



JAROM WAGONER
Mayor

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www.cityofcaldwell.org

CITY OF *Caldwell, Idaho*

July 28, 2025

Canyon County
Attn: Michelle Barron
Email: Michelle.Barron@canyoncounty.id.gov

Dear Michelle,

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

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

1. The City of Caldwell's current AOI is reflective of the areas where growth and development is currently happening and where growth and development is expected to continue over the next 5 years.
2. The boundaries of the current AOI does not exceed 2 miles outside of Caldwell city limits.
3. The City of Caldwell has master plans in place and adopted for sewer, water, irrigation, transportation, and connectivity that encompasses all of the current AOI area. Several developments have annexed into the city within the AOI and are currently or expected to extend sewer and water infrastructure into the area over the next 3-5 years. Therefore, development patterns and the location and availability of services indicate the area could reasonably become a part of the city.
4. The city has worked with City of Nampa and City of Middleton, and the cities do not have any current or proposed Area of City Impact that overlap.
5. The city has looked at the trade area where the City of Caldwell draws customers from and has confirmed that the current AOI is within a distance that meets this requirement. The city also looked at existing developments within the current AOI, and developments or parcels that are currently using roads and utilities and where the city can provide city services.



"The Treasure of the Valley"

7. The city has reviewed geographic factors to help confirm the boundaries for the AOI. In determining the city's AOI boundary, the city considered the following factors:
- a. The City of Caldwell's Urban Renewal District boundary;
 - b. The City of Middleton's AOI;
 - c. The location of the Boise River;
 - d. Natural features to provide logical boundaries like waterways, buildings, and roadways;
 - e. Existing development, which includes the examination of type of land use, clusters of development, neighborhoods or districts, trade area, and use of city facilities such as roads and utilities;
 - f. Existing annexations into city limits;
- a. Proposed land use entitlements where development will occur in the next 3-5 years;
 - b. Natural and man-made geographical features to provide logical boundaries like waterways, buildings, subdivisions, service areas, utility system, proximity to populated areas, zoning and roadways;
 - c. Areas that can reasonably be expected to be annexed into the city in the near future; and
 - d. The City of Nampa's AOI.

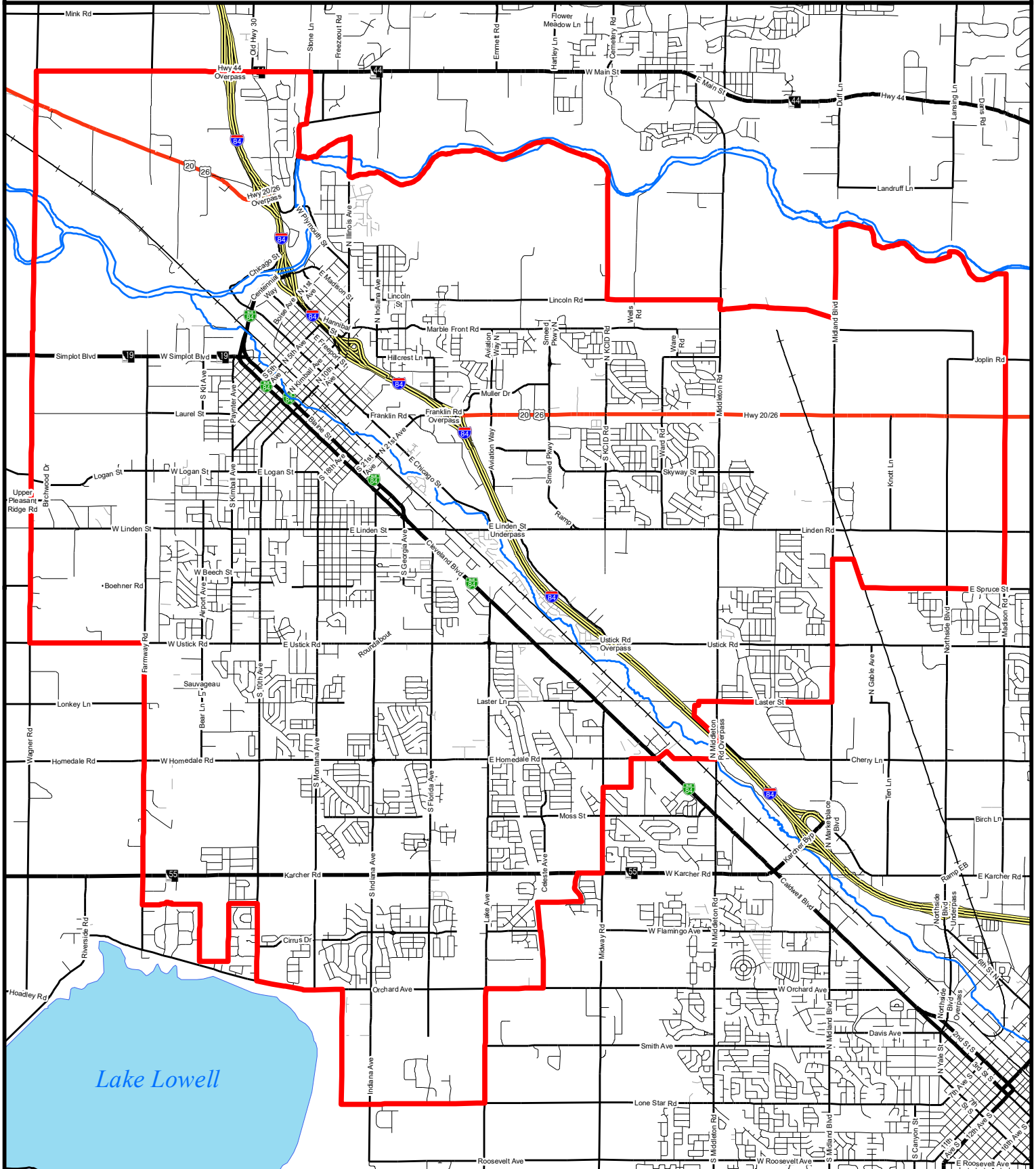
Attached please find a draft map of the City of Caldwell's Area of City Impact.

Sincerely,

A handwritten signature in black ink, appearing to read "Robin Collins", with a stylized flourish at the end.

Robin Collins, PCED CBO
Community Development Director
City of Caldwell

Caldwell Impact Area



City
of
Caldwell

Impact Area
Boise River

Legend

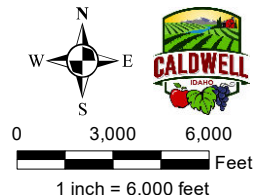
Road Type

Interstate
US Hwy
State Hwy

Major Road
Local Road
Private
Rail

DISCLAIMER

The information represented on this map results from the compilation of a variety of source materials. Its intended use is as a reference for the City of Caldwell. The City of Caldwell makes no representation or warranty as to the accuracy of this product, and in particular, its accuracy as to labeling, dimensions, property boundaries, or placement of location of any map features thereon. THE CITY OF CALDWELL DISCLAIMS ANY WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE, EXPRESS OR IMPLIED, WITH RESPECT TO THIS PRODUCT. Any user of this product accepts the same AS IS, WITH ALL FAULTS, and assumes a responsibility for the use thereof.



Michelle Barron

From: Jay Gibbons
Sent: Monday, April 28, 2025 10:36 AM
To: Michelle Barron
Subject: FW: [External] Areas of Impact Revocation

Please place in your AOI review file.



Jay A. Gibbons, PLA ASLA

Director

Canyon County Development Services Department

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

Direct Line: 208-455-5958

Mobile: 208-599-6738

Email: Jay.Gibbons@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

From: Leslie Jansen Van Beek
Sent: Monday, April 28, 2025 10:32 AM
To: Jay Gibbons <Jay.Gibbons@canyoncounty.id.gov>
Subject: FW: [External] Areas of Impact Revocation

FYI for your team.

From: Allyson Bilello <allysonbilello@yahoo.com>
Sent: Sunday, April 27, 2025 9:40 AM
To: BOCC <BOCC@canyoncounty.id.gov>
Subject: [External] Areas of Impact Revocation

We respectfully request the revocation of Nampa and Caldwell areas of impact to preserve agriculture, the wildlife refuge and Canyon County heritage.

It almost seems like a plan to make our city unlivable with no thought given to first improving infrastructure, cost of additional services and on and on.

Respectfully,

Allyson & Tom Bilello

[Yahoo Mail: Search, Organize, Conquer](#)