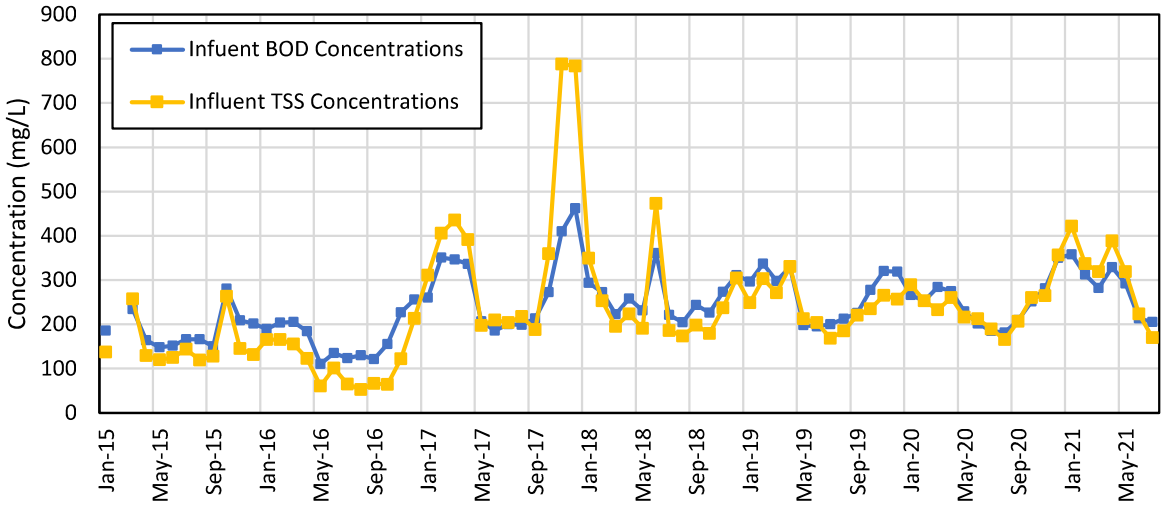
6.1 Influent Quality

In the existing Facility Plan, influent concentrations and loadings were provided from 2014 through November of 2018 for BOD_5, TSS, ammonia, total nitrogen, total phosphorus, and temperature. This section will further update influent characterization through July of 2021. These changes present minor alterations to the original planning basis for the WWTP. The planning changes are necessary due to rapid population growth for the area than originally anticipated. Data in the following charts are provided beginning in 2015 to provide continuity to the existing Facility Plan.

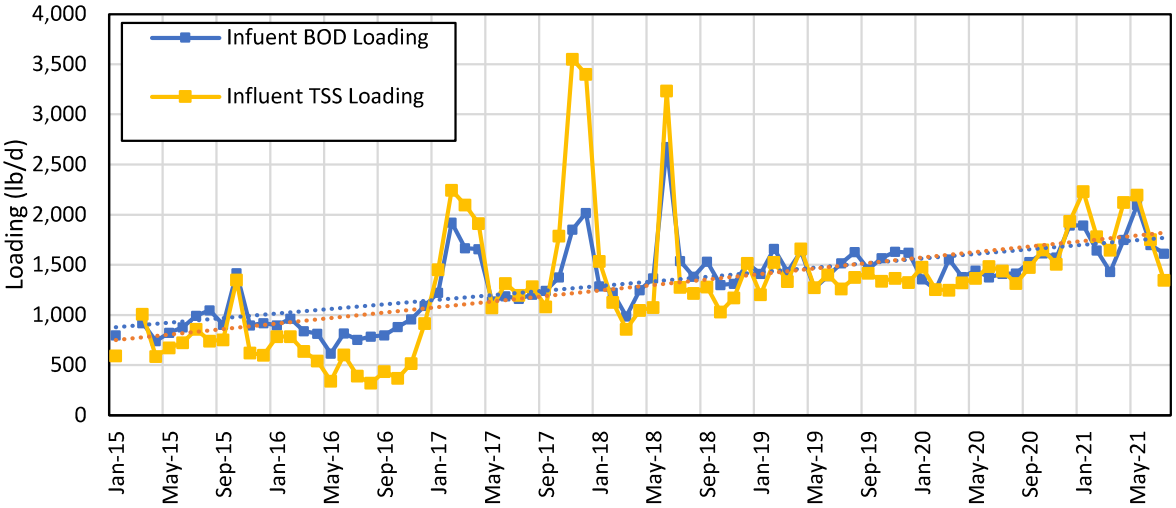
Influent BOD_5 and TSS monthly average concentrations and loadings are provided in the charts below. During the winter of 2017 to 2018 as well as the summer of 2018, high loading events for BOD and TSS were observed. These outliers are assumed to be due to the use of Geotubes as a trial for dewatering effectiveness where filtrate was returned back to the headworks and sampling area. Abnormally high readings have not been repeated since. Beginning in July of 2018, BOD and TSS concentrations have held steady and exhibit typical winter concentrating and summer diluting effects. Loadings for BOD and TSS have been observed to steadily increase during the observed period. See Chart 2 below for documented BOD and TSS loadings at the WWTP.

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a) Concentrations



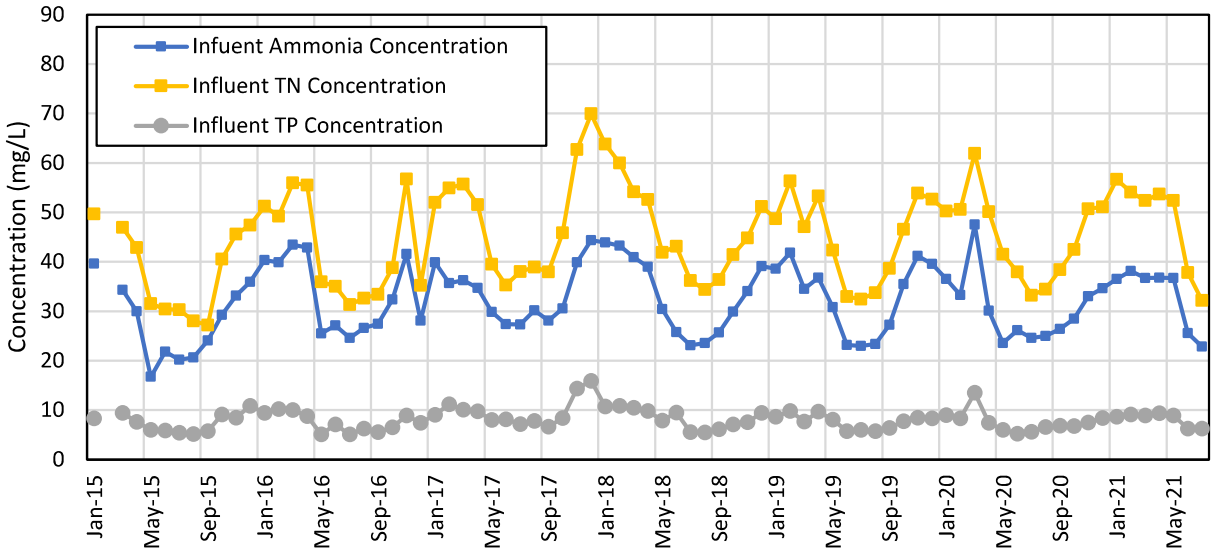
b) Loadings

Chart 2: BOD5 and TSS influent monthly averages

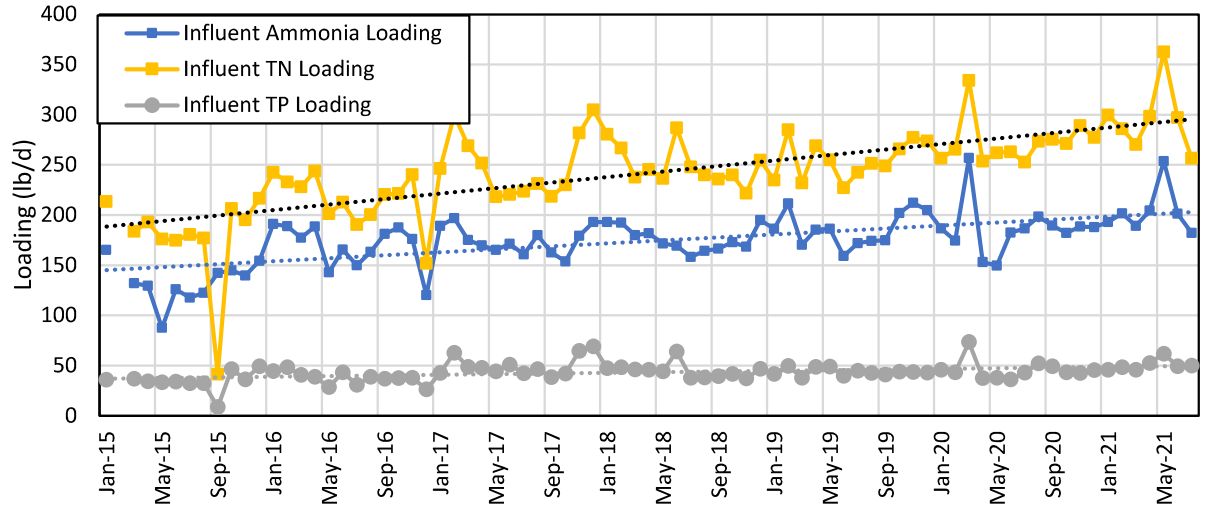
Influent average monthly ammonia, total nitrogen (TN), and total phosphorus (TP) concentrations and loadings are provided in Chart 3. The winter of 2017 to 2018 appears to include a high concentration event, though this is not as pronounced as with BOD_5 and TSS. Concentrations of these nutrients hold constant from year to year, whereas loadings have increased gradually from 2017 onwards, due to local population increases and correlating increase in influent flows to the plant.

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a) Concentrations



b) Loadings

Chart 3: Ammonia influent monthly averages

Maximum and minimum monthly influent temperatures are presented in Chart 4. Summer maximum temperature is 22°C and winter minimum temperature is 10°C. No year-to-year increase or decrease is observable in the influent temperature.

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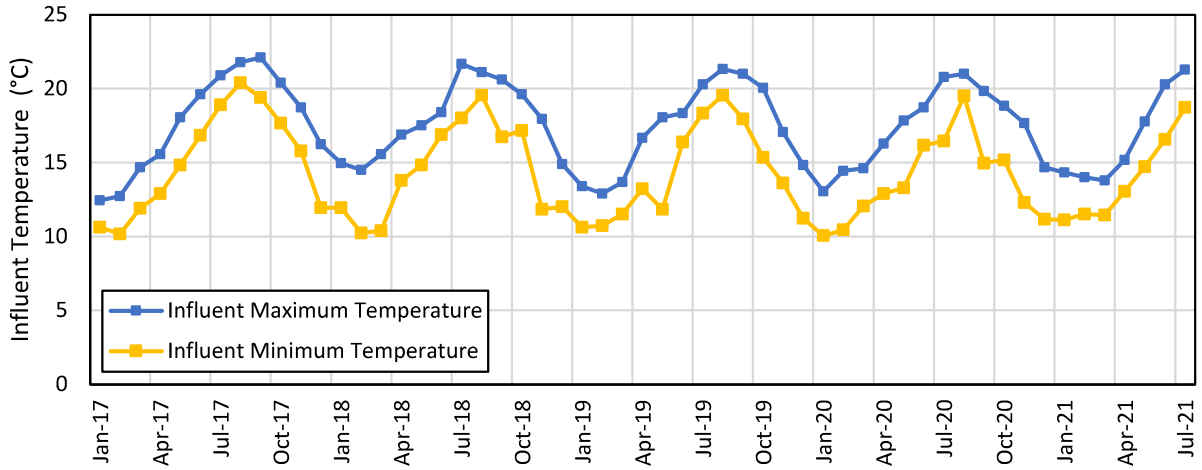


Chart 4: Maximum and minimum monthly average influent temperatures

6.2 Effluent Quality

In the existing Facility Plan, effluent concentrations, loadings, and percent removals are published from 2014 through November of 2018 for BOD_5, TSS, fecal coliform count, E. coli count, pH, ammonia, total phosphorus, and temperature. This section updates these charts through July of 2021. Data is provided beginning in 2015 to provide continuity. All charts discussed in the following sections are provided in Appendix D (*if denoted by "Chart #A"*). A summary of data discussed throughout this section is provided in Table 22 below.

Table 22. Effluent Quality Data Summary.

Parameter	Average Monthly Effluent Quality (mg/L)
BOD	4.32
TSS	3.99
Fecal Coliform (CFU/100mL)[1]	75
E. Coli (CFU/100mL)[1]	1.61
Ammonia	8.52
Total Phosphorus	3.54
Temperature (°C)	16.56

1. Unit of measurement is colony forming unit (CFU) per 100 mL of water.

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BOD

BOD effluent concentration, loading, and percent removal are shown in Chart 1A. The WWTP has no exceedances during this period for BOD_5. The plant produces BOD_5 effluent with concentrations less than 10 mg/L, and regularly less than 5 mg/L, which is sufficient to meet both the planning monthly requirement (30 mg/L, 640 lb/d, and 85% removal) and weekly requirement (45 mg/L and 960 lb/d).

TSS

TSS effluent concentrations, loading, and percent removal are shown in Chart 2A. The WWTP has no exceedances during this period for TSS. The plant produces an excellent TSS effluent with concentrations ranging from 5 mg/L to 10 mg/L which is sufficient to meet the planning monthly requirement (30 mg/L, 640 lb/d, and 85% removal) and weekly requirement (45 mg/L and 960 lb/d).

Coliform

Effluent fecal coliform count is displayed in Chart 3A and E. coli count is displayed in Chart 4A. The WWTP has no exceedances for fecal coliform count during the period of January 2017 through July 2021, either for monthly geometric mean, weekly geometric mean, or daily maximum. Though the WWTP does not have an E. coli effluent limit as part of its current NPDES permit, the facility produces an effluent E coli count well below what is required by the planning IPDES permit for monthly geometric mean.

Ammonia

Effluent ammonia concentration and loading is shown in Chart 5A. The current NPDES permit in effect does not have an effluent ammonia limit and therefore, ammonia is not currently treated to what is required by the planning IPDES permit. Treatment of ammonia during summer conditions is typically adequate, however violations of the planning permit will occur nearly every winter due to lower influent temperature and reduced nitrification rate. Future treatment of ammonia is of high importance when considering viable upgrade alternatives for the City.

Phosphorus

Effluent total phosphorus loading is displayed in Chart 6A. Middleton's current SBR system does not have the capability to biologically treat phosphorus to the level required by the planning IPDES permit. Operators experimented with enhanced biological phosphorus removal (EBPR) during 2020 summer season with mixed results. It is expected that future tertiary treatment for phosphorus will be required to meet the mass limits presented in the

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IPDES planning permit. The City is currently engaged in a pilot program with aim to meet future phosphorus limits via reuse.

Temperature

Effluent weekly average temperature and maximum daily temperature are shown in Chart 7A. Neither the summer nor winter maximum temperature limits are currently achieved by the WWTP. Weekly average temperatures of 23°C are often reacted during peak summer months (compared to the planning maximum of 19°C). Weekly average temperatures of 17°C are often reached during the beginning or end of the winter months (compared to the planning maximum of 13°C). The planning instantaneous maximum temperature of 22°C is also not met during peak summer conditions.

6.3 Capacity Limitations

A detailed overview of the treatment capacity and conditions of Middleton's existing wastewater treatment infrastructure is provided in the existing Facility Plan. This section presents updated life cycles of each major treatment process which have changed as a result of the updated population planning criteria. This section will update the existing section 6.3 of the Facility Plan with respect to capacity, reliability, and redundancy.

Middleton's wastewater treatment system currently consists of influent screens, influent lift station, grit removal, sequencing batch reactor (SBR) basins, a post-equalization basin, and UV disinfection. Figure 3 on the next page illustrates the process flow diagram of the existing treatment facilities at the Middleton WWTP.

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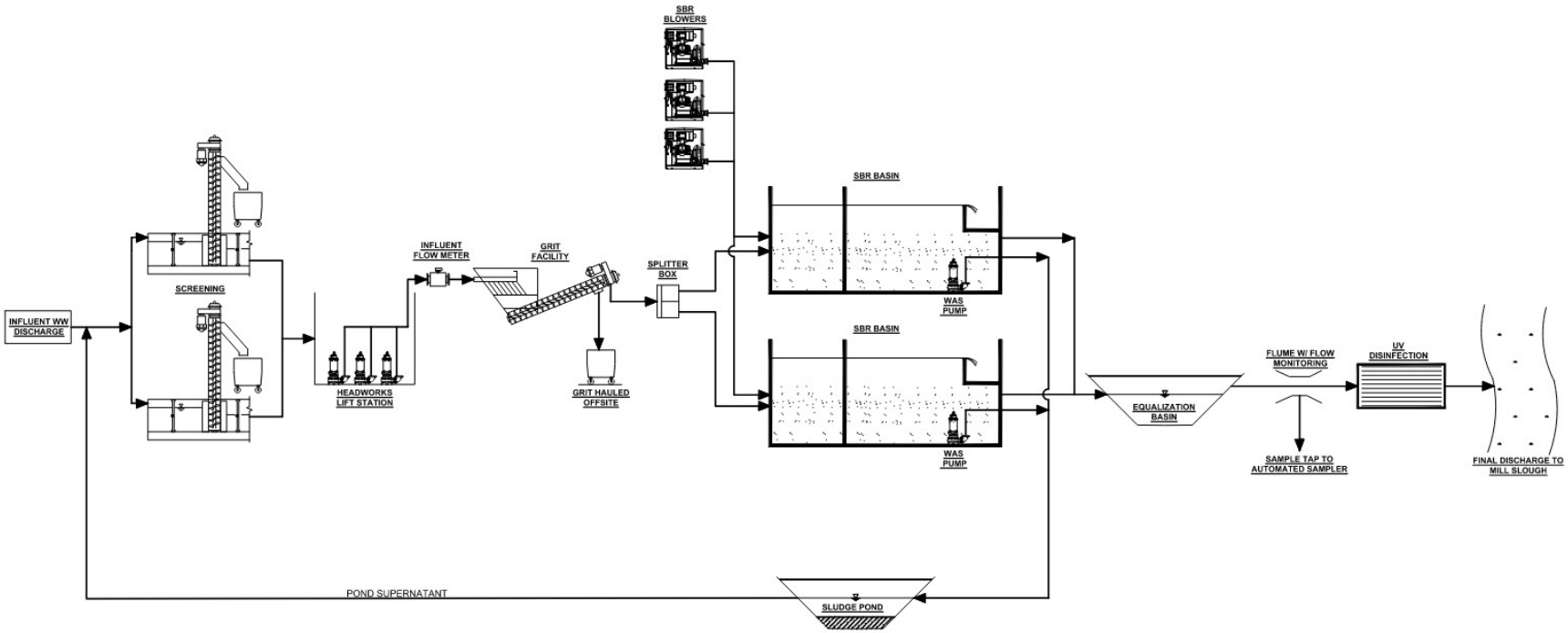


Figure 3. Middleton WWTP Existing Process Flow Diagram.

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6.3.1 – Influent Screens

Process Description:

The influent screens are located within the headworks building situated at the southeast corner of the plant. The screens receive influent from a 30-inch gravity sewer trunk that transfers wastewater from the collections system. Here, solids greater than 1/4-inch size are removed from the influent stream. Currently there are two vertical, perforated plate screens receiving raw influent. The screens are cleaned on an as-needed basis and screenings are discarded to a City receptacle.

Current Condition and Comments:

The screens do not always receive an equal division of influent flow. Influent gates are manually used by City staff in an attempt to regulate flow. The City commented that automatically actuated gates would be ideal for this system process which will be considered when screens need a capacity upgrade. Each unit's screening basket is located in a 15-foot-deep influent wet well. To maintain the system, operators must either pull the screens through a hatch in the headworks building roof or enter a confined space in the wet well. Ideally, new screens added to the system would be located above grade or provided with easier maintenance access. This would require additional solids handling pumps or major modifications to the wet well configuration.

Capacity:

The hydraulic capacity of each screen is 4.2 MGD based on the manufacturer's rating. Two screens are provided in case one should be out of service. Influent screens are projected for upgrades by the year 2029, with an estimated maximum service population of 23,386 people.

Cost Estimate:

Upgrades to influent screens are projected to be required during the planning period. Planning level cost estimates for this upgrade include the replacement of both screens, modifications to the existing screen building, and procurement of valves and instruments. This treatment component upgrade is estimated to cost $988,900 as a one-time cost during the planning period.

Trigger for Decommissioning, Replacement, or Upgrade:

This unit operation is expected to reach capacity within the planning period. Replacement of the screens will be primarily to (1) increase screening hydraulic capacity, and (2) to implement a more operationally and maintenance friendly screening type. As the screens

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have been in use for 10 years, it is estimated that they will need to be replaced by the time a capacity upgrade is scheduled.

6.3.2 – Influent Lift Station

Process Description:

From the screens, wastewater then flows to the influent lift station where three (3) 15 HP, submersible KSB pumps currently transport water via a 14-inch, C-900 PVC force main to the grit removal building. Each pump has a rated capacity of 825 gpm.

Current Condition and Comments:

Three (3) pumps are currently active in the influent lift station with room for a fourth pump available. Capacity requirements must be satisfied with one pump out of service.

Capacity:

The lift station has a firm capacity of 3.56 MGD with three active pumps and one standby pump. The existing spare shelf influent pump must be added to the lift station to meet increasing demand. The 4-pump lift station's capacity will be exceeded by 2027 where the peak hourly flow is projected to be greater than 2,500 gpm.

Cost Estimate:

The cost estimate of the influent lift station upgrade includes the replacement of pumps with larger capacity ones and adjustments to mechanical piping. This component is expected to cost $622,000 as a one-time cost during the 20-year planning period.

Trigger for Decommissioning, Replacement, or Upgrade:

Equipment condition (wear and tear) is not expected to be an issue with this unit operation if pumps are maintained regularly, and spare parts are on hand. Replacement of this unit operation will be triggered by capacity limitations.

6.3.3 – Influent Force Main

Process Description:

A 14-inch C-900 PVC force main transfers wastewater from the headworks to the grit facility located near the SBR basins.

Capacity:

At a peak flow velocity just over 8 ft/s, the 14-inch force main has an approximate hydraulic capacity of 5.8 MGD. Based on PHF conditions, this pipe is estimated to exceed its capacity

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by 2037. Therefore, this component will require an upgrade near the end of the 20-year planning period.

Cost Estimate:

The influent force main is proposed to be upgraded to an 18-inch HDPE DR17 pipe that spans approximately 1000 feet. The estimated cost for this component is $500,000 for the planning period.

Trigger for Decommissioning, Replacement, or Upgrade:

Equipment condition (wear and tear) is not expected to be an issue with this infrastructure. Rather, replacement of this unit operations will be triggered by capacity limitations.

6.3.4 – Grit Removal

Process Description:

Grit removal takes place in a single building housing multiple processes including a WesTech vortex grit separator, grit pump, and grit cyclone/classifier. The grit facility is located just south of the existing SBR basins.

Current Condition and Comments:

The grit facility was installed in 2011. Grit is discharged in a dumpster located outside of the grit building where City staff report freezing issues in the winter months. There is only one grit separator, so if the system is out of service, the bypass channel must be used.

Capacity:

The estimated hydraulic capacity of this process is calculated to be 4.2 MGD. The hydraulic capacity for this component is expected to be exceeded by 2029.

Cost Estimate:

The grit facility is proposed to be expanded during the 20-year planning period. The cost estimate for this treatment component includes new equipment, building expansion, new piping and instrumentation, as well as general site work. During the 20-year planning period this facility is estimated to require $1,215,500 in upgrades.

Trigger for Decommissioning, Replacement, or Upgrade:

Equipment condition (wear and tear) is not expected to be an issue with this infrastructure. Rather, expansion of this unit operations will be triggered by capacity limitations.

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6.3.5 – SBR Basins

Process Description:

A splitter box directs flow from the grit removal building to two SBR basins. Each basin has an approximate storage volume of one million gallons. Each basin comes equipped with a fine bubble diffuser grid and two 15-HP submersible mixers to provide anoxic mixing. Three, positive displacement 75 HP blowers provide oxygen to the system. Middleton's SBR operates as a continuous flow system using Sanitaire's intermittent cycle extended aeration (ICEAS) SBR design.

Current Conditions and Comments:

The SBR basins and ancillary equipment are in relatively good shape and working order. The SBR system consistently meets Middleton's existing NPDES permit but does not have the treatment capacity to meet future IPDES planning limits or community growth. Additionally, the SBR cycles must be offset from one another as the existing blowers can only supply oxygen for one basin during the react phase.

Capacity:

Middleton's ICEAS SBR system was modeled using Biowin wastewater simulation software. The plant's current equipment was integrated into the model, including blowers, diffusers, basin volumes, WAS pumps and cycle times. The current WWTP's capacity was based on future IPDES effluent planning limits and the design influent criteria in Table 17, located in section 1.5.2. The winter influent temperature of 10° C and the future effluent ammonia limit of 10.5 mg/L (175.8 lb/d) control the capacity of the existing plant. This is due to decreased nitrifier growth observed at lower wastewater temperatures. The process model anticipates the existing plant will have a maximum capacity of 1.5 MGD under the limiting winter scenario. This corresponds to an estimated lifespan being exceeded by year 2025. As the City approaches the maximum capacity estimate, the aeration portion of the SBR cycle must be extended to meet planning limits for ammonia.

Trigger for Decommissioning, Replacement, or Upgrade:

As a whole, retrofit of this unit operation is expected due to the City's desire to move to a higher capacity secondary treatment technology. Within this unit operation however, the blowers have reached the end of their useful life and will not be able to be reused as part of a different treatment technology. The existing SBR basins will be reused with a different treatment technology.

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6.3.6 – Post-Equalization Basin

Process Description:

The SBR's discharge to a covered pond with a 570,000-gallon working volume. The purpose of this step is to equalize decanted flow from the SBR basins before being processed through the UV disinfection channels. It is likely that a portion of the pond will be used as a wastewater reuse storage volume.

Current Condition and Comment:

This basin is covered with an HDPE liner to prevent debris from contaminating the treated water and prohibit sunlight interactions that promote algae growth. The pond influent and effluent equalization pipe are adjacent to each other, which may cause some short-circuiting within the system.

Capacity:

The existing EQ pond has enough capacity for two simultaneous SBR decants. The pond serves to equalize rapidly decanted flow from the SBR system. If the City moves to a continuous flow treatment system, the ponds' function is less critical for adequate disinfection contact time. Therefore, no major upgrades are required to maintain performance of this treatment component.

Trigger for Decommissioning, Replacement, or Upgrade:

Neither equipment condition (wear and tear) nor capacity limitations are expected to be an issue with this unit operation. Rather, it is expected to be decommissioned as it will no longer be required without operation of the SBRs.

6.3.7 – UV Disinfection

Process Description:

Water from the equalization basin is directed to an ultraviolet (UV) disinfection basin via an 18-inch gravity pipeline. Here, pathogenic organisms are inactivated and spread of waterborne disease is reduced.

Current Condition and Comments:

This UV system was installed in 2003. City staff have reported that the UV dose does not control based on flow due to automatic actuator failure and programming issues. Algae growth is also an issue to the system since the UV channels are not covered. Despite these minor issues, the City frequently achieves non-detect limits for fecal coliform.

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Capacity:

The capacity of this unit process is 2.72 MGD and is expected to be reached by year 2032. The UV disinfection system was rated at the corresponding max day flow rather than the peak hour flow requirement. The preceding equalization basin reduces hydraulic fluctuations that would negatively affect the UV system's performance. The life expectancy of this system can potentially be extended if TSS removal is improved through other treatment train upgrades. Improvements to UV controls and covering the channels will address current issues.

Cost Estimate:

Capacity upgrades to the UV disinfection system are proposed to include new disinfection equipment, building modifications, and channel modifications, as well as associated piping and instruments. This upgrade is estimated to cost $1,194,000 during the span of the 20-year planning period.

Trigger for Decommissioning, Replacement, or Upgrade:

Replacement of this unit operation is not expected due to equipment condition (wear and tear). Rather this unit operation is expected to be expanded through installation of additional units. This will be triggered by capacity issues.

6.3.8 – 15-Inch Gravity Pipe (Effluent Outfall)

Process Description:

Treated water from the facility is discharged via a 15-Inch PVC gravity fed pipe. The pipe discharges water into the Mill Slough, upstream from the Boise River. Control gates and valves can divert flow from the outfall to Pond 4 if need be.

Capacity:

The current capacity of this pipeline is calculated at 1.6 MGD for a 15-inch gravity pipe with minimum slope of 0.15%. At the max day flow condition, the pipe's capacity is expected to last until year 2024. Upgrading the outfall to a 22-inch size pipe will achieve a capacity of 3.97 MGD, lasting though 2040 with respect to the 20-year planning period.

Cost Estimate:

Upgrades to the effluent outfall at the WWTP will include new piping, valves, and trenching. This upgrade is estimated to cost $348,000 during the span of the 20-year planning period.

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Trigger for Decommissioning, Replacement, or Upgrade:

Replacement of this infrastructure is expected due to capacity issues. Equipment condition (wear and tear) is not expected to be an issue within its capacity lifespan.

6.3.9 – Existing WWTP Capacity Summary

A summary of the hydraulic capacities of every major component to the Middleton WWTP is summarized in Table 23. The final governing flow capacity and year met is also illustrated in Chart 5 below.

Table 23. Existing Treatment Processes Hydraulic Capacities.

Component:	Governing Flow	Year Capacity Met	Capacity Provided (MGD)[1]	2040 Capacity Needed (MGD)[2]	Trigger for, Decommissioning, Replacement, or Expansion
Influent Screens	PHF	2029	4.2	6.49	Replacement: -Increase capacity -Improve operations and maintenance
Influent Lift Station[3]	PHF	2026	3.6	6.49	Replacement: -Increase capacity
Influent 14" PVC Force Main	PHF	2037	5.8	6.49	Replacement: -Increase capacity
Grit Removal / Classifier	PHF	2029	4.2	6.49	Expansion: -Increase capacity
SBR Basins	MMF	2025	1.5	3.47	Replacement (w/new technology): -Capacity increase -Efficiency upgrade
UV System	MDF	2032	2.7	3.96	Expansion: -Increase capacity -Add redundancy
15” PVC Gravity Pipe	MDF	2024	1.6	3.97	Replacement: -Increase capacity

1. Existing capacity of system process based derived from equipment manufacturer information or historical data
2. Capacity required to meet new planning projections.
3. Assuming fourth pump, already in stock, is added to existing pipe header

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Major components of the existing treatment process will require upgrades to meet the 20-year planning flows. Chart 5 below displays the order in which existing treatment systems will exceed their rated capacity over the 20-year planning period.

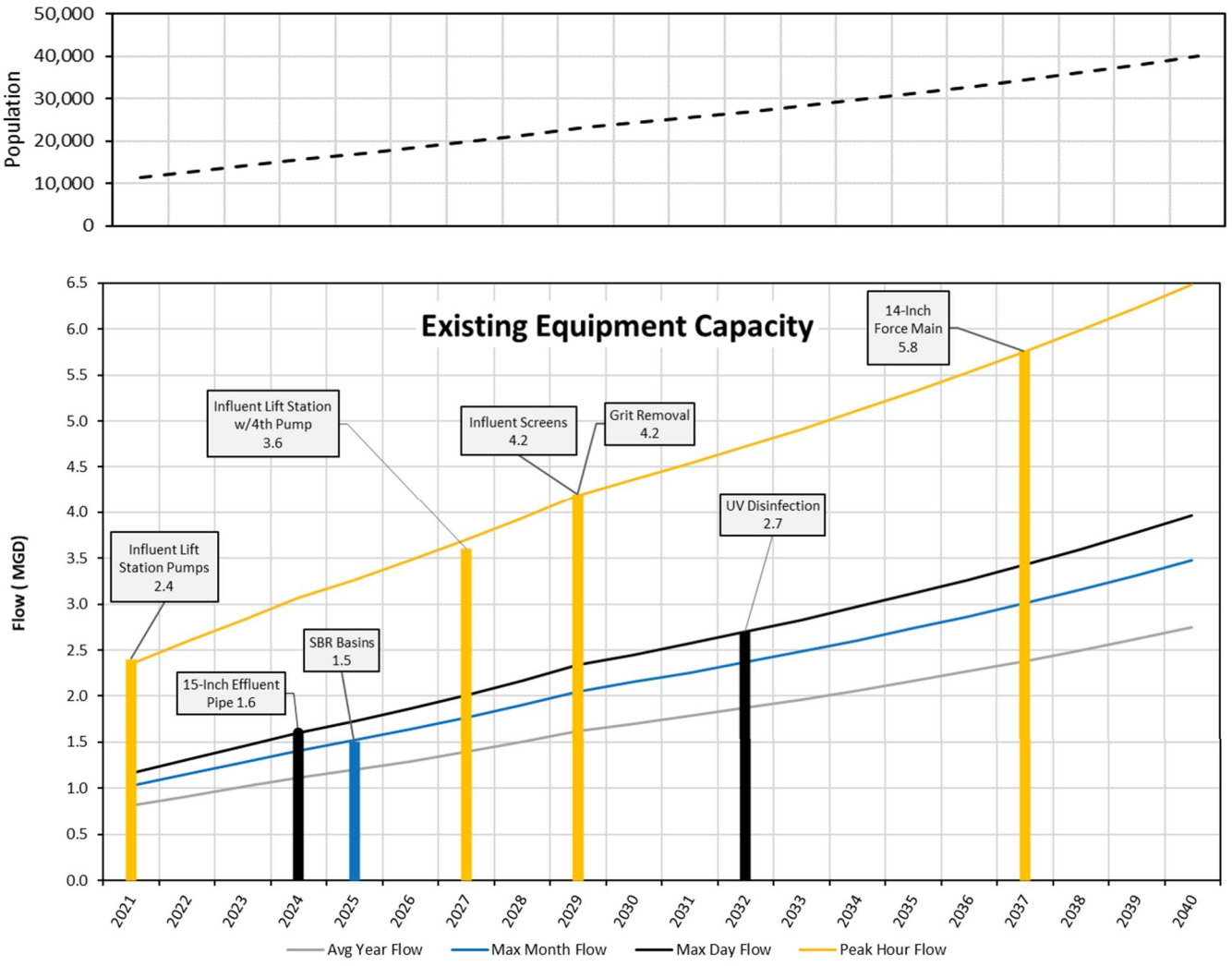


Chart 5. WWTP Process and Equipment Hydraulic Capacities over Time.

6.3.10 – Additional WWTP Improvements

There are additional upgrades required of the facility within the 20-year planning period. Unlike the previous sections, these upgrades are not associated with existing treatment equipment. These upgrades are operations-based, quality of life improvements or cost

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savings improvements that were presented in the existing facility plan. These upgrades are anticipated regardless of the selected biological treatment alternative (discussed in Chapter 8).

Dewatering

A new dewatering system and combined blower building is proposed as a cost savings improvement for the facility regardless of the alternative selected. This component will include a new screw press, sludge feed pumps, blowers, a polymer blend system, solid cake handling equipment, piping and associated instrumentation. The cost for this component is approximately $2,888,000 for equipment and a new building.

Sludge Storage

Additional sludge storage will be required at the facility to contain liquid sludge produced from the biological system prior to dewatering. This will include a new sludge storage tank, blowers, sludge transfer pumps, piping, and associated instrumentation/controls. This improvement is estimated to cost $561,000.

Gravel Roadway Improvements

The existing gravel roadway used for access and maintenance of the facility will require general improvements during the planning period. The general improvements are proposed to include new gravel, earthwork, excavation, and SWPPP materials. The estimated cost associated with these improvements is $363,000.

Sludge Removal

Within the 20-year planning period it is anticipated that sludge will need to be removed from the existing sludge pond. This action is estimated to cost $550,000. The current sludge storage pond will be decommissioned, and the space will be reclaimed for future treatment. Decommissioning the pond will be required in order to eliminate annual seepage tests and DEQ reporting.

WWTP Office Sewer Updates

The administrative office at the WWTP will also require a sanitary lift station to pump back to the headworks. The upgrades will primarily consist of the installation of a new pump station, piping, and associated equipment. A total of $75,000 is the estimated cost for this upgrade.

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Vac-Truck Dump Pad

A pad for offloading street sweepings, composting brush, vac-truck excavation material, etc., has been requested by the City. This item will consist of a covered concrete pad with a curb and gutter on three sides. There will be an influent drain screen, solids catchment basin, and oil/water separator. This facility will likely be located adjacent to a manhole on the 12-inch gravity main directly across Willow Creek from the WWTP plant. A total of $327,000 is estimated for this upgrade.

6.3.11 – WWTP General Improvement Cost Summary

The costs associated with upgrading the existing WWTP equipment and improving current facilities are summarized in Table 24.

Table 24. WWTP Facility Upgrade Cost Summary.

Category	Cost
Facility Improvements	
Influent Screens	$ 988,900
Influent Lift Station	$ 622,000
Influent Force Main	$ 500,000
Grit Removal / Classifier	$ 1,215,500
Primary Clarifiers and Sludge Wetwell	$ 2,890,000
UV System	$ 1,194,000
Effluent Outfall Piping	$ 348,000
Sludge Storage Tank	$ 561,000
Dewatering Infrastructure	$ 2,341,000
Tertiary Phosphorus Treatment*	$ 3,806,000
Gravel Roadway	$ 363,000
Sludge Removal	$ 550,000
Vac Truck Dump Pad	$ 327,000
WWTP Office Sewer	$ 75,000
General Conditions	
Contingency (30%)	$ 5,775,383
Engineering Design (10%)	$ 2,656,676
Construction Management (5%)	$ 1,328,338
Mechanical (12%)	$ 1,893,568
Electrical, I&C (10%)	$ 1,577,973
Contractor OH&P (8%)	$ 1,540,102
TOTAL	**$ 30,552,000**

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*Phosphorus treatment costs shown for planning purposes only. Phosphorus treatment with tertiary filtration may not be required depending on the selected alternative, efficiency of biological phosphorus removal and the City's ongoing phosphorus reuse efforts. The City is currently participating in a phosphorus reuse pilot study to determine long term viability.

6.3.12 – Collection System

Though analysis of Middleton's sewer collection system is generally outside the scope of this document, a brief treatment of the effect of the City's updated population projections on the collection system will be provided here. The 2019 Facility Plan projected a study area buildout population of 51,234. Pipe capacity for the City's sewer collection system was modelled based on this buildout population and the results were included in the 2019 Facility Plan. The results of this analysis indicated that the 30-inch main leading from Highway 44 to the WWTP and the proposed Hartley trunk lines will be the nearest to reaching capacity (d/D ratio of 0.65-0.75).

The current 2040 projections estimate a 2040 population of 39,998. Though the current 20-year population is roughly 11,000 less than was estimated for study area buildout, new development mapping highlights several areas of concern for the collections system. First, increased development mapping along Middleton Road south of the Boise River (area D) indicates that the Boise River lift station will reach capacity. Installation of new pumps will be required during the planning period to meet peak hour flow. Second, increased development between Cemetery Road and Lansing Lane (areas A, G, and H) indicate that the Prospector lift station will also require new pumps during the planning period to meet peak hour flow. Thirdly, increased development in the southeast corner of the study area (area C) will likely result in significantly higher flows to the 21-inch trunk main running along Highway 44 and to the 30" trunk main leading from Highway 44 to the WWTP. These mains may need to be upsized during the planning period to account for these developments. Refer to the 2019 Facility plan for mapping of the existing collection system and to Appendix A in this addendum for the current development mapping within the study area.

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8.0 BIOLOGICAL TREATMENT ALTERNATIVES

This chapter will update sections 8.2 and 8.3 of the existing Facility Plan. These sections address ammonia and phosphorus treatment alternatives. The 20-year influent planning criteria from Table 17 were used in sizing all alternatives. Winter influent concentrations were used when comparing the relative organic nutrient removal capacity of different treatment alternatives. In the existing Facility Plan, adding additional sequencing batch reactors (SBR), aerobic granular sludge (AGS) and membrane bioreactors (MBR) were identified as ammonia treatment alternatives. Chemical addition and filtration were identified as potential phosphorus treatment alternatives. Of the three proposed alternatives in the existing Facility Plan, both SBR and MBR were brought forth for additional consideration. Aerobic granular sludge was not selected for further analysis by the design team. Because AGS is a relatively new treatment process, the City believes that this treatment technology carries too much risk and operational complexity to be considered as a viable alternative.

Due to Middleton's rapid growth, this addendum will examine several additional biological treatment technologies within a decision-making matrix that will include capital and operational costs, ease of operation, treatment efficiency, and upgradeability. Enhanced biological phosphorus removal (EBPR) will also be considered in addition to tertiary chemical addition and filtration and the City's ongoing reuse efforts. Phosphorus removal options are presented for planning level discussion only. The City is currently engaged in a phosphorus reuse pilot to determine long term viability for permit compliance.

8.1 Discharge Alternatives

No additional discharge alternatives will be presented in this addendum. The current outfall location into the Mill Slough will continue to be used.

8.2 Ammonia Treatment Alternatives

The existing 2-basin SBR system is expected to reach capacity by 2025. Discussions with the City have determined that a retrofit of the existing SBR process basins will provide value by extending their useful life, thereby saving the City from the construction of costly future process basins. The design team has considered five treatment technologies for further analysis presented in Table 25 below.

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Table 25. Ammonia Treatment Alternatives.

Alternative	Description
A-1 (MBR)	Membrane bioreactor with enhanced biological phosphorus removal (EBPR) and Nitrification/Denitrification (NDN).
A-2 Conventional Activated Sludge	Three (3) processes were examined within his alternative. Each process includes the construction of secondary clarifiers.
A-2a (A^2O)	Anaerobic/Anoxic/Anoxic process. Includes EBPR and NDN.
A-2b (5-Stage Bardenpho)	Conventional activated sludge, 5-stage Bardenpho with EBPR and NDN.
A-2c (A^2O Step Feed)	A^2O step feed with EBPR and NDN.
A-3 (SBR)	Sequencing batch reactor with NDN only, tertiary phosphorus filtration considered in lieu of EBPR.

8.2.1 – A-1 Membrane Bioreactor (MBR)

One alternative for ammonia treatment is to convert a single existing SBR basin into a membrane bioreactor (MBR) system. MBR technology is widely used to produce reuse quality effluent in a small footprint. An MBR plant operates similarly to other activated sludge systems, however liquid-solids separation is carried out via membranes as opposed to clarifiers or other settling tanks. The existing Facility Plan proposed an MBR system for biological nutrient removal consisting of anaerobic, anoxic, aeration, and membrane sub-basins. This configuration will allow for biological removal of nitrogen through nitrification and denitrification as well as enhanced biological removal of phosphorus. In this proposal, a single SBR basin would be converted into two (2) separate treatment trains, as shown in Figure 4 and Figure 5 below. Additional walls will be constructed in an SBR basin to form each treatment train and sub-basin. The remaining basin may be reserved for conversion outside of the planning period or may be retrofitted to an equalization basin.

Each treatment train will include two membrane modules consisting of several membrane cassettes. Solids accumulated on the membrane surface will be removed via a coarse bubble air scour. Periodically, each membrane module will be cleaned using a chemical clean in place (CIP) system. The CIP system will consist of chemical storage, chemical feed pumps, a tank where the cleaning solution is formulated, and various process controls. Spent cleaning solution is often slowly bled back to the treatment process.

Process considerations for this alternative including the following:

1. Installation of new fine screens (1-2mm) prior to the MBR system.
2. Construction of walls and baffles to separate each treatment sub-basin.

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3. It is anticipated that one existing SBR basin would be converted to the MBR process basin and the second SBR basin would be converted to an equalization tank.
4. New building or room in the proposed blower and dewatering building for CIP system and chemical storage.
5. Permeate pumps to draw through the membranes.
6. Recycle pumps for return sludge and internal recycle.
7. Catwalk, handrails, and membrane removal system
8. CIP system

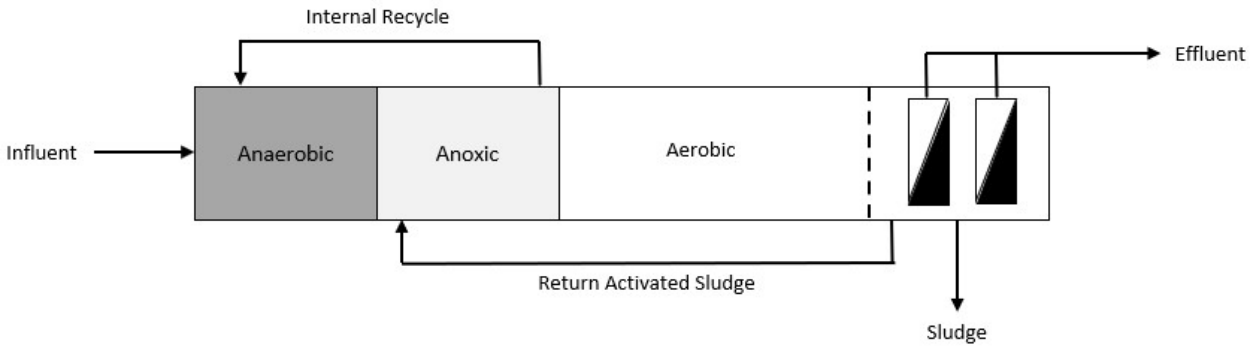


Figure 4: Process flow diagram of MBR retrofit alternative

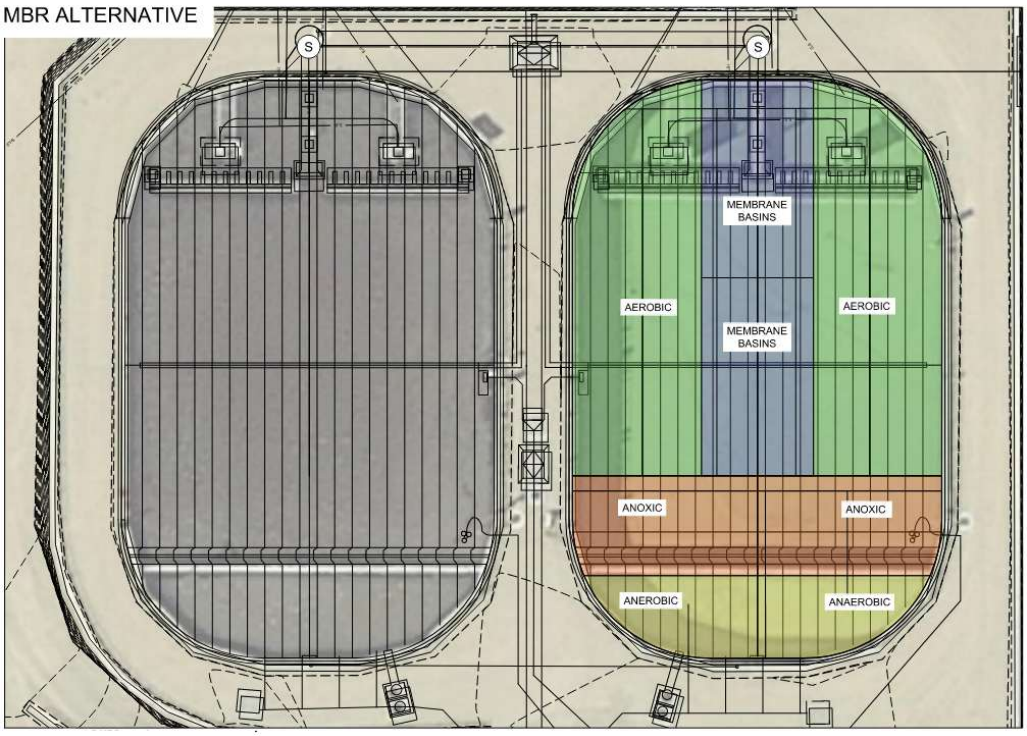


Figure 5: Plan view of MBR retrofit alternative

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Process Sizing:

Conversion of a single SBR basin to an MBR process will allow for a capacity of 3.0 MGD. It is assumed that the City would convert the remaining SBR basin to an influent equalization tank. Of the existing basin volume, 123,000-gallons will be converted anaerobic zones, 156,000-gallons will be converted to anoxic zones, 439,000-gallons will be converted to aerobic zones, and 198,000-gallons will be converted to membrane tanks. A single basin will require approximately 346 lb/d of oxygen. The system will produce 6,542 lb/d of sludge of a dry mass basis.

Total oxygen demand is typically split between the aerobic basin (often termed pre-aeration) and the membrane basin(s), approximately 70% is supplied in the pre-aeration basin with the remaining 30% supplied via coarse bubble air scour in the membrane basin. Table 26 below presents process sizing information for the MBR alternative.

8.2.2 – A-2 Activated Sludge Alternatives

The three alternatives presented in this section all operate under continuous flow activated sludge treatment mechanisms followed by clarification. The primary removal mechanisms for these alternatives utilize aerobic microorganisms maintained in mixed/aerated environments to break down and remove wastewater constituents. The specific alternatives to activated sludge discussed in this section include:

- (A-2a) Anaerobic/Anoxic/Oxic (A^2O)
- (A-2b) 5-Stage Bardenpho
- (A-2c) A^2O Step Feed

The primary process considerations are similar for each of the three alternatives and are as follows:

1. Construction of basin walls and baffles to separate each treatment sub-basin.
2. Construction of a splitter box to direct flow to each treatment train.
3. Recycle pumps for internal recycles and return sludge.
4. Construction of secondary clarifier basin(s).

Although each of the three alternatives follow similar treatment mechanisms and process considerations, specific characteristics of each process are discussed in the following sections.

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(A-2a) Anaerobic/Anoxic/Oxic (A^2O)

The A^2O is a process for biological nitrogen and phosphorus removal. The process consists of an anaerobic zone, anoxic zone, aerated zone, and an internal nitrate recycle. In the anaerobic basin, phosphorus accumulating organisms are selected for. In the aerobic basin, phosphorus accumulating organisms (PAOs) metabolize phosphate ions and incorporate them into cell mass. Phosphorus is removed by wasting a portion of the bulk MLSS which contains PAOs. During aerobic treatment, ammonia is oxidized to nitrate which is recycled back to the anoxic tank for denitrification. In the anoxic tank, nitrates are converted to nitrogen gas.

In the A^2O process, equalized influent would flow sequentially through each basin, and then to a secondary clarifier. Settled sludge from the clarifier is returned to the anaerobic basin as return activated sludge (RAS), with a portion of the sludge wasted (WAS). An internal nitrate recycle is provided from the aerobic to anoxic basin. A process flow diagram of the system is provided in Figure 6. For this alternative, a single SBR basin will be retrofitted into two (2) separate process trains for redundancy, as shown in Figure 9.

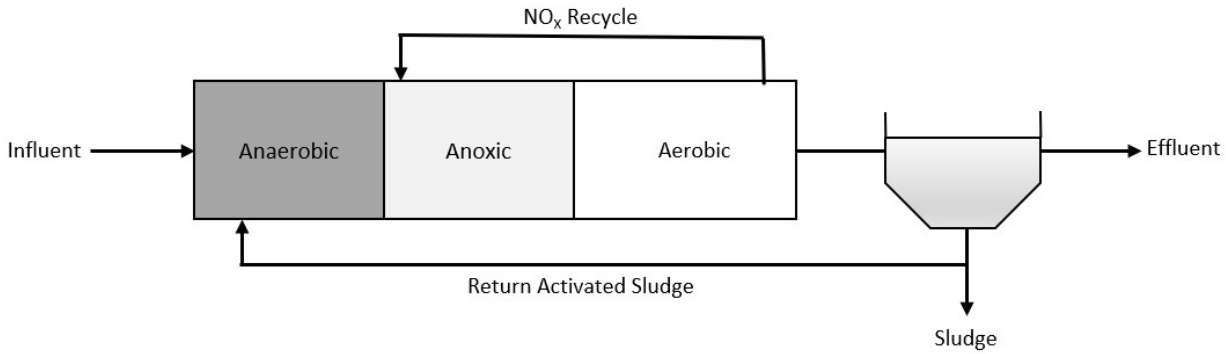


Figure 6: Process flow diagram for A^2O retrofit alternative

Process Sizing:

Conversion of both SBR basins to an A^2O process will increase the capacity of the biological process to 3.36 MGD (~1.68 MGD per basin). For a single basin, 99,900-gallons will be converted to anaerobic zones, 173,000-gallons will be converted to anoxic zones and 671,000-gallons will be converted to aerobic zones. Both basins operating at capacity will produce 6,240 lb/d of total sludge on a dry mass basis and require a total oxygen transfer of approximately 472 lb/hr. These numbers are presented in Table 26.

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(A-2b) 5-Stage Bardenpho

The 5-Stage Bardenpho process is another common biological nitrogen and phosphorus removal process. The process consists of five (5) sub-basins: anaerobic, pre-anoxic, pre-aeration, post-anoxic, and post-aeration. A nitrified recycle from the pre-aeration to the pre-anoxic basin is also included. The pre-anoxic and pre-aeration basins provide high-rate denitrification and BOD removal, respectively. The post-anoxic basin has a lower denitrification rate and may require supplementation with an external carbon source. The post-aerobic basin serves as a BOD polishing step, to strip NO_3, and to raise DO to prevent phosphorus release in the clarifier. Equalized influent would flow sequentially through each basin, and then through a secondary clarifier. Settled sludge from the clarifier is returned to the anaerobic basin (RAS), with a portion of the sludge wasted (WAS). A process flow diagram of the system is provided in Figure 7. In this alternative, a single SBR basin will be retrofit into two (2) process trains split down the middle, as shown in Figure 10.

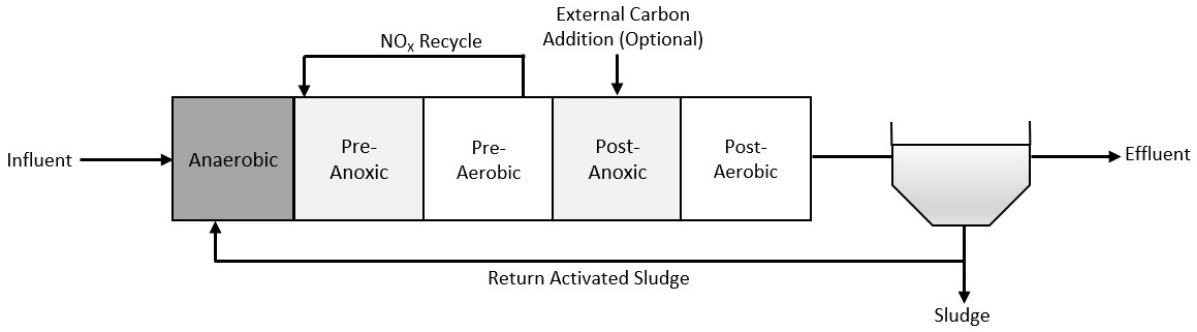


Figure 7: Process flow diagram for 5-stage Bardenpho retrofit alternative

Process Sizing:

Conversion of a two-basin SBR to a 5-Stage Bardenpho process will increase the capacity of the two-basin system to 3.1 MGD (~1.55 MGD per basin). For a single basin, 94,200-gallons will be converted to an anaerobic zone, 104,100-gallons will be converted to pre-anoxic zones, 586,500-gallons will be converted to pre-aerobic zones, 67,900-gallons will be converted into post-anoxic zones, and 84,800-gallons will be converted into post-aerobic zones. Both basins operating at capacity will require approximately 458 lb/hr of oxygen. Both basins operating at capacity will produce 5,542 lb/d of sludge on a dry mass basis. These numbers are presented in Table 26.

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(A-2c) A²O Step Feed Process

This process maintains the anaerobic/anoxic/aerobic configuration of the A²O process but adds several additional basin modifications to allow operator flexibility for the control of bulking sludge and improved settling characteristics/dewatering. Additionally, both anaerobic and anoxic zones have been divided into three (3) distinct selectors. This configuration promotes an F/M gradient and the cultivation of specific floc-forming bacteria. Three anaerobic and anoxic selectors are proposed; the first two of which are each half the volume of the third.

The main aeration basin is proposed as 5 plug flow channels. Operators will have flexibility to feed from the anoxic selector into the first channel, or to operate the basin as a step-feed process. In the former scenario flow will progress through each channel in series. In the later scenario, gate valves will be operated to direct fractions of flow into each channel. The step feed flow configuration is commonly used as a biological nitrogen removal process and to aid in control of bulking sludge. Return sludge from the secondary clarifier may be fed to either the anaerobic or anoxic zones. A process flow diagram of the system is provided in Figure 8. The plan view schematic for this alternative is shown in Figure 11 in the "Process Layouts" section.

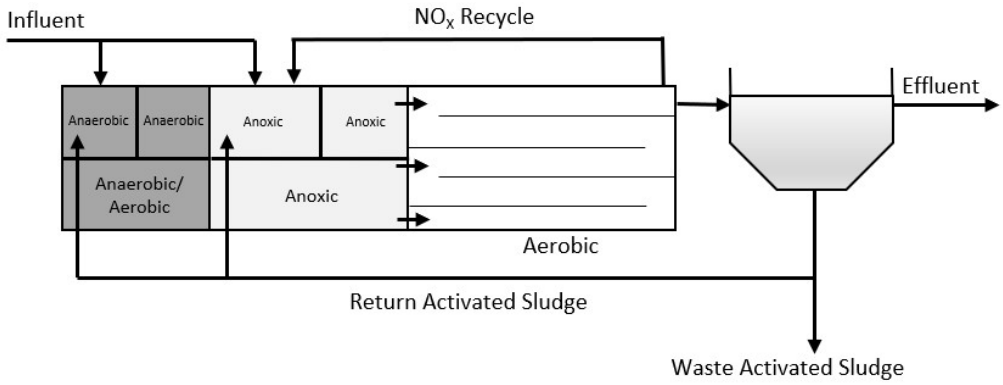


Figure 8: Process Flow Diagram for A2O-Step Feed Alternative

Process Sizing:

Conversion of both SBR basins to an A²O-Step Feed process will increase the capacity of the two-basin system to 3.3 MGD (~1.65 MGD per basin). For a single basin 67,300-gallons will be converted to anaerobic zones, 260,300-gallons will be converted to anoxic zones, and 607,400-gallons will be converted into aerobic zones. Both basins operating at capacity will produce 6,320 lb/d of sludge on a dry mass basis and require a total oxygen transfer of 466 lb/hr. Full process results are presented in Table 26.

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Process Layouts for Activated Sludge Alternatives

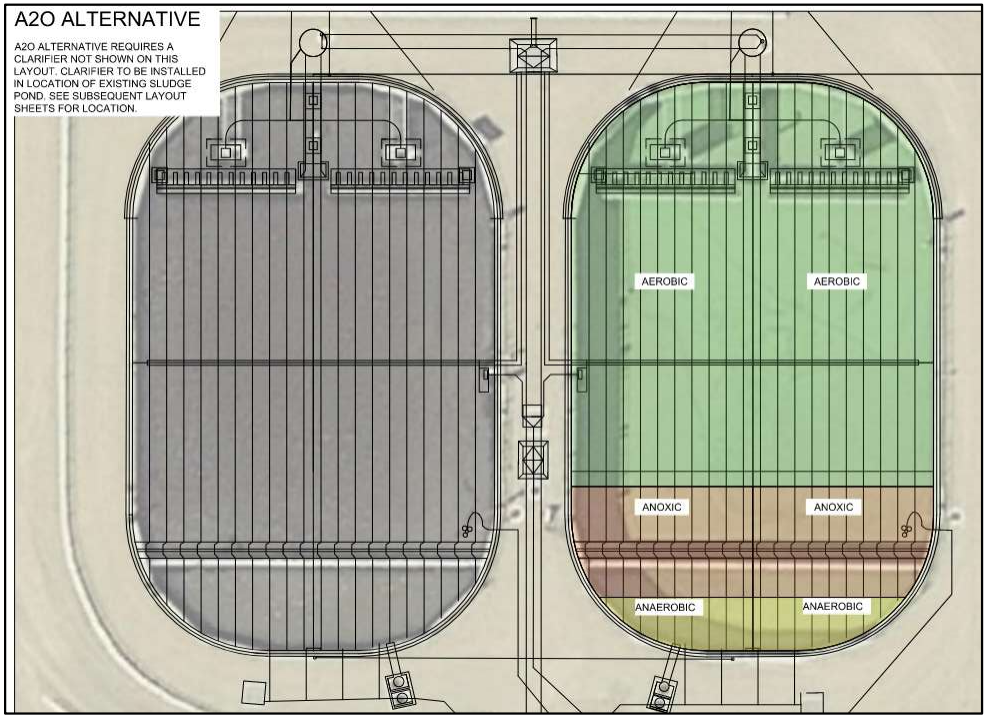


Figure 9: Plan view of A²O retrofit alternative.

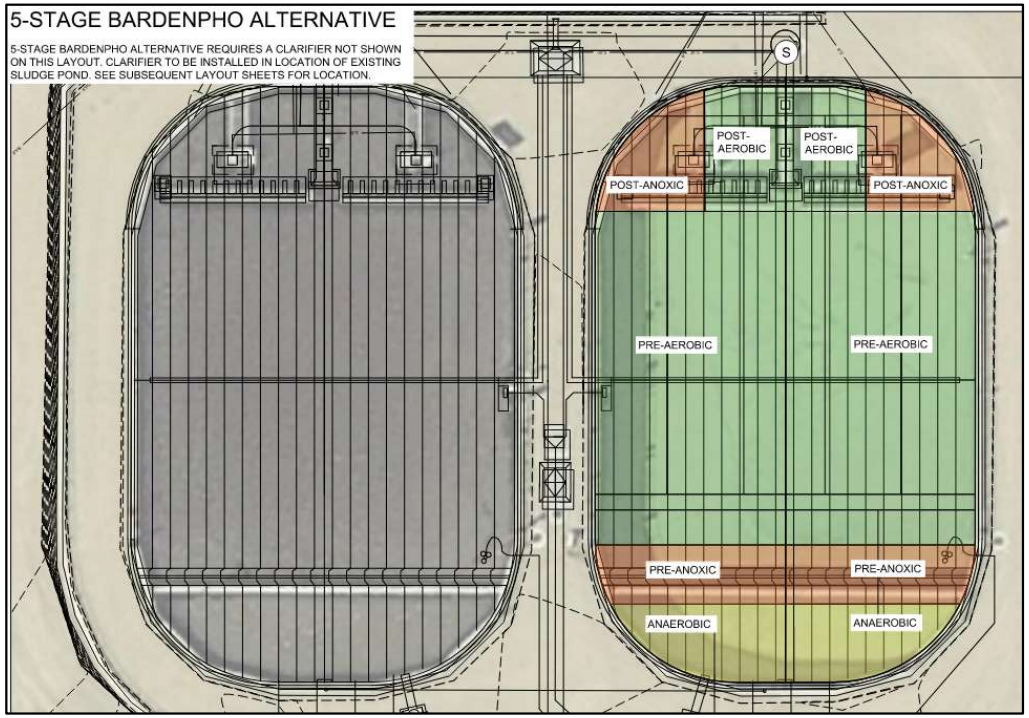


Figure 10: Plan view of 5-stage Bardenpho retrofit alternative.

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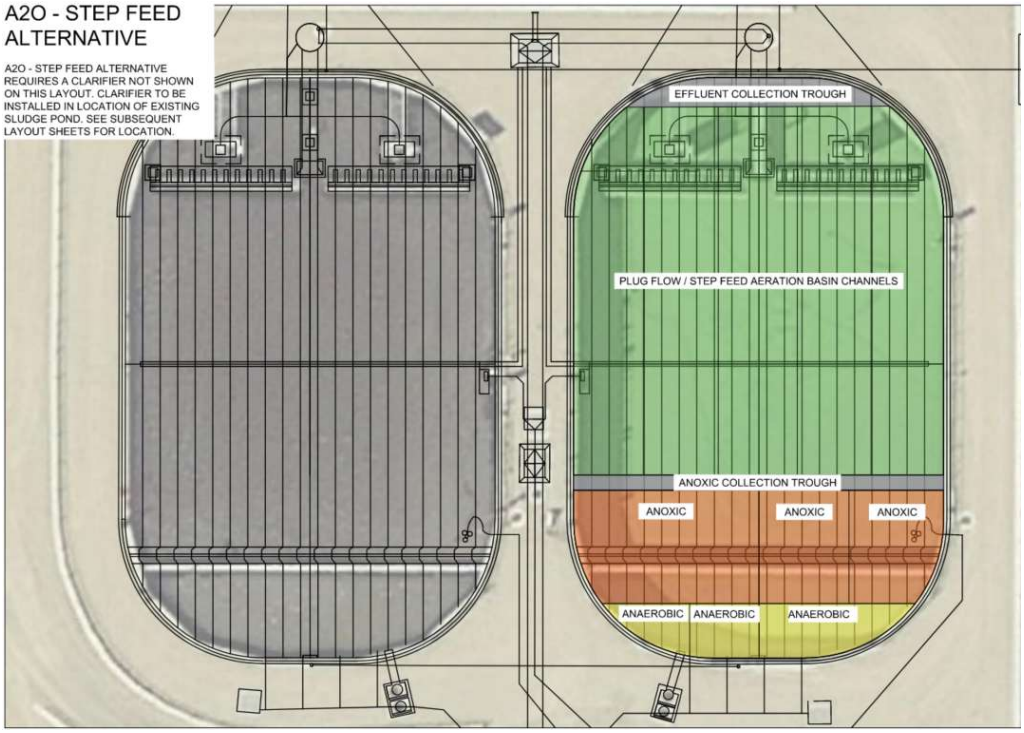


Figure 11. Plan view of A2O Step Feed retrofit alternative.

8.2.3 – A-3 Sequencing Batch Reactor (SBR)

Middleton currently operates a continuous feed intermittent discharge SBR system consisting of two SBR basins. Each basin has an approximate volume of one million gallons and is divided into two separate zones, a small pre-react zone and a larger react zone, separated by an interior baffle wall. During operation, screened and de-gritted wastewater is fed continuously to the pre-react zone. From the pre-react zone, wastewater flows under the interior baffle to the react zone. In this zone, the SBR sequences through three (3) phases: react, settle, and decant (as shown in Figure 12). In the react phase, blowers cycle ON/OFF to allow for aerobic and anoxic periods. During anoxic periods, mechanical mixing maintains mixed liquor in suspension. During the settle phase mixing is turned off to allow the biological floc to settle. During the decant phase, clarified effluent is decanted from the top of the basin and settled sludge is wasted from the bottom of the basin via a submersible WAS pump.

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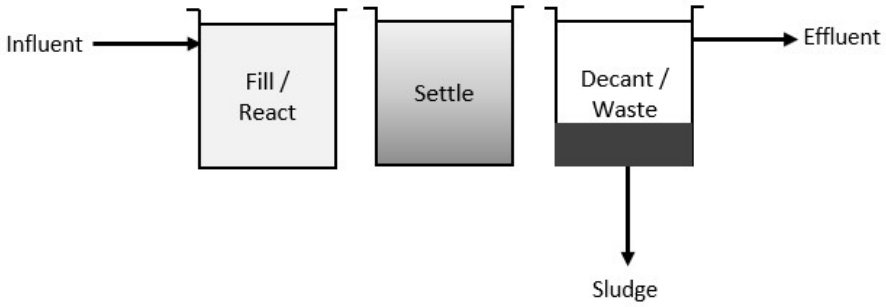


Figure 12: Process flow diagram for SBR alternative.

Process Sizing

To continue using SBR's throughout the planning period, the construction of 3 additional basins will be required. Each SBR Basin provides a hydraulic capacity of 0.75 MGD. SBR's are less efficient than other activated sludge variations because of the distinct anoxic mixing and settling times required during the cycle period, and volume inefficiency due to drawdown holdover. There are two SBR basins constructed at the Middleton WWTP with a current maximum capacity of 1.5 MGD. Construction can incrementally take place over the 20-year planning period. Each basin uses approximately 10,250 ft^2 of surface area. A total of five operational SBR basins (required to meet 2040 flows), requires a total area of over 50,000 ft^2 or 1.2 acres.

This alternative is the only batch-process treatment type and does not require a supplemental clarifier. This means wastewater is not continuously treated. Instead, the basins are filled, treatment occurs over a set amount of time, then basins are decanted. The other proposed alternatives operate on a continuous cycle.

8.2.4 – Comparison of Treatment Alternative Process Sizing

A summary of the findings of the Sections 8.2.1-8.2.5 is shown below in Table 26. Sections 8.3 through 8.5 will focus on comparing the costs, treatment capabilities, and other operational factors to determine which alternative is best suited to the City of Middleton's needs.

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Table 26: Summary of Ammonia Treatment Alternatives

Parameter	Unit	Value				
		A-1 (MBR)	A-2a (A2O)	A-2b (5-Stage)	A-2c (Step Feed)	A-3 (SBR)
Design Parameters						
SRT	days	10	10	10	10	21
MLSS	mg/L	12,000	4,000	4,000	4,000	3,000
Effluent Concentrations						
BOD	mg/L	1.1	3.1	2.8	3.0	5.0
TSS	mg/L	0.0	5.2	5.3	5.1	10
TN	mg/L	9.9	12.4	12.5	10.3	15.6
NH_3	mg/L	3.1	2.7	0.80	1.8	4.5
Air Requirements						
Oxygen Transfer Rate	lb/hr	346	472	460	466	500
Air Flowrate[1]	SCFM	4,516	5,400	4,674	5,388	4,530
Process Sizing						
Single Basin Flow Capacity	MGD	3.0	1.68	1.55	1.65	0.75
Anaerobic Volume per Basin	gal	123,000	99,900	94,200	67,300	N/A
Anoxic Volume per Basin	gal	156,000	173,000	Pre: 104,100 Post: 67,900	260,300	750,000[2]
Aerobic Volume per Basin	gal	439,000	671,000	Pre: 586,500 Post: 84,800	607,400	
Sludge Generation[1]	lb/d	6,542	6,240	5,542	6,320	8,000

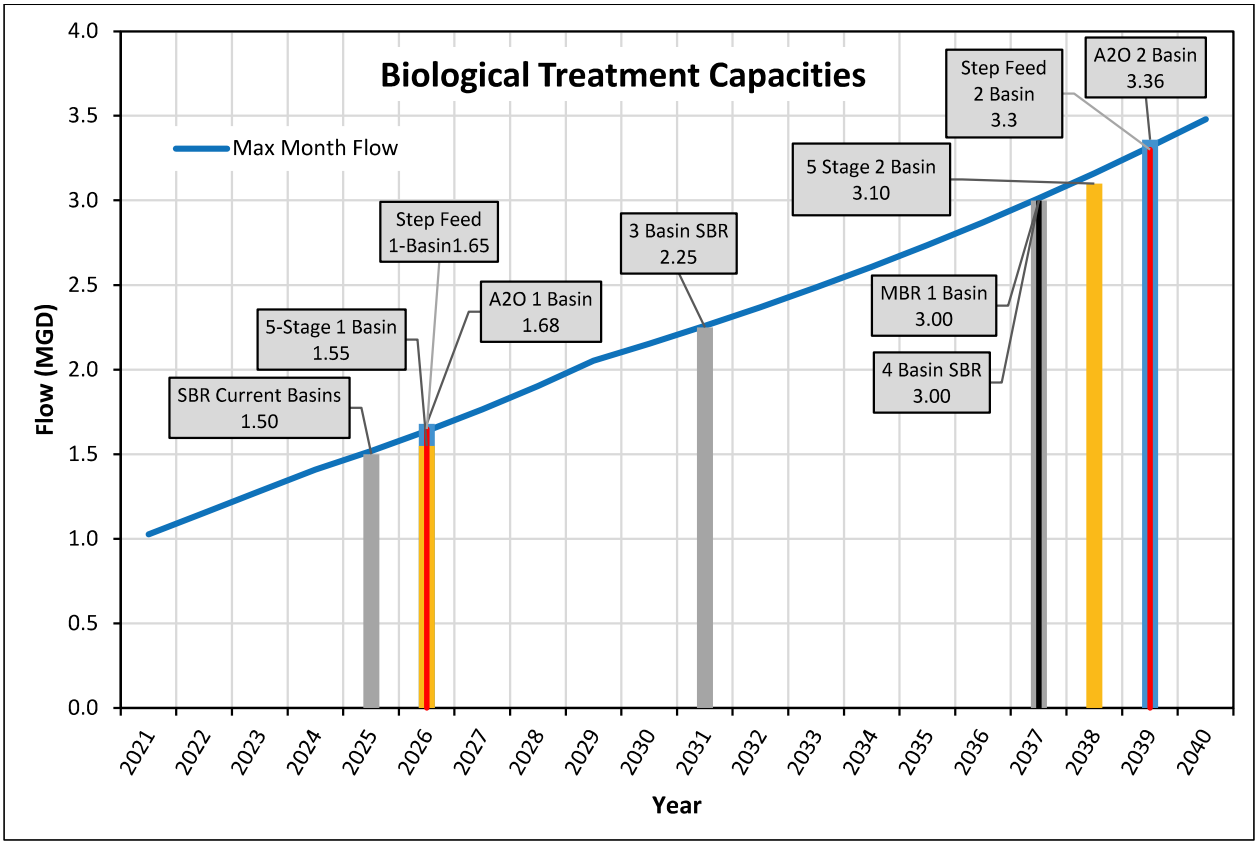
1. These numbers reflect the air requirements and sludge production of 2 retrofitted basins operating at capacity with the exception of the MBR alternative, of which only one (1) retrofitted basin is operating at capacity.
2. Anoxic and aerobic volumes are shared in SBR system. REACT volume available 750k gals, total basin volume is 1M gals

Treatment Capacity

Figure 13 below outlines each treatment alternative and respective capacity using the same influent criteria developed in Table 17. The year capacity is exceeded also represents the year upgrades must be online for treatment. Additionally, Table 27 summarizes the hydraulic capacities of each alternative.

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Legend:

SBR Process | A^2O Process | 5-Stage Bardenpho Process | MBR Process | Step Feed Process

Figure 13: Biological Treatment Alternatives over Time with Respective Hydraulic Capacities

Table 27. Alternative Hydraulic Capacity Summary.

Alternative	Description	Hydraulic Capacity (MGD)	Year Capacity Met
A-1 (MBR)	1 basin	3.00	2037
A-2a (A^2O)	1 basin	1.68	2026
	2 basins	3.36	2039
A-2b (5-Stage Bardenpho)	1 basin	1.55	2026
	2 basins	3.10	2038
A-2c (A^2O Step Feed)	1 basin	1.65	2026
	2 basins	3.30	2039
A-3 (SBR)	Existing	1.50	2025
	3 basins	2.25	2031
	4 basins	3.00	2037

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8.2.5 – Effect of Primary Clarification

Primary clarification is a measure which, if implemented, can increase the hydraulic capacity of the secondary treatment system. The City may be interested in including primary clarification as part of their treatment upgrades project. If this is the case, a detailed process design of a primary clarification unit with the selected secondary treatment process will occur during the design phase of the project. However, for planning purposes, it is useful to understand the effect of primary clarification on the proposed secondary treatment alternatives.

Modelling has indicated that for the flow-through (MBR and conventional activated sludge) alternatives, implementation of primary clarification to remove 55% of influent TSS and 35% of influent BOD can improve the hydraulic capacity of a single basin by 1.2 MGD. For the existing SBR system, the hydraulic capacity of a single basin may be increased by 0.85 MGD.

Primary clarification should be implemented by constructing two (2) clarifier basins to be operated in parallel. The basins will likely be located alongside the proposed secondary clarifiers in the space currently occupied by the sludge pond. The clarifiers will each be sized at approximately 33 feet diameter and 14 feet side water depth. The proposed cost associated with construction and implementation of two clarifier basins to meet 2040 flows is $2,888,334.

Fermentation of the primary sludge blanket for purposes of increasing enhanced biological phosphorus removal has also been discussed with the City. Further evaluation of this alternative is outside the scope of this document but may be evaluated during preliminary engineering phase of a secondary treatment upgrade project. For planning purposes, the cost of primary clarification was prepared in the plant upgrade cost estimate. Primary clarifiers may not be targeted for the initial round of upgrades. A cost benefit analysis will be performed for primary clarification during the design stage to determine its feasibility as a process upgrade.

8.3 Cost Opinion

Each biological treatment alternative presented varies in cost and operation. The estimated capital improvement costs related to each alternative as well as annual operation and maintenance costs are presented in this section. Costs depend on market conditions and are intended to show planning-level estimates in line with the Class 4 cost opinion defined by the Association for the Advancement of Cost Engineering (see Table 28 below).

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Table 28: Cost Estimate Definition.

Estimate Class	Level of Project Definition (%)	End Usage	Methodology	Expected Accuracy Range	Preparation Effort
Class 4	1% to 15%	Study or Feasibility	Equipment Factored or Parametric Models	L: -30% H: +30%	Level 4 (ref. 20-300 hours for $20M project)

**Note: Adapted from AACE International Recommended Practice Publication No. 18R-97*

8.3.1 – Capital Cost Estimate for Treatment Alternatives

Capital cost estimates for each alternative reflect general design components for each system and the renovation work required to retrofit the existing SBR basins. Construction cost estimates are based on recent construction costs for similar facilities, published cost data and the Engineer's experience on similar projects. Detailed opinions of cost are presented in Appendix C, while a summary of capital costs is provided in Table 29 below.

The A^2O alternative requires less overall site work to the existing facility and includes fewer interior basin baffle walls, fewer overall basin modifications, and other miscellaneous items. Therefore, the A^2O alternative presents the lowest capital cost in comparison to the other alternatives evaluated.

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Table 29: Initial Cost Investment

Category	(A-1) MBR	(A-2a) A^2O	(A-2b) 5-Stage Bardenpho	(A-2c) A^2O Step Feed	(A-3) SBR
Process Equipment & Earthwork	$5,340,390	$2,353,230	$2,621,690	$2,858,960	$8,263,490
EQ Tank[1]	$384,450	$1,379,760	$1,379,760	$1,379,760	$1,379,760
New Fine Screens	$935,000	---	---	---	---
Secondary Clarifiers	---	$2,768,222	$2,768,222	$2,768,222	---
Contingency (30%)	$2,437,510	$2,379,443	$2,498,152	$2,564,538	$3,529,427
Engineering Design (10%)	$1,121,260	$1,094,544	$1,149,150	$1,179,687	$1,623,536
Construction Management (5%)	$560,630	$547,272	$574,575	$589,844	$811,770
Mechanical (12%)	$799,190	$780,145	$819,066	$840,832	$1,157,189
Electrical, I&C (10%)	$665,990	$650,121	$682,555	$700,693	$964,324
Contractor OH&P (8%)	$650,010	$634,518	$666,174	$683,877	$941,181
TOTAL	**$12,894,000**	**$12,587,000**	**$13,215,000**	**$13,566,000**	**$18,671,000**

1. The second SBR basin will be retrofitted into an equalization tank for the MBR alternative.

8.3.2 – O&M Cost Comparison

Operation and maintenance costs include energy, chemicals, monitoring, maintenance, replacement and other miscellaneous costs. Labor costs are not factored into the O&M costs presented below in Table 30. Each alternative is assumed to require four (4) full time operations staff. Labor costs are factored into life cycle costs presented in the next section.

Table 30. Summary of Labor Costs per Each Alternative.

Category	(A-1) MBR	(A-2a) A^2O	(A-2b) 5-Stage Bardenpho	(A-2c) A^2O Step Feed	(A-3) SBR
Daily Cost	$1,177	$959	$991	$986	$847
Annual Cost	$429,567	$349,941	$361,700	$359,740	$309,082

1. MBR costs assume only 1 basin is used for treatment

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8.3.3 – Life Cycle Costs

Life cycle cost includes initial investment costs (capital cost), operating costs, maintenance costs and replacement costs. Annual O&M costs include WWTP personnel requirements, energy usage, chemical use, maintenance, monitoring costs and other miscellaneous costs. Salvage or residual values are assumed to be zero for all screened alternatives. Life cycle costs are calculated based on the following criteria:

- Labor Rate: $35/hr, 48 week working year
- Energy Rate: $0.06/kilowatt-hour (kWh)
- Interest Rate: 3.5%
- Evaluation Period: 18 years (2022-2040)
- Residual Salvage Value: $0

Full size figures of life cycle cost calculations are available in Appendix C. A summary is provided in Table 31 and Chart 6 below.

Table 31. Summary of Alternative Life Cycle Costs.

Alternative	Total Life Cycle Cost
A-1 MBR	$21,918,000
A-2a A^2O	$20,748,000
A-2b 5-Stage Bardenpho	$21,531,000
A-2c A^2O Step Feed	$21,856,000
A-5 SBR	$26,293,000

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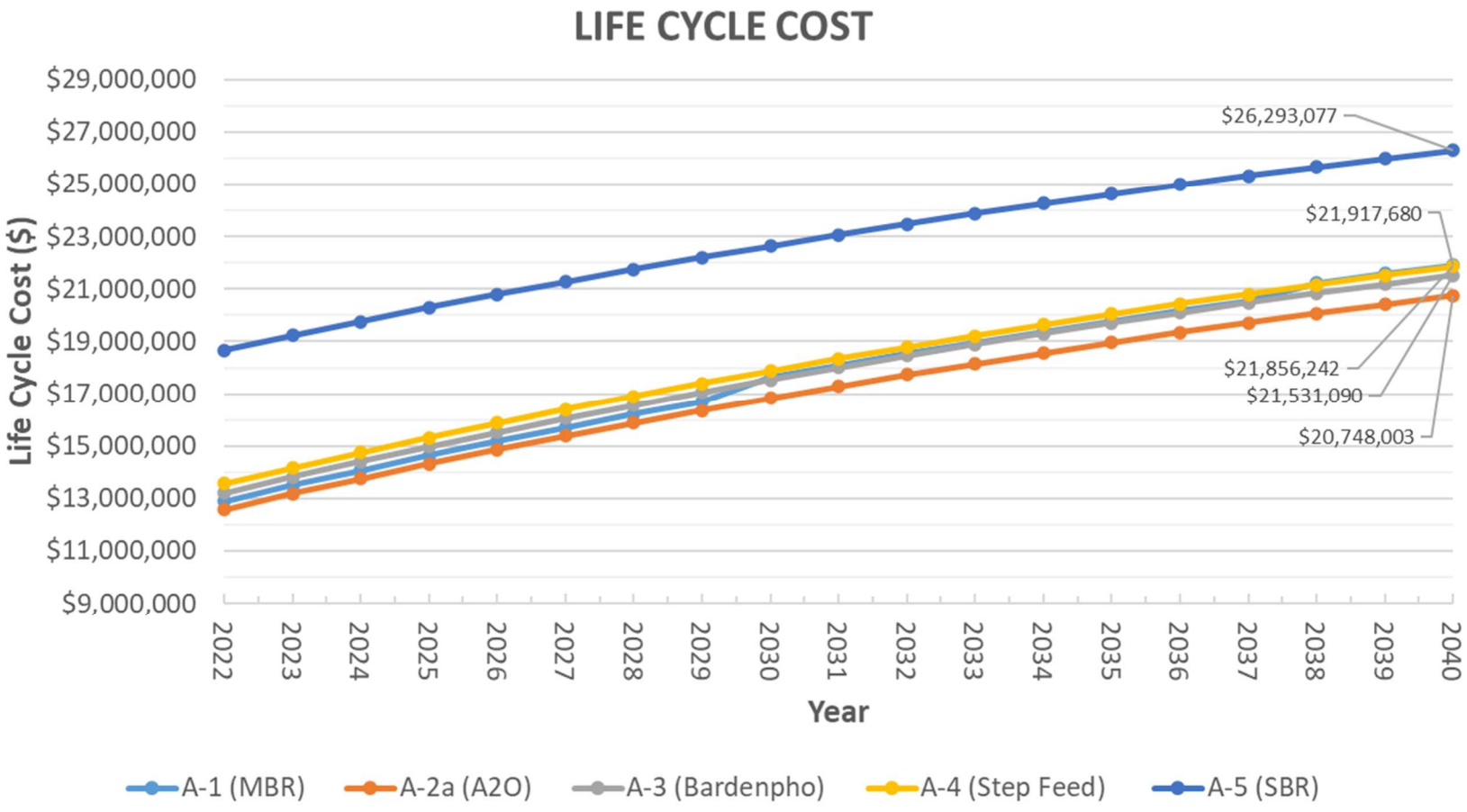


Chart 6. Life Cycle Costs of Each Alternative over a 20-Year Planning Period

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8.4 Non-Economic Alternative Comparison

The following sections present non-economic (non-cost) factors that are important to the City when comparing one alternative against another. These include efficiency, ease of operation, ease of expansion, reliability, complexity, and various other criteria.

8.4.1 – Treatment Efficiency

This section describes the general treatment capabilities of the existing and proposed systems. This includes the biological capacity of the basins and the level of treatment that is achievable within that capacity. Different wastewater treatment processes operate at various efficiencies, which is to say they can treat a greater or less amount of waste within a given volume. A comparison of alternative treatment efficiency is provided in Table 32.

Of the treatment alternatives explored, the MBR process is capable of the highest treatment efficiency. As a semi-permeable barrier, a membrane is capable of excellent secondary solids separation. The membrane also allows for operation at mixed liquor concentrations greater than conventional activated sludge processes (approximately 3-4x). These factors combined allow for the MBR process to have a greater capacity and a higher treatment efficiency than the other alternatives currently explored. The MBR process being currently proposed is an alteration of the conventional A^2O process. As such, the process with be designed to biologically remove phosphorus as well as nitrogen.

The conventional activated sludge processes rank below the MBR process in treatment efficiency and capacity. With the addition of a secondary clarifier, a flow-through process will be more efficient than a batch process for two reasons. First, treatment is not required to periodically stop to allow for settling and wasting of sludge. Second, the design range of mixed liquor for a CMAS process is 1,500mg/L – 4,000 mg/L, the high end of which is above the recommended mixed liquor operating range for an SBR.

The SBR process is the least efficient due to the multiple basin functions as reactor and clarifier and batch process treatment cycle. Additionally, design guidelines for mixed liquor concentrations for SBRs recommend no greater than approximately 3,000 mg/L, less than the other alternatives under discussion.

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Table 32: Treatment Efficiency Comparison

Treatment Efficiency	Rank (Higher is better)	Basins Req'd for Treatment
A-1 (MBR)	4.2	1
A-2a (A^2O)	5.0	2
A-2b (Bardenpho)	4.4	2
A-2c (Step Feed)	4.2	2
A-3 (SBR)	1.0	5

8.4.2 – Reliability and Ease of Operation

This section describes the reliability and relative ease of operation of the existing and proposed systems. A comparison of the alternatives according to reliability and operational complexity are provided in Table 33.

Of the five treatment alternatives explored, the A^2O-Step Feed process has been designed to provide operators with the largest 'tool-box' to avoid the most common causes of process upsets. The sizing of the anaerobic and anoxic zones and the step-feed flow configuration have been sized to allow operators to select away from filamentous organisms which are the cause of bulking, poor settling sludge. Alternation between a plug flow and step feed flow configuration may be achieved through operation of manual gate valves, so an additional automated control framework is not required.

The A^2O and 5-Stage Bardenpho processes together constitute the next simplest alternatives to operate. Both are continuous flow-through processes and are intended to operate at a steady state. As such, operation of basin appurtenances is also constant. Blowers will operate continuously based on a dissolved oxygen setpoint. This will require some controls and programming, but less overall monitoring compared to an MBR system. Though these alternatives are simple from a process flow perspective, that simplicity also affords operators less flexibility than the A^2O-Step Feed process to avoid common operational issues such as bulking sludge and toxic shock.

All three conventional activated sludge alternatives all require a secondary clarifier for secondary solids separation. The clarifier is a relatively simple process to operate and has a minimal energy requirement. Water is fed and discharged by gravity. Motors which will require regular maintenance are needed for the sludge rake and scum skimmer. A scum pit with scum pump will also be included which will require regular maintenance.

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The SBR process constitutes the next easiest alternative to operate. Operations staff are already familiar with the SBR process because it is the current technology. This is a semi-batch process which cycles through phases of operation. Batch and semi batch processes require more operator oversight and are more complicated to run. Operating parameters such as SRT, MLSS, and oxygen demand change continuously within each phase. Blowers are cycled on and off multiple times during each cycle. When a third basin is added to the system, blowers will, at times, be required to direct air to multiple basins at different points in their cycles. This will add to the operational complexity of the system. A significant amount of SCADA control and programming is required to operate this system.

Lastly, the MBR process is the most difficult of the proposed alternatives to operate. The MBR is a steady state process and as such shares the same advantages discussed previously for steady state systems. Unlike the other steady state alternatives discussed, the MBR process utilizes membranes for secondary solids separation. As discussed previously each membrane module will be periodically cleaned using a chemical clean in place (CIP) system consisting of chemical storage, chemical feed pumps, and CIP tank. Operation of the membrane modules and clean-in-place system are a significant undertaking that adds mechanical complexity to the plant and requires investment in operator education. Additionally, cleaning of the membrane generates a waste residual which must be stored prior to disposal or must be metered back to the plant headworks. Membranes can also be prone to clogging if not regularly maintained.

Each alternative must be able to handle a wide range of influent flows as will be experienced over the planning period. Based on historic flow data, a flow of 0.65 MGD will likely be typical of a low flow winter day. At this flow, the 3 conventional activated sludge alternatives can be operated with 1 basin (2 trains) online with a 10-SRT and approximately 1,500 mg/L MLSS. The MBR option may be operated with 1 train online with a 10-day SRT and an approximately 4,700 mg/L membrane basin MLSS. These scenarios are well within typical operating ranges. Lower flows and loadings may be experienced as isolated events. Successful management of these events is largely up to skilled plant operation. Internal recycles, which are present in each retrofit alternative, allows operators an additional process management tool. As discussed above, the A2O-Step Fee alternative allows operators the greatest control in managing variable loading conditions.

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Table 33. Summary of Reliability and Operation Ranking of Alternatives.

Alternative	Reliability Rank (Higher is better)	Operation Rank (Higher is better)
A-1 (MBR)	1.7	1.5
A-2a (A^2O)	3.0	4.0
A-2b (Bardenpho)	3.0	3.8
A-2c (Step Feed)	4.7	3.8
A-3 (SBR)	2.5	3.0

8.4.3 – Ease of Expansion

This section focuses on the ease of expansion of the various alternatives. The City has communicated that ease of expansion will be a desirable quality in their planning criteria as it will allow Middleton to attract potential industrial users. In this context, ease of upgradability does not refer to the cost of upgrading, but rather to the number and extent of engineering and construction activities required. Results are summarized in Table 34 below.

The MBR process has the highest expandability rating of the alternatives under discussion. As a high-rate treatment technology, one existing basin volume is nearly sufficient to meet planning flows. Because a membrane cassette is modular in nature, addition of extra membrane units can be deployed quickly with less engineering analysis or construction activity required.

The A^2O, 5-Stage Bardenpho, and A^2O-Step Feed are more upgradable processes than the SBR but require significantly more engineering and construction than the MBR. If, during the planning period, additional treatment volume is required for an industrial user, addition of a single treatment train (as opposed to a full 1 MG basin) may meet the demand. Construction of additional clarifiers, as may be required by increased flows, represents an additional hurdle to expanding any of the conventional activated sludge processes. Like the construction of a new SBR basin, this activity is a major geotechnical, civil, and mechanical undertaking. The A^2O-Step Feed process may be considered marginally more difficult to expand due to the extra basin walls and baffles required.

The SBR process is the least able to be upgraded quickly. Because the SBR process is the least efficient of the treatment technologies that have been discussed, the addition of new basins will be required within the planning period. Construction of a new basin is a large engineering task requiring significant geotechnical, civil, and mechanical, and electrical

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disciplines. Addition of a third SBR basin will not trigger blower upgrades, however addition of a fourth basin will require more or larger blowers to be installed.

Table 34. Summary of Expandability Ranking of Alternatives.

Ease of Expansion	Rank (Higher is better)
A-1 (MBR)	4.0
A-2a (A^2O)	2.7
A-2b (Bardenpho)	2.1
A-2c (Step Feed)	2.0
A-3 (SBR)	1.0

8.5 Alternative Development Methodology

8.5.1 – Comparison Methodology

This section summarizes the methodology for developing, evaluating, and selecting alternatives for the biological treatment system to be included in the recommended plan. The alternatives will be based on the existing and future flow projections. The recommended approach to alternatives evaluation uses cost effectiveness and non-economic factors, including those factors that the City considers important (e.g. life cycle costs, capital costs, capacity, operational complexity, expandability, reliability). At a minimum, each screened alternative must meet future planning IPDES permit limits for the City. On August 31, 2021, the design team participated in a workshop with the City to identify feasible alternatives. Of the 6 alternatives initially considered for screening, one alternative, Granular Aerobic Sludge, was considered too operationally complex and high risk to be brought forth for additional consideration.

Each of the alternatives brought forth for screening were selected for detailed analysis which includes process schematic drawings, process narratives, summary of key components and sizing, discussion of full-scale treatment and development of life cycle costs.

8.5.2 – Scoring Procedure

Alternatives are evaluated using a weight-based matrix approach incorporating cost and non-cost evaluation criteria. Scores are calculated by scoring each alternative relative to others and assigning a relative importance, or weighting, to each criterion. The alternative with the highest score represents the preferred alternative for the City.

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$$TOTAL = \sum criteria\ (Score * Weighting)$$

Alternatives are scored from best to worst based on the number of alternatives being evaluated. Scores for each criterion range from 5 (best) to 1 (worst). Comparable alternatives may receive the same score.

8.5.3 – Weighting

The weighting factor is a percentage multiplier allowing the City to place greater emphasis on specific criterion which are of greater importance. For example, life cycle and capital costs are important to the City and given a higher weighting in the overall evaluation. Weighting and criterion were developed with input from the design team and City staff to total 100%.

8.5.4 – Evaluation Criteria

The evaluation criteria selected for comparing alternatives includes the following factors.

- Initial Capital Cost (20%)
- Life Cycle Cost (30%)
- Relative Capacity (20%)
- Operational Complexity (10%)
- Expandability and Scalability (10%)
- Reliability and Resiliency (10%)

Capital Cost (20%)

Capital costs are those associated with constructing facilities and appurtenances required for each alternative. Capital costs may include, pipelines, aeration facilities, solids settling facilities, or pumping facilities. Capital improvements for each alternative are based on using the facility's existing SBR basins for treatment and the 20-year flow and load projections. Costs presented are specific to the biological treatment process and do not include treatment systems common between alternatives such as influent screens or influent pumping facilities. Estimates are prepared using an accuracy range between -30% to +30%, as shown in Table 28 in section 8.3. Alternatives with the lowest capital cost were given scores of 5 (best) while alternatives with the highest cost were given scores of 1 (worst). Alternatives between the highest and lowest values were proportionally scaled. This scoring method was completed for capital cost, life cycle cost and capacity categories.

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Life Cycle Costs (30%)

Life cycle costs include initial capital costs as well as annual O&M and labor costs required for facilities. Life cycle costs are based on the planning period which ends in year 2040.

Relative Capacity (20%)

Each alternative is ranked between values 1 (worst) and 5 (best) by comparing treatment capacity. An alternative's treatment capacity is defined as the maximum flow rate (MGD) that can be processed through the system while maintaining permit planning limits. Each alternative's capacity was generated through a process model using Biowin simulation software. Each alternative was modeled using the same influent criteria. The maximum hydraulic flowrate includes influent wastewater flows and associated constituent loading including nutrients that do not exceed volume or treatment capacities for specific processes. The exception to this criterion is meeting phosphorus and total suspended solids (TSS) limits.

Each alternative is capable of biological nutrient removal (BNR) to meet the City's future ammonia limit and is also provided with biological phosphorus removal capability (EBPR). Initial wastewater characterization and testing has shown that EBPR may not be effective in meeting the City's future planning limit regardless of the alternative chosen. Inclusion of a primary clarifier/fermenter in the selected project may increase the EBPR capabilities of any secondary treatment process. This may save on chemical expenses at the cost of increased operational complexity. Additionally, the City is actively engaged in a pilot project for phosphorus removal outside of EBPR. All alternatives are assumed to meet TSS limits through clarification or membrane separation and therefore compliance with TSS limits was excluded from the evaluation.

Each alternative's capacity is evaluated by using the existing two SBR basins for an identical treatment volume comparison. Therefore, the capacity of alternative A-3 SBR, is categorized as the existing 2-basin capacity. The MBR has the largest capacity relative of the two-basin footprint.

Operational Complexity (10%)

Operational complexity is both a subjective and objective ranking of an alternative's various monitoring, operation, and maintenance efforts. For example, operational complexity can include increased monitoring of hydraulic flow splitting, increased maintenance and cleaning activities, risk associated with component failure or timed ability to procure

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replacement parts. In general, a higher wastewater treatment plant system classification rating is considered more operationally complex.

Expandability/Scalability (10%)

Each alternative is ranked on its ability to expand treatment capacity by assuming a hypothetical scenario of an industrial user connecting to the system. An alternative's scalability is considered by the extent of construction required for expansion and the length of time which construction will occur.

Reliability and Resiliency (10%)

All alternatives are expected to meet effluent requirements, but some may be considered more reliable than others if they require additional unit processes to meet performance requirements. An alternatives risk or susceptibility to missing compliance under peak wet weather events, unusual high loading, or biological upsets are also factored in its resiliency.

8.5.5 – Matrix Development

A comparison matrix was developed to rank feasible alternatives. The highest ranked alternative represents the preferred alternative for the City. As can be seen from Table 32, Table 33, and Table 34, the 3 conventional activated sludge alternatives rank generally higher than the MBR and SBR processes and tend to have very comparable scores. At this time, the City is not prepared to select one of the A2 options over the others. Therefore, based on the ranking shown in Table 35, the conventional activated sludge alternative is recommended for implementation, offering the best long-term approach for the City's wastewater system. This ranking is calculated as an average of the scores of the A2O, 5-Stage Bardenpho, and Step Feed alternatives.

8.5.6 – Alternative Selection

The preferred alternative is derived from the calculated comparison matrix. The general conventional activated sludge alternative scored the best when compared to the other proposed alternatives with a 4.3 out of 5. This alternative provides the best option when considering capital costs, life cycle costs, hydraulic capacity, and ease of operation. The conventional activated sludge alternative will be further discussed as the preferred, selected alternative in Capital Improvement Plan presented Chapter 9.

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Comparison Matrix

Table 35: Alternative Comparison Matrix

Category	Weight	A-1 MBR	A-2 Conventional Activated Sludge	A-3 SBR
Capital Cost	20%	4.8	5.0	1.0
Life Cycle Cost	30%	4.2	5.0	1.0
Capacity	20%	4.2	5.0	1.0
Operational Complexity	10%	1.5	4.0	3.0
Expandability and Scalability	10%	4.0	2.7	1.0
Reliability and Resiliency	10%	1.7	3.0	2.5
TOTAL	**100%**	**3.8**	**4.5**	**1.4**

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9.0 CAPITAL IMPROVEMENT PLAN

The plan to address the wastewater system deficiencies identified in the previous chapters are discussed in this section. In summary, the treatment alternatives proposed in chapter 8 include a membrane bioreactor (MBR), an anaerobic/anoxic/aerobic process, a 5-stage bardenpho system, an A^2O step feed process, or the addition of thee more SBR basins. Of the alternatives evaluated, the Activated Sludge options are the best alternatives for the City's wastewater system. Three alternatives of the five evaluated are activated sludge processes including, A^2O, 5- stage bardenpho, and A^2O step feed.

The Capital Improvement Plan will discuss the recommended infrastructure improvements and define a framework for implementation. Ancillary treatment infrastructure identified in Chapter 6 will be included in the recommended improvement plan as part of a larger project to encompass a significant portion of the City's treatment equipment.

9.1 Preliminary Project Design

Upgrades to the existing WWTP, including a capacity expansion are needed to meet planning horizon requirements. Additionally, there are a series of critical capacity upgrades required for existing facility equipment. These include but are not limited to the 15-inch effluent outfall pipe and installation of a fourth influent lift station pump. Recommended project improvements are divided into three phases, with Priority 1 improvements occurring during the first upgrade cycle and further improvements occurring in subsequent upgrade cycles. Priority 1 improvements should be implemented immediately due to anticipated community growth. Priority 2 improvements will be driven by capacity limitations as the City continues to grow and priority 3 improvements may be implemented as needed.

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Table 36: Capital Improvement Plan

ID	Item	Purpose	Year Capacity Met
Priority 1 Improvements			
1.0	Install 4th Influent Lift Station Pump	Capacity	2021/2022
1.1	Effluent Outfall Pipe	Capacity	2024
1.2	Biological Treatment Upgrade	Capacity/Permit Compliance	2025
1.3	Dewatering System	Capacity/Cost Savings	--
Priority 2 Improvements			
1.4	Influent Screens	Capacity	2029
1.5	Grit Removal	Capacity	2029
1.6	Disinfection System	Capacity	2032
1.7	Influent Force main	Capacity	2037
1.8	Sludge Pond Decommissioning and Removal	Permit Compliance	--
1.9	Phosphorus Treatment	Permit Compliance	--
Priority 3 Improvements			
2.0	Gravel Roadway	Operations	--
2.1	WWTP Office Lift Station & Sewer	Operations	--

9.2 Total Project Cost Estimate

The series of improvements identified above in Table 36 will be part of a large wastewater infrastructure upgrade for the City of Middleton. Upgrades may be phased throughout the 20-year planning period based on community growth and remaining capacity assessments. The overall project cost in terms of 2021 dollars is presented below in Table 37. The cost estimate for the A2O process is used as a placeholder for the general conventional activated sludge alternative that was selected in Section 8.5.6. See Appendix C for line-item cost estimates for each proposed equipment upgrade.

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Table 37: Total Project Cost

Category	Cost
Facility Improvements	
Influent Screens	$ 988,900
Influent Lift Station	$ 622,000
Influent Force Main	$ 500,000
Grit Removal / Classifier	$ 1,215,500
Primary Clarifiers and Sludge Wetwell	$ 2,890,000
UV System	$ 1,194,000
Effluent Outfall Piping	$ 348,000
Sludge Storage Tank	$ 561,000
Dewatering Infrastructure	$ 2,341,000
Tertiary Phosphorus Treatment*	$ 3,806,000
Gravel Roadway	$ 363,000
Sludge Removal	$ 550,000
Vac Truck Dump Pad	$ 327,000
WWTP Office Sewer	$ 75,000
Contingency (30%)	$ 5,775,383
Engineering Design (10%)	$ 2,656,676
Construction Management (5%)	$ 1,328,338
Mechanical (12%)	$ 1,893,568
Electrical, I&C (10%)	$ 1,577,973
Contractor OH&P (8%)	$ 1,540,102
Subtotal	**$ 30,552,000**
Biological Treatment System[1]	
Conventional Activated Sludge Process	$ 6,777,898
Contingency (30%)	$ 2,480,711
Engineering Design (10%)	$ 1,141,127
Construction Management (5%)	$ 570,563
Mechanical (12%)	$ 813,348
Electrical, I&C (10%)	$ 677,790
Contractor OH&P (8%)	$ 661,523
Subtotal	**$ 13,123,000**
1. Average of all three Activated Sludge Alternatives (ranges from $12.5-$13.5 million per alternative).	
PROJECT TOTAL	**$43,675,000**

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9.3 Revenue Projection

The City collects revenue from the connections of new homes to its sewer system and from existing system connections monthly fees. The City may choose to finance a portion of its selected project through this revenue instead of through the judicial confirmation process. The accumulation of this revenue is summarized in Table 38.

The fees associated with new residential sewer connections were provided by the City of Middleton at $6,364.16 per connection. The revenue from existing connections is reflective of the base rates for sewer utilities at $24.64 per connection per month, provided by the City's published Utility Policies. In addition to the existing sewer connection base rates, the City implements a water in excess fee of $1.32 for an additional 1-1,000 gallons used per connection per month. The additional fee is not accounted for in the revenue table. Therefore, the City should expect a slightly higher value for total revenue.

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Table 38: Projected Revenue from Sewer Connection.

Year	New Homes	Total Homes	Revenue from New Connections		Revenue from Existing Connections		Total Revenue	
			Rate, $/home		Rate, $/home/mo.			
			$ 6,364.13		$ 24.64			
			Yearly	Cumulative	Yearly	Cumulative	Yearly	Cumulative
2022	480	4,338	$3,054,782	$3,054,782	$1,282,660	$1,282,660	$4,337,442	$4,337,442
2023	997	5,335	$6,345,038	$9,399,820	$1,577,453	$2,860,113	$7,922,490	$12,259,933
2024	1,053	6,388	$6,701,429	$16,101,249	$1,888,804	$4,748,916	$8,590,233	$20,850,165
2025	1,178	7,566	$7,496,945	$23,598,194	$2,237,115	$6,986,031	$9,734,060	$30,584,225
2026	1,386	8,952	$8,820,684	$32,418,878	$2,646,927	$9,632,959	$11,467,612	$42,051,837
2027	1,206	10,158	$7,675,141	$40,094,019	$3,003,517	$12,636,476	$10,678,658	$52,730,495
2028	906	11,064	$5,765,902	$45,859,921	$3,271,404	$15,907,880	$9,037,305	$61,767,800
2029	906	11,970	$5,765,902	$51,625,823	$3,539,290	$19,447,169	$9,305,191	$71,072,992
2030	906	12,876	$5,765,902	$57,391,724	$3,807,176	$23,254,345	$9,573,077	$80,646,069
2031	906	13,782	$5,765,902	$63,157,626	$4,075,062	$27,329,407	$9,840,964	$90,487,033
2032	631	14,413	$4,015,766	$67,173,392	$4,261,636	$31,591,043	$8,277,402	$98,764,435
2033	631	15,044	$4,015,766	$71,189,158	$4,448,210	$36,039,252	$8,463,976	$107,228,411
2034	631	15,675	$4,015,766	$75,204,924	$4,634,784	$40,674,036	$8,650,550	$115,878,961
2035	631	16,306	$4,015,766	$79,220,690	$4,821,358	$45,495,395	$8,837,124	$124,716,085
2036	631	16,937	$4,015,766	$83,236,456	$5,007,932	$50,503,327	$9,023,698	$133,739,783
2037	711	17,648	$4,524,896	$87,761,353	$5,218,161	$55,721,487	$9,743,057	$143,482,840
2038	436	18,084	$2,774,761	$90,536,113	$5,347,077	$61,068,564	$8,121,838	$151,604,678
2039	436	18,520	$2,774,761	$93,310,874	$5,475,994	$66,544,558	$8,250,754	$159,855,432
2040	436	18,956	$2,774,761	$96,085,635	$5,604,910	$72,149,468	$8,379,671	$168,235,103
2041	436	19,392	$2,774,761	$98,860,395	$5,733,827	$77,883,295	$8,508,587	$176,743,690
2042	411	19,803	$2,615,657	$101,476,053	$5,855,351	$83,738,646	$8,471,008	$185,214,699
2043	261	20,064	$1,661,038	$103,137,091	$5,932,524	$89,671,169	$7,593,561	$192,808,260
2044	205	20,269	$1,304,647	$104,441,737	$5,993,138	$95,664,307	$7,297,785	$200,106,045
2045	80	20,349	$509,130	$104,950,868	$6,016,792	$101,681,100	$6,525,923	$206,631,967
2046	80	20,429	$509,130	$105,459,998	$6,040,447	$107,721,546	$6,549,577	$213,181,544
2047	80	20,509	$509,130	$105,969,129	$6,064,101	$113,785,647	$6,573,232	$219,754,776

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9.4 Permit Requirements

The planning permit requirements listed in the existing facility plan were used as the design basis for all recommended improvements. The City's current permit went into effect in 1999 and has been administratively extended and remains in effect. It is unknown when IDEQ will implement a permit compliance schedule for the City.

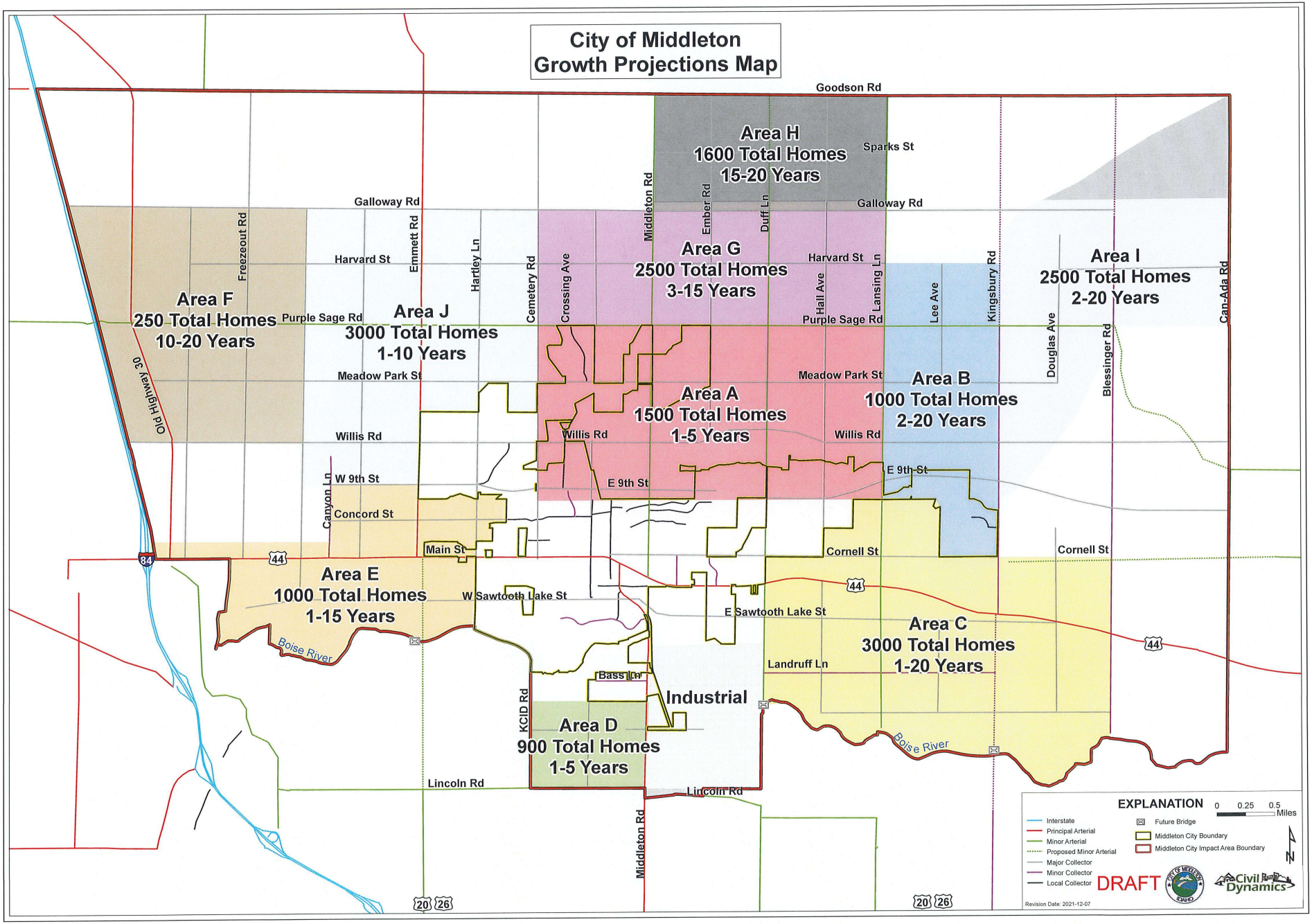
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APPENDIX A - FULL SIZE FIGURES


Homes Added Per Year Per Area
*Middleton 2021 EDU Count is 3,858
Homes per Year
Cumulative Homes per Year
4,338
7,564
12,872
16,300
18,947
20,339
20,499
Area A
Area B
Area C
Area D
Area E
Area F
Area G
Area H
Area I
Area J
Total


City of Middleton
Growth Projections Map
Goodson Rd
Area H
1600 Total Homes
15-20 Years
Sparks St
Galloway Rd
Galloway Rd
Area G
2500 Total Homes
3-15 Years
Area I
2500 Total Homes
2-20 Years
Area F
250 Total Homes
10-20 Years
Area J
3000 Total Homes
1-10 Years
Purple Sage Rd
Purple Sage Rd
Meadow Park St
Meadow Park St
Area A
1500 Total Homes
1-5 Years
Area B
1000 Total Homes
2-20 Years
Willis Rd
Willis Rd
Willis Rd
W 9th St
E 9th St
E 9th St
Concord St
Main St
Cornell St
Cornell St
Area E
1000 Total Homes
1-15 Years
W Sawtooth Lake St
E Sawtooth Lake St
Area C
3000 Total Homes
1-20 Years
Boise River
Landruff Ln
Bass Ln
Industrial
Area D
900 Total Homes
1-5 Years
Boise River
Lincoln Rd
Lincoln Rd
Middleton Rd
Freezeout Rd
Emmett Rd
Hartley Ln
Cemetery Rd
Crossing Ave
Middleton Rd
Ember Rd
Duff Ln
Hall Ave
Lansing Ln
Lee Ave
Kingsbury Rd
Douglas Ave
Blessinger Rd
Can-Ada Rd
Old Highway 30
Canyon Ln
KCID Rd
84
44
20
26
EXPLANATION
0 0.25 0.5 Miles
Interstate
Principal Arterial
Minor Arterial
Proposed Minor Arterial
Major Collector
Minor Collector
Local Collector
Future Bridge
Middleton City Boundary
Middleton City Impact Area Boundary
DRAFT
Civil Dynamics
Revision Date: 2021-12-07

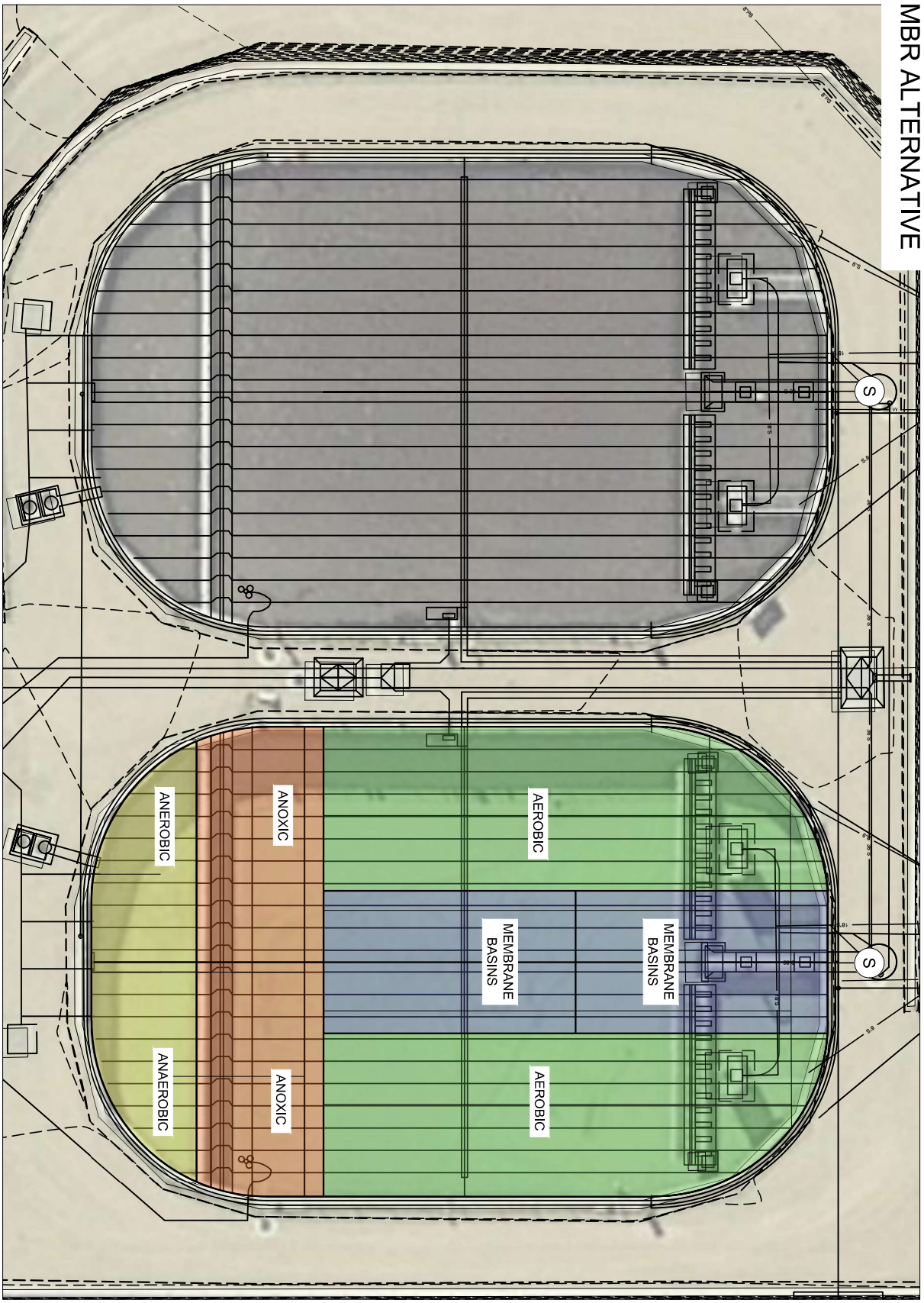
Q:\200555-BOI\3_ACADDWG\OBJECTS\PER BASIN EXHIBITS.DWG, 12/3/2021

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MBR ALTERNATIVE

FUTURE MBR PLAN

SCALE: 1/8"=1'-0"



C1.1

WWTP SBR OVERFLOW MODIFICATION

MIDDLETON, IDAHO

FUTURE SITE PLAN

City of Middleton

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or ½" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY

REVISIONS		
NO.		DATE

BORDER SIZE	22X34
DESIGNED	WR
DESIGNER	KK
CHECKED	WR
APPROVED	KK

DRAFT

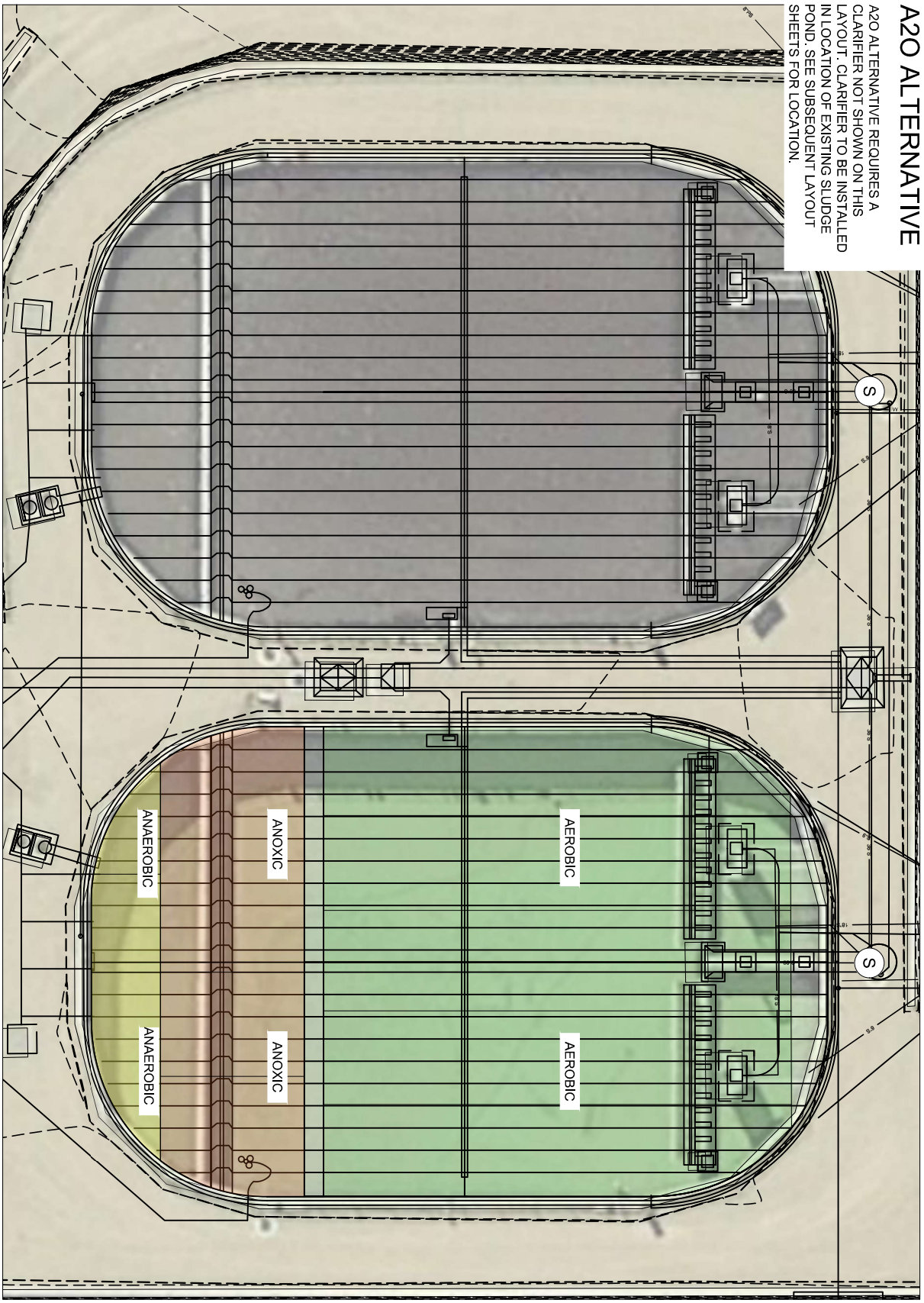
PRELIMINARY

Q:\200555-BOI\3_ACADDWG\OBJECTS\PER BASIN EXHIBITS.DWG, 12/3/2021

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A2O ALTERNATIVE

A2O ALTERNATIVE REQUIRES A CLARIFIER NOT SHOWN ON THIS LAYOUT. CLARIFIER TO BE INSTALLED IN LOCATION OF EXISTING SLUDGE POND. SEE SUBSEQUENT LAYOUT SHEETS FOR LOCATION.



FUTURE MLE PLAN
SCALE: 1/8"=1'-0"

WWTP SBR OVERFLOW MODIFICATION
MIDDLETON, IDAHO
FUTURE SITE PLAN

City of Middleton

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or ½" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY

REVISIONS		
NO.		DATE

BORDER SIZE
22X34
DESIGNED
WR
DESIGNER
KK
CHECKED
WR
APPROVED
KK

DRAFT

C1.1

DRAFT NOT FOR CONSTRUCTION
PROJECT #200555
REV: —

PRELIMINARY

DRAFT

BORDER SIZE	DATE	NO.	REVISIONS
22X34			
DESIGNED			
VWR			
DESIGNER			
KK			
CHECKED			
VWR			
APPROVED			
KK			

ATTENTION:
IF THIS BAR DOES NOT MEASURE 1" @ 22X34 or ½" @ 11X17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY

0 1/2 1

Middleton
CITY OF

WWTP SBR OVERFLOW MODIFICATION

MIDDLETON, IDAHO

FUTURE SITE PLAN

DATE: NOV 2021
PROJECT: 200555
REV: —

C1.1

5-STAGE BARDENPHO ALTERNATIVE

5-STAGE BARDENPHO ALTERNATIVE REQUIRES A CLARIFIER NOT SHOWN ON THIS LAYOUT. CLARIFIER TO BE INSTALLED IN LOCATION OF EXISTING SLUDGE POND. SEE SUBSEQUENT LAYOUT SHEETS FOR LOCATION.

FUTURE 4-STAGE BARDENPHO PLAN
SCALE: 1/8"=1'-0"

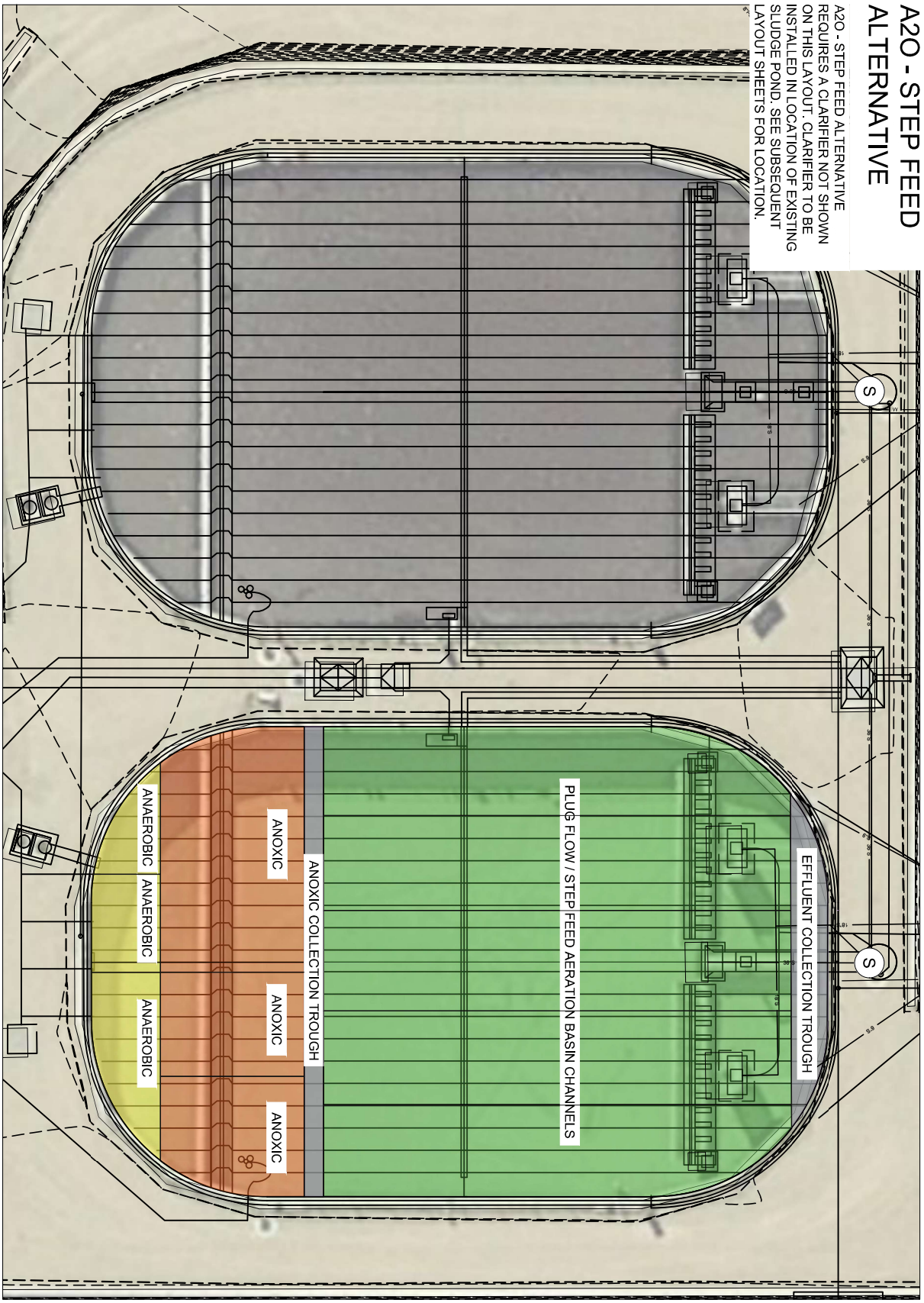
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Q:\200555-BOI\3_ACADDWG\OBJECTS\PER BASIN EXHIBITS.DWG, 12/3/2021

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A2O - STEP FEED ALTERNATIVE

A2O - STEP FEED ALTERNATIVE REQUIRES A CLARIFIER NOT SHOWN ON THIS LAYOUT. CLARIFIER TO BE INSTALLED IN LOCATION OF EXISTING SLUDGE POND. SEE SUBSEQUENT LAYOUT SHEETS FOR LOCATION.



FUTURE MLE PLAN
SCALE: 1/8"=1'-0"
0' 1' 4'

C1.1

WWTP SBR OVERFLOW MODIFICATION
MIDDLETON, IDAHO
FUTURE SITE PLAN

City of Middleton

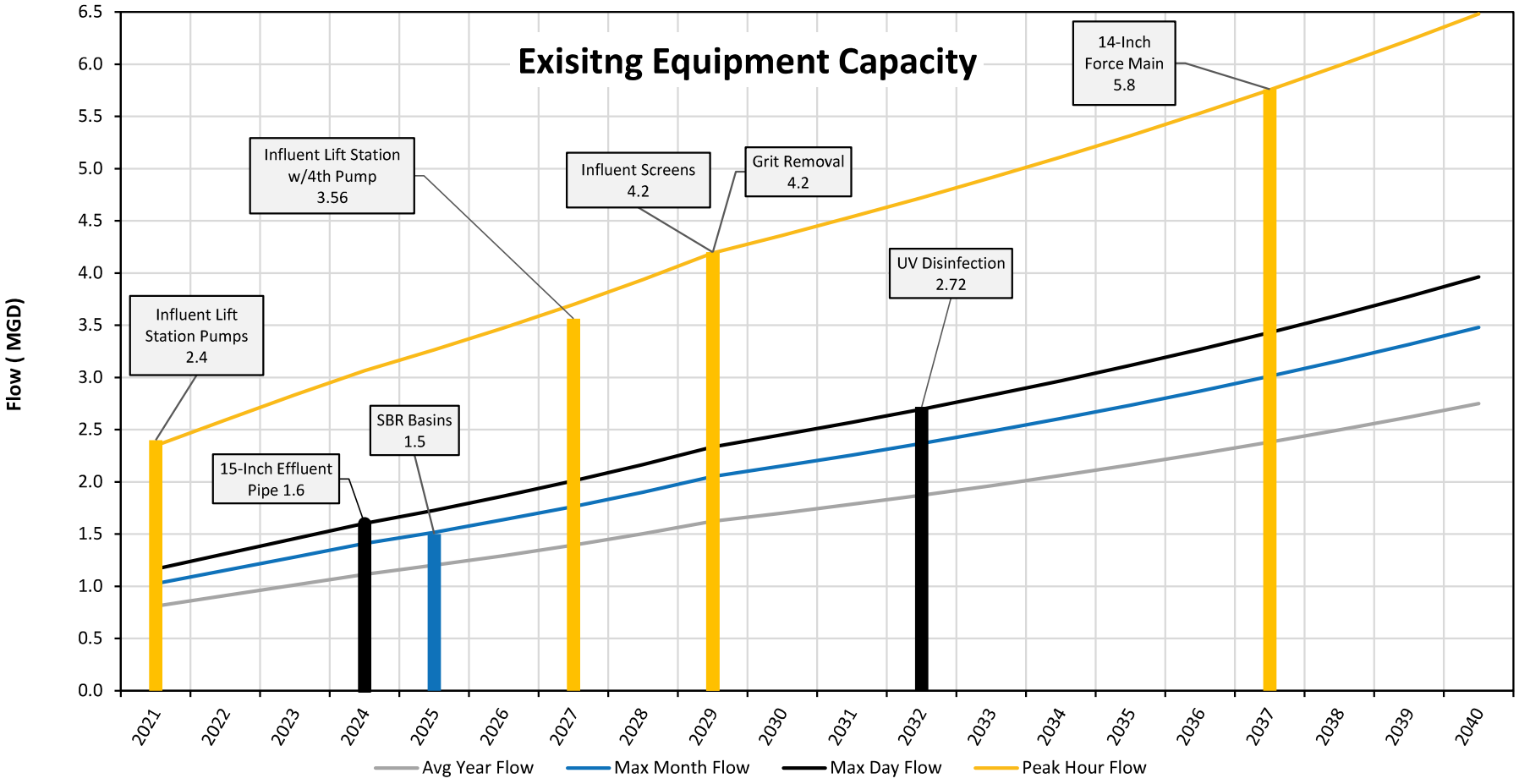
ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or ½" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY

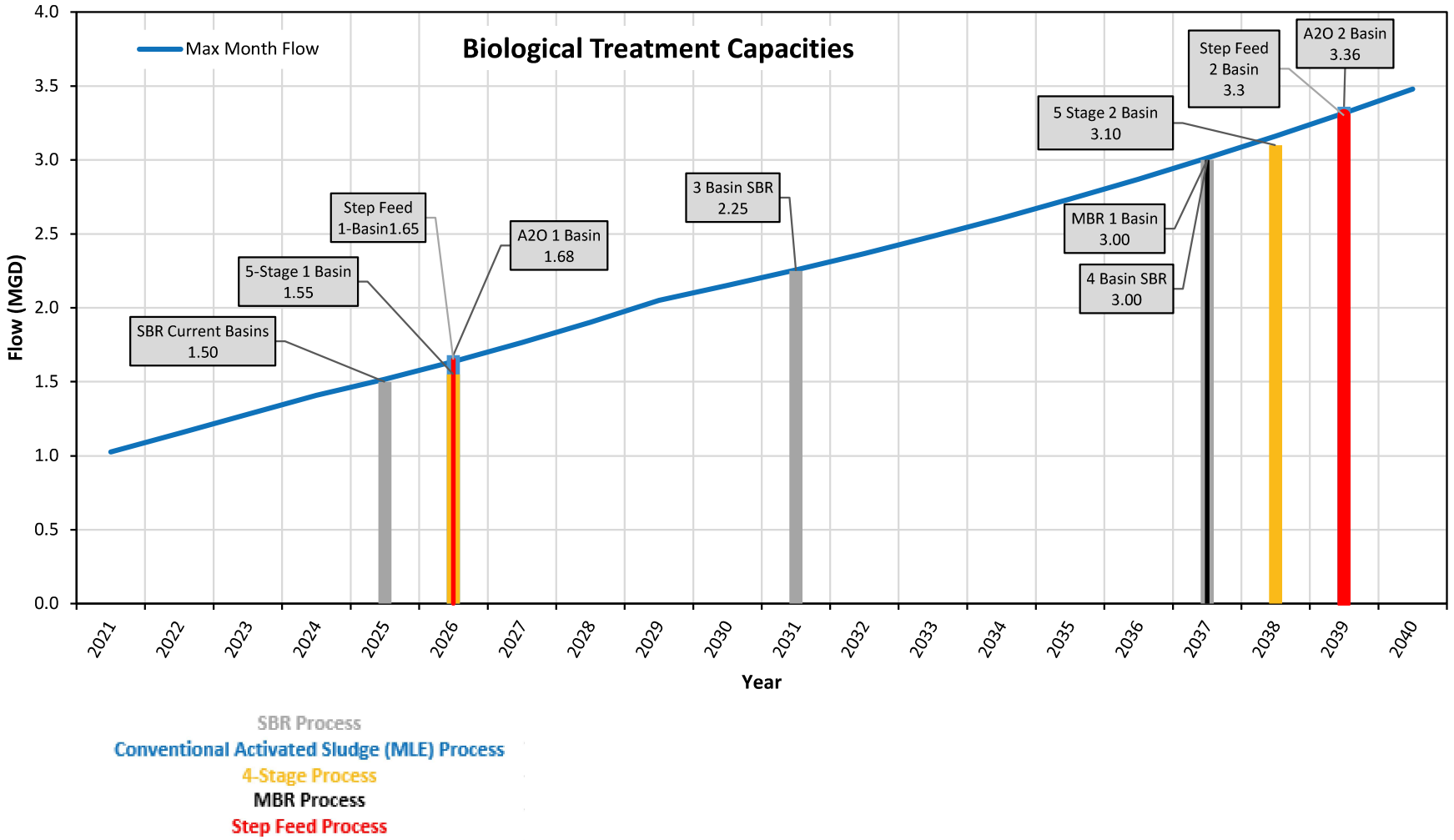
REVISIONS		
NO.		DATE

BORDER SIZE
22X34
DESIGNED
WR
DESIGNER
KK
CHECKED
WR
APPROVED
KK

DRAFT

PRELIMINARY

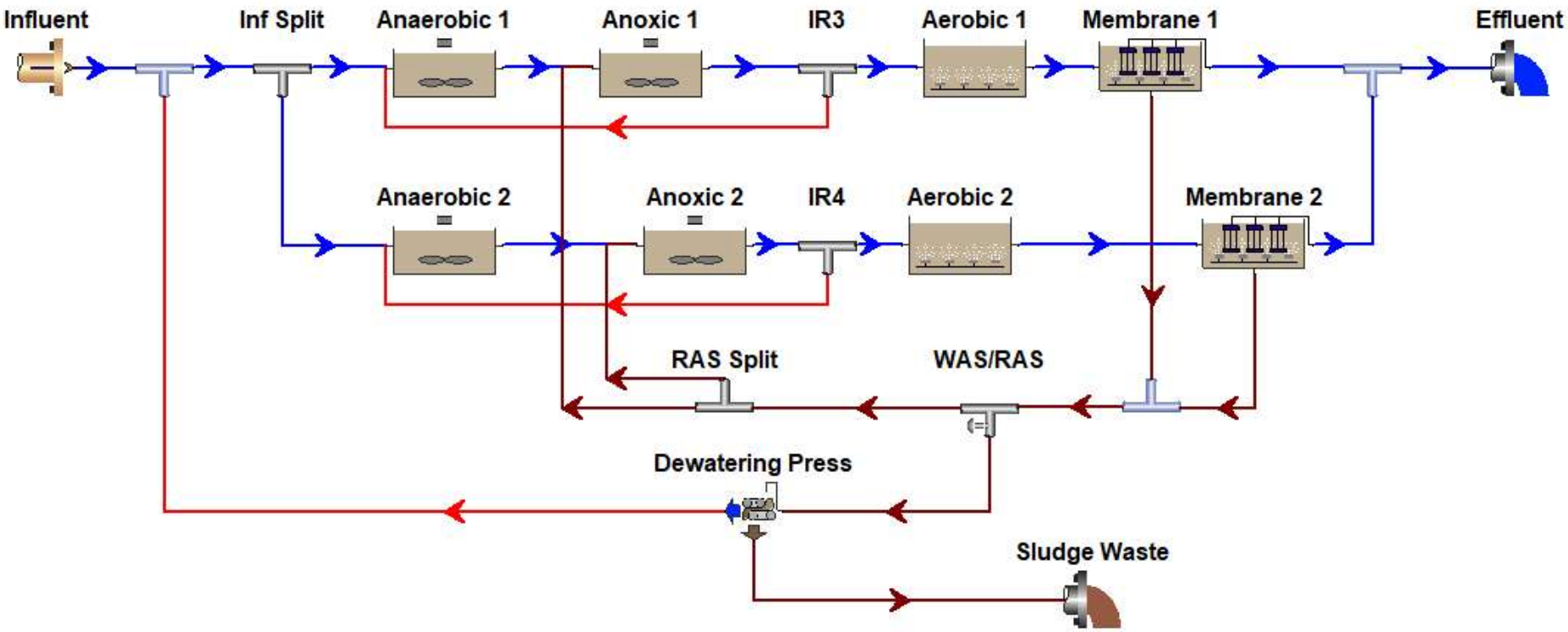

Exisitng Equipment Capacity
Flow (MGD)
6.5
6.0
5.5
5.0
4.5
4.0
3.5
3.0
2.5
2.0
1.5
1.0
0.5
0.0
Influent Lift Station Pumps 2.4
15-Inch Effluent Pipe 1.6
SBR Basins 1.5
Influent Lift Station w/4th Pump 3.56
Influent Screens 4.2
Grit Removal 4.2
UV Disinfection 2.72
14-Inch Force Main 5.8
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
2032
2033
2034
2035
2036
2037
2038
2039
2040
Avg Year Flow
Max Month Flow
Max Day Flow
Peak Hour Flow


Biological Treatment Capacities
Max Month Flow
Flow (MGD)
Year
4.0
3.5
3.0
2.5
2.0
1.5
1.0
0.5
0.0
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
2032
2033
2034
2035
2036
2037
2038
2039
2040
SBR Current Basins 1.50
5-Stage 1 Basin 1.55
Step Feed 1-Basin1.65
A2O 1 Basin 1.68
3 Basin SBR 2.25
MBR 1 Basin 3.00
4 Basin SBR 3.00
5 Stage 2 Basin 3.10
Step Feed 2 Basin 3.3
A2O 2 Basin 3.36
SBR Process
Conventional Activated Sludge (MLE) Process
4-Stage Process
MBR Process
Step Feed Process

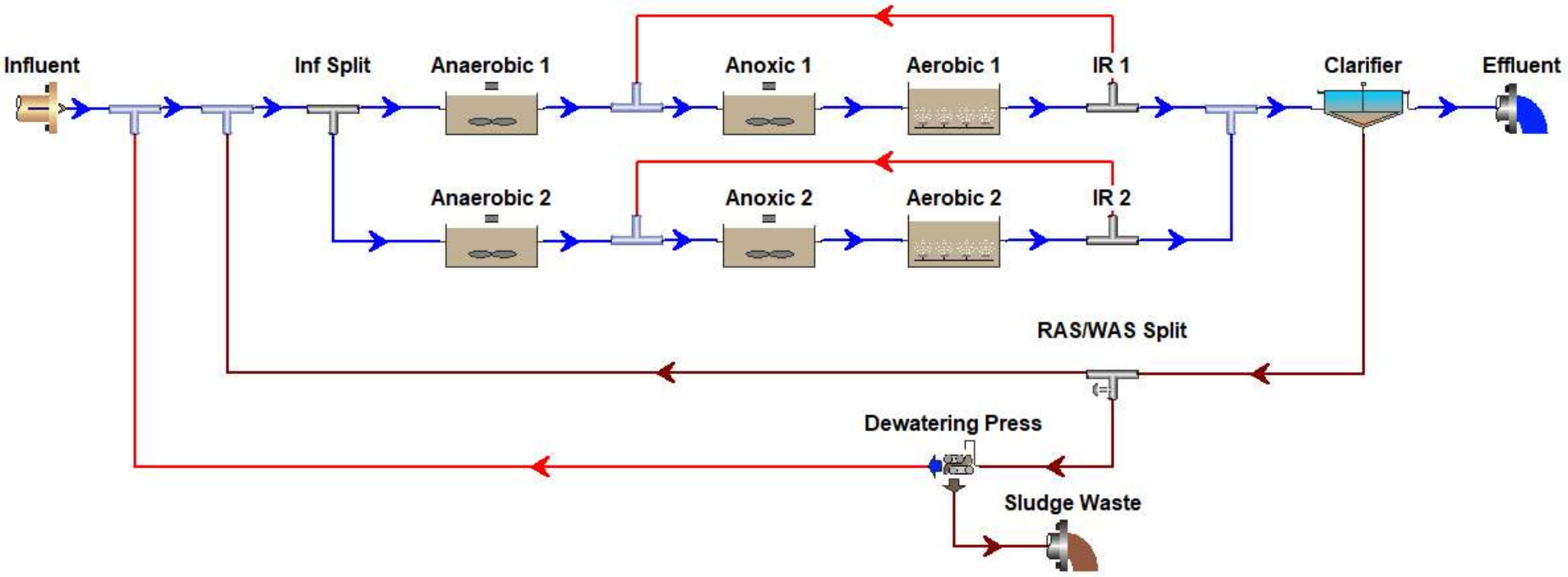
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APPENDIX B - PROCESS MODELS CONFIGURATION

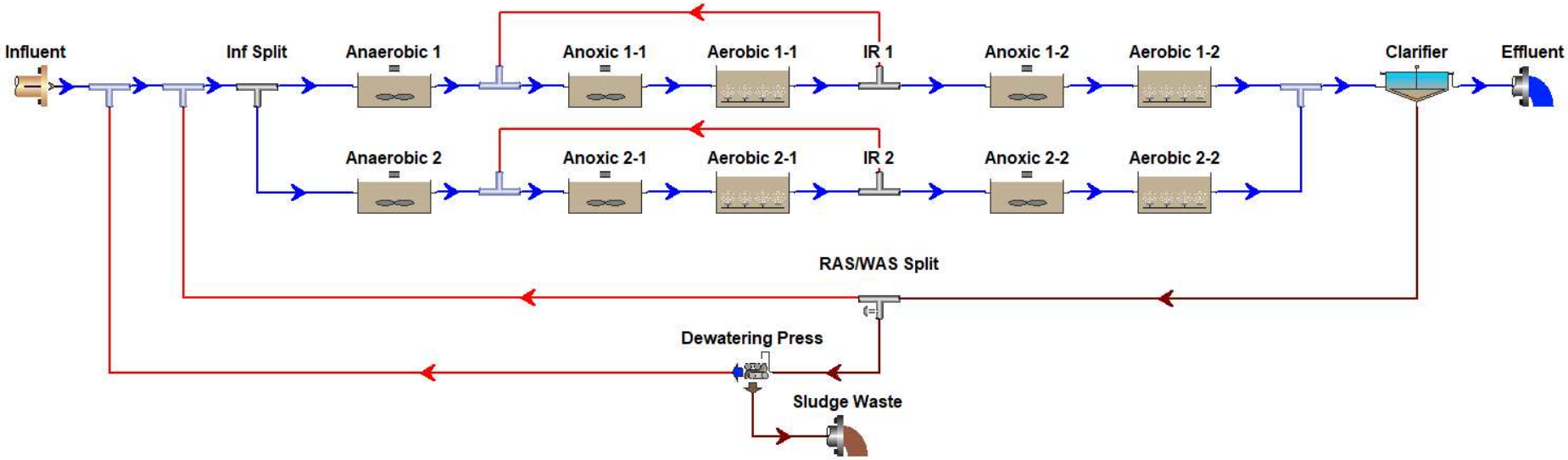
A-1 MBR


Influent
Inf Split
Anaerobic 1
Anoxic 1
IR3
Aerobic 1
Membrane 1
Effluent
Anaerobic 2
Anoxic 2
IR4
Aerobic 2
Membrane 2
RAS Split
WAS/RAS
Dewatering Press
Sludge Waste

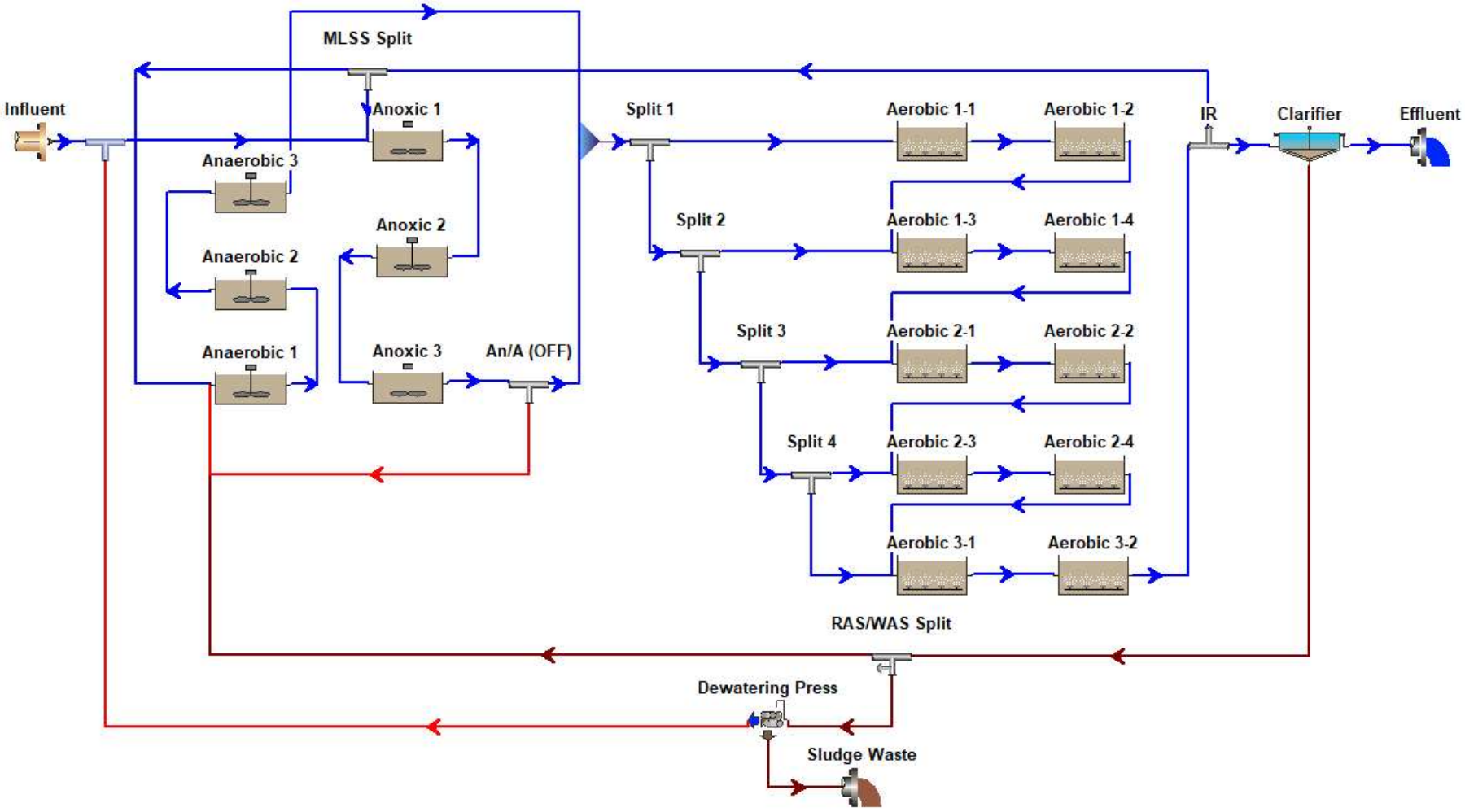
A-2 A^2O


Influent
Inf Split
Anaerobic 1
Anoxic 1
Aerobic 1
IR 1
Clarifier
Effluent
Anaerobic 2
Anoxic 2
Aerobic 2
IR 2
RAS/WAS Split
Dewatering Press
Sludge Waste

A-3 5-Stage Bardnepho



A-4 Step Feed


MLSS Split
Influent
Anoxic 1
Anaerobic 3
Anoxic 2
Anaerobic 2
Anaerobic 1
Anoxic 3
An/A (OFF)
Split 1
Split 2
Split 3
Split 4
Aerobic 1-1
Aerobic 1-2
Aerobic 1-3
Aerobic 1-4
Aerobic 2-1
Aerobic 2-2
Aerobic 2-3
Aerobic 2-4
Aerobic 3-1
Aerobic 3-2
IR
Clarifier
Effluent
RAS/WAS Split
Dewatering Press
Sludge Waste

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APPENDIX C - COST ESTIMATES

COST ESTIMATES FOR BIOLOGICAL TREATMENT ALTERNATIVES

Capital Cost Summary (Budget Level, +30%/-30%)

City of Middleton - Wastewater Master Plan Addendum

MBR Process

MARK-UPS:	Percentage
ELEC/I&C	10%
MECHANICAL	12%
ALLOWANCE	0%
CONTINGENCY	30%
CONTRACTOR OH&P	8%
ENGINEERING DESIGN	10%
CONSTRUCTION MGMT	5%

Common items between alternatives such as dewatering, blower building, lift station improvements, etc, are not included in cost estimate for more direct comparison between alternatives

Construction Cost Index (CCI):	12555
Source: Engineering News Record (January 2022)	

NO.	DESCRIPTION	QTY	UNT	Budget UNIT $	Installation	TOTAL	RESOURCE
			01 MBR PROCESS				
1.	General Conditions	10	%	$48,549	0%	$485,490	Percent of subtotal
2.	Erosion Control	1	ls	$10,000	0%	$10,000	
3.	Demo	1	ls	$30,000	0%	$30,000	Demo existing baffle wall, partial aeration grid
4.	Yard Piping/Valves/instrumentation	1	ls	$350,000	0%	$350,000	
5.	Baffle Walls	304	cy	$850	0%	$258,400	Concrete
6.	Anoxic Mixers	3	ea	$15,000	15%	$51,750	2 active + 1 standby
7.	Anaerobic Mixers	3	ea	$15,000	15%	$51,750	2 active + 1 standby
8.	Pre-Aeration Diffuser grid	1	ls	$40,000	25%	$50,000	
9.	Pre-Aeration Blowers	3	ea	$180,000	25%	$675,000	
10.	Membrane Scour Diffuser Grid	1	ls	$25,000	25%	$31,250	
11.	Membrane Scour blower	4	ea	$90,000	25%	$450,000	
12.	RAS/WAS pump	3	ea	$30,000	25%	$112,500	
13.	Permeate Pumps	5	ea	$25,000	25%	$156,250	
14.	Membranes & Packaged Instruments	4	ea	$400,000	25%	$2,000,000	4 trains (2 per half basin) & associated equipment
15.	Recycle Pump	3	ea	$20,000	25%	$75,000	
16.	Chemical CIP System	1	ls	$100,000	25%	$125,000	
17.	Catwalk, handrails, grating, etc	1	ls	$250,000	0%	$250,000	
18.	Basin Effluent Transfer Box	1	ls	$60,000	30%	$78,000	
18.	Site Work	1	ls	$100,000	0%	$100,000	
			02 RETROFIT SBR BASIN #2 TO EQ TANK				
19.	General Conditions	10	%	$3,495	0%	$34,950	
20.	Pipe and Valve modifcations	1	ls	$150,000	25%	$187,500	
21.	EQ Pumps	2	ea	$30,000	20%	$72,000	
22.	EQ Tank Aeration Mixing	1	ls	$75,000	20%	$90,000	Piping changes
			03 FINE SCREENS				
23.	General Conditions	10	%	$8,500	0%	$85,000	Percent of subtotal
24.	Fine screen	2	ea	$250,000	10%	$550,000	
25.	Modifications to Screen Building	1	ls	$300,000	0%	$300,000	
A	**SUBTOTAL**					**$6,659,840**	
B	*ELECTRICAL/I&C*	(% of A)				$665,984	
C	*MECHANICAL*	(% of A)				$799,181	
D	**SUBTOTAL**					**$8,125,005**	
E	*ALLOWANCE*	(% of D)				$0	
F	*CONTINGENCY*	(% of D)				$2,437,501	
G	*CONTR. OH&P*	(% of D)				$650,000	
H	**SUBTOTAL**					**$11,212,507**	
I	*ENGINEERING DESIGN*	(% of H)				$1,121,251	
J	*CONSTRUCTION MGMT*	(% of H)				$560,625	and permitting
K	**SUBTOTAL**					**$12,894,383**	
L	**TOTAL ESTIMATED COST**					**$12,894,000**	

Capital Cost Summary (Budget Level, +30%/-30%)

City of Middleton - Wastewater Master Plan Addendum

A2O Process

MARK-UPS:	Percentage
ELEC/I&C	10%
MECHANICAL	12%
ALLOWANCE	0%
CONTINGENCY	30%
CONTRACTOR OH&P	8%
ENGINEERING DESIGN	10%
CONSTRUCTION MGMT	5%

Note: Cost presented below assumes both SBR basins are modified to the A2O process

Common items between alternatives such as dewatering, blower building, lift station improvements, etc, are not included in cost estimate presented below.

Construction Cost Index (CCI):	12555
**Source: Engineering News Record (January 2022)*	

NO.	DESCRIPTION	QTY	UNT	Budget UNIT $	Installation	TOTAL	RESOURCE
			01 A2O PROCESS				
1.	General Conditions	10	%	$21,393	0%	$213,930	Percent of subtotal
2.	Erosion Control	1	ls	$10,000	0%	$10,000	
3.	Demo	1	ls	$30,000	0%	$30,000	Demo existing baffle wall, partial aeration grid
4.	Yard Piping/Valves/Instrumentation	1	ls	$300,000	0%	$300,000	
5.	New Blowers	3	ea	$180,000	25%	$675,000	
6.	Diffusers	2	ea	$50,000	25%	$125,000	
7.	RAS/WAS pump	3	ea	$30,000	25%	$112,500	2+1 spare
8.	Baffle Walls	348	cy	$850	0%	$295,800	concrete
9.	Anoxic Mixers	6	ea	$15,000	15%	$103,500	2 active + 1 standby
10.	Anaerobic Mixers	6	ea	$10,000	15%	$69,000	2 active + 1 standby
11.	Recycle Pumps	3	ea	$30,000	25%	$112,500	
12.	Basin Effluent Transfer Box	2	ls	$60,000	30%	$156,000	2 basins
13.	Site Work	1	ls	$150,000	0%	$150,000	
			02 NEW EQ TANK				
14.	General Conditions	10	%	$12,543	0%	$125,433	
15.	Tank Materials & Install	948,000	GAL	$0.55	0%	$521,400	
16.	Tank Materials Freight	1	LS	$19,000	0%	$19,000	
17.	Tank Foundation Ring and Design	1	LS	$25,000	0%	$25,000	
18.	Foundation Design	1	LS	$5,000	0%	$5,000	
19.	Concrete Foundation	255	CY	$150	40%	$53,550	
20.	Recirculation Mixing Pumps (Jet Mix)	3	EA	$36,000	20%	$129,600	
21.	24" Gravity Transfer Pipe (Grit to EQ Tank)	750	FT	$175	30%	$170,625	
22.	Transfer Pumps	3	EA	$14,000	10%	$46,200	
23.	Triplex controller	1	EA	$10,000	10%	$11,000	
24.	VFD Drives	3	EA	$4,000	10%	$13,200	
25.	10" HDPE Force Main	750	FT	$60	60%	$72,000	
26.	Valve and Fittings	1	LS	$30,000	0%	$30,000	
27.	Instrumentation	1	LS	$30,000	10%	$33,000	
28.	Heat Trace Exposed pipe	1	LS	$5,000	0%	$5,000	
29.	Transfer Pumping Station Masonry Building	1	LS	$90,000	0%	$90,000	
30.	Earthwork & Excavation	1	LS	$2,000	0%	$2,000	
31.	Building Foundation	1	LS	$6,000	40%	$8,400	
32.	3/4" Crushed Rock - Slab Foundation	10	CY	$90	50%	$1,350	
33.	HVAC Miniature Split-System, Ductless	1	LS	$18,000	0%	$18,000	
			03 SECONDARY CLARIFIER				
34.	General Conditions	10	%	$19,995	0%	$199,950	
35.	Structural Backfill	2,100	cy	$70	0%	$147,000	
36.	Concrete	1,300	cy	$800	0%	$1,040,000	Walls, base, footing, slab, forms, for 2 clarifiers
37.	FRP Weir Covers	1	ls	$50,000	25%	$62,500	
38.	Mechanism	2	ls	$300,000	25%	$750,000	
39.	Catwalk	2	ea	$138,744	10%	$305,237	
40.	Stairway and Platform	2	ls	$6,450	10%	$14,190	
41.	Splitter box concrete	50	cy	$400	0%	$20,000	
42.	Splitter box slide gate	4	ea	$5,000	10%	$22,000	
43.	Splitter box sluice gate	4	ea	$2,500	10%	$11,000	
44.	Splitter box metal work	1	ls	$10,000	0%	$10,000	
45.	Wetwell and valve box concrete	160	cy	$450	0%	$72,000	
46.	Sludge Pump	2	ea	$10,500	10%	$23,100	
47.	Pump VFD and Harmonic Filter	2	ea	$4,000	10%	$8,800	
48.	6" Flow Meter	2	ea	$3,500	10%	$7,700	
49.	4" Flow Meter	1	ea	$3,100	10%	$3,410	
50.	6" Plug valves	10	ea	$800	5%	$8,400	
51.	4" Plug valves	5	ea	$600	5%	$3,150	
52.	6" Check valves	4	ea	$1,500	5%	$6,300	
53.	4" Check valves	3	ea	$900	5%	$2,835	

54.	Access hatch	16	ea	$2,000	5%	$33,600	
55.	Slide gate	1	ea	$3,500	10%	$3,850	
56.	Scum manhole	1	ea	$3,000	10%	$3,300	
57.	Scum submersible pump	2	ea	$4,500	10%	$9,900	
A	**SUBTOTAL**					**$6,501,209**	
B	*ELECTRICAL/I&C*	(% of A)				$650,121	
C	*MECHANICAL*	(% of A)				$780,145	
D	**SUBTOTAL**					**$7,931,475**	
E	*ALLOWANCE*	(% of D)				$0	
F	*CONTINGENCY*	(% of D)				$2,379,443	
G	*CONTR. OH&P*	(% of D)				$634,518	
H	**SUBTOTAL**					**$10,945,436**	
I	*ENGINEERING DESIGN*	(% of H)				$1,094,544	
J	*CONSTRUCTION MGMT*	(% of H)				$547,272	
K	**SUBTOTAL**					**$12,587,251**	
L	**TOTAL ESTIMATED COST**					**$12,587,000**	

Capital Cost Summary (Budget Level, +30%/-30%)

City of Middleton - Wastewater Master Plan Addendum

Bardenpho 5-Stage

MARK-UPS:	Percentage
ELEC/I&C	10%
MECHANICAL	12%
ALLOWANCE	0%
CONTINGENCY	30%
CONTRACTOR OH&P	8%
ENGINEERING DESIGN	10%
CONSTRUCTION MGMT	5%

Note: Cost presented below assumes both existing SBR basins are modified

Common items between alternatives such as dewatering, blower building, lift station improvements, etc, are not included in cost estimate for more direct comparison between alternatives

Construction Cost Index (CCI):	12555
**Source: Engineering News Record (January 2022)*	

NO.	DESCRIPTION	QTY	UNT	Budget UNIT $	Installation	TOTAL	RESOURCE
			01 BARDENPHO PROCESS				
1.	General Conditions	10	%	$23,834	0%	$238,335	Percent of subtotal
2.	Erosion Control	1	ls	$10,000	0%	$10,000	
3.	Demo/Excavation Haul Off	1	ls	$30,000	0%	$30,000	
4.	Yard Piping/Valves/Instrumentation	1	ls	$350,000	0%	$350,000	
5.	New Blowers	3	ea	$180,000	25%	$675,000	
6.	Diffusers	2	ea	$50,000	25%	$125,000	
7.	RAS/WAS pump	3	ea	$30,000	25%	$112,500	
8.	Baffle Walls	556	cy	$850	0%	$472,600	Concrete
9.	Anoxic Mixers	9	ea	$10,000	15%	$103,500	
10.	Anaerobic Mixers	5	ea	$15,000	15%	$86,250	
11.	Recycle Pumps	3	ea	$30,000	25%	$112,500	
12.	Basin Effluent Transfer Box	2	ls	$60,000	30%	$156,000	
13.	Site Work	1	ls	$150,000	0%	$150,000	
			02 NEW EQ TANK				
14.	General Conditions	10	%	$12,543	0%	$125,433	
15.	Tank Materials & Install	948,000	GAL	$0.55	0%	$521,400	
16.	Tank Materials Freight	1	LS	$19,000	0%	$19,000	
17.	Tank Foundation Ring and Design	1	LS	$25,000	0%	$25,000	
18.	Foundation Design	1	LS	$5,000	0%	$5,000	
19.	Concrete Foundation	255	CY	$150	40%	$53,550	
20.	Recirculation Mixing Pumps (Jet Mix)	3	EA	$36,000	20%	$129,600	
21.	24" Gravity Transfer Pipe (Grit to EQ Tank)	750	FT	$175	30%	$170,625	
22.	Transfer Pumps	3	EA	$14,000	10%	$46,200	
23.	Triplex controller	1	EA	$10,000	10%	$11,000	
24.	VFD Drives	3	EA	$4,000	10%	$13,200	
25.	10" HDPE Force Main	750	FT	$60	60%	$72,000	
26.	Valve and Fittings	1	LS	$30,000	0%	$30,000	
27.	Instrumentation	1	LS	$30,000	10%	$33,000	
28.	Heat Trace Exposed pipe	1	LS	$5,000	0%	$5,000	
29.	Transfer Pumping Station Masonry Building	1	LS	$90,000	0%	$90,000	
30.	Earthwork & Excavation	1	LS	$2,000	0%	$2,000	
31.	Building Foundation	1	LS	$6,000	40%	$8,400	
32.	3/4" Crushed Rock - Slab Foundation	10	CY	$90	50%	$1,350	
33.	HVAC Miniature Split-System, Ductless	1	LS	$18,000	0%	$18,000	
			03 SECONDARY CLARIFIER + SLUDGE WETWELL				
34.	General Conditions	10	%	$25,584	0%	$255,837	
35.	Structural Backfill	2,100	cy	$70	0%	$147,000	
36.	Concrete	1,300	cy	$800	0%	$1,040,000	0
37.	FRP Weir Covers	1	ls	$50,000	25%	$62,500	
38.	Mechanism	2	ls	$300,000	25%	$750,000	2 SECONDARY CLARIFIERS
39.	Catwalk	2	ea	$138,744	10%	$305,237	
40.	Stairway and Platform	2	ls	$6,450	10%	$14,190	
41.	Splitter box concrete	50	cy	$400	0%	$20,000	
42.	Splitter box slide gate	4	ea	$5,000	10%	$22,000	
43.	Splitter box sluice gate	4	ea	$2,500	10%	$11,000	
44.	Splitter box metal work	1	ls	$10,000	0%	$10,000	
45.	Wetwell and valve box concrete	160	cy	$450	0%	$72,000	
46.	Sludge Pump	2	ea	$10,500	10%	$23,100	
47.	Pump VFD and Harmonic Filter	2	ea	$4,000	10%	$8,800	
48.	6" Flow Meter	2	ea	$3,500	10%	$7,700	
49.	4" Flow Meter	1	ea	$3,100	10%	$3,410	
50.	6" Plug valves	10	ea	$800	5%	$8,400	
51.	4" Plug valves	5	ea	$600	5%	$3,150	
52.	6" Check valves	4	ea	$1,500	5%	$6,300	
53.	4" Check valves	3	ea	$900	5%	$2,835	

54.	Access hatch	16	ea	$2,000	5%	$33,600	
55.	Slide gate	1	ea	$3,500	10%	$3,850	
56.	Scum manhole	1	ea	$3,000	10%	$3,300	
57.	Scum submersible pump	2	ea	$4,500	10%	$9,900	
A	**SUBTOTAL**					**$6,825,551**	
B	*ELECTRICAL/I&C*	(% of A)				$682,555	
C	*MECHANICAL*	(% of A)				$819,066	
D	**SUBTOTAL**					**$8,327,173**	
E	*ALLOWANCE*	(% of D)				$0	
F	*CONTINGENCY*	(% of D)				$2,498,152	
G	*CONTR. OH&P*	(% of D)				$666,174	
H	**SUBTOTAL**					**$11,491,498**	
I	*ENGINEERING DESIGN*	(% of H)				$1,149,150	
J	*CONSTRUCTION MGMT*	(% of H)				$574,575	
K	**SUBTOTAL**					**$13,215,223**	
L	**TOTAL ESTIMATED COST**					**$13,215,000**	

Capital Cost Summary (Budget Level, +30%/-30%)

City of Middleton - Wastewater Master Plan Addendum

A2O Step Feed Process

MARK-UPS:	Percentage
ELEC/I&C	10%
MECHANICAL	12%
ALLOWANCE	0%
CONTINGENCY	30%
CONTRACTOR OH&P	8%
ENGINEERING DESIGN	10%
CONSTRUCTION MGMT	5%

Note: Cost presented below assumes both SBR basins are modified to the A2O process

Common items between alternatives such as dewatering, blower building, lift station improvements, etc, are not included in cost estimate presented below.

Construction Cost Index (CCI):	12555
**Source: Engineering News Record (January 2022)*	

NO.	DESCRIPTION	QTY	UNT	Budget UNIT $	Installation	TOTAL	RESOURCE
			01 STEP FEED PROCESS				
1.	General Conditions	10	%	$25,991	0%	$259,905	Percent of subtotal
2.	Erosion Control	1	ls	$10,000	0%	$10,000	
3.	Demo	1	ls	$30,000	0%	$30,000	Demo existing baffle wall, partial aeration grid
4.	Yard Piping/Valves/Instrumentation	1	ls	$350,000	0%	$350,000	
5.	New Blowers	3	ea	$180,000	25%	$675,000	
6.	Diffusers	2	ea	$65,000	25%	$162,500	Diffusers in plug flow channel
7.	Baffle Walls	658	cy	$850	0%	$559,300	Concrete
8.	RAS/WAS pumps	3	ea	$30,000	25%	$112,500	
9.	Anoxic mixers	7	ea	$15,000	15%	$120,750	3 chambers per basin+ spare
10.	Anaerobic mixers	7	ls	$10,000	15%	$80,500	3 chambers per basin+ spare
11.	Anoxic Effluent trough	160	lf	$200	25%	$40,000	
12.	Effluent trough	160	lf	$200	25%	$40,000	
13.	Recycle Pumps	3	ea	$30,000	25%	$112,500	
14.	Basin Effluent Transfer Box	2	ls	$60,000	30%	$156,000	Modifications to effluent transfer manhole from decant
15.	Site Work	1	ls	$150,000	0%	$150,000	
			02 NEW EQ TANK				
16.	General Conditions	10	%	$12,543	0%	$125,433	
17.	Tank Materials & Install	948,000	gal	$0.55	0%	$521,400	
18.	Tank Materials Freight	1	ls	$19,000	0%	$19,000	
19.	Tank Foundation Ring and Design	1	ls	$25,000	0%	$25,000	
20.	Foundation Design	1	ls	$5,000	0%	$5,000	
21.	Concrete Foundation	255	cy	$150	40%	$53,550	
22.	Recirculation Mixing Pumps (Jet Mix)	3	ea	$36,000	20%	$129,600	
23.	24" Gravity Transfer Pipe (Grit to EQ Tank)	750	ft	$175	30%	$170,625	
24.	Transfer Pumps	3	ea	$14,000	10%	$46,200	
25.	Triplex controller	1	ea	$10,000	10%	$11,000	
26.	VFD Drives	3	ea	$4,000	10%	$13,200	
27.	10" HDPE Force Main	750	ft	$60	60%	$72,000	
28.	Valve and Fittings	1	ls	$30,000	0%	$30,000	
29.	Instrumentation	1	ls	$30,000	10%	$33,000	
30.	Heat Trace Exposed pipe	1	ls	$5,000	0%	$5,000	
31.	Transfer Pumping Station Masonry Building	1	ls	$90,000	0%	$90,000	
32.	Earthwork & Excavation	1	ls	$2,000	0%	$2,000	
33.	Building Foundation	1	ls	$6,000	40%	$8,400	
34.	3/4" Crushed Rock - Slab Foundation	10	cy	$90	50%	$1,350	
35.	HVAC Miniature Split-System, Ductless	1	ls	$18,000	0%	$18,000	
			03 SECONDARY CLARIFIER				
36.	General Conditions	10	%	$19,995	0%	$199,950	
37.	Structural Backfill	2,100	cy	$70	0%	$147,000	
38.	Concrete	1,300	cy	$800	0%	$1,040,000	
39.	FRP Weir Covers	1	ls	$50,000	25%	$62,500	
40.	Mechanism	2	ls	$300,000	25%	$750,000	
41.	Catwalk	2	ea	$138,744	10%	$305,237	
42.	Stairway and Platform	2	ls	$6,450	10%	$14,190	
43.	Splitter box concrete	50	cy	$400	0%	$20,000	
44.	Splitter box slide gate	4	ea	$5,000	10%	$22,000	
45.	Splitter box sluice gate	4	ea	$2,500	10%	$11,000	
46.	Splitter box metal work	1	ls	$10,000	0%	$10,000	
47.	Wetwell and valve box concrete	160	cy	$450	0%	$72,000	
48.	Sludge Pump	2	ea	$10,500	10%	$23,100	
49.	Pump VFD and Harmonic Filter	2	ea	$4,000	10%	$8,800	
50.	6" Flow Meter	2	ea	$3,500	10%	$7,700	
51.	4" Flow Meter	1	ea	$3,100	10%	$3,410	
52.	6" Plug valves	10	ea	$800	5%	$8,400	
53.	4" Plug valves	5	ea	$600	5%	$3,150	

54.	6" Check valves	4	ea	$1,500	5%	$6,300	
55.	4" Check valves	3	ea	$900	5%	$2,835	
56.	Access hatch	16	ea	$2,000	5%	$33,600	
57.	Slide gate	1	ea	$3,500	10%	$3,850	
58.	Scum manhole	1	ea	$3,000	10%	$3,300	
59.	Scum submersible pump	2	ea	$4,500	10%	$9,900	
A	**SUBTOTAL**					**$7,006,934**	
B	*ELECTRICAL/I&C*	(% of A)				$700,693	
C	*MECHANICAL*	(% of A)				$840,832	
D	**SUBTOTAL**					**$8,548,460**	
E	*ALLOWANCE*	(% of D)				$0	
F	*CONTINGENCY*	(% of D)				$2,564,538	
G	*CONTR. PROFIT*	(% of D)				$683,877	
H	**SUBTOTAL**					**$11,796,875**	
I	*ENGINEERING DESIGN*	(% of H)				$1,179,687	
J	*CONSTRUCTION MGMT*	(% of H)				$589,844	and permitting
K	**SUBTOTAL**					**$13,566,406**	
L	**TOTAL ESTIMATED COST**					**$13,566,000**	

Capital Cost Summary (Budget Level, +30%/-30%)

City of Middleton - Wastewater Master Plan Addendum

Additional SBR Basins

MARK-UPS:	Percentage
ELEC/I&C	10%
MECHANICAL	12%
ALLOWANCE	0%
CONTINGENCY	30%
CONTRACTOR OH&P	8%
ENGINEERING DESIGN	10%
CONSTRUCTION MGMT	5%

Note: Cost presented below assumes additon of three SBR basins

Common items between alternatives such as dewatering, blower building, lift station improvements, etc, are not included in cost estimate for more direct comparison between alternatives

Construction Cost Index (CCI):	12555
**Source: Engineering News Record (January 2022)*	

NO.	DESCRIPTION	QTY	UNT	Budget UNIT $	Installation	TOTAL	RESOURCE
			01 GENERAL				
1.	General Conditions	10	%	$87,666	0%	$876,659	Percent of project subtotal
2.	Erosion Control	1	ls	$10,000	0%	$10,000	
3.	Demo/Haul Off	1	ls	$30,000	0%	$30,000	
			02 NEW SBR BASIN				
Earthwork							
4.	Structural Backfill (sludge pond)	31,000	cy	$25	0%	$775,000	Partial fill of sludge pond
5.	Structural Pad	27,400	cy	$25	0%	$685,000	New pad for 3 SBR basins
Concrete (3 basins)							
6.	Outside Walls	1,200	cy	$850	0%	$1,020,000	
7.	Base Footing (Concrete)	90	cy	$850	0%	$76,500	
8.	Basin Floor (Concrete)	600	cy	$850	0%	$510,000	
9.	Base Floor (Grout)	105	cy	$150	0%	$15,750	
10.	Baffle Wall and Footing	630	cy	$850	0%	$535,500	
Metals							
11.	Pipe Supports	1	ls	$30,000	0%	$30,000	
12.	Miscellaneous Metals (handrails, grating, etc.)	1	ls	$300,000	0%	$300,000	For 3 basins
Equipment (3 basins)							
13.	Fine bubble membrane diffuser grid	3	ea	$50,000	25%	$187,500	1540 EPDM diffusers per basin
14.	WAS Pump	4	ea	$30,000	25%	$150,000	Flygt, submersible, one per basin + spare
15.	Anoxic Mixers	7	ea	$15,000	15%	$120,750	15 HP Flygt submersible, 2 per basin + spare
16.	Splitter Box	1	ls	$165,000	30%	$214,500	Split between 3 basins
17.	Basin Effluent Transfer Box	3	ea	$60,000	30%	$234,000	Effluent transfer "manhole"
18.	Decanter	3	ea	$115,000	25%	$431,250	
19.	Blowers	4	ea	$180,000	25%	$900,000	Size for 3 basins (2 basins in react phase)
20.	Instrumentation	1	ls	$100,000	0%	$100,000	
20.	Blower Building Extension	1	ls	$350,000	0%	$350,000	Room to house additional blowers req'd
Piping and Valves (3 basins)							
21.	Influent Header Piping (18")	400	lf	$75	30%	$39,000	
22.	SBR Effluent Piping (36" HDPE)	350	lf	$210	30%	$95,550	
23.	Drain Piping (6" perforated HDPE)	1110	lf	$30	30%	$43,290	Drain piping around basin to match existing
24.	Gravity Sewer/overflow Piping (18")	385	lf	$75	30%	$37,538	
25.	Aeration Piping (16" Ductile iron)	550	lf	$140	30%	$100,100	Main line from blower building
26.	Aeration Piping (8" Ductile iron)	120	lf	$80	30%	$12,480	
27.	Aeration Piping (8" SST dropleg)	90	lf	$230	60%	$33,120	Dropleg into basins, welded stainless 304
28.	Valve and Fittings	1	ls	$200,000	25%	$250,000	
28.	Misc Yard piping	1	ls	$100,000	0%	$100,000	
			03 NEW EQ TANK				
29.	General Conditions	10	%	$12,543	0%	$125,433	
30.	Tank Materials & Install	948,000	gal	$0.55	0%	$521,400	
31.	Tank Materials Freight	1	ls	$19,000	0%	$19,000	
32.	Tank Foundation Ring and Design	1	ls	$25,000	0%	$25,000	
33.	Foundation Design	1	ls	$5,000	0%	$5,000	
34.	Concrete Foundation	255	cy	$150	40%	$53,550	
35.	Recirculation Mixing Pumps (Jet Mix)	3	ea	$36,000	20%	$129,600	
36.	24" Gravity Transfer Pipe (Grit to EQ Tank)	750	ft	$175	30%	$170,625	
37.	Transfer Pumps	3	ea	$14,000	10%	$46,200	
38.	Triplex controller	1	ea	$10,000	10%	$11,000	
39.	VFD Drives	3	ea	$4,000	10%	$13,200	
40.	10" HDPE Force Main	750	ft	$60	60%	$72,000	
41.	Valve and Fittings	1	ls	$30,000	0%	$30,000	
42.	Instrumentation	1	ls	$30,000	10%	$33,000	
43.	Heat Trace Exposed pipe	1	ls	$5,000	0%	$5,000	
44.	Transfer Pumping Station Masonry Building	1	ls	$90,000	0%	$90,000	
45.	Earthwork & Excavation	1	ls	$2,000	0%	$2,000	
46.	Building Foundation	1	ls	$6,000	40%	$8,400	

47.	3/4" Crushed Rock - Slab Foundation	10	cy	$90	50%	$1,350	
48.	HVAC Miniature Split-System, Ductless	1	ls	$18,000	0%	$18,000	
A	**SUBTOTAL**					**$9,643,244**	
B	*ELECTRICAL/I&C*	(% of A)				$964,324	
C	*MECHANICAL*	(% of A)				$1,157,189	
D	**SUBTOTAL**					**$11,764,757**	
E	*ALLOWANCE*	(% of D)				$0	
F	*CONTINGENCY*	(% of D)				$3,529,427	
G	*CONTR. OH&P*	(% of D)				$941,181	
H	**SUBTOTAL**					**$16,235,365**	
I	*ENGINEERING DESIGN*	(% of H)				$1,623,536	
J	*CONSTRUCTION MGMT*	(% of H)				$811,768	
K	**SUBTOTAL**					**$18,670,669**	
L	**TOTAL ESTIMATED COST**					**$18,671,000**	

COST ESTIMATES FOR ADDITIONAL PLANT IMPROVEMENTS

Capital Cost Summary (Budget Level, +30%/-30%)

City of Middleton - Wastewater Master Plan Addendum

WWTP IMPROVEMENTS

Cost estimate for additional plant improvements

MARK-UPS:	Percentage
ELEC/I&C	10%
MECHANICAL	12%
ALLOWANCE	0%
CONTINGENCY	30%
CONTRACTOR OH&P	8%
ENGINEERING DESIGN	10%
CONSTRUCTION MGMT	5%

Construction Cost Index (CCI):	12555
*Source: Engineering News Record (January 2022)	

NO.	DESCRIPTION	QTY	UNT	BUDGET UNIT $	INSTALL	TOTAL
	01 SCREENS					
1.	General Conditions	10	%	$8,990	0%	$89,900
2.	Fine screen	2	EA	$250,000	0%	$500,000
3.	Modifications to Screen Building	1	LS	$300,000	25%	$375,000
4.	Valves and Instruments	1	LS	$20,000	20%	$24,000
	SUBTOTAL					**$988,900**
	02 INFLUENT LIFT STATION AND FORCE MAIN					
5.	General Conditions	10	%	$10,200	0%	$102,000
6.	18-inch HDPE DR 17 Force Main	1,000	LF	$220	0%	$220,000
7.	Mechanical Pipe, Valves and Instruments	1	LS	$200,000	20%	$240,000
8.	Pipe trenching and bedding	1,000	LF	$40	0%	$40,000
9.	Pumps (30 HP)	4	EA	$25,000	20%	$120,000
10.	Building Modifications	1	LS	$400,000	0%	$400,000
	SUBTOTAL					**$1,122,000**
	03 GRIT FACILITY					
11.	General Conditions	10	%	$11,050	0%	$110,500
12.	Site Work	1	LS	$50,000	0%	$50,000
13.	Piping/Valves	1	LS	$50,000	20%	$60,000
14.	Instrumentation	1	LS	$25,000	20%	$30,000
15.	Grit Building expansion	1	LS	$250,000	0%	$250,000
16.	Grit Equipment	1	LS	$650,000	10%	$715,000
	SUBTOTAL					**$1,215,500**
	04 PRIMARY CLARIFIERS AND SLUDGE WETWELL					
17.	General Conditions	10	%	$26,258	0%	$262,576
18.	Excavation	10,000	cy	$16	0%	$155,000
19.	Structural Backfill	4,000	cy	$70	0%	$280,000
20.	Gravel	600	sy	$35	0%	$21,000
21.	Clarifiers floor and footing	800	cy	$450	0%	$360,000
22.	Clarifiers concrete wall and launder	1,100	cy	$500	0%	$550,000
23.	Clarifier floor grout	9,000	sf	$2	0%	$18,000
24.	Wetwell and valve box concrete	160	cy	$450	0%	$72,000
25.	Splitter box concrete	50	cy	$400	0%	$20,000
26.	Splitter box slide gate	4	ea	$5,000	10%	$22,000

27.	Splitter box sluice gate	4	ea	$2,500	10%	$11,000
28.	Splitter box metal work	1	ls	$10,000	0%	$10,000
29.	Primary clarifier mechanism, sst	2	ea	$172,000	25%	$430,000
30.	FRP Weir & Scum Baffles	2	ea	$30,300	10%	$66,660
31.	Tank	2	ea	$155,445	10%	$341,979
32.	Catwalk (full perimeter)	2	ea	$62,720	10%	$137,984
33.	Stairway & Platform	2	ea	$6,450	10%	$14,190
34.	Sludge Pump	2	ea	$10,500	10%	$23,100
35.	Pump VFD and Harmonic Filter	2	ea	$4,000	10%	$8,800
36.	Scum submersible pump	2	ea	$4,500	10%	$9,900
37.	Flow Meter	2	ea	$3,500	10%	$7,700
38.	Flow Meter	1	ea	$3,100	10%	$3,410
39.	Plug valves	10	ea	$800	5%	$8,400
40.	Plug valves	5	ea	$600	5%	$3,150
41.	Check valves	4	ea	$1,500	5%	$6,300
42.	Check valves	3	ea	$900	5%	$2,835
43.	Access hatch	16	ea	$2,000	10%	$35,200
44.	Slide gate	1	ea	$3,500	10%	$3,850
45.	Scum manhole	1	ea	$3,000	10%	$3,300
	SUBTOTAL					**$2,888,334**
	05 SLUDGE STORAGE					
46.	General Conditions	10	%	$5,099	0%	$50,987
47.	Sludge Tank	150,000	GAL	$1.25	0%	$187,500
48.	Sludge Tank Pad	63	CY	$155	40%	$13,671
49.	Tank Foundation Ring and Design	1	LS	$16,000	0%	$16,000
50.	Tank Freight	1	LS	$17,000	0%	$17,000
51.	Blower for Mixing	1	EA	$125,000	10%	$137,500
52.	Blower Mixing Grid	1	LS	$50,000	10%	$55,000
53.	Pipe and Valves	1	LS	$25,000	0%	$25,000
54.	Instrumentation	1	LS	$30,000	10%	$33,000
55.	WAS Piping Reroute	130	LF	$50	20%	$7,800
56.	Transfer Piping to Dewatering Building	80	LF	$50	20%	$4,800
57.	Instrumentation	1	LS	$12,000	5%	$12,600
	SUBTOTAL					**$561,000**
	06 DEWATERING + BLOWER BUILDING					
58.	General Conditions	10	%	$21,277	0%	$212,775
59.	Interior Piping and Valves	1	LS	$110,000	20%	$132,000
60.	Screw Press (Huber)	2	EA	$314,000	10%	$690,800
61.	Sludge Feed Pump (Seepex)	2	EA	$15,000	10%	$33,000
62.	Pump Controller	1	LS	$6,000	10%	$6,600
63.	Sludge Feed Pump VFD	2	EA	$4,000	10%	$8,800
64.	Polymer Blend System	1	EA	$20,000	10%	$22,000
65.	Cake Screw Conveyor	2	EA	$15,000	10%	$33,000
66.	Instrumentation	1	LS	$20,000	5%	$21,000
67.	Cake Storage Pad	700	SF	$12	0%	$8,400
68.	Canopy	1	LS	$10,000	0%	$10,000
69.	Cake Dumpster (30 CY)	2	EA	$1,500	0%	$3,000
70.	Filtrate Piping	250	LF	$65	0%	$16,250
71.	Manhole	1	EA	$5,000	10%	$5,500
72.	Air Compressor + Air Piping	1	LS	$10,000	10%	$11,000

73.	HVAC	1	LS	$100,000	0%	$100,000
74.	Plumbing	1	LS	$55,000	0%	$55,000
75.	Building Electrical	1	LS	$210,000	0%	$210,000
76.	Dewater and Blower Masonry Building	1	LS	$550,000	30%	$715,000
77.	Earthwork & Excavation	1	LS	$10,825	20%	$12,990
78.	Building Foundation + East Sidewalk	204	CY	$85	20%	$20,808
79.	3/4" Crushed Rock - Slab Foundation	102	CY	$95	30%	$12,597
	SUBTOTAL					**$2,341,000**
	07 UV SYSTEM UPGRADE					
80.	General Conditions	10	%	$10,850	0%	$108,500
81.	UV Building	1	LS	$350,000	0%	$350,000
82.	UV Channel Modifications	1	LS	$85,000	0%	$85,000
83.	UV Disinfection Equipment	1	LS	$500,000	0%	$500,000
84.	Instrumentation	1	LS	$50,000	0%	$50,000
85.	Pipe and Valves	1	LS	$100,000	0%	$100,000
	SUBTOTAL					**$1,194,000**
	08 TERTIARY PHOSPHORUS TREATMENT					
86.	General Conditions	10	%	$34,600	0%	$346,000
87.	Filter Package	1	ls	$2,000,000	20%	$2,400,000
88.	Flocculation Basin	1	ls	$75,000	0%	$75,000
89.	Flocculation Mixers	1	ls	$35,000	20%	$42,000
90.	Lift Station	1	ls	$190,000	20%	$228,000
91.	Yard Piping	1	ls	$150,000	20%	$180,000
92.	Valves & Instrumentation	1	ls	$100,000	20%	$120,000
93.	Filtration and Chemical Building	1	ls	$300,000	0%	$300,000
94.	Chemical Feed Pump Package	1	ls	$25,000	20%	$30,000
95.	Pilot Testing	1	ls	$35,000	0%	$35,000
96.	Site Work	1	ls	$50,000	0%	$50,000
	SUBTOTAL					**$3,806,000**
	09 EFFLUENT OUTFALL					
97.	General Conditions	10	%	$3,158	0%	$31,575
98.	22-inch HDPE DR 17 Gravity Main	450	LF	$400	50%	$270,000
99.	Mechanical Pipe, Valves and Instruments	1	LS	$10,000	20%	$12,000
100.	Pipe trenching and bedding	450	LF	$75	0%	$33,750
	SUBTOTAL					**$348,000**
	10 VAC TRUCK DUMP					
101.	General Conditions	10	%	$4,273	0%	$42,730
102.	Slab on grade and footing	5,100	sf	$11	0%	$53,754
103.	Concrete Install	95	cy	$40	0%	$3,800
104.	Roof framing	4,800	sf	$15	0%	$72,000
105.	Roofing	4,800	sf	$15	0%	$72,000
106.	Piped utilities	1	ls	$65,000	15%	$74,750
107.	Misc metals	1	ls	$10,000	0%	$10,000
108.	Sitework	1	ls	$45,000	0%	$45,000
109.	Waterproofing	4,800	sf	$20	0%	$96,000
	SUBTOTAL					**$471,000**
	11 MISCELLANEOUS IMPROVEMENTS					
Gravel Roadway						
110.	General Conditions	10	%	$3,300	0%	$33,000
111.	3/4" Minus Crushed Rock (6" layer)	240	CY	$90	50%	$32,400

112.	6-inch Minus Pitrun (14" layer)	560	CY	$50	50%	$42,000
113.	Earthwork & Excavation	1	LS	$250,000	0%	$250,000
114.	Demolition of Concrete Curb	17	LF	$35	0%	$595
115.	SWPPP Materials	1	EA	$5,000	0%	$5,000
	SUBTOTAL					**$363,000**
Sludge Removal From Pond						
116.	General Conditions	10	%	$5,000	0%	$50,000
117.	Sludge Removal	1	LS	$500,000	0%	$500,000
	SUBTOTAL					**$550,000**
Updates to WWTP Office Sewer						
118.	General Conditions	10	%	$680	0%	$6,800
119.	Install Lift Station	1	LS	$18,000	0%	$18,000
120.	Mechanical at Lift Station	1	LS	$28,000	0%	$28,000
121.	Electrical at Lift Station	1	LS	$13,000	0%	$13,000
122.	3" PVC Pressure Line	225	LF	$20	50%	$6,750
123.	Pipe trenching and bedding	225	LF	$10	0%	$2,250
	SUBTOTAL					**$75,000**
A	**SUBTOTAL**					**$15,923,734**
B	*ELECTRICAL/I&C*	(% of A)				$1,592,373
C	*MECHANICAL*	(% of A)				$1,910,848
D	**SUBTOTAL**					**$19,426,955**
E	*ALLOWANCE*	(% of D)				$0
F	*CONTINGENCY*	(% of D)				$5,828,087
G	*CONTRACTOR OH&P*	(% of D)				$1,554,156
H	**SUBTOTAL**					**$26,809,198**
I	*ENGINEERING DESIGN*	(% of H)				$2,680,920
J	*CONSTRUCTION MGMT*	(% of H)				$1,340,460
K	**SUBTOTAL**					**$30,830,578**
L	**TOTAL ESTIMATED COST**					**$30,831,000**

LIFE CYCLE COST ESTIMATES FOR BIOLOGICAL TREATMENT ALTERNATIVES

Life Cycle Cost

A-1 (MBR)

Discount Factor	3.5%	*for net present value calculation*

Year	Year	C_o (Initial Cost)	(OC) Labor	(MC) O&M	(RC) Replacement	Discount Factor	Discounted OC	Discounted MC	Discounted RC
2022	0	$12,894,000				1.00			
2023	1		$268,800	$354,567		0.9662	$259,710	$342,577	$0
2024	2		$268,800	$354,567		0.9335	$250,928	$330,992	$0
2025	3		$268,800	$354,567		0.9019	$242,442	$319,799	$0
2026	4		$268,800	$354,567		0.8714	$234,244	$308,984	$0
2027	5		$268,800	$354,567		0.8420	$226,322	$298,536	$0
2028	6		$268,800	$354,567		0.8135	$218,669	$288,440	$0
2029	7		$268,800	$354,567		0.7860	$211,274	$278,686	$0
2030	8		$268,800	$354,567	$600,000	0.7594	$204,130	$269,262	$455,647
2031	9		$268,800	$354,567		0.7337	$197,227	$260,157	$0
2032	10		$268,800	$354,567		0.7089	$190,557	$251,359	$0
2033	11		$268,800	$354,567		0.6849	$184,113	$242,859	$0
2034	12		$268,800	$354,567		0.6618	$177,887	$234,646	$0
2035	13		$268,800	$354,567		0.6394	$171,872	$226,711	$0
2036	14		$268,800	$354,567		0.6178	$166,060	$219,045	$0
2037	15		$268,800	$354,567		0.5969	$160,444	$211,638	$0
2038	16		$268,800	$354,567	$600,000	0.5767	$155,019	$204,481	$346,024
2039	17		$268,800	$354,567		0.5572	$149,776	$197,566	$0
2040	18		$268,800	$354,567		0.5384	$144,711	$190,885	$0
Total							$3,545,386	$4,676,623	$801,670

A-1 (MBR)	Life Cycle Cost (LCC)	**$21,917,680**

*Labor costs include 4 operations staff at $35/hr for a 48 week working year

**Replacement costs include membrane replacement every 8 years at $600k

Life Cycle Cost

A-2a (A2O)

Discount Factor	3.5%	*for net present value calculation*

Year	Year	C_o (Initial Cost)	(OC) Labor	(MC) O&M	(RC) Replacement	Discount Factor	Discounted OC	Discounted MC	Discounted RC
2022	0	$12,587,000				1.00			
2023	1		$268,800	$349,941		0.9662	$259,710	$338,108	$0
2024	2		$268,800	$349,941		0.9335	$250,928	$326,674	$0
2025	3		$268,800	$349,941		0.9019	$242,442	$315,627	$0
2026	4		$268,800	$349,941		0.8714	$234,244	$304,954	$0
2027	5		$268,800	$349,941		0.8420	$226,322	$294,641	$0
2028	6		$268,800	$349,941		0.8135	$218,669	$284,678	$0
2029	7		$268,800	$349,941		0.7860	$211,274	$275,051	$0
2030	8		$268,800	$349,941		0.7594	$204,130	$265,750	$0
2031	9		$268,800	$349,941		0.7337	$197,227	$256,763	$0
2032	10		$268,800	$349,941		0.7089	$190,557	$248,080	$0
2033	11		$268,800	$349,941		0.6849	$184,113	$239,691	$0
2034	12		$268,800	$349,941		0.6618	$177,887	$231,585	$0
2035	13		$268,800	$349,941		0.6394	$171,872	$223,754	$0
2036	14		$268,800	$349,941		0.6178	$166,060	$216,187	$0
2037	15		$268,800	$349,941		0.5969	$160,444	$208,877	$0
2038	16		$268,800	$349,941		0.5767	$155,019	$201,813	$0
2039	17		$268,800	$349,941		0.5572	$149,776	$194,989	$0
2040	18		$268,800	$349,941		0.5384	$144,711	$188,395	$0
Total							$3,545,386	$4,615,617	$0

A-2a (A2O) Life Cycle Cost (LCC)	**$20,748,003**

*Labor costs include 4 operations staff at $35/hr for a 48 week working year

Life Cycle Cost

A-2b (5-Stage Bardenpho)

Discount Factor	3.5%	*for net present value calculation*

Year	Year	C_o (Initial Cost)	(OC) Labor	(MC) O&M	(RC) Replacement	Discount Factor	Discounted OC	Discounted MC	Discounted RC
2022	0	$13,215,000				1.00			
2023	1		$268,800	$361,700		0.9662	$259,710	$349,468	$0
2024	2		$268,800	$361,700		0.9335	$250,928	$337,651	$0
2025	3		$268,800	$361,700		0.9019	$242,442	$326,232	$0
2026	4		$268,800	$361,700		0.8714	$234,244	$315,200	$0
2027	5		$268,800	$361,700		0.8420	$226,322	$304,541	$0
2028	6		$268,800	$361,700		0.8135	$218,669	$294,243	$0
2029	7		$268,800	$361,700		0.7860	$211,274	$284,293	$0
2030	8		$268,800	$361,700		0.7594	$204,130	$274,679	$0
2031	9		$268,800	$361,700		0.7337	$197,227	$265,390	$0
2032	10		$268,800	$361,700		0.7089	$190,557	$256,416	$0
2033	11		$268,800	$361,700		0.6849	$184,113	$247,745	$0
2034	12		$268,800	$361,700		0.6618	$177,887	$239,367	$0
2035	13		$268,800	$361,700		0.6394	$171,872	$231,272	$0
2036	14		$268,800	$361,700		0.6178	$166,060	$223,451	$0
2037	15		$268,800	$361,700		0.5969	$160,444	$215,895	$0
2038	16		$268,800	$361,700		0.5767	$155,019	$208,594	$0
2039	17		$268,800	$361,700		0.5572	$149,776	$201,540	$0
2040	18		$268,800	$361,700		0.5384	$144,711	$194,725	$0
Total							$3,545,386	$4,770,704	$0

A-2b (5-Stage Bardenpho)	Life Cycle Cost (LCC)	**$21,531,090**

*Labor costs include 4 operations staff at $35/hr for a 48 week working year

Life Cycle Cost

A-2c (A2O Step Feed)

Discount Factor	3.5%	*for net present value calculation*

Year	Year	C_o (Initial Cost)	(OC) Labor	(MC) O&M	(RC) Replacement	Discount Factor	Discounted OC	Discounted MC	Discounted RC
2022	0	$13,566,000				1.00			
2023	1		$268,800	$359,740		0.9662	$259,710	$347,575	$0
2024	2		$268,800	$359,740		0.9335	$250,928	$335,821	$0
2025	3		$268,800	$359,740		0.9019	$242,442	$324,465	$0
2026	4		$268,800	$359,740		0.8714	$234,244	$313,493	$0
2027	5		$268,800	$359,740		0.8420	$226,322	$302,891	$0
2028	6		$268,800	$359,740		0.8135	$218,669	$292,649	$0
2029	7		$268,800	$359,740		0.7860	$211,274	$282,752	$0
2030	8		$268,800	$359,740		0.7594	$204,130	$273,191	$0
2031	9		$268,800	$359,740		0.7337	$197,227	$263,952	$0
2032	10		$268,800	$359,740		0.7089	$190,557	$255,026	$0
2033	11		$268,800	$359,740		0.6849	$184,113	$246,402	$0
2034	12		$268,800	$359,740		0.6618	$177,887	$238,070	$0
2035	13		$268,800	$359,740		0.6394	$171,872	$230,019	$0
2036	14		$268,800	$359,740		0.6178	$166,060	$222,241	$0
2037	15		$268,800	$359,740		0.5969	$160,444	$214,725	$0
2038	16		$268,800	$359,740		0.5767	$155,019	$207,464	$0
2039	17		$268,800	$359,740		0.5572	$149,776	$200,448	$0
2040	18		$268,800	$359,740		0.5384	$144,711	$193,670	$0
Total							$3,545,386	$4,744,856	$0

A-2c (A2O Step Feed)	Life Cycle Cost (LCC)	**$21,856,242**

*Labor costs include 4 operations staff at $35/hr for a 48 week working year

Life Cycle Cost

A-5 (SBR)

Discount Factor	3.5%	*for net present value calculation*

Year	Year	C_o (Initial Cost)	(OC) Labor	(MC) O&M	(RC) Replacement	Discount Factor	Discounted OC	Discounted MC	Discounted RC
2022	0	$18,671,000				1.00			
2023	1		$268,800	$309,082		0.9662	$259,710	$298,630	$0
2024	2		$268,800	$309,082		0.9335	$250,928	$288,531	$0
2025	3		$268,800	$309,082		0.9019	$242,442	$278,774	$0
2026	4		$268,800	$309,082		0.8714	$234,244	$269,347	$0
2027	5		$268,800	$309,082		0.8420	$226,322	$260,239	$0
2028	6		$268,800	$309,082		0.8135	$218,669	$251,438	$0
2029	7		$268,800	$309,082		0.7860	$211,274	$242,935	$0
2030	8		$268,800	$309,082		0.7594	$204,130	$234,720	$0
2031	9		$268,800	$309,082		0.7337	$197,227	$226,783	$0
2032	10		$268,800	$309,082		0.7089	$190,557	$219,114	$0
2033	11		$268,800	$309,082		0.6849	$184,113	$211,704	$0
2034	12		$268,800	$309,082		0.6618	$177,887	$204,545	$0
2035	13		$268,800	$309,082		0.6394	$171,872	$197,628	$0
2036	14		$268,800	$309,082		0.6178	$166,060	$190,945	$0
2037	15		$268,800	$309,082		0.5969	$160,444	$184,488	$0
2038	16		$268,800	$309,082		0.5767	$155,019	$178,249	$0
2039	17		$268,800	$309,082		0.5572	$149,776	$172,222	$0
2040	18		$268,800	$309,082		0.5384	$144,711	$166,398	$0
Total							$3,545,386	$4,076,690	$0

A-5 (SBR)	Life Cycle Cost (LCC)	**$26,293,077**

*Labor costs include 4 operations staff at $35/hr for a 48 week working year

OPERATION AND MAINTENANCE COST ESTIMATES FOR BIOLOGICAL TREATMENT ALTERNATIVES

O&M COSTS

20-Year Planning Period

A-1 MBR

Electricity Cost **$0.060** per kW-hr

NO.	DESCRIPTION	HP (ea)	Energy Use	UNT	TOTAL ($/day)
	DAILY ENERGY USE				
1.	Anoxic Mixers	7.5	268	kW-hrs/d	$16.11
2.	Anaerobic Mixers	5	179	kW-hrs/d	$10.74
3.	Permeate Pump	25	1,790	kW-hrs/d	$107.38
4.	Feed Forward Pump	25	1,790	kW-hrs/d	$107.38
5.	RAS/WAS Pumps	30	1,074	kW-hrs/d	$64.43
6.	MBR Scour Blowers	75	2,685	kW-hrs/d	$161.07
7.	Pre-aeration Blowers	150	8,054	kW-hrs/d	$483.21
	SUBTOTAL		**15,839**	**kW-hrs/d**	**$950.32**
	MISC CHEMICAL CLEANING & O&M				
8.	Sodium Hypochlorite (10.3% w/w)		500	gal/yr	$4,000
9.	Citric Acid (50% w/w)		200	gal/yr	$3,600
10.	Misc O&M		1	daily	$100
11.	Membrane replacement (every 8 yrs)		1	ls	$600,000
	ESTIMATED COSTS				
	DAILY COST		$1,177	$/d	
	YEARLY COST		$429,567	$/yr	
	20-YEAR COST		$8,591,000	$	

*estimate based on flat plate membrane maintenance with 4 dedicated clean in place (CIP) events per year. Additional membrane types have varying degrees of maintenance and operational costs

**Estimate reflects only 1 MBR basin in service

***Does not include labor costs

O&M COSTS

20-Year Planning Period

A-2a CAS A2O

Electricity Cost **$0.060** per kW-hr

NO.	DESCRIPTION	HP (ea)	Energy Use	UNIT	TOTAL ($/day)
			DAILY ENERGY USE		
1.	Anoxic Mixers	7.5	537	kW-hrs/d	$32.21
2.	Anaerobic Mixers	5	358	kW-hrs/d	$21.48
3.	IR Pump	30	2,148	kW-hrs/d	$128.86
4.	RAS/WAS Pumps	30	2,148	kW-hrs/d	$128.86
5.	Blowers	175	9,396	kW-hrs/d	$563.75
6.	Clarifier (2 total)	2	143	kW-hrs/d	$8.59
	SUBTOTAL		**14,729**	**kW-hrs/d**	**$883.74**
			MISC O&M		
7.	Misc O&M		1	$/d	$75
			ESTIMATED COSTS		
	DAILY COST		$959	$/d	
	YEARLY COST		$349,941	$/yr	
	20-YEAR COST		$6,999,000	$	

*Does not include labor costs

O&M COSTS

20-Year Planning Period

A-2b CAS Bardenpho

Electricity Cost **$0.060** per kW-hr

NO.	DESCRIPTION	HP (ea)	Energy Use	UNIT	TOTAL ($/day)
			DAILY ENERGY USE		
1.	Anoxic Mixers	7.5	1,074	kW-hrs/d	$64.43
2.	Anaerobic Mixers	5	358	kW-hrs/d	$21.48
3.	IR Pump	30	2,148	kW-hrs/d	$128.86
4.	RAS/WAS Pumps	30	2,148	kW-hrs/d	$128.86
5.	Blowers	175	9,396	kW-hrs/d	$563.75
6.	Clarifier (2 total)	2	143	kW-hrs/d	$8.59
	SUBTOTAL		**15,266**	**kW-hrs/d**	**$915.96**
			MISC O&M		
7.	Misc O&M		1	$/d	$75
			ESTIMATED COSTS		
	DAILY COST		$991	$/d	
	YEARLY COST		$361,700	$/yr	
	20-YEAR COST		$7,234,000	$	

*Does not include labor costs

O&M COSTS

20-Year Planning Period

A-2c CAS A2O Step Feed

Electricity Cost **$0.060** per kW-hr

NO.	DESCRIPTION	HP (ea)	Energy Use	UNT	TOTAL ($/day)
			DAILY ENERGY USE		
1.	Anoxic Mixers	7.5	805	kW-hrs/d	$48.32
2.	Anaerobic Mixers	5	537	kW-hrs/d	$32.21
3.	IR Pump	30	2,148	kW-hrs/d	$128.86
4.	RAS/WAS Pumps	30	2,148	kW-hrs/d	$128.86
5.	Blowers	175	9,396	kW-hrs/d	$563.75
6.	Clarifier (2 total)	2	143	kW-hrs/d	$8.59
	SUBTOTAL		**15,176**	**kW-hrs/d**	**$910.59**
			MISC O&M		
7.	Misc O&M		1	$/d	$75
			ESTIMATED COSTS		
	DAILY COST		$986	$/d	
	YEARLY COST		$359,740	$/yr	
	20-YEAR COST		$7,195,000	$	

*Does not include labor costs

O&M COSTS

20-Year Planning Period

A-3 SBR

Electricity Cost **$0.060** per kW-hr

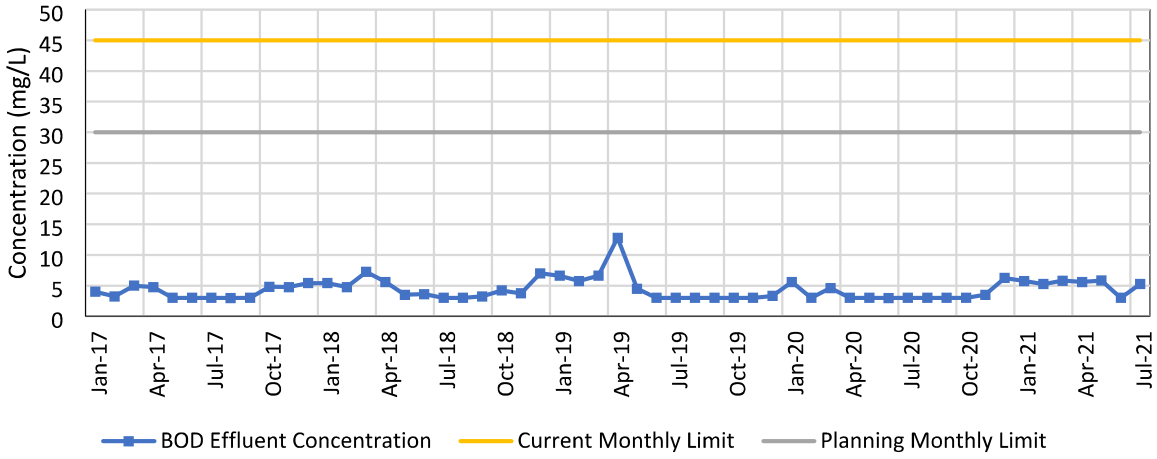
NO.	DESCRIPTION	HP (ea)	Energy Use	UNT	TOTAL ($/day)
			DAILY ENERGY USE		
1.	Anoxic Mixers (for 5 basins)	15	3,356	kW-hrs/d	$201.34
2.	Decanter	3	112	kW-hrs/d	$6.71
3.	Blowers (5 basins total)	175	9,396	kW-hrs/d	$563.75
	SUBTOTAL		**12,863**	**kW-hrs/d**	**$771.80**
			MISC O&M		
4.	Misc O&M		1	$/d	$75
			ESTIMATED COSTS		
	DAILY COST		$847	$/d	
	YEARLY COST		$309,082	$/yr	
	20-YEAR COST		$6,182,000	$	

*Does not include labor costs

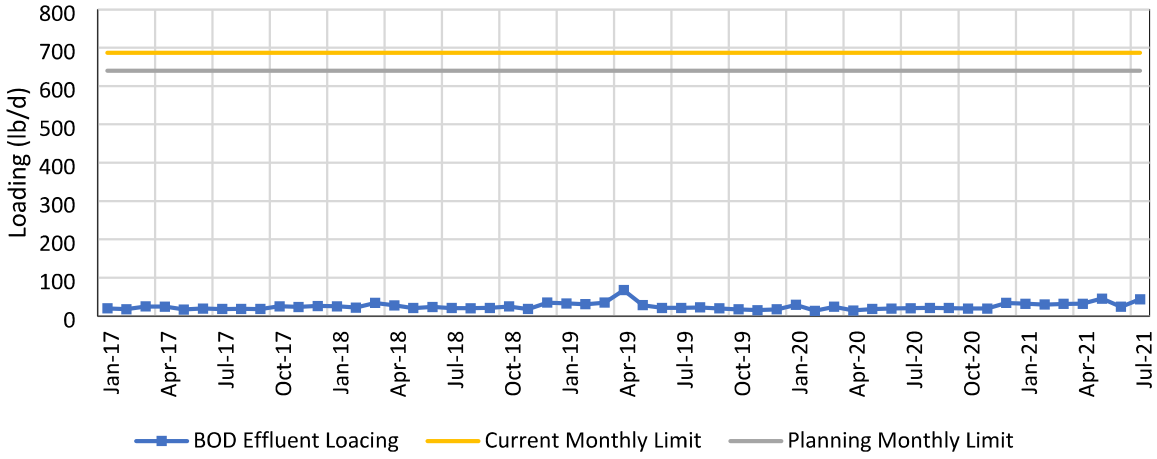
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APPENDIX D - INFLUENT FLOW STATISTICS

Chart 1A: BOD effluent as compared to current NPDES and planning IPDES limits



a) Monthly Average Concentration



b) Monthly Average Loading

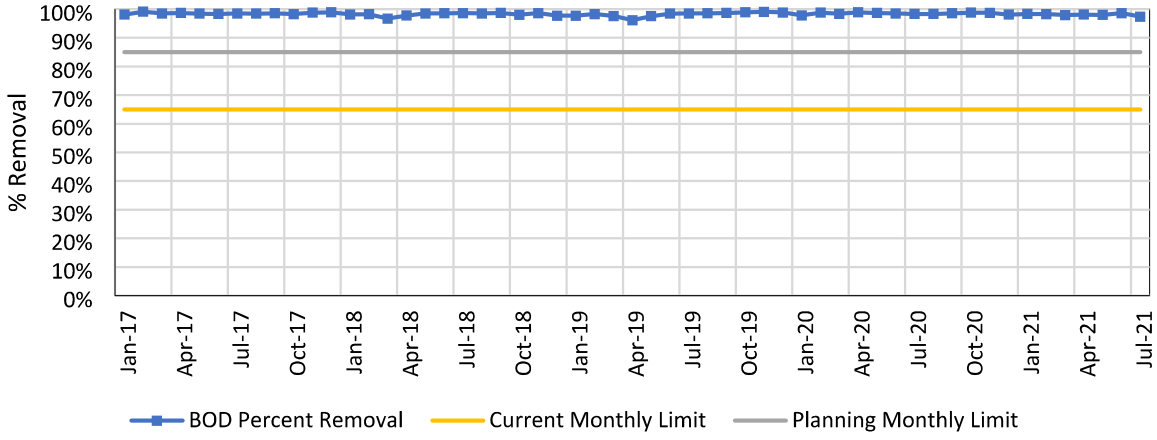
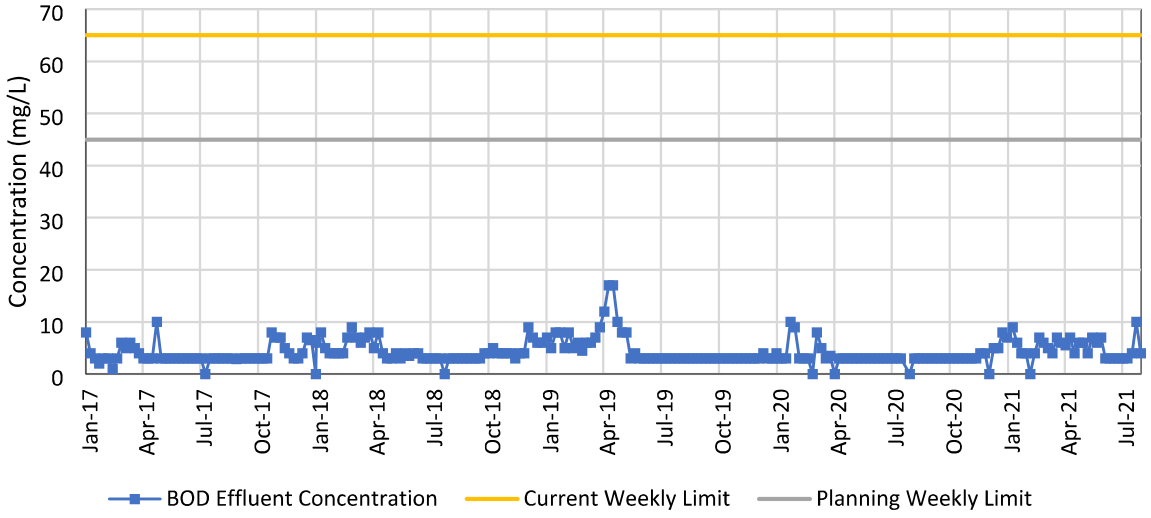
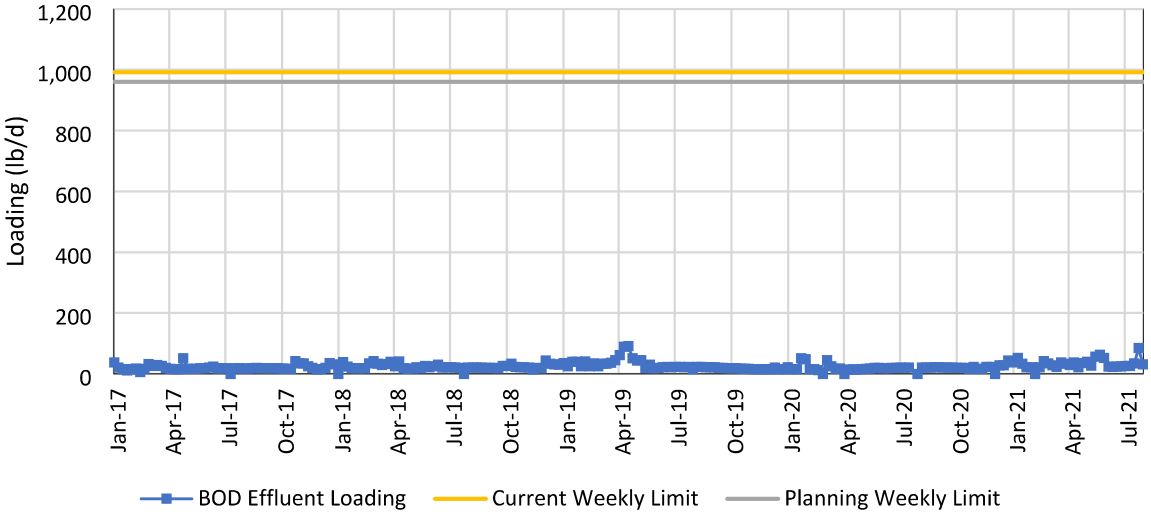


Chart 1A (continued to next page): BOD effluent as compared to current NPDES and planning IPDES limits

Chart 1A: BOD effluent as compared to current NPDES and planning IPDES limits

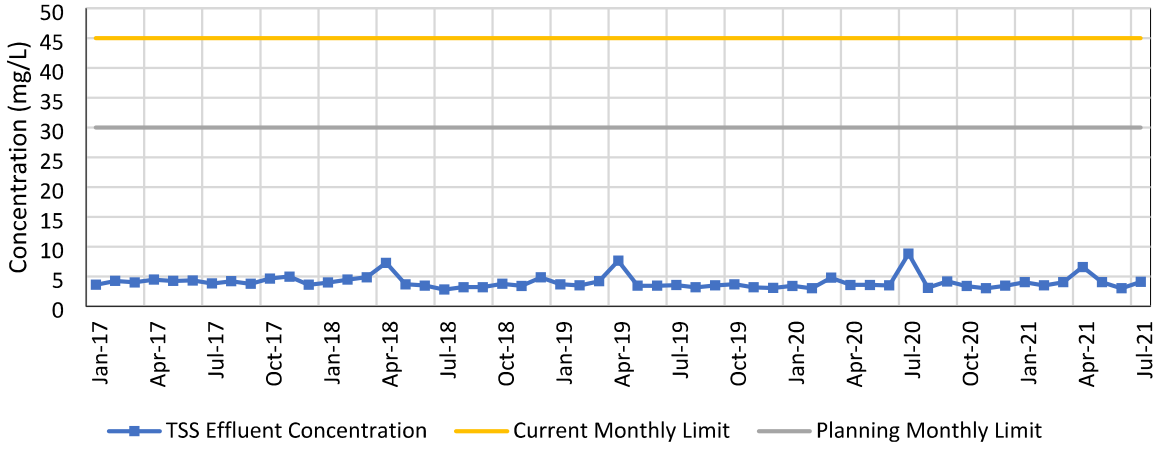


c) Weekly Average Concentration

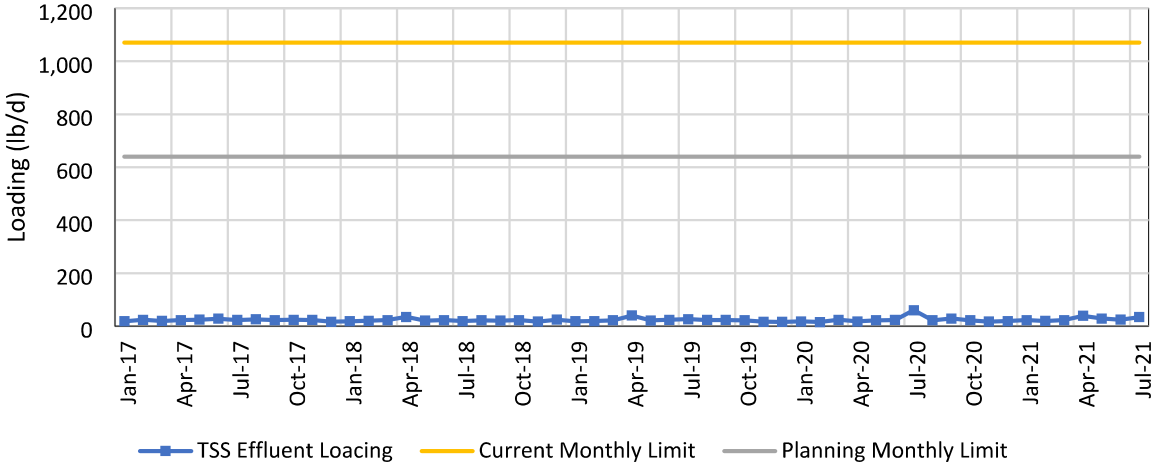


d) Weekly Average Loading

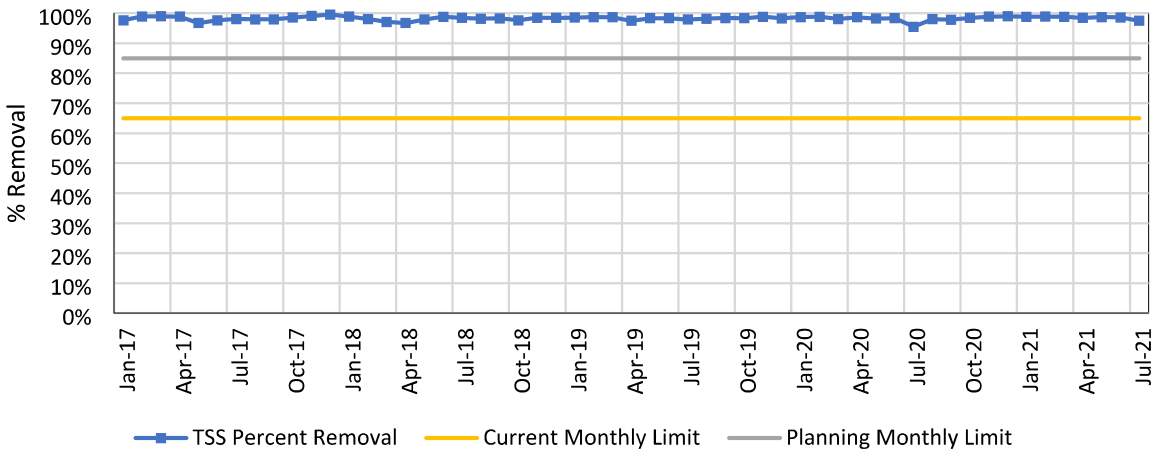
Chart 2A: TSS effluent compared to current NPDES and planning IPDES limits



a) Monthly Average Concentration



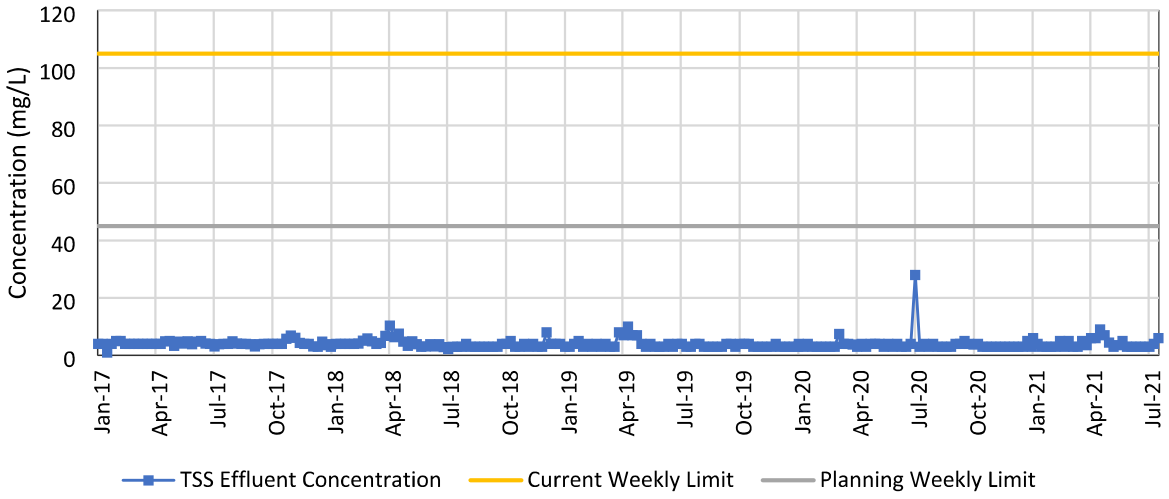
b) Monthly Average Loading



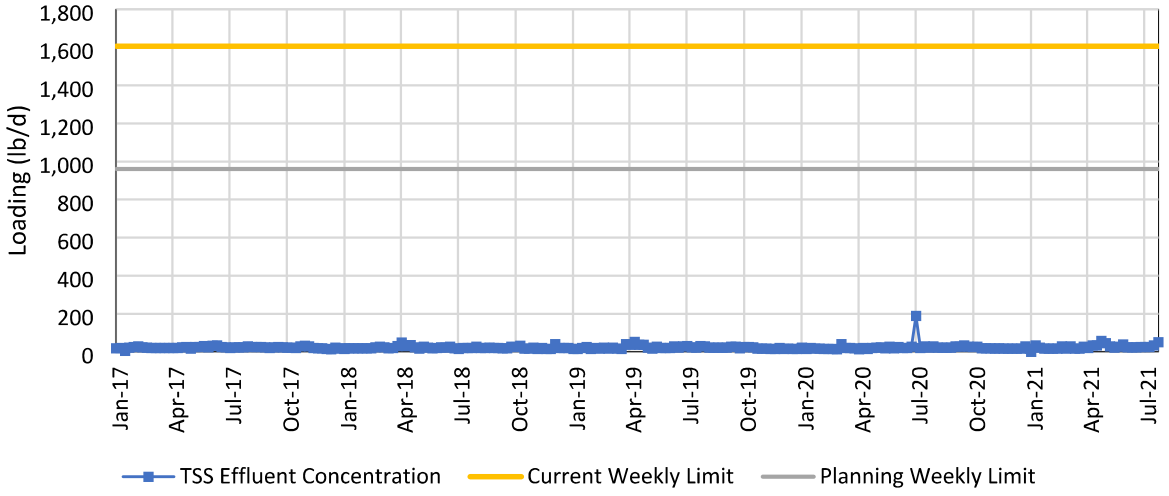
c) Monthly Average Percent Removal

Chart 2A (continued to next page): TSS effluent compared to current NPDES and planning IPDES limits

Chart 2A: TSS effluent compared to current NPDES and planning IPDES limits

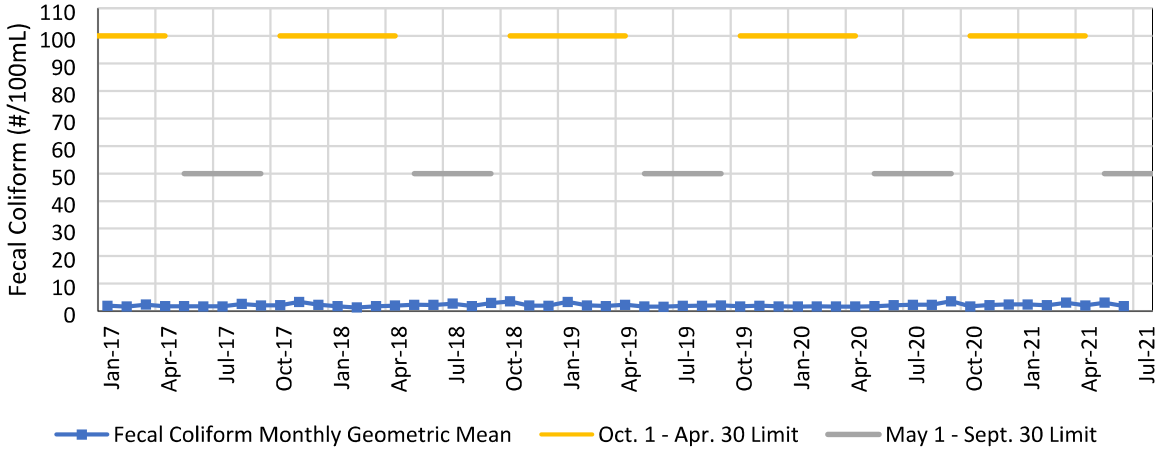


d) Weekly Average Concentration

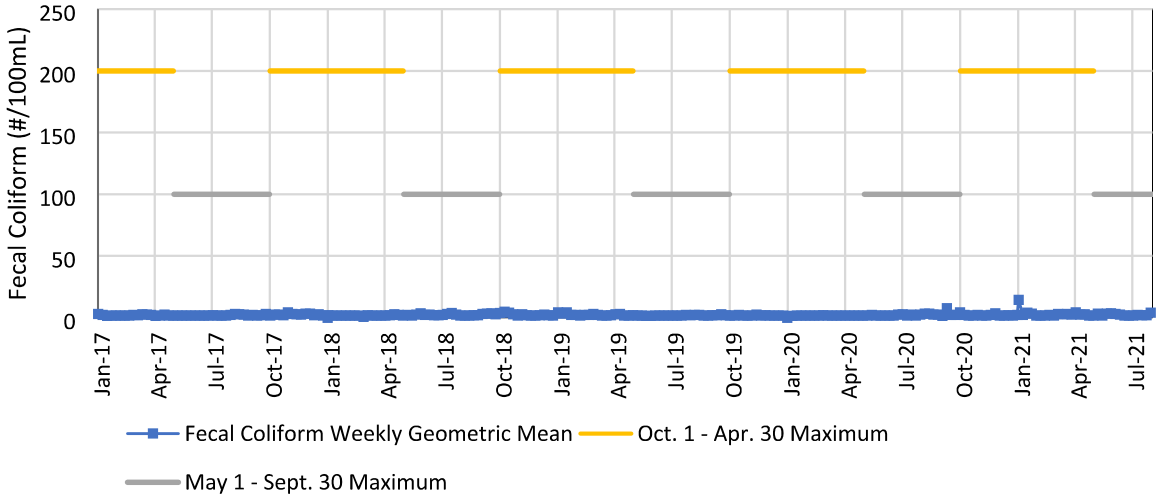


e) Weekly Average Loading

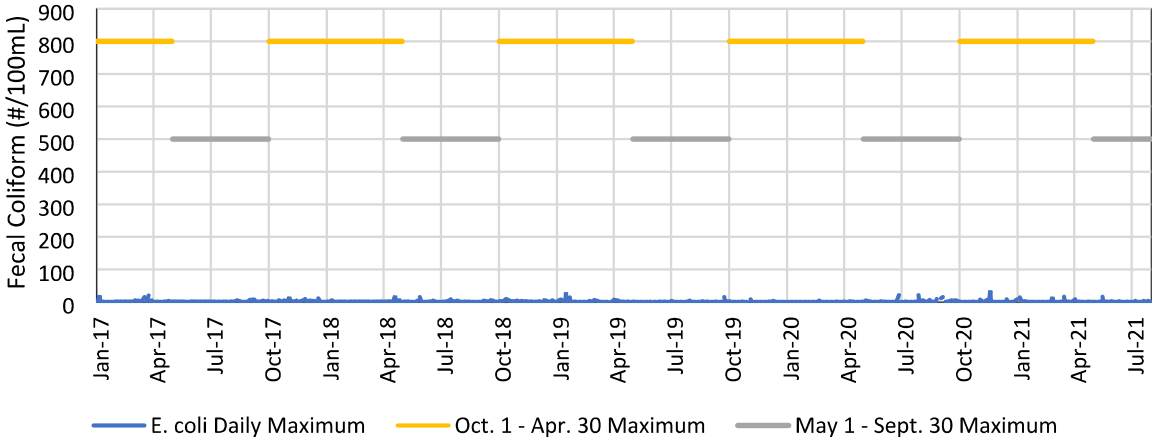
Chart 3A: Effluent fecal coliform counts



a) Monthly Geometric Mean



b) Weekly Geometric Mean



c) Daily Maximum

Chart 4A: Effluent monthly geometric mean for E. coli.

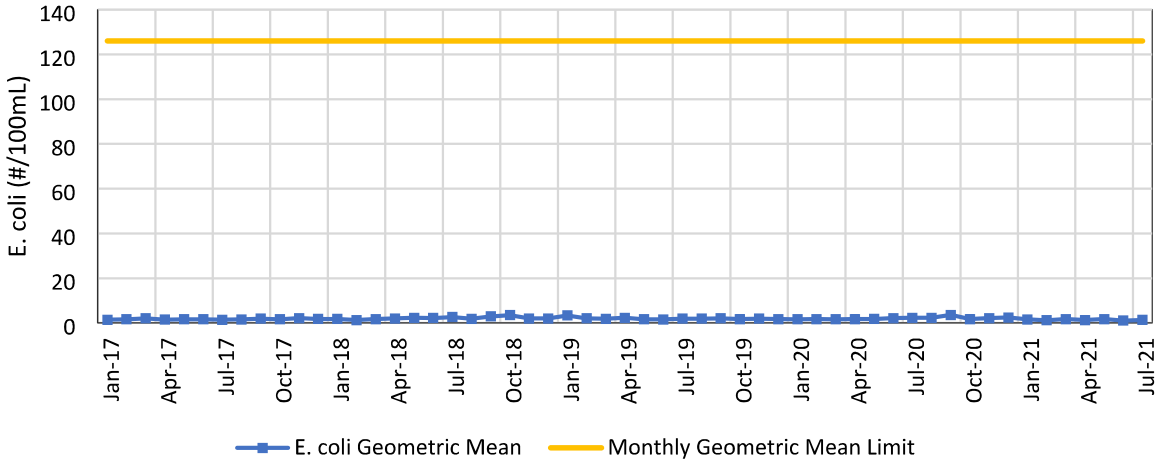
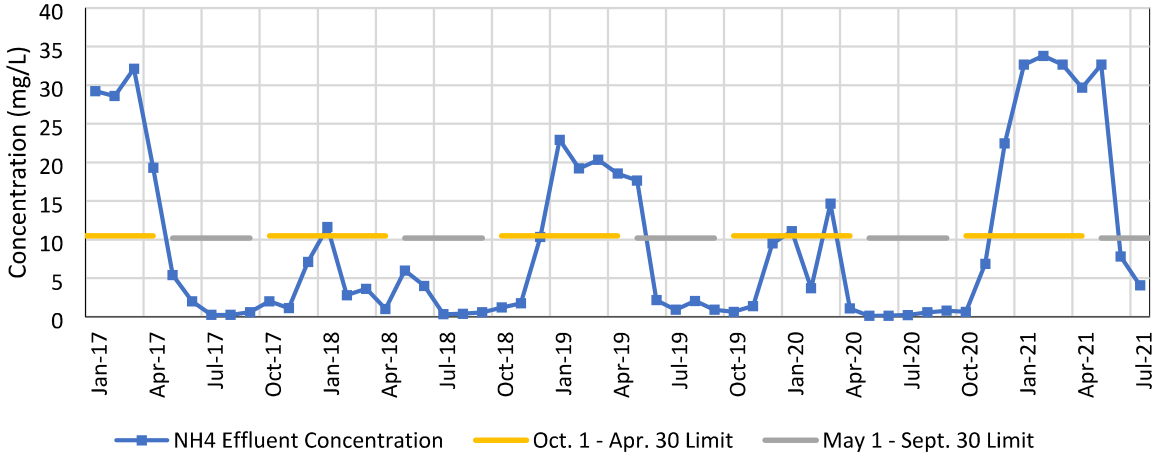
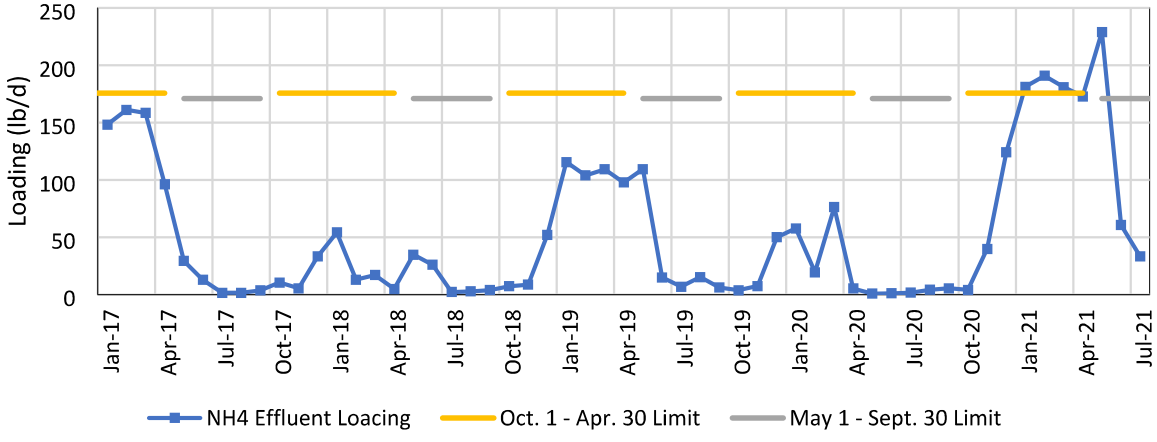


Chart 5A: Effluent ammonia compared to planning IPDES limits



a) Monthly Average Concentration



b) Monthly Average Loading

Chart 6A: Effluent total phosphorus compared to the planning IPDES mass limit

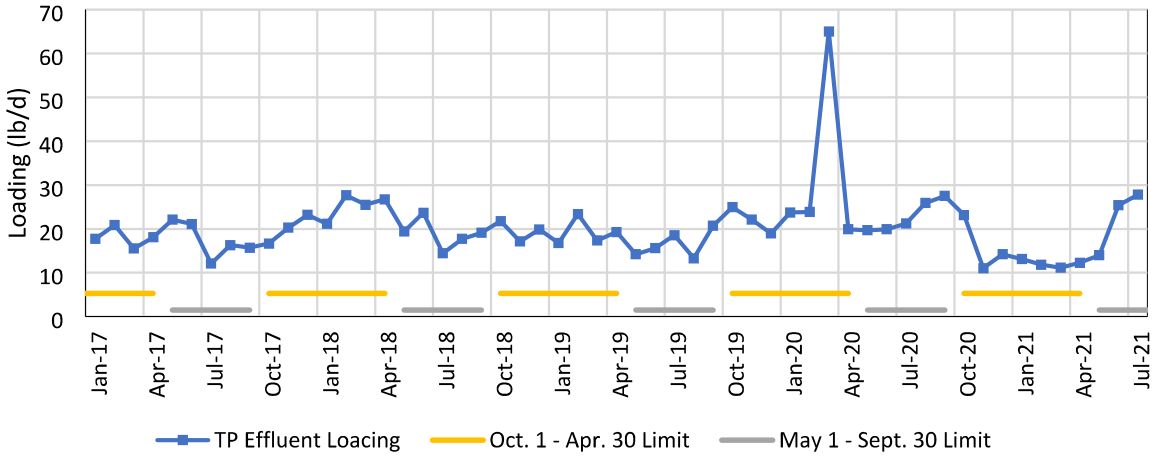
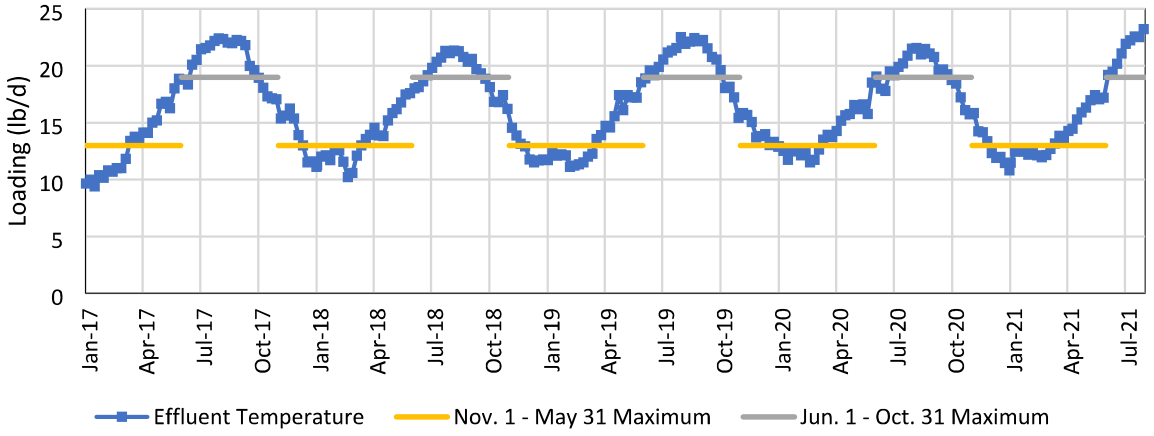
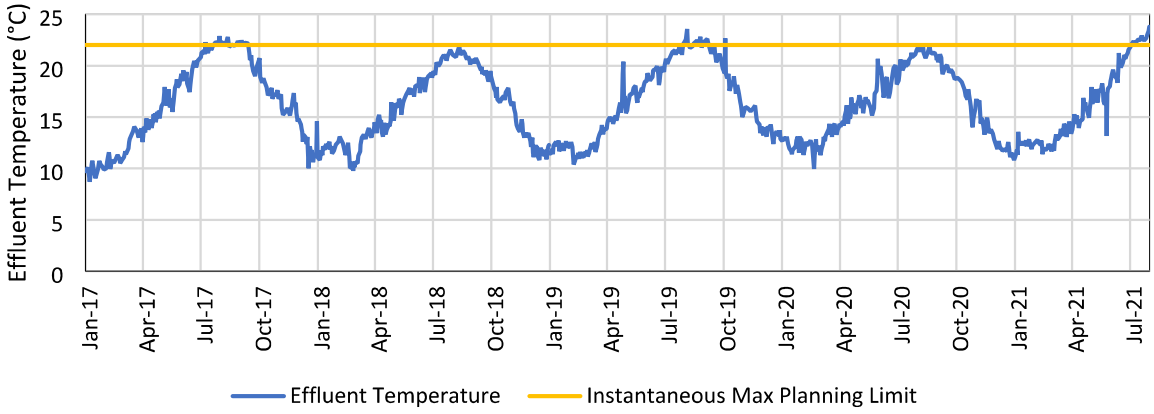


Chart 7A: Effluent temperature compared to planning IPDES limits



a) Average Weekly Maximums



b) Instantaneous Maximums

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APPENDIX E - EXISTING NPDES PERMIT

United States Environmental Protection Agency
Region 10
1200 Sixth Avenue
Seattle, Washington 98101

AUTHORIZATION TO DISCHARGE UNDER THE
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

In compliance with the provisions of the Clean Water Act, 33 U.S.C. §1251 et seq., as amended by the Water Quality Act of 1987, P.L. 100-4, the "Act",

City of Middleton
15 North Dewey Avenue
Middleton, Idaho 83664

is authorized to discharge from a wastewater treatment facility located at Middleton, Idaho

to receiving waters named Boise River,

in accordance with discharge point(s), effluent limitations, monitoring requirements and other conditions set forth herein.

This permit shall become effective November 2, 1999.

This permit and the authorization to discharge shall expire at midnight, November 2, 2004.

Signed this 30th day of September, 1999.

/s/ Randall F. Smith
Randall F. Smith
Director
Office of Water
U.S. Environmental Protection Agency, Region 10

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I. SPECIFIC LIMITATIONS AND MONITORING REQUIREMENTS

A. Effluent Limitations and Monitoring Requirements

1. During the period beginning on the effective date of this permit the permittee is authorized to discharge wastewater to the Boise River from Outfall 001 provided the discharge meets the limitations and monitoring requirements set forth herein. This permit does not authorize the discharge of any waste streams, including spills and other unintentional or non-routine discharges of pollutants, that are not part of the normal operation of the facility as disclosed in the permit application.

PARAMETER	EFFLUENT LIMITATIONS			MONITORING REQUIREMENTS		
	Average Monthly Limit	Average Weekly Limit	Daily Maximum Limit	Sample Location	Sample Frequency	Sample Type[1]
Flow, MGD	---	---	---	Effluent	Continuous	Recording
Biological Oxygen Demand (BOD_5)	45 mg/l	65 mg/l	---	Influent and Effluent	1/week	8-hour composite
	687 lbs/day	992 lbs/day	---			
Total Suspended Solids (TSS)	70 mg/l	105 mg/l	---	Effluent	1/week	8-hour composite
	1070 lbs/day	1605 lbs/day				
Fecal Coliform Bacteria[2] **May 1 - September 30**	50/100 ml	100/100 ml	500/100 ml	Effluent	5/week	grab
Fecal Coliform Bacteria[2] **October 1 - April 30**	100/100 ml	200/100 ml	800/100 ml	Effluent	5/week	grab
E. coli Bacteria[3]	---	---	---	Effluent	5/week	grab
Total Residual Chlorine[4] (Interim Limit)	0.5 mg/l	---	—	Effluent	1/week	grab
Total Residual Chlorine[5,6] (Final Limit)	0.048 mg/l (48 Fg/l)	---	0.067 mg/l (67 Fg/l)	Effluent	1/week	grab
Total Ammonia as N, mg/L	---	---	---	Effluent	1/month	8-hour composite
Total Kjeldahl Nitrogen[7], mg/L	---	---	---	Effluent	1/month	8-hour composite
Nitrate-Nitrite[7], mg/L	---	---	---	Effluent	1/month	8-hour composite
Total Phosphorus[7]	---	---	---	Effluent	1/month	8-hour composite
Ortho-Phosphate[7], mg/L	---	---	---	Effluent	1/month	8-hour composite
Temperature, EC	—	—	—	Effluent	3/week	grab

Notes:

1. 8 hour composite samples shall consist of three discrete aliquots collected over an eight hour period. Each aliquot shall be a grab sample of not less than 100 ml and shall be collected and stored in accordance with procedures prescribed in *Standard Methods for the Examination of Water and Wastewater,* 18th Edition.
2. Between May 1 and September 30: The average monthly fecal coliform count must not exceed a geometric mean of 50/100 ml based on a minimum of five (5) samples taken over a thirty day period; the average weekly fecal coliform count must not exceed 100/100 ml based on a minimum of (5) samples taken over one week. Between October 1 and April 30: The average monthly fecal coliform count must not exceed a geometric mean of 100/100 ml based on a minimum of five (5) samples taken over a thirty day period; the average weekly fecal coliform count must not exceed 200/100 ml based on a minimum of (5) samples taken over one week.
3. Monitoring for E. coli shall start four (4) years from the effective date of the permit and continue for one year. Analytical results do not need to be reported on the DMR, but shall be retained on site. Sampling results for the first six months of monitoring shall be submitted to EPA with the permittee's next permit application which is due 180 days prior to the expiration date of this permit.
4. An interim monthly average limit of 0.5 mg/l for total residual chlorine shall apply upon the effective date of the permit and remain in effect for a period of 2 years.
5. Final limits for total residual chlorine shall become effective 2 years from the effective date of the permit.
6. The analytical method for total residual chlorine shall achieve a minimum level of 0.1 mg/l (100 Fg/l) in accordance with 40 CFR § 136. The permittee will be considered in compliance with the average monthly and maximum daily limits for total residual chlorine when measured values are below the minimum level of 0.1 mg/l.
7. Monitoring for these parameters shall start 120 days after the effective date of the permit, and shall continue for a period of two years.

2. The pH range of the effluent shall be between 6.5 - 9.0 standard units. The permittee shall monitor for pH once (1) per week. Sample analysis shall be conducted on a grab sample from the effluent.

3. 65 Percent Removal Requirements for BOD_5 : For any month, the monthly average effluent concentration shall not exceed 35 percent of the monthly average influent concentration.

   Percent removal of BOD_5 shall be reported on the Discharge Monitoring Reports (DMRs). The monthly average percent removal shall be calculated from the arithmetic mean of the influent value and the arithmetic mean of the effluent value for that month. Influent and effluent samples shall be taken over approximately the same time period.

4. There shall be no discharge of floating solids or visible foam other than trace amounts.

B. Ambient Monitoring Requirements

The permittee shall implement an ambient monitoring program in the Boise River. The program shall meet the following requirements:

1. A monitoring station shall be established in the Boise River above the influence of the facility's effluent discharge.

   Monitoring station shall be approved by the Idaho Division of Environmental Quality (IDEQ) and EPA.

2. Ambient samplings shall start 120 days after the effective date of the permit. To the extent practicable, ambient sample collection shall occur on the same day as effluent sample collection.

3. Ambient samples, except flow, shall be grab samples.

4. Monitoring for total kjeldahl nitrogen, nitrate-nitrite, ortho-phosphate, and total phosphorus shall continue for a period of two years only.

5. Ambient sampling shall be conducted as follows:

Parameter	Sample Frequency
pH, standard units	1/month
Temperature, EC	1/month
Total Ammonia as N, mg/L	1/month
Total Kjeldahl Nitrogen, mg/L	1/month
Nitrate-Nitrite, mg/L	1/month
Ortho-Phosphate, mg/L	1/month
Total Phosphorus, mg/L	1/month

C. Sludge Management Requirements:

1. The permittee shall handle and dispose of sewage sludge such that the public health and the environment are protected from any reasonably anticipated adverse effects due to any toxic pollutants that may be present.

2. The permittee shall comply with all existing federal and state laws and regulations that apply to its sewage sludge use or disposal practice, and with all future standards promulgated under Section 405(d) of the Clean Water Act of 1987.

3. The permittee shall ensure that the requirements of 40 CFR 503 Subparts A, C, and D are met when its sewage sludge is handled and disposed.

D. Quality Assurance Requirements

1. The permittee shall develop a Quality Assurance Plan. The primary purpose of the Quality Assurance Plan shall be to assist in planning for the collection and analysis of samples in support of the permit and in explaining data anomalies when they occur.

2. Throughout all sample collection and analysis activities, the permittee shall use the EPA approved quality assurance, quality control, and chain-of-custody procedures described in the following documents:

C *Requirements for Quality Assurance Project Plans,* EPA QA/R-5

EPA, and

- *Guidance on Quality Assurance Project Plans*, EPA QA/G-5

The following reference may be helpful in preparing the Quality Assurance Plan for this permit:

- *The Volunteer Monitors Guide to Quality Assurance Project Plans* EPA 841-B-96-003, September 1996.

3. The plan shall be submitted to EPA for review within 60 days of the effective date of this NPDES permit. No response from EPA within 30 days of receipt of the plan shall be interpreted as approval of the plan.

4. At a minimum the plan shall include the following:

   - Sampling techniques (field blanks, replicates, duplicates, control samples, etc).
   - Sampling preservation methods.
   - Sampling shipment procedures.
   - Instrument calibration procedures and preventive maintenance (frequency, standard, spare parts).
   - Qualification and training of personnel.
   - Analytical methods (including quality control checks, quantification/detection levels).

5. Name(s), address(es) and telephone number(s) of the laboratories, used by or proposed to be used by the permittee, shall be specified in the Quality Assurance Plan.

E. Definitions.

1. "Average monthly discharge limitation" means the highest allowable average of "daily discharges" over a calendar month, calculated as the sum of all "daily discharges" measured during a calendar month divided by the number of "daily discharges" measured during that month.

2. "Average weekly discharge limitation" means the highest allowable average of "daily discharges" over a calendar week, calculated as the sum of all "daily discharges" measured during a calendar week divided by the number of "daily discharges" measured during that week.

3. "Bypass" means the intentional diversion of waste streams from any portion of a treatment facility.

4. "Daily discharge" means the discharge of a pollutant measured during a calendar day or any 24-hour period that reasonably represents the calendar day for purposes of sampling. For pollutants with limitations expressed in units of mass, the "daily discharge" is calculated as the total mass of the

pollutant discharged over the day. For pollutants with limitations expressed in other units of measurement, the "daily discharge" is calculated as the average measurement of the pollutant over the day.

5. An “eight hour composite” sample shall consist of three discrete aliquots collected over an eight hour period. Each aliquot shall be a grab sample of not less than 100 ml and shall be collected and stored in accordance with procedures prescribed in *Standard Methods for the Examination of Water and Wastewater,* 18th Edition.

6. A "Grab" sample is a single sample or measurement taken at a specific time or over as short a period of time as is feasible.

7. "Maximum daily discharge limitation" means the highest allowable "daily discharge."

8. "Severe property damage" means substantial physical damage to property, damage to the treatment facilities which causes them to become inoperable, or substantial and permanent loss of natural resources which can reasonably be expected to occur in the absence of a bypass. Severe property damage does not mean economic loss caused by delays in production.

9. "Upset" means an exceptional incident in which there is unintentional and temporary noncompliance with technology-based permit effluent limitations because of factors beyond the reasonable control of the permittee. An upset does not include noncompliance to the extent caused by operational error, improperly designed treatment facilities, inadequate treatment facilities, lack of preventive maintenance, or careless or improper operation.

II. MONITORING, RECORDING AND REPORTING REQUIREMENTS

A. Representative Sampling. Samples taken in compliance with the monitoring requirements established under Part I shall be collected from the effluent stream prior to discharge into the receiving waters. Samples and measurements shall be representative of the volume and nature of the monitored discharge.

B. Monitoring Procedures. Monitoring must be conducted according to test procedures approved under 40 CFR Part 136, unless other test procedures have been specified in this permit.

C. Reporting of Monitoring Results. Monitoring results shall be summarized each month on the Discharge Monitoring Report (DMR) form (EPA No. 3320-1). The reports shall be submitted monthly and are to be postmarked by the 10th day of the following month. Legible copies of these, and all other reports, shall be signed and certified in accordance with the requirements of Part IV.J., Signatory Requirements, and submitted to the Director, Water Division and the State agency

at the following addresses:

original to: United States Environmental Protection Agency (EPA) Region 10
1200 Sixth Avenue, OW-133
Seattle, Washington 98101

copy to: Idaho Division of Environmental Quality (IDEQ)
1435 North Orchard
Boise, Idaho 83706

D. Additional Monitoring by the Permittee. If the permittee monitors any pollutant more frequently than required by this permit, using test procedures approved under 40 CFR 136 or as specified in this permit, the results of this monitoring shall be included in the calculation and reporting of the data submitted in the DMR. Such increased frequency shall also be indicated.

E. Records Contents. Records of monitoring information shall include:

1. The date, exact place, and time of sampling or measurements;

2. The individual(s) who performed the sampling or measurements;

3. The date(s) analyses were performed;

4. The individual(s) who performed the analyses;

5. The analytical techniques or methods used; and

6. The results of such analyses.

F. Retention of Records. The permittee shall retain records of all monitoring information, including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation, copies of all reports required by this permit, and records of all data used to complete the application for this permit, for a period of at least three years from the date of the sample, measurement, report or application. This period may be extended by request of the Director at any time. Data collected on-site, copies of Discharge Monitoring Reports, and a copy of this NPDES permit must be maintained on-site.

G. Twenty-four Hour Notice of Noncompliance Reporting.

1. The following occurrences of noncompliance shall be reported by telephone to EPA within 24 hours from the time the permittee becomes aware of the circumstances (EPA NPDES Hotline 206-553-1846):

a. Any noncompliance which may endanger health or the environment;

b. Any unanticipated bypass which exceeds any effluent limitation in the permit (See Part III.G., Bypass of Treatment Facilities.);

c. Any upset which exceeds any effluent limitation in the permit (See Part III.H., Upset Conditions.); or

d. Violation of a maximum daily discharge limitation for any of the pollutants listed in the permit to be reported within 24 hours.

2. A written submission shall also be provided within five days of the time that the permittee becomes aware of the circumstances. The written submission shall contain:

a. A description of the noncompliance and its cause;

b. The period of noncompliance, including exact dates and times;

c. The estimated time noncompliance is expected to continue if it has not been corrected; and

d. Steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance.

3. The Director may waive the written report on a case-by-case basis if the oral report has been received within 24 hours by the Water Compliance Section in Seattle, Washington, by phone (see II.G.1. above).

4. Reports shall be submitted to the addresses in Part II.C., Reporting of Monitoring Results.

H. Other Noncompliance Reporting. Instances of noncompliance not required to be reported within 24 hours shall be reported at the time that monitoring reports for Part II.C. are submitted. The reports shall contain the information listed in Part II.G.2.

I. Inspection and Entry. The permittee shall allow the Director or an authorized representative (including an authorized contractor acting as a representative of the Administrator), upon the presentation of credentials and other documents as may be required by law, to:

1. Enter upon the permittee's premises where a regulated facility or activity is located or conducted, or where records must be kept under the conditions of this permit;

2. Have access to and copy, at reasonable times, any records that must be kept under the conditions of this permit;

3. Inspect at reasonable times any facilities, equipment (including monitoring

and control equipment), practices, or operations regulated or required under this permit; and

4. Sample or monitor at reasonable times, for the purpose of assuring permit compliance or as otherwise authorized by the Act, any substances or parameters at any location.

J. Compliance Schedule Reporting. The permittee shall submit by January 1 of each year until 2 years from the effective date of the permit, the progress the facility has made toward compliance with the state's water quality standards for total residual chlorine.

III. COMPLIANCE RESPONSIBILITIES

A. Duty to Comply. The permittee must comply with all conditions of this permit. Any permit noncompliance constitutes a violation of the Act and is grounds for enforcement action; for permit termination, revocation and reissuance, or modification; or for denial of a permit renewal application. The permittee shall give advance notice to the Director of any planned changes in the permitted facility or activity which may result in noncompliance with permit requirements.

B. Penalties for Violations of Permit Conditions.

1. Civil and Administrative Penalties. Any person who violates a permit condition implementing Sections Penalty. The Act provides that any person who violates a permit condition implementing Sections 301, 302, 306, 307, 308, 318, or 405 of the Act shall be subject to a civil or administrative penalty, not to exceed the maximum amounts specified in Sections 309(d) and 309(g) of the Act and the Federal Civil Penalties Inflation Adjustment Act (28 U.S. C. § 2461 note) as amended by the Debt collection Improvement Act (31 U.S.C. § 3701 note).

2. Criminal Penalties:

a. Negligent Violations. The Act provides that any person who negligently violates a permit condition implementing Sections 301, 302, 306, 307, 308, 318, or 405 of the Act; or negligently introduces into a sewer system or into a publicly owned treatment works any pollutant or hazardous substance which such person knew or reasonably should have known could cause personal injury or property damage or, other than in compliance with all applicable federal, state, or local requirements or permits, which causes such treatment works to violate any effluent limitation or condition in a permit issued to the treatment works under Section 402 of this Act; shall be punished by a fine of not less than $2,500 nor more than $25,000 per day of violation, or by imprisonment for not more than 1 year, or by both.

b. Knowing Violations. The Act provides that any person who

knowingly violates a permit condition implementing Sections 301, 302, 306, 307, 308, 318, or 405 of the Act; or knowingly introduces into a sewer system or into a publicly owned treatment works any pollutant or hazardous substance which such person knew or reasonably should have known could cause personal injury or property damage or, other than in compliance with all applicable federal, state, or local requirements or permits, which causes such treatment works to violate any effluent limitation or condition in a permit issued to the treatment works under Section 402 of this Act; shall be punished by a fine of not less than $5,000 nor more than $50,000 per day of violation, or by imprisonment for not more than 3 years, or by both.

c. Knowing Endangerment. The Act provides that any person who knowingly violates a permit condition implementing Sections 301, 302, 306, 307, 308, 318, or 405 of the Act, and who knows at that time that he thereby places another person in imminent danger of death or serious bodily injury, shall, upon conviction, be subject to a fine of not more than $250,000 or imprisonment of not more than 15 years, or both. A person which is an organization shall, upon conviction of violating this subparagraph, be subject to a fine of not more than $1,000,000.

d. False Statements. The Act provides that any person who knowingly makes any false material statement, representation, or certification in any application, record, report, plan, or other document filed or required to be maintained under this Act or who knowingly falsifies, tampers with, or renders inaccurate any monitoring device or method required to be maintained under this Act, shall upon conviction, be punished by a fine of not more that $10,000, or by imprisonment for not more than 2 years, or by both.

Except as provided in permit conditions in Part III.G., Bypass of Treatment Facilities and Part III.H., Upset Conditions, nothing in this permit shall be construed to relieve the permittee of the civil or criminal penalties for noncompliance.

C. Need to Halt or Reduce Activity not a Defense. It shall not be a defense for a permittee in an enforcement action that it would have been necessary to halt or reduce the permitted activity in order to maintain compliance with the conditions of this permit.

D. Duty to Mitigate. The permittee shall take all reasonable steps to minimize or prevent any discharge or sludge use or disposal in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.

E. Proper Operation and Maintenance. The permittee shall at all times properly operate and maintain all facilities and systems of treatment and control (and

related appurtenances) which are installed or used by the permittee to achieve compliance with the conditions of this permit. Proper operation and maintenance also includes adequate laboratory controls and quality assurance procedures. This provision requires the operation of back-up or auxiliary facilities or similar systems which are installed by a permittee only when the operation is necessary to achieve compliance with the conditions of the permit.

F. Removed Substances. Collected screenings, grit, solids, sludges, filter backwash, or other pollutants removed in the course of treatment or control of wastewaters shall be disposed of in a manner such as to prevent any pollutant from such materials from entering navigable waters.

G. Bypass of Treatment Facilities.

1. Bypass not exceeding limitations. The permittee may allow any bypass to occur which does not cause effluent limitations to be exceeded, but only if it also is for essential maintenance to assure efficient operation. These bypasses are not subject to the provisions of paragraphs 2 and 3 of this section.

2. Notice:

a. Anticipated bypass. If the permittee knows in advance of the need for a bypass, it shall submit prior notice, if possible at least 10 days before the date of the bypass.

b. Unanticipated bypass. The permittee shall submit notice of an unanticipated bypass as required under Part II.G., Twenty-four Hour Notice of Noncompliance Reporting.

3. Prohibition of bypass.

a. Bypass is prohibited and the Director may take enforcement action against a permittee for a bypass, unless:

(1) The bypass was unavoidable to prevent loss of life, personal injury, or severe property damage;

(2) There were no feasible alternatives to the bypass, such as the use of auxiliary treatment facilities, retention of untreated wastes, or maintenance during normal periods of equipment downtime. This condition is not satisfied if adequate back-up equipment should have been installed in the exercise of reasonable engineering judgment to prevent a bypass which occurred during normal periods of equipment downtime or preventive maintenance; and

(3) The permittee submitted notices as required under paragraph 2 of this section.

b. The Director may approve an anticipated bypass, after considering its adverse effects, if the Director determine that it will meet the three conditions listed above in paragraph 3.a. of this section.

H. Upset Conditions.

1. Effect of an upset. An upset constitutes an affirmative defense to an action brought for noncompliance with such technology based permit effluent limitations if the requirements of paragraph 2 of this section are met. No determination made during administrative review of claims that noncompliance was caused by upset, and before an action for noncompliance, is final administrative action subject to judicial review.

2. Conditions necessary for a demonstration of upset. A permittee who wishes to establish the affirmative defense of upset shall demonstrate, through properly signed, contemporaneous operating logs, or other relevant evidence that:

a. An upset occurred and that the permittee can identify the cause(s) of the upset;

b. The permitted facility was at the time being properly operated;

c. The permittee submitted notice of the upset as required under Part II.G., Twenty-four Hour Notice of Noncompliance Reporting; and

d. The permittee complied with any remedial measures required under Part III.D., Duty to Mitigate.

3. Burden of proof. In any enforcement proceeding, the permittee seeking to establish the occurrence of an upset has the burden of proof.

IV. GENERAL REQUIREMENTS

A. Notice of New Introduction of Pollutants. The permittee shall provide adequate notice to the Director, Water Division of:

1. Any new introduction of pollutants into the treatment works from an indirect discharger which would be subject to Sections 301 or 306 of the Act if it were directly discharging those pollutants; and

2. Any substantial change in the volume or character of pollutants being introduced into the treatment works by a source introducing pollutants into the treatment works at the time of issuance of the permit.

3. For the purposes of this section, adequate notice shall include information on:

a. The quality and quantity of effluent to be introduced into such treatment works; and

b. Any anticipated impact of the change on the quantity or quality of effluent to be discharged from such publicly owned treatment works.

B. Control of Undesirable Pollutants. Under no circumstances shall the permittee allow introduction of the following wastes into the waste treatment system:

1. Wastes which will create a fire or explosion hazard in the treatment works;

2. Wastes which will cause corrosive structural damage to the treatment works, but in no case, wastes with a pH lower than 5.0, unless the works is designed to accommodate such wastes;

3. Solid or viscous substances in amounts which cause obstructions to the flow in sewers, or interference with the proper operation of the treatment works;

4. Wastewaters at a flow rate and/or pollutant discharge rate which is excessive over relatively short time periods so that there is a treatment process upset and subsequent loss of treatment efficiency; and

5. Any pollutant, including oxygen demanding pollutants (BOD, etc.) released in a discharge of such volume or strength as to cause interference in the treatment works.

C. Requirements for Industrial Users. The permittee shall require any industrial user of these treatment works to comply with any applicable requirements of Sections 204(b), 307, and 308 of the Act, including any requirements established under 40 CFR Part 403.

D. Planned Changes. The permittee shall give notice to the Director as soon as possible of any planned physical alterations or additions to the permitted facility. Notice is required only when the alteration or addition could significantly change the nature or increase the quantity of pollutants discharged. This notification applies to pollutants which are not subject to effluent limitations in the permit.

E. Anticipated Noncompliance. The permittee shall give advance notice to the Director of any planned changes in the permitted facility or activity which may result in noncompliance with permit requirements.

F. Permit Actions. This permit may be modified, revoked and reissued, or terminated for cause. The filing of a request by the permittee for a permit modification, revocation and reissuance, or termination, or a notification of planned changes or anticipated noncompliance, does not stay any permit condition.

G. Duty to Reapply. If the permittee wishes to continue an activity regulated by this permit after the expiration date of this permit, the permittee must apply for and obtain a new permit. The application should be submitted at least 180 days before the expiration date of this permit.

H. Duty to Provide Information. The permittee shall furnish to the Director, within a reasonable time, any information which the Director may request to determine whether cause exists for modifying, revoking and reissuing, or terminating this permit, or to determine compliance with this permit. The permittee shall also furnish to the Director, upon request, copies of records required to be kept by this permit.

I. Other Information. When the permittee becomes aware that it failed to submit any relevant facts in a permit application, or submitted incorrect information in a permit application or any report to the Director, it shall promptly submit such facts or information.

J. Signatory Requirements. All applications, reports or information submitted to the Director shall be signed and certified.

1. All permit applications shall be signed by either a principal executive officer or ranking elected official.

2. All reports required by the permit and other information requested by the Director shall be signed by a person described above or by a duly authorized representative of that person. A person is a duly authorized representative only if:

   a. The authorization is made in writing by a person described above and submitted to the Director, and

   b. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility, such as the position of plant manager, superintendent, position of equivalent responsibility, or an individual or position having overall responsibility for environmental matters. (A duly authorized representative may thus be either a named individual or any individual occupying a named position.)

3. Changes to authorization. If an authorization under paragraph IV.J.2. is no longer accurate because a different individual or position has responsibility for the overall operation of the facility, a new authorization satisfying the requirements of paragraph IV.J.2. must be submitted to the Director prior to or together with any reports, information, or applications to be signed by an authorized representative.

4. Certification. Any person signing a document under this section shall make the following certification:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

K. Availability of Reports. Except for data determined to be confidential under 40 CFR Part 2, all reports prepared in accordance with the terms of this permit shall be available for public inspection at the offices of the Director. As required by the Act, permit applications, permits and effluent data shall not be considered confidential.

L. Oil and Hazardous Substance Liability. Nothing in this permit shall be construed to preclude the institution of any legal action or relieve the permittee from any responsibilities, liabilities, or penalties to which the permittee is or may be subject under Section 311 of the Act.

M. Property Rights. The issuance of this permit does not convey any property rights of any sort, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of federal, state or local laws or regulations.

N. Severability. The provisions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this permit, shall not be affected thereby.

O. Transfers. This permit may be automatically transferred to a new permittee if:

1. The current permittee notifies the Director at least 30 days in advance of the proposed transfer date;

2. The notice includes a written agreement between the existing and new permittees containing a specific date for transfer of permit responsibility, coverage, and liability between them; and

3. The Director does not notify the existing permittee and the proposed new permittee of his or her intent to modify, or revoke and reissue the permit. If this notice is not received, the transfer is effective on the date specified in the agreement mentioned in paragraph 2 above.

P. State Laws. Nothing in this permit shall be construed to preclude the institution of any legal action or relieve the permittee from any responsibilities, liabilities, or penalties established pursuant to any applicable state law or regulation under

authority preserved by Section 510 of the Act.

Each district and irrigation company or lateral have different leadership, rules, regulations, taxing abilities and budgets. Each district has an elected board of three commissioners who hold regular open meetings that can be attended to understand issues and provide input.

City Departments and Services

The City of Middleton has the following departments: Administration, Building, Library, Parks, Planning and Zoning, Police, and Public Works. The City provides the following public services: building plan review, inspection and certificates of occupancy; floodplain development permits; library; park open-space, playgrounds and restrooms; police patrol and investigation; water, sewer, trash and recycling utilities; and utility billing.

Public facilities and services are designed to meet the needs of current and future residents of the city and area of city impact. The provision, location, and efficiency of these services are strong determining factors for the quality of life in the Middleton community.

Water System

Water quality and quantity in the Middleton area are deemed excellent in the city's 2017 Consumer Confidence Report. This is the same as previous annual reports dating back to at least 2010. All sources of drinking water contain some naturally-occurring contaminants that Middleton disinfects with minimal chlorine doses. Water is sampled and tested five days a week, and there were no violations by any contaminants in 2017.

Middleton's domestic water is supplied by wells pumping based on water rights from the Snake River Aquifer. Water from wells enters a network of waterlines buried underneath city roads, and a storage tank allows electronic controls to monitor use and adjust water pressure in the water lines depending water demand.

Estimates indicate water supply is adequate to serve additional population growth in the Middleton area, on the north and south sides of the Boise River, through

2040. The City's water system complies with state and federal requirements and samples are constantly tested to assure a safe drinking water supply.

Sewer System

Middleton's wastewater system serves on the north and south sides of the Boise River and includes a treatment plan, mainlines, and several lift stations. The plant has the capacity to serve a population of approximately 17,000.

Sewer and other wastewater enters a network of sewer-lines buried underneath city roads leading to a wastewater treatment plant where it is treated to remove pollutants and then discharged to the Boise River according to a permit issued through the Environmental Protection Agency under the United States Clean Water Act.

The wastewater treatment plant allows electronic controls to monitor volumes and adjust pumps and treatment according to demand. Middleton's population is approximately 6,500 and the plant processes about one million gallons per day. In the summer, approximately 750,000 gallons per day may be treated and, in the winter, around 500,000 gallons per day are treated.

Fire and Ambulance Emergency Services

The city is served by the Middleton Rural Fire District north of the Boise River and west of Star Fire Protection District, by the Caldwell Fire Protection District for areas that are south of the Boise River, by the Star Fire Protection District for areas east of the Middleton Rural Fire District, and by the Canyon County Ambulance District throughout the City.

Middleton Rural Fire District: encompasses approximately 110 square miles. The services provided include fire suppression (structure & wildland), fire prevention, hazardous materials operations, rescue, extrication, and emergency medical services. The District responds to over 1500 requests for service annually.

Middleton Rural Fire District is classified as a Combination Department with 12 Full-Time Firefighters, five Reserve Firefighters, one Battalion Chief. The District shares a Fire Chief, District Administrator, Deputy Chief of Operations, Deputy Chief of Health

Exhibit A9:

NAMPA
IDAHO

PLANNING AND ZONING DEPARTMENT

June 5, 2025

Roberta Stewart
Planning and Zoning Official
City of Middleton
1103 W Main St.
Middleton, ID 83644

Re: Verification of Area of Impact

Roberta:

Canyon County is in the process of fulfilling the State of Idaho mandate to reestablish the Area of Impact for the cities within Canyon County per Title 67§6526. The process requires verifying the status of cities that share a common Area of Impact border.

A portion of the southern edge of Middleton's Area of Impact shares a common border with a portion of the northern edge of Nampa's Area of Impact. Nampa intends to maintain the status quo on our common Area of Impact border into the foreseeable future, and requests that Middleton verify the same intention. Please send me correspondence indicating Middleton's position on the issue by no later than July 1, 2025. Correspondence will be shared with the Canyon County Board of Commissioners during a public hearing on the matter later this year. If there are any questions regarding this request, please contact me.

The cities of Nampa and Middleton have enjoyed a strong and collaborative relationship over the years, and we look forward to maintaining that relationship for many years to come.

Sincerely,

Rodney A Ashby

Rodney Ashby
Director, Planning and Zoning Department
City of Nampa
208-468-5457
ashbyr@cityofnampa.us

RA/ra file

From: Rodney Ashby
To: Roberta Stewart
Cc: Jackie Hutchison
Subject: RE: Nampa and Middleton Areas of Impact
Date: Wednesday, June 25, 2025 2:43:49 PM
Attachments: image004.png

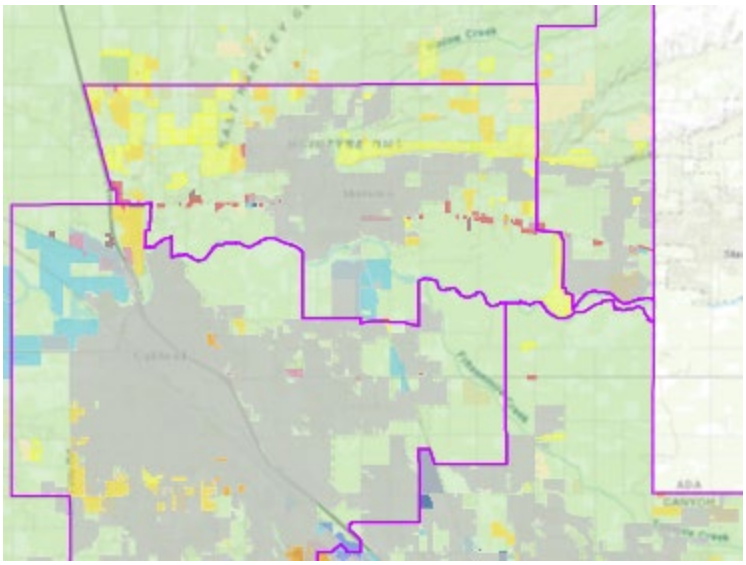
That's perfect! Thank you.

Rodney Ashby, AICP
Director
208-468-5457
500 12th Ave. S. Nampa, ID 83651
Citizen's Guide to Planning – Learn More About Planning!

From: Roberta Stewart <rstewart@middletoncity.org>
Sent: Wednesday, June 25, 2025 2:42 PM
To: Rodney Ashby <ashbyr@cityofnampa.us>
Cc: Jackie Hutchison <jhutchison@middletoncity.org>
Subject: Nampa and Middleton Areas of Impact

CAUTION: This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Hi Rodney: Thank you for reaching out about Middleton's Area of Impact abutting Nampa's AOI. Luckily we're on the same page. We would like to maintain the current border shown below. Our AOI border in that area will be changed a little after a meeting with Star's Mayor Chadwick, but that does not impact our current border with Nampa. Once our GIS department finishes a first draft of our proposed AOI, I will send you a copy so you can confirm that we intend to stay with our current Middleton/Nampa border. Thanks again,



Roberta L. Stewart

PLANNING & ZONING OFFICIAL
City of Middleton, Planning & Zoning
1103 W. Main St.
P.O. Box 487
Middleton, ID 83644

Tele - (208) 585-3133
Fax – (208) 585-9601
rstewart@middletoncity.org

www.middleton.id.gov

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division
Caldwell City Hall: 205 S 6th Avenue | Mail: PO Box 1179 Caldwell, ID 83606 | Phone: 208-455-3021
https://www.cityofcaldwell.org/Departments/Community-Development/Building-Safety-Division

July 28, 2025

Roberta Stewart
Planning & Zoning Official
Planning and Zoning Department
City of Middleton
1103 W. Main Street
Middleton, ID 83644

Re: Verification of Area of Impact

Roberta,

This letter is in regard to the process of fulfilling the State of Idaho mandate to reestablish the Area of Impact for the cities within Canyon County per Title 67§6526.

We appreciate the relationship we have had with the City of Middleton to honor each other's boundaries and the communication and collaboration that goes along with projects that are close to or alongside each jurisdiction's planning areas.

This letter is to confirm that Caldwell intends to maintain the status quo on our Area of Impact boundary and is not proposing any changes to our current Area of Impact boundaries on the north, south, east or west side.

In the summer of 2024, the City of Caldwell and the City of Middleton met to discuss the properties as shown in Exhibit A as the City of Caldwell had a proposed project wishing to come into Caldwell. At such times, the City of Middleton gave permission for the City of Caldwell to include these parcels within the City of Caldwell's Comprehensive Plan Planning Boundary. Since then, Middleton has had a change in administration, and in July of 2025, the City of Middleton and the City of Caldwell met to once again discuss the Area of Impact boundaries, with these properties also being a topic of discussion. The City of Middleton expressed the desire to gain back the properties depicted in red on Exhibit A as part of their AOI. After further discussion and research on the prior project and the limitations of providing services to this property by the City of Caldwell, the City of Caldwell agreed that the properties would be best served by the City of Middleton. Although this still remains in the City of Caldwell's planning boundary, it is not shown within the City of Caldwell's AOI. The City of Caldwell agrees to initiate a comprehensive plan map amendment

sometime before the end of the year to remove those properties depicted in red on Exhibit A from their planning area.

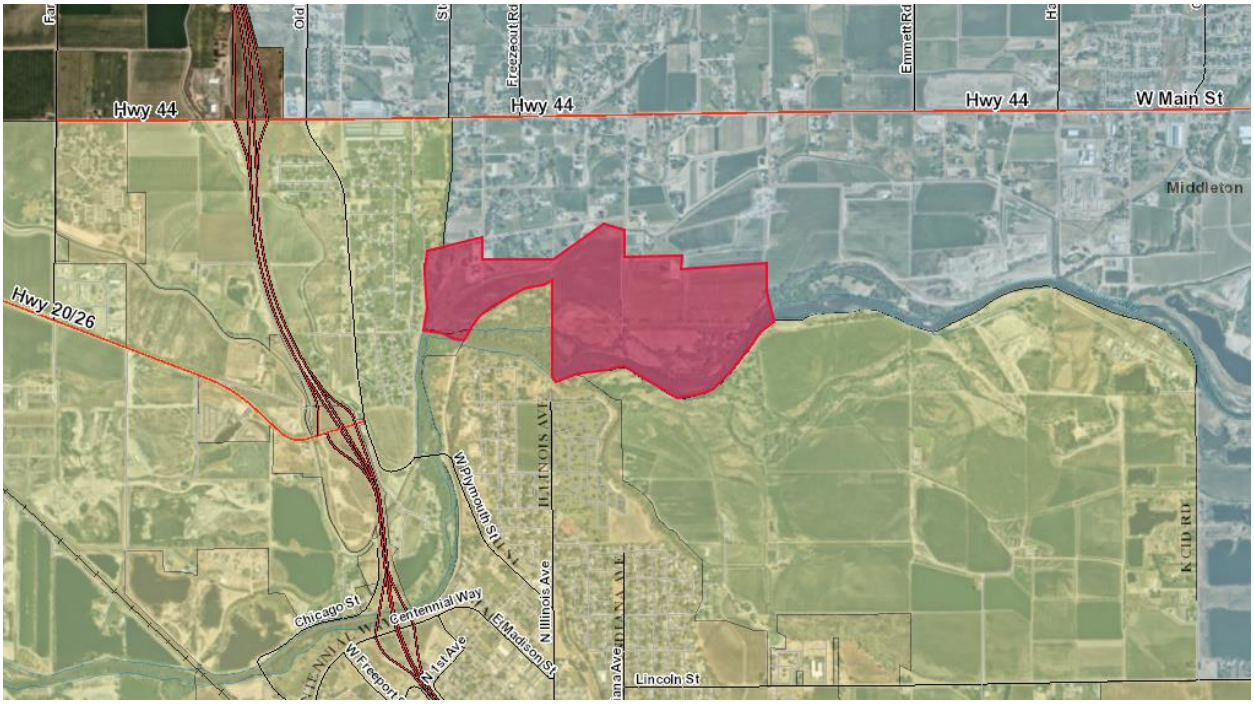
Until such time, this letter serves to recognize that the area will be proposed within the City of Middleton's AOI area, and that the City of Caldwell will not allow annexations into Caldwell within this area, and that the City of Caldwell has no objection to these parcels being within the City of Middleton's AOI.

We look forward to our continued partnership with the City of Middleton to help grow our communities in a way that compliments each city.

Sincerely,

Robin Collins, PCED, CBO
Director & Building Official
Community Development Department
City of Caldwell
205 S 6th Ave.
Caldwell, ID 83605
rcollins@cityofcaldwell.org

Exhibit A: Negotiated Land



CITY OF MIDDLETON

P.O. Box 487, 1103 W. Main Street, Middleton, ID 83644
(208) 585-3133 • citmid@middletoncity.org • www.middleton.id.gov

August 1, 2025

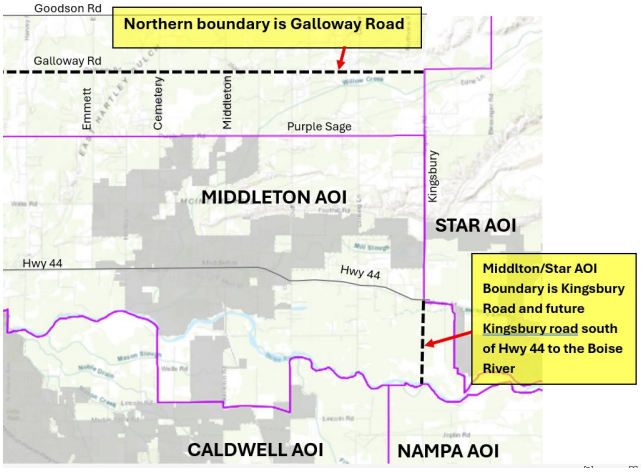
Mayor Trevor Chadwick
Planning Director Shawn Nickel
City of Star
10769 W. State Street
Star, ID 83669

Re: Confirmation of Middleton's and Star's proposed Area of Impacts

Dear Mayor Chadwick and Mr.Nickel:

Thank you for meeting with me and Mayor Jackie Hutchison on May 21, 2025, to discuss Middleton's and Star's respective Areas of Impact. It was a productive meeting, and this letter is to confirm that Star administration and Middleton's administration have agreed to a proposed boundary between the two areas of impact along Kingsbury Road from Galloway Road to the north to the Boise River to the south. As a result of this agreement, there will be no overlap between Middleton's and Star's Areas of Impact.

In our application for modification to Middleton's Area of Impact, we will submit a proposed boundary similar to the depiction shown below.



We appreciate your effort in establishing this proposed boundary, and we look forward to a continued partnership with you on the matter.

Sincerely,

Roberta Stewart

Planning & Zoning Official
City of Middleton

rstewart@middletoncity.org

Exhibit B:

EXHIBIT B

Supplemental Documents

Exhibit B1:

Idaho Statutes

Idaho Statutes are updated to the website July 1 following the legislative session.

TITLE 67
STATE GOVERNMENT AND STATE AFFAIRS
CHAPTER 65
LOCAL LAND USE PLANNING

67-6526. AREAS OF IMPACT. (1) Legislative findings and intent.
(a) The legislature finds that areas of impact are properly under the jurisdiction of the county because the elected representatives of citizens in areas of impact are county officials, not city officials. While cities should receive notice of, and may provide input on, applications brought to the county in an area of impact, cities do not govern or control decisions on those applications. County commissioners make the final determination regarding area of impact boundaries within their county.
(b) An area of impact is where growth and development are expected to occur. Areas of impact should be planned for growth and development and should not be used to stop growth and development that conforms to applicable plans and ordinances. Areas of impact should be established, modified, or confirmed based on the ability and likelihood of a city or cities to annex lands within that area of impact in the near future. A city may adopt a comprehensive plan and conduct infrastructure, capital improvement, and other planning activities that extend beyond its current area of impact. Counties and cities shall review their area of impact boundaries at least every five (5) years to determine if modifications are needed or to confirm existing boundaries and may pursue modification of an established area of impact more frequently than every five (5) years.
(c) Prior to conducting the public hearings required under this chapter to establish, modify, or confirm an area of impact, cities and counties should work together to develop a proposed area of impact to be considered at the public hearing.
(d) Decisions regarding the establishment, modification, or confirmation of areas of impact are legislative actions and are not subject to judicial review or challenge except as provided in subsection (5) of this section.
(2) Establishing an area of impact.
(a) Following the notice and hearing procedures provided in section 67-6509, Idaho Code, and in accordance with the provisions of subsection (4) of this section, the board of county commissioners of each county shall adopt by ordinance a map identifying the area of impact within the unincorporated area of the county for each city located in the county. Written notice of the hearing to be conducted under this subsection shall be provided by the county to each owner of property located within a proposed area of impact. If notice is also published pursuant to section 67-6509, Idaho Code, individual property owners may not challenge the proceeding on the basis that they did not actually receive notice by mail. The cost of the notice shall be

reimbursed to the county by the city whose area of impact is under consideration. The board of county commissioners is not required to receive a recommendation from the planning and zoning commission prior to enacting an ordinance establishing an area of impact. An area of impact must be established before a city may annex adjacent territory pursuant to the provisions of section 50-222, Idaho Code.

(b) If the requirements of paragraph (a) of this subsection are not met in establishing an area of impact, the city may demand compliance with this subsection by providing notice to the board of county commissioners of the demand for compliance. Once a demand has been made, a recommendation committee shall be established. The city and county shall each select a representative to participate on the committee within thirty (30) days of the demand for compliance and the process set forth in this paragraph shall commence.

(i) After the city and county representatives have been selected, they shall in turn select another city representative living within the applicable city and another county representative living in the county and not within any city to serve on the recommending committee. Meetings of the recommending committee may be hosted by the city or county and shall be conducted in accordance with Idaho open meetings law. These four (4) persons shall, by majority vote, provide a written recommendation to the board of county commissioners for an area of impact. The written recommendation shall be submitted to the governing boards within one hundred eighty (180) days after the selection of the recommending committee members.

(ii) If the board of county commissioners fails to enact an ordinance providing for an area of impact within ninety (90) days of receipt of the committee recommendation or expiration of the one hundred eighty (180) days for the committee to make its recommendation, the city may file a petition with the district court to identify the area of impact pursuant to subsection (5) of this section and in accordance with other applicable provisions of this section.

(3) Modification or confirmation of area of impact boundaries.

(a) Modification or confirmation of an existing area of impact boundary may be initiated by a city or cities or the county. If a county is initiating a modification or confirmation of an area of impact, the county shall provide at least thirty (30) days written notice to the applicable city or cities of the hearing on the proposed modification or confirmation. Any modifications to or confirmation of an area of impact boundary must be adopted by an ordinance approved by the board of county commissioners of the applicable county, following the notice and hearing procedures provided in section 67-6509, Idaho Code, and in accordance with the requirements for defining an area of impact as set forth in subsection (4) of this section. At least fifteen (15) days prior to the hearing, written notice of the hearing to be conducted under this paragraph shall be provided by the county to each owner of property located within the portion of the area of impact that is proposed to be modified. If notice is also published pursuant to section 67-6509, Idaho Code, individual property owners may not challenge the proceeding on the basis that they did not actually receive notice by mail. If the modification or confirmation

is proposed by a city, then the cost of the notice shall be reimbursed to the county by such city. If the county is pursuing the modification or confirmation, then the cost of notification shall be borne by the county. The board of county commissioners is not required to receive a recommendation from the planning and zoning commission prior to enacting an ordinance modifying or confirming an area of impact.

(b) Where areas of impact abut each other and adjustments are being proposed, or where areas of impact are proposed to abut each other, the cities involved shall negotiate boundary adjustments to be recommended to the respective city councils. The city council of each city must approve the area of impact or modifications thereto to be proposed to the board of county commissioners. These decisions by the city councils are proposals and not subject to judicial review or challenge. If the cities with impact area boundaries that abut or are proposed to abut each other reach agreement on the proposed boundaries or adjustments thereto, the requested boundaries or adjustments shall be collectively submitted by the cities to the county for consideration in accordance with paragraph (a) of this subsection. If the cities cannot reach agreement, then any or all of the cities involved may submit their requests to the board of county commissioners for consideration pursuant to paragraph (a) of this subsection. In either case, the county shall conduct at least one (1) consolidated public hearing where it considers all such requests together.

(c) The county may accept, reject, or modify a city's requested modification or confirmation regarding an impact area boundary, but if the county does not make a final decision on the request within ninety (90) days of submission of the request, the city may petition the court to make a determination on the request pursuant to subsection (5) of this section.

(4) Provisions applicable to areas of impact.

(a) In defining an initial area of impact or in modifying or confirming an existing area of impact, the criteria set forth in this subsection shall be considered:

(i) Anticipated commercial and residential growth;

(ii) Geographic factors;

(iii) Transportation infrastructure and systems, including connectivity;

(iv) Areas where municipal or public sewer and water are expected to be provided within five (5) years; and

(v) Other public service district boundaries.

(b) In addition to the criteria set forth in paragraph (a) of this subsection, an area of impact shall not exceed the areas that are very likely to be annexed to the city within the next five (5) years. Except as otherwise provided in this paragraph, an area of impact shall not extend more than two (2) miles from existing city limits. An area of impact boundary shall not divide county recognized parcels of land. If only a portion of a recognized parcel falls within the two (2) mile limit, then the boundary may extend beyond two (2) miles on that parcel so that it encompasses the entire parcel. Adjustments to an area of impact may be proposed and considered at any time following the initial establishment of the area of impact.

(c) Areas of impact may cross county boundaries only by approval of the governing board of county commissioners after following the procedures and complying with the requirements for modification or confirmation of an area of impact boundary.
(d) Areas of impact shall not overlap.
(e) The applicable county's comprehensive plan and zoning and subdivision ordinances shall apply in the area of impact. The county may adopt individual county comprehensive plan and zoning and subdivision ordinance provisions regarding a specific area of impact.
(f) Following adoption of an area of impact, the board of county commissioners shall provide the city with written notice at least fifteen (15) days in advance of any county public hearings held pursuant to this chapter or to chapter 13, title 50, Idaho Code, involving land within that area of impact.
(g) Areas of impact shall remain fixed until modifications are made pursuant to subsection (3) of this section.
(h) Prior to considering a request to establish, modify, or confirm an area of impact, the governing boards may, but are not required to, submit the request to the planning, zoning, or planning and zoning commission for recommendation. Each commission shall have a reasonable time fixed by its governing board in compliance with all required timelines set forth in this section to make its recommendation to the governing board. The county and the city shall undertake a review of the area of impact at least once every five (5) years and shall consider whether adjustments are in the best interests of the citizenry.
(i) This section shall not preclude annexation or other growth and development in areas of any county within the state of Idaho that are not within the areas of impact provided for herein.
(j) The county's decision establishing, modifying, or confirming the boundaries for an area of impact shall be made in writing and shall contain the reasoning of the board of county commissioners, including application of the facts relied upon by the commissioners and the application of the pertinent requirements and criteria to establish or modify an area of impact.
(k) If the area of impact has been properly established, persons living within the delimited area of impact shall be entitled to representation on the planning, zoning, or the planning and zoning commission of the city of impact. Such representation shall as nearly as possible reflect the proportion of population living within the city as opposed to the population living within the areas of impact for that city. To achieve such proportional representation, membership of the planning, zoning or planning and zoning commission may exceed twelve (12) persons, notwithstanding the provisions of subsection (a) of section 67-6504, Idaho Code. In instances where a city has combined either or both of its planning and zoning functions with the county, representation on the resulting joint planning, zoning or planning and zoning commission shall as nearly as possible reflect the proportion of population living within the impacted city, the area of impact outside the city, and the remaining unincorporated area of the county. Membership on such a joint planning, zoning or planning and zoning commission may exceed twelve (12) persons, notwithstanding the provisions of section 67-6504(a), Idaho Code.

(5) Petitions for review of establishment, modification, or confirmation of area of impact. The decisions by the board of county commissioners regarding the establishment, modification, or confirmation of areas of impact are legislative actions and are not subject to judicial review, declaratory action, or other legal challenge, except as specifically provided in this subsection.

(a)(i) If a county has not complied with the provisions of subsection (2) or (3) of this section, the city seeking the establishment, modification, or confirmation of an area of impact may petition the district court to establish, modify, or confirm an area of impact that meets the criteria and requirements of subsection (4) of this section in accordance with the procedures provided in this subsection. If the modification of an area of impact boundary involves areas of impact boundaries that abut each other or that are proposed to abut each other, then any city whose area of impact abuts or is proposed to abut another area of impact boundary may file a petition challenging the county's determination regarding only those boundaries that abut or that are proposed to abut each other. Any petition regarding a proposed area of impact or portion thereof that is subject to challenge must be filed in the county in which the proposed area of impact or portion thereof is located.

(ii) Before a city may file a petition for review of an area of impact decision made by the county, as provided in paragraph (a)(i) of this subsection, it must first file a request for reconsideration with the board of county commissioners. Such request must be filed within fourteen (14) days of the issuance of the written decision by the board of county commissioners and must specify deficiencies in the decision of the board of county commissioners. Filing a timely request for reconsideration is a prerequisite to the city having standing to file a petition with the district court. The county shall act on and issue a written decision on the request for reconsideration within thirty (30) days of receipt of the request or the request shall be deemed denied. A petition challenging the decision of the county must be filed by the city within twenty-eight (28) days after the issuance of a decision by the county on the request for reconsideration or expiration of the thirty (30) day period for the county to act on the request.

(b) When filing a petition challenging the decision of the board of county commissioners with the clerk of the court, the petitioner shall pay a fee of one hundred dollars ($100), which fee shall be in full for all clerk's fees except the regular fees provided by law for appeals. The court shall fix a time for the hearing on the petition to be held no less than thirty (30) days and no more than ninety (90) days from the filing of the petition. The petitioner shall serve or cause to be served a copy of the petition and notice of the hearing on the board of county commissioners or county clerk and the mayor or city clerk of such other city whose area of impact boundary is in question pursuant to paragraph (a) of this subsection at least twenty (20) days before the date of the hearing.

(c) No petition, objection, or reply authorized under this subsection need be verified.

(d) The hearing on a petition filed pursuant to this subsection shall be held within the county in which the area of impact or portion thereof is situated. The regular district court reporter shall reduce to writing the testimony and evidence introduced in the same manner as in a trial of civil actions. The judge of the court, either before or after the hearing, may view the lands pertaining to the proposed area of impact, lands on the outside of the city or cities in the same vicinity in which the lands sought to be included in the area of impact are situated, and other lands within the corporate limits of the city that might in any way be affected by the granting of the petition. The judge may consider such modifications as the judge finds in connection with the evidence introduced at the hearing, in making and arriving at a final decision and determination of the matter.

(e)(i) If the court finds that the board of county commissioners did not follow the notice and hearing requirements provided in this subsection, the court shall remand the matter back to the board of county commissioners to comply with the requirements and issue a new decision. If the court finds that the decision of the board of county commissioners was not arbitrary, capricious, or an abuse of discretion, the court shall affirm the decision of the board of commissioners. If the court finds that the decision of the board of county commissioners was arbitrary, capricious, or an abuse of discretion, the court may remand the matter to the board of county commissioners to correct its decision or the court may determine the appropriate boundaries of the area of impact in question before it. It shall not be necessary for the judge of the court to make written findings of fact or conclusions of law unless the court establishes the area of impact boundary. The court may award attorney's fees and costs to the prevailing party in such an action only if it finds that the other party or parties acted without a reasonable basis in fact or law.

(ii) If the court establishes the area of impact boundary, such boundary shall become the area of impact boundary as of the date of the decree establishing the boundary. Within twenty (20) days after the filing of the decree, the petitioner shall file or cause to be filed with the county recorder and with the city clerk a certified copy of the decree. The board of county commissioners shall adopt an ordinance consistent with the court decree within thirty (30) days of the entry of the decree or be subject to contempt and other sanctions or actions deemed appropriate by the court.

(f) Any city or county aggrieved by the decision of the court may appeal from the decision and judgment to the supreme court. The procedure of the appeal shall be the same as the procedure for appeals from final judgment in civil actions.

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

History:

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

How current is this law?

Exhibit B2:

EXHIBIT B2

Case Maps/Reports

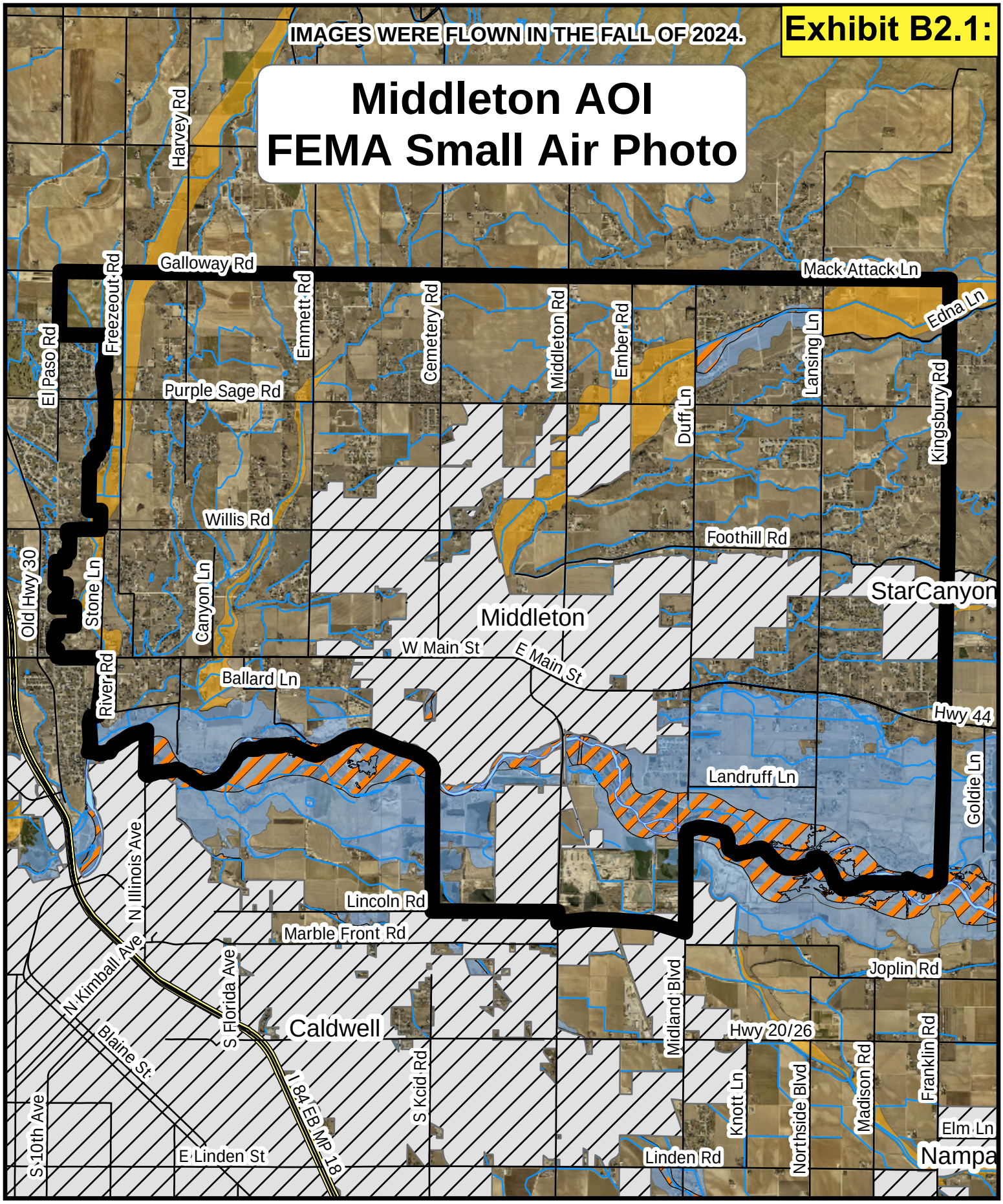
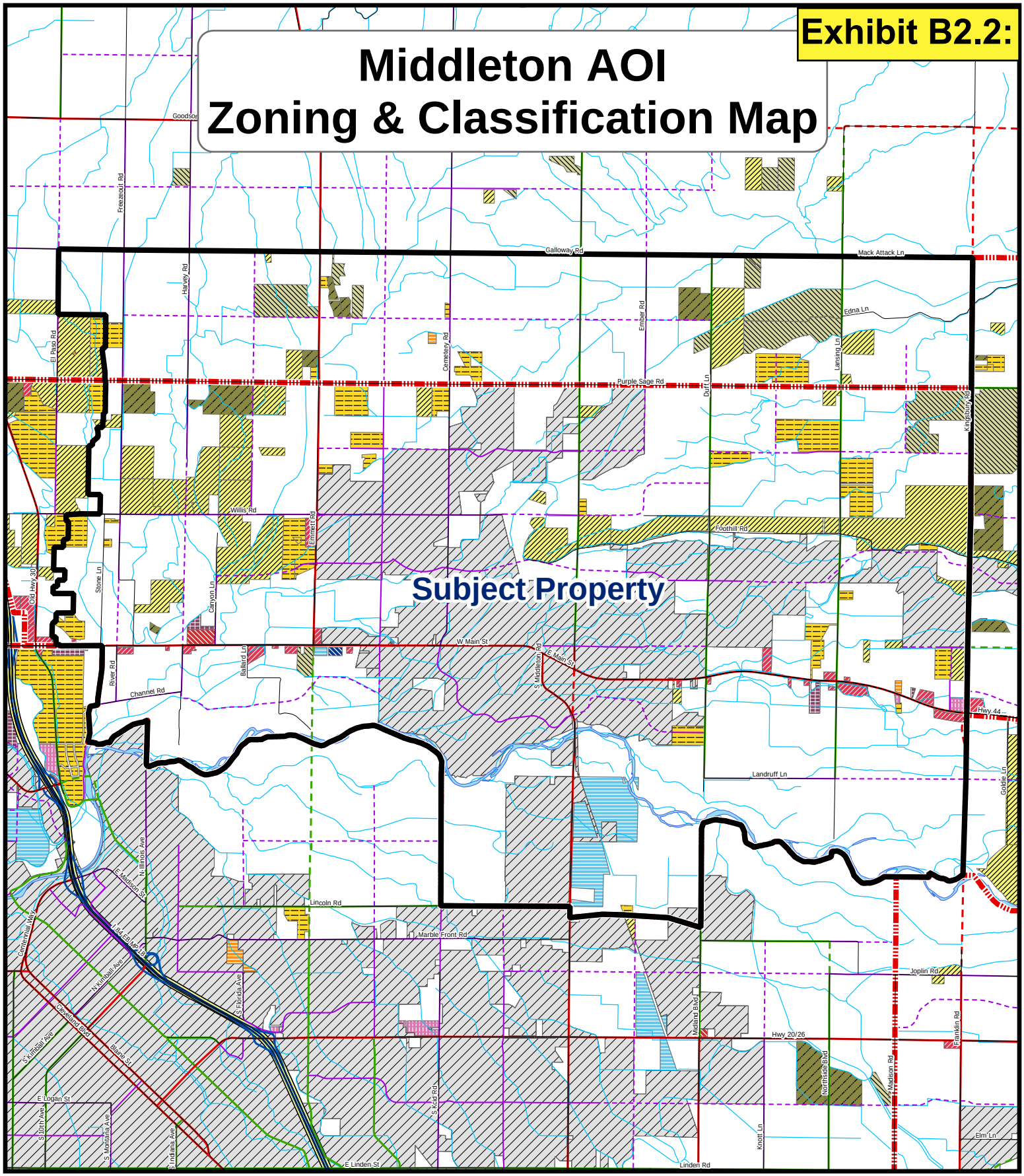
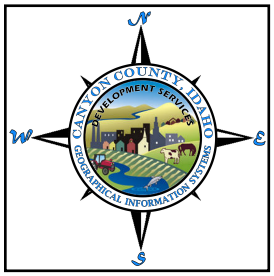

IMAGES WERE FLOWN IN THE FALL OF 2024.
Exhibit B2.1:
Middleton AOI
FEMA Small Air Photo
Harvey Rd
Galloway Rd
Freezeout Rd
Emmett Rd
Cemetery Rd
Middleton Rd
Ember Rd
Mack Attack Ln
Edna Ln
Lansing Ln
Kingsbury Rd
Duff Ln
El Paso Rd
Purple Sage Rd
Willis Rd
Foothill Rd
StarCanyon
Old Hwy 30
Stone Ln
Canyon Ln
Middleton
W Main St
E Main St
River Rd
Ballard Ln
Hwy 44
Landruff Ln
Goldie Ln
N Illinois Ave
Lincoln Rd
Marble Front Rd
Joplin Rd
N Kimball Ave
S Florida Ave
Caldwell
Midland Blvd
Hwy 20/26
Blaine St
S Kcid Rd
Knott Ln
Northside Blvd
Madison Rd
Franklin Rd
S 10th Ave
I 84 EB MP 18
E Linden St
Linden Rd
Elm Ln
Nampa
Legend
SUBJECT_PROPERTY
TAXLOTS
WETLANDS
A
AE
X
1
0
1
Miles

Exhibit B2.2:

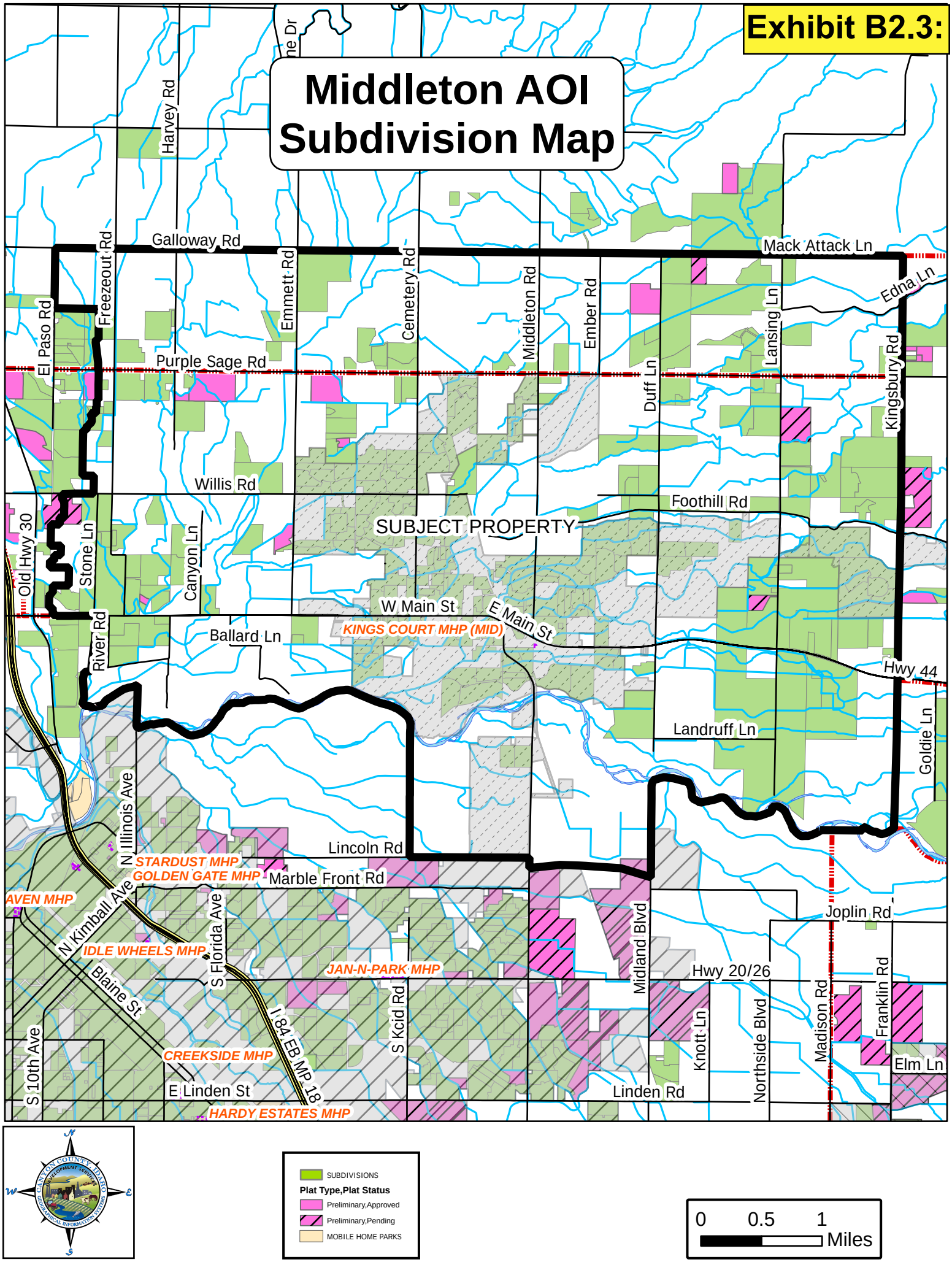
Middleton AOI
Zoning & Classification Map





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

0 0.5 1 Miles


Exhibit B2.3:
Middleton AOI
Subdivision Map
Harvey Rd
Galloway Rd
Freezeout Rd
El Paso Rd
Emmett Rd
Cemetery Rd
Middleton Rd
Ember Rd
Duff Ln
Lansing Ln
Mack Attack Ln
Edna Ln
Kingsbury Rd
Purple Sage Rd
Willis Rd
Foothill Rd
SUBJECT PROPERTY
Old Hwy 30
Stone Ln
Canyon Ln
River Rd
Ballard Ln
W Main St
E Main St
KINGS COURT MHP (MID)
Hwy 44
Landruff Ln
Goldie Ln
N Illinois Ave
Lincoln Rd
STARDUST MHP
GOLDEN GATE MHP
Marble Front Rd
AVEN MHP
N Kimball Ave
IDLE WHEELS MHP
S Florida Ave
Blaine St
JAN-N-PARK MHP
Midland Blvd
Joplin Rd
Hwy 20/26
S Kcid Rd
I-84 EB MP 18
CREEKSIDE MHP
S 10th Ave
E Linden St
HARDY ESTATES MHP
Linden Rd
Knott Ln
Northside Blvd
Madison Rd
Franklin Rd
Elm Ln
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
0
0.5
1
Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
150	3317.18	4546	0.73

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
31	1255.97	3408	0.37

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
589	7.30	1.00	0.05	249.67

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
ALBION ACRES SUBDIVISION NO. 1	1	5N3W34	41.10	19	2.16	COUNTY (Canyon	2018
ALBION ACRES SUBDIVISION NO. 2	2	5N3W34	33.13	14	2.37	COUNTY (Canyon	2018
ALLEN ESTATES	3	4N3W14	2.58	10	0.26	CALDWELL	1985
AMENDED PLAT OF PHEASANT LAND	4	5N2W20	4.27	2	2.14	COUNTY (Canyon	2022
ARNOLD'S HILLVIEW	5	4N3W14	8.87	45	0.20	CALDWELL	1972
AUTUMN RIDGE EAST SUBDIVISION	6	4N3W24	10.08	33	0.31	CALDWELL	2022
AUTUMN RIDGE WEST SUBDIVISION	7	4N3W24	10.63	29	0.37	CALDWELL	2022
BENCHMARK ESTATES	8	5N2W20	53.74	10	5.37	COUNTY (Canyon	1991
BENITO JUAREZ SUB	9	4N3W15	4.53	18	0.25	CALDWELL	1978
BENNETT ESTATES	10	4N3W15	0.68	5	0.14	CALDWELL	1998
BLESSINGER WEST SUB	11	5N2W35	23.04	6	3.84	COUNTY (Canyon	2002
BLUE HERON SUB	12	4N2W02	36.99	5	7.40	COUNTY (Canyon	2002
BURGER SUB	13	4N3W15	1.50	6	0.25	CALDWELL	1977
BURRIS RANCH ESTATES SUBDIVISI	14	5N3W33	31.09	29	1.07	CANYON COUNTY	2024
CALDWELL CROSSING SUBDIVISION	15	4N3W24	5.92	7	0.85	CALDWELL	2008
CANYON HILL ADD	16	4N3W15	9.71	32	0.30	CALDWELL	1950
CANYON HILL ADD #2	17	4N3W15	6.41	21	0.31	CALDWELL	1955
CLASSIC HILLS SUB	18	4N3W14	8.98	45	0.20	CALDWELL	1971
COMMERCIAL PK 20/26	19	4N3W09	31.97	14	2.28	COUNTY (Canyon	2000
COMMUTER ESTATES	20	4N3W15	1.63	10	0.16	CALDWELL	2002
COMPTON SUBDIVISION	21	4N2W22	3.98	2	1.99	COUNTY (Canyon	2019
COUGAR CROSSING SUBDIVISION	22	4N3W24	11.03	97	0.11	CALDWELL	2024
COUNTRY CLUB SUB #1	23	5N3W27	8.64	18	0.48	COUNTY (Canyon	1964
COUNTRY CLUB SUB #2	24	5N3W27	9.48	11	0.86	COUNTY (Canyon	1975
COUNTRY CLUB SUB #3	25	5N3W27	5.36	12	0.45	COUNTY (Canyon	1978
DELAWARE PARK SUB NO.1 UNIT NO	26	4N2W30	13.09	49	0.27	CALDWELL	2021
DESERT PINE ESTATES #1	27	5N3W33	45.69	35	1.31	COUNTY (Canyon	2008
DESERT WOLF SUB	28	4N2W02	24.49	5	4.90	COUNTY (Canyon	2003
EAGLE CAP SUBDIVISION	29	5N2W26	14.29	11	1.30	COUNTY (Canyon	2024
ECHO ESTATE SUBDIVISION	30	5N2W19	2.35	1	2.35	COUNTY (Canyon	2020
EL PASO HEIGHTS	31	5N3W34	37.90	7	5.41	COUNTY (Canyon	1998
FOREST HILLS ESTATES	32	4N3W04	4.82	9	0.54	COUNTY (Canyon	1987
FOREST HILLS ESTATES #2	33	4N3W04	11.35	21	0.54	COUNTY (Canyon	1996
FOX RIDGE ESTATES	34	5N3W34	21.64	26	0.83	COUNTY (Canyon	1992
FOX RIDGE ESTATES #2	35	5N3W34	3.16	9	0.35	COUNTY (Canyon	1996
FOX RIDGE ESTATES #3	36	5N3W34	0.42	1	0.42	COUNTY (Canyon	1996
GARRISON ACRES	37	5N3W33	7.66	8	0.96	COUNTY (Canyon	1972
GOLDEN GATE ADD	38	4N3W15	230.65	461	0.50	CALDWELL	1907
GOLDEN GATE SUB	39	4N3W21	228.92	81	2.83	CALDWELL	1922
GRACELAND SUB	40	5N3W33	6.38	6	1.06	COUNTY (Canyon	2003
HARTLEY ESTATES	41	5N3W22	75.12	8	9.39	COUNTY (Canyon	2003
HECK SUB #1	42	4N3W04	4.69	9	0.52	COUNTY (Canyon	1985
HIDDEN LEGENDS ESTATES SUBDIV	43	4N3W04	19.59	9	2.18	COUNTY (Canyon	2023
HIGHLAND PARK ADD	44	4N3W14	10.03	39	0.26	CALDWELL	1956
HOLLANDIA EST #1	45	5N3W27	15.66	28	0.56	COUNTY (Canyon	1997
HOLLANDIA EST #2	46	5N3W27	22.96	23	1.00	COUNTY (Canyon	2005
HUNTINGTON RIDGE EAST SUBDIVIS	47	4N3W14	9.93	38	0.26	CALDWELL	2024
JOPLIN VIEW SUBDIVISION	48	4N2W22	9.84	4	2.46	COUNTY (Canyon	2017
KABLE SUB	49	4N3W04	8.04	4	2.01	COUNTY (Canyon	1966
KEARNEY	50	4N3W15	0.44	3	0.15	CALDWELL	1998
LANKTREE ESTATES	51	5N2W35	15.01	7	2.14	COUNTY (Canyon	1998
LANKTREE ESTATES #2	52	5N2W35	20.03	8	2.50	COUNTY (Canyon	2002
LANKTREE HEIGHTS	53	5N2W35	20.09	7	2.87	COUNTY (Canyon	2004
LANSING HEIGHTS ESTATES	54	5N2W21	280.80	89	3.16	COUNTY (Canyon	1973

LEIGHTON LAKE ESTATES SUBDIVIS	55	4N2W11&14	82.09	20	4.10	COUNTY (Canyon	2020
LEIGHTON RANCH SUBDIVISION	56	4N2W14	105.95	7	15.14	COUNTY (Canyon	2021
LIPPERT SUBDIVISION	57	5N2W21	20.05	3	6.68	COUNTY (Canyon	2025
MADISON ESTATES	58	4N3W15	4.21	24	0.18	CALDWELL	1997
MANDALAY RANCH SUBDIVISION PH	59	4N2W19	13.97	46	0.30	CALDWELL	2021
MANDALAY RANCH SUBDIVISION PH	60	4N2W19	11.93	49	0.24	CALDWELL	2022
MANDALAY RANCH SUBDIVISION PH	61	4N2W19	10.53	44	0.24	CALDWELL	2022
MANDALAY RANCH SUBDIVISION PH	62	4N2W19	15.17	65	0.23	CALDWELL	2023
MANDALAY RANCH SUBDIVISION PH	63	4N2W19	5.31	25	0.21	CALDWELL	2023
MANDALAY RANCH SUBDIVISION PH	64	4N2W19	5.91	28	0.21	CALDWELL	2023
MANDALAY RANCH SUBDIVISION PH	65	4N2W19	13.15	49	0.27	CALDWELL	2023
MANDALAY RANCH SUBDIVISION PH	66	4N2W19	15.06	50	0.30	CALDWELL	2024
MANSELL SUB	67	4N3W15	5.00	19	0.26	CALDWELL	1960
MAPLE HILL SUBDIVISION NO 2	68	4N2W19	13.96	66	0.21	CALDWELL	2024
MAPLE HILL SUBDIVISION NO. 1	69	4N2W19	8.74	32	0.27	CALDWELL	2024
MAPLE HILL SUBDIVISION NO. 3	70	4N2W19	10.29	49	0.21	CALDWELL	2025
MASTERS SUB	71	5N3W27	8.03	17	0.47	COUNTY (Canyon	1994
MEADOW VIEW ADD	72	4N3W15	14.98	59	0.25	CALDWELL	1950
MESA SUB	73	4N3W14	4.23	11	0.38	CALDWELL	1969
MILLS WILLOW CREEK	74	5N2W26	82.92	38	2.18	COUNTY (Canyon	1987
MIRA LOMA MANOR SUB	75	4N3W14	10.01	27	0.37	CALDWELL	1971
MONTE VISTA ADD	76	4N3W15	24.63	75	0.33	CALDWELL	1955
MONUMENT PLACE SUBDIVISION	77	5N2W35	54.92	39	1.41	COUNTY (Canyon	2022
MOUNTAIN GEM ESTATES	78	4N3W09	17.72	37	0.48	COUNTY (Canyon	1996
MURRAY ADD	79	4N3W15	20.11	56	0.36	CALDWELL	1910
NORTH HILL SUB	80	4N3W15	7.81	25	0.31	CALDWELL	1971
NORTH RANCH BUSINESS PARK 7	81	4N3W24	10.65	4	2.66	CALDWELL	2023
NORTH RANCH BUSINESS PARK PHA	82	4N3W24	17.39	4	4.35	CALDWELL	2022
NORTH RANCH BUSINESS PARK PHA	83	4N3W24	26.81	3	8.94	CALDWELL	2022
NORTH SOUTHWICK COMMERCIAL S	84	4N3W10	10.55	2	5.27	COUNTY (Canyon	2017
NOVAK ACRES	85	5N3W27	8.38	6	1.40	COUNTY (Canyon	2001
OAKRIDGE ESTATES SUBDIVISION	86	5N3W27	35.18	30	1.17	COUNTY (Canyon	2021
PALOMINOS SUBDIVISION	87	4N3W04	6.49	2	3.24	COUNTY (Canyon	2019
PAPPYS LANDING SUBDIVISION	88	4N2W19	7.24	25	0.29	CALDWELL	2022
PEACEFUL ACRES SUB	89	4N3W24	10.10	9	1.12	COUNTY (Canyon	1973
PHEASANT LANDING #1	90	5N2W20	20.19	8	2.52	COUNTY (Canyon	2006
PHEASANT LANDING #2	91	5N2W20	17.63	9	1.96	COUNTY (Canyon	2006
PURPLE SAGE ESTATES	92	5N3W33	13.35	6	2.23	COUNTY (Canyon	1967
PURPLE SAGE ESTATES SUBDIVISIO	93	5N3W33	19.17	14	1.37	COUNTY (Canyon	2018
PURPLE SAGE ESTATES SUBDIVISIO	94	5N3W33	27.00	22	1.23	COUNTY (Canyon	2019
PURPLE SAGE ESTATES SUBDIVISIO	95	5N3W33	33.44	25	1.34	COUNTY (Canyon	2021
PURPLE SAGE ESTATES SUBDIVISIO	96	5N3W33	28.45	25	1.14	COUNTY (Canyon	2022
PURPLE SKY RANCH	97	5N2W26	19.96	10	2.00	COUNTY (Canyon	2004
R & R SUB #1	98	5N3W28	11.61	21	0.55	COUNTY (Canyon	1973
R & R SUB #2	99	5N3W28	20.09	41	0.49	COUNTY (Canyon	1973
RADFORD RIDGES SUBDIVISION	100	5N3W34	4.59	2	2.29	COUNTY (Canyon	2017
REIMANN ADD	101	4N3W14	10.07	39	0.26	CALDWELL	1957
REPLAT OF LOT 5, BLOCK 2 OF COU	102	5N3W27	0.28	1	0.28	COUNTY (Canyon	2021
RE-PLAT OF NORTH RANCH BUSINES	103	4N3W24	30.01	2	15.01	CALDWELL	2024
REYNOLDS SUB	104	5N3W28	3.62	1	3.62	COUNTY (Canyon	1999
RICH SUB	105	5N3W33	20.05	24	0.84	COUNTY (Canyon	1973
RIM VIEW SUB	106	4N3W15	1.96	6	0.33	CALDWELL	1965
RIO VISTA ACRES SUB	107	4N3W10	41.64	88	0.47	COUNTY (Canyon	1961
RIVER BLUFF SUBDIVISION	108	4N3W14	6.15	23	0.27	CALDWELL	2024
RIVER PARK ESTATES NO. 1 SUBDIV	109	4N2W11, 12, 13, 14	43.73	98	0.45	STAR	2024
RIVER PARK ESTATES NO. 2 NORTH	110	4N2W14	1.82	2	0.91	STAR	2025
RIVER PARK ESTATES NO. 3 SUBDIV	111	4N2W 13, 14	30.62	68	0.45	STAR	2025
RIVER ROCK SUB	112	4N3W15	0.49	3	0.16	CALDWELL	1994
RUTLEDGE RANCH SUB	113	4N3W10	10.75	13	0.83	COUNTY (Canyon	1965
SADDLEMAN RANCH SUB	114	4N2W12	40.17	8	5.02	COUNTY (Canyon	2004
SAMSON'S TRAIL SUBDIVISION	115	5N2W21	15.56	0	#DIV/0!	COUNTY (Canyon	2008
SERENDIPITY SUB	116	5N2W35	15.01	5	3.00	COUNTY (Canyon	2006
SOLITUDE CREEK SUBDIVSION	117	4N2W02	16.55	15	1.10	COUNTY (Canyon	2025
SOUTHWICK ESTATES	118	4N3W09	29.57	24	1.23	COUNTY (Canyon	2007
SQUAW BUTTE ESTATES	119	4N3W24	3.62	8	0.45	CALDWELL	1971
STEADY ACRES SUBDIVISION	120	5N3W27	17.05	6	2.84	COUNTY (Canyon	2022
TAYLOR RIDGE SUBDIVISION	121	4N3W10	62.78	53	1.18	COUNTY (Canyon	2007
TERRACE ADD	122	4N3W14	8.01	18	0.45	CALDWELL	1960
TERRACE ADD #2	123	4N3W14	12.46	37	0.34	CALDWELL	1967
THE FAIRWAYS	124	5N3W28	8.72	32	0.27	COUNTY (Canyon	1996
TIMBER HILLS SUBDIVISION	125	4N3W03&04	45.62	28	1.63	COUNTY (Canyon	2021
TOPAZ RANCH SUBDIVISION NO. 1	126	4N3W24	18.60	53	0.35	CALDWELL	2021
TOPAZ RANCH SUBDIVISION NO. 2	127	4N3W24	22.01	74	0.30	CALDWELL	2022

TOPAZ RANCH SUBDIVISION NO. 3	128	4N3W24	21.92	74	0.30	CALDWELL	2024
TOPAZ RANCH WEST SUBDIVISION N	129	4N3W24	16.73	74	0.23	CALDWELL	2023
TUCKETT ACRES SUBDIVISION	130	5N2W19	5.83	1	5.83	COUNTY (Canyon	2016
VANWINKLE SUBDIVISION	131	4N2W02	5.18	2	2.59	COUNTY (Canyon	2024
VIEW RIDGE ESTATES	132	4N2W02	52.50	47	1.12	COUNTY (Canyon	2005
VIRGINIA PARK SUBDIVISION NO. 1	133	4N2W19	13.31	52	0.26	CALDWELL	2002
VIRGINIA PARK SUBDIVISION NO. 10	134	4N2W19	11.92	44	0.27	CALDWELL	2019
VIRGINIA PARK SUBDIVISION NO. 11	135	4N3W24	13.86	62	0.22	CALDWELL	2020
VIRGINIA PARK SUBDIVISION NO. 2	136	4N2W19	14.00	58	0.24	CALDWELL	2003
VIRGINIA PARK SUBDIVISION NO. 2 U	137	4N2W19	2.76	18	0.15	CALDWELL	2003
VIRGINIA PARK SUBDIVISION NO. 3	138	4N3W24	10.98	40	0.27	CALDWELL	2004
VIRGINIA PARK SUBDIVISION NO. 4	139	4N2W19	16.38	68	0.24	CALDWELL	2006
VIRGINIA PARK SUBDIVISION NO. 5	140	4N2W19	11.89	53	0.22	CALDWELL	2006
VIRGINIA PARK SUBDIVISION NO. 6	141	4N3W24	18.63	74	0.25	CALDWELL	2008
VIRGINIA PARK SUBDIVISION NO. 7	142	4N3W24	10.77	52	0.21	CALDWELL	2014
VIRGINIA PARK SUBDIVISION NO. 8	143	4N3W24	6.96	32	0.22	CALDWELL	2017
VIRGINIA PARK SUBDIVISION NO. 9	144	4N3W24	11.21	54	0.21	CALDWELL	2018
VOYAGE CROSSING NORTH SUBDIV	145	4N3W24	16.32	74	0.22	CALDWELL	2018
VOYAGE CROSSING NORTH SUBDIV	146	4N3W24	10.99	43	0.26	CALDWELL	2020
VOYAGE CROSSING NORTH SUBDIV	147	4N3W24	12.53	48	0.26	CALDWELL	2020
WILLIS RANCH	148	5N3W33	21.11	16	1.32	COUNTY (Canyon	1998
WOODGATE SUB	149	4N2W19	24.95	93	0.27	CALDWELL	2006
YOTIE SUB	150	4N3W04	4.14	4	1.03	COUNTY (Canyon	2001

SUBDIVISIONS IN PLATTING

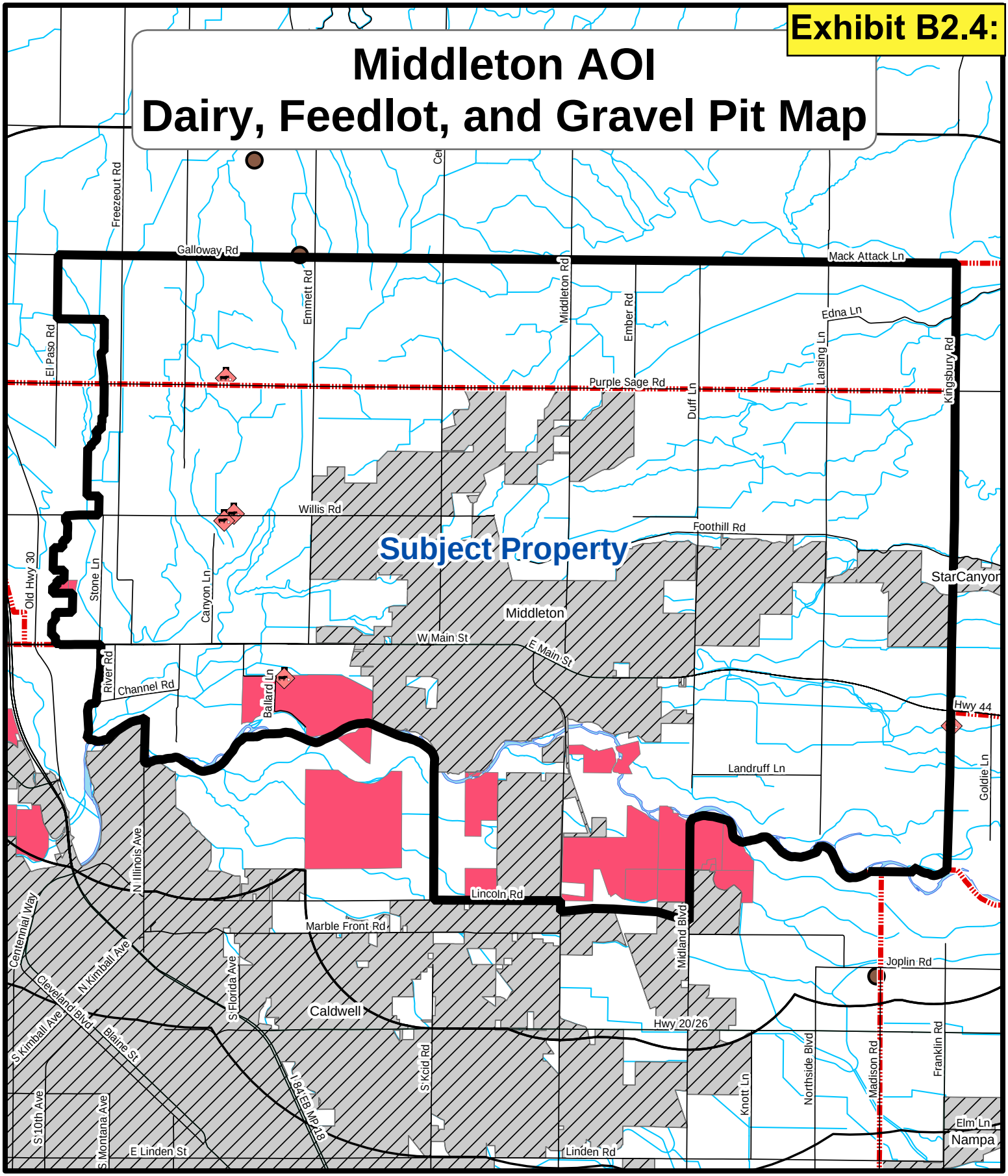
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Topaz Ranch West	17.97	70	0.26
Solitude Creek Sub	16.54	15	1.10
Purple Sage Estates No.5	28.32	23	1.23
Burris Ranch Estates	31.11	26	1.20
Timber Hills	45.49	28	1.62
Escalon Park	118.50	508	0.23
Huntington Ridge West	30.43	99	0.31
Huntington Ridge East	50.28	186	0.27
Maplie Hill	14.87	42	0.35
Eagle Cap Sub	2.54	13	0.20
Eagle Cap Sub	8.85	13	0.68
Vanwinkle Sub	5.18	2	2.59
McAllister	128.17	496	0.26
Eagle Rock	124.29	414	0.30
Woodhaven	1.28	6	0.21
Virginia Park 4-Plexes	7.15	26	0.28
Midland Meadows	80.90	242	0.33
Vassar Heights	54.35	156	0.35
Valencia Village	61.19	103	0.59
Traverse Creek	84.49	339	0.25
Hidden Legends Esates	19.51	8	2.44
Aviary	146.86	472	0.31
Monument Valley Townhomes	4.55	43	0.11
Kelly Ridge	19.03	9	2.11
Sunset View	2.90	2	1.45
Lippert Sub	20.06	2	10.03
Bow Tie	12.68	2	6.34
Sage Gate Sub	20.82	7	2.97
Mason Creek Commons	13.89	10	1.39
Cloud Nine Estates	72.79	44	1.65
Bow-Tie Estates	10.97	2	5.48

MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF…

Exhibit B2.4:

Middleton AOI
Dairy, Feedlot, and Gravel Pit Map

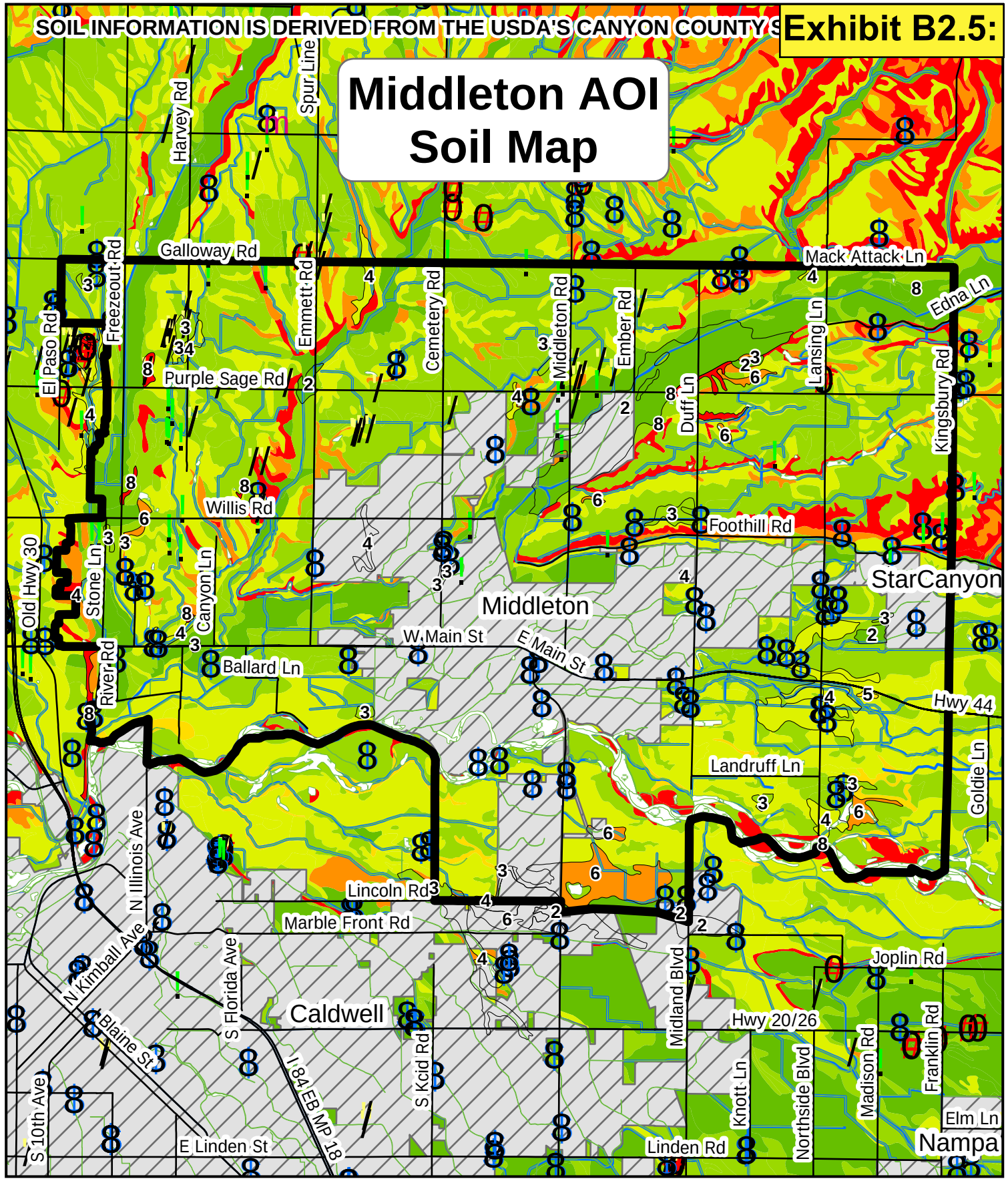


FEEDLOTS

DAIRIES

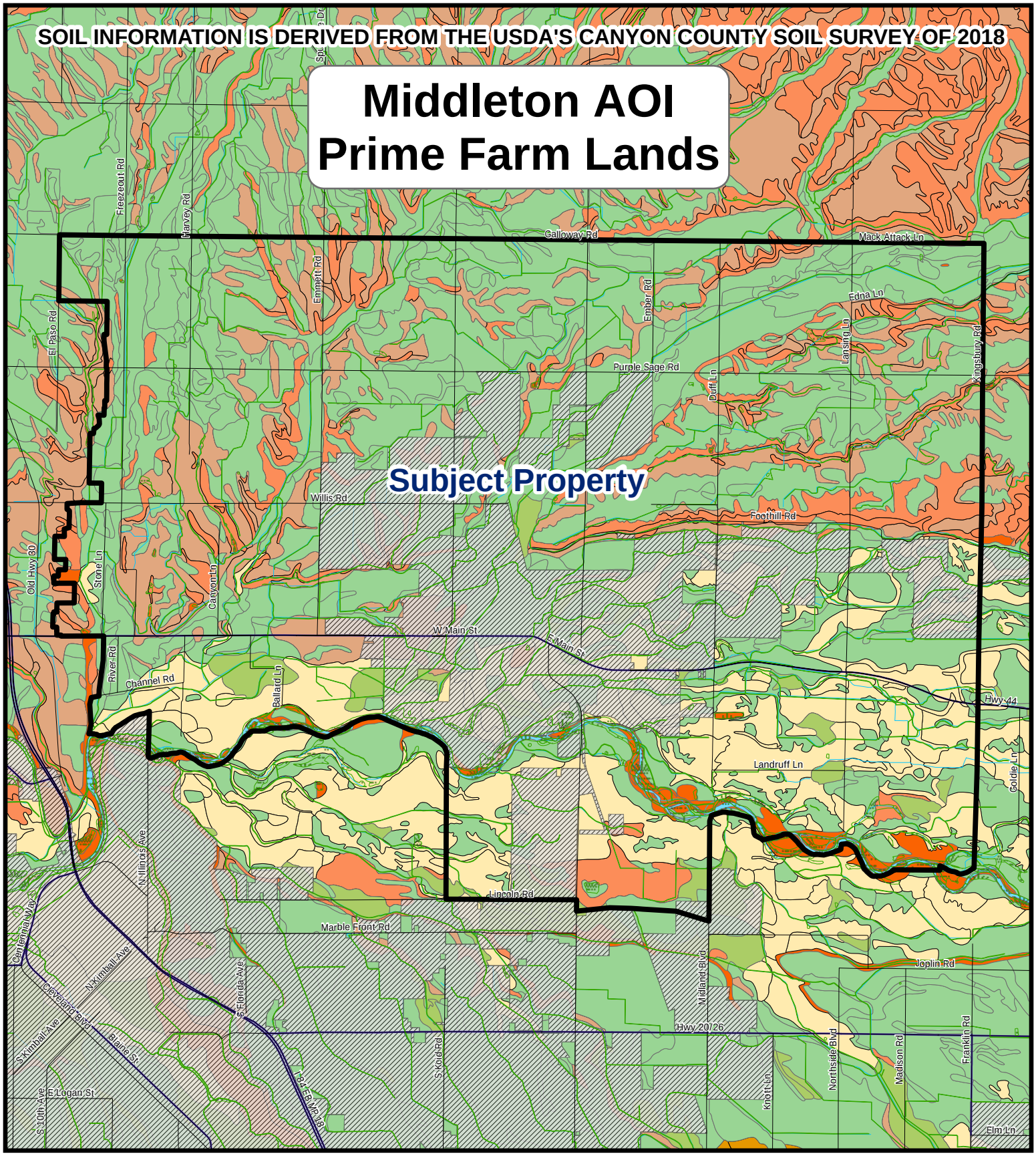
GRAVELPITS

0 1.5 3 Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY S
Exhibit B2.5:
Middleton AOI
Soil Map
Harvey Rd
Spur Line
Galloway Rd
Freezeout Rd
El Paso Rd
Purple Sage Rd
Emmett Rd
Cemetery Rd
Middleton Rd
Ember Rd
Duff Ln
Lansing Ln
Mack Attack Ln
Edna Ln
Kingsbury Rd
Willis Rd
Foothill Rd
Old Hwy 30
Stone Ln
Canyon Ln
River Rd
Ballard Ln
Middleton
W Main St
E Main St
StarCanyon
Hwy 44
Landruff Ln
Goldie Ln
N Illinois Ave
N Kimball Ave
Lincoln Rd
Marble Front Rd
Caldwell
S Florida Ave
Blaine St
I 84 EB MP 18
S Kcid Rd
Midland Blvd
Joplin Rd
Hwy 20/26
Knott Ln
Northside Blvd
Madison Rd
Franklin Rd
Elm Ln
Nampa
S 10th Ave
E Linden St
Linden Rd
Nitrate Priority Wells
0.005000 - 2.000000
2.000001 - 5.000000
5.000001 - 10.000000
10.000001 - 49.800000
IDWR_2C_Geothermal_
Wetlands
0
1
2
Miles

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

Middleton AOI
Prime Farm Lands



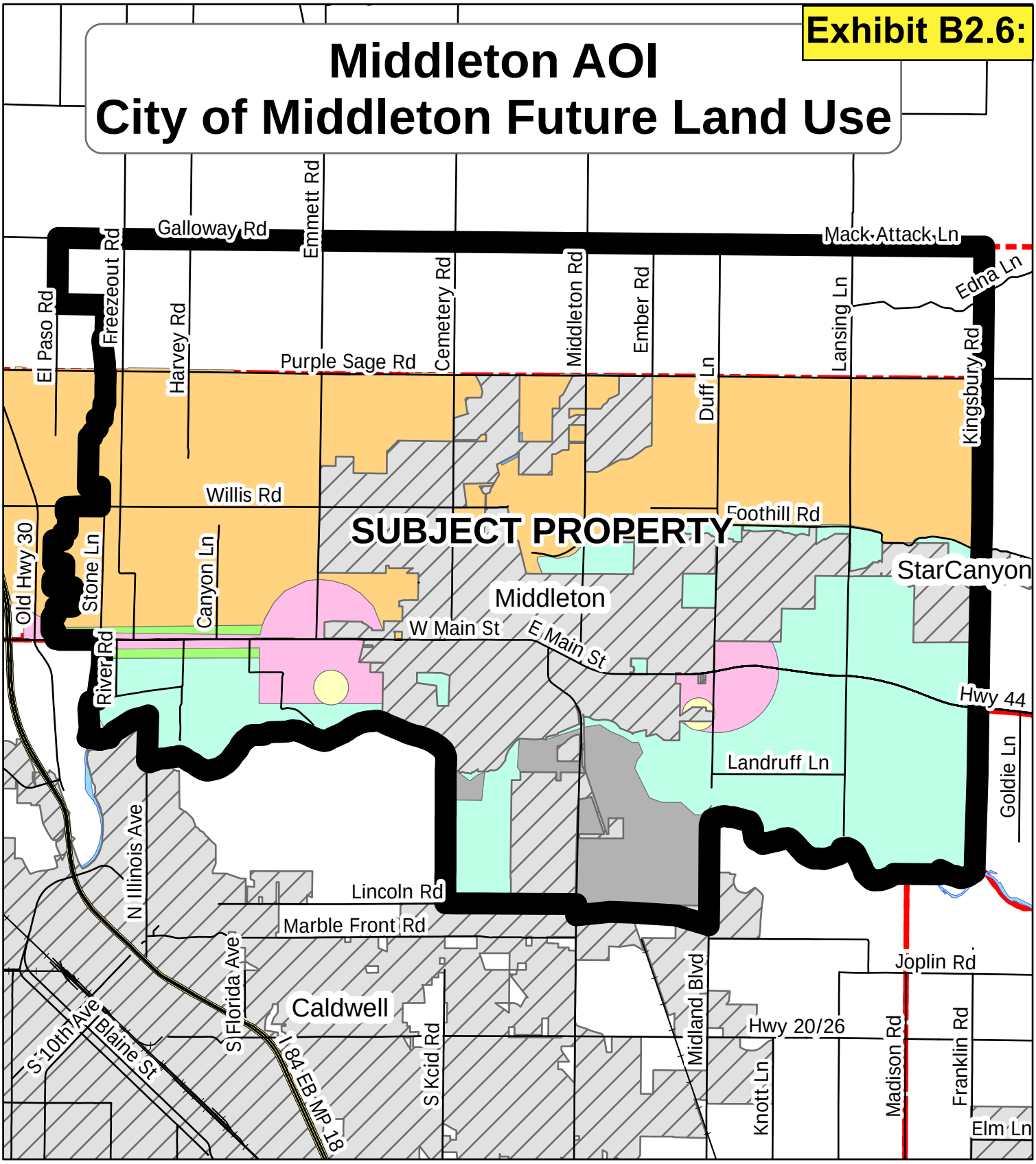
FARMLAND
- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Not prime farmland
- Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
- Prime farmland if irrigated
-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

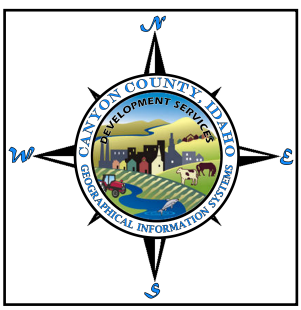
City_Limits
WETLANDS
2C_Hydro

0 0.5 1 Miles

Exhibit B2.6:

Middleton AOI
City of Middleton Future Land Use



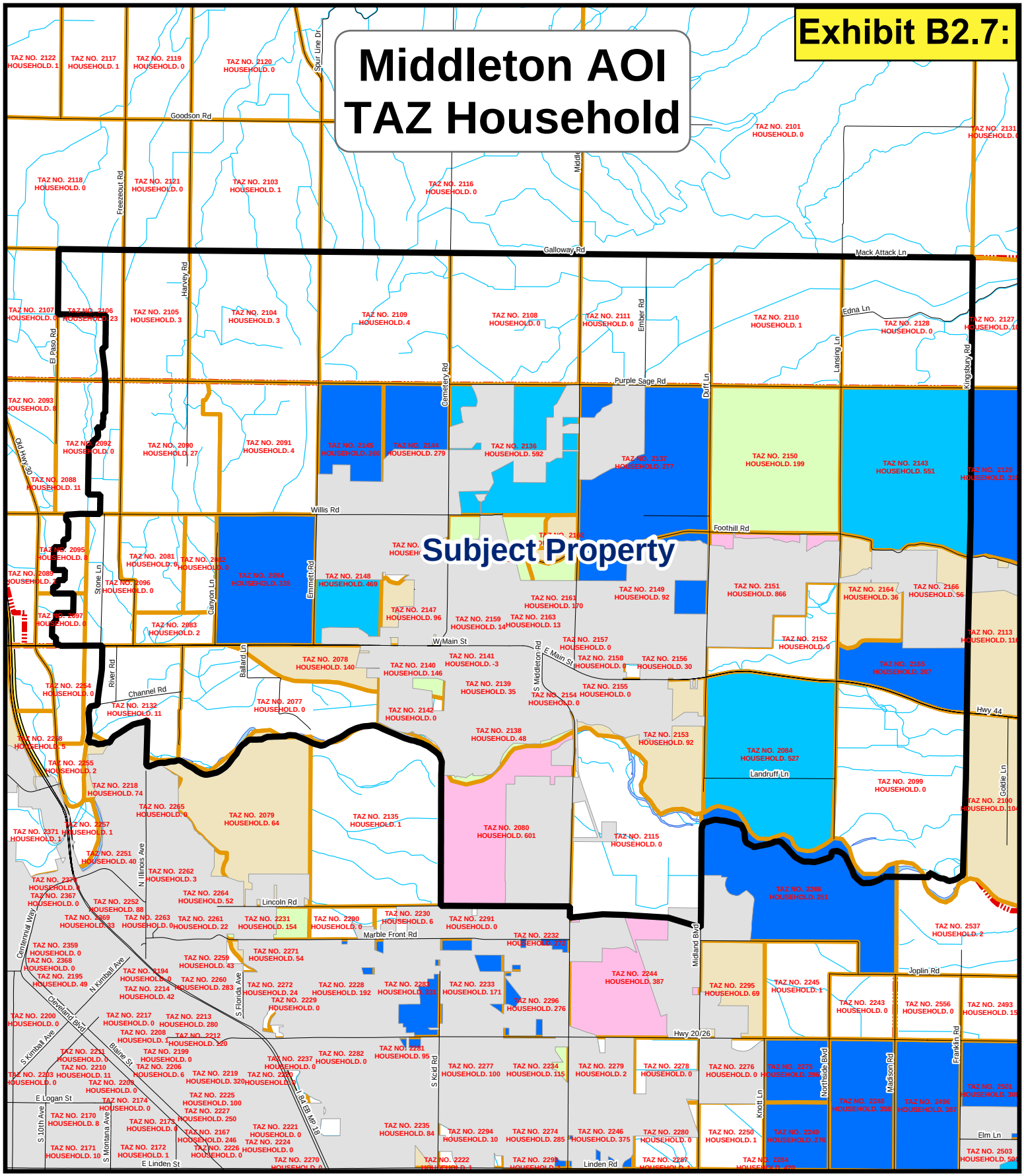


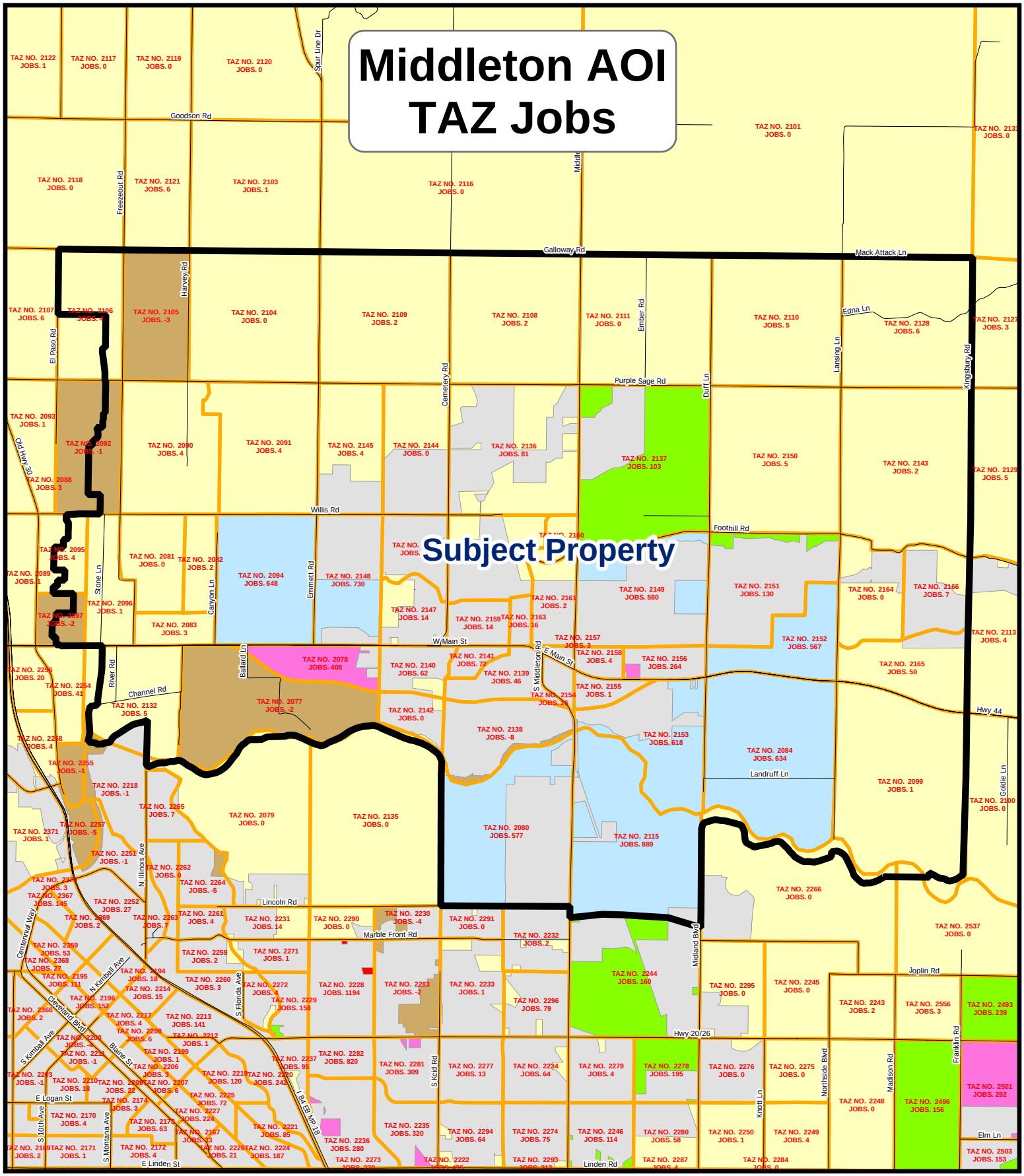
MiddletonCompPlan
- Commercial
- Industrial
- Mixed Use
- Public
- Residential
- Residential Special Areas
- Transit Oriented

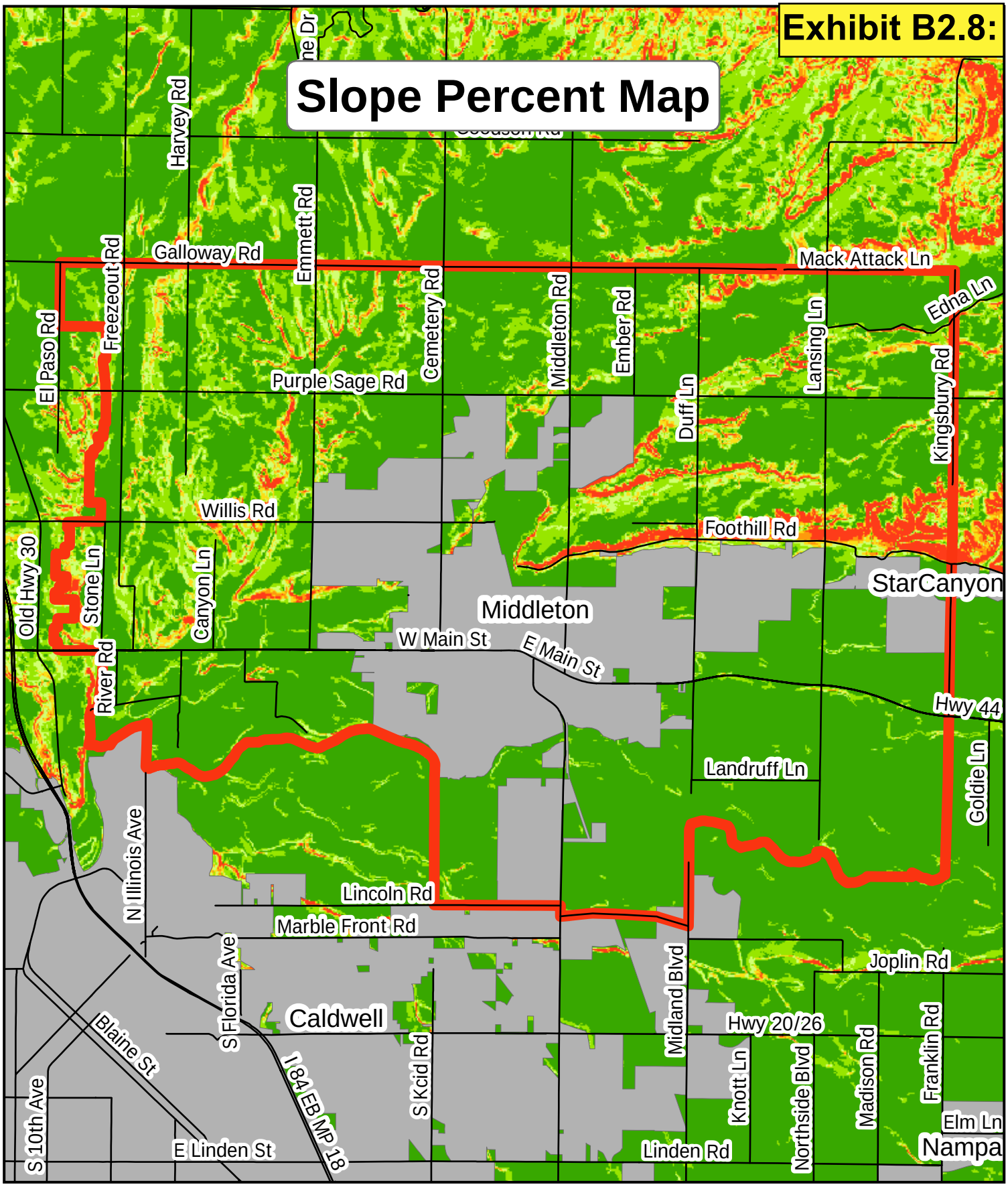
0 1 2 Miles

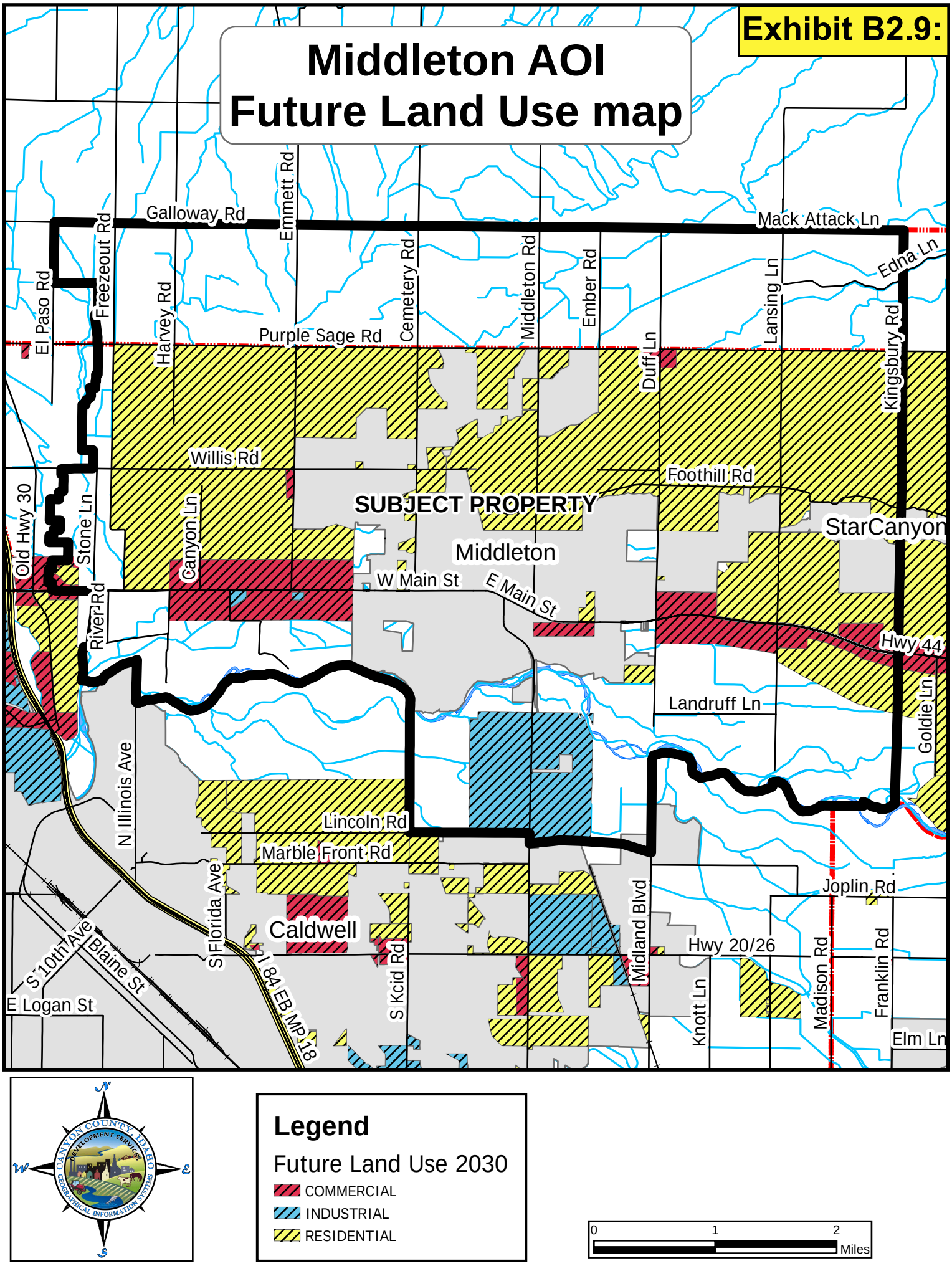
Exhibit B2.7:

Middleton AOI TAZ Household




Middleton AOI
TAZ Jobs
Subject Property
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
1.25
2.5
Miles
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS


Exhibit B2.8:
Slope Percent Map
Harvey Rd
Emmett Rd
Galloway Rd
Freezeout Rd
El Paso Rd
Cemetery Rd
Middleton Rd
Ember Rd
Mack Attack Ln
Edna Ln
Lansing Ln
Kingsbury Rd
Duff Ln
Purple Sage Rd
Willis Rd
Foothill Rd
Old Hwy 30
Stone Ln
Canyon Ln
River Rd
Middleton
W Main St
E Main St
StarCanyon
Hwy 44
Landruff Ln
Goldie Ln
N Illinois Ave
Lincoln Rd
Marble Front Rd
S Florida Ave
Caldwell
Blaine St
S 10th Ave
E Linden St
I 84 EB MP 18
S Kcid Rd
Midland Blvd
Joplin Rd
Hwy 20/26
Knott Ln
Northside Blvd
Madison Rd
Franklin Rd
Elm Ln
Nampa
Linden Rd
Slope Percent
0.001 - 3
3.001 - 6
6.001 - 9
9.001 - 12
12.001 - 14.999
15 - 202.718
0 0.5 1 1.5
Miles


Exhibit B2.9:
Middleton AOI
Future Land Use map
Galloway Rd
Emmett Rd
Mack Attack Ln
Edna Ln
Freezeout Rd
El Paso Rd
Harvey Rd
Purple Sage Rd
Cemetery Rd
Middleton Rd
Ember Rd
Duff Ln
Lansing Ln
Kingsbury Rd
Willis Rd
Foothill Rd
SUBJECT PROPERTY
StarCanyon
Middleton
W Main St
E Main St
Old Hwy 30
Stone Ln
Canyon Ln
River Rd
Hwy 44
Landruff Ln
Goldie Ln
N Illinois Ave
Lincoln Rd
Marble Front Rd
Joplin Rd
S Florida Ave
Caldwell
S 10th Ave
Blaine St
E Logan St
I 84 EB MP 18
S Kcid Rd
Midland Blvd
Hwy 20/26
Madison Rd
Franklin Rd
Knott Ln
Elm Ln
Legend
Future Land Use 2030
COMMERCIAL
INDUSTRIAL
RESIDENTIAL
0
1
2
Miles

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM T
NITRATE PRIORITY 2020.

Exhibit B2.10:

Middleton AOI
Nitrate Priority & Wells

Subject Property



GEO-THERMAL LOCATIONS

WETLANDS

NITRATE_PRIORITY

DEQ WELLS
N03_MGL

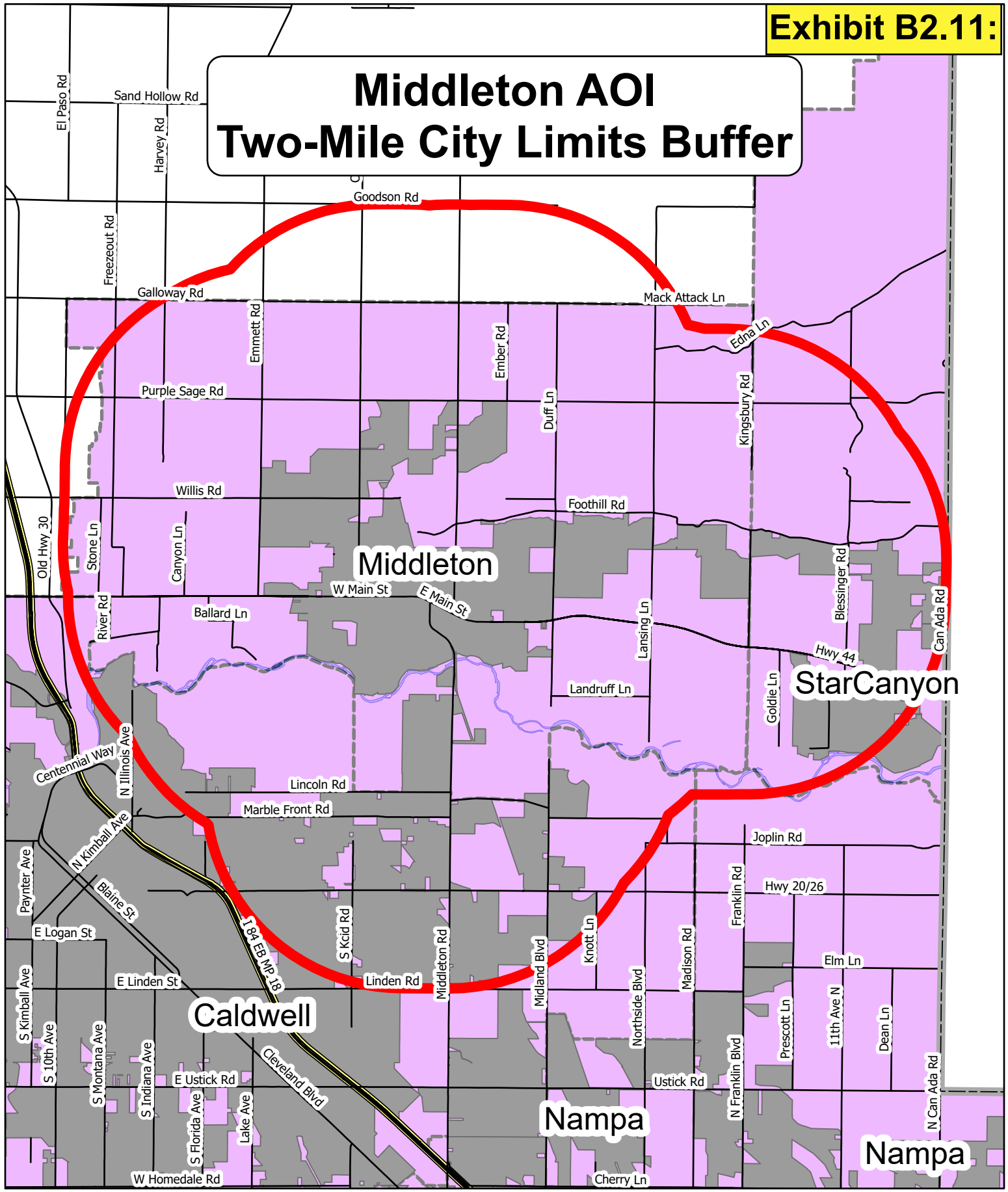
0.005 - 2.00

2.000001 - 5.00

5.0000001 - 10.00

10.000001 - 49.80

0 1 2 Miles


Exhibit B2.11:
Middleton AOI
Two-Mile City Limits Buffer
El Paso Rd
Sand Hollow Rd
Harvey Rd
Goodson Rd
Freezeout Rd
Galloway Rd
Mack Attack Ln
Edna Ln
Emmett Rd
Ember Rd
Duff Ln
Kingsbury Rd
Purple Sage Rd
Willis Rd
Foothill Rd
Old Hwy 30
Stone Ln
Canyon Ln
Middleton
W Main St
E Main St
River Rd
Ballard Ln
Lansing Ln
Blessinger Rd
Can Ada Rd
Hwy 44
StarCanyon
Landruff Ln
Goldie Ln
Centennial Way
N Illinois Ave
Lincoln Rd
Marble Front Rd
N Kimball Ave
Joplin Rd
Paynter Ave
Blaine St
Hwy 20/26
Franklin Rd
E Logan St
I 84 EB MP 18
S Kcid Rd
Middleton Rd
Midland Blvd
Knott Ln
Madison Rd
Elm Ln
S Kimball Ave
E Linden St
Linden Rd
Caldwell
Northside Blvd
Prescott Ln
11th Ave N
Dean Ln
S 10th Ave
S Montana Ave
S Indiana Ave
E Ustick Rd
Cleveland Blvd
Ustick Rd
N Franklin Blvd
N Can Ada Rd
S Florida Ave
Lake Ave
Nampa
Nampa
W Homedale Rd
Cherry Ln
2 Mile Buffer from City Limits
Proposed Impact Areas
City Limits
0
1
2
Miles

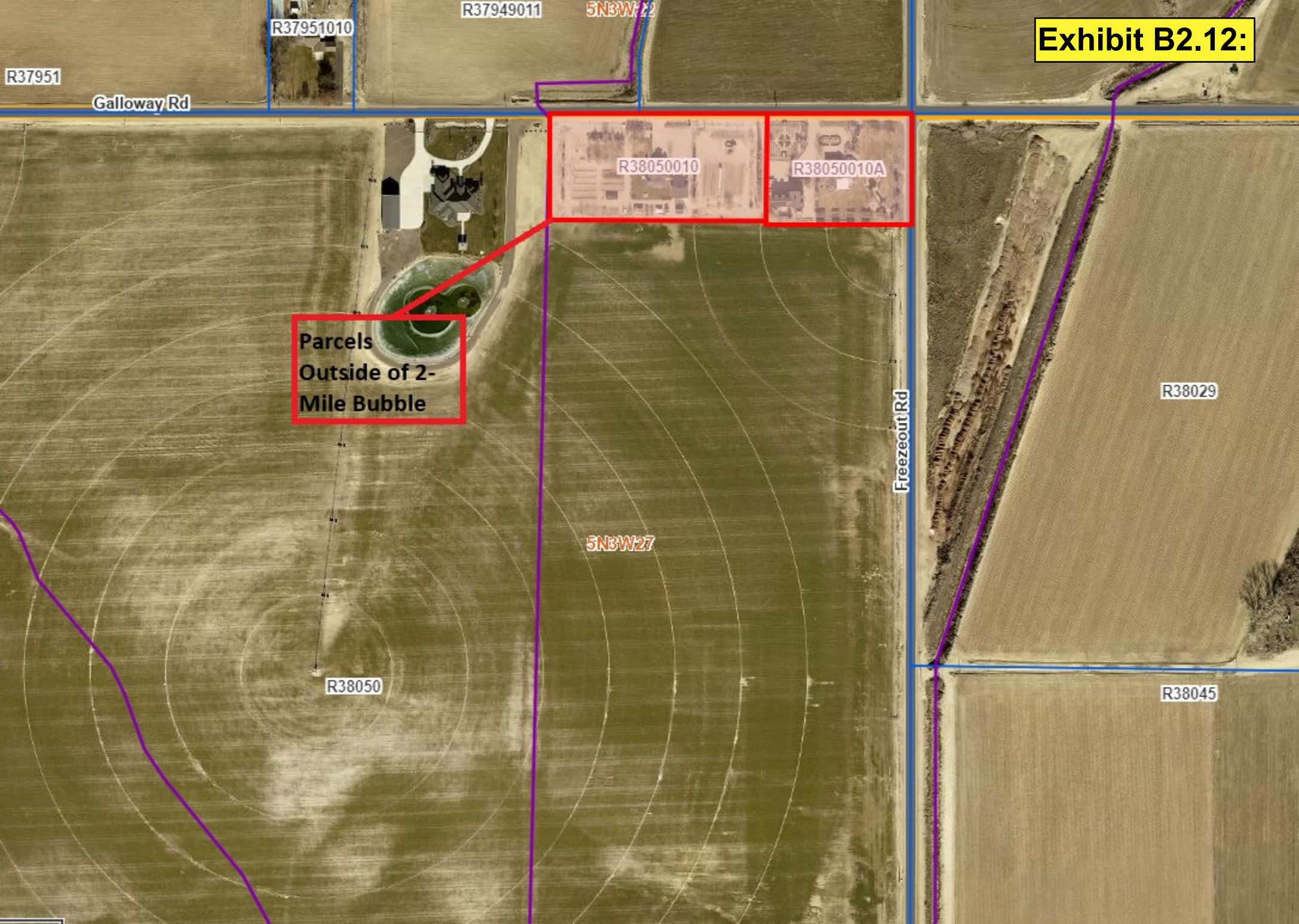

Exhibit B2.12:
R37951010
R37949011
5N3W22
R37951
Galloway Rd
R38050010
R38050010A
Parcels Outside of 2-Mile Bubble
Freezeout Rd
R38029
5N3W27
R38050
R38045

Exhibit B2.13:

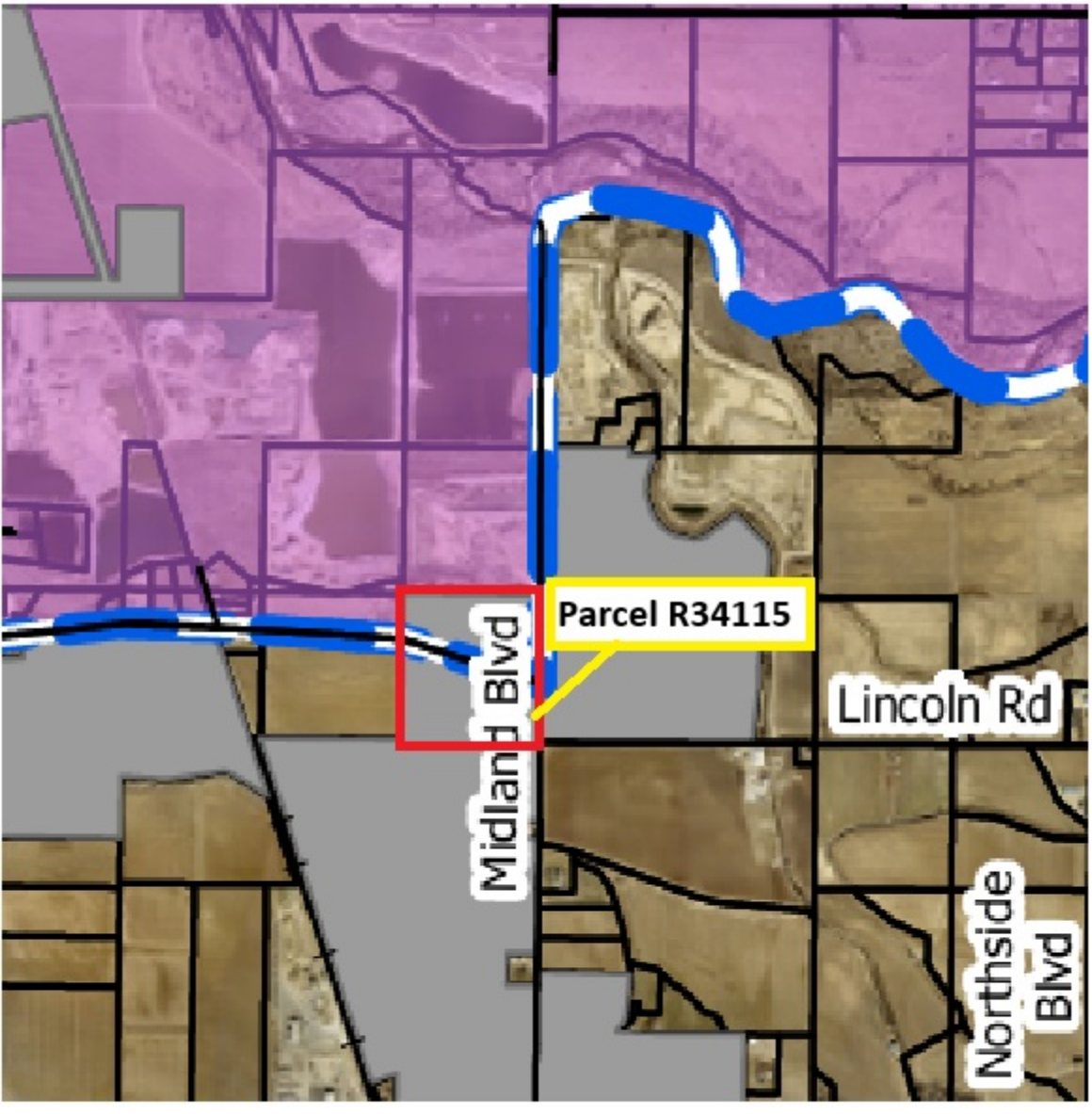


Exhibit B3:

Historic Population Estimates by City Limits

Ada County

Year	Boise	Eagle (Ada)	Garden City	Kuna	Meridian	Star (Ada)	Unincor-porated	Total Ada County	Total Ada and Canyon Counties	Total Ada, Canyon, and Boise Counties
2025	253,550	38,830	13,730	33,750	147,340	21,800	63,020	572,020	847,840	856,880
2024	250,060	37,550	13,380	31,490	142,830	19,920	62,360	557,590	822,890	
2023	247,040	35,360	12,990	29,880	138,620	17,190	63,510	544,590	801,530	
2022	243,570	33,960	13,040	27,480	133,470	14,950	66,240	532,710	782,430	
2021	241,590	34,470	12,570	27,570	127,890	13,400	60,820	518,310	761,690	
2020 (Census)	235,684	30,346	12,316	24,011	117,635	11,107	63,868	494,967	726,072	733,682
2019	236,310	31,270	12,240	23,140	114,680	10,990	59,040	487,670	712,210	
2018	232,300	29,910	11,880	20,740	106,410	10,310	59,390	470,940	688,120	
2017	228,930	26,930	11,500	19,700	98,300	9,290	59,760	454,410	669,840	
2016	226,900	25,510	11,420	18,430	91,420	8,150	61,020	442,850	651,030	
2015	223,670	24,600	12,060	17,320	91,310	7,930	61,780	438,670	646,460	
2010 (Census)	205,671	19,908	10,972	15,210	75,092	5,793	59,739	392,385	581,298	588,326
2000 (Census)	185,787	11,085	10,624	5,382	34,919	1,795	51,312	300,904	432,345	
1990 (Census)	125,738	3,327	6,369	1,955	9,596	648	58,142	205,775	295,851	

Canyon County

Year	Caldwell	Greenleaf	Melba	Middleton	Nampa	Notus	Parma	Star (Canyon)	Wilder	Unincor-porated	Total Canyon County
2025	77,610	820	700	13,970	123,220	630	2,240	570	1,770	54,290	275,820
2024	73,420	820	700	13,190	119,220	630	2,220	450	1,760	52,890	265,300
2023	69,910	840	670	11,980	114,960	630	2,140	500	1,680	53,630	256,940
2022	66,450	840	580	10,720	109,120	620	2,120	280	1,620	57,370	249,720
2021	63,760	900	590	10,420	110,980	570	2,210	10	1,830	52,110	243,380
2020 (Census)	59,996	812	572	9,425	100,200	609	2,096	10	1,597	55,788	231,105
2019	58,830	870	590	9,710	102,030	570	2,150	10	1,760	48,020	224,540
2018	56,860	860	570	9,190	98,370	570	2,140	10	1,710	46,900	217,180
2017	54,120	860	570	8,110	96,820	570	2,120	10	1,690	50,560	215,430
2016	52,620	860	570	7,580	90,860	570	2,110	10	1,640	51,360	208,180
2015	51,880	860	570	7,110	89,210	570	2,140	10	1,640	53,800	207,790
2010 (Census)	46,237	846	513	5,524	81,557	531	1,983	10	1,533	50,179	188,913
2000 (Census)	25,967	862	439	2,978	51,867	458	1,771	0	1,462	45,637	131,441
1990 (Census)	18,586	648	252	1,851	28,365	380	1,597	0	1,232	37,165	90,076

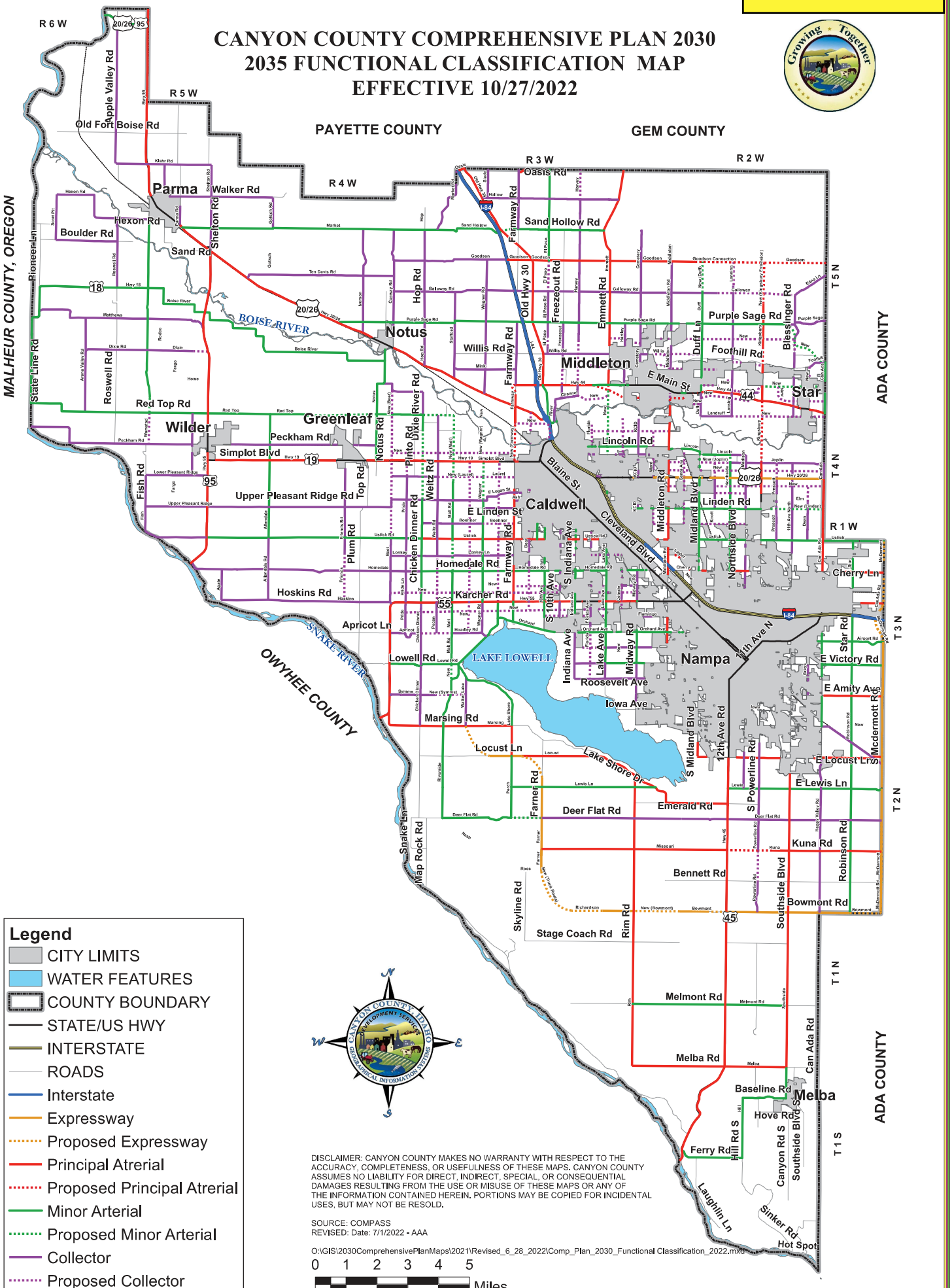
Boise County

Year	Eagle (Boise)	Total
2025	90	9,040
2020 (Census)	N/A	7,610
2010 (Census)	N/A	7,028

Note: Decreases in population are caused by changes in persons per household and vacancy rates over time.

Exhibit B4:

CANYON COUNTY COMPREHENSIVE PLAN 2030
2035 FUNCTIONAL CLASSIFICATION MAP
EFFECTIVE 10/27/2022



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: COMPASS
REVISED: Date: 7/1/2022 - AAA

O:\GIS\2030ComprehensivePlanMaps\2021\Revised_6_28_2022\Comp_Plan_2030_Functional Classification_2022.mxd

Exhibit B5:

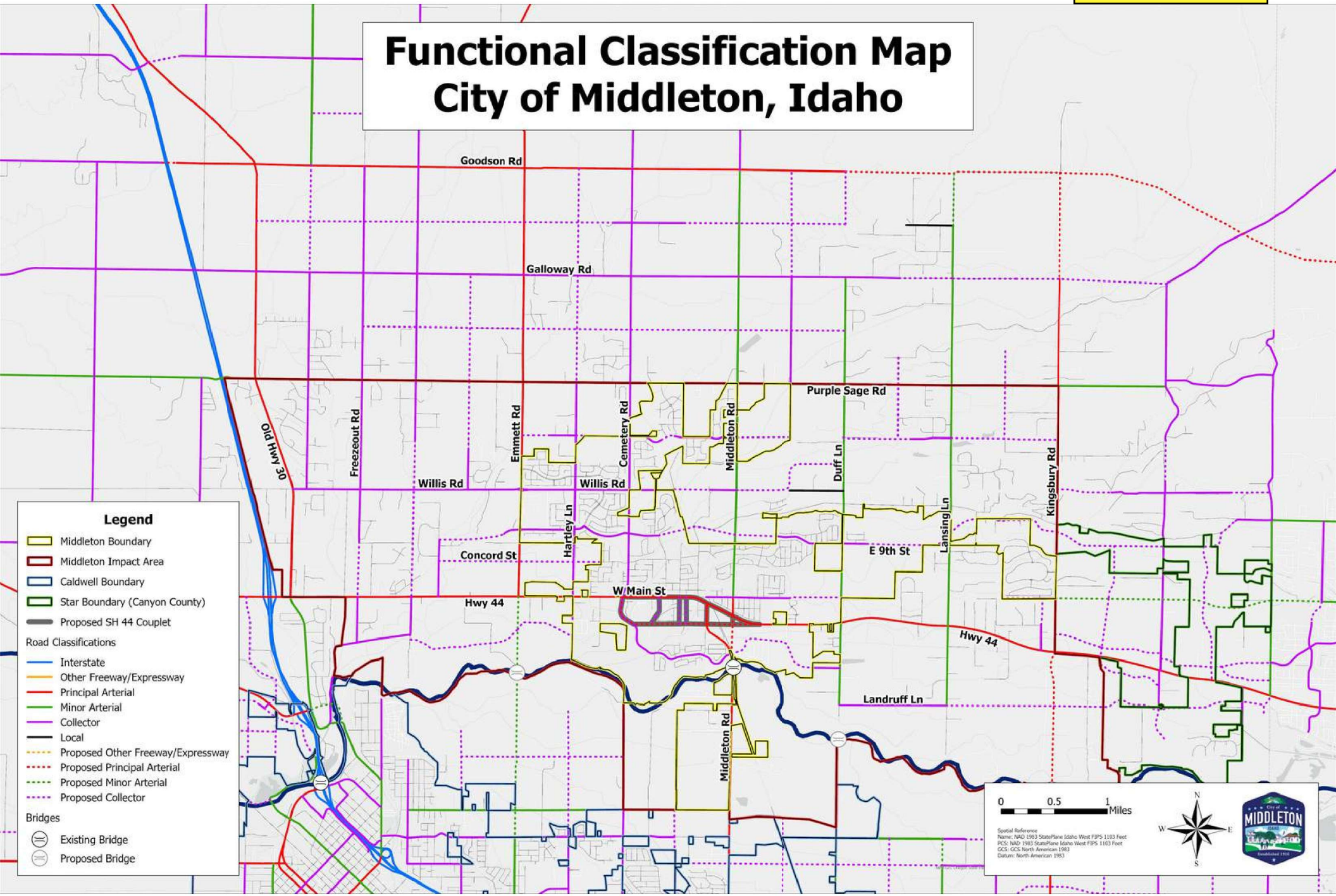
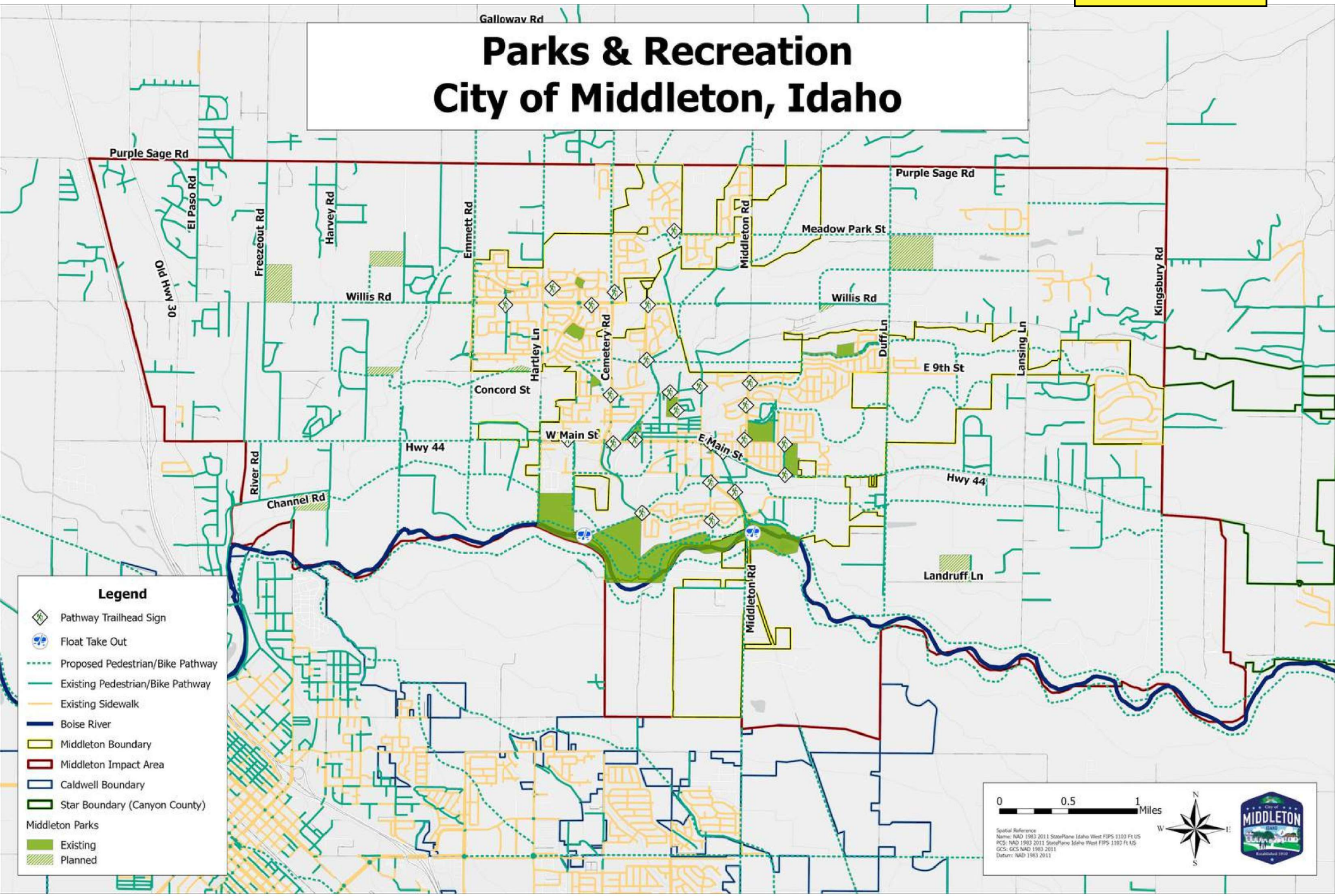
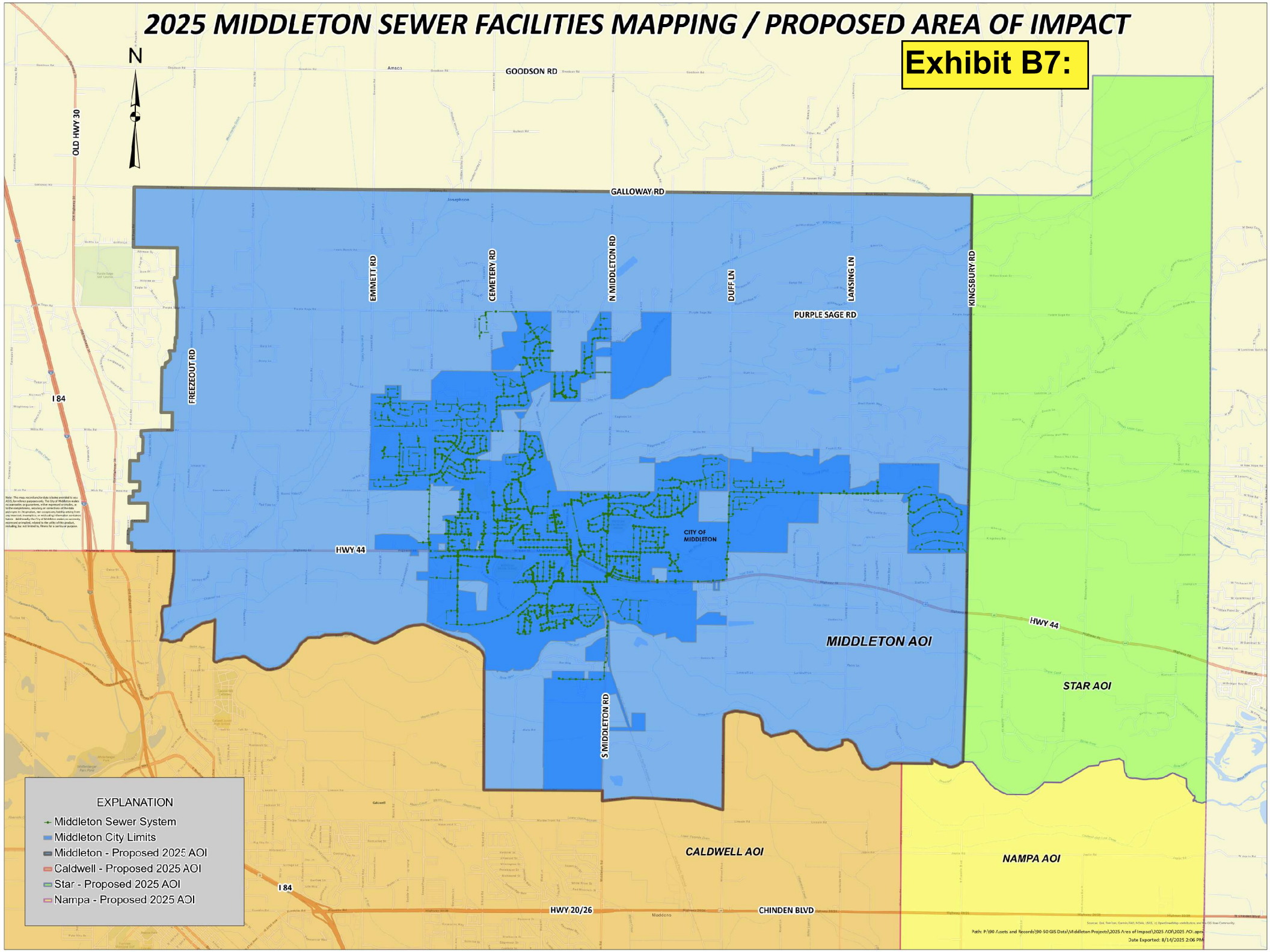

Functional Classification Map
City of Middleton, Idaho
Goodson Rd
Galloway Rd
Purple Sage Rd
Old HWY 30
Freezeout Rd
Emmett Rd
Cemetery Rd
Middleton Rd
Duff Ln
Kingsbury Rd
Willis Rd
Willis Rd
Hartley Ln
Lansing Ln
Concord St
E 9th St
W Main St
Hwy 44
Hwy 44
Landruff Ln
Middleton Rd
Legend
Middleton Boundary
Middleton Impact Area
Caldwell Boundary
Star Boundary (Canyon County)
Proposed SH 44 Couplet
Road Classifications
Interstate
Other Freeway/Expressway
Principal Arterial
Minor Arterial
Collector
Local
Proposed Other Freeway/Expressway
Proposed Principal Arterial
Proposed Minor Arterial
Proposed Collector
Bridges
Existing Bridge
Proposed Bridge
0
0.5
1
Miles
N
W
E
S
MIDDLETON

Exhibit B6:


Parks & Recreation
City of Middleton, Idaho
Galloway Rd
Purple Sage Rd
El Paso Rd
Old Hwy 30
Freezeout Rd
Harvey Rd
Emmett Rd
Middleton Rd
Meadow Park St
Kingsbury Rd
Willis Rd
Hartley Ln
Cemetery Rd
Duff Ln
Lansing Ln
E 9th St
Concord St
W Main St
E Main St
Hwy 44
River Rd
Channel Rd
Landruff Ln
Legend
Pathway Trailhead Sign
Float Take Out
Proposed Pedestrian/Bike Pathway
Existing Pedestrian/Bike Pathway
Existing Sidewalk
Boise River
Middleton Boundary
Middleton Impact Area
Caldwell Boundary
Star Boundary (Canyon County)
Middleton Parks
Existing
Planned
0
0.5
1
Miles
N
W
E
S
MIDDLETON

2025 MIDDLETON SEWER FACILITIES MAPPING / PROPOSED AREA OF IMPACT

Exhibit B7:



2025 MIDDLETON WATER FACILITIES MAPPING / PROPOSED AREA OF IMPACT

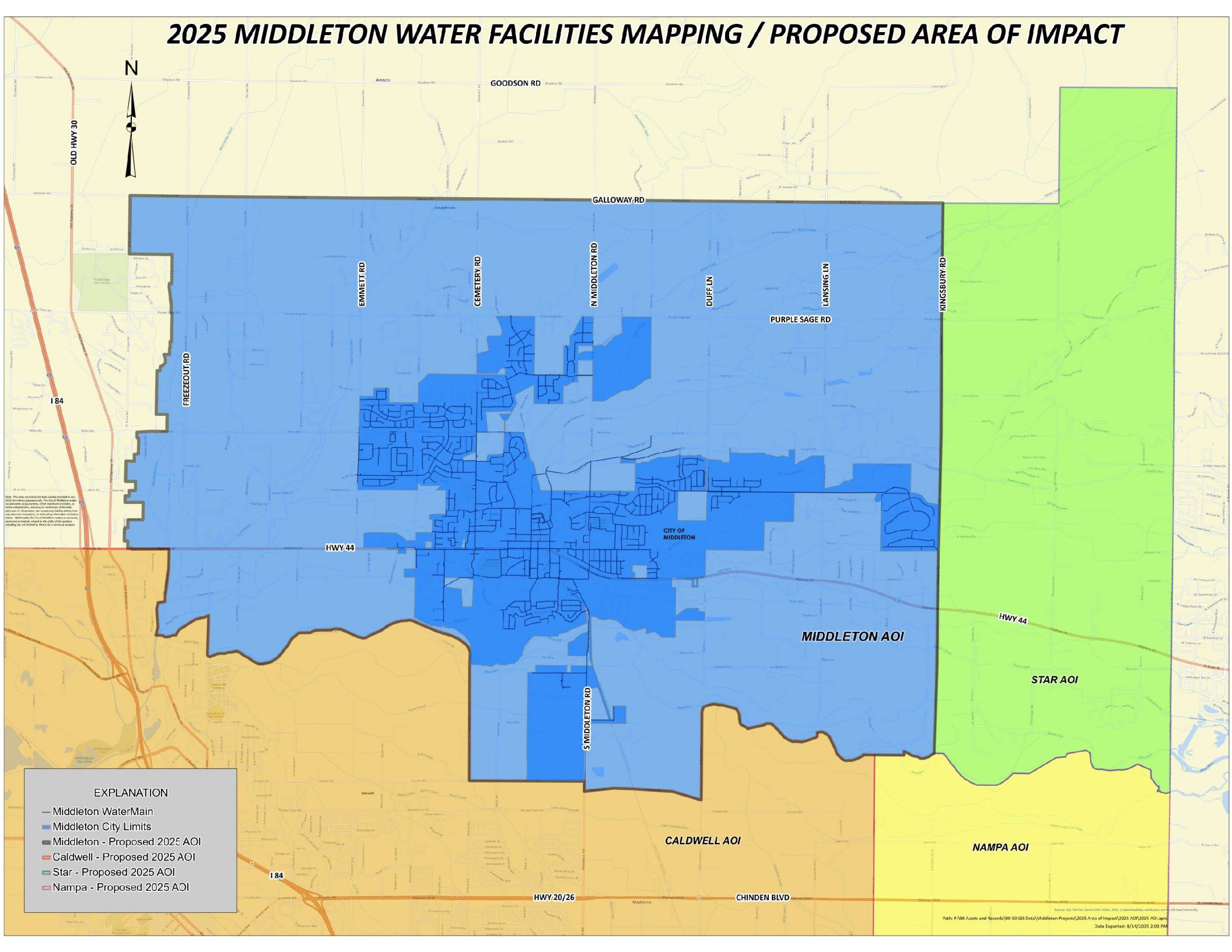


Exhibit B8:


Riverwalk Park
Middleton, ID
MIDDLETON
KEY
WETLAND BOARD WALK LOOP- .4 MILE
DISCGOLF & DOG PARK LOOP- 1 MILE
EXTERIOR LOOP- 1.7 MILES
AMPHITHEATRE PATH- .48 MILE
EXISTING PATH- 1.48 MILES
RIVER ACCESS POINTS
PUT IN OR TAKE OUT POINTS
BAER DESIGN GROUP

Exhibit C:

EXHIBIT C

Agency Comments

Received By: September 26, 2025

Exhibit C1:

CERTIFICATE OF LEGAL NOTIFICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
Phone: 208-454-7458

CASE NAME: Middleton AOI

CASE NO: OR2025-0010

HEARING BODY: Board of County Commissioners

I, Caitlin Ross, as the representative of Canyon County Development Services, hereby certify that on this 20th 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: 8/20/25

Development Services Department

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

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

August 20, 2025

Dear Agencies:

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

Pursuant to the Local Land Use Planning Act, Idaho Code §67-6509, §67-6511, and §67-6512, as applicable, your agency is being notified of an upcoming **Board of County Commissioner's public hearing** on **October 16, 2025 at 1:30 p.m.** for the following land use case:

Case No. OR2025-0010: The applicant, City of Middleton, represented by Roberta Stewart, is requesting an ordinance update to amend chapter 9, article 9, subsection 23-6A, of Canyon County Code of Ordinance to modify the existing area of city impact boundaries for the City of Middleton, to comply with Idaho Code 67-6526. The subject properties are located within Middleton's existing and proposed area of impact. The application and map can be found at www.canyoncounty.id.gov/land-hearings/ under Ordinance Updates.

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

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

Respectfully,

Caitlin Ross

Caitlin Ross
Hearing Specialist
Canyon County DSD

EXHIBIT A

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

EXHIBIT B

LEGAL NOTICE TRANSMITTAL

Case #: OR2025-0010 Transmittal Date: August 20, 2025 Planner: Amber Lewter / AOI Team

Applicant: City of Middleton Applicant's Representative: Roberta Stewart

☐ P&Z ☐ Hearing Examiner ☐ BOCC

JEPA: _____ ☒ FULL POLITICAL

City
- ☒ Caldwell
- ☒ Greenleaf
- ☒ Homedale
- ☒ Marsing
- ☒ Melba
- ☒ Middleton
- ☒ Nampa
- ☒ Notus
- ☒ Parma
- ☒ Star
- ☒ Wilder

School District
- ☒ Caldwell
- ☒ CWI
- ☒ Homedale
- ☒ Kuna
- ☒ Liberty Charter HC
- ☒ Marsing
- ☒ Melba
- ☒ Meridian/West Ada
- ☒ Middleton
- ☒ Nampa
- ☒ Notus
- ☒ Parma
- ☒ Vallivue
- ☒ Wilder

☒ **Southwest District Health**

Fire District
- ☒ Caldwell
- ☒ Homedale
- ☒ Kuna
- ☒ Marsing
- ☒ Melba
- ☒ Middleton
- ☒ Nampa Fire Dept
- ☒ Parma
- ☒ Star
- ☒ Upper Deer Flat
- ☒ Wilder
- ☒ State Fire Marshal

Highway District
- ☒ Highway District 4
- ☒ Golden Gate
- ☒ Nampa
- ☒ Notus-Parma

Library District
- ☒ Kuna
- ☒ Lizard Butte
- ☒ Wilder HC

Utilities
- ☒ CenturyLink
- ☒ Intermountain Gas
- ☒ Idaho Power
- ☒ Ziply Fiber

Irrigation, Drain & Flood Districts
- ☒ Black Canyon Irrigation Dist.
- ☒ Boise-Kuna Irrigation Dist.
- ☒ Boise Project Board of Control
- ☒ Caldwell Water & Sewer HC
- ☒ Canyon County Water Co.
- ☒ Canyon Hill Irrigation District
- ☒ Eureka Irrigation District HC
- ☒ Farmer Cooperative Ditch Co.
- ☒ Farmers Union Ditch Co.
- ☒ Franklin Ditch Co.
- ☒ Lower Center Point HC
- ☒ Mason Creek Ditch Co. HC
- ☒ Middleton Mill Ditch/Irrigation
- ☒ Nampa – Meridian
- ☒ New York
- ☒ Pioneer
- ☒ Pioneer Dixie Ditch
- ☒ Poor Boy Ditch HC
- ☒ Riverside Irrigation District
- ☒ Riverside Ditch
- ☒ Settlers Irrigation
- ☒ Siebenberg Co-op Ditch
- ☒ Star Sewer & Water
- ☒ Wilder Irrigation
- ☒ Drainage Ditch 2
- ☒ Drainage Ditch 3
- ☒ Drainage Ditch 4
- ☒ Drainage Ditch 6

- ☒ Flood District 10
- ☒ Flood District 11

Transportation
- ☒ ACHD
- ☒ Brown Bus Company
- ☒ Caldwell Transportation HC
- ☒ COMPASS
- ☒ Idaho Transportation Dept
- ☒ Valley Regional Transit

Emergency Services
- ☒ Canyon County Sheriff
- ☒ Emergency Mgmt. Coordinator
- ☒ CC Paramedics / EMT
- ☒ Homedale City Ambulance
- ☒ Marsing Ambulance HC
- ☒ Melba Quick Response HC
- ☒ Nampa Police Department

Other
- ☒ Farm Service Agency HC
- ☒ Fire Code Consultants Northwest
- ☒ Greater Middleton Area Rec
- ☒ Melba Gopher District HC
- ☒ Mosquito Abatement
- ☒ Natural Resource Conservation Dist.
- ☒ Ten-Davis Recreation
- ☒ Destination Caldwell
- ☒ Marathon Pipeline LLC
- ☒ Owyhee County, Dir of Planning
- ☒ US Postal Service _____
- ☒ Cemetery Wilder HC
- ☒ Media _____
- ☒ ID State Archaeologist & Director HC
- ☒ West Valley Humane Society HC

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

Canyon County
- ☒ CC DSD Building Dept.
- ☒ CC DSD Code Enforcement
- ☒ CC DSD Engineering
- ☒ CC DSD GIS Department
- ☒ CC DSD Floodplain Manager

Government
- ☒ Bureau of Land Management
- ☒ Bureau of Reclamation
- ☒ Deer Flat Natl Wildlife Refuge
- ☒ ID Agricultural Aviation Association
- ☒ Environmental Protection Agency
- ☒ US Army Corps of Engineers

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

Caitlin Ross

From: Caitlin Ross
Sent: Wednesday, August 20, 2025 10:14 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@cwi.edu'; 'ddenney@homedaleschools.org'; 'bgraves@kunaschools.org'; 'tejensen@kunaschools.org'; 'nstewart@marsingschools.org'; 'sadams@melbaschools.org'; 'Horner.Marci@westada.org'; 'lgrooms@msd134.org'; 'mgee@msd134.org'; 'cstauffer@nsd131.org'; 'dleon@nsd131.org'; 'krantza@notusschools.org'; 'tkelly@parmaschools.org'; 'jenny.titus@vallivue.org'; 'lisa.boyd@vallivue.org'; 'joseph.palmer@vallivue.org'; 'jdillon@wilderschools.org'; 'lrichard@cityofcaldwell.org'; 'aperry@cityofcaldwell.org'; 'homedalefd@gmail.com'; 'tlawrence@kunafire.com'; 'Office@KunaFire.com'; 'marsingfiredistrict@yahoo.com'; 'marsingruralfire@gmail.com'; 'brian.mccormack@melbafire.id.gov'; 'kenny.hoagland@melbafire.id.gov'; 'vislas@starfirerescue.org'; 'permits@starfirerescue.org'; 'eddy@heritagewifi.com'; 'johnsonrl@nampafire.org'; 'prevention@nampafire.org'; 'Jeff@parmafire.us'; 'ParmaRuralFire@gmail.com'; 'permits@starfirerescue.org'; 'eddy@heritagewifi.com'; 'wfdchief@wilderfire.org'; 'jmaloney@wilderfire.org'; 'knute.sandahl@doi.idaho.gov'; 'chopper@hwydistrict4.org'; 'lriccio@hwydistrict4.org'; 'bobw@gghd3.org'; 'office@gghd3.org'; 'eddy@nampahighway1.com'; 'gwatkins@nphd.net'; 'admin1@kunalibrary.org'; 'admin2@kunalibrary.org'; 'lizardbuttelibrary@yahoo.com'; 'brandy.walker@centurylink.com'; 'eingram@idahopower.com'; 'easements@idahopower.com'; 'arobins@idahopower.com'; 'monica.taylor@intgas.com'; 'jessica.mansell@intgas.com'; 'Contract.Administration.Bid.Box@ziply.com'; 'developmentreview@blackcanyonirrigation.com'; 'carl@blackcanyonirrigation.com'; 'dpopoff@rh2.com'; 'aflavel.bkirrdist@gmail.com'; 'tritthaler@boiseproject.org'; 'gashley@boiseproject.org'; 'irr.water.3@gmail.com'; 'kchamberlain.fcdc@gmail.com'; 'office@idcpas.com'; 'fcdc1875@gmail.com'; 'farmers.union.ditch@gmail.com'; 'irr.water.3@gmail.com'; 'wilders04@msn.com'; 'irrigation.mm.mi@gmail.com'; 'tammy.middletonirrigation@gmail.com'; 'nmid@nmid.org'; 'eolvera@nmid.org'; 'nyirrigation@nyid.org'; 'kirk@pioneerirrigation.com'; 'sheepmama25@gmail.com'; 'fcdc1875@gmail.com'; 'fcdc1875@gmail.com'; 'Mack@settlersirrigation.org'; 'kchamberlain.fcdc@gmail.com'; 'mitch.kiester@phd3.idaho.gov'; 'anthony.lee@phd3.idaho.gov'; 'wilderirrigation10@gmail.com'; 'drain.dist.2@gmail.com'; 'bryce@sawtoothlaw.com'; 'scott_sbi@outlook.com'; 'scott_sbi@outlook.com'; 'farmerhouston@gmail.com'; 'projectmgr@boiseriver.org'; 'scott_sbi@outlook.com'; 'testrada@starswd.com'; 'jlucas@achdidaho.org'; 'clittle@achdidaho.org'; 'brentc@brownbuscompany.com'; 'gis@compassidaho.org'; 'D3Development.services@itd.idaho.gov'; 'niki.benyakhlef@itd.idaho.gov'; 'ITDD3PERMITS@ITD.IDAHO.GOV'; 'Airport.Planning@itd.idaho.gov';

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

Subject: Legal Notice OR2025-0010 / Middleton AOI

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

Dear Agencies,

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

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

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

Thank you,

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

Direct Line: 208-454-7463
Email: Caitlin.Ross@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Exhibit C2:

Archived: Monday, October 6, 2025 3:01:26 PM
From: BRO Admin
Mail received time: Mon, 25 Aug 2025 10:49:40
Sent: Mon, 25 Aug 2025 16:49:27
To: AOI Update
Cc: Jennifer Lahmon
Subject: [External] RE: Legal Notice OR2025-0010 / Middleton AOI
Importance: Normal
Sensitivity: None

\~

\~

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

\~

Sincerely,

\~

Carlene Oberg
Administrative Assistant I
Idaho Department of Environmental Quality
1445 North Orchard Street Boise, Idaho 83706
P: (208) 373-0550 \~| www.deq.idaho.gov

\~

\~

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, August 20, 2025 10:14 AM
To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'P&Z@cityofcaldwell.org' <P&Z@cityofcaldwell.org>; 'dgeyer@cityofcaldwell.org' <dgeyer@cityofcaldwell.org>; 'jdodson@cityofcaldwell.org' <jdodson@cityofcaldwell.org>; mbessaw@cityofcaldwell.org; 'amy@civildynamics.net' <amy@civildynamics.net>; 'alicep@cityofhomedale.org' <alicep@cityofhomedale.org>; 'jgreen@marsingcity.com' <jgreen@marsingcity.com>; 'mayor@cityofmelba.org' <mayor@cityofmelba.org>; 'cityclerk@cityofmelba.org' <cityclerk@cityofmelba.org>; 'jhutchison@middletoncity.org' <jhutchison@middletoncity.org>; 'mhobbs@middletoncity.org' <mhobbs@middletoncity.org>; 'rstewart@middletoncity.org' <rstewart@middletoncity.org>; 'sellersr@cityofnampa.us' <sellersr@cityofnampa.us>; 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'BadgerD@cityofnampa.us' <BadgerD@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfieldd@cityofnampa.us' <critchfieldd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'timc@cityofnampa.us' <timc@cityofnampa.us>; 'notuscityclerk@gmail.com' <notuscityclerk@gmail.com>; 'clerk@cityofparmaidaho.org' <clerk@cityofparmaidaho.org>; 'mayor@cityofparmaidaho.org' <mayor@cityofparmaidaho.org>; 'publicworks@cityofparmaidaho.org' <publicworks@cityofparmaidaho.org>; 'cityhalladmin@cityofparmaidaho.org' <cityhalladmin@cityofparmaidaho.org>; 'snickel@staridaho.org'

Exhibit C3:

Archived: Monday, October 6, 2025 3:01:35 PM
From: Caitlin Ross
Mail received time: Tue, 26 Aug 2025 09:44:42
Sent: Tue, 26 Aug 2025 09:44:42
To: AOI Update
Cc: 'D3Development.services@itd.idaho.gov'
Subject: FW: [External] RE: Legal Notice OR2025-0010 / Middleton AOI
Importance: Normal
Sensitivity: None

FYI – thanks!

\~

Caitlin

\~

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, August 26, 2025 9:34 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Legal Notice OR2025-0010 / Middleton AOI

\~

Hello,

\~

After careful review of the transmittal submitted to ITD on August 20, 2025 regarding, OR2025-0010/Middleton AOI, the Department has no comments or concerns to make at this time.\~ If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

\~

Thank you

Mila Kinakh

D3 Planning and Development

\~

\~

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

Exhibit C4:

Archived: Monday, October 6, 2025 3:01:43 PM
From: Michelle Barron
Mail received time: Fri, 12 Sep 2025 09:18:07
Sent: Fri, 12 Sep 2025 09:18:06
To: Amber Lewter
Subject: FW: [External] ORD2026-0006 etc...
Importance: Normal
Sensitivity: None
Attachments:
District-Wide_ORD2025-006 Area of Impact.pdf

For Middleton as well.

\~

Michelle Barron

Principal Planner

Canyon County Development Services Department

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

Direct Line:\~ 208-455-6033\~\~\~\~\~\~\~\~

DSD Office Phone:\~ 208-454-7458

Email:\~ Michelle.Barron@canyoncounty.id.gov

Website:\~ www.canyoncounty.id.gov

\~

From: Chris Hopper <chopper@hwydistrict4.org>
Sent: Thursday, September 11, 2025 4:09 PM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>; Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Subject: [External] ORD2026-0006 etc...

\~

Arbay & Michelle-

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

\~

Respectfully,

\~

Chris Hopper, P.E.

District Engineer

\~

Highway District No. 4

15435 Hwy 44

Caldwell, Idaho\~ 83607

208-454-8135\~ Ext. 104

\~

HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

September 11, 2025

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

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

Dear Commissioners:

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

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

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

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

Respectfully,

Chris Hopper, P.E.
District Engineer

File: Development_Canyon County 2025_Cities AOI Boundary Revisions

Exhibit C5:

Middleton School District #134

Every Child Learning Every Day

September 26, 2025

Marc Gee
Superintendent

Lisa Pennington
Assistant Superintendent

Alicia Krantz
Business Manager/Treasurer

Paige Goodson
Director of Curriculum and Assessment

Whitney Schexnider
Director of Special Services

Nick Davis
Technology Director

Re: Middleton Area of Impact Modification and Confirmation

Dear Commissioners,

The Middleton School District has experienced significant growth in its student population in recent years. Currently, two of our three elementary schools are operating above capacity. Heights Elementary is at 117% of capacity, with five portable units totaling 10 classrooms. Mill Creek Elementary is at 113% of capacity, with six portable units totaling 12 classrooms. Purple Sage Elementary is at 96% of capacity, with four of six grade levels above capacity. Middleton Middle School is at 100% of capacity. Middleton High School is at 102% of capacity. These enrollment pressures demonstrate the immediate need for strategic planning in the educational infrastructure of the community. A demographic study conducted within our boundaries indicates that for every new home built, approximately 0.5–0.7 students (average 0.569) can be expected to enroll in Middleton schools. This factor is used in all projections of enrollment growth tied to new development.

We note and appreciate the City's description of the District's efforts to address growth. For clarity:
- The State of Idaho recently awarded the District $18,182,450 for facilities needs. While these funds were not dedicated solely for new construction, the Board has determined to allocate just under half toward building a new elementary school. The remainder is for ongoing maintenance
- One new elementary school is planned near Kingsbury Road and Highway 44.
- The property referenced by the City on Meadow Park Street is already owned by the District. Preservation through zoning, rather than ownership, will support long-term planning for an additional school on that site.
- In addition, the District is nearing completion of the Middleton Career Campus, a new career training facility equipped with state-of-the-art technology, which is expected to open in the early weeks of the 2025–2026 school year.

The Middleton School District supports the City's proposal to Canyon County for modification and confirmation of the area of impact. We recognize that our District boundaries include not only the City of Middleton, but also portions of Star, Caldwell, and unincorporated county land. The District values the cooperative relationship we share with the City and believes this approach will support school planning processes and future investments in educational infrastructure.

Sincerely,

Marc Gee
Superintendent
Middleton School District #134

5 South Viking Avenue
Middleton, ID 83644
(208) 585-3027
msd134.org

Exhibit D:

EXHIBIT D

Public Comments

Received By: September 26, 2025

Exhibit D1:

CERTIFICATE OF LEGAL NOTIFICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
Phone: 208-454-7458

CASE NAME: Middleton AOI

CASE NO: OR2025-0010

HEARING BODY: Board of County Commissioners

I, Caitlin Ross, as the representative of Canyon County Development Services, hereby certify that on this 22nd day of August, 2025, I mailed by regular first-class mail, or emailed, a true and correct copy of the notice attached hereto as Exhibit A to those referenced in Exhibit B in accordance with the requirements of the Canyon County Zoning Ordinance § 07-05-01.

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

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

Date Completed: 8/22/25

Hearing Case: City of Middleton AOI
Case No.: OR2025-0010

Notice of Public Hearing

Suggestions for Testifying at the Public Hearing

Be informed . . .
Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan. Learn the criteria used to consider the proposal's merits, or other pertinent material.

Be on time . . .
Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

Speak to the point . . .
The governing body appreciates pertinent, well organized, and concise comments. Redundant testimony is discouraged and ***each individual is given 3 minutes to comment.*** *Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one person speak on behalf of the group -- "opposition representative," like the applicant's representative, receives 10 minutes to make comments. Applicant has 5 minutes to rebut or discuss issues raised by any opposition.*

If you don't wish to speak, write . . .
At most hearings, previously submitted written testimony has been reviewed by the governing body before the meeting. It is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision. ***All documents or written comments should be submitted to the Development Services Department by September 26, 2025****. If the materials deadline is on a weekend or holiday, it will move to close of business 5pm the next business day.*

Canyon County documents are not to be altered or redistributed with alterations. Doing so may be a **violation of Federal, State or Local Laws.**

CANYON COUNTY
DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, Suite 310 • Caldwell, Idaho • 83605
Phone (208) 402-4164

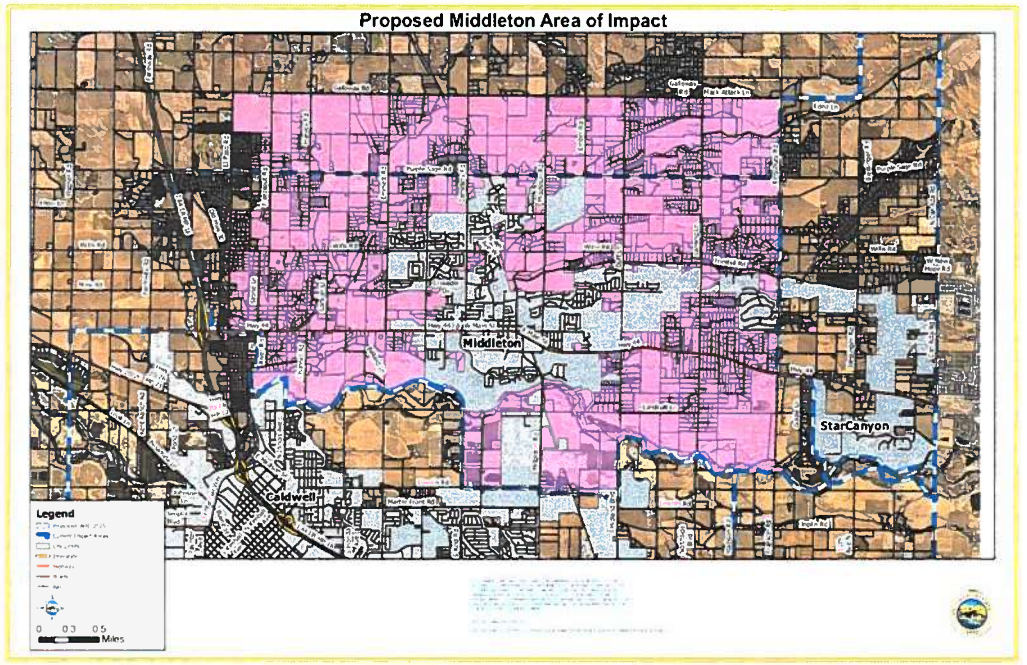
Greetings Property Owner:

NOTICE IS HEREBY GIVEN that the Canyon County Board of County Commissioners is scheduled to hold a public hearing on **October 16, 2025** beginning at 1:30 p.m. on the following case**.** The hearing will be held in the Public Meeting Room on the 1st floor of the Canyon County Administration Building, located at 111 North 11th Avenue, Caldwell, Idaho.

Case No. OR2025-0010: The applicant, City of Middleton, represented by Roberta Stewart, is requesting an ordinance update to amend chapter 9, article 9, subsection 23-6A, of Canyon County Code of Ordinance to modify the existing area of city impact boundaries for the City of Middleton, to comply with Idaho Code 67-6526. The subject properties are located within Middleton's existing and 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.**

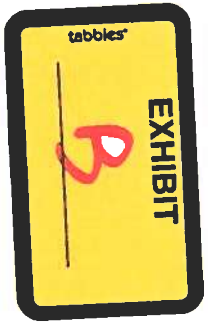
If you have questions, please contact the **AOI TEAM** at aoiupdate@canyoncounty.id.gov or 208-455-6033. In all correspondence concerning this case, please refer to the case number noted.



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.

DXF_TEXT	OwnerName	Address	City	State	ZipCode
R37528208	ROBINSON JOSEPH S	10028 STONY BROOK WAY	MIDDLETON	ID	83644
R37528200	BICE JOHN C	10129 STONY BROOK WAY	MIDDLETON	ID	83644
R37528201	BICE JOHN C	10129 STONY BROOK WAY	MIDDLETON	ID	83644
R37528101	BICE JOHN C	10129 STONY BROOK WAY	MIDDLETON	ID	83644
R38035108	ARROYO VIEW SUB HOA	10167 WILLIS RD	MIDDLETON	ID	83644
R37528202	BICE JOHN C	10185 STONY BROOK WAY	MIDDLETON	ID	83644
R34054118	NEIGHBORS ALAN	1025 S BRIDGEWAY STE 280	EAGLE	ID	83616
R24080010	LONGSTREET THELMA V	10338 WILLIS RD	MIDDLETON	ID	83644
R37530012	DICKMAN JOHN COLTON	10414 PURPLE SAGE RD	MIDDLETON	ID	83644
R34513100	PALOMINOS-RICO BERTHA	10544 RAINSPRING ST	NAMPA	ID	83687
R22575506	BAILEY HEATHER DAWN	1090 E GRAVEL LN	MERIDIAN	ID	83642
R37532011	BANKS STACY	10902 WAGON TRAIL LN	MIDDLETON	ID	83644
R37532011A	ELLINGTON DALE A	10922 PURPLE SAGE RD	MIDDLETON	ID	83644
R37532010A	OLSEN DAVID J	10947 WAGON TRAIL LN	MIDDLETON	ID	83644
R27270	VEGA SERGIO	11024 PURPLE SAGE RD	MIDDLETON	ID	83644
R34049010	HAFER EARL LESTER LIVNG TRUST	11129 W TAHITI CT	BOISE	ID	83713
R37508	CANYON COUNTY	1115 ALBANY ST	CALDWELL	ID	83605
R37983	SHARK FIN LLC	1123 12TH AVE RD PMB 308	NAMPA	ID	83686
R37542102	WALKER JAYLEN R	11324 PURPLE SAGE RD	MIDDLETON	ID	83644
R37542101	LINKOUS BRENT & SHANNON LIVING TRUST	11336 PURPLE SAGE RD	MIDDLETON	ID	83644
R37542100	JONES JC ROBERT	11378 PURPLE SAGE RD	MIDDLETON	ID	83644
R37542018	BARKER ROBIN M	11448 PURPLE SAGE RD	MIDDLETON	ID	83644
R37546	ENRICO MICHAEL A	11622 PURPLE SAGE RD	MIDDLETON	ID	83644
R38046103	BLAINE COREY	1164 E BEACON LIGHT RD	EAGLE	ID	83616
R38046102	BLAINE COREY	1164 E BEACON LIGHT RD	EAGLE	ID	83616
R37513110	MENEN FAMILY TRUST	11659 W TRILOBA DR	STAR	ID	83669
R37547018	RASMUSSEN DARWIN	11750 BLUE SAGE LN	MIDDLETON	ID	83644
R37528010C	SNOW JACK & PEGGY LIVING TRUST	11771 PURPLE SAGE RD	MIDDLETON	ID	83644
R37547016	DOUGAL MICHAEL	11777 BLUE SAGE LN	MIDDLETON	ID	83644
R20802010	WILSON BURNICE B	1179 W AYRSHIRE ST	MIDDLETON	ID	83644
R37552010	WALLACE DIONNE	11820 PURPLE SAGE RD	MIDDLETON	ID	83644
R37513108	RIGGS MICHAEL	11846 COLONIAL	CALDWELL	ID	83605
R37552	BECK KEVIN DOUGLAS	11866 PURPLE SAGE RD	MIDDLETON	ID	83644-5204
R37551010	MAHER RYAN J	11880 PURPLE SAGE RD	MIDDLETON	ID	83644
R38005	ROWLEY KEVIN L	11896 LINCOLN RD	CALDWELL	ID	83605



R38005011	ROWLEY KEVIN L	11896 LINCOLN RD	CALDWELL	ID	83605
R37551	THOMAS DENISE	11902 PURPLE SAGE RD	MIDDLETON	ID	83644
R33995	KUENZI TERRY & KATRINA KUENZI TRUST	12002 CLUB HOUSE LN	MUKILTEO	WA	98275
R34053	KUENZI TERRY & KATRINA KUENZI TRUST	12002 CLUB HOUSE LN	MUKILTEO	WA	98275
R26958	JENSEN REUBEN KAY	12014 VINE ST	MIDDLETON	ID	83644
R23394	MITTLESTEAD JAMMIE	12015 VINE ST	MIDDLETON	ID	83644
R26961	MITTLESTEAD JAMMIE LEE	12015 VINE ST	MIDDLETON	ID	83644
R24062	SMITH RONALD C	12018 LONG ST	MIDDLETON	ID	83644
R24063	EWELL REGINA MARIE	12048 LONG ST	MIDDLETON	ID	83644
R24079	HANSEN TY D	12049 LONG ST	MIDDLETON	ID	83644
R23374	ANDERSON DAVID	12054 PURPLE SAGE RD	MIDDLETON	ID	83644
R26957	LEISHMAN STEVE	12060 VINE ST	MIDDLETON	ID	83644
R37992	GAILEY JAMES C	12066 FINCH LN	MIDDLETON	ID	83644
R24059	EISENHAUER KELLY	12075 SHADY LN	MIDDLETON	ID	83644
R24067	PRICKETT EDWARD E	12076 LONG ST	MIDDLETON	ID	83644
R24058	GILLASPY PATRICIA JOANNE	12087 SHADY LN	MIDDLETON	ID	83644
R24078	BERTELSEN JILL	12091 LONG ST	MIDDLETON	ID	83644
R23372	ADAMSON MARK D	12092 PURPLE SAGE RD	MIDDLETON	ID	83644
R23373	ADAMSON MARK D	12092 PURPLE SAGE RD	MIDDLETON	ID	83644
R37990010	SOTELO JOSE AYALA	12108 SHADY LN	MIDDLETON	ID	83644
R37991	WERRE RONALD A	12110 FINCH LN	MIDDLETON	ID	83644
R24076	JOYNER SANDRA WAITE	12111 LONG ST	MIDDLETON	ID	83644
R24068	BLY-SUMMA CAROL JOANN	12118 LONG ST	MIDDLETON	ID	83644
R23371	JEANES DENISE	12120 PURPLE SAGE RD	MIDDLETON	ID	83644
R24075	MEIER FAMILY REVOCABLE TRUST	12131 LONG ST	MIDDLETON	ID	83644
R24073	FLUD JOHNNY	12143 LONG ST	MIDDLETON	ID	83644
R24074	FLUD JOHNNY	12143 LONG ST	MIDDLETON	ID	83644
R24052	VALIN LAUREL	12151 SHADY LN	MIDDLETON	ID	83644
R37993	FINCH DOYLE	12180 FINCH LN	MIDDLETON	ID	83644
R37988010	PENNINGTON ROY L	12180 SHADY LN	MIDDLETON	ID	83644
R37491124	PURSELL MICHAEL & KATHRYN TRUST	12191 W PINEWOOD RIVER LN	STAR	ID	83669
R24072	HUETSON MICHAEL C	12193 LONG ST	MIDDLETON	ID	83644
R24071	NUNALLY GARRETT	12215 LONG ST	MIDDLETON	ID	83644
R24055	HOLLWAY SANDRA A	12242 LONG ST	MIDDLETON	ID	83644
R37988	ENZMINGER DARRELL L	12248 SHADY LN	MIDDLETON	ID	83644
R37983011	FERNANDEZ JENNIFER L	12251 GALLOWAY RD	MIDDLETON	ID	83644

R37983010	SALGADO JULIO ALMAZAN	12253 GALLOWAY RD	MIDDLETON	ID	83644
R37997	HALE STEPHEN F	12254 SHADY LN	MIDDLETON	ID	83644
R23406	WALLACE THOMAS F	12255 LONG STREET LOOP	MIDDLETON	ID	83644-0464
R37995011	MAXEY PAUL D	12275 FINCH LN	MIDDLETON	ID	83644
R23405	DOWNS LESLIE J	12279 LONG STREET LOOP	MIDDLETON	ID	83644
R23391	ZAHARKO RHONDA R	12283 SHADY LN	MIDDLETON	ID	83644
R37995	MEDRANO LUIS ENRIQUE	12287 FINCH LN	MIDDLETON	ID	83644
R38000010	LINGEL SCOTT T	12290 SHADY LN	MIDDLETON	ID	83644
R23387	DAVIS CHARLES	12294 PURPLE SAGE RD	MIDDLETON	ID	83644
R23412	OLSSON MITCHELL	12304 LONG STREET LOOP	MIDDLETON	ID	83644
R23404	WALSH JAMES	12307 LONG STREET LOOP	MIDDLETON	ID	83644
R23395	THOMAS LEVI AARON	12311 SHADY LN	MIDDLETON	ID	83644
R37996	DREYER PEGGY JANE	12317 FINCH LN	MIDDLETON	ID	83644
R37994	FINCH LAUREL A	12318 FINCH LN	MIDDLETON	ID	83644
R23386	ORR SPENCER TIMOTHY	12330 PURPLE SAGE RD	MIDDLETON	ID	83644
R23411	VALDEZ DENISSE	12332 LONG STREET LOOP	MIDDLETON	ID	83644
R37986	WESTFALL DANIEL T FAMILY TRUST	12335 GALLOWAY RD	MIDDLETON	ID	83644
R37986010	WESTFALL DANIEL T FAMILY TRUST	12335 GALLOWAY RD	MIDDLETON	ID	83644
R23402	JOHNSON CHRISTOPHER D	12335 LONG STREET LOOP	MIDDLETON	ID	83644
R37987	DONOHUE LEANN M TRUST	12349 GALLOWAY RD	MIDDLETON	ID	83644
R23401	PROFITT JOSEPH	12349 LONG STREET LOOP	MIDDLETON	ID	83644
R37985010	YEAGER DOUGLAS	12351 GALLOWAY RD	MIDDLETON	ID	83644
R37985	YEAGER DOUGLAS	12351 GALLOWAY RD	MIDDLETON	ID	83644
R23400	HESS ED M	12363 LONG STREET LOOP	MIDDLETON	ID	83644
R23396011	ALSUP SHANDRA	12365 SHADY LN	MIDDLETON	ID	83644
R37999	RAMIREZ JESSE JR	12366 PURPLE SAGE RD	MIDDLETON	ID	83644
R20810010	JENKINS K AND K FAMILY TRUST	12377 GALLOWAY RD	MIDDLETON	ID	83644
R38006010	K & K JENKINS FAMILY TRUST	12377 GALLOWAY RD	MIDDLETON	ID	83644
R38011010A	K & K JENKINS FAMILY TRUST	12377 GALLOWAY RD	MIDDLETON	ID	83644
R37982	K & K JENKINS FAMILY TRUST	12377 GALLOWAY RD	MIDDLETON	ID	83644
R38011010A1	K & K JENKINS FAMILY TRUST	12377 GALLOWAY RD	MIDDLETON	ID	83644
R37982010	K & K JENKINS FAMILY TRUST	12377 GALLOWAY RD	MIDDLETON	ID	83644
R23399	MASON VICTOR J II	12389 LONG STREET LOOP	MIDDLETON	ID	83644
R23410	REDINGER CASEY	12390 LONG STREET LOOP	MIDDLETON	ID	83644
R23396	KIMPTON ACRES WATER ASSOC	12391 LONGSTREET LOOP	MIDDLETON	ID	83644
R23397	OLSEN CODY	12397 LONG STREET LOOP	MIDDLETON	ID	83644

R23385	GRAF CHRISTOPHER H	12399 SHADY LN	MIDDLETON	ID	83644
R23409	FREDRICKSON LAWRENCE A	12410 LONG STREET LOOP	MIDDLETON	ID	83644
R23393	FULTON NORMAN S	12415 LONG STREET LOOP	MIDDLETON	ID	83644
R37998010	HENSON RICHARD M	12416 PURPLE SAGE RD	MIDDLETON	ID	83644
R23408	HANSON JARED	12420 LONG STREET LOOP	MIDDLETON	ID	83644
R23392	TONEY LONNIE	12421 LONG STREET LOOP	MIDDLETON	ID	83644
R23384	WRIGHT DARREL ROBERT	12429 SHADY LN	MIDDLETON	ID	83644
R23390010	KIM RALPH M	12450 SHADY LN	MIDDLETON	ID	83644
R27271	FOTES LIVING TRUST	12461 W LACERTA ST	STAR	ID	83669
R21997509	ROSS JAMES & PEGGY LIVING TRUST	12468 N COUNTRY RD 15	WELLINGTON	CO	80549
R23383	GONZALES MICHELLE A	12475 SHADY LN	MIDDLETON	ID	83644
R20809010	GRIFFIN TIGE	12587 GALLOWAY RD	MIDDLETON	ID	83644
R37513111	PAVLIY SERGEY	12624 W MCBEAN CT	STAR	ID	83669
R20809	CREASON BOBBY	12671 GALLOWAY RD	MIDDLETON	ID	83644
R38007010	WALTMAN FAMILY TRUST	12681 FRED LN	CALDWELL	ID	83607
R20811010	ELLSWORTH TREVOR O	12698 FRED LN	MIDDLETON	ID	83644
R38007010B	NGUYEN CHAD	12715 FRED LN	MIDDLETON	ID	83644
R20808	HESS CHARLES	12771 GALLOWAY RD	MIDDLETON	ID	83644
R20808010	RUSH JOHNNY JR	12791 GALLOWAY RD	MIDDLETON	ID	83644
R20801011	NIED EMILY	12825 QUAIL RUN LN	CALDWELL	ID	83607
R20804011	HOLLOWAY FAMILY TRUST	12825 SUNSET VILLAGE LN	MIDDLETON	ID	83644
R20804	GULLEDGE FAMILY TRUST	12828 SUNSET VILLAGE LN	MIDDLETON	ID	83644
R20804012	GULLEDGE FAMILY TRUST	12828 SUNSET VILLAGE LN	MIDDLETON	ID	83644
R20804013	GULLEDGE FAMILY TRUST	12828 SUNSET VILLAGE LN	MIDDLETON	ID	83644
R20801012	RUIS JULIA E	12834 QUAIL RUN LN	CALDWELL	ID	83607
R20802	TAYLOR TRAVIS	12840 QUAIL RUN LN	CALDWELL	ID	83607
R20802011	LEGG THERESA R	12848 QUAIL RUN LN	CALDWELL	ID	83607
R20800	LINDAUER BRANDON	12861 QUAIL RUN LN	CALDWELL	ID	83607
R20803	LEITNER PHILIP	12866 QUAIL RUN LN	CALDWELL	ID	83607
R37995010	GRIJALVA STEVEN R	12899 FINCH LN	MIDDLETON	ID	83644
R20807	WRIGHT ASHLEY MARIE	12913 GALLOWAY RD	MIDDLETON	ID	83644
R38013010A	P & L DOORNENBAL DAIRY LLP	13146 GALLOWAY RD	CALDWELL	ID	83607
R27849011	MCCOY CHRISTOPHER	13167 MIKES BLVD	CALDWELL	ID	83607
R38017011A	FULS LACI	13170 PURPLE SAGE RD	CALDWELL	ID	83607
R27848	BOYER LUCERO A	13172 MIKES BLVD	CALDWELL	ID	83607
R27848010	GOODING MARTIN L	13194 MIKES BLVD	CALDWELL	ID	83607

R38017011	BLUM RHIANNON	13198 PURPLE SAGE RD	CALDWELL	ID	83607
R27849010	CROHN MICHAEL	13219 MIKES BLVD	CALDWELL	ID	83607
R27852	LEWIS CINDY	13220 MIKES BLVD	CALDWELL	ID	83607
R27851	SHAW GWYNNE REVOCABLE TRUST	13226 MIKES BLVD	CALDWELL	ID	83607
R27851010	LIMB DEVIN	13243 LEWIS RANCH RD	CALDWELL	ID	83607
R27853012	LIMB DEVIN C	13243 LEWIS RANCH RD	CALDWELL	ID	83607
R27853	LIMB DEVIN	13243 LEWIS RANCH RD	CALDWELL	ID	83607
R27853011	ROBERTSON RANDALL & DAWN TRUST	13247 LEWIS RANCH RD	CALDWELL	ID	83607
R27853010	ROBERTSON RANDALL & DAWN TRUST	13247 LEWIS RANCH RD	CALDWELL	ID	83607
R38015010	CARTER JOHN T	13331 LEWIS RANCH RD	CALDWELL	ID	83607
R38013010	BEUMELER MARY KATHRYN	13379 GALLOWAY RD	CALDWELL	ID	83607
R38013011	WILLIAMS JAMES T	13439 GALLOWAY RD	CALDWELL	ID	83607
R38015010A	WERNER KEVIN	13445 LEWIS RANCH RD	CALDWELL	ID	83607
R34533	RICE JOSEPH LEE	13466 CHICKEN DINNER RD	CALDWELL	ID	83607
R34533010	GREEN RICHARD LEE	13466 CHICKEN DINNER RD	CALDWELL	ID	83605
R27849	OUR FAMILY FARM TRUST	13498 PURPLE SAGE RD	CALDWELL	ID	83607
R27849	OUR FAMILY FARM TRUST	13498 PURPLE SAGE RD	CALDWELL	ID	83607
R38015	OUR FAMILY FARM TRUST	13498 PURPLE SAGE RD	CALDWELL	ID	83607
R38014	3V LAND COMPANY LLC	13503 GOODSON RD	CALDWELL	ID	83607
R38014011	3V LAND COMPANY LLC	13503 GOODSON RD	CALDWELL	ID	83607
R38050	3V LAND COMPANY LLC	13503 GOODSON RD	CALDWELL	ID	83607
R38014010	3V LAND COMPANY LLC	13503 GOODSON RD	CALDWELL	ID	83607
R38013	3V LAND COMPANY LLC	13503 GOODSON RD	CALDWELL	ID	83607
R38014012	3V LAND COMPANY LLC	13503 GOODSON RD	CALDWELL	ID	83607
R34499121	HESS PROPERTIES LLC	13607 SILVERSTONE LN	CALDWELL	ID	83607
R38128101	HESS PROPERTIES LLC	13607 SILVERSTONE LN	CALDWELL	ID	83607
R38128152	HESS PROPERTIES LLC	13607 SILVERSTONE LN	CALDWELL	ID	83607
R38128013	HESS PROPERTIES LLC	13607 SILVERSTONE LN	CALDWELL	ID	83607
R38128180	HESS PROPERTIES LLC	13607 SILVERSTONE LN	CALDWELL	ID	83607
R34490010	ROACH GARY	1368 SW 3RD AVE	FRUITLAND	ID	83619
R38024010	JOSLIN KYLE	13720 PURPLE SAGE RD	CALDWELL	ID	83607
R38024	JOSLIN JACK R	13726 PURPLE SAGE RD	CALDWELL	ID	83607
R38024010A	JOSLIN JACK R	13726 PURPLE SAGE RD	CALDWELL	ID	83607
R38127111	WATERBROOK LOTS 1 & 12 LLC	13833 W MEADOWDALE DR	BOISE	ID	83713
R38127100	WATERBROOK LOTS 1 & 12 LLC	13833 W MEADOWDALE DR	BOISE	ID	83713
R38127109	WATERBROOK LOTS 1 & 12 LLC	13833 W MEADOWDALE DR	BOISE	ID	83713

R38127100	WATERBROOK LOTS 1 & 12 LLC	13833 W MEADOWDALE DR	BOISE	ID	83713
R38025	KUHNEN WILLIAM D	13900 PURPLE SAGE RD	CALDWELL	ID	83607
R37498101	LONDON HOUSE CONSTRUCTION CO LLC	13906 OAKFORD ST	CALDWELL	ID	83607
R37498102	LONDON HOUSE CONSTRUCTION CO LLC	13906 OAKFORD ST	CALDWELL	ID	83607
R38032010	JEROME SUSANNE	14057 BLACKHAWK RD	CALDWELL	ID	83607
R38032017	JEROME SUSANNE	14057 BLACKHAWK RD	CALDWELL	ID	83607
R38032013	CLANCY CHARLES P	14125 BLACKHAWK RD	CALDWELL	ID	83607
R38032014	CLANCY CHARLES P	14125 BLACKHAWK RD	CALDWELL	ID	83607
R38032012	MAXWELL BENJAMIN G	14130 BLACKHAWK RD	CALDWELL	ID	83607
R38032016	BLACKHAWK RD USERS ASSO	14130 BLACKHAWK RD	CALDWELL	ID	83607
R38036	COOKE ALVIN EDWARD JR	14186 PURPLE SAGE RD	CALDWELL	ID	83607
R38044010	SCHREINER BIANCA	14200 E PURPLE SAGE RD	CALDWELL	ID	83607
R37552011	VARGAS RAMIRO	1423 7TH AVE S	GREAT FALLS	MT	59405-2430
R38043010	HAMPTON DON A	14238 PURPLE SAGE RD	CALDWELL	ID	83607
R38043	HAMPTON DON A	14238 PURPLE SAGE RD	CALDWELL	ID	83607
R38044011	MILLER GABRIEL E	14256 DEER CT	CALDWELL	ID	83607
R38044108A	MILLER GABRIEL E	14256 DEER CT	CALDWELL	ID	83607
R38044104	HUMPHERYS STACIE M	14303 CARIBOU CT	CALDWELL	ID	83607
R38044103	ROTELLA GABRIEL	14320 CARIBOU CT	CALDWELL	ID	83607
R38007010A	POLSKI GREGORY CHARLES	1435 W MAPLE AVE	MERIDIAN	ID	83642
R23377	ROSSI TRUST	14362 N ACAPULCO WAY	NAMPA	ID	83651
R23375	ROSSI TRUST	14362 N ACAPULCO WAY	NAMPA	ID	83651
R38043011	GILHAM SHAWN K	14474 PURPLE SAGE RD	CALDWELL	ID	83607
R38050010A	KILBOURNE FAMILY TRUST	14557 GALLOWAY RD	CALDWELL	ID	83607
R38042	RODRIGUEZ MATEO	14602 PURPLE SAGE RD	CALDWELL	ID	83607
R38050010	KOPEL FRED W	14623 GALLOWAY RD	CALDWELL	ID	83607
R38177	CORTEZ PATRICIA AVALOS	14668 WILLIS RD	CALDWELL	ID	83607
R38178101	RADFORD JASON REX	14675 SIMPLICITY LN	CALDWELL	ID	83607
R27862502	COX AUSTON	14689 WEN JEFF LN	CALDWELL	ID	83607
R27862500	VANDAELE ROGER J JR	14710 WEN JEFF LN	CALDWELL	ID	83607
R38157011	KELLY ROBERT W	14715 PURPLE SAGE RD	CALDWELL	ID	83607
R27862503	PELKEY THERESA LEE	14715 WEN JEFF LN	CALDWELL	ID	83607
R27862501	BARNETT VERNON LEE	14725 WEN JEFF LN	CALDWELL	ID	83607
R38174	HART TREYCE	14750 WILLIS RD	CALDWELL	ID	83607
R20800010	KRISER CALEB D	1478 SKIPPER RD	DOTHAN	AL	36301
R38179201	WINKEL AARON LUKE	14810 WORDEN WAY	CALDWELL	ID	83607

R38179202	IZHEVSKIY YELENA T	14820 WORDEN WAY	CALDWELL	ID	83607
R38179203	TOPIE ROBERT LEE JR	14835 WORDEN WAY	CALDWELL	ID	83607
R38178012	TOPIE ROBERT LEE JR	14835 WORDEN WAY	CALDWELL	ID	83607
R38179204	CROWNOVER GERALD W	14855 WORDEN WAY	CALDWELL	ID	83607
R34499112	THOMPSON-MONTAGUE SCOTT	14876 GRANITE RIDGE ST	CALDWELL	ID	83607
R34499125	IRBY MICHAEL C	14881 ELK SPRING ST	CALDWELL	ID	83607
R38179205	PETERSON PHILICIA	14885 WORDEN WAY	CALDWELL	ID	83607
R34499113	GRENKE JULIE	14888 GRANITE RIDGE ST	CALDWELL	ID	83607
R38181015A	SMITH MARVIL & CHARLOTTE TRUST	14889 MARVEL PL	CALDWELL	ID	83607
R38181010	CARRILLO GUSTAVO	14897 PURPLE SAGE RD	CALDWELL	ID	83607
R21997506	DORSEY MICHAEL E	14900 CHANCERY DR	CALDWELL	ID	83607
R21997526	DIANE D BARTELL TRUST	14916 MARVEL PLACE	CALDWELL	ID	83607
R21997504A	SIMS RICHARD WILLIAM	14919 CHANCERY DR	CALDWELL	ID	83607
R38178226	SOLOAGA JACK JR	14925 RED BARN CT	CALDWELL	ID	83607
R21997504	DEROSE ROBERT	14927 CHANCERY DR	CALDWELL	ID	83607
R38178224	RAGSDALE FAMILY TRUST	14928 RED BARN CT	CALDWELL	ID	83607
R38179200	BLACKWELL R BRYCE	14930 WORDEN WAY	CALDWELL	ID	83607
R38179207	EL PASO HEIGHTS SUB HOA	14930 WORDEN WAY	CALDWELL	ID	83607
R21997531	PAYNE LARRY F	14931 MARVEL PL	CALDWELL	ID	83607
R21997525	DOHNER ELAINE	14932 MARVEL PL	CALDWELL	ID	83607
R38178227	POWELL CRISTOPHER D	14933 RED BARN CT	CALDWELL	ID	83607
R38178223	MEAD DONALD A FAMILY TRUST	14936 RED BARN CT	CALDWELL	ID	83607
R38178228	WILLIAMS ANDREW G	14939 RED BARN CT	CALDWELL	ID	83607
R38178229	KEITH CHRISTOPHER	14943 RED BARN CT	CALDWELL	ID	83607
R38178204	GOFF RYAN	14946 GAME BIRD DR	CALDWELL	ID	83607
R38178230	SINGER FAMILY REVOCABLE TRUST	14947 RED BARN CT	CALDWELL	ID	83607
R38178216	BRENT NICHOLE	14948 MORTENSEN CT	CALDWELL	ID	83607
R21997524	WATTERUD SHAYNE A	14950 MARVEL PL	CALDWELL	ID	83607
R38178203	GAME BIRD FAMILY TRUST	14952 GAME BIRD DR	CALDWELL	ID	83607
R38178231	LUDAN OLGA	14953 RED BARN CT	CALDWELL	ID	83607
R38178215	MAHAFFEY IAN	14954 MORTENSEN CT	CALDWELL	ID	83607
R38178232	NESLAND EVERLIZA A	14959 RED BARN CT	CALDWELL	ID	83607
R38178201	VAN VLECK TERRY ALAN & GAIL TRUST	14964 GAME BIRD DR	CALDWELL	ID	83607
R38178214	CRAIG DAVID ALLEN	14964 MORTENSEN CT	CALDWELL	ID	83607
R21997523	COSBY RYAN B	14966 MARVEL PL	CALDWELL	ID	83607
R38178219	VANDERHOOF CODY	14968 RED BARN CT	CALDWELL	ID	83607

R38178218	BALLARD AARON LEVI	14971 MORTENSEN CT	CALDWELL	ID	83607
R38178200	REID TROY	14980 GAME BIRD DR	CALDWELL	ID	83607
R21997522	CHURCHFIELD JEREMY R	14982 MARVEL PL	CALDWELL	ID	83607
R38181015	CLARK GINGER E	14983 MARVEL WAY	CALDWELL	ID	83607
R38178213	STORY FAMILY REVOCABLE TRUST	14984 MORTENSEN CT	CALDWELL	ID	83607
R34499123	OSBURN FAMILY TRUST	14985 SNOW MOUNTAIN DR	CALDWELL	ID	83607
R34514010	JONES MICHAEL S REVOCABLE TRUST	15005 WILLIS RD	CALDWELL	ID	83607
R34499116	WAITE TAYLOR JAY	15006 SNOW MOUNTAIN DR	CALDWELL	ID	83607
R34514	ADDISON STEVEN & DIANE LIVING TRUST	15007 WILLIS RD	CALDWELL	ID	83607
R37530	PURPLE SAGE LAND MANAGEMENT LLC	15007 WILLIS RD	CALDWELL	ID	83607
R34499118	ADAMS RICHARD FRANK III	15011 SNOW MOUNTAIN DR	CALDWELL	ID	83607
R38132212	MATLOCK JAMES	15015 LEON LN	CALDWELL	ID	83607
R34499117	SHULISHOV IGOR	15016 SNOW MOUNTAIN DR	CALDWELL	ID	83607
R25560012	KOHLER EDUARD ADOLF	15017 PINEHURST WAY	CALDWELL	ID	83607
R25562014	ST GERMAIN JOHN PHILLIP	15020 PINEHURST WAY	CALDWELL	ID	83607
R38132202	VAVOLD JOHN	15030 WILLIS RD	CALDWELL	ID	83607
R38128012	HAMANISHI MATTHEW	15031 SPYGLASS LN	CALDWELL	ID	83607
R38128	MARTINEZ RAUL & LORI FAMILY TRUST	15034 SPYGLASS LN	CALDWELL	ID	83607
R25560011	PUGH BILL AND KELLIE TRUST	15041 PINEHURST WAY	CALDWELL	ID	83605
R38128123	HILLENBURG FAMILY LIVING TRUST	15043 STREAMSONG CT	CALDWELL	ID	83607
R25562013	REID DAVID VICTOR	15046 PINEHURST WAY	CALDWELL	ID	83607
R38128011	TIDWELL SCOTT	15051 SPYGLASS LN	CALDWELL	ID	83607
R38132211	IRELAND THOMAS M	15055 LEON LN	CALDWELL	ID	83607
R38128151	ROBERTS BRYAN A	15058 LONGWOOD CT	CALDWELL	ID	83607
R38132201	ALDRICH REBECCA	15060 WILLIS RD	CALDWELL	ID	83607
R38128122	PITTARD MARK W	15062 STREAMSONG CT	CALDWELL	ID	83607
R38132210	DUNN RICHARD S	15063 LEON DR	CALDWELL	ID	83607
R25560010	WITTY MARK W	15063 PINEHURST WAY	CALDWELL	ID	83607
R38128153	WALK CHARLES J	15065 LONGWOOD CT	CALDWELL	ID	83607
R38128129	MANN RUSSELL L	15065 PRONGHORN DR	CALDWELL	ID	83607
R25562012	BENEDICT KERRY	15066 PINEHURST WAY	CALDWELL	ID	83607
R38128150	RICHARDS HAYDEN ANTHONY	15070 LONGWOOD CT	CALDWELL	ID	83607
R38128130	PYNE SKYLER	15071 PRONGHORN DR	CALDWELL	ID	83607
R38128121	LANGER DUSTIN	15072 STREAMSONG CT	CALDWELL	ID	83607
R38128154	MORROW CHRISTIAN JAY	15075 LONGWOOD CT	CALDWELL	ID	83607
R38128149	PYNE MARK RAYMOND	15078 LONGWOOD CT	CALDWELL	ID	83607

R38128124	ARMSTRONG JEANIE M	15079 STREAMSONG CT	CALDWELL	ID	83607
R38128127	CASSIDY FAMILY TRUST	15082 PRONGHORN DR	CALDWELL	ID	83607
R38128155	MARSH THOMAS A	15085 LONGWOOD CT	CALDWELL	ID	83607
R25560	MCGUIRE DANIEL JOHN	15087 PINEHURST WAY	CALDWELL	ID	83607
R38128148	GIRARDOT CHRISTOPHER	15088 LONGWOOD CT	CALDWELL	ID	83607
R38128131	SNEDECOR STEVEN	15089 PRONGHORN DR	CALDWELL	ID	83607
R38132200	COSTA RICHARD M	15090 WILLIS RD	CALDWELL	ID	83607
R38128126	KROPF JAMES D	15094 PRONGHORN DR	CALDWELL	ID	83607
R38128147	SPAIN RAYMOND FREDERICK	15096 LONGWOOD CT	CALDWELL	ID	83607
R38128132	GROVES HENRY	15101 PRONGHORN DR	CALDWELL	ID	83607
R38128156	TIDWELL SCOTT SEYMOUR	15105 LONGWOOD CT	CALDWELL	ID	83607
R38128125	ARMSTRONG CRAIG & KAREN LIVING TRUST	15106 PRONGHORN DR	CALDWELL	ID	83607
R34515	BIERMAN MICHAEL D	15107 WILLIS RD	CALDWELL	ID	83607
R25559011	DUCKETT LEVI	15111 PINEHURST WAY	CALDWELL	ID	83607
R38128133	TUCKER FAMILY TRUST	15111 PRONGHORN DR	CALDWELL	ID	83607
R38128146	HILLIARD SHARLA	15114 LONGWOOD CT	CALDWELL	ID	83607
R38128157	HERNANDEZ SAL	15123 LONGWOOD CT	CALDWELL	ID	83607
R38132206	RICHARDS DAVID A	15125 MACHEN PLACE	CALDWELL	ID	83607
R38128114	MIRANDA RAUL JR	15126 PRONGHORN DR	CALDWELL	ID	83607
R38132205	GILBERT JAY R	15130 MACHEN PL	CALDWELL	ID	83607
R38132207	CRAVER ANTHONY JAY	15135 MACHEN PLACE	CALDWELL	ID	83607
R25559010	WATTS TODD A	15135 PINEHURST WAY	CALDWELL	ID	83607
R38132204	DRISKELL ALISON ANNE	15140 MACHEN PLACE	CALDWELL	ID	83607
R25562011	WEST APRIL D	15140 PINEHURST WAY	CALDWELL	ID	83607
R38132208	BUSSELLE DAVID S	15145 MACHEN PLACE	CALDWELL	ID	83607
R34522203	HINTZE JIM ELLIS	15146 YOTIE CT	CALDWELL	ID	83607
R25562010	SHARP TED	15148 PINEHURST WAY	CALDWELL	ID	83607
R38132203	FAIRRES CLAY L FAMILY TRUST	15150 MACHEN PL	CALDWELL	ID	83607
R25559	SHACKELFORD JOSEPH E	15151 PINEHURST WAY	CALDWELL	ID	83607
R25562	TANKERSLEY KIRBY W	15154 PINEHURST WAY	CALDWELL	ID	83607
R34522202	ESSLINGER ASA	15156 YOTIE CT	CALDWELL	ID	83607
R25561012	BELL CHRIS & CANDACE FAMILY TRUST	15164 PINEHURST WAY	CALDWELL	ID	83607
R25558011	HUTTEMA ALLAN D	15165 PINEHURST WAY	CALDWELL	ID	83607
R25561011	ROOK DANIALLE L	15168 PINEHURST WAY	CALDWELL	ID	83607
R25561010	LEWIS AMBER JANINE	15172 PINEHURST WAY	CALDWELL	ID	83607
R25558010	ELORDI CHRISTOPHER B	15175 PINEHURST WAY	CALDWELL	ID	83607

R34522201	LINDGREN LAURIE J	15175 YOTIE CT	CALDWELL	ID	83607
R25561	WADE JACK G	15180 PINEHURST WAY	CALDWELL	ID	83607
R38128110	GARDNER DAVID SPENCER	15182 KINLOCH DR	CALDWELL	ID	83607
R25558	BEVIER PHILIP	15185 PINEHURST WAY	CALDWELL	ID	83607
R34522200	HINTZE WANDA JUNE	15185 YOTIE CT	CALDWELL	ID	83607
R38128107	KELLEY MICHAEL D	15187 KINLOCH DR	CALDWELL	ID	83607
R38128111	JENSEN CARY JAY	15190 KINLOCH DR	CALDWELL	ID	83607
R34538010	WEBER MATTHEW S	15191 MINK RD	CALDWELL	ID	83607
R25557011	MACHUNIS FAMILY LIVING TRUST	15191 PINEHURST WAY	CALDWELL	ID	83607
R38128106	HOLDERNESS DARIN	15195 KINLOCH DR	CALDWELL	ID	83607
R38128105	MCHUGH MICHAEL C	15205 KINLOCH DR	CALDWELL	ID	83607
R38128103	MATTSON TRUST	15210 KINLOCH DR	CALDWELL	ID	83607
R38128104	NIX MARSHA R	15215 KINLOCH DR	CALDWELL	ID	83607
R34538	BARNHART TRACEY	15235 MINK RD	CALDWELL	ID	83607
R34523	WEEKES JOSHUA L	15244 MINK RD	CALDWELL	ID	83607
R34503011	HECK DAVID & NANCY TRUST	15251 WILLIS RD	CALDWELL	ID	83607
R34513	HECK DAVID & NANCY FAMILY TRUST	15251 WILLIS RD	CALDWELL	ID	83607
R34513014	HECK DAVID & NANCY TRUST	15251 WILLIS RD	CALDWELL	ID	83607
R34499011	HECK DAVID & NANCY TRUST	15251 WILLIS RD	CALDWELL	ID	83607
R34503	HECK DAVID & NANCY TRUST	15251 WILLIS RD	CALDWELL	ID	83607
R34503010	HECK DAVID & NANCY TRUST	15251 WILLIS RD	CALDWELL	ID	83607
R34511	KALAFATIC JENNIFER	15281 MINK RD	CALDWELL	ID	83605
R34510010	TUEL TRAVIS J	15288 MINK RD	CALDWELL	ID	83607
R38128115	STARMAN KURT J	15318 PRONGHORN CT	CALDWELL	ID	83607
R38128120	TWEEDY DENNIS	15323 PRONGHORN CT	CALDWELL	ID	83607
R38128116	VERGARA RAUL	15326 PRONGHORN CT	CALDWELL	ID	83607
R38128135	STEELE THOMAS J	15330 MOSSY OAK CT	CALDWELL	ID	83607
R34509	BAIRD COLE R	15334 MINK RD	CALDWELL	ID	83605
R38128119	HESTER CHAD	15337 PRONGHORN CT	CALDWELL	ID	83607
R38128136	JONES BRIAN R	15340 MOSSY OAK CT	CALDWELL	ID	83607
R38128117	COOK NORMAN	15344 PRONGHORN CT	CALDWELL	ID	83607
R38128140	HUTCHINS RYAN P	15345 MOSSY OAK CT	CALDWELL	ID	83607
R38128137	BEEMAN DAVID L	15350 MOSSY OAK CT	CALDWELL	ID	83607
R38128118	COLE TERRY M	15351 PRONGHORN CT	CALDWELL	ID	83607
R38128139	GILLEY LARRY KEITH	15355 MOSSY OAK CT	CALDWELL	ID	83607
R38017012	AUSTIN REVOCABLE LIVING TRUST	1536 MEADOW BLUFF LN	DRAPER	UT	84020

R38128138	LANE RICKY J	15360 MOSSY OAK	CALDWELL	ID	83607
R34502105	BRADSHAW WEST CONSTRUCTION LLC	15361 WILLIS RD	CALDWELL	ID	83607
R34502107	BRADSHAW KENT	15361 WILLIS RD	CALDWELL	ID	83607
R34502	BRADSHAW KENT C	15361 WILLIS RD	CALDWELL	ID	83607
R34502103	BRADSHAW WEST CONSTRUCTION LLC	15361 WILLIS RD	CALDWELL	ID	83607
R34502108	BRADSHAW KENT	15361 WILLIS RD	CALDWELL	ID	83607
R34507	SILVA JOHN C	15364 MINK RD	CALDWELL	ID	83607
R34508	SILVA JOHN C	15364 MINK RD	CALDWELL	ID	83607
R34508010	ROBERTS KEVIN BURKE	15368 MINK RD	CALDWELL	ID	83607
R34505	WILKINS LUCINDA	15417 E WILLIS RD	CALDWELL	ID	83607
R37510122	CANYON HIGHWAY DISTRICT NO 4	15435 HWY 44	CALDWELL	ID	83607
R38151132	ROSARIO RICHARD	15497 WHISPERING PINE CT	CALDWELL	ID	83607
R38151130	FRENCH TRAVIS	15500 WHISPERING PINE CT	CALDWELL	ID	83607
R34500010	SLEIGHT ROBIN ANNE	15501 WILLIS RD	CALDWELL	ID	83607
R34500	OSMUS MICHAEL	15503 WILLIS RD	CALDWELL	ID	83607
R38151129	CLARK RICHARD A	15526 WHISPERING PINE CT	CALDWELL	ID	83607
R38151123	FORD JOHNNY D	15576 PONDEROSA PINE ST	CALDWELL	ID	83607
R38151115	SCHEUERMAN TODD LEE	15579 PONDEROSA PINE ST	CALDWELL	ID	83607
R38151119	FRISBY DAVID	15579 WHISPERING PINE CT	CALDWELL	ID	83607
R38151118	WHEELER SHELLY W L	15607 WHISPERING PINE CT	CALDWELL	ID	83607
R38151117	MILLER KENYON WINFIELD	15610 WHISPERING PINE CT	CALDWELL	ID	83607
R38151122	TORTOLERO JOAQUIN VARGAS	15616 PONDEROSA PINE ST	CALDWELL	ID	83607
R38151104	HAYGOOD GRANT & CHERYL FAMILY TRUST	15705 EMERALD PINE CT	CALDWELL	ID	83607
R38151100	PLETA DENNIS	15710 EMERALD PINE CT	CALDWELL	ID	83607
R38151101	ADAMS JOINT LIVING TRUST	15720 EMERALD PINE CT	CALDWELL	ID	83607
R38151103	MARLL MICHAEL B	15733 EMERALD PINE CT	CALDWELL	ID	83607
R38151102	SCHWERDTFEGER TIMOTHY	15736 EMERALD PINE CT	CALDWELL	ID	83607
R38003101	BARROSO ROBIN	1588 BANFF ST	MIDDLETON	ID	83644
R20809010A	LACER TAD	16076 TRACE LN	CALDWELL	ID	83607
R23150	CORE VALUE REAL ESTATE GROUP LLC	16080 EQUINE DR	NAMPA	ID	83687
R23148	CORE VALUE REAL ESTATE GROUP LLC	16080 EQUINE DR	NAMPA	ID	83687
R23151	CORE VALUE REAL ESTATE GROUP LLC	16080 EQUINE DR	NAMPA	ID	83687
R38127126	BURRIS ESTATES LLC	1610 W BANNOCK ST	BOISE	ID	83703
R37488	GREENSTONE TRUST	1674 N IRON BELLO PL	EAGLE	ID	83616
R24069	CHITTENDEN INVESTMENTS GROUP LLC	17359 N ARMSTEAD AVE	NAMPA	ID	83687
R38127106	PONTIFEX HOMES LLC	1775 W STATE ST	BOISE	ID	83702

R38127112	PONTIFEX HOMES LLC	1775 W STATE ST	BOISE	ID	83702
R38127114	PONTIFEX HOMES LLC	1775 W STATE ST	BOISE	ID	83702
R38127116	PONTIFEX HOMES LLC	1775 W STATE ST	BOISE	ID	83702
R38127117	PONTIFEX HOMES LLC	1775 W STATE ST	BOISE	ID	83702
R38127122	PONTIFEX HOMES LLC	1775 W STATE ST	BOISE	ID	83702
R38127104	PONTIFEX HOMES LLC	1775 W STATE ST	BOISE	ID	83702
R38127107	PONTIFEX HOMES LLC	1775 W STATE ST	BOISE	ID	83702
R38127124	PONTIFEX HOMES LLC	1775 W STATE ST	BOISE	ID	83702
R38127110	PONTIFEX HOMES LLC	1775 W STATE ST	BOISE	ID	83702
R38127113	PONTIFEX HOMES LLC	1775 W STATE ST	BOISE	ID	83702
R38127118	PONTIFEX HOMES LLC	1775 W STATE ST	BOISE	ID	83702
R38127119	PONTIFEX HOMES LLC	1775 W STATE ST	BOISE	ID	83702
R38127120	PONTIFEX HOMES LLC	1775 W STATE ST	BOISE	ID	83702
R38127101	PONTIFEX HOMES LLC	1775 W STATE ST	BOISE	ID	83702
R38127102	PONTIFEX HOMES LLC	1775 W STATE ST	BOISE	ID	83702
R38127103	PONTIFEX HOMES LLC	1775 W STATE ST	BOISE	ID	83702
R38127105	PONTIFEX HOMES LLC	1775 W STATE ST	BOISE	ID	83702
R38127108	PONTIFEX HOMES LLC	1775 W STATE ST	BOISE	ID	83702
R38127115	PONTIFEX HOMES LLC	1775 W STATE ST	BOISE	ID	83702
R38127121	PONTIFEX HOMES LLC	1775 W STATE ST	BOISE	ID	83702
R38127123	PONTIFEX HOMES LLC	1775 W STATE ST	BOISE	ID	83702
R38127125	PONTIFEX HOMES LLC	1775 W STATE ST	BOISE	ID	83702
R38128179	STEPHAN REID	18329 HUSH CREEK WAY	NAMPA	ID	83687
R38027011	AUBURN CANYON LLC	1838 RIDGE WAY	MIDDLETON	ID	83644-4729
R37533010	WILD LLC	1840 N LAKES AVE	MERIDIAN	ID	83646
R37534	WILD LLC	1840 N LAKES PL	MERIDIAN	ID	83646
R37535	WILD LLC	1840 N LAKES PL	MERIDIAN	ID	83646
R37545	VOLKOV ELI	1920 N LAKES PLACE NO 110	MERIDIAN	ID	83646
R38178208	HAUSER DEREK B	20722 DONIELLE CT	WILDOMAR	CA	92595
R34052102	LEIGHTON FAMILY REVOCABLE TRUST	21270 TRIGGER RANCH LN	STAR	ID	83669
R34052103	LEIGHTON FAMILY REVOCABLE TRUST	21270 TRIGGER RANCH LN	STAR	ID	83669
R34052100	LEIGHTON FAMILY REVOCABLE TRUST	21270 TRIGGER RANCH LN	STAR	ID	83669
R34052106	LEIGHTON FAMILY REVOCABLE TRUST	21270 TRIGGER RANCH LN	STAR	ID	83669
R34052104	LEIGHTON FAMILY REVOCABLE TRUST	21270 TRIGGER RANCH LN	STAR	ID	83669
R34052105	LEIGHTON FAMILY REVOCABLE TRUST	21270 TRIGGER RANCH LN	STAR	ID	83669
R34052101	LEIGHTON FAMILY REVOCABLE TRUST	21270 TRIGGER RANCH LN	STAR	ID	83669

R33994010	LEIGHTON LLC	21270 TRIGGER RANCH LN	STAR	ID	83669
R38178225	TMJF PROPERTIES LLC	214 WATER TOWER CIR	ALBION	ID	83311
R33995010	PORTER RICHARD & SHARI FAMILY TRUST	21578 LANSING LN	MIDDLETON	ID	83644
R34054117	TAYLOR TEETS FAMILY TRUST	21604 TRIGGER RANCH LN	STAR	ID	83669
R34054116	NICHOLS AMANDA	21664 TRIGGER RANCH LN	STAR	ID	83669
R34054115	SHANK DARREN J	21734 TRIGGER RANCH LN	STAR	ID	83669
R34054114	VUCINICH MARK	21846 TRIGGER RANCH LN	STAR	ID	83669
R34054113	GINES EVAN	21934 TRIGGER RANCH LN	STAR	ID	83669
R34054112	WHITE JOHN S	21988 TRIGGER RANCH LN	STAR	ID	83669
R34054110	6D RANCH LLC	22002 TRIGGER RANCH LN	STAR	ID	83669
R38178217	MORRIS JAMES R	2201 BUENA VISTA RD	HOLLISTER	CA	95023
R34054109	BONDARCZUK JONATHAN	22076 TRIGGER RANCK LN	STAR	ID	83669
R34054108	HERRERA GREGGORY	22104 TRIGGER RANCH LN	STAR	ID	83669
R34054100	LEIGHTON LAKE ESTATES HOA INC	22138 TRIGGER RANCH LN	STAR	ID	83669
R34054107	HARWOOD PAT KIRK	22138 TRIGGER RANCH LN	STAR	ID	83669
R34054111	LEIGHTON LLC	22138 TRIGGER RANCH LN	STAR	ID	83669
R34054105	RTB FAMILY REVOCABLE LIVING TRUST	22180 TRIGGER RANCH LN	STAR	ID	83669
R34054103	HERRERA JEFFRY MICHAEL	22244 TRIGGER RANCH LN	STAR	ID	83669
R34054102	DSCS TRUST	22282 TRIGGER RANCH LN	STAR	ID	83669
R34054101	MARVIN HENRY & KINSEY LIVING TRUST	22318 TRIGGER RANCH LANE	STAR	ID	83669
R37506010	STUBBLEFIELD COMPANIES	2258 BRADFORD	HIGHLAND	CA	92346
R37503010	STUBBLEFIELD CONST CO	2258 BRADFORD AVE	HIGHLAND	CA	92346
R37505011	STUBBLEFIELD CONST CO	2258 BRADFORD AVE	HIGHLAND	CA	92346
R37485	STUBBLEFIELD DEV CO	2258 BRADFORD AVE	HIGHLAND	CA	92346
R37486010	STUBBLEFIELD DEV CO	2258 BRADFORD AVE	HIGHLAND	CA	92346
R37502	STUBBLEFIELD CONST CO	2258 BRADFORD AVE	HIGHLAND	CA	92346
R37504012	STUBBLEFIELD CONST CO	2258 BRADFORD AVE	HIGHLAND	CA	92346
R23370	FENDEL KRISTIN K	22838 BUMBLE BEE LN	MIDDLETON	ID	83644
R38030	BUREAU OF RECLAMATION	230 COLLINS RD	BOISE	ID	83702-4520
R37489	BUREAU OF RECLAMATION	230 COLLINS RD	BOISE	ID	83702-4520
R34536	FAITH JOURNEY CHURCH INC	23057 OLD HWY 30	CALDWELL	ID	83607
R34490	LAIR LARRY RUSSELL JR	23058 EL PASO RD	CALDWELL	ID	83607
R21967500	KNOX CAROLEE ELIZABETH	23065 EL PASO RD	CALDWELL	ID	83607
R21967527	BEAGLEY JEREMY L	23087 FOREST HILLS LOOP	CALDWELL	ID	83607
R21967501	BOWERS RUSSELL L	23099 EL PASO RD	CALDWELL	ID	83607
R21967528	GRIST RYAN	23101 FOREST HILLS LOOP	CALDWELL	ID	83607

R21967525	CROSS BECKY	23102 FOREST HILLS LOOP	CALDWELL	ID	83607
R21967524	ELAM BILL	23116 FOREST HILLS LOOP	CALDWELL	ID	83607
R21967529	LEAHY JOHN B	23121 FOREST HILLS LOOP	CALDWELL	ID	83607
R37486012	RYDALCH JETHRO DAVIS FAMILY TRUST	23124 DUFF LN	MIDDLETON	ID	83644
R21967502	POINTS DALE E	23125 EL PASO RD	CALDWELL	ID	83607
R21967523	UPSON JAMES A	23130 FOREST HILLS LOOP	CALDWELL	ID	83607
R21967513	CHAMBERS ALAN	23143 FOREST HILLS LOOP	CALDWELL	ID	83607
R21967522	AZEVEDO RONALD L	23144 FOREST HILLS LOOP	CALDWELL	ID	83607
R21967503	JANDA RYAN	23147 EL PASO RD	CALDWELL	ID	83607
R21967512	GARCIA CRISTINA	23157 FOREST HILLS LOOP	CALDWELL	ID	83607
R21967521	BEREKOFF TIMOTHY TIM	23158 FOREST HILLS LOOP	CALDWELL	ID	83607
R21967504	FOREMAN JEFFREY L	23161 EL PASO RD	CALDWELL	ID	83607
R21967511	PUGMIRE PAMELA M	23171 FOREST HILLS LOOP	CALDWELL	ID	83607
R21967520	PRADO BONIFACIO	23172 FOREST HILLS LOOP	CALDWELL	ID	83607
R21967505	ENRICO MELQUIADES M	23183 EL PASO RD	CALDWELL	ID	83607
R21967519	YOUNG RICK L	23186 FOREST HILLS LOOP	CALDWELL	ID	83607
R21967510	ROBERTSON DAVID S	23193 FOREST HILLS LOOP	CALDWELL	ID	83607
R21967518	AMES TOBIAS W	23200 FOREST HILLS LOOP	CALDWELL	ID	83607
R21967506	HAYLETT RODNEY L	23201 EL PASO RD	CALDWELL	ID	83607
R34495	RIVERA JOSE	23208 EL PASO RD	CALDWELL	ID	83607
R21967509	PHIPPS FAMILY TRUST	23209 FOREST HILLS LOOP	CALDWELL	ID	83607
R21967517	BROWN DAVID R	23214 FOREST HILLS LOOP	CALDWELL	ID	83607
R21967507	HERRERA MOISES	23225 EL PASO RD	CALDWELL	ID	83607
R21967516	LEWIS DAVID M	23228 FOREST HILLS LOOP	CALDWELL	ID	83607
R21967515	ERICKSON RANDALL G	23242 FOREST HILLS LOOP	CALDWELL	ID	83607
R21967508	ARIZMENDI LUIS	23249 EL PASO RD	CALDWELL	ID	83607
R34496	BLAND STANLEY L	23258 EL PASO RD	CALDWELL	ID	83607
R34534	SHIPPY DON	23291 EL PASO RD	CALDWELL	ID	83607
R34532010	LAPPIN FREDRICK ROBERT	23386 OLD HWY 30	CALDWELL	ID	83607
R34539	COOPER BONNIE	23395 OLD HWY 30	CALDWELL	ID	83607
R34526010	ALLEN DUANE A	23400 OLD HWY 30	CALDWELL	ID	83607
R34526	SMITH BLAINE A	23420 OLD HWY 30	CALDWELL	ID	83607
R34539010	ADAMS SCOTT	23423 OLD HWY 30	CALDWELL	ID	83607
R34527	TYER ALTON A	23431 EL PASO RD	CALDWELL	ID	83607
R34530	TYER ALTON A	23431 EL PASO RD	CALDWELL	ID	83607
R34530010	SMITH ROBERT & CARA FAMILY TRUST	23436 OLD HWY 30	CALDWELL	ID	83607

R34529	SMITH ROBERT & CARA FAMILY TRUST	23436 OLD HWY 30	CALDWELL	ID	83607
R34531	OVIEDO ROSA	23470 OLD HWY 30	CALDWELL	ID	83605
R34528010	OVIEDO ROSA	23470 OLD HWY 30	CALDWELL	ID	83607
R34528	KING AARON	23494 OLD HWY 30	CALDWELL	ID	83607
R34499	HORN JOHNNY L	23502 OLD HWY 30	CALDWELL	ID	83607
R34499012	HORN JOHNNY L	23502 OLD HWY 30	CALDWELL	ID	83607
R34511010	WICKLAND RHONDA S	23547 WICKLAND LN	CALDWELL	ID	83607
R34510	WICKLAND RHONDA	23547 WICKLAND LN	CALDWELL	ID	83607
R34513101	PALOMINOS SIMON	23558 OLD HWY 30	CALDWELL	ID	83607
R34521010	ODIAGA VIOLA M	23599 OLD HWY 30	CALDWELL	ID	83607
R34524	HERDA JAMES R	23621 OLD HWY 30	CALDWELL	ID	83607
R34506011	OREGON JOSE	23704 LEGENDS LN	CALDWELL	ID	83607
R34502106	OREGON JOSE	23704 LEGENDS LN	CALDWELL	ID	83607
R34506010	HIGHSMITH GEORGE & ANTOINETTE TRUST	23722 LEGENDS LN	CALDWELL	ID	83607
R22575508	LOVETT IRIS	23724 OLD HWY 30	CALDWELL	ID	83607
R22575507	FERNAU MONTE	23740 OLD HWY 30	CALDWELL	ID	83607
R34506	DECKER WAYNE PAUL	23748 LEGENDS LN	CALDWELL	ID	83607
R34499122	FREEMAN JAY PAUL	23755 BEARTOOTH WAY	CALDWELL	ID	83607
R22575505	WINSLOW JEREMY S	23768 OLD HWY 30	CALDWELL	ID	83607
R34499120	HAN YUJEAN	23775 BEARTOOTH WAY	CALDWELL	ID	83607
R34499124	ROGERS KAREN K	23780 BEARTOOTH WAY	CALDWELL	ID	83607
R34499119	HOBBS CHANCE R	23785 BEARTOOTH WAY	CALDWELL	ID	83607
R22575504	CAMPBELL LANCE	23790 OLD HWY 30	CALDWELL	ID	83607
R22575503	TOLMAN MARGARET	23810 OLD HIGHWAY 30	CALDWELL	ID	83607
R22575502	PICKREL EARLENE	23828 OLD HWY 30	CALDWELL	ID	83607
R22575501	PADILLA HECTOR GARCIA	23838 OLD HWY 30	CALDWELL	ID	83607
R34502011	HAMPTON JONATHAN MIKE	23864 LEGENDS LN	CALDWELL	ID	83607
R34499104	ROMAS STEVEN W	23866 AUBURN LAKE AVE	CALDWELL	ID	83607
R34499115	CHAVEZ FRANCISCO	23869 AUBURN LAKE AVE	CALDWELL	ID	83607
R34502010	FRANKS JORDAN M	23888 LEGENDS LN	CALDWELL	ID	83607
R34518	VARGAS JOSE GAMINO	23890 OLD HWY 30	CALDWELL	ID	83607
R34502100	WOODWARD JORDAN & HANNAH TRUST	23892 LEGENDS LN	CALDWELL	ID	83607
R34502101	BANIAGA JACOB	23895 LEGENDS LN	CALDWELL	ID	83607
R34516	FREEMAN LEAH M	23910 OLD HWY 30	CALDWELL	ID	83607
R34517	DAN MICHAEL C	23922 OLD HWY 30	CALDWELL	ID	83607
R34519	HALLAM TIM	23944 OLD HWY 30	CALDWELL	ID	83607

R34499114	SCHMIDT DOUGLAS RICHARD & NANNETTE TRUST	23973 AUBURN LAKE AVE	CALDWELL	ID	83607
R34512	WITT HAWLEY J	23974 OLD HWY 30	CALDWELL	ID	83607
R34499105	DENNING FAMILY TRUST	23984 AUBURN LAKE AVE	CALDWELL	ID	83607
R34502012	ADAMS TRENT	23985 LEGENDS LN	CALDWELL	ID	83607
R38166013	STYLES FAMILY TRUST	24025 FREEZEOUT RD	CALDWELL	ID	83607
R38178011A1	JENSEN S DELORE & SANDRA TRUST	24051 BOW CREEK LN	CALDWELL	ID	83605
R38178011A2	JENSEN S DELORE & SANDRA TRUST	24051 BOW CREEK LN	CALDWELL	ID	83605
R38178011A	MONROE KIMBERLY LYN	24093 BOW CREEK LN	CALDWELL	ID	83607
R38147011A	HENDRYX JIMMY B	24142 TIGER LN	CALDWELL	ID	83607
R38132209	SORIANO KIDDLE	24151 EL PASO RD	CALDWELL	ID	83607
R38178206	JARAMILLO BRENT DAVID	24160 BOER GOAT AVE	CALDWELL	ID	83607
R38178210	FULLMER ADAM	24162 SPOTTED GOAT AVE	CALDWELL	ID	83607
R38178207	ZIMEL MARK S	24165 BOER GOAT AVE	CALDWELL	ID	83607
R38178211	HENSIEK TRACI L	24167 SPOTTED GOAT AVE	CALDWELL	ID	83607
R38178212	FREDREGILL FRANK & BEVERLY LIVING TRUST	24173 SPOTTED GOAT AVE	CALDWELL	ID	83607
R38178205	CORCORAN KELLY	24178 BOER GOAT AVE	CALDWELL	ID	83607
R38178209	DANIELS BILLY & DENISE REVOCABLE TRUST	24180 SPOTTED GOAT AVE	CALDWELL	ID	83607
R38132215	HALE JOHNATHAN	24201 EL PASO RD	CALDWELL	ID	83607
R38132	AVENIUS JUSTIN MICHAEL	24222 OLD HWY 30	CALDWELL	ID	83607
R38132214	KNEE DOMINIC E	24239 EL PASO RD	CALDWELL	ID	83607
R38147011	MILBURN ARLIS	24240 TIGER LN	CALDWELL	ID	83607
R38132213	GUESTIN RICHARD & KATHLEEN TRUST	24247 EL PASO RD	CALDWELL	ID	83607
R38128167	ROYCE JASON	24247 EL PASO RD	CALDWELL	ID	83607
R38128178	ALLEN DAVID SHAWN	24278 MID PINES PL	CALDWELL	ID	83607
R38128177	WASSERSLEBEN SUSAN ROBERTS	24292 MID PINES PL	CALDWELL	ID	83607
R38147	ESPINOZA ISIDRO	24294 TIGER LN	CALDWELL	ID	83607
R38131	BARRETT DAVID	24298 HWY 30	CALDWELL	ID	83607
R38128176	KENZLER MICHAEL	24306 MID PINES PL	CALDWELL	ID	83607
R38128171	JONES STEVEN & MARILYNN LIVING TRUST	24397 HIMARK WAY	CALDWELL	ID	83607
R38128170	MILLER NATE	24409 HIMARK WAY	CALDWELL	ID	83607
R38128183	DENNIS WARD	24416 HIMARK WAY	CALDWELL	ID	83607
R38128169	ELLIOTT KENNETH B	24421 HIMARK WAY	CALDWELL	ID	83607
R38128168	BURNINGHAM NATHAN B	24439 HIMARK WAY	CALDWELL	ID	83607
R38178222	STUCKI SPENCER & KYLEEN FAMILY TRUST	24442 NUBIAN GOAT CT	CALDWELL	ID	83607
R38128182	SCHROBSDORF STEVE & DENISE TRUST	24450 HIMARK WAY	CALDWELL	ID	83607
R38128166	HAJJAR SHERRY LYNN	24463 HIMARK WAY	CALDWELL	ID	83607

R38128175	DIXON GARTH W	24466 HIGHMARK WAY	CALDWELL	ID	83607
R38128165	ROYCE SHANE	24471 HIMARK WAY	CALDWELL	ID	83607
R38128164	KACHELMEYER JEROME	24483 HIMARK WAY	CALDWELL	ID	83607
R38178221	BATIS ANGELA R	24486 NUBIAN GOAT CT	CALDWELL	ID	83607
R38128174	KUJATH TRACI	24488 HIMARK WAY	CALDWELL	ID	83607
R38128163	RAIMONDI LEO	24491 HIMARK WAY	CALDWELL	ID	83607
R38178220	BARR KIM	24491 NUBIAN GOAT CT	CALDWELL	ID	83607
R38128162	ROYCE SHANE	24501 HIMARK WAY	CALDWELL	ID	83607
R38128173	LITTRELL ROBERT L	24506 HIMARK WAY	CALDWELL	ID	83607
R38128161	FOSCANTE LORI A	24511 HIMARK WAY	CALDWELL	ID	83607
R38128172	KEELAND JOHN M	24516 HIMARK WAY	CALDWELL	ID	83607
R38128159	OLDHAM LIVING TRUST	24520 HIMARK WAY	CALDWELL	ID	83607
R38128160	JONES BRENT LANCE	24523 HIMARK WAY	CALDWELL	ID	83607
R38128143	WILKEY NICOLE	24531 HIMARK WAY	CALDWELL	ID	83607
R38128142	SEAVER RICHARD L SURVIVORS TRUST	24543 HIMARK WAY	CALDWELL	ID	83607
R38128158	RAY DAVID	24548 HIMARK WAY	CALDWELL	ID	83607
R38128141	WOOD MILES JONATHAN	24551 HIMARK WAY	CALDWELL	ID	83607
R38179206	WILSON KEVIN	24556 EL PASO RD	CALDWELL	ID	83607
R38128145	BALLA JOSEPH DAVID	24560 HIMARK WAY	CALDWELL	ID	83607
R38128144	SANDERS MIKE ALLEN	24570 HIMARK WAY	CALDWELL	ID	83607
R38128134	TIPTON FAMILY TRUST	24580 HIMARK WAY	CALDWELL	ID	83607
R38128113	VIERRA ANTHONY D	24645 MARION WAY	CALDWELL	ID	83607
R38128109	KRATZBERG CRAIG	24680 MARION WAY	CALDWELL	ID	83607
R38179010	ERNST CHARLES RICHARD JR	24750 EL PASO RD	CALDWELL	ID	83607
R38181012	ERNST CHARLES RICHARD JR	24750 EL PASO RD	CALDWELL	ID	83607
R38131010	FRIEND MONTE R	24758 OLD HWY 30	CALDWELL	ID	83607
R38152010	TYLER JOHN KAPENA VI	24759 ENCHANTED PINE ST	CALDWELL	ID	83607
R38131011A	WALLIS DANIEL VICTOR	24766 OLD HWY 30	CALDWELL	ID	83607
R38178015	ASHCRAFT ARTHUR E	24771 FREEZEOUT RD	CALDWELL	ID	83607
R38151109	SCOTT THOMAS	24775 DESERT PINE CT	CALDWELL	ID	83607
R38151110	HUNT ROBERT L	24778 DESERT PINE CT	CALDWELL	ID	83607
R38151120	COWLEY LANCE I	24785 ENCHANTED PINE CT	CALDWELL	ID	83607
R38128102	PROSISE CURTIS	24785 PLAINFIELD DR	CALDWELL	ID	83607
R38128112	JUAREZ AARON	24790 PLAINFIELD DR	CALDWELL	ID	83607
R38151133	LOBATO SHANE	24792 ENCHANGED PINE CT	CALDWELL	ID	83607
R38128100	HOLMES WENDI G	24801 PLAINFIELD DR	CALDWELL	ID	83607

R38151111	SAWYER MANLEY	24806 DESERT PINE CT	CALDWELL	ID	83607
R38151131	KAMINSKI JOHN JR	24820 ENCHANTED PINE ST	CALDWELL	ID	83607
R38151107	HARTSUIKER KEITH ALLEN	24831 DESERT PINE CT	CALDWELL	ID	83607
R38152	WILSON TERRY R	24833 OLD HWY 30	CALDWELL	ID	83607
R38151112	MELANDER CHRISTOPHER	24834 DESERT PINE CT	CALDWELL	ID	83607
R21997520	ARRASMITH STEVEN E	24840 BAYWATER DR	CALDWELL	ID	83607
R38151116	STARR BRIAN L	24843 ENCHANTED PINE CT	CALDWELL	ID	83607
R21997519	AMMERMAN RICHARD RW & MARILYN TRUST	24844 BAYWATER DR	CALDWELL	ID	83607
R38151106	JONES DONNA	24859 DESERT PINE CT	CALDWELL	ID	83607
R38151113	AGUIRRE LUZ	24862 DESERT PINE CT	CALDWELL	ID	83607
R21997512	VISSER PAUL	24864 COVENTRY DR	CALDWELL	ID	83607
R21997512A	BARNES PATRICK	24867 COVENTRY DR	CALDWELL	ID	83607
R21997513	MARTINEZ KENNETH J	24869 COVENTRY DR	CALDWELL	ID	83607
R38151128	SCHAFER STEPHEN E	24876 ENCHANTED PINE ST	CALDWELL	ID	83607
R21997527	TUCKER RYAN WAYNE	24877 BAYWATER DR	CALDWELL	ID	83607
R21997518	KOSAK REVOCABLE TRUST	24878 BAYWATER DR	CALDWELL	ID	83607
R21997514A	SCHLOEGEL MICHAEL F	24881 COVENTRY DR	CALDWELL	ID	83607
R21997528	KRUG TIMOTHY M	24887 BAYWATER DR	CALDWELL	ID	83607-7695
R38151105	OLTEANU SOMMER L	24887 DESERT PINE CT	CALDWELL	ID	83607
R21997517	CRONIN SUZANNE	24888 BAYWATER DR	CALDWELL	ID	83607
R38151114	HAGEMAN HUGH W	24890 DESERT PINE CT	CALDWELL	ID	83607
R21997514	HAWKES KARA LEIGH	24891 COVENTRY DR	CALDWELL	ID	83607
R38181013	HARTLEY DENNIS L	24898 EL PASO RD	CALDWELL	ID	83607
R21997510	BULLOCK ROCIO	24900 COVENTRY DR	CALDWELL	ID	83607
R38151124	KOEHLER ZACHARY	24901 ENCHANTED PINE CT	CALDWELL	ID	83607
R38151127	BALLARD MICHAEL LEE	24904 ENCHANTED PINE ST	CALDWELL	ID	83607
R21997516	MCKEE JASON	24918 BAYWATER DR	CALDWELL	ID	83607
R21997529	COLLINS GARY WALLACE	24919 BAYWATER DR	CALDWELL	ID	83607
R21997515	VALLIERE STEPHEN M	24921 COVENTRY DR	CALDWELL	ID	83607
R21997516A	LOEGERING WESTON MICHAEL	24924 BAYWATER DR	CALDWELL	ID	83607
R21997503	DALIN DAKOTA JACK	24928 EL PASO RD	CALDWELL	ID	83607
R38151125	CRAIG JAMES & GAY TRUST	24929 ENCHANTED PINE CT	CALDWELL	ID	83607
R38151126	DIAZ MIGUEL ANGEL	24932 ENCHANTED PINE ST	CALDWELL	ID	83607
R21997515A	NORRELL CELESTE K	24935 COVENTRY DR	CALDWELL	ID	83607
R38151121	RAGUSA BRUCE	24946 DESERT PINE CT	CALDWELL	ID	83607
R21997502	KAAE KYLE	24947 FOX RIDGE DR	CALDWELL	ID	83607

R21997501	SCHUTZ HOWARD & LUCY TRUST	24963 FOX RIDGE DR	CALDWELL	ID	83605
R21997508	MARTIN EDWARD	24966 COVENTRY DR	CALDWELL	ID	83607
R21997507	JOSJOR DUSTIN L	24976 COVENTRY DR	CALDWELL	ID	83607
R21997500	WADSWORTH CHASE A	24983 FOX RIDGE DR	CALDWELL	ID	83607
R21997505	SHORT HEATHER J	24986 FOX RIDGE DR	CALDWELL	ID	83607
R23367	GEROW CLAYTON F	25011 BOWKNOT DR	MIDDLETON	ID	83644
R23376	MATTHEWS KATHLEEN JOY	25011 CEMETERY RD	MIDDLETON	ID	83644
R23366	GRANANDER TOMAS	25012 SHIRLEY LN	MIDDLETON	ID	83644
R38016	MCQUISTAN CHELSEA	25014 KENRIDGE RD	CALDWELL	ID	83607
R23388	FERNANDEZ JORGE O	25017 SHIRLEY LN	MIDDLETON	ID	83644
R38003100	BAUGHMAN FAMILY TRUST	25019 BURTON LN	MIDDLETON	ID	83644
R27264	SELDERS DINO E	25021 TRIANGLE DR	MIDDLETON	ID	83644
R27269	VARONE CASEY	25024 TRIANGLE DR	MIDDLETON	ID	83644
R23520503	MALCOM CHRISTOPHER JAMES	25029 CHE RANDA LN	MIDDLETON	ID	83644
R37547	TSUPA IVAN	25038 RED SAGE LN	MIDDLETON	ID	83644
R38016010	SCHUBERT PAUL	25040 KENRIDGE RD	CALDWELL	ID	83607
R23369	LASNIEWSKI KEYGAN	25042 BOWKNOT DR	MIDDLETON	ID	83644
R37528011	LINTON MARTHA M	25045 DUFF LN	MIDDLETON	ID	83644
R23388010	LOVE MONTE R	25045 SHIRLEY LN	MIDDLETON	ID	83644
R23368	SHIVELY DAVID L	25047 BOWKNOT DR	MIDDLETON	ID	83644
R23365	ERICSON KEITH	25048 SHIRLEY LN	MIDDLETON	ID	83644
R37516	GARRETT DELORES FAMILY TRUST	2505 W IRENE ST	BOISE	ID	83702
R37518	GARRETT DELORES FAMILY TRUST	2505 W IRENE ST	BOISE	ID	83702
R27263	HINRICHS MARK THOMAS	25051 TRIANGLE DR	MIDDLETON	ID	83644
R37542017	HINRICHS MARK THOMAS	25051 TRIANGLE DR	MIDDLETON	ID	83644
R38003104	PEARSON MICHAEL STEVEN	25053 BURTON LN	MIDDLETON	ID	83644
R37554	LONGSTREET DANIEL DAVID	25054 CEMETARY RD	MIDDLETON	ID	83644
R27268	CAMPBELL BOBBY S	25054 TRIANGLE DR	MIDDLETON	ID	83644
R38003102	OBRIEN AMBER L	25060 TUMBLEWEED RD	MIDDLETON	ID	83644
R27262	REHM WILLIAM D	25073 TRIANGLE DR	MIDDLETON	ID	83644
R37542017A	REHM WILLIAM D	25073 TRIANGLE DR	MIDDLETON	ID	83644
R37550	ARMENTA ANGELINA CANTOR	25078 CEMETERY RD	MIDDLETON	ID	83644
R38044106	FUTAS TRAVIS S	25080 ELK WAY	CALDWELL	ID	83607
R38016011	LARGE KIM	25080 KENRIDGE RD	CALDWELL	ID	83607
R27272	MORRIS SHERI K	25081 MIDDLETON RD	MIDDLETON	ID	83644
R27267	LEYLAND JARRED	25082 TRIANGLE DR	MIDDLETON	ID	83644

R23520504	KY ODY ACRES SUBDIVISION	25087 CHE RANDA LN	MIDDLETON	ID	83644
R23520502	MAYNARD FAMILY TRUST	25087 CHE RANDA LN	MIDDLETON	ID	83644
R37499012A	SHORES JAMES MICHAEL	25088 LANSING LN	MIDDLETON	ID	83644
R38003103	FRY LOGAN GRANT	25090 TUMBLEWEED RD	MIDDLETON	ID	83644
R27261	TROISE MARGARITA A LIVING TRUST	25095 TRIANGLE DR	MIDDLETON	ID	83644
R37542017B	TROISE MARGARITA A LIVING TRUST	25095 TRIANGLE DR	MIDDLETON	ID	83644
R23363	ORCUTT CODY	25096 SHIRLEY LN	MIDDLETON	ID	83644
R37550011	WOLFKIEL GEORGE E	25098 CEMETERY RD	MIDDLETON	ID	83644
R23414	FARMER JOCELYN RENAE	25099 SHIRLEY LN	MIDDLETON	ID	83644
R38044105	GOICOECHEA CORY A	25100 ELK WAY	CALDWELL	ID	83607
R38016100	DAWSON RAYMOND	25108 KENNRIDGE RD	CALDWELL	ID	83607
R38044107	SQUELLATI STEVEN & KATHLEEN LIVING TRUST	25109 ELK WAY	CALDWELL	ID	83607
R37528100	EDGAR RICHARD D	25111 DUFF LN	MIDDLETON	ID	83644
R38042012	BIEDERMAN LARRY & DIANE LIVING TRUST	25111 FREEZEOUT RD	CALDWELL	ID	83607
R37499010	BARR DAVID A	25114 LANSING LN	MIDDLETON	ID	83644
R27266	BLANCHARD SHAWN	25114 TRIANGLE DR	MIDDLETON	ID	83644
R23378	THIESSEN SUSAN M	25115 CEMETERY RD	MIDDLETON	ID	83644
R37547019	LINDEN LISA	25120 RED SAGE LN	MIDDLETON	ID	83644
R38003011	HIBNES ROSALIE E	25125 BURTON LN	MIDDLETON	ID	83644
R27260	GLIEGE ALLAN C	25125 TRIANGLE DR	MIDDLETON	ID	83644
R37542017C	GLIEGE ALLAN C	25125 TRIANGLE DR	MIDDLETON	ID	83644
R37547023	DE ARMOND BRENT MEHLIN	25127 RED SAGE LN	MIDDLETON	ID	83644
R38016101	CATHEY ASHLIE LYNNE	25130 KENRIDGE RD	CALDWELL	ID	83607
R37547011	SYVOCK TRUST	25136 RED SAGE LN	MIDDLETON	ID	83644
R27259	BROOKS JUSTIN H	25143 TRIANGLE DR	MIDDLETON	ID	83644
R37542017D	BROOKS JUSTIN H	25143 TRIANGLE DR	MIDDLETON	ID	83644
R23520501	PAGE DAVID A	25145 CHE RANDA LN	MIDDLETON	ID	83644
R24080	WALSH KATHLENE M	25153 CEMETERY RD	MIDDLETON	ID	83644
R23407	DIBBEN MELISSA A	25153 SHIRLEY LN	MIDDLETON	ID	83644
R27258	KELLEY MICHAEL C	25153 TRIANGLE DR	MIDDLETON	ID	83644
R24070	MONDOR ADAM J	25156 SHIRLEY LN	MIDDLETON	ID	83644
R38016102	NIEBRAND MONA K	25158 KENRIDGE RD	CALDWELL	ID	83607
R37549010	REID SARAH	25160 CEMETERY RD	MIDDLETON	ID	83644
R38036011	BAXTER LINDA A	25161 HARVEY RD	CALDWELL	ID	83607
R37499011	CARD JAMES G	25164 LANSING LN	MIDDLETON	ID	83644
R37549010A	WOMACK SHANE I	25170 CEMETERY RD	MIDDLETON	ID	83644

R38044100	CLARK FAMILY REVOCABLE TRUST	25173 ELK WAY	CALDWELL	ID	83607
R38036010	KRAFT DEREK A	25175 HARVEY RD	CALDWELL	ID	83607
R24054	HERFEL RONALD L	25175 STEPHANIE DR	MIDDLETON	ID	83644
R37547025	MAYER THERESA CHRISTINE	25181 RED SAGE LN	MIDDLETON	ID	83644
R38016103	RAMIREZ KYLE	25182 KENRIDGE RD	CALDWELL	ID	83607
R38037010	MELCHOR ARMANDO	25183 HARVEY RD	CALDWELL	ID	83607
R38026	SALE RONALD A	25184 HARVEY RD	CALDWELL	ID	83607
R38017010	WEIKEL ROBERT	25193 EMMETT RD	CALDWELL	ID	83607-7603
R38044101	THORNTON DANNY	25194 ELK WAY	CALDWELL	ID	83607
R24056	FRENCH JIM	25194 SHIRLEY LN	MIDDLETON	ID	83644
R38040010	HILDEBRANDT MARK D	25195 HARVEY RD	CALDWELL	ID	83607
R24066	GOMEZ GLORIA MENDEZ	25196 STEPHANIE ST	MIDDLETON	ID	83644
R37549	FIVECOAT GREGORY	25198 CEMETERY RD	MIDDLETON	ID	83644
R37547026	ESCHARDIES JOHN M	25199 RED SAGE LN	MIDDLETON	ID	83644
R23520500	BASKETTE CHRIS TRUST	25201 CHE RANDA LN	MIDDLETON	ID	83644
R38040	HILDEBRANDT HAROLD & MARILYN TRUST	25201 HARVEY RD	CALDWELL	ID	83607
R27257	ARNDT DAVID & RANAE LIVING TRUST	25201 MIDDLETON RD	MIDDLETON	ID	83644
R38016104	SINNETT MICHAEL A	25210 KENRIDGE RD	CALDWELL	ID	83607
R24053	WINEGAR DEE GRANT	25213 STEPHANIE LN	MIDDLETON	ID	83644
R37532	GREENHALGH GREGORY	25214 MIDDLETON RD	MIDDLETON	ID	83644
R38038	BLAND ROBERT S	25215 HARVEY RD	CALDWELL	ID	83607
R24065	LAW EVA MAE	25226 STEPHANIE DR	MIDDLETON	ID	83644
R37547015	MASON NATHANAEL & MCKENZIE TRUST	25228 RED SAGE LN	MIDDLETON	ID	83644
R38016105	KUSLER ANNA	25234 KENRIDGE RD	CALDWELL	ID	83607
R24051	LEE DANE K	25236 SHIRLEY LN	MIDDLETON	ID	83644
R24049	LEE DANE K	25236 SHIRLEY LN	MIDDLETON	ID	83644
R24050	LEE DANE K	25236 SHIRLEY LN	MIDDLETON	ID	83644
R24057	HUERTA SAMUEL GUTIERREZ	25238 STEPHANIE DR	MIDDLETON	ID	83644
R38042011	WEBER GRANT & MELODIE TRUST	25247 FREEZEOUT RD	CALDWELL	ID	83607
R37498010	BOYACK VIRGINIA	25248 LANSING LN	MIDDLETON	ID	83644
R23382	LINGEL TERRY	25250 KIMPTON DR	MIDDLETON	ID	83644
R38046115	DEIBLER MICHAEL	25251 BUR OAK PLACE	CALDWELL	ID	83607
R37556	JOINER JUDY L	25252 CEMETARY RD	MIDDLETON	ID	83644
R37533	ALVORD FAMILY PROTECTION TRUST	25256 MIDDLETON RD	MIDDLETON	ID	83644
R38039	CAMPBELL CASEY	25257 HARVEY RD	CALDWELL	ID	83607
R26966	RAMBOW GREGORY S	25265 KAREN DR	MIDDLETON	ID	83644

R37528203	ANCELL LYNN	25265 MAGNOLIA BROOK WAY	MIDDLETON	ID	83644
R26960	HYMAS BRADLEY RAY	25266 KAREN DR	MIDDLETON	ID	83644
R26962	STANFIELD DAVID J	25267 CEMETERY RD	MIDDLETON	ID	83644
R37528204	PETERSEN SAMUEL	25279 MAGNOLIA BROOK CT	MIDDLETON	ID	83644
R37528206	MC CALLISTER BENJAMIN L	25286 MAGNOLIA BROOK CT	MIDDLETON	ID	83644
R37528300	MCCALLISTER BEN	25286 MAGNOLIA BROOK CT	MIDDLETON	ID	83644
R37528207	MC CALLISTER BEN	25286 MAGNOLIA BROOK CT	MIDDLETON	ID	83644
R37528	KRB PROPERTIES LLC	25286 MAGNOLIA BROOK WAY	MIDDLETON	ID	83644
R37498106	EISIMINGER BARRY	25292 LANSING LN	MIDDLETON	ID	83644
R24077	ROBLES ELIZABETH	25294 KAREN DR	MIDDLETON	ID	83644
R26959	ROBLES ELIZABETH A	25294 KAREN DR	MIDDLETON	ID	83644
R38046112	KNAPP DAVID	25296 BUR OAK PL	CALDWELL	ID	83607
R37530010	SLUTZ PATRICIA M	25300 EMBER RD	MIDDLETON	ID	83644
R38027	BASIR KAMELIA	25300 HARVEY RD	CALDWELL	ID	83607
R37528205	GROW MARC	25300 MAGNOLIA BROOK CT	MIDDLETON	ID	83644
R23390	VALENCIA BARBARA D	25301 KIMPTON DR	MIDDLETON	ID	83644
R38035104	FORD JOHN D	25305 ARROYO CT	CALDWELL	ID	83607
R26965	GUMMERSALL STEVE & LINDA TRUST	25305 KAREN DR	MIDDLETON	ID	83644
R38035103	COUTURE BRUCE	25308 ARROYO CT	CALDWELL	ID	83607
R23381	SHORT LENORE	25314 KIMPTON DR	MIDDLETON	ID	83644
R37497010	NEIL MARK D	25320 LANSING LN	MIDDLETON	ID	83644
R38046117	SJOREN KENNETH LEIF	25321 BUR OAK PL	CALDWELL	ID	83607
R37497	BURNSIDE DOUG E	25322 LANSING LN	MIDDLETON	ID	83644
R23389	GAUDREAU-ATHERTON PENNY	25329 KIMPTON AVE	MIDDLETON	ID	83644
R38035	SWYGART BRYAN	25337 HARVEY RD	CALDWELL	ID	83607
R38035105	ANDERSON FAMILY TRUST	25339 ARROYO CT	CALDWELL	ID	83607
R38035102	ESCUJURI JOSEPH SCOTT	25340 ARROYO VIEW CT	CALDWELL	ID	83607
R23380	RECLA CRAIG L	25344 KIMPTON DR	MIDDLETON	ID	83644
R26964	MILLER BRAXTON	25345 KAREN DR	MIDDLETON	ID	83644
R38035110	FARRER MARC	25351 HARVEY RD	CALDWELL	ID	83607
R23389010	VALENCIA KARINA CASTRO	25351 KIMPTON DR	MIDDLETON	ID	83644
R37530010A	ANNINGER FAMILY TRUST	25354 EMBER RD	MIDDLETON	ID	83644
R26956	MILLER BRENT	25356 KAREN DR	MIDDLETON	ID	83644
R38010	SURBER SHEREE J	25366 EMMETT RD	CALDWELL	ID	83607
R38027010	ROSE PAMELA J FAMILY TRUST	25366 HARVEY RD	CALDWELL	ID	83607
R27847	PIERSON EMMY	25367 EMMETT RD	CALDWELL	ID	83607

R27854	PIERSON EMMY	25367 EMMETT RD	CALDWELL	ID	83607
R26963	BURCH WARREN L	25369 KAREN DR	MIDDLETON	ID	83644
R23379	MCCARTHY NICHOLAS	25372 KIMPTON DR	MIDDLETON	ID	83644
R38002	JOHNSON DAVID J	25379 KIMPTON DR	MIDDLETON	ID	83644
R38001	DENHAM MARTIN S	25381 KIMPTON DR	MIDDLETON	ID	83644
R38001010	DENHAM MARTIN S	25381 KIMPTON DR	MIDDLETON	ID	83644
R38046106	NORDAHL GARY S	25383 BUR OAK PLACE	CALDWELL	ID	83607
R38046101	JOHNSON TRAVIS & MICHELE TRUST	25388 BUR OAK PLACE	CALDWELL	ID	83607
R38035106	TAYLOR ALISSA	25397 ARROYO CT	CALDWELL	ID	83607
R37530011	LYLE JEFFREY A	25400 EMBER RD	MIDDLETON	ID	83644
R38035101	TAYLOR LAWRENCE	25404 ARROYO CT	CALDWELL	ID	83607
R37497010A	MCCOLLY NICOLE RAE	25408 LANSING LN	MIDDLETON	ID	83644
R34542	DBI INVESTMENTS 1 LLC	2541 E GALA ST STE 310	MERIDIAN	ID	83642
R34535	DBI INVESTMENTS 1 LLC	2541 E GALA ST STE 310	MERIDIAN	ID	83642
R37989	POKORNEY ERIC J	25431 CEMETERY RD	MIDDLETON	ID	83644
R37542015	THIBERT TIMOTHY ROGER	25435 MIDDLETON RD	MIDDLETON	ID	83644
R37528010A	SCHUSTER LAURA	25445 DUFF LN	MIDDLETON	ID	83644
R38035107	OSTERTHALER CARL	25453 ARROYO CT	CALDWELL	ID	83607
R38045	OVERMAN BLAINE & SUZANNE TRUST	25454 FREEZEOUT RD	CALDWELL	ID	83607
R37511	CARTER FAMILY LIVING TRUST	25455 N LANSING LN	MIDDLETON	ID	83644
R37511	CARTER FAMILY LIVING TRUST	25455 N LANSING LN	MIDDLETON	ID	83644
R38035100	HURST DARREN J	25456 ARROYO CT	CALDWELL	ID	83607
R37542013	STEPHENS MARY C	25471 MIDDLETON RD	MIDDLETON	ID	83644
R37530011A	ROMANO FAMILY TRUST	25474 EMBER RD	MIDDLETON	ID	83644
R37989010	STEFAN KAREN L	25483 CEMETERY RD	MIDDLETON	ID	83644
R38035109	SCHRADER SCOTT	25485 ARROYO CT	CALDWELL	ID	83607
R38046	MONTEITH DILLON	25495 FREEZEOUT RD	CALDWELL	ID	83607
R38009	BURNETT CHARLES R	25498 EMMETT RD	CALDWELL	ID	83607
R37487	STUBBLEFIELD MARTHA S	25501 KINGSBURY RD	MIDDLETON	ID	83644
R37984010F	OLIVEIRA CHEYENNE	25503 CEMETERY RD	MIDDLETON	ID	83644
R20799	MILBURN EDNA	25506 EMMETT RD	CALDWELL	ID	83607
R37984010	ALVORD JACK D	25511 CEMETERY RD	MIDDLETON	ID	83644
R37984010G	ALVORD JACK S	25511 CEMETERY RD	MIDDLETON	ID	83644
R37534010	WILLIAMS MICHAEL J II	25522 MIDDLETON RD	MIDDLETON	ID	83644
R20800012	STAM CARSON	25522 QUAIL HILL LN	CALDWELL	ID	83607
R37541	MILLER DARREL D	25529 MIDDLETON RD	MIDDLETON	ID	83644

R20801	ABEGGLEN COBY	25530 GOOSEBERRY LN	CALDWELL	ID	83607
R20800011	HOPPA ROBERT	25534 QUAIL HILL LN	CALDWELL	ID	83607
R20801010	BONNER CLARK D	25580 GOOSEBERRY LN	CALDWELL	ID	83607
R37540	WATANABE SCOTT	25597 MIDDLETON RD	MIDDLETON	ID	83644
R37525010A	PETZAK JOSEPH CARTER	25614 EMBER RD	MIDDLETON	ID	83644
R37525010	CHAPMAN RICK E	25620 EMBER RD	MIDDLETON	ID	83644
R37558	MILLER BRODY B	25648 CEMETERY RD	MIDDLETON	ID	83644
R37526	BORTOLAZZO MARY J	25650 EMBER RD	MIDDLETON	ID	83644
R37524	SHIMMIN BEVERLY H	25654 EMBER RD	MIDDLETON	ID	83644
R37514121	JOHANSON STEVE R	25656 DAPPLE PL	MIDDLETON	ID	83644
R37514122	LIAHONERS FAMILY LOVING TRUST	25661 DAPPLE PL	MIDDLETON	ID	83644
R37514112	BOMBEN JOHN & LISA TRUST	25664 DAPPLE PLACE	MIDDLETON	ID	83644
R37514123	PEREZ KRISTIN	25669 DAPPLE PL	MIDDLETON	ID	83644
R37514129	FIELDING JEREMIAH B	25670 DAPPLE PL	MIDDLETON	ID	83644
R37514124	NEVES FAMILY LIVING TRUST	25673 DAPPLE PL	MIDDLETON	ID	83644
R37514125	MORTON FAMILY REVOCABLE TRUST	25679 DAPPLE PL	MIDDLETON	ID	83644
R37514126	BIAR JOHN E	25686 DAPPLE PL	MIDDLETON	ID	83644
R37984	ALVORD JACK & KIRSTEN LIVING TRUST	25687 CEMETERY RD	MIDDLETON	ID	83644
R37524010	ADAMS STEVEN & JESSIE TRUST	25692 EMBER RD	MIDDLETON	ID	83644
R37527	ROWE BRYAN R	25705 DUFF LN	MIDDLETON	ID	83644
R37524011	CASPER LINDE A	25720 EMBER RD	MIDDLETON	ID	83644
R38033	DE BOARD ROBERT L	25725 HARVEY RD	CALDWELL	ID	83607
R20798010A	MADISON JOHN PETER	25728 EMMETT RD	CALDWELL	ID	83607
R38006	WISE BENJAMIN	25742 TRACY ST	MIDDLETON	ID	83644
R38007	LOPEZ CHERYL	25745 TRACY ST	MIDDLETON	ID	83644-5277
R37514128	HERZ KAREN	25751 AMBLE WAY	MIDDLETON	ID	83644
R37514111	BINGHAM TOBY ORSON	25758 AMBLE WAY	MIDDLETON	ID	83644
R37520502	JARRETT DON CLARK	25760 DUFF LN	MIDDLETON	ID	83644
R37514110	PRESS MARK JOSEPH	25762 AMBLE WAY	MIDDLETON	ID	83644
R37502102	STANLEY WELTON L	25770 LANSING LN	MIDDLETON	ID	83644
R38012	MCKENNA DAVID G JR	25772 TRACY ST	MIDDLETON	ID	83644
R37514109	MILLER LIVING TRUST	25776 AMBIE WAY	MIDDLETON	ID	83644
R37514108	SCHANK KAL DONALD	25780 AMBLE WAY	MIDDLETON	ID	83644
R20798010	ARNETT ROBERT	25782 EMMETT RD	CALDWELL	ID	83607
R37514106	SLATER CARLA L TRUST	25794 AMBLE WAY	MIDDLETON	ID	83644
R37514127	FAUGHN MICHAEL & TAMI TRUST	25803 AMBLE WAY	MIDDLETON	ID	83644

R20811	RACKLEY MATTHEW	25803 TRACY ST	MIDDLETON	ID	83644
R37514105	MCINELLY FAMILY TRUST	25810 AMBLE WAY	MIDDLETON	ID	83644
R37539	WAGNER WESTON M	25822 MIDDLETON RD	MIDDLETON	ID	83644
R37510103	KAHN RYAN	25825 WEEPING WILLOW ST	MIDDLETON	ID	83644
R37502011	ROESER CLAY	25830 LANSING LN	MIDDLETON	ID	83644
R20805	MITCHELL MELISSA	25831 LEGACY LN	MIDDLETON	ID	83644
R37514104	COELHO G AND L TRUST	25834 AMBLE WAY	MIDDLETON	ID	83644
R37536	WAGNER MICHAEL E	25838 MIDDLETON RD	MIDDLETON	ID	83644
R37534011	WAGNER MICHAEL E	25838 MIDDLETON RD	MIDDLETON	ID	83644
R37538	WAGNER MICHAEL E	25838 MIDDLETON RD	MIDDLETON	ID	83644
R37537	WAGNER MICHAEL E	25838 MIDDLETON RD	MIDDLETON	ID	83644
R20797	BROOKS ROBERT L LIVING TRUST	25846 EMMETT RD	CALDWELL	ID	83607
R37510010	BARRETT BETTE FAMILY TRUST	25857 LANSING LN	MIDDLETON	ID	83644
R37510104	RICH KEN E	25857 WEEPING WILLOW ST	MIDDLETON	ID	83644
R37510109	GIBBS COREY D	25860 WEEPING WILLOW	MIDDLETON	ID	83644
R37510110	GIBBS COREY D	25860 WEEPING WILLOW	MIDDLETON	ID	83644
R20810	DEGITZ RACHAEL TOLL	25891 TRACY ST	MIDDLETON	ID	83644
R37510105	DONOHUE BRIAN ROBERT II	25895 WEEPING WILLOW ST	MIDDLETON	ID	83644
R37522	CLAUS CORY	25902 EMBER RD	MIDDLETON	ID	83644
R37510108	HIGGINSON DAVID M	25902 WEEPING WILLOW ST	MIDDLETON	ID	83644
R37510106	HUBLOU SCOTT	25915 WEEPING WILLOW ST	MIDDLETON	ID	83644
R20809011	AGUILAR MARISOL	25929 TRACY ST	MIDDLETON	ID	83644
R37514113	RENZULLI CHRISTOPHER	25934 DAPPLE PL	MIDDLETON	ID	83644
R37502100	HANSEN CHRISTY	25940 LANSING LN	MIDDLETON	ID	83644
R37507005	D AND T SCHOOLCRAFT TRUST	25953 LANSING LN	MIDDLETON	ID	83644
R20806	PARKER NANCY M	25962 EMMETT RD	CALDWELL	ID	83607
R37504010	TURNER STEVEN W	25990 LANSING LN	MIDDLETON	ID	83644
R37504011	TURNER STEVEN W	25990 LANSING LN	MIDDLETON	ID	83644
R38011	MCCARDLE DARREN	25990 TRACY ST	MIDDLETON	ID	83644
R38000	CARRENO MARTHA	26700 MIDDLETON RD	MIDDLETON	ID	83644
R34502104	BRADSHAW CUSTOM HOMES LLC	27678 WAGNER RD	CALDWELL	ID	83607
R38147010	CARRENO LIZBETH	28091 CEMETERY RD	MIDDLETON	ID	83644
R38044108	CARIBOU ACRES HOA	28748 EMMETT RD	CALDWELL	ID	83607
R34513013A1	HECK SCOTT A	29294 FARMWAY RD	CALDWELL	ID	83607
R38152010A	WILLIAMS-BLACK MICHAEL	2930 E DEER FLAT	KUNA	ID	83634
R37529	TEETER MICHAEL J	2946 N LINDER RD	EAGLE	ID	83616

R21997521	DINGELDEIN JOHN P	3038 E TRENT AVE STE #888	SPOKANE	WA	99202
R37990	MORGAN HOLDINGS LLC	318 W MAIN ST	MIDDLETON	ID	83644
R38147011A1	PROLINE REALESTATE LLC	3214 NE 58TH ST	VANCOUVER	WA	98663
R37529010	OCHAMPAUGH FAMILY TRUST	3291 SAINT ALBANS DR	LOS ALAMITOS	CA	90720
R37498111	SCOTT BRUCE & NANETTE FAMILY TRUST	332 MOCK BLF RD	BEAUMONT	CA	92223
R37515113	LODE HOPE TRUST	3355 N YELLOW PEAK AVE	MERIDIAN	ID	83646
R34525011	JACKSONS FOOD STORES INC	3450 COMMERCIAL CT	MERIDIAN	ID	83642
R34525010	JACKSONS FOOD STORES INC	3450 COMMERCIAL CT	MERIDIAN	ID	83642
R38046113	SM4 LLC	3536 W RYDER CUP DR	MERIDIAN	ID	83646
R38046114	SM4 LLC	3536 W RYDER CUP DR	MERIDIAN	ID	83646
R38046116	SM4 LLC	3536 W RYDER CUP DR	MERIDIAN	ID	83646
R38046104	SM4 LLC	3536 W RYDER CUP DR	MERIDIAN	ID	83646
R38046105	SM4 LLC	3536 W RYDER CUP DR	MERIDIAN	ID	83646
R37510012	WANNER SAUNDRA L	3652 S MC CORMICK AVE	BOISE	ID	83709
R21967526	SAN JUAN SARA M	3698 N LAKEGROVE PL	BOISE	ID	83713-4776
R37559010	HIGER VIRGINIA M	3702 FARMWAY RD	CALDWELL	ID	83607
R37559	HIGER VIRGINIA M	3702 FARMWAY RD	CALDWELL	ID	83607
R37559011	HIGER VIRGINIA M	3702 FARMWAY RD	CALDWELL	ID	83607
R34513017	HECK AL AND JEAN FAMILY TRUST	402 N GEORGIA AVE	CALDWELL	ID	83605
R34521012	HECK FAMILY TRUST	402 N GEORGIA AVE	CALDWELL	ID	83605
R34513015	HECK FAMILY TRUST	402 N GEORGIA AVE	CALDWELL	ID	83605
R34513016	HECK AL & JEAN FAMILY TRUST	402 N GEORGIA AVE	CALDWELL	ID	83605
R34521	HECK AL & JEAN FAMILY TRUST	402 N GEORGIA AVE	CALDWELL	ID	83605
R37503011A	REYNOLDS BROTHERS CONSTRUCTION LLC	415 N FRANKLIN BLVD	NAMPA	ID	83687
R37547020	SUTTER RONALD L	4548 MCROBERTS DR	MATHER	CA	95655
R38046100	OAKRIDGE ESTATES HOA INC	4660 N PENNGROVE WAY STE 100	MERIDIAN	ID	83646
R38176	JOHNSON TAMARA	487 ONTARIO HEIGHTS RD	ONTARIO	OR	97914
R34532	GREENWOOD JAY DON	4900 OASIS RD	CALDWELL	ID	83607
R38129	PRESCOTT FARM LLC	5001 FIFESHIRE PLACE N	BOISE	ID	83713
R38129010	PRESCOTT FARM LLC	5001 FIFESHIRE PLACE N	BOISE	ID	83713
R37984010B	VAN ESS DAIRY	501 W 4TH ST	SANBORN	IA	51248
R38034	BEYNON GERALDINE	507 HORNEYTOWN RD	HIGH POINT	NC	27265
R23413	HICKS BRADY	5113 SAND HOLLOW RD	NEW PLYMOUT	ID	83655
R34495010	ALLSBERRY STAN	518 S MIDDLE CREEK DR	NAMPA	ID	83686
R20803010	HAVEN IDAHO LLC	521 N 10TH AVE NO 4	CALDWELL	ID	83605
R20803011	HAVEN IDAHO LLC	521 N 10TH AVE NO 4	CALDWELL	ID	83605

R20803012	HTV CREEK LLC	521 N 10TH AVE STE 4	CALDWELL	ID	83605
R21967514	JRF1 CANYON LLC	584 S SILVER MOON LN	EAGLE	ID	83616
R27265	JANSSON VICKI FAMILY TRUST	5903 CLARK PL	NAMPA	ID	83687
R37492010	RYSHKO SERGII	6073 W MIKONOS ST	MERIDIAN	ID	83646
R37547024	FOLEY DONNA MARIE	6150 COVELLO ST	RIVERSIDE	CA	92509
R38029	MCNELIS EDWARD & VON ZAE TRUST	621 N ROBINSON BLVD	NAMPA	ID	83687
R37547017	FINN ERIC N	6625 TRINITY CREEK LN	STAR	ID	83669
R34054104	REMINGTON TRUST	6700 N LINDER STE 156A PMB 264	MERIDIAN	ID	83646
R34054106	PROFFITT SHANE	672 FORTY NINER CT	MIDDLETON	ID	83644
R38178202	COOK FAMILY TRUST	702 FIESTA DR	SAN MATEO	CA	94403
R37510112	MDC LLC	7270 N TREE HAVEN PL	MERIDIAN	ID	83646
R38028	MIDDLETON LAND INVESTMENTS LLC	7272 E INDIAN SCHOOL RD STE 200	SCOTTSDALE	AZ	85251
R37491100	DUMAS CHRISTOPHER M	8018 PLUMBERRY CT	MIDDLETON	ID	83644
R37491112	HARRIS KENNETH & PAIGE TRUST	8021 E PLUMBERRY CT	MIDDLETON	ID	83644
R37491113	BICKNELL WILLIAM H	8032 OPEN SKY RD	MIDDLETON	ID	83644
R37491101	TUCK FRED JAMES JR	8046 PLUMBERRY CT	MIDDLETON	ID	83644
R37491111	RICHARDS DANIEL R	8049 PLUMBERRY CT	MIDDLETON	ID	83644
R37491123	LAWRENCE THAD D BAKER	8053 OPEN SKY RD	MIDDLETON	ID	83644
R37491102	PIETROK JENNIFER J	8074 PLUMBERRY CT	MIDDLETON	ID	83644
R37491110	JANSSEN SCOTT	8077 PLUMBERRY CT	MIDDLETON	ID	83644
R37491122	JOHNSON CLARK A	8081 OPEN SKY RD	MIDDLETON	ID	83644
R37491114	BRADLEY FAMILY LIVING TRUST	8088 OPEN SKY RD	MIDDLETON	ID	83644
R37491115	BRADLEY FAMILY LIVING TRUST	8088 OPEN SKY RD	MIDDLETON	ID	83644
R37491103	KORCHAK VERA	8102 PLUMBERRY CT	MIDDLETON	ID	83644
R37491109	PERRY FAMILY TRUST	8105 PLUMBERRY CT	MIDDLETON	ID	83644
R37491121	MILLER FAMILY TRUST	8109 OPEN SKY RD	MIDDLETON	ID	83644
R37491116	GILBERT PATRICK ALLAN	8116 OPEN SKY RD	MIDDLETON	ID	83644
R37491104	CHAMBERS KIPP	8130 PLUMBERRY CT	MIDDLETON	ID	83644
R37491108	SMITH BRYON ELBERT	8133 PLUMBERRY CT	MIDDLETON	ID	83644
R37491120	GOLDEN JOSHUA	8137 OPEN SKY RD	MIDDLETON	ID	83644
R37540010	FARNER FAMILY LLC	814 W 11TH ST	THE DALLES	OR	97058
R37491117	GOOD KATHRYN MEEKS	8144 OPEN SKY RD	MIDDLETON	ID	83644
R37491105	NIEMEYER CHERYL J	8158 PLUMBERRY CT	MIDDLETON	ID	83644
R37491106	NIEMEYER CHERYL J	8158 PLUMBERRY CT	MIDDLETON	ID	83644
R37491119	JOHNSON CONNIE J	8165 OPEN SKY RD	MIDDLETON	ID	83644
R37491	ORTIZ ALFONSO	8232 PURPLE SAGE RD	MIDDLETON	ID	83644

R37490011	WESTERN LAND LLC	8251 EDNA LN	MIDDLETON	ID	83644
R37490010	WESTERN LAND LLC	8251 EDNA LN	MIDDLETON	ID	83644
R37495	GROVES STEPHEN PAUL JR	8256 PURPLE SAGE RD	MIDDLETON	ID	83644
R37486011	RYDALCH ROBERT SCOTT	8263 EDNA LN	MIDDLETON	ID	83644
R37494	PURDY CURTIS C	8264 PURPLE SAGE RD	MIDDLETON	ID	83644
R37493	HALL RACHAEL	8310 PURPLE SAGE RD	MIDDLETON	ID	83644
R37493010	BERTONI JOHN A	8366 PURPLE SAGE RD	MIDDLETON	ID	83644
R37504	QUENZER JERRY F	8376 MACK ATTACK LN	MIDDLETON	ID	83644
R37531	MPS LANDS LLC	839 S BRIDGEWAY PL	EAGLE	ID	83616
R37542014	MPS LANDS LLC	839 S BRIDGEWAY PL	EAGLE	ID	83616
R37543010	MPS LANDS LLC	839 S BRIDGEWAY PL	EAGLE	ID	83616
R37543011	MPS LANDS LLC	839 S BRIDGEWAY PL	EAGLE	ID	83616
R37543	MPS LANDS LLC	839 S BRIDGEWAY PL	EAGLE	ID	83616
R37544	MPS LANDS LLC	839 S BRIDGEWAY PL	EAGLE	ID	83616
R37555	MPS LANDS LLC	839 S BRIDGEWAY PL	EAGLE	ID	83616
R37531010	MPS LANDS LLC	839 S BRIDGEWAY PL	EAGLE	ID	83616
R37558010	MPS LANDS LLC	839 S BRIDGEWAY PL	EAGLE	ID	83616
R37486	GRAY TODD NEAL	8397 EDNA LN	MIDDLETON	ID	83644
R37514100	THOROUGHBRED ESTATE SUB HOA INC	8454 BROOKHAVEN PL	MIDDLETON	ID	83644
R37527011	TRADITION CAPITAL PARTNERS	8454 BROOKHAVEN PL	MIDDLETON	ID	83644
R37492	MC MONIGLE CHARLES C	8500 PURPLE SAGE RD	MIDDLETON	ID	83644
R37506	HAMILTON BREONA MARIE	8575 EDNA LN	MIDDLETON	ID	83644
R37505010	MARSTON KELLI	8705 EDNA LN	MIDDLETON	ID	83644
R37501010	MILLSAPS MARK	8770 PURPLE SAGE RD	MIDDLETON	ID	83644
R37501	COLSON ALLEN L	8802 PURPLE SAGE RD	MIDDLETON	ID	83644
R37503	STEINBACH FAMILY TRUST	8835 EDNA LN	MIDDLETON	ID	83644
R37505	STEINBACH FAMILY TRUST	8835 EDNA LN	MIDDLETON	ID	83644
R37500	KNORPP JASON A	8870 PURPLE SAGE RD	MIDDLETON	ID	83644
R37500010	FRIED RICHARD	8878 PURPLE SAGE RD	MIDDLETON	ID	83644
R37503011	CARLTON ROBERT MASTEN	8933 EDNA LN	MIDDLETON	ID	83644
R37499012	TARR BAIRD	8978 PURPLE SAGE RD	MIDDLETON	ID	83644
R27907531	WALKER NATHAN R	9020 J R WAY	MIDDLETON	ID	83644
R27907507	NIELSEN JUSTIN DEWAYNE	9023 WILLOW VIEW DR	MIDDLETON	ID	83644
R27907501	WESLER LIVING TRUST	9024 WILLOW VIEW DR	MIDDLETON	ID	83644
R27907539	ROBINSON KERT E	9028 KEMP RD	MIDDLETON	ID	83644
R27907532	MCGAUGHY JOHN D	9029 KEMP RD	MIDDLETON	ID	83644

R27907534	HIGGINSON SETH DAVID	9047 KEMP RD	MIDDLETON	ID	83644
R27907540	MOORE TOMMY & LILLIAN TRUST	9056 KEMP RD	MIDDLETON	ID	83644
R27907533	WALKER JUSTIN R	9059 KEMP RD	MIDDLETON	ID	83644
R27907500	WILLOW CREEK ESTATES HOA INC	9061 WILLOW VIEW DR	MIDDLETON	ID	83644
R27907513	WILLOW CREEK ESTATES HOA INC	9061 WILLOW VIEW DR	MIDDLETON	ID	83644
R27907508	PHILLIPS GLEN CHARLES & NANCY SUE TRUST	9061 WILLOW VIEW DR	MIDDLETON	ID	83644
R27907502	KUZMAN LIVING TRUST	9062 WILLOW VIEW DR	MIDDLETON	ID	83644
R37507005A	SIX DIAMONDS LLC	9075 GALLOWAY RD	MIDDLETON	ID	83644
R27907541	MOON MICHAEL D	9086 KEMP RD	MIDDLETON	ID	83644
R27907524	MAGILL JAMES R	9089 J R WAY	MIDDLETON	ID	83644
R27907530	O LEARY KEVIN	9094 J R WAY	MIDDLETON	ID	83644
R34499103	FOOTE JOHN D	910 NW 16TH ST NO 205	FRUITLAND	ID	83619
R27907509	SIMMONS MARK W	9101 WILLOW VIEW DR	MIDDLETON	ID	83644
R27907503	SNODE DAVID A	9102 WILLOW VIEW DR	MIDDLETON	ID	83644
R37510111	LUKE DAVID	9114 GOLDEN WILLOW ST	MIDDLETON	ID	83644
R37510011	GIGUIERE HUGH	9125 GALLOWAY RD	MIDDLETON	ID	83644
R27907542	ANTUNES BENJAMIN T	9140 KEMP RD	MIDDLETON	ID	83644
R27907510	SELBY WILLIAM FAMILY TRUST	9141 WILLOWVIEW DR	MIDDLETON	ID	83644
R27907504	GOELZ FAMILY LIVING TRUST	9142 WILLOWVIEW DR	MIDDLETON	ID	83644
R27907525	CASTER STEVEN	9143 JR WAY	MIDDLETON	ID	83644
R27907535	STEVENS TYRELL D	9145 KEMP RD	MIDDLETON	ID	83644
R27907529	SCULLY SARAH	9180 JR WAY	MIDDLETON	ID	83644
R27907511	MOJORADA-CORTES JOSE A	9181 WILLOW VIEW DR	MIDDLETON	ID	83644
R27907505	SAUNDERS GRANT TIMOTHY	9182 WILLOW VIEW DR	MIDDLETON	ID	83644
R27907536	HALLENBECK 2019 FAMILY TRUST	9187 KEMP RD	MIDDLETON	ID	83644
R27907526	ELLIS FAMILY LIVING TRUST	9197 J R WAY	MIDDLETON	ID	83644
R34502102	WELBURN KENNETH	920 SHIRE ST	MIDDLETON	ID	83644
R37507013	BURKHARDT NORMAN K	9203 GALLOWAY RD	MIDDLETON	ID	83644
R37507	BURKHARDT NORMAN K	9203 GALLOWAY RD	MIDDLETON	ID	83644
R27907528	WALKER LEEREN	9208 J R WAY	MIDDLETON	ID	83644
R37515117	HOMEOWNERS ASSOCIATION INC	922 COLCHESTER DR	EAGLE	ID	83616
R27907512	SHARPE MICHAEL R	9221 WILLOW VIEW DR	MIDDLETON	ID	83644
R27907513A	SHARPE MICHAEL R	9221 WILLOW VIEW DR	MIDDLETON	ID	83644
R27907543	BREGANTE ROBERT G	9222 KEMP RD	MIDDLETON	ID	83644
R27907506	PETERSON KJIRSTEN	9222 WILLOW VIEW DR	MIDDLETON	ID	83644
R37510102	HARROLD CHAD K	9260 GOLDEN WILLOW ST	MIDDLETON	ID	83644

R27907544	TRIGGS JERRY B	9278 KEMP RD	MIDDLETON	ID	83644
R37510101	TEETER MICHAEL J	9284 GOLDEN WILLOW ST	MIDDLETON	ID	83644
R37513106	VAN PATTEN HERBERT A II	9295 BASIN KID CT	MIDDLETON	ID	83644
R37510100	CLAYPOOL COURTNEY K	9298 GOLDEN WILLOW ST	MIDDLETON	ID	83644
R37510107	WILLOWVIEW OWNERS ASSOC INC	9298 GOLDEN WILLOW ST	MIDDLETON	ID	83644
R37510113	OAK LEAF DEVELOPMENT COMPANY INC	9298 GOLDEN WILLOW ST	MIDDLETON	ID	83644
R37507012	ANDERSON MELANIE L	9299 GALLOWAY RD	MIDDLETON	ID	83644
R27907537	TSCHOHL RAYMOND F	9299 KEMP RD	MIDDLETON	ID	83644
R27907538	HITCHNER CHRISTINE MARIE	9308 KEMP RD	MIDDLETON	ID	83644
R27907520	NETHERS NATHAN CHRISTOPHER	9340 KEMP RD	MIDDLETON	ID	83644
R37507011	DOUGAN DONNA R	9341 GALLOWAY RD	MIDDLETON	ID	83644
R27907521	JAMES ROBERT M	9370 KEMP RD	MIDDLETON	ID	83644
R37510114	WATERS EVAN	9377 GOLDEN WILLOW ST	MIDDLETON	ID	83644
R37509	MATHEWS DAVID L	9400 GALLOWAY RD	MIDDLETON	ID	83644
R37507010	BRYSON NEAL H	9405 GALLOWAY RD	MIDDLETON	ID	83644
R37509010	SMITH ANTOINETTE G	9415 GALLOWAY RD	MIDDLETON	ID	83644
R27907519	BAYLESS KELLI G	9420 KEMP RD	MIDDLETON	ID	83644
R37510115	BUNKER ADAM S	9425 GOLDEN WILLOW ST	MIDDLETON	ID	83644
R27907518	CARNATHAN JAMES S	9450 KEMP RD	MIDDLETON	ID	83644
R27907527	WILLOW CREEK RANCH ESTATES NO 2 HOA INC	9450 KEMP RD	MIDDLETON	ID	83644
R27907522	WILLOW CREEK RANCH ESTATES NO 2 HOA INC	9450 KEMP RD	MIDDLETON	ID	83644
R27907523	WILLOW CREEK RANCH ESTATES NO2	9450 KEMP RD	MIDDLETON	ID	83644
R37510116	PABST KENNETH & ROBIN LIVING TRUST	9473 GOLDEN WILLOW ST	MIDDLETON	ID	83644
R37508010	ROTH JONATHAN & NATASHA TRUST	9475 GALLOWAY RD	MIDDLETON	ID	83644
R37525	ROTH JONATHAN & NATASHA TRUST	9475 GALLOWAY RD	MIDDLETON	ID	83644
R37508011	BECK RYAN M	9495 GALLOWAY RD	MIDDLETON	ID	83644
R27907517	STROH SHIRLEY G	9500 KEMP RD	MIDDLETON	ID	83644
R37510127	JONES ROXANNE S	9516 GOLDEN WILLOW ST	MIDDLETON	ID	83644
R37510117	JA FAMILY TRUST	9521 GOLDEN WILLOW ST	MIDDLETON	ID	83644
R37513010	HAWKER RODGER B	9542 PURPLE SAGE RD	MIDDLETON	ID	83644
R27907516	CHICK FAMILY TRUST	9550 KEMP RD	MIDDLETON	ID	83644
R37510126	TODD T AND S LIVING TRUST	9564 GOLDEN WILLOW ST	MIDDLETON	ID	83644
R37510118	TOMPKINS RICHARD D	9569 GOLDEN WILLOW ST	MIDDLETON	ID	83644
R27907515	GIANNETTA NICHOLAS A	9600 KEMP RD	MIDDLETON	ID	83644
R37510125	MCCOMB J AND A FAMILY TRUST	9612 GOLDEN WILLOW ST	MIDDLETON	ID	83644
R37510119	STRONGONE JOSEPH & AMIE LIVING TRUST	9617 GOLDEN WILLOW ST	MIDDLETON	ID	83644

R37513100	LEE DALE	9640 PURPLE SAGE RD	MIDDLETON	ID	83644
R37513101	LEE DALE	9640 PURPLE SAGE RD	MIDDLETON	ID	83644
R37513	LEE DALE	9640 PURPLE SAGE RD	MIDDLETON	ID	83644
R37513013	LEE DALE	9640 PURPLE SAGE RD	MIDDLETON	ID	83644
R37513014	LEE DALE	9640 PURPLE SAGE RD	MIDDLETON	ID	83644
R37513102	LEE DALE	9640 PURPLE SAGE RD	MIDDLETON	ID	83644
R37513103	LEE DALE	9640 PURPLE SAGE RD	MIDDLETON	ID	83644
R37513104	LEE DALE	9640 PURPLE SAGE RD	MIDDLETON	ID	83644
R37513116	LEE DALE	9640 PURPLE SAGE RD	MIDDLETON	ID	83644
R37513105	LEE DALE	9640 PURPLE SAGE RD	MIDDLETON	ID	83644
R37513115	LEE DALE	9640 PURPLE SAGE RD	MIDDLETON	ID	83644
R27907514	POOLE ROSS WADE	9650 KEMP RD	MIDDLETON	ID	83644
R37513109	MOUNTAIN CREEK BUILDERS INC	9650 KEMP RD	MIDDLETON	ID	83644
R37513114	MOUNTAIN CREEK BUILDERS INC	9650 KEMP RD	MIDDLETON	ID	83644
R37510124	MARTIN JAMES & SHERRY LIVING TRUST	9660 GOLDEN WILLOW ST	MIDDLETON	ID	83644
R37510120	SEARLE JAKEB K	9665 GOLDEN WILLOW ST	MIDDLETON	ID	83644
R37513012	WOESSNER JANELLE S	9684 PURPLE SAGE RD	MIDDLETON	ID	83644
R37513011	WOOD THOMAS H	9700 PURPLE SAGE RD	MIDDLETON	ID	83644
R37510123	GANIR ARIES	9708 GOLDEN WILLOW ST	MIDDLETON	ID	83644
R37510121	HARDIN CRAIG A	9713 GOLDEN WILLOW ST	MIDDLETON	ID	83644
R37515109	IKERD FAMILY TRUST	9752 MOON SHADOW CT	MIDDLETON	ID	83644
R37515108	SWERDLICK PAUL	9776 MOON SHADOW CT	MIDDLETON	ID	83644
R37515110	SANDERS COLLETTE	9783 MOON SHADOW CT	MIDDLETON	ID	83644
R37515107	WINSLOW ROGER D	9800 MOON SHADOW CT	MIDDLETON	ID	83644
R37520507	TRUDEAU FAMILY LIVING TRUST	9810 GRAND TETON TRAIL	MIDDLETON	ID	83644
R37520510	GREGG JUNE M	9811 GALLOWAY RD	MIDDLETON	ID	83644
R37515111	CLARK YVONNE	9815 MOON SHADOW CT	MIDDLETON	ID	83644
R37515106	ALLEN ASHLEY	9824 MOON SHADOW CT	MIDDLETON	ID	83644
R37520508	HATCHETT STEVEN	9830 GRAND TETON TRAIL	MIDDLETON	ID	83644
R37515	GOODRICH TRUST	9836 PURPLE SAGE RD	MIDDLETON	ID	83644
R37514136	SMITH ROBERT E	9841 STONY BROOK WAY	MIDDLETON	ID	83644
R37514114	MATHER MARK R	9846 STONY BROOK WAY	MIDDLETON	ID	83644
R37515112	BARTLETT DUSTIN E	9847 MOON SHADOW CT	MIDDLETON	ID	83644
R37515105	DAVIS FAMILY TRUST	9848 MOON SHADOW CT	MIDDLETON	ID	83644
R37520509	MILLER STEVEN K	9850 GRAND TETON TR	MIDDLETON	ID	83644
R37520504	PERRY PAULINE A	9865 GRAND TARGHEE TRL	MIDDLETON	ID	83644

R37520511	MOXLEY FREDERICK	9870 GRAND TETON TRL	MIDDLETON	ID	83644
R37515104	LA BAR MARK R	9872 MOON SHADOW	MIDDLETON	ID	83644
R37514103	COLLINS FAMILY LIVING TRUST	9876 THOROUGHBRED DR	MIDDLETON	ID	83644
R37514115	BARBER MICHAEL & MONICA TRUST	9884 STONY BROOK WAY	MIDDLETON	ID	83644
R37515010	BOWLING JASON	9890 PURPLE SAGE RD	MIDDLETON	ID	83644
R37515103	BAILEY AUNDRIA E	9896 MOON SHADOW CT	MIDDLETON	ID	83644
R37514135	BUCK DAVID	9897 STONY BROOK WAY	MIDDLETON	ID	83644
R37514116	RAY JAMES	9902 STONY BROOK WAY	MIDDLETON	ID	83644
R37520503	HECKMAN DAVID K	9905 GRAND TARGHEE TR	MIDDLETON	ID	83644
R37520512	VARLEY MATTHEW	9910 GRAND TETON TRAIL	MIDDLETON	ID	83644
R37515114	ASAY BLAKE L	9913 MOON SHADOW CT	MIDDLETON	ID	83644
R37515102	GIVENS JACK	9920 MOON SHADOW CT	MIDDLETON	ID	83644
R37514102	HANLINE SANDRA	9920 THOROUGHBRED WAY	MIDDLETON	ID	83644
R37514134	CREAMER FAMILY REVOCABLE TRUST	9921 STONY BROOK WAY	MIDDLETON	ID	83644
R37520501	WOLF MATTHEW	9925 GRAND TARGHEE TRL	MIDDLETON	ID	83644
R37514117	BENNALLACK KORINA	9926 STONY BROOK WAY	MIDDLETON	ID	83644
R37520505	BURNS KATIEANN MARIE	9940 GRAND TARGHEE TRL	MIDDLETON	ID	83644
R37515115	BLICKEM KIP	9943 MOON SHADOW CT	MIDDLETON	ID	83644
R37515101	DAVIS TERESA E	9944 MOON SHADOW CT	MIDDLETON	ID	83644
R37514133	MACKAY TUYEN	9953 STONY BROOK WAY	MIDDLETON	ID	83644
R37514118	DEVALL TONY MICHAEL	9958 STONY BROOK WAY	MIDDLETON	ID	83644
R37520506	MORCOM MICHAEL L	9960 GRAND TARGHEE TRL	MIDDLETON	ID	83644
R37520513	BRANDT LORI S REVOCABLE TRUST	9963 GALLOWAY RD	MIDDLETON	ID	83644
R37520500	ZUFELT LYLE C	9965 GRAND TARGHEE TR	MIDDLETON	ID	83644
R37514101	BROCK SCOTT	9966 THOROUGHBRED DR	MIDDLETON	ID	83644
R37515100	LOWE RICHARD D	9968 MOON SHADOW CT	MIDDLETON	ID	83644
R37514132	MAIN VALERI	9969 STONY BROOK WAY	MIDDLETON	ID	83644
R37515116	PARAVAGNA DAVID	9975 MOON SHADOW CT	MIDDLETON	ID	83644
R37514119	WOLFE BRIAN	9976 STONY BROOK WAY	MIDDLETON	ID	83644
R37514131	SHIELDS JOHN M	9981 STONY BROOK WAY	MIDDLETON	ID	83644
R37514130	GIBBENS MARIA H	9987 STONY BROOK WAY	MIDDLETON	ID	83644
R37514120	REHBERGER FAMILY TRUST	9992 STONY BROOK WAY	MIDDLETON	ID	83644
R34050	WILLIAM C CLAYTON LLC	PO BOX 10	STAR	ID	83669
R37491107	MAUGHAN DARIN G	PO BOX 1019	MIDDLETON	ID	83644
R38128108	HESS PROPERTIES LLC	PO BOX 1246	MERIDIAN	ID	83680
R38128128	PURPLE SAGE ESTATES HOA	PO BOX 1246	MERIDIAN	ID	83680

R34504	ROSE JACOB MALCOLM	PO BOX 14	MARSING	ID	83639
R38003010	TWILIGHT RISE LLC	PO BOX 140298	GARDEN CITY	ID	83714
R38003011A	TWILIGHT RISE LLC	PO BOX 140298	GARDEN CITY	ID	83714
R37514107	NORTH WOODS SAPPHIRE TRUST	PO BOX 143	STAR	ID	83669
R37491118	BOTTARI BART	PO BOX 146	MIDDLETON	ID	83644
R23403	JARDINE LUCILLE L	PO BOX 15	MIDDLETON	ID	83644
R34513010	LOVETT DALE	PO BOX 1539	CALDWELL	ID	83606-1539
R37490	BROWN LEROY E	PO BOX 16	MIDDLETON	ID	83644
R37998	MC DOWELL CRAIG A	PO BOX 160	MIDDLETON	ID	83644
R27269010	SUNRISE SUB RD USERS ASSOC	PO BOX 206	MIDDLETON	ID	83644
R37513113	GREENCASTLE BUILDING LLC	PO BOX 213	STAR	ID	83669
R37513107	GREENCASTLE BUILDING LLC	PO BOX 213	STAR	ID	83669
R37513112	GREENCASTLE BUILDING LLC	PO BOX 213	STAR	ID	83669
R38017	SUMMERS DANIEL KARL	PO BOX 232	MIDDLETON	ID	83644
R37496010	AERIE TERRACES LLC	PO BOX 2723	BOISE	ID	83701
R37502101	HOFFMAN GARY & CHRISTINE TRUST	PO BOX 283	TRABUCO CANY	CA	92678
R37496	SIERRA VISTA PROPERTIES INC	PO BOX 30	OLA	ID	83657
R38008	BLACK STEVEN D	PO BOX 321	MIDDLETON	ID	83644
R38036010A	HELLUMS RICHARD & KIMBERLY TRUST	PO BOX 386	MIDDLETON	ID	83644
R37553	DEARDORFF TONYA KAY	PO BOX 388	MIDDLETON	ID	83644
R37519	VERMAAS BONNIE VANCE	PO BOX 442	MIDDLETON	ID	83644
R37517	VERMAAS BONNIE VANCE	PO BOX 442	MIDDLETON	ID	83644
R37517	VERMAAS BONNIE VANCE	PO BOX 442	MIDDLETON	ID	83644
R37497010B	PELLETIER PAUL	PO BOX 44794	BOISE	ID	83711
R37557010	ANDERSON KATHY AMY	PO BOX 486	MIDDLETON	ID	83644
R23398	ANTELOPE PROPERTY HOLDINGS LLC	PO BOX 489	MIDDLETON	ID	83644
R34513011	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	PO BOX 511196	SALT LAKE CITY	UT	84151
R38128181	BARETTA MITCHELL& LISA LIVING TRUST	PO BOX 5125	ARIZONA CITY	AZ	85123
R20798	RAY FAMILY TRUST	PO BOX 535	MIDDLETON	ID	83644-0535
R20798011	RAY FAMILY TRUST	PO BOX 535	MIDDLETON	ID	83644-0535
R38151108	SAWYER MICKEY	PO BOX 633	MIDDLETON	ID	83644
R24061	BROWN DON	PO BOX 635	MARSING	ID	83639
R24060	BROWN AMBROSE DONALD JR	PO BOX 635	MARSING	ID	83639
R24064	PERRYMAN DEBRA ANN	PO BOX 67	MIDDLETON	ID	83644
R38044102	WOLDHAGEN HOLDINGS LLC	PO BOX 690146	SAN ANTONIO	TX	78269
R23364	TITTLE RENEE R	PO BOX 777	MIDDLETON	ID	83644

R37498103	COTNER DEVELOPMENT COMPANY LLC	PO BOX 785	MERIDIAN	ID	83680
R37498110	COTNER DEVELOPMENT COMPANY LLC	PO BOX 785	MERIDIAN	ID	83680
R37498105	COTNER DEVELOPMENT COMPANY LLC	PO BOX 785	MERIDIAN	ID	83680
R37498108	COTNER DEVELOPMENT COMPANY LLC	PO BOX 785	MERIDIAN	ID	83680
R37498109	COTNER DEVELOPMENT COMPANY LLC	PO BOX 785	MERIDIAN	ID	83680
R37498100	COTNER DEVELOPMENT COMPANY LLC	PO BOX 785	MERIDIAN	ID	83680
R37498104	COTNER DEVELOPMENT COMPANY LLC	PO BOX 785	MERIDIAN	ID	83680
R37498107	COTNER DEVELOPMENT COMPANY LLC	PO BOX 785	MERIDIAN	ID	83680
R38151134	DESERT PINE ESTATES IRRIGATION ASSOC INC	PO BOX 812	MIDDLETON	ID	83644
R33994011	MIDDLETON MILL DITCH COMPANY	PO BOX 848	MIDDLETON	ID	83644
R37547021	IRWIN MARK T TRUST	PO BOX 854	MIDDLETON	ID	83644
R37547022	IRWIN MARK T TRUST	PO BOX 854	MIDDLETON	ID	83644
R37522010	PENNINGTON PATRICIA ANN	PO BOX 915	MIDDLETON	ID	83644
R37523	PENNINGTON PATRICIA ANN	PO BOX 915	MIDDLETON	ID	83644
R38005011A	ROWLEY KEVIN L	11896 LINCOLN RD	CALDWELL	ID	83605

Exhibit D2:

From: Amber Lewter
Mail received time: Tue, 26 Aug 2025 09:13:03
Sent: Tue, 26 Aug 2025 09:13:02
To: AOI Update
Subject: FW: [External] City of Middleton Impact Request
Importance: Normal
Sensitivity: None
Archived: Monday, October 6, 2025 3:16:30 PM

-----Original Message-----
From: Jeremy Fielding <pls12220@icloud.com>
Sent: Monday, August 25, 2025 6:30 PM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Subject: [External] City of Middleton Impact Request

Amber

I oppose of the City of Middletons impact area changes. I currently live Northeast of Duff and Purple Sage.

The City of Middleton has not proven to be capable of forward planning. Examples of sewer capacity problems for years and the state highway 44 reroute to name a few.

There is plenty of land to the East and West of the current city limits. Along with up to Purple Sage (current impact area). My neighbors and I would rather see county subdivisions R-R and higher to maintain the rural feel that we all moved out here for. Proper planning would include a gradual system from high density to low density. North of Purple Sage should remain R-R or AG and outside of the city impact area.

Jeremy Fielding

25670 Dapple Pl
Middleton, ID 83644

Exhibit D3:

From: Amber Lewter
Mail received time: Tue, 26 Aug 2025 09:16:11
Sent: Tue, 26 Aug 2025 09:16:10
To: AOI Update
Subject: FW: [External] Middleton impact expansion
Importance: Normal
Sensitivity: None
Archived: Monday, October 6, 2025 3:16:52 PM

-----Original Message-----
From: drtobyb <drtobyb@yahoo.com>
Sent: Tuesday, August 26, 2025 8:46 AM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Cc: Toby Bingham <drtobyb@yahoo.com>
Subject: [External] Middleton impact expansion

Hi Amber,

I writing to you in regards Middleton expansion. Expanding large scale development in a small farming community threatens the very foundation of its character and livelihood. Farmland that has sustained families for generations would be consumed by concrete and asphalt, reducing the capacity to grow food locally and undermining the ag economy that this town loves. With expansion comes heavier traffic, higher costs of living, and increased strain on limited infrastructure such as roads, schools, and water resources—- burdens that Middleton isn't equipped to handle. Beyond the tangible impacts, unchecked growth risks eroding the close-knit social fabric and rural way of life that makes Middleton unique and lovable. You would be replacing "tradition and stewardship " of the land with sprawl and short term profit. My two cents.

Toby Bingham
Current Middleton resident

Sent from my iPhone

Exhibit D4:

Archived: Monday, October 6, 2025 3:17:12 PM
From: Amber Lewter
Mail received time: Tue, 26 Aug 2025 09:25:55
Sent: Tue, 26 Aug 2025 09:25:55
To: AOI Update
Subject: FW: [External] We oppose the area of impact
Importance: Normal
Sensitivity: None

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From: Holly Bartlett <HollyBartlett@msn.com>
Sent: Tuesday, August 26, 2025 9:19 AM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Subject: [External] We oppose the area of impact

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We oppose the area of impact at Galloway and/or Purple Sage. Traffic/congestion is already really bad, and the roads are not built for more traffic, not to mention the schools, etc.

\~

Holly & Brett Bartlett

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Sent from my Verizon, Samsung Galaxy smartphone

\~

Exhibit D5:

Archived: Monday, October 6, 2025 3:17:31 PM
From: Scott Brock
Mail received time: Wed, 27 Aug 2025 10:47:14
Sent: Wed, 27 Aug 2025 10:46:59
To: AOI Update
Subject: [External] OR2025-0010
Importance: Normal
Sensitivity: None

My response as a resident affected by this adjustment of the area of impact is unequivocally, hell no.\~

--
Scott Brock
PHD in common sense

Exhibit D6:

From: Scott Brock <noreply@canyoncounty.id.gov>
Sent: Wednesday, August 27, 2025 10:54 AM
To: WF CC Commissioners <WF_CC_Commissioners@canyoncounty.id.gov>
Subject: Contact from Website: Scott Brock

\~

\itap2Contact	
\itap2\~	\itap2Board of County Commissioners
\itap2Name	
\itap2\~	\itap2Scott Brock
\itap2Email	
\itap2\~	\itap2scottbrock8@gmail.com
\itap2Message	
	\itap2In response to case OR2025-0010
\itap2\~	As a resident affected by the change in area of impact requested by the city of Middleton, my response is absolutely not. I hope that I can rely on my only level of representation in this matter to listen to those who are affected by this change. I can also say that as the president of the Thoroughbred Estates subdivision, our residents as a whole have voiced strong opposition.

\~

Exhibit D7:

From: Deanna Brock
Mail received time: Wed, 27 Aug 2025 10:58:09
Sent: Wed, 27 Aug 2025 10:57:55
To: Amber Lewter
Subject: [External] City of Middleton annexation
Importance: Normal
Sensitivity: None
Archived: Monday, October 6, 2025 3:17:54 PM

Hi Amber,

We received the notice about the potential annexation north of the City of Middleton. I am adamantly against this proposal. We do not want to be part of the city or the city's taxes.

Thank you,
Deanna Brock
Sent from my iPhone

Exhibit D8:

Archived: Monday, October 6, 2025 3:18:11 PM
From: Victor Mason
Mail received time: Fri, 29 Aug 2025 11:11:15
Sent: Fri, 29 Aug 2025 11:11:06
To: AOI Update jhutchison@middletoncity.org
Subject: [External] Middleton Rezone (Case No. OR2025-0010)
Importance: Normal
Sensitivity: None

I tried to locate this on the County website and was\~unable to find it.\~ For that reason I am officially\~requesting\~this letter be entered into the record as being opposed\~to annexation into the City of Middleton.

I submit a written notice that I am adamantly\~opposed to this expansion of the City of Middleton to incorporate\~me into the city limits.\~ I have lived at this residence\~(12389 Long Street Loop) for over 30 years and have no desire or need to become incorporated into the city.\~ The city will add nothing to my life, but will only serve as another property to be taxed.\~ I have no need to be annexed into the City of Middleton, I already pay taxes to help support the Middleton Cemetery District, Middleton Fire, Middleton School District and Middleton Greater Parks Department.\~ I am very pleased at the current police protection\~that I have from the Canyon County Sheriff's Department, and see no need to have Middelton PD double cover us.

This is no more than a land grab by the City to increase their pocketbooks with more taxing authority and allowing for more unregulated exponential growth that is occurring, and serves no one in the rural community.

Victor Mason\~\~

Exhibit D9:

Archived: Monday, October 6, 2025 3:18:23 PM
From: denise rhodes
Mail received time: Sat, 30 Aug 2025 09:00:54
Sent: Sat, 30 Aug 2025 09:00:18
To: AOI Update
Subject: [External] Case No OR2025-0010
Importance: Normal
Sensitivity: None

Denise and Jon Rhodes
24750 N Gray Hawk
Middleton, ID 83644
Rhodesmtn@gmail.com
August 30, 2025

Canyon County Board of Commissioners
111 North 11th Avenue, Suite 330
Caldwell, ID 83605

RE: Opposition to Expansion of Middleton□s Area of Impact

Dear Commissioners,

I am writing to you as a proud Canyon County resident and homeowner in the unincorporated area of Middleton since 2013. One of the primary reasons my family chose to live here was the rural character and independence of being outside of city limits. As a Realtor in Canyon County, I can confirm that many of my clients seek out this same rural lifestyle and intentionally choose to live outside of city jurisdiction.

Over the past decade, I have regularly attended Middleton City Council meetings and observed patterns of poor management and disregard for the voices of residents living outside the city. In fact, council members□particularly Councilman Keiser□have openly stated that they do not value input from those of us in the unincorporated areas. Despite this, the City□s decisions directly affect us through increased traffic, school overcrowding, reckless spending, and the continued (20 years) obstruction of viable alternate routes through town.

Middleton has publicly claimed it halted new housing approvals due to school overcrowding. However, the truth is that the City□s wastewater treatment facility is at or nearing capacity. Instead of responsibly addressing this issue within its existing boundaries, the City is seeking to expand its Area of Impact. **Their real strategy appears to be pre-annexing county developments in order to justify upgrades, which will inevitably lead to annexation pressure, depletion of wells, and forced reliance on city utilities.**

Common sense dictates that if Middleton cannot manage the growth already planned□over 3,000 homes in the next decade□it should not be allowed to expand its Area of Impact. In fact, the Area of Impact should be reduced. Specifically, **I urge you to set the eastern boundary at Foothill Rd east of Middleton Road and restrict expansion east of Duff Lane.** Furthermore, Middleton should be required to prioritize infill development within its existing city limits before attempting to absorb additional county land.

Our county□s rural communities deserve protection from reckless expansion and from city officials who appear more interested in short-term growth than long-term sustainability. Please stand with county residents by **rejecting Middleton□s request to expand its Area of Impact and by actively considering a reduction of its current area of impact boundaries.**

As county residents who voted for each of you, we are imploring you to use the same critical thinking skills you have used when reviewing the developments that have come before you. You have shown great judgment and interest in the unincorporated residents of Middleton and my husband and I appreciate the stand you have taken so far. Thank you for your time, your service, and your thoughtful consideration of this critical issue.

Respectfully,
Denise and Jon Rhodes

Exhibit D10:

To: Canyon County Development Services
111 N. 11th Ave., Ste. 310
Caldwell, Id 83605-3522

Date: 08.28.2025

cc: Dept. of Agriculture
2270 Old Penitentiary Rd.
Boise, Id 83712

Office of the Governor
PO Box 83720
Boise, Id. 83720

Legislative - Agriculture Commitee
PO Box 83720
Boise, Id. 83720

Senator Tammy Nichols, Distr. 10
PO Box 83720
Boise, Id. 83720

R3755 7010

FROM: KATHY ANDERSON
PO Box 486
Middleton, Id 83644-0486

Physical Address: (NOT MAILING)
25532 Cemetery Rd.
Middleton, Id.

Re: Hearing Case: City of Middleton AOI
Case No.: OR 2025-0010
Hearing: October 16, 2025 @ 1.30 PM

I am in strong opposition to expanding the area of impact for the City of Middleton. I believe this to be in direct opposition to the State of Idaho and/or Governor Little's stand to preserve agricultural land. Also, I believe it is in opposition to Canyon County's current (or previous) stand on preserving agricultural land.

I took a drive from Purple Sage Road to Galloway and drove starting from Freezeout Rod travelling East. This includes a lot of in use, productive agricultural land.

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SEP 03 2025
RECEIVED

* If the city has issue with expansion including the physical number of people, then I believe the city of Middleton should address the density of housing, perhaps by way of multi-level condominiums or apartment buildings.

* The "A Letter from the Mayor" column in the Middleton Gazette (published by Clapping Forest Publishing, LLC, PO Box 58, Star, Id. 83669) cites the following:

Vol. 9, Edition Six. The Department of Environmental Quality is requiring the city to build a new Sanitation plant.

Vol 9, Edition Five. Cites a problem of growth and the annual Independence Day Parade.

Vol 9, Edition three. Cites problems incurred by the city due to arbitrary subdivisions previously approved by Canyon County without concern about wells and sewer systems.

Vol 9, Edition Two. Cites 3,000+ homes approved by the County before January 3, 2024 with expectation of at least 3,000 children to enter the school system over the next few years.

In closing, preserve agricultural land by declining Case No.: OR 2025-0010

Sincerely,

Kathy Anderson

Exhibit D11:

Archived: Monday, October 6, 2025 3:18:48 PM
From: Brett Miller
Mail received time: Mon, 8 Sep 2025 07:18:08
Sent: Mon, 8 Sep 2025 13:18:02
To: AOI Update
Subject: [External] Case no or-2025-0010
Importance: Normal
Sensitivity: None

To Whom It May Concern,

I am writing as a Canyon County property owner to respectfully oppose the proposed expansion of the City of Middleton's Area of Impact. While I recognize the importance of planning for growth, I have significant concerns that this expansion will negatively affect the community, taxpayers, and long-term livability of the region.

1. Strain on Infrastructure and Services

Rapid expansion of city limits places a heavy burden on infrastructure such as roads, schools, emergency services, and utilities. These systems are already under strain in our area, and further expansion without guaranteed funding and planning will only increase congestion, reduce service quality, and place additional tax burdens on existing residents.

2. Loss of Agricultural and Open Land

The proposed expansion area includes valuable farmland and open space that has defined Canyon County's identity for generations. Once converted to development, this land cannot be recovered. Preserving farmland is not only critical for our local economy but also for food security, water management, and wildlife habitat.

3. Quality of Life and Community Character

Uncontrolled growth risks eroding the rural character and small-town feel that makes Middleton unique. Residents moved here for a quieter pace of life, and unchecked city sprawl threatens to replace that with high-density subdivisions, traffic, and rising costs of living.

4. Inadequate Public Engagement

Many residents feel that proposals of this magnitude should involve greater community input and clearer long-term plans. Expanding the Area of Impact before addressing current growth

challenges does not give citizens confidence that responsible planning is the priority.

Conclusion

For these reasons, I urge the Canyon County Board of Commissioners to reject this proposed expansion of Middleton's Area of Impact. Growth must be carefully balanced with preservation of farmland, responsible infrastructure planning, and protection of the values that make our community a desirable place to live.

Thank you for considering this testimony.

Respectfully,

Brett Miller

25776 amble way

Middleton

Exhibit D12:

Re: Case No. OR2025-0010: City of Middleton, represented by Roberta Stewart, is requesting an ordinance update to amend chapter 9, article 9, subsection 23-6A, of Canyon County Code of Ordinance to modify the existing area of city impact boundaries for the City of Middleton, to comply with Idaho Code 67-6526.

To Whom It May Concern,

Thank you for the opportunity to comment on Case No. OR2025-0010 My wife and I are property owners of land that will be affected by this order. We own two acres in the Hawkview Estates development on Kemp Road.

I would like to share our concerns regarding Case No. OR2025-0010:

1. We are concerned that this will precede the City of Middleton requesting annexation into the city of this area in question.
2. We have no desire to live within the city boundaries and in fact purchased property specifically located within the county boundaries
3. Purchasing property within the Canyon County boundaries gave us peace of mind that land near us would not be subdivided into smaller lots than the county allows.
4. The City of Middleton has allowed developers to build on much smaller lots than the County does.
5. This statement taken from Page 2 of Middleton's request brings us great concern to parcel size of their future plans:
    a. II. GEOGRAPHIC FACTORS: Land Use: Many of the rural parcels that surround Middleton are very large (100 to 200 acres with a potential of 600 to 700 homes per project). The annexation of a single residential project will greatly expand City limits. The annexation of a few residential projects could expand city limits to the boundary of the proposed AOI in a very short period of time.
6. And finally, it is our understanding that Canyon County recently changed their comprehensive plan to help preserve viable farm ground. The land you are proposing to include in this area of impact includes several thousand acres of that same viable farm ground. By adding it to the area of impact, the city would supersede the county and be able to develop that farm ground into city-sized lots. This type of urban sprawl would ultimately result in a massive loss of green space, open space, affect natural habitats, and of course, result in the loss of precious agricultural land. This feels very counterintuitive to what the County worked so hard to do.

In summary we are quite concerned that the City of Middleton is pursuing this impact area in preparation to annex the area into the city. Therefore, the possibility of this land grab concerns us greatly. We value the quietness and the security of living within the county. We do not want to see more development of smaller city lots with more homes taking up valuable farming land as well as valuable water resources. We are adamantly opposed to the City of Middleton's plan.

Sincerely,

Bruce Scott

Property owner of 8769 Kemp Rd.

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SEP 22 2025
RECEIVED

Exhibit D13:

25656 Dapple Place
Middleton, ID 83644-2100
R37514121
September 17, 2025

RECEIVED
SEP 22 2025
RECEIVED

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

RE: Case No. OR2025-00010
City of Middleton

Sir / Madam:

We live adjacent to Duff and Willow Creek, inside the proposed Area of Impact. Our Dapple address is our sole residence. We have reviewed the materials and maps that are available on the Canyon County website.

We DO NOT support the expansion of Middleton's influence, the proposed AOI, which reaches north of Purple Sage to Galloway.

Our view is that the City of Middleton has been dysfunctional for many years. With this proposal, the City is asking for the "whole pie" when asking for a "slice" is more appropriate.

The City of Middleton must first prove to us that it can handle current, close-in impact and congestion issues before it seeks to swallow vast acres of surrounding rural area.

Sincerely,

Steve Johanson

Noel Johanson

Exhibit D14:

Archived: Monday, October 6, 2025 3:19:24 PM
From: zufeltco@netzero.net
Mail received time: Tue, 23 Sep 2025 09:50:43
Sent: Tue, 23 Sep 2025 15:49:32 GMTTo: aoiupdate@canyoncounty.id.govSubject: [External] Middleton city modification of area of impactX
To: AOI Update
Subject: [External] Middleton city modification of area of impact
Importance: Normal
Sensitivity: None

I am opposed to modifying the area of impact for the city of Middleton. The city of Middleton is experiencing issues with its water and sewer systems, affecting the current residents of Middleton. Expanding to the north as far as Galloway would only create a situation for greater and more serious problems. At this time, there is no need to protect any land to the north of Purple Sage, as the only other city in that area is Emmett, which is miles away and separated by BLM and mountainous terrain. The current boundary at Purple Sage is sufficient for any expansion of the city of Middleton. This modification provides no benefit for the Canyon County residents who reside in this area.
I am opposed to the request for modification of the area of impact for the City of Middleton.
Thank you,\~
Lyle Zufelt
9965 Grand Targhee Trail
Middleton, ID 83644

Exhibit D15:

Archived: Monday, October 6, 2025 3:19:36 PM
From: 4arnie
Mail received time: Wed, 24 Sep 2025 10:55:06
Sent: Wed, 24 Sep 2025 10:54:33
To: AOI Update
Subject: [External] Opposition to Expansion of Middleton's Area of Impact
Importance: Normal
Sensitivity: None

Canyon County Board of Commissioners
111 North 11th Avenue, Suite 330
Caldwell, ID 83605

RE: Opposition to Expansion of Middleton's Area of Impact

Dear Commissioners,

As a proud Canyon County resident and homeowner in the unincorporated area of Middleton I strongly object to expanding Middleton's Area of Impact. I, as well as many chose to invest our lives for the rural character and independence outside of city jurisdiction.\~

The city of Middleton has a poor history of approving new and high density housing before the infrastructure was in place. Specifically, it has been known that the City of Middleton's sewer system is out of compliance\~requiring nearly $80 million to fix it. Now the city's only option is to expand its AOI to generate the needed costs\~as outlined in the comprehensive plan is an additional $475 per 100,000 assessed value of your property. If you own a million dollar property that would be $4,750 ADDITIONAL to what we already pay in taxes. How can we afford this? Over the years the rural residents have expressed concern at County & City public meeting for traffic congestion\~&\~safety, inadequate emergency services, depletion of domestic wells and over all infrastructure before approving new housing. But now you want financial support from those you've\~ignored?\~

City of Middleton cannot manage the growth already planned and/or approved (over 3,000 homes) and should not be allowed to expand its Area of Impact. To solve for this it is recommended to reduce the Area of Impact creating an eastern boundary at Foothill Rd east of Middleton Road and restrict expansion east of Duff Lane. In addition, Middleton should prioritize infill development within its existing city limits before attempting to expand additional county land.

I urge the Commissioners to stand with county residents by rejecting Middleton's request to expand its Area of Impact and consider reduction of its current area of impact boundaries.

Thank you.

Joseph Strongone

Exhibit D16:

From: Rachel Sontag
Mail received time: Wed, 24 Sep 2025 16:49:31
Sent: Wed, 24 Sep 2025 16:49:25
To: AOI Update
Subject: [External] Case NO OR2025-0010
Importance: Normal
Sensitivity: None
Archived: Monday, October 6, 2025 3:19:46 PM

To Whom it may concern.

I am writing this email in regards to the city of Middletons attempts to annex parts of un-incorporated Caldwell to the City of Middleton. I speak for many rural country folks on property that do not want to be part of the city of Middleton. We do not want to fall under their jurisdiction. We moved to the county to be outside the laws of the City and to enjoy country living. As a Realtor our property being in the city will greatly affect the value of it. We will not appeal to anyone wanting to start a hobby farm or enjoy the freedoms that country living offers. Many home buyers are now in search of county living and LESS government control. They do not want CC&R or HOA. Also this is purely a money grab by the city to force those of us that a completely self-sufficient on well and septic, over to city services and be burdened with monthly utility bills. Along with the exorbitant and ridiculous additional taxes. Those taxes are solely to pay for the city to improve their at capacity and failing sewer facility. Forcing hundreds of homes to a failing facility shows the City is looking for a money grab and has poor leadership to force theft and taxation on hundreds of homeowners that are doing just fine on their own well and septic systems. There is absolutely no reason they can make for this to be a good idea. Its all a MONEY GRAB!!! If they need to improve their sewers, that needs to be a tax added to new homes!!! Not existing homes that don't need city services. The City is so poorly ran and is grasping at anything they can to steal money from people. I urge you NOT to allow this for the sake of hundreds of home owners that are self sufficient and cannot afford the tax burden. Again this is a money and power grab by a failing city! I have been following and reading city planning minutes. I am well aware of the massive city issues and corruption. They are only attempting this for the sake of more taxes. Its a pathetic attempt to get more money and control.

Thank You
Best Regards

Rachel Sontag
208-800-2562

Josh and Rachel Sontag
13987 Hidden Canyon Ln
Caldwell ID, 83607

Exhibit D17:

Archived: Monday, October 6, 2025 3:20:03 PM
From: Jamie Jones
Mail received time: Wed, 24 Sep 2025 17:10:50
Sent: Wed, 24 Sep 2025 17:10:34
To: AOI Update
Subject: [External] Middletons proposed expansion
Importance: Normal
Sensitivity: None

Dear Commissioners,

My wife and I chose to move to rural Middleton so we could have land, our own well, septic system, livestock, and—most importantly—remain independent without relying on city services other than emergency services.

Over the past ten years, the city has doubled in size without adding new schools, fire stations, or road improvements to support the surge in population. Despite this, subdivision after subdivision continues to be approved. Meanwhile, the sewer system remains out of compliance, with an estimated $80 million needed for repairs. Instead of addressing these failures, the city now seeks to expand its AOI as a funding source. Under its comprehensive plan, this expansion would add $475 in taxes for every $100,000 of assessed property value—meaning $4,750 more each year on a $1 million property—on top of what residents already pay. This is neither reasonable nor sustainable and highlights the city's lack of understanding of growth, essential services, and fiscal responsibility with tax dollars—money earned by the very people they are meant to represent. By contrast, the City of Caldwell has demonstrated greater responsibility by rejecting large developments, including the proposed Verbena Ranch subdivision of more than 1,000 homes and the Springhouse Townes project of 50 townhomes, recognizing the strain such projects would place on infrastructure and city services.

Residents have consistently voiced concerns about traffic congestion, safety risks, inadequate emergency services, declining domestic well levels, and failing infrastructure—yet these warnings have been disregarded while new housing developments move forward. People are dying at the same intersections because of the overwhelming growth and inadequate city services. People are going to be taxed out of their homes. It is time to put a halt on approving new subdivisions and allow the infrastructure to catch up instead of taking more from the residents. This entire situation is absolutely ridiculous—residents should not be forced to subsidize a city that cannot manage its own growth or provide the services it is already responsible for.

No new homes need to be built, and no new taxes need to be added. The continual reassessment of

property values is unreasonable. When a person purchases a home, they do so based on the understanding of what their property taxes will be—not with the expectation that those taxes will climb year after year to cover the city's mismanagement. Expansion of the AOI is unjustified and only adds to this burden.

Residents continue to speak at the ballot box, making it clear they do not want new taxes. The duty of our civil servants is to represent the will of their constituents. Approving this expansion would defy that duty and further burden the very people you are sworn to serve.

I am telling you as someone you serve, and from whom you collect a paycheck, to deny Middleton's request. Your duty is to the residents of this county—not to a city government that has mismanaged growth and now looks to shift the burden onto the residents.

Regards,

Jamie Jones

9516 Golden Willow St

Middleton, ID 83644

Sent from my iPhone

Exhibit D18:

Archived: Monday, October 6, 2025 3:20:29 PM
From: Marc Jackson
Mail received time: Wed, 24 Sep 2025 18:50:45
Sent: Wed, 24 Sep 2025 18:50:25
To: AOI Update
Subject: [External] Case No. OR2025-0010
Importance: Normal
Sensitivity: None

Dear Planning & Zoning Team,

I am writing in response to Case No. OR2025-0010 regarding proposed changes to Middleton's Area of Impact. As a property owner within the proposed boundary, I would like my opposition to be formally noted in the public record.

My household strongly opposes being included in the Area of Impact. While I understand the city's long-term planning interests, expanding the AOI creates an inevitable path toward annexation. Annexation would significantly increase my tax obligations without providing a clear or proportional benefit to my family. We are satisfied with the services already provided by Canyon County and do not need or want additional layers of city regulation and expense.

Preserving the rural character of our community is important to us. Many property owners in this area value the independence, lower cost of living, and freedom from city governance that drew us here in the first place. Expanding Middleton's AOI in this direction undermines those values and imposes financial burdens on residents who never asked to be incorporated.

I respectfully urge the Commission and the County to reject this AOI expansion and instead leave our property outside the Middleton boundary. Doing so would honor the interests of existing property owners and prevent unnecessary conflict down the road.

Thank you for your time and consideration. Please confirm this objection is included in the official record for Case No. OR2025-0010.

Sincerely,

Marc Jackson

9270 Pursuit Ct, Middleton, ID 83644

Exhibit D19:

Archived: Monday, October 6, 2025 3:20:43 PM
From:
Mail received time: Wed, 24 Sep 2025 20:16:28
Sent: Wed, 24 Sep 2025 20:16:08
To: AOI Update
Subject: [External] Case No. OR2025-0010 — OPPOSED
Importance: Normal
Sensitivity: None

Regarding Case No. OR2025-0010, I am firmly opposed to Middleton's proposed Area of Impact expansion and request that this objection be included in the official record.

This expansion is unnecessary, unwanted, and contrary to the interests of those who already live here. The AOI is nothing more than a precursor to annexation, which would raise our taxes, complicate our property rights, and subject us to another layer of regulation. My family has no need for city services and has no desire to pay for things we do not want or ask for. Canyon County already provides what we need—efficiently and without the additional financial and bureaucratic burdens that come with city control.

The rationale for this change is not "planning." True planning respects the will of residents and protects the community character that people moved here to enjoy. What this proposal represents is a power grab: the City positioning itself to absorb land and revenue at the expense of those who deliberately chose to live outside city limits.

The rural independence of this area is not a fringe preference—it is the defining quality of our community. People live here because they value space, affordability, and freedom from city restrictions. By redrawing these boundaries, Middleton is undermining exactly what makes this community strong.

I urge the Commission and the County to reject this proposal in full. Protect the rights of property owners, preserve the rural way of life, and prevent the unnecessary conflict that will come if this expansion moves forward.

Please confirm my opposition is included in the official record for Case No. OR2025-0010.

Best,

Brennan Maloney
9325 Tula Drive\~
Middleton\~

Exhibit D20:

RECEIVED
SEP 25 2025
RECEIVED

Laurel Valin
12151 Shady LN
Middleton ID 83644

24 Sept 2025

Board of County Commissioners
Canyon County
111 N 11th Ave
Caldwell, ID 83605

Case# OR2025-0010

Subject: Protest of Middleton City Proposed AOI

I live in a small rural community north of Purple Sage. This is a great place to live with a variety of animals (dogs, horses, cows, donkeys, goats, cats,) and birds (chickens, wild turkeys, doves, hawks, owls etc

Many of my neighbors, and myself, moved to this area specifically because it was "in the ~~County~~ country" and not part of the City.

The Canyon County Comprehensive plan states the goal (#2) is to support agricultural industries (land use + related agricultural activities). The City of Middletons goal is to transition away from agricultural to rural-residential & sub urban communities.

We are a self sustained community with a strong desire to remain independent of Middleton City annexation. Please deny Middletons impact area enlargened request. Thank you for your consideration

Sincerely Laurel Valin

Exhibit D21:

Archived: Monday, October 6, 2025 3:21:06 PM
From: Cheryl Palange
Mail received time: Thu, 25 Sep 2025 17:21:13
Sent: Thu, 25 Sep 2025 17:20:59
To: Amber Lewter
Subject: [External] Opposition to Expansion of Middleton's Area of Impact application
Importance: Normal
Sensitivity: None

To: Canyon County Board of Commissioners ¡Á amber.lewter@canyoncounty.id.gov
111 North 11th Avenue, Suite 330\~
Caldwell, ID 83605

Dear Commissioners,

We are writing to express our strong opposition to the City of Middleton¡¦s application to expand its Area of Impact (AOI). As residents of unincorporated Canyon County, we carefully selected our home and neighborhood for the rural lifestyle and specifically to NOT be within city limits. The City of Middleton¡¦s proposal directly threatens the character of our community and the financial well-being of its residents.

The City of Middleton staff have stated that its reason for expanding the AOI is to combat Star and Caldwell¡¦s overreach. But the Star and Caldwell applications state they are not seeking to expand. It appears Middleton¡¦s real motive is to fund an expensive upgrade to its wastewater treatment plant by annexing rural developments and taxpaying homeowners who do not need the city's services. Residents in unincorporated areas have wells and septic systems and therefore do not require city water and sewer, unless reckless planning depletes our wells. If annexed, we would be forced to pay significant taxes for services we don't need, effectively funding the city's infrastructure problems.

We have observed Middleton's consistent pattern of poor management (¡§kicking the can down the road¡¨) and nonsensical planning which have impacted City and rural residents with overcrowded schools and traffic congestion, not to mention their ongoing blatant impeding of ITD¡¦s SH-44, I-84 to Star improvements. The issue of water treatment plants struggling to meet discharge limits has been ongoing for two decades in Middleton but only became critical this year. Now the infrastructure is aging, it¡¦s out of regulatory compliance and at capacity. But instead of responsibly addressing its infrastructure issues within its current boundaries, the City is attempting to expand its footprint and offload its financial burden onto county residents.

Given that the City of Middleton is currently struggling to service the growth already permitted within its existing footprint, it stands to reason that any Area of Impact expansion should be definitively rejected. And before any expansion is contemplated, the City should first commit to solving its current infrastructure deficits and focusing on developing within its existing city limits. We ask you to prioritize Canyon County residents by rejecting Middleton¡¦s request to expand its Area of Impact. Furthermore, we ask you to consider a reduction of Middleton's current AOI boundaries as Bonner and Valley have recently done with Sand Point and McCall.\~

We appreciate your service and urge you to act decisively to protect unincorporated Canyon County residents from this unnecessary expansion.

Sincerely,

Cheryl & Steve Palange

9155 Pursuit Drive
Middleton, ID 83644

Exhibit D22:

Archived: Monday, October 6, 2025 4:11:40 PM
From: Deana Harrold
Mail received time: Thu, 25 Sep 2025 10:13:00
Sent: Thu, 25 Sep 2025 10:12:55
To: Dan Lister AOI Update
Subject: [External] Opposition to Expansion of Middleton's Area of Impact
Importance: Normal
Sensitivity: None

Canyon County Commissioners
\~
111 North 11th Avenue, Suite 330
\~
Caldwell, ID 83605
\~
Opposition to Expansion of Middleton's Area of Impact
\~
Dear Commissioners,
\~
As proud Canyon County residents and homeowners in the unincorporated area of Middleton we strongly object to expanding Middleton's Area of Impact. We, as well as many others have chosen to live a rural life with independence outside of city jurisdiction.\~
\~
The city of Middleton has a poor history of approving new and high density housing before the infrastructure was in place. Specifically, it has been known that the City of Middleton's sewer system is out of compliance\~requiring nearly $80 million to fix it. Now the city's only option is to expand its AOI to generate the needed costs\~as outlined in the comprehensive plan is an additional $475 per 100,000 assessed value of your property. How can we afford this? Over the years the rural residents have expressed concern at County & City public meeting for traffic congestion\~&\~safety, inadequate emergency services, depletion of domestic wells and over all infrastructure before approving new housing.
\~
City of Middleton cannot manage the growth already planned and/or approved (over 3,000 homes) and should not be allowed to expand its Area of Impact. To solve this it is recommended to reduce the Area of Impact creating an eastern boundary at Foothill Rd east of Middleton Road and restrict expansion east of Duff Lane. In addition, Middleton should prioritize infill development within its existing city limits before attempting to expand additional county land.
\~
We urge the Commissioners to stand with county residents by rejecting Middleton's request to expand its Area of Impact and consider reduction of its current area of impact boundaries.
\~
Thank you,
\~
Chad and Deana Harrold\~
\~
9260 Golden Willow St
\~

Middleton, ID 83644

Exhibit D23:

Archived: Monday, October 6, 2025 4:11:57 PM
From: Tamara Haney
Mail received time: Thu, 25 Sep 2025 17:32:35
Sent: Thu, 25 Sep 2025 23:32:30
To: AOI Update
Subject: [External] I am opposed to the proposed AOI modification by the city of Middleton
Importance: Normal
Sensitivity: None

Hello,

The residents of rural Middleton should not be responsible to make up the irresponsible ways the city is spending money to encourage out of control growth.\~
The residents want our way of life to stay agricultural first.
No farms no food.\~

Tamara\~Haney 208-284-0511
*With **GOD**, all things are possible*\~
\~ \~ \~ \~ \~ \~ \~ \~ \~ \~ \~ \~ \~ \~ \~*Matthew 19:26*

Exhibit D24:

Archived: Monday, October 6, 2025 4:12:13 PM
From: Keith and Dayna Bailey
Mail received time: Thu, 25 Sep 2025 10:27:23
Sent: Thu, 25 Sep 2025 16:27:17
To: AOI Update
Subject: [External] Case no. OR2025-0010
Importance: Normal
Sensitivity: None

Dear Commissioners:
\~ \~ \~ I am writing to let you know\~that I am in opposition to the proposed AOI expansion for the city of Middleton. I have lived at 23813 Canyon Lane for 7 years now. From what I understand, this annexation is just about the city of Middleton trying to raise more money because the area where we lived is already developed and so aside from having us pay more taxes and impact fees, there won't be any benefit to the residents. The impact fees and property taxes will negatively impact our finances and businesses to the point of having to make drastic changes impacting\~our livelihoods. Thank you for\~your work and\~consideration of this\~matter. Sincerely, Keith Bailey\~
23813 Canyon Lane, Caldwell, ID 83607. 208-631-1277

Get Outlook for iOS

Exhibit D25:

Archived: Monday, October 6, 2025 4:12:29 PM
From: doug lafreniere
Mail received time: Thu, 25 Sep 2025 11:16:10
Sent: Thu, 25 Sep 2025 11:15:54
To: AOI Update
Subject: [External] City of Middleton AOI ref. Case no. OR2025-0010
Importance: Normal
Sensitivity: None

Dear Canyon County,

We, Douglas and Donna LaFreniere, own parcel R3816001300 at:
TBD Falcon Ln.
Caldwell, ID 83607

In regards to subject case, we purchased county property to enjoy a more rural lifestyle. We see no benefit to us by incorporation into the City of Middleton. As such our vote is NO to incorporation into the City of Middleton, ID.

We can be contacted at\~

Douglafreniere@gmail.com\~ \~or
(805) 795 4836

Very Respectfully,
Douglas and Donna LaFreniere

Exhibit D26:

Richard Sims
14919 Chancery Drive
Caldwell, Idaho 83607

September 25, 2025

Canyon County Board of County Commissioners
Canyon County Administrative Building
11 North 11th Avenue
Caldwell, Idaho

Subject: OR2025-0010 written testimony to Area of Impact.

My name is Richard Sims and I live within the proposed OR2025-0010 Area of Impact (AOI).

My family moved to Idaho 10 years ago. At that time, I attended a public meeting at the fire house and the fire department spokesman made an interesting statement," the fire department does not have the means to put out a 3500 square foot house fire outside the city limits with the current equipment. We can keep the fire from spreading to other neighbors but not put the fire out."

This year the voters of Middleton rejected a bond for the fire department and ambulance services. The fact that the municipality brought this to a vote shows a concerned about meeting the needs of the community through first providers. Before the bond was voted down and without the bond, the municipality could not provide the services as required in Criteria 5.

The County Commissioners in the 2030 Comprehensive plan identified more that 1500 acres as intensive agriculture land north of Purple Sage Road. These same acres have been identified for residential and commercial growth in the AOI. This is a direct conflict with the comprehensive plan.

Within the bubble area there are two large Dairy operations that farm hundreds of acres. We have learned from the past subdivisions in close proximity to livestock operations conflict arises.

Including the area marked as intensive agriculture there is a total of 4800+ acres of farmland mostly North of Purple Sage Road and according the United States Department of Agriculture-Natural Resources Conservation Service-Web Soil Survey, 60% of these acres are Irrigation Class 2 and 3 which are the most productive soils in Canyon County. The County Commissioners saw the importance of this land as agriculture in the 2030 Comprehensive plan.

Using smart growth principles of infilling open areas could address many of the needs of the AOI without creating more urban sprawl.

I recommend the AOI shall not be allowed North of Purple Sage Road.

Submitted by Richard Sims

Exhibit D27:

Ron Werre
12110 Finch Lane
Middleton, ID 83644

RECEIVED
SEP 25 2025
RECEIVED

September 21,2025

Board of County Commissioners
Canyon County
111 N 11th Ave.
Caldwell, ID 83605

Re: Case No. OR2025-0010

To Whom It May Concern:

I am writing this letter to express my opposition to the above-named Case No., the Middleton City proposed AOI. I live north of Purple Sage, just west of Cemetery Rd. I believe the impact area should not be extended past Purple Sage Rd. I have lived on this property for over 40 years and have seen a lot of changes. But, the proposed AOI is, to be quite honest, not practical, or even legal.

The County has stated it wants to encourage agricultural land users, while the City wants to encourage residential growth. This is obviously two completely different opinions. Idaho Code states you cannot place in impact area more land than the city can annex within 5 years. The city needs to fix its current sewer system before it can do any further development. There is no way they can do that and develop the proposed AOI within 5 years.

It seems that the city is trying to tax everyone they possibly can to have enough money for future development without the residents getting any benefits from paying extra taxes up front. This is simply poor planning, and not even legal. The law reads the city must determine if they can provide more services than they currently have. They can't keep up with the existing infrastructure, to say nothing of extending it to the proposed AOI. To date, I have seen nothing on how much the proposed AOI development will cost in tax dollars to the individual tax payers. That must be provided before the city can move forward.

Thank you for your time in consideration of my request to deny Middleton the impact area enlargement.

Sincerely,

Ron Werre

Ron Werre
208 585-6135

Exhibit D28:

RECEIVED
SEP 25 2025
BY: N. Olachea

CANYON COUNTY DEVELOPMENT SERVICES

09-25-2025

CASE NO. OR2025-0010 City of Middleton

Dear Sirs and Madame,

I wish to draw your attention to the inconsistency of the proposed new Area of Impact for the City of Middleton with the 2030 Future Land Use Map of Canyon County for 2030.

The current AOI for Middleton reaches Purple Sage Road to the north of the city. The proposed northern boundary extends all the way to Galloway Road. Here is one very important incompatibility with the 2030 Comp Plan:

1)The area with the boundaries of Purple Sage Road, Freezeout Road, Sand Hollow Road, and Middleton Road is zoned agricultural and is further designated as INTENSIVE AGRICULTURE. There are currently 2 large dairy operations within these proposed boundaries. "This overlay is applied to protect working lands and operations. Uses may include seed production, crops, orchards, vineyards, concentrated animal feeding operations, grazing, and other agriculturally based uses. This designation aims to protect agriculture operations from incompatible uses and reduce the conflicts concerning noise, dust, smells, and safety." (Sec. 4-Land Use and Community Design)

The intent of the FLUM is clearly to preserve agricultural land. Designating this area as a city impact area will start the domino effect of farms giving way to residential sprawl, not to mention the extremely incompatible use of the land.

2)Another reason why it isn't reasonable for Middleton to reach so far north is that there are many areas within the current impact area that are undeveloped and should be filled in with housing first. "Develop land in a well-organized and orderly manner..." (G4.03.00, Sec. 4)

If the AOI is an area where services such as city water and sewer are expected to be provided within 5 years, then the proposed expansion of Middleton is certainly unrealistic. Those services are nowhere near the far-flung proposed boundaries.

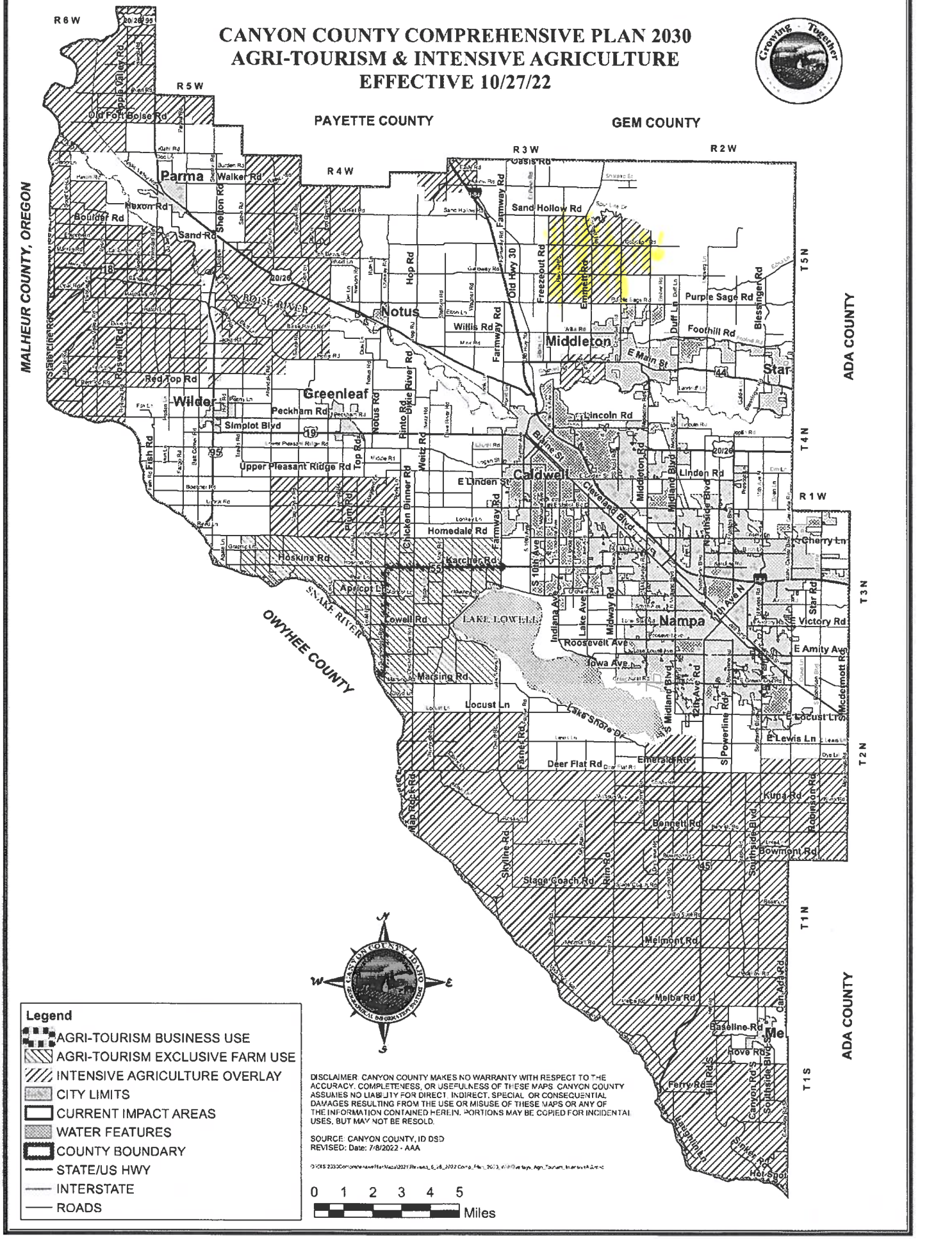
I respectfully ask that you consider requiring the City of Middleton to pull their northern boundary of the impact area back to Purple Sage Road and preserve the agricultural operations that are so valuable to Canyon County, both culturally and economically.

Thank you for your attention.

Sincerely, Mary K. Beumeler

Mary K Beumeler

CANYON COUNTY COMPREHENSIVE PLAN 2030
AGRI-TOURISM & INTENSIVE AGRICULTURE
EFFECTIVE 10/27/22



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

O:\GIS\2030Comprehensive Plan Maps\2021\Revised_6_28_2022 Comp_Plan_2030\MXD\Ag_Tourism_Intensive Ag.mxd

Exhibit D29:

RECEIVED
SEP 25 2025
RECEIVED

Jill Winegar
25213 Stephanie Ln
Middleton, ID 83644
September 25, 2025

Board of County Commissioners
111N 11th Ave.
Caldwell, ID 83605

Dear Board of County Commissioners:

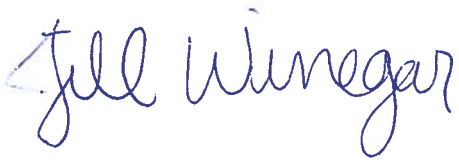
I am writing to let you know that I am one of the many that will be affected by the proposed expansion of the City of Middleton to the impact area being Purple Sage and now Gallaway. Our neighborhood is full of long time, humble residents of Idaho who can't afford to pay extra city taxes. We also will not be getting benefits like sewer and water that city residents need. We already have our own wells and septic systems. The city of Middleton should protect rural citizens by thinking about how it will impact us. Like the tea party between the US and England. Taxing without representation is not fair. They do not want to be guilty of using the long-term residents to pay their bills because they can.

The new residents coming from out of state most of which are paying cash for their houses are the ones who should cover their own fees. The old residents should not have to pay for the new services. I am happy to welcome them in, I am trying to be patient with the endless road work for their construction/utilities, but I draw a line when we are asked to cover their bills. This will raise taxes more than the people in this area can afford. We are already overtaxed and overstretched. Most of the people are also retired and aging. All these expenditures are not fair to them.

People here also chose this area for peace and quiet. Bringing in crowded neighborhoods will add to the traffic, noise and road closures. The long-time residents of Idaho and their families need to be protected financially, as well as emotionally. The fees and taxes should not be running Idaho young adults out of the area. Right now, our young adults are being forced out of the area and sometimes out of state. Please deny the impact area enlargement request or rethink how to make it work for everyone. Thank you for hearing our point of view and doing what you can to protect rural Idaho.

Sincerely,

Jill Winegar



(208) 899-5286

Deejillwinegar@gmail.com

Exhibit D30:

RECEIVED
SEP 25 2025
BY: ttt

PETITION

We, the undersigned residents, wish to formally express our strong opposition to Case No. OR2025-0010, proposed by the City of Middleton, which is scheduled for consideration on October 16, 2025.

DATE	NAME	ADDRESS	PHONE NUMBER
9/17/25	Laurel Valin	12151 Shady Ln Middleton, ID 83644	760 492 8240
9/18/25	Angela Kim	12450 Shady Ln. Middleton ID 83644	208-412-2447
9/18/25	Ralph Kim	12450 Shady Ln Middleton ID 83644	208-412-2556
9/18/25	Ben Smith	12018 Lenny St Middleton ID 83644	208-805-8937
9/18/25	Braxton Cranning Miller	25345 Karen Dr. Middleton, ID 83644	208.617.9537
9/18/25	Daniel Valone	25238 Stott Family	2084403848
9/18/25	Michelle French	25194 Shirley Ln	208-616-8927
9/18/25	Hailee Ayala	12112 Shady Lane Middleton ID 83644	208-571-6764
9/18/25	Bellman Ayala	12112 Shady Lane	208-559-1997
9/19/25	Lisa Enzminger	12248 Shady Lane	208 391-8110
9/20/25	Scott Lingel	12290 Shady Lane	208-369-3526
9/22/25	TERRY Lingel	25250 Kimpton DR	208-870-4395
9/22/25	Lorie Lingel	25250 Kimpton DR	208-870-4396
9/22/25	Yisseth Lingel	12290 Shady LN.	208-631-7697

Date	NAME	ADDRESS	PHONE NUMBER
9/20/25	Lenore Short	25314 Kimpton Dr.	208-989-3755
9/20/25	Wendy Ah Yun	25314 Kimpton Dr	208-985-3627
9/20/25	Troy Wirick	25314 Kimpton Dr	208-565-8954
9/20/25	Nick McCarthy	25372 KIMPTON DR	805-704-0010
9/20/25	NICOLE MCCARTHY	25372 KIMPTON DR	805-704-4192
9/20/25	Arielle Gonzales	12475 Shady Lane	208-272-0503
9/20/25	Lukas Knie	12475 Shady Lane	208-949-5414
9/20/25	Sally Gray	12399 Shady Ln	208 585-6622
9/20/25	Chris Gray	"	"
9/20/25	Gloria Jones	12421 Long St Loop	208 401-8083
9/20/25	Ronald R Herfel	25175 STEPHANIE LN	209-585-2520
9/20/25	MARC LAW	25226 STEPHANIE LN	208-409-6654
9/20/25	EVA LAW	25226 STEPHANIE L	208 585-2941
9/20/25	Brad Hymas	25266 Karen Dr	208-573-4115
9/20/25	MARCO ROBLES	25294 KAREN DR	(208) 440-6136
9/20/25	JUANA VELORIO	25292 KAREN DR	(208) 948-8854
9/20/25	David Stanley	25267 CEMETERY	208 703-3493

DATE	NAME	ADDRESS	PHONE NUMBER
9/20/25	Don Brown	25233 Cemetery	208-599-7137
9/20/25	Arturo Gonzalez	530 S. Powerline	208-297-0137
9/20/25	Mario Gonzalez	12049 Shady LN Middleton ID 83644	208 509 1769
9/23/25	Racheal Fivecoat	25198 Cemetery Rd	208 585 6061
9/23/25	Greg Fivecoat	25198 Cemetery Rd.	208 585 6061
9/23/25	Greg Rambo	25265 Karen Dr.	208-353-4534
9/23/25	Melissa Climer	25265 Karen Dr.	208 353 4534
9/23/25	Linda Gummersall	25305 Karen Dr	208-585-3105
9/23/25	Marina Linton	25045 Duff	208-810-0667
9/24/25	Jessica Nunally	12215 Long St	208 871 4473
9/24/25	Garrett Nunally	12215 Long St	916 872 7744

PETITION

We, the undersigned residents, wish to formally express our strong opposition to Case No. OR2025-0010, proposed by the City of Middleton, which is scheduled for consideration on October 16, 2025.

NAME	ADDRESS	PHONE NUMBER	
Ron Weeke	12110 Finch Ln.	208-585-6135	9/20/25
Jess Mahoney	12287 Finch Ln	208 871 3317	Sept 20, 25
Peggy Dreyer	12317 Finch Lane	208 591-0870	9-20-25
June Mayer	12275 Finch Ln	707 310 3651	9-20-25
Paul Mayer	12275 Finch Ln	707 310 3653	Sept 20, 2025
Phillip C Finley	12264 Finch		
Lyle Olmstead	25503 Cemetery	(208) 550-5419	9/20/25
Jack D Alvord	25687 Cemetery Rd	208 297 0595	9/20/25
Kathy Anderson	25532 Cemetery Rd	208 585 3405	9/20/25
Mackenzie Miller	25618 Cemetery Rd.	208-283-9010	9/20/25
Brady Miller	25648 Cemetery Rd	208-957-1854	9/20/25
Erin	25431 Cemetery Rd	208-513-4652	9/20/25
Chris Burris	25369 Karen Dr	208-550-6257	9/20/25
Laurel Finch	12318 Finch Ln	208-250-8026	9/23/25

PETITION

We, the undersigned residents, wish to formally express our strong opposition to Case No. OR2025-0010, proposed by the City of Middleton, which is scheduled for consideration on October 16, 2025.

Date	NAME	ADDRESS	PHONE NUMBER
9-2025	[illegible]	25226 Stephanie	2085703815
9-21/25	Regina Ewell	12048 Long Street	208-283-3036
9/21/25	Mike Matthews	25061 Cemetery Road	208 649-7739
9/22/25	Bruce Ewell	12048 Long Street	208-371-2576
9/24/25	Ned Mittelstaedt	12015 Vine Street	208-353-6469
9/25/25	Cach Creamer	12405 Long Street 1002	986-270-4692
9/25/25	Yvonne Creamer	12405 Long Street 1002	208-219-0284

PETITION

We, the undersigned residents, wish to formally express our strong opposition to Case No. OR2025-0010, proposed by the City of Middleton, which is scheduled for consideration on October 16, 2025.

NAME	ADDRESS	PHONE NUMBER	
Doyle Finch	12180 Finch Lane Middleton ID 83644	208-249-2440	9/23/25

PETITION

We, the undersigned residents, wish to formally express our strong opposition to Case No. OR2025-0010, proposed by the City of Middleton, which is scheduled for consideration on October 16, 2025.

Date	NAME	ADDRESS	PHONE NUMBER
9/23/25	SANDRA HOLLOWAY	12242 LONGSTREET	208 585-2329
9/23/25	Jack Toney	12421 Long st loop	8084330801
9/23/25	Lonnie Toney	12421 Long St Loop	208 401 8082
9/23/25	Cody Oberg	12397 Long St loop	208 880 0641
9/23/25	Victor Mason	12389 Long St. Loop	208 880 5245
9/23/25	Robin Mason	12389 Long St Loop	208 830 5246
9/23/25	Heidi Lesen	12335 Long Street Loop	(469) 350-6276
9/23/25	[illegible]	12325 Long Street Loop	(208) 695-5178
9/23/25	[illegible]	12325 Long Street Loop	(208) 447-8327
9/23/25	Daniel Arce	12332 Long Street loop	208 473 6909
9/23/25	[illegible]	12307 Long St. Loop	208 761 5748
9/23/25	James Walsh	12307 Long St. Loop	208 941-6458
9/23/25	Mitch Olsson	12304 Long Street Loop	916-224-8007
9/23/25	Joe Profitt	12349 Long Street	541-519-4400

Date	NAME	ADDRESS	PHONE NUMBER
9/23/25	Tia Profitt	12349 long St Middleton, ID 83644	208-899-2309
9/25/25	DANE LEE	25236 Shirley LN Middleton, ID 83644	208-789-3295
9/23/25	Dee Winegar	25213 Stephanie LN	208-697-8584
9/23/25	Jill Winegar	25213 Stephanie Ln.	(208)899-5286
9/23/25	Alicia Marder	25156 Shirley LN Middleton, ID 83614	(208)412-2117
9/23/25	Thomas F Wallace	12255 Long St Middleton	208 880 4448
9/24/25	Jocelyn Farmer	25049 Shirley LN Middleton, ID	208 407 5469
9/24/25	MONTE LOVE	25045 Shirley LN Middleton Id.	208-791-4635
9/24/25	Kayla Fernandez	25017 Shirley Dr Middleton, ID 83644	208-617-7729
9/24/25	Keygan Losniewski	25042 Bowknot dr Middleton ID	541-274-1313
9/24/25	Kortney Gibson	25042 Bowknot DR Middleton, ID	208-392-5790
9/24/25	Chris Hancock	25011 Bowknot Dr middleton ID	208-318-6924
9/24/25	Clayton Gerow	25011 Bowknot DR middleton	208-250-8388
9/24/25	Judith Shively	25047 Bowknot Middleton ID 83644	208-585-2061
9/24/25	DAVE Shively	25047 Bowknot Middleton ID	208-585-2061
9/24/25	Rhonda Schuler	12288 Shady Ln Middleton	208 841-5336

Exhibit D31:

September 25, 2025

Canyon County Development
Service Department
111 North 11th Avenue
Suite 310
Caldwell, ID

Re: Case No. OR2025-0010

In 2016, we wanted to upgrade our home. In 2017, we chose a lot in a rural area specifically because it was not part of any city. At the time, we were told:

1. We would not have any Middleton Police Department coverage for that property.
2. We would have to provide our own water.
3. There were no telephone landline connections available.
4. There were no landline connections to the internet available.
5. There was no natural gas available in the area.
6. There were no connections to a waste water system.
7. The City of Middleton would not provide any snow removal.

In short, we were told we would have to provide all our own services, except electricity.

The City of Middleton has known there was a waste water issue for many years and yet chose to ignore the problem. Now that it has reached a crisis point, the City of Middleton wants to "modify the existing area of City impact boundaries."

We find it disturbing that the only time the City of Middleton is interested in us is when they want to extract tax revenue for something we will not receive any benefit from.

We have no desire to be part of the City of Middleton or any other city in this, or any other attempt, to reach out and extract tax revenue from us for things they are not providing. If we wanted to live in California, we would have built a house there.

Respectfully,

Mark and Rebecca Press

Exhibit D32:

Theresa Denham
25381 Kimpton Drive
Middleton ID 83644
9/29/2025

Board of County Commissioners
Canyon County
111 N 11th Ave
Caldwell, ID 83605

Dear Canyon County Commissioners,

RE: Case OR2025-0010

Thank you for holding this hearing and thank you for your great job in allowing small parcels within the city or near hwy 44 to subdivide and holding entitlements to properties within the impact map boundaries. Entitling more land as AOI to be later annexed into the city requires the ability of the city to provide services, better than what the county can service. Currently the areas of deficiency within the current city reflect the inability to reasonably annex within the next 5 years the larger map section that has been requested and I strongly encourage the DENIAL of this AOI Map change.

I will briefly explain the areas of deficiency as failure to provide adequate fire flow within the city, failure to provide adequate sewage capacity to existing homes within the city,failure to maintain water lines within the city, failure to provide adequate road and sidewalk maintenance within the city, failure to provide adequate road safety (stop lights) within the city limits.

The city of Middleton has a history of flouting its agreements with this county, ID statutes and EPA citations meant to protect its citizens from chaotic growth that lacks infrastructure and ignores safety.

Agreements between the city of Middleton and Canyon County , AOI Section 9, Pg 52

"Strategy 4: Research and adopt land management practices used in other rural

communities that promote quality of life and maintain a small town character"

Fact: Middleton City *failed to research and/or adopt*. Instead the model used per the PRR with the city point that Meridian was used as the model.

The AOI map is how a determination is made if the city and county comprehensive plans do not align, which they do not.

Canyon County Comprehensive plan clearly states:

Goal #2 *Pg 34*	*2. To support the agriculture industries by encouraging the maintenance of continued agricultural land uses and related agricultural activities.*

While the City of Middleton goals are:

Strategy 3 pg	*2) transition from agricultural to a rural-residential and sub-urban community;*

The map per the AOI provides the final directive. Currently the map in the county is the only ratified map for the AOI area.

The city intends to change that based on the graphic drawing of the new mapping. The currently ratified map provides balance in economics (from ag) and residential.

The city map threatens the economic stability of this county on two factors.

1) reduce Ag, and 2) limit commercial and industrial development

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Page 3 Strategy 2 : 5) existing community with limited commercial and industrial development

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Statutes:

Idaho Code §67-6526 Coordinates with the county to **ensure consistency** with the comprehensive plan. The city has coordinated with Ada county cities, in their development of the comprehensive plan. It appears Middleton forgot which county it belongs to.

Idaho Code §50-222 summary: Promote orderly development of cities & ensure efficient provision of municipal services:

Deficiency of Municipal Services :

Water: Estimated immediate cost $100,000 . Estimated cost to add pipelines $3.56 M

There is a deficiency in source of supply in Zone 3 of the total of three zones. (ref: pg 2-2 Middleton Water Master plan, Table 2-1 Water Service area) “there is approximately 41% of water lost within the system” (ref :City Water master plan pg 1-2 paragraph 1.3) These deficiencies also include fire flow deficiencies which have not been mitigated.

See Exhibit 1 for costs on deferred maintenance and regions for improvements. These regions are within the current city and AOI. There are no funds available at this time for improvements outside of this, and the long term capitol improvements are defined by “the next 20 years”. This does not fall within Idaho statue on land to be brought into the AOI meeting the 5 year improvement rule.

Sewer: Current loan of $76M just incurred to bring in 1000 EDAs

1000 EDAs does not require an impact footprint especially considering that within the current city limits and current AOI there are outstanding applications that had been denied due to lack of EDAs.

Idaho Law includes requiring at least one planning and zoning member to reside in the AOI. City council has denied allowing applicantion to some because “they do not live in the city” . There is a current vacancy and the other members appear to reside within the city limit. There is no voice for the AOI . It also recommends that the comprehensive plan to include AOI residents. The comprehensive plan group does not consider the needs of the AOI. The statues require that any area to be placed into AOI, must be presumed to annex and provide a higher level of services within the immediate five years. There is no mechanism by the city to be able to provide sewer, water, or policing services. The city is in debt over $78M.

Middleton has added new terminologies to try to circumvent the annexation laws found in ID 67-6508 through use of a “preAnnexation agreement to circumvent the proper process outlined in ID 67-6508. Thank you by the way for noting that terminology has no basis for decision making

Citations

Middleton was cited in 2015 by the EPA and provided a mechanism to cure the issue with a projected population, by 2021. The cure never happened. The proposed new sewer meets the requirements of that time, but does not account for the actual COVID growth we saw. Currently, there are no EDAs left in Middleton. With their $76M planned expansion they should reach 1000 additional permits with EDA available. This failure to be able to expand is due to poor long term planning and things really have not changed much from 2019 until now, with large platted subs being considered that currently lie outside the city impact area like DayBreak (north of Purple Sage and Cemetery), while failing to infill within the city limits to other parcels that applied and were denied based on the EDA limitations last year.

The City of Middleton has been unable to manage the area currently inside the city limits and current impact area. Until they are able to manage what they currently have, there is no need to adopt a comprehensive map change beyond the realm of what is likely able to be managed by the city.

In conclusion, the city of Middleton has shown gross negligence in their infrastructure maintenance and development and has shown indifference to the impacts of their decisions to residents of the county and future residents of the city. The residents of the county and those in the AOI have had very little voice and we are counting on you for our voice. We moved to Canyon County, we have acted as stakeholders in developing the county comprehensive plan and this failure of the city of Middleton to adhere to their AOI agreements and to walk all over the county citizens without regard to safety, health and ensuring the character of Canyon county can not be rewarded.

Please deny this request to enlarge the current Area of Impact for the City of Middleton.

Exhibit 1

HDR | SPF

Table 7-1. Capital Improvement

Improvement	Description	Cost Estimate	Comments	Year
NEAR TERM CAPITAL IMPROVEMENTS (UP TO 2025)				
1	Leak Survey (meter connections)	$ 100,000	Address unaccounted for water.	2022-2023
2	5,200-LF 12-in Pipe from Bass Ln to Donna Dr	$ 1,500,000	New12-inch pipe to meet IDAPA 58.01.08.501.18 requirement for redundant fire supply at the proposed Rule Steel facility (3,500 gpm) with Well 10 out of service.	2022-2025
3	1,800-LF 12-in Pipe in S 4th Ave from Main St to Donna Ln	$ 610,000	Addresses fire flow requirement of 4,000 gpm at Atlas School and 3,500 gpm at Rule Steel	2022-2025
4	Convert Well 6 to potable supply	$ 350,000	Required for Rule Steel Fire flow (3,500 gpm) with Well 10 out of service. Improves current fire flow deficiencies (<1,500 gpm) near center of town, and peak hour demand pressures.	2022-2025
5	Backup generator for Well 8	$ 190,000	Addresses IDAPA 58.01.08.501.18 deficiency for backup power	2022-2025
6	Backup generator for Well 6	$ 190,000	Addresses IDAPA 58.01.08.501.18 deficiency for backup power	2022-2025
LONG TERM CAPITAL IMPROVEMENTS - NEXT 20 YEARS				
7	Cemetery Rd (from W Concord St. to Middle School)	$ 260,000	770 LF 12-inch pipe to meet 2,500 gpm for Middleton Heights Elementary/ 1,500 gpm for Red Fern Dr. residential area.	2025-2030
8	Hartley Ln PRV Station	$ 270,000	Maintains Zone 1 / Zone 2 HGL as developments expand west of Hartley Ln between Middleton Rd and Willis Rd.	2025-2035
9	Emmett Rd PRV Station	$ 270,000	Maintains Zone 1 / Zone 2 HGL as developments expand west of Hartley Ln between Middleton Rd and Willis Rd.	2025-2035
10	Summit Ave.	$ 50,000	210-LF 8-inch pipe to meet 1,500 gpm fire flow for residential area.	2025-2030
11	Meadow Ct.	$ 100,000	390-LF 8-inch pipe to meet 1,500 gpm fire flow for residential area.	2025-2030
12	W 4th St N	$ 60,000	260-LF 8-inch pipe to meet 1,500 gpm fire flow for residential area.	2025-2030
13	N 7th Ave W	$ 60,000	260-LF 8-inch pipe to meet 1,500 gpm fire flow for residential area.	2025-2030
14	Cedar St (aka W 5th St N)	$ 120,000	500-LF 8-inch pipe to meet 1,500 gpm fire flow for residential area.	2025-2030
15	6th St / Duke Ave. / 4th St	$ 230,000	950-LF 8-inch pipe to meet 1,500 gpm fire flow.	2025-2030
16	Wiffin Ln.	$ 260,000	1,050-LF 8-inch pipe to meet 1,500 gpm fire flow at WWTP.	2025-2030
17	Kennedy Dr. to N Dewey Ave.	$ 140,000	590-LF 8-inch pipe to meet 1,500 gpm fire flow.	2025-2030
18	S Middleton Rd. (from E Idaho Rd. to Star Rd.)	$ 80,000	330-LF 8-inch pipe to meet 1,500 gpm fire flow.	2030-2041
19	W 2nd St N (from Jasper Ave. to N Viking Ave.)	$ 90,000	380-LF 8-inch pipe to meet 1,500 gpm fire flow.	2030-2041
20	Integrate Well 10 into potable supply operations.	$ 200,000	Meets Peak Hour Demand by 2040.	2035-2041
NON-CAPITAL IMPROVEMENTS				
21	Establish Fire Flow Policy	$ 15,000	Work with Fire Department to set maximum fire flow demands for larger structures and establish water storage requirements	2022
22	Develop and Implement Conservation Plan	$ -	Complete conservation plan and implement. Determine how rebates/incentives will be funded.	2022-2025

All costs shown in 2020 dollars. A 10% cost is included for administration and fees, a 20% cost for engineering, permitting, and construction administration, and a 25% contingency.

Exhibit D33:

Martin Denham
25381 Kimpton Dr.
Middleton, ID 83644

Board of County Commissioners
Canyon County
111 N. 11th Ave
Caldwell, ID 83605

Subject: Protest of Proposed Impact Area Expansion and Annexation Provisions for Middleton

Dear Commissioners,

I am a resident of Canyon County and respectfully and firmly oppose the City of Middleton's proposed expansion of its Area of Impact and the annexation strategies contained within the recently adopted Middleton Comprehensive Plan (November 14-15, 2023).

MIDDLETON'S PROPOSED AOI IS A VIOLATION OF COUNTY GUIDELINES AND AGREEMENTS

We have appreciated your ongoing support for the Canyon County Comprehensive Plan, in as much as you have used it as the criteria for approving subs with an emphasis on not negatively impacting surrounding properties.

The City of Middleton proposed comp plan threatens the rights of existing county residents by creating and imposing significant and inequitable financial burdens, and it undermines the long-standing agricultural and rural character of our community. The business owners of small nurseries, beef and beef by-products, dairies, beets, corn and other crop growing are at a crossroads. Do they continue to invest and reinvest in an agricultural community or do they move out because the city goals have overtaken our county? These farmers are part of an integral structure that supports jobs and creates exports (top 5 in the state) and creates economic stability in our region.

If the county accepts Middleton's proposal, we will lose our rural character that was outlined as important in the approved Canyon County 2030 Comprehensive plan. That plan includes the AOI's of Middleton, Caldwell, and parts of Nampa and Star, as well as smaller rural communities.

The Canyon County comprehensive plan applies to City of Middleton comprehensive planning with codified agreements (Article 9). They (Middleton) agreed to a Goal and Strategy, located on Page 52. This strategy includes:

"Strategy 4: Research and adopt land management practices used in other rural communities that promote quality of life and maintain a small-town character."

When my wife served City of Middleton with a PRR to determine which "rural communities" they had researched, the response was clearly outside the scope of the agreement. They had used the city of Meridian (which cannot be characterized as "small-town"). She then asked if

Notus, Melba, Homedale, Payette, or Emmett were considered as models, and the answer was "no".

While Canyon County Comprehensive Plan 2030 clearly states,

"Goal #2", pg 34, "2. To support the agriculture industries by encouraging the maintenance of continued agricultural land uses and related agricultural activities."

In stark contrast, the City of Middleton goals are in direct opposition,

"Strategy 3", "2) transition from agricultural to a rural-residential and suburban community; 5) existing community with limited commercial and industrial development"

MIDDLETON'S PROPOSED AOI EXPANSION IS AN OVERT REVENUE GENERATOR WITHOUT COMPENSATORY SERVICES AND WITHOUT CONSENT OF THE GOVERNED

The proposed AOI map for the City of Middleton not only goes against the goals of the county and the citizens, who reside in the county, but it also creates a pathway for intense annexation. In fact, this intense annexation, if passed, has already targeted rural residential properties for annexation—about 1,510, as of October, 2018—and much more, since then. The identified properties are on page 17 of their comprehensive plan.

<u>This is nothing more than a revenue-stream generation plan that is a heavy financial burden for all county residents, with City of Middleton not providing and unable to provide any compensatory services.</u> To put it bluntly, it is a legalized theft, a taxation without corresponding services or representation. Middleton does not have water or septic capacity for the proposed annexed regions, nor are such services currently in the planning process. Thus, current county residents would be taxed at a municipal rate, but provided nothing in return. This is inconsistent with the nature, intent, and wording of Idaho Code, regarding municipalities.

Over the past 5 years, City of Middleton has approved thousands of house permits, knowing full-well that the Waste Water Treatment Plant (WWTP) was not in EPA compliance and had been going year-to-year with administrative extensions. Administrative extensions are not indefinite, and the WWTP effluent was unhealthy for the Boise river (and for citizens who enjoy the water ways in activities such as fishing and floating). In the past couple of months, Middleton has had to incur a $78M debt to fix the WWTP, a predictable and disappointing consequence for adding thousands more houses without collecting sufficient impact fees to self-fund this project.

Realizing the extent of this disaster, Middleton now proposes to annex thousands of acres and tax ordinary citizens to pay for this disaster, homes that already have working septic fields. Thus, Middleton will force these homeowners to pay double or triple their current tax assessments, to make Middleton financially whole, and in exchange, there is no septic system for these households to hook up to. In fact, even when fully repaired and expanded the Middleton WWTP will only provide for 1,000 more hookups, massively insufficient for the

thousands of homes they wish to annex and still insufficient for the dangling home construction permits, already granted.

Many county residents, such as ourselves, attended numerous Middleton P&Z meetings and Council meetings, and we were ridiculed, rebuffed, and quite frankly, lied to regarding the obvious and publicly documented WWTP insufficiency and the insufficient impact fees. Quite frankly, this disaster was self-inflicted by a rogue city council who chose to ignore obvious facts and limitations and now propose to fix their mistakes by essentially stealing money (in taxes) from those of us who had no real say in city matters. (We're not allowed to vote for city council.)

MIDDLETON CITY P&Z HAS BEEN OUT OF COMPLIANCE WITH IDAHO CODE, FOR SEVERAL YEARS, AND AS SUCH, THE AOI HAS NOT HAD LEGALLY MANDATED REPRESENTATION

Furthermore, the city has never expressed an interest in the welfare of the citizens they now want to annex, and it is a FACT that City of Middleton's P&Z is out of compliance with State Law in as much as the current AOI is supposed to have proportionate representation on P&Z, and over the past several years, has not had that representation, at all.

Canyon County residents, who live in the present AOI, and those immediately outside of the present AOI, are caught in the crossfire. We would like a reprieve from the constant barrage which interrupts our jobs and farm/leisure time, to fight annexation proposals, one after another. Until Middleton City Council can actually infill their enclaved ag-land already within the city and correct their infrastructure issues, they should not be trying to take yet more land. The schools, streets, sewer, and water infrastructures are a self-inflicted disaster. Middleton has consistently and recklessly exceeded infrastructure growth.

In the annexation of land within the AOI, there is an Idaho Code stipulation that the city must be ready to provide basic services, particularly water and septic, to any or all subdivisions therein. There is no reason to believe that they will actually annex portions of the proposed AOI for residential development since Idaho Code states, "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." In as much as the Middleton City Council has no realistic or articulated infrastructure plan, they should not be allowed to expand the AOI.

Thank you for taking the time to read my letter. I know it was lengthy.

Kind Regards

Martin Denham
Middleton, ID

Exhibit D34:

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: Middleton AOI

Dear Commissioners,

We respectfully urge the Board to reject Middleton's proposed AOI expansion and instead require a significant reduction consistent with state law and Canyon County's Comprehensive Plan.

Idaho Code §67-6526(4)(b) is unambiguous: *"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."* No evidence in Middleton's submission demonstrates that the 3,100 acres of farmland north of Purple Sage Road—including two operating dairies—or the 2,100 acres between Cemetery and Kingsbury Roads are very likely to be annexed in that timeframe. These tracts remain actively farmed, are designated Intensive Agriculture in the County's 2030 Comprehensive Plan, and lie well beyond the city's serviceability.

Farmland preservation: Idaho Code §67-6508(e) and Goal LU-3 of the Canyon County Comprehensive Plan require that prime soils and agricultural operations be preserved and protected from encroachment. The lands in question are primarily Class II and III soils, vital to dairies and crop production, and irreplaceable once lost. Farmland contributes more to local tax rolls than it consumes in services, while low-density sprawl imposes long-term costs for schools, utilities, and public safety.

Middleton's contradictory zoning: Middleton's own subdivision ordinance prohibits annexation and subdivision approvals under conditions that currently block most residential growth (Middleton City Code §5-4-4). It is contradictory for the city to claim thousands of acres of AOI while simultaneously restricting the very annexations that would make development possible. As long as this ordinance provision exists, the majority of Middleton's proposed AOI cannot possibly meet the statutory test of being "very likely" to be annexed within five years.

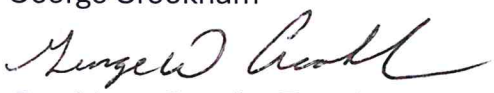
Fiscal and serviceability impacts: Leaving large areas of impact in place invites speculative development pressure and fuels sprawl. This pattern has already increased the cost of services dramatically for both Canyon County and Middleton residents—requiring costly new schools, road upgrades, and fire protection while straining law enforcement, EMS, and planning capacity. Expanding AOIs far beyond what can be realistically annexed only worsens this imbalance.

Legal burden: Under Idaho law, the burden of proof lies with Middleton, as the AOI applicant, to demonstrate that the lands proposed are imminently annexable and serviceable. The record shows no credible phasing, financing, or service plans. Absent such proof, the statutory requirement is not satisfied.

Recommendation: We urge the Board to require an aggressive reduction of Middleton's AOI—removing all farmland north of Purple Sage Road, the 2,100 acres between Cemetery and Kingsbury Roads, and any other tracts designated Intensive Agriculture. Large AOIs that cannot be annexed under Middleton's own code not only fail to meet Idaho Code §67-6526, they also encourage sprawling growth patterns that burden taxpayers and erode Canyon County's agricultural base. The AOI should be limited strictly to parcels immediately adjacent to the city where annexation and service provision are realistically achievable within five years.

Respectfully,

George Crookham



President, Growing Together

cc. Growing Together Advisory Board

Exhibit D35:

Archived: Monday, October 6, 2025 4:29:15 PM
From: Mike Dougal
Mail received time: Fri, 26 Sep 2025 12:39:27
Sent: Fri, 26 Sep 2025 18:39:22
To: AOI Update
Subject: [External] Case No. OR2025-0010
Importance: Normal
Sensitivity: None

To: Whom it may concern
Date: September 26, 2025
RE: OR2025-0010
Middelton City area of Impact

We live in the area of your proposed updated Impact Zone and herby notify you that we oppose this expansion.
We were informed upon purchasing our lot that this Administrative Split would never become annexed in any city,
We do not want any city impact or annexation to this area.\~
If you are proposing a complete area without any county areas to remain, then NO we will not comply.
You can go around this development.

Plat Record of Survey dated: March 02, 2020
A portion of Government Lot 4 of Section 30,
Township 5 North, Range 2 West, Boise Meridian,
Canyon County Idaho\~

Site location is North side Purple Sage Lane East of Cemetery Road.
More specifically a Development by Mark Irwin on Red Sage Lane.

The increase of this area will impose new taxes and restrictions on us.\~
I am on a fixed income and cannot afford the proposed taxes, that will be added to our property due to this increased are of impact.

Michael & Patty Dougal
11777 Blue Sage Lane
Middelton, Idaho 83644
Phone (208) 890-5057

Exhibit D36:

Archived: Monday, October 6, 2025 4:29:30 PM
From: Christine Hitchner
Mail received time: Fri, 26 Sep 2025 13:57:33
Sent: Fri, 26 Sep 2025 13:57:42
To: AOI Update
Subject: [External] OR2025-0010
Importance: Normal
Sensitivity: None

Dear Board of County Commissioners,

\~

In June 2025, the Middleton Gazette published a letter from Middleton Mayor Jackie Hutchison. In part she wrote, "Although county residents live outside city limits, they still use Middleton's roads and city parks and occasionally get assistance from local police. They do not have as much influence over the services or contribute taxes like city residents."

\~

My husband and I live in unincorporated Middleton on\~2.41 acres. This is our 2024 Property Roll lists for Taxing District/Agency:

\~

Ambulance

Middleton Cemetery

Canyon County

Middleton Fire

Canyon Hwy #4

Mosquito Abatement

Pest Control Dist

Greater Middleton Rec

Middleton School #134 Bond

Middleton School #134 Supplmnt

Middleton School #134 Other

College of Western Idaho

\~

1. We have never called for an ambulance.\~

2. We are not buried at the Middleton Cemetery nor is anyone that we know. We will both be cremated.\~

3. We pay Canyon County for,\~among other things, the sheriff's office. When the Middleton Police Department needs additional resources, Canyon County Sheriff's\~Department sends manpower. It's called mutual aid. It can work both ways.\~

4. Canyon Hwy #4 does not snowplow our private road.\~

5. Canyon County Weed and Pest Control has never controlled pocket gophers or noxious weeds on our property. We do it ourselves.\~\~

6. We do not participate in any classes, etc offered by Greater Middleton Rec.

7. We have no children therefore we have no grandchildren. We have no relatives that attend Middleton schools.

8. We have never attended College of Western Idaho.

\~

It's a true statement that we don't "contribute taxes like city residents".\~ It's true that we "still use Middleton's roads and city parks". It's also true that we are paying for everyone's children that attend Middleton schools and yet, we have no children. It's true that we are paying for a cemetery that we will never use.\~ And, it's true that we are paying for a college that we have not, and will not attend. Everyone pays taxes for things they are using as well as things they are not using.\~

This was Mayor Hutchison's response to a letter I sent to her: "Christine Hitchner, I thank you for your letter, you may never use city roads or parks, however many county residents do. We all pay more than our fair share of taxes, sometimes for services we might never use. I invite you to call City Halll\~(sic) anytime and set up an appointment for the two of us, to have a conversation. Mayor Hutchison".

We don't want the City of Middleton to revise the area of impact. We live out in the country. This is what we wanted for our retirement years. We don't want increased property taxes, lift stations, sewer lines, street lights, houses crammed in next to each other and condos and\~ townhouses all around us. The City of Middleton should seek different sources of revenue. It's exhausting and disheartening to have to fight to keep what we love as it is.\~

Sincerely,\~

\~

Christine Hitchner

9308 Kemp Road

Middleton, Idaho\~

Exhibit D37:

Archived: Monday, October 6, 2025 4:29:48 PM
From: Ron Saunders
Mail received time: Fri, 26 Sep 2025 14:57:08
Sent: Fri, 26 Sep 2025 14:56:53
To: AOI Update
Subject: [External] Middleton Area of Impact opposition
Importance: Normal
Sensitivity: None

Board of County Commissioners\~ \~ \~ \~ \~ \~ \~ \~ \~ \~ \~ \~ Canyon County

Subject:\~ Protesting the proposed impact area expansion and annexation provisions for Middleton, IDs

Dear Commissioners,

I am writing to express my opposition to the City of Middleton's proposed expansion of its area of impact and the annexation strategies within the recently adopted Comprehensive Plan November 14-15, 2023.

The rights of county residents such as myself are being threatened by this proposed expansion.\~ It will impose significant and inequitable financial burdens and erase the longstanding rural character of our community.

The request to extend Middleton's impact area opens the door to involuntary annexation of properties such as mine, and the tax revenues would exceed the cost of services, thus unfairly burdening homeowners such as myself.

The City of Middleton is seeking to expand to increase its tax base, including having rural residential properties face sewer hook ups to offset the $78 million in debt the city has incurred for the expansion of sewer infrastructure.\~ It is my opinion that annexation is a way for the city to support its burgeoning financial obligations without regard to the population living in these rural areas.\~ I moved to a rural area so as not to be encumbered by the policies, both financial and political, of cities such as Middletion.

According to page 19 of the Comprehensive Plan, any property annexed into the City of Middleton can anticipate a $475 per $100,000 tax increase with little or no return.\~ This is a significant hardship.\~ Additionally, the existing infrastructure cannot support such expansion.\~

According to Idaho Code 67-6509\~ of the Land Use Planning Act and Idaho Code 50-222 of the Annexation Authority, any annexation must be consistent with orderly growth, efficient service delivery, and protection of existing property rights.\~ The growth of the area has been anything but consistent, and this proposal is, in my opinion, solely aimed at addressing Middleton's growing debt at the expense of these provisions.

I am not against growth.\~ Our community deserves the kind of growth that is balanced between the needs of all concerned and protects the existing residents who live in the county outside of any city boundaries.\~ This proposal does neither.\~ Please consider voting against this plan.

Respectfully,

\~

Ron Saunders
24123 Lansing Lane, Middleton ID\~ 83644

Exhibit D38:

RECEIVED
SEP 26 2025
CANYON COUNTY
COMMISSIONERS

Resident Information:
Rob and Chrissy Scott
24555 Redwing Street
Middleton, ID 83644

Board of County Commissioners
Canyon County
111 N 11th Ave
Caldwell, ID 83605

Subject: Protest of Proposed Impact Area Expansion and Annexation Provisions

Dear Commissioners,

I am writing as a concerned resident of Canyon County to respectfully but firmly oppose the City of Middleton's proposed expansion of its Area of Impact and the annexation strategies contained within the recently adopted Comprehensive Plan (November 14–15, 2023).

These proposals threaten the rights of existing county residents, impose significant and inequitable financial burdens, and undermine the long-standing rural character of our community.

1. Expansion of Impact Area
The request to extend Middleton's impact area north of Purple Sage opens the door to involuntary annexation of properties currently under county jurisdiction. The City's Comprehensive Plan explicitly encourages annexation of properties where tax revenues "match or exceed" service costs, prioritizing city finances over resident choice and property rights.

2. Annexation Motivated by Debt Servicing
The city has taken on $78 million in sewer infrastructure debt and is now seeking annexation of rural residential properties to secure approximately 1,000 new sewer hookups. This prioritization of the Daybreak area ignores existing infill parcels already within city limits that lack sewer access. It is clear that annexation is being pursued as a financial strategy to subsidize debt rather than as a thoughtful or equitable growth plan.

3. Disproportionate Burden on Existing Residents
Properties annexed into the City of Middleton can expect tax increases of approximately **$475 per $100,000 of assessed value annually** (Comprehensive Plan, p.19). Such

increases—combined with risks of pollution, groundwater depletion, and overstressed infrastructure—represent a direct hardship to long-standing county residents.

4. Statutory Concerns
Under **Idaho Code 67-6509** (Land Use Planning Act) and **Idaho Code §50-222** (Annexation authority), annexation must be consistent with orderly growth, efficient service delivery, and protection of existing property rights. The current proposal prioritizes revenue generation and debt service above these statutory requirements.

5. Alternative Approaches Ignored
The City has not adequately pursued reasonable alternatives, such as:

- Increasing development impact fees to ensure new growth pays its fair share of infrastructure costs.
- Prioritizing existing infill development within current city limits.
- Protecting the rural residential fabric that has historically defined our community.

Request for Action
We moved into the Canyon County area into the rural community to escape the overpopulated 'City' areas. This has provided our family with a better quality of life in an Agricultural area. The City's Comprehensive Plan intends on destroying the rural areas that still exist North of Willis Road. The limited infrastructure that exists in these areas will be woefully impacted by large housing developments with a huge increase in population and will result in a total degradation of rural living.

On behalf of myself and fellow residents, I respectfully request that Canyon County reject the proposed impact boundary changes and decline approval of any annexation strategies that fail to safeguard county residents' property rights, finances, and quality of life.

Our community deserves growth that is balanced, transparent, and protective of existing residents—not expansion driven by debt repayment or tax revenue maximization.

Thank you for your time and consideration of this critical matter.

Respectfully,



Rob and Christine Scott
24555 Redwing Street, Middleton, ID 83644
208-614-3153

Exhibit D39:

From: Angela Kehrer
Mail received time: Fri, 26 Sep 2025 15:37:32
Sent: Fri, 26 Sep 2025 15:37:17
To: AOI Update
Subject: [External]
Importance: Normal
Sensitivity: None
Archived: Monday, October 6, 2025 4:30:14 PM

Angela Kehrer

Middleton ID 83644

9/29/2025

Board of County Commissioners

Canyon County

111 N 11th Ave

Caldwell, ID 83605

Dear Canyon County Commissioners,

RE: Case OR2025-0010

Thank you for holding this hearing and thank you for your great job in allowing small parcels within the city or near hwy 44 to subdivide and holding entitlements to properties within the impact map boundaries. Entitling more land as AOI to be later annexed into the city requires the ability of the city to provide services, better than what the county can service. Currently the areas of deficiency within the current city reflect the inability to reasonably annex within the next 5 years the larger map section that has been requested and I strongly encourage the DENIAL of this AOI Map change.

I will briefly explain the areas of deficiency as failure to provide adequate fire flow within the city, failure to provide adequate sewage capacity to existing homes within the city,failure to maintain water lines within the city, failure to provide adequate road and sidewalk maintenance within the city, failure to provide adequate road safety (stop lights) within the city limits.

The city of Middleton has a history of flouting its agreements with this county, ID statutes and EPA citations meant to protect its citizens from chaotic growth that lacks infrastructure and ignores safety.

Agreements between the city of Middleton and Canyon County , AOI Section 9, Pg 52

“Strategy 4: Research and adopt land management practices used in other rural communities that promote quality of life and maintain a small town character”

Fact: Middleton City failed to research and/or adopt. Instead the model used per the PRR with the city point that

Meridian was used as the model.

The AOI map is how a determination is made if the city and county comprehensive plans do not align, which they do not.

Canyon County Comprehensive plan clearly states:

Goal #2

Pg 34

2. To support the agriculture industries by encouraging the maintenance of continued agricultural land uses and related agricultural activities.

While the City of Middleton goals are:

Strategy 3 pg

2) transition from agricultural to a rural-residential and sub-urban community;

The map per the AOI provides the final directive. Currently the map in the county is the only ratified map for the AOI area.

The city intends to change that based on the graphic drawing of the new mapping. The currently ratified map provides balance in economics (from ag) and residential.

The city map threatens the economic stability of this county on two factors.

1) reduce Ag, and 2) limit commercial and industrial development

Page 3 Strategy 2 : 5) existing community with limited commercial and industrial development

Statutes:

Idaho Code §67-6526 Coordinates with the county to ensure consistency with the comprehensive plan. The city has coordinated with Ada county cities, in their development of the comprehensive plan. It appears Middleton forgot which county it belongs to.

Idaho Code §50-222 summary: Promote orderly development of cities & ensure efficient provision of municipal services:

Deficiency of Municipal Services :

Water: Estimated immediate cost $100,000 . Estimated cost to add pipelines $3.56 M (not including the growth anticipated in the AOI increase)

There is a deficiency in source of supply in Zone 3 of the total of three zones. (ref: pg 2-2 Middleton Water Master plan, Table 2-1 Water Service area) “there is approximately 41% of water lost within the system” (ref :City Water master plan pg 1-2 paragraph 1.3) These deficiencies also include fire flow deficiencies which have not been mitigated.

See Exhibit 1 for costs on deferred maintenance and regions for improvements. These regions are within the current

city and AOI. There are no funds available at this time for improvements outside of this, and the long term capitol improvements are defined by “the next 20 years”. This does not fall within Idaho statue on land to be brought into the AOI meeting the 5 year improvement rule.

Sewer: Current loan of $76M just incurred to bring in 1000 EDAs

1000 EDAs does not require the proposed impact footprint especially considering that within the current city limits and current AOI there are outstanding applications that had been denied due to lack of EDAs.

Idaho Law includes requiring at least one planning and zoning member to reside in the AOI. City council has denied allowing applicantion to some because “they do not live in the city” . There is a current vacancy and the other members appear to reside within the city limit. There is no voice for the AOI . It also recommends that the comprehensive plan to include AOI residents. The comprehensive plan group does not consider the needs of the AOI. The statues require that any area to be placed into AOI, must be presumed to annex and provide a higher level of services within the immediate five years. There is no mechanism by the city to be able to provide sewer, water, or policing services. The city is in debt over $78M.

Middleton has added new terminologies to try to circumvent the annexation laws found in ID 67-6508 through use of a “preAnnexation agreement to circumvent the proper process outlined in ID 67-6508. Thank you by the way for noting that terminology has no basis for decision making

Citations

Middleton was cited in 2015 by the EPA and provided a mechanism to cure the issue with a projected population, by 2021. The cure never happened. The proposed new sewer meets the requirements of that time, but does not account for the actual COVID growth we saw. Currently, there are no EDAs left in Middleton. With their $76M planned expansion they should reach 1000 additional permits with EDA available. This failure to be able to expand is due to poor long term planning and things really have not changed much from 2019 until now, with large platted subs being considered that currently lie outside the city impact area like DayBreak (north of Purple Sage and Cemetery), while failing to infill within the city limits to other parcels that applied and were denied based on the EDA limitations last year.

The City of Middleton has been unable to manage the area currently inside the city limits and current impact area. Until they are able to manage what they currently have, there is no need to adopt a comprehensive map change beyond the realm of what is likely able to be managed by the city.

In conclusion, the city of Middleton has shown gross negligence in their infrastructure maintenance and development and has shown indifference to the impacts of their decisions to residents of the county and future residents of the city. The residents of the county and those in the AOI have had very little voice and we are counting on you for our voice. We moved to Canyon County, we have acted as stakeholders in developing the county comprehensive plan and this failure of the city of Middleton to adhere to their AOI agreements and to walk all over the county citizens without regard to safety, health and ensuring the character of Canyon county can not be rewarded.

Please deny this request to enlarge the current Area of Impact for the City of Middleton.

Sincerely,
Sent from my iPhone

Exhibit D40:

From: Tamara Jeffs
Mail received time: Fri, 26 Sep 2025 16:19:48
Sent: Fri, 26 Sep 2025 16:19:35
To: AOI Update
Subject: [External] Case #2025-0010
Importance: Normal
Sensitivity: None
Archived: Monday, October 6, 2025 4:30:34 PM

Due to the high traffic and lack of infrastructure to back this case, many husband and I are adamantly against this. With all the high accidents and lack of Middleton's planning they can not support this rural area's expanding.
Steven and Tamara Jeffs
Sent from my iPhone

Exhibit D41:

RECEIVED
SEP 26 2025
BY:

To: Canyon County Development Services Department
111 North 11th Avenue. Suite 310
Caldwell, Idaho 83605

RE: Case No. OR2025-0010

I am writing to strongly oppose the proposed modification of the existing area of the city's impact boundaries for the City of Middleton.

My concern once annexed into the city is as follows:

1.My property taxes will be significantly increased - projection is over $450 per $100,000 property value- an additional $4,500/year for my property taxes. This will more than double my bill.
2. Once I'm annexed into the city and my well or septic system fails, the city will force me to hookup to the city's systems costing well over $20k per system. Since I wasn't part of the initial hookup, I will also be charged an additional "Late Comers" fee. I've already paid for these infrastructures- why should I pay again ??
3. The potential of a developer create lots that are smaller than 1 acre will not be in line with the surrounding parcels which are 1 acre or larger.
4. I understand the City is proposing to take on a $78m+ debt to improve its sewer system. Why didn't the City of Middleton start charging developers impact fees years ago ?? The city would be able pay for this debt and even have a surplus. Instead, the city wants owners of 1-5acres lots to pay. I think this is negligence on the city's part.
5. I have a feeling there are other negative consequences other than the ones listed above

I hope you deny the City of Middleton's request.

Respectfully,

William Moy

Alma Moy

Exhibit D42:

RECEIVED
SEP 26 2025
RECEIVED

September 25, 2025

To: Canyon County Development Services Department
111 North 11th Avenue. Suite 310
Caldwell, Idaho 83605

RE: Case No. OR2025-0010

I am writing to strongly oppose the proposed modification of the existing area of the city's impact boundaries for the City of Middleton.

My concern once annexed into the city is as follows:

1. My property taxes will be significantly increased - projection is over $450 per $100,000 property value- an additional $4,500/year for my property taxes. This will more than double my bill.
2. Once I'm annexed into the city and my well or septic system fails, the city will force me to hookup to the city's systems costing well over $20k per system. Since I wasn't part of the initial hookup, I will also be charged an additional "Late Comers" fee. I'm also concerned of being forced to hookup to natural gas- costing thousands of dollars. I've already paid for these infrastructures- why should I pay again ??
3. Instead of having surrounding 1acre+ lots, there could potentially be multi units nearby.
4. I understand the City is proposing to take on a $78m+ debt to improve its sewer system. Why didn't the City of Middleton start charging developers impact fees years ago ?? The city would be able pay for this debt and even have a surplus. Instead, the city wants owners of 1-5acres lots to pay. I think this is negligence on the city's part.
5. I have a feeling there are other negative consequences other than the ones listed above

I hope you deny the City of Middleton's request.

Respectfully,

Robert S Collins Sr
Nancy Ballantyne-Collins
9876 Thoroughbred Way
925.784.3755

P.S. We want to make sure General Provisions- Title 50 Municipal Corporations chapter 2-50-222 Annexation By Cities are followed.
RSC/NBC

Exhibit D43:

RECEIVED
SEP 26 2025
RECEIVED

Lisa Bomben
25664 Dapple Place
Middleton, ID 83644

September 25, 2025

Canyon County Development Services Department
111 North 11th Avenue, Suite310
Caldwell, ID 83605

Case No. OR2025-0010

Dear Sir/Madam,

I am writing to express my strong opposition to the proposed 2025 Area of Impact plan by the City of Middleton. As a concerned resident, I am troubled by the potential annexation and the associated financial implications.

Specifically, I oppose the increase in taxes—an additional $475 per $100,000—predicted as a result of being incorporated into Middleton's city limits. These taxes would be levied for services that many of us will not utilize, placing an unfair financial burden on rural families, many who are retirees wishing to preserve our way of life.

Furthermore, I object to the expansion of residential areas driven by the city's efforts to generate revenue for a $78 million sewer system loan. Such development threatens the rural charm that Middleton is known for and undermines the agricultural community that sustains us. Additionally, if septic systems fail, annexation could force residents into costly hookups to city sewer services, which could exceed $20,000 per system.

Middleton is a quaint city, valued for its rural charm and agricultural roots. I urge you to consider the impact on families committed to maintaining this lifestyle and supporting local farmers. Please do not support plans that threaten our community's character and impose unjust financial burdens.

Sincerely,

Lisa Bomben

Exhibit D44:

September 26, 2025



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

RE: Case #OR2025-0010

Sir/Madam,

My husband and I reside within the proposed City of Middleton expansion of the city impact boundaries referenced. We vehemently oppose this action and urge that this request by the City of Middleton be denied.

Our property and those surrounding us have portions that are used for agricultural purposes or are of a size that allows the youth in the area to participate in livestock-based activities such as 4-H and FFA projects. The agricultural emphasis of this area is extremely important to the residents here. This proposed action, if approved, will negatively impact our daily lives and quality of life by imposing new rules and ordinances that are contrary to our way of life. Some are identified below:

- Livestock small businesses, like ours, will lose the agricultural use/grazing exemption afforded by Canyon County. Such a loss will result in increased property taxes that may make our homes unaffordable and force us from our homes.
- Middleton ordinance 7-1-1 requires connection to municipal water services, regardless of the type of building or occupancy, if a City water system is located within 300 feet of the building. There are no provisions in the proposed action to allow owners to continue utilizing their private wells and septic systems. This ordnance will result in substantial increases in our home costs, again potentially making living in our homes unaffordable, by imposing connection fees and recurring costs.
- Ordnance 8-1-2 (14) dictates a total of "...fowl, poultry and animals exceeding a total of four (4) on any lot or acre. The maintenance of any horse, cow or usual farm animal on any lot which is less than one-half (1/2) acre. The raising of hogs, billy goats and roosters." Such a demand of residences that have established or seasonal herds and/or flocks, for any purpose (pets, FAA/4-H projects, food, or business) is unreasonable. We and our neighbors raise a variety of "farm" animals, and those are pivotal to our way of life. Some, like us, have small agriculturally based businesses; we will be compelled to close our operations if this proposed action is approved. This is an unfair and unsurmountable cost to the impacted residents of Canyon County.
- Ordinances such as 8-1-2(12) pose a potential route of City enforcement based on subjective criteria that may result in fees and penalties. Farm outbuildings may be objectionable to the City but still be adequate for their purpose.

- Ordnance 8-1-4(A)(1) requires households to "...obtain a city approved receptacle..." The residences this action will impact have existing refuse management. Section C of this ordinance imposes to our current service(s) to continue servicing our area and will likely result in a suspension of services. We do not wish to be compelled to pay additional fees to comply with the City of Middleton's garbage and rubbish policies; this is an unreasonable cost to the Canyon County residents.
- Ordnance 8-1-5(B) prohibits dust and odor. Agricultural activities such as field maintenance and animal husbandry often produce just and odor. The combined prohibitive ordnances, including this one, are attacks on our way of life.

My husband is retiring next month. I am not far behind him. The sheer cost of becoming part of the City of Middleton may outpace our fixed income. We live here because we can afford to live on the income we have, comfortably. We may lose our home as the result of this proposed action.

Canyon County has not provided adequate information for the residents of Canyon County to fully assess the proposed action, as no documents have been posted to the county website https://www.canyoncounty.id.gov/land-hearings as of today, September 26, 2025. Other actions are listed with supporting documents on the website for October 16, 2025; however, none are associated with the proposed action. We also note that the directions to the application and map described in the letter we received are erroneous. There is no such thing as a link for "Ordinance Updates." I notified the County via email on September 4, 2025, of this omittance. The error has not been corrected, and access to pertinent information has been denied to the residents.

We expect our elected officials to represent us, our interests, and our values in this matter. We do not want this action to be approved.

Respectfully,



Pam Hess
12771 Galloway Road
Middleton, ID 83644
Hess2589@gmail.com

Exhibit D45:

My name is Baird Tarr. My wife and I relocated from the Silicon Valley some five years ago. After spending my career in the Bay Area, my wife and I were forced to move because the cost of living was too much on our finances to have any semblance of comfort in our retirement.
Before the term 'Silicon Valley' was coined in 1971 the Santa Clara Valley had another name: The Valley of Heart's Delight and it was probably the most agriculturally rich regions in the United States. Then, Tech Companies started springing up because land was cheap and Stanford University was the primary supply of Engineers for the Tech Industry.
In my lifetime I saw the beautiful small towns and old neighborhoods get swallowed up by urban sprawl and the relentless paving of treasured farmland. Now all towns and cities are but one giant City, with little or no personality. Traffic congestion is horrible and gridlock must be factored into any trip to the market. Bedroom communities have sprung up in the Central Valley and commuters spend 2+ hours, each way, driving to where the jobs are.
There has been such a drain on the water table that parts of the valley floor have dropped by 12-16 feet and levees have had to be installed to keep waters from the San Francisco Bay from flooding neighborhoods. The water that is available is polluted as a byproduct of the Semiconductor industry and water has to be imported from the Sierra Nevada Mountains. Even then, we were subject to droughts that had officials demand suburban lawns be sacrificed to make water supplies go further.
I could go on and on about how the quality of my life went from great to marginal over the course of fifty years.
My wife live on a small farm on Purple Sage Road. This is an area that has been proposed to annex into the city of Middleton. We are on a corner that can barely handle the high volumes of traffic as it is. Accidents and fatalities have become normal. Any widening of this intersection will force us to give up or land and even my shop to make way for the crowds of new residents envisioned by the Planning Commission. We have Water Rights that allow us to have our small farm and I fear urban development will take from us this means of producing enough to keep us on our land.

We are opposed to this annexation and fear that our quality of life will be compromised so much that we will be forced to sell and I will have to leave my home for a second time due to unchecked and irresponsible growth.

Please remember what happened to the Valley of Heart's Delight where I was born. In the course of fifty years it went from rich and amazing, to an overcrowded, expensive, filthy, crime infested hell hole. All because of unchecked growth. If this expanding of the City of Middleton goes forward it will come to the same outcome as experienced by my wife and I. A family might buy a home here in the expanded City of Middleton and the children will likely prosper and then find themselves priced out of their homes. When they retire they won't be able to afford living in the homes and be forced to flee. When their children graduate from high school and leave for college, they won' t be able to return.
I know. I experienced it for myself and fear that this unchecked growth will drive us from our home again.
Thank you for your consideration.

Baird and Karen Tarr

RECEIVED
SEP 26 2025
RECEIVED

Exhibit D46:

RECEIVED
SEP 26 2025
BY:

September 25, 2025

To:
Canyon County Development Services Department
111 North 11th Avenue, Suite 310
Caldwell, Idaho 83605

RE: Case No. OR2025-0010

Dear Sir or Madam,

I am writing to formally oppose the proposed modification of the City of Middleton's impact area boundaries.

My concerns with being annexed into the city include the following:

1. Property Taxes – Annexation would cause a dramatic increase in my property taxes. Based on current projections, the rate would rise by over $450 per $100,000 of property value. For my property, this translates into an additional $4,500 annually, more than doubling my current tax bill.

2. Utility Hookups and Fees – If my well or septic system were to fail after annexation, I would be required to connect to city utilities at a cost exceeding $20,000 per system. Because I was not part of the initial installation, I would also be charged an additional "Late Comers" fee. There is also the potential of being forced to connect to natural gas, at further significant expense. I have already paid for and maintained these systems myself, and being forced to pay again is unreasonable.

3. Neighborhood Density – Annexation could change the character of the surrounding area. Instead of nearby properties remaining at one acre or larger, the possibility exists for multi-unit developments to be built, altering the rural environment.

4. City Debt and Negligence – I understand the City of Middleton is proposing to take on over $78 million in debt to improve its sewer system. This situation could have been avoided if the city had implemented appropriate developer impact fees years ago. Rather than holding developers accountable, the city is now attempting to shift this financial burden onto property owners with larger lots. I believe this represents poor planning and negligence on the part of the city.

5. Unforeseen Consequences – Beyond these concerns, I believe there are additional negative impacts that have not been fully disclosed or considered.

For these reasons, I urge you to deny the City of Middleton's request.

Respectfully,

[Your Name]

Amelia Nadeau + Carl Nadeau

Signature Nadeau Date 9/26/2025

Exhibit D47:

September 12, 2025

To: Canyon County Development Services Department
111 North 11th Avenue Suite 310
Caldwell, Idaho 83605

RECEIVED
SEP 18 2025
RECEIVED

RE: Case No. OR2025-0010

I am writing to you to state my strong opposition to the proposed increase of the City of Middleton impact boundaries. I moved to the rural area of Canyon County to enjoy the less populated life style of an incorporated city. I enjoy the larger 1 acre lot sizes generally approved by the County as opposed to the medium to high density projects typically approved by incorporated Cities. If I wanted to live in the City of Middleton, I would have moved there.

This appears to be nothing more than an attempt by the City of Middleton to increase its tax revenue base to help ease financial obligations it has committed the City to. The mayor stated a few months ago the City hopes to increase its tax revenue. I want no part of that!

I hope that you will deny this land grab request by the City of Middleton.

Respectfully;

Joel Neves
25673 Dapple Pl
Middleton, ID 83644

September 25, 2025

RECEIVED
SEP 26 2025
RECEIVED

To: Canyon County Development
Service Department
111 North 11th Avenue, Suite 310
Caldwell, Idaho

RE: Case No. OR2025-0010

I am writing to you to state my strong opposition to the proposed increase of the City of Middleton impact boundaries. I moved to the rural area of Canyon County to enjoy the less populated life style of an unincorporated city. I enjoy the larger 1acre lot sizes generally approved by the County as opposed to the medium to high density projects typically approved by incorporated Cities. If I wanted to live in the City of Middleton, I would have moved there.

This appears to be nothing more than an attempt by the City of Middleton to increase its tax revenue base to help ease financial obligations it has committed the City to. The mayor stated a few months ago the City hopes to increase its tax revenue. I want no part of that!

I hope you will deny this land grab request by the City of Middleton.

Respectfully,

Mike Taylor
25803 Amble Way
Middleton ID 83644

September 25, 2025

RECEIVED
SEP 26 2025
RECEIVED

To: Canyon County Development
Service Department
111 North 11th Avenue, Suite 310
Caldwell, Idaho

RE: Case No. OR2025-0010

I am writing to you to state my strong opposition to the proposed increase of the City of Middleton impact boundaries. I moved to the rural area of Canyon County to enjoy the less populated life style of an unincorporated city. I enjoy the larger 1acre lot sizes generally approved by the County as opposed to the medium to high density projects typically approved by incorporated Cities. If I wanted to live in the City of Middleton, I would have moved there.

This appears to be nothing more than an attempt by the City of Middleton to increase its tax revenue base to help ease financial obligations it has committed the City to. The mayor stated a few months ago the City hopes to increase its tax revenue. I want no part of that!

I hope you will deny this land grab request by the City of Middleton.

Respectfully,

Tami Taughn
25803 Amble Way
Middleton, ID 83644

September 22, 2025

To: Canyon County Development Services Department
111 North 11th Avenue Suite 310
Caldwell, Idaho 83605

RECEIVED
SEP 26 2025
RECEIVED

RE: Case No. OR2025-0010

I am writing to you to state my strong opposition to the proposed increase of the City of Middleton impact boundaries. I moved to the rural area of Canyon County to enjoy the less populated life style of an incorporated city. I enjoy the larger 1 acre lot sizes generally approved by the County as opposed to the medium to high density projects typically approved by incorporated Cities. If I wanted to live in the City of Middleton, I would have moved there.

This appears to be nothing more than an attempt by the City of Middleton to increase its tax revenue base to help ease financial obligations it has committed the City to. The mayor stated a few months ago the City hopes to increase its tax revenue. I want no part of that!

I hope that you will deny this land grab request by the City of Middleton.

Respectfully;

Carla Slater-Clifton
25794 Amble Way
Middleton, ID 83644
310-489-6900

September 22, 2025

To: Canyon County Development Services Department
111 North 11th Avenue Suite 310
Caldwell, Idaho 83605

RECEIVED
SEP 26 2025
RECEIVED

RE: Case No. OR2025-0010

I am writing to you to state my strong opposition to the proposed increase of the City of Middleton impact boundaries. I moved to the rural area of Canyon County to enjoy the less populated life style of an incorporated city. I enjoy the larger 1 acre lot sizes generally approved by the County as opposed to the medium to high density projects typically approved by incorporated Cities. If I wanted to live in the City of Middleton, I would have moved there.

This appears to be nothing more than an attempt by the City of Middleton to increase its tax revenue base to help ease financial obligations it has committed the City to. The mayor stated a few months ago the City hopes to increase its tax revenue. I want no part of that!

I hope that you will deny this land grab request by the City of Middleton.

Respectfully;

Craig Clifton

25794 Amble Way
Middleton, ID
83644

714-719-5274

September 25, 2025

To: Canyon County Development
Service Department
111 North 11th Avenue, Suite 310
Caldwell, Idaho

RECEIVED
SEP 26 2025
RECEIVED

RE: Case No. OR2025-0010

I am writing to you to state my strong opposition to the proposed increase of the City of Middleton impact boundaries. I moved to the rural area of Canyon County to enjoy the less populated life style of an unincorporated city. I enjoy the larger 1acre lot sizes generally approved by the County as opposed to the medium to high density projects typically approved by incorporated Cities. If I wanted to live in the City of Middleton, I would have moved there.

This appears to be nothing more than an attempt by the City of Middleton to increase its tax revenue base to help ease financial obligations it has committed the City to. The mayor stated a few months ago the City hopes to increase its tax revenue. I want no part of that!

I hope you will deny this land grab request by the City of Middleton.

Respectfully,

Julie McNelly
25810 Amble Way
Middleton, 83644

25810 Amble Way
Middleton 83644

September 12, 2025

To: Canyon County Development Services Department
111 North 11th Avenue Suite 310
Caldwell, Idaho 83605

RECEIVED
SEP 26 2025
RECEIVED

RE: Case No. OR2025-0010

I am writing to you to state my strong opposition to the proposed increase of the City of Middleton impact boundaries. I moved to the rural area of Canyon County to enjoy the less populated life style of an incorporated city. I enjoy the larger 1 acre lot sizes generally approved by the County as opposed to the medium to high density projects typically approved by incorporated Cities. If I wanted to live in the City of Middleton, I would have moved there.

This appears to be nothing more than an attempt by the City of Middleton to increase its tax revenue base to help ease financial obligations it has committed the City to. The mayor stated a few months ago the City hopes to increase its tax revenue. I want no part of that!

I hope that you will deny this land grab request by the City of Middleton.

Respectfully;

Brett & Holly Bartlett
25788 Amble Way
Middleton, ID 83644

Exhibit D48:

RECEIVED
SEP 26 2025
RECEIVED

September 25, 2025

To: Canyon County Development Services Department
111 North 11th Avenue. Suite 310
Caldwell, Idaho 83605

RE: Case No. OR2025-0010

I am writing to strongly oppose the proposed modification of the existing area of the city's impact boundaries for the City of Middleton.

My concern once annexed into the city is as follows:

1. My property taxes will be significantly increased - projection is over $450 per $100,000 property value- an additional $4,500/year for my property taxes. This will more than double my bill.
2. Once I'm annexed into the city and my well or septic system fails, the city will force me to hookup to the city's systems costing well over $20k per system. Since I wasn't part of the initial hookup, I will also be charged an additional "Late Comers" fee. I'm also concerned of being forced to hookup to natural gas- costing thousands of dollars. I've already paid for these infrastructures- why should I pay again ??
3. Instead of having surrounding 1acre+ lots, there could potentially be multi units nearby.
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5. I have a feeling there are other negative consequences other than the ones listed above

I hope you deny the City of Middleton's request.

Respectfully,

Lynda Canello

24590 Blaze Ave
Middleton Idaho 83644

RECEIVED
SEP 26 2025
RECEIVED

September 25, 2025

To: Canyon County Development Services Department
111 North 11th Avenue. Suite 310
Caldwell, Idaho 83605

RE: Case No. OR2025-0010

I am writing to strongly oppose the proposed modification of the existing area of the city's impact boundaries for the City of Middleton.

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I hope you deny the City of Middleton's request.

Respectfully,

9162 Tula Dr.
Middleton, ID 83644

RECEIVED
SEP 26 2025
RECEIVED

September 25, 2025

To: Canyon County Development Services Department
111 North 11th Avenue. Suite 310
Caldwell, Idaho 83605

RE: Case No. OR2025-0010

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Respectfully,

CHRIS WADDLE
9272 Tula Drive
Middleton, ID 83644

LEDA WADDLE
9272 Tula Drive
Middleton, ID
83644

RECEIVED
SEP 26 2025
RECEIVED

September 25, 2025

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Caldwell, Idaho 83605

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I hope you deny the City of Middleton's request.

Respectfully,

Judy McFarland

9968 Moonshadow Ct.
Middleton, ID 83644

RECEIVED
SEP 26 2025
RECEIVED

September 25, 2025

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Caldwell, Idaho 83605

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I hope you deny the City of Middleton's request.

Respectfully,

Kilee Laine
24649 Snowcrest Ct
Middleton ID 83644

RECEIVED
SEP 26 2025
RECEIVED

September 25, 2025

To: Canyon County Development
Service Department
111 North 11th Avenue, Suite 310
Caldwell, Idaho

RE: Case No. OR2025-0010

I am writing to you to state my strong opposition to the proposed increase of the City of Middleton impact boundaries. I moved to the rural area of Canyon County to enjoy the less populated life style of an unincorporated city. I enjoy the larger 1acre lot sizes generally approved by the County as opposed to the medium to high density projects typically approved by incorporated Cities. If I wanted to live in the City of Middleton, I would have moved there.

This appears to be nothing more than an attempt by the City of Middleton to increase its tax revenue base to help ease financial obligations it has committed the City to. The mayor stated a few months ago the City hopes to increase its tax revenue. I want no part of that!

I hope you will deny this land grab request by the City of Middleton.

Respectfully,

Brandi R. Fielding

Brandi R. Fielding
25670 Dapple Pl
Middleton, ID 83644

RECEIVED
SEP 26 2025
RECEIVED

September 25, 2025

To: Canyon County Development
Service Department
111 North 11th Avenue, Suite 310
Caldwell, Idaho

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Respectfully,

Karen Herz
25751 Amble way
middleton, ID
83644

Karen Herz

RECEIVED
SEP 26 2025
RECEIVED

September 25, 2025

To: Canyon County Development Services Department
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Caldwell, Idaho 83605

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5. I have a feeling there are other negative consequences other than the ones listed above

I hope you deny the City of Middleton's request.

Respectfully,

Abby Mendez
24679 Showcase Ct
Middleton, ID 83644

RECEIVED
SEP 26 2025
RECEIVED

September 25, 2025

To: Canyon County Development Services Department
111 North 11th Avenue. Suite 310
Caldwell, Idaho 83605

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I hope you deny the City of Middleton's request.

Respectfully,

Jaime Jackson - Jaime Jackson

9270 Pursuit Ct, Middleton

RECEIVED
SEP 26 2025
RECEIVED

September 25, 2025

To: Canyon County Development Services Department
111 North 11th Avenue. Suite 310
Caldwell, Idaho 83605

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I hope you deny the City of Middleton's request.

Respectfully,

Katie Gregory
24647 Regal Rd. Middleton, ID 83644
Kgmmy

RECEIVED
SEP 26 2025
RECEIVED

September 25, 2025

To: Canyon County Development Services Department
111 North 11th Avenue. Suite 310
Caldwell, Idaho 83605

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Respectfully,

MATT CLARK
9352 TULA DR. MIDDLETON

RECEIVED
SEP 26 2025
RECEIVED

September 25, 2025

To: Canyon County Development Services Department
111 North 11th Avenue. Suite 310
Caldwell, Idaho 83605

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I hope you deny the City of Middleton's request.

Respectfully,

Jonathan Wood

9043 Pursuit Dr
Middleton ID 83644

RECEIVED
SEP 26 2025
RECEIVED

September 25, 2025

To: Canyon County Development Services Department
111 North 11th Avenue. Suite 310
Caldwell, Idaho 83605

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Respectfully,

Christine & Michael Wilber

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SEP 26 2025
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Respectfully,

Emy Adams

Emy Adams
9084 Pursuit Dr.
Middleton, ID 83644

RECEIVED
SEP 26 2025
RECEIVED

September 25, 2025

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Caldwell, Idaho 83605

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Respectfully,

Tanya Lawson
24658 Regal Rd
Middleton, ID 83644

RECEIVED
SEP 26 2025
RECEIVED

September 25, 2025

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Caldwell, Idaho 83605

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Respectfully,

David Lauer

24658 Regal Rd.
Middleton ID. 83644
Resident

RECEIVED
SEP 26 2025
RECEIVED

September 25, 2025

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Caldwell, Idaho 83605

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I hope you deny the City of Middleton's request.

Respectfully,

Aaron & Natasha Jackson

24583 Blaze Ave, Middleton, ID

RECEIVED
SEP 26 2025
RECEIVED

September 25, 2025

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

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Respectfully,

Brittney Jakubiak

9234 Tula Dr.
Middleton ID 83644

RECEIVED
SEP 26 2025
RECEIVED

September 25, 2025

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Caldwell, Idaho 83605

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Respectfully,

Don Godber
Don Godber
25464 Regal Rd.
Middleton, ID 83644

RECEIVED
SEP 26 2025
RECEIVED

September 25, 2025

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Caldwell, Idaho 83605

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5. I have a feeling there are other negative consequences other than the ones listed above

I hope you deny the City of Middleton's request.

Respectfully,

Carrie Gradbar
9743 Meadow Park
Middleton. ID 83644

RECEIVED
SEP 26 2025
RECEIVED

September 25, 2025

To: Canyon County Development Services Department
111 North 11th Avenue. Suite 310
Caldwell, Idaho 83605

RE: Case No. OR2025-0010

I am writing to strongly oppose the proposed modification of the existing area of the city's impact boundaries for the City of Middleton.

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Respectfully,

Dave & Kathy Leasure
9315 Tula Dr.
Middleton, ID 83644
Kathleen Leasure

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SEP 26 2025
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Caldwell, Idaho 83605

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Respectfully,

Brennan + Karisa Maloney
9325 Tula Drive
Middleton. ID 83644

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RECEIVED

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Brian Tillinger / Jennifer Tillinger
24622 Showcase Ct.
Middleton, ID. 83644

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SEP 26 2025
RECEIVED

September 25, 2025

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

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I hope you deny the City of Middleton's request.

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Celeste Wright
9337 Tula Dr.
Middleton ID
Celeste Wright

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

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Respectfully,

Georgia Butler
9041 Tula Drive
Middleton ID 83644

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SEP 26 2025
RECEIVED

September 25, 2025

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

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Respectfully,

Dave Bell
24621 Regal Rd.
Middleton ID 83644

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SEP 26 2025
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September 25, 2025

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I hope you deny the City of Middleton's request.

Respectfully,

Chloe Mackay
9953 Stony Brook Way
Middleton ID 83644

Exhibit E:

EXHIBIT E

Public Comments

Received After: September 26, 2025

Exhibit E1:

Archived: Monday, October 6, 2025 5:29:51 PM
From: Jeremiah Hansen
Mail received time: Sat, 27 Sep 2025 18:09:17
Sent: Sat, 27 Sep 2025 18:09:12
To: AOI Update Dan Lister
Subject: [External] Opposition to Expansion of Middleton's Area of Impact
Importance: Normal
Sensitivity: None

Dear Commissioners,

\~

As a proud Canyon County resident and homeowner in the unincorporated area of Middleton I strongly object to expanding Middleton's Area of Impact. I, as well as many of my neighbors, chose to invest our lives for the rural character and independence outside of city jurisdiction.

\~

The city of Middleton has a poor history of approving new and high density housing before the infrastructure was in place. Specifically, it has been known that the City of Middleton's sewer system is out of compliance requiring nearly $80 million to fix it. Now the city's only option is to expand its AOI to generate the needed costs as outlined in the comprehensive plan is an additional $475 per 100,000 assessed value of your property. If you own a million dollar property that would be $4,750 ADDITIONAL to what we already pay in taxes. How can we afford this? Over the years the rural residents have expressed concern at County & City public meeting for traffic congestion & safety, inadequate emergency services, depletion of domestic wells and over all infrastructure before approving new housing.

\~

The City of Middleton cannot manage the growth already planned and/or approved (over 3,000 homes) and should not be allowed to expand its Area of Impact. To solve for this, it is recommended to reduce the Area of Impact creating an eastern boundary at Foothill Rd east of Middleton Road and restrict expansion east of Duff Lane. In addition, Middleton should prioritize infill development within its existing city limits before attempting to expand additional county land.

\~

I urge the Commissioners to stand with county residents by rejecting Middleton's request to expand its Area of Impact and consider reduction of its current area of impact boundaries.

\~

Thank you for your consideration,

\~

Jeremiah Hansen

9521 Golden Willow St

Middleton, ID 83644

Exhibit E2:

Archived: Monday, October 6, 2025 5:30:00 PM
From: Aubrey Walker
Mail received time: Mon, 29 Sep 2025 09:10:27
Sent: Mon, 29 Sep 2025 09:09:02
To: Aubrey Walker AOI Update
Subject: [External] Case No. OR2025-0010
Importance: Normal
Sensitivity: None

Please inform me if this didn't arrive in your email by September 26, 2025. My email has been doing funny things.

My name is Aubrey Walker. I live in the area to be added to the proposed Area of Impact (north of Purple Sage Road and west of Duff Lane). I am writing in opposition. I offer the following reasons:

1. The City of Middleton needs to demonstrate\~that they have the ability to provide basic services to the\~area of impact. Currently, the City is NOT able to provide sewer service. The City has limited wastewater treatment capacity that prevents them from providing\~service within the city limits. Idaho code 67-6526.2.c.requires\~consideration that public sewer/water be provided within the next 5 years. This seems HIGHLY unlikely given the current state of sewer treatment\~capacity...let alone extension of the collection system.
2. Especially for the area in which I live, a large portion of the properties are already developed with very low density development making city/urban zoning incompatible with existing land uses. As an example for the 600 acres between Purple Sage/Galloway and Duff/Lansing, approximately 460 acres is already subdivided in 1 acre+ lots and much of the remaining 140 acres is within a Willow Creek floodplain/floodway area.
3. Idaho code specifically states that, "Areas of impact should be established, modified, or confirmed based on the ability\~and likelihood of a city of cities to annex lands within that area of impact in the NEAR future."\~ Due to the prior two points, the City of Middleton is VERY UNLIKELY to annex lands north of Purple Sage and east of Duff Lane in the NEAR future.

As outlined above, the inclusion of the area north of Purple Sage and east of Duff Lane should NOT be included in the area of impact. It is NOT compatible with existing zoning/land use designations. The City of Middleton is unlikely to be able to provide sewer service in the next 5 years. More than 2/3 of the existing land use in the area between Purple Sage/Galloway and Duff/Lansing is already subdivided in 1+acre lots.

Aubrey Walker

Exhibit E3:

Archived: Monday, October 6, 2025 5:30:14 PM
From: Jenen Ross
Mail received time: Tue, 30 Sep 2025 08:08:39
Sent: Tue, 30 Sep 2025 14:08:32
To: AOI Update
Subject: FW: [External] Canyon County , Caldwell- Middleton City proposed annexation
Importance: Normal
Sensitivity: None

\~

\~

From: Teresa Taresh <teresa.taresh@yahoo.com>
Sent: Monday, September 29, 2025 8:52 PM
To: BOCC <BOCC@canyoncounty.id.gov>
Subject: [External] Canyon County , Caldwell- Middleton City proposed annexation

\~

Dear Ms. Van Beek,

\~

First thank you for taking a moment to read this email.\~

I am writing this as I just found out the stated timeline for comment has been missed by me for Case OR-2025-0010. I found out about this issue on Thursday the 25th, and didn't know the deadline was the 26th for comments.\~ Not much time when you work 8 to 5 and have obligations...\~ Also,

Because I work an 8-5 job with no PTO available and very little flexibility, I will not be able to attend the meeting/hearing that is scheduled for the middle of the day.

Sadly, I feel like I am not being given the opportunity to speak my mind on a very important matter.\~ I also feel like Canyon County homeowners in this area are having to constantly fight for our way of life against the City of Middleton over reach into our pocketbooks.\~ To go against the City and the developers in the area, defending our way of life, frankly, is exhausting.\~ But here we are again, petitioning you all as our representatives to " do the right thing" for the county residents.\~ We love our ag/ more rural way of life.\~ That is why we chose to buy and license here.\~ (not in Boise, Nampa property, Meridian, Eagle and the like.)

This issue being brought before you will adversely affect my family's finances should you, the county commissioners, allow this to occur.\~ I see it as a bailout of years of mismanagement by the City of Middleton, its planners, and council.\~ I have no say so with the city because I live in the county.\~ But every time I turn around we are fighting annexation and expansion by them into our larger, more ag properties that are nearby their "city limits".\~ Personally,\~

I have already had to extend out my possibility of retirement due to the economy and higher taxes - just to be able to afford the overhead to stay at my residence.\~ This change as proposed by the City of Middleton, should it be approved, will cost me

almost another $5k a year in taxes, due to my property value being driven up by the local development within the area. That additional cost is my monthly groceries.\~ I don't travel, or vacation. I stay-cation to save money. Beyond the cost there is the effect of this annexation proposal- it will allow smaller parcel subdivisions to encroach on our larger parceled properties.\~ It will impact our roads which are already inadequate, possible forcing of city services (which I will be required to improve my property to from My already stretched finances) and honestly force me to more than likely\~ sell my home if I ever want to retire.\~ I bought my home to stay and retire in it.\~ Idaho is my home state... and I chose the Treasure Valley instead of my home area of Southeaat Idaho due to a little milder weather for that retirement.\~\~

Even if I am forced to sell do to the cost of living going up tremendously\~ \~ \~ \~ (we haven't even touched on the overhead additions of school bonds and their impact, the emergency service bonds for the area that are so needed and will eventually pass. My brain hurts just trying to figure out how to live financially and stay here)\~ this has got to stop! Hypothetically with the Treasure Valley home prices, even in crowded subdivisions (which don't allow my ag way of life), where am I going to purchase at a reasonable price?\~ At the interest rate below 3%?\~ With no additional cost of the non controlable cost of an HOA and CC&R's? Anywhere i go in the area, the same bonds and issues that this annexation will cause will before waiting for my family.\~ It's a brain bleed financially and it's a very depressing outlook for my sunset years.\~ I cannot even imagine what the folks who have been here for years are looking at on a alrready inadequate fixed income with budgets already stretched beyond their limits.

\~

\~

Please, I urge you as my representative\~ to vote NO! Make Middleton City, their council and planning dept

be accountable for their mismanagement.\~ Please.

\~

(I could write all the specifics impacts, but you will already get an earful from other's on that so, i am writing about me personally and the direct impact it will have on my family.)

\~

Respectfully,\~

Teresa Taresh

13105 Greenwell Lane

Caldwell, Idaho. 83607

208-831-6408\~

Yahoo Mail: Search, Organize, Conquer

Exhibit E4:

Start a petition

Opposing the Middleton, ID Area of Impact Plan

Sign petition

160

Verified signatures

Let's get to 200 signatures!

Petitions with 1,000+ supporters are 5x more likely to win!

Decision Makers: Leslie Van Beek +2

The Issue

We the undersigned are opposed to the City of Middleton's proposed expansion of its area of impact and the annexation strategies within the recently adopted Middleton Comprehensive Plan November 14-15, 2023.

The rights of county residents are being threatened by this proposed expansion. It will impose significant and inequitable financial burdens and erase the longstanding rural character of our community. This proposed expansion is in direct conflict with Canyon County's already approved and ratified comprehensive plan.

The request to extend Middleton's impact area opens the door to involuntary annexation of properties and the tax revenues would exceed the cost of services, thus unfairly burdening homeowners. Idaho Code 631311 governs utility rate structure and prohibits disproportionate charges unrelated to actual service use. The stated intention is to obtain tax revenue that is greater than the cost of providing services.

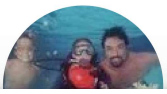
The City of Middleton is seeking to expand to increase its tax base, including having rural residential properties face sewer hook ups to offset the $78 million in debt the city has incurred for the expansion of sewer infrastructure. That annexation is a way for the city to support its burgeoning financial obligations without regard to the population living in these rural areas.

According to page 19 of the Comprehensive Plan, any property annexed into the City of Middleton can anticipate a $475 per $100,000 tax increase with little or no return. This is a significant hardship. Additionally, the existing infrastructure cannot support such expansion.

According to Idaho Code 67-6509 of the Land Use Planning Act and Idaho Code 50-222 of the Annexation Authority, any annexation must be consistent with orderly growth, efficient service delivery, and protection of existing property rights. The growth of the area has been anything but consistent, and this proposal is, in my opinion, solely aimed at addressing Middleton's growing debt at the expense of these provisions.

Our community deserves the kind of growth that is balanced between the needs of all concerned and protects the existing residents who live in the county outside of any city boundaries. This proposal does neither. Please consider voting against this plan.

Report a policy violation



Ron Saunders
Petition Starter

159 people signed this week

Sign petition

Media inquiries

The Decision Makers

Leslie Van Beek
Canyon County Commission - District 1

Awaiting response (notified 1 day ago)

112 signers are Leslie Van Beek's constituents

Email decision maker

Zach Brooks
Canyon County Commission - District 3

Awaiting response (notified 5 days ago)

Email decision maker

Brad Holton
Canyon County Commission - District 2

159 people signed this week

Supporter Voices

Featured Comments

Laura, Middleton
6 days ago

"This will be especially difficult for seniors who have already seen property values go too high these past few years. This would probably force many from their homes."

0 Likes Report

Russell, Chico
5 days ago

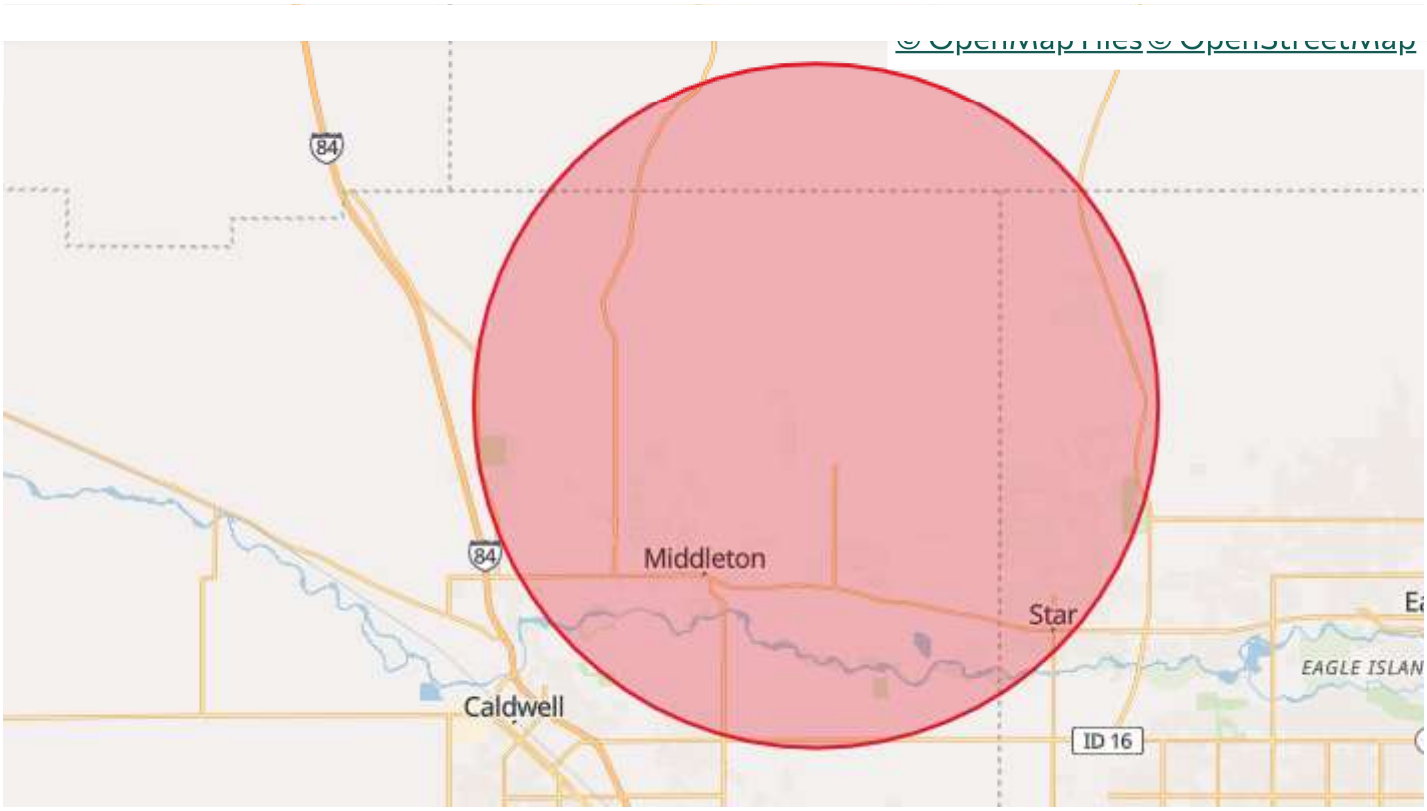
"Get Rid of ID for Eternity"

0 Likes Report

View all comments

About the supporters

159 people signed this week



61% of supporters come from: **83644** **83669**



Support Change — **Become a Member Today**

Not beholden to politics or power brokers, Change.org is free for people everywhere to make change. Every day there are real victories for issues you care about, only possible because we are 100% funded by everyday people like you.

$4	$6	$11
$21	Other	

Support Change.org

159 people signed this week

Petition updates

100 supporters	4 days ago
Ron Saunders started this petition	6 days ago

Share this petition



Share this petition in person or use the QR code for your own material.

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Send via WhatsApp

Post on X

Copy link

Send via email

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