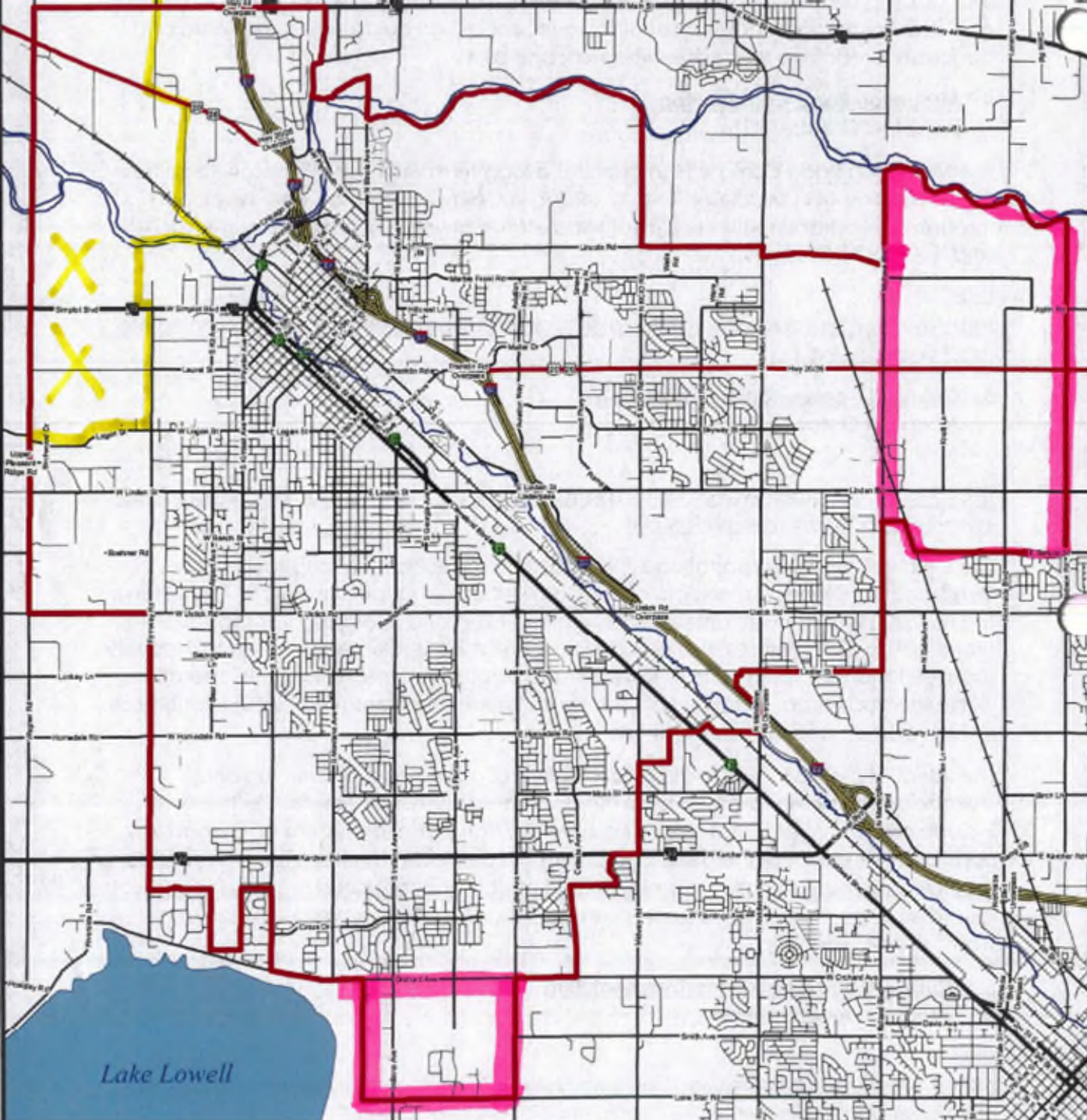


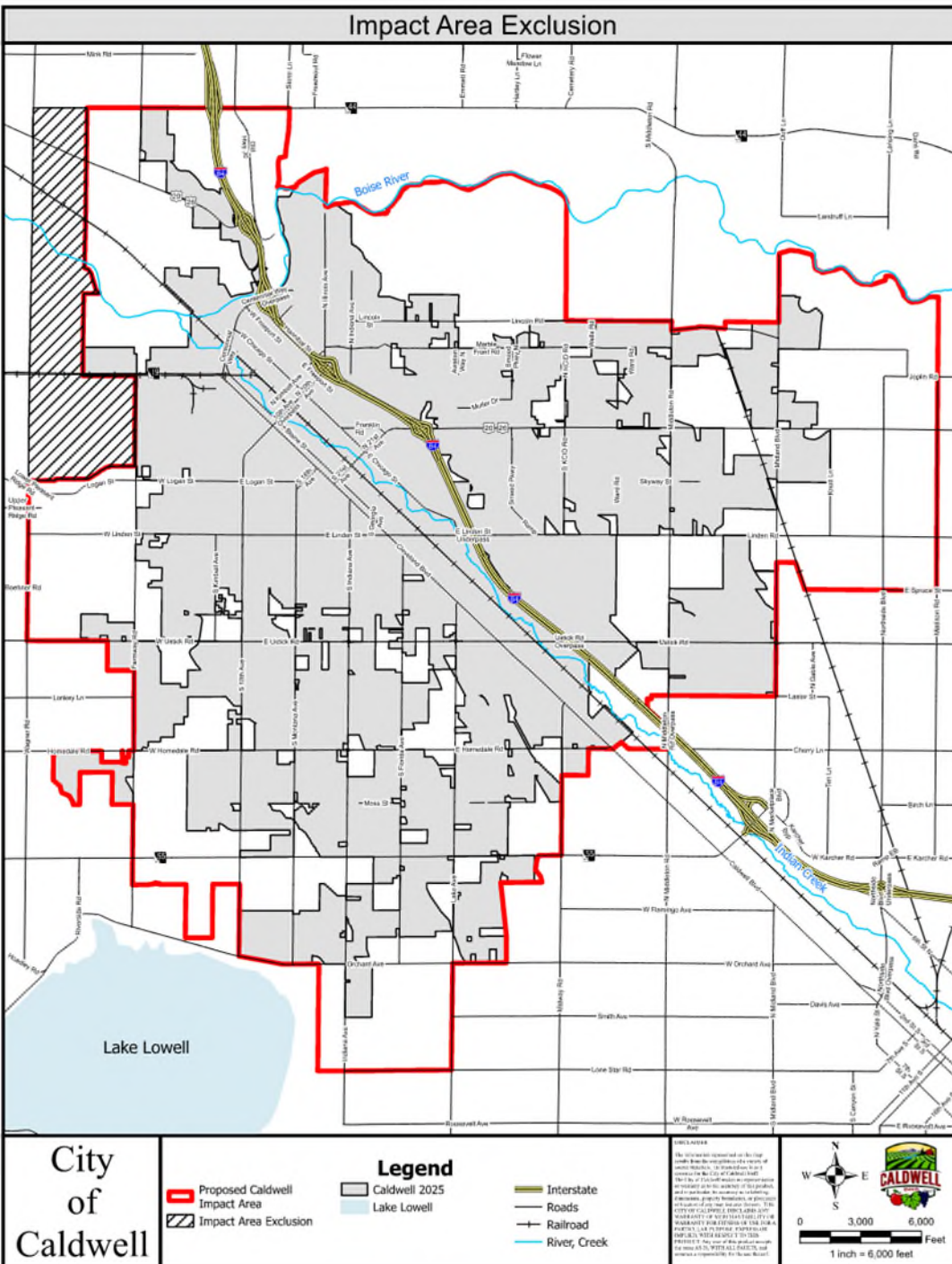


CALDWELL AREA OF CITY IMPACT CONFIRMATION

Canyon County Board of County
Commissioners – November 12, 2025



Commission Feedback



Revised Area of Impact

- Existing City Limits
- Proposed Impact Area
- Impact Area Exclusion
- 1,406.22 AC

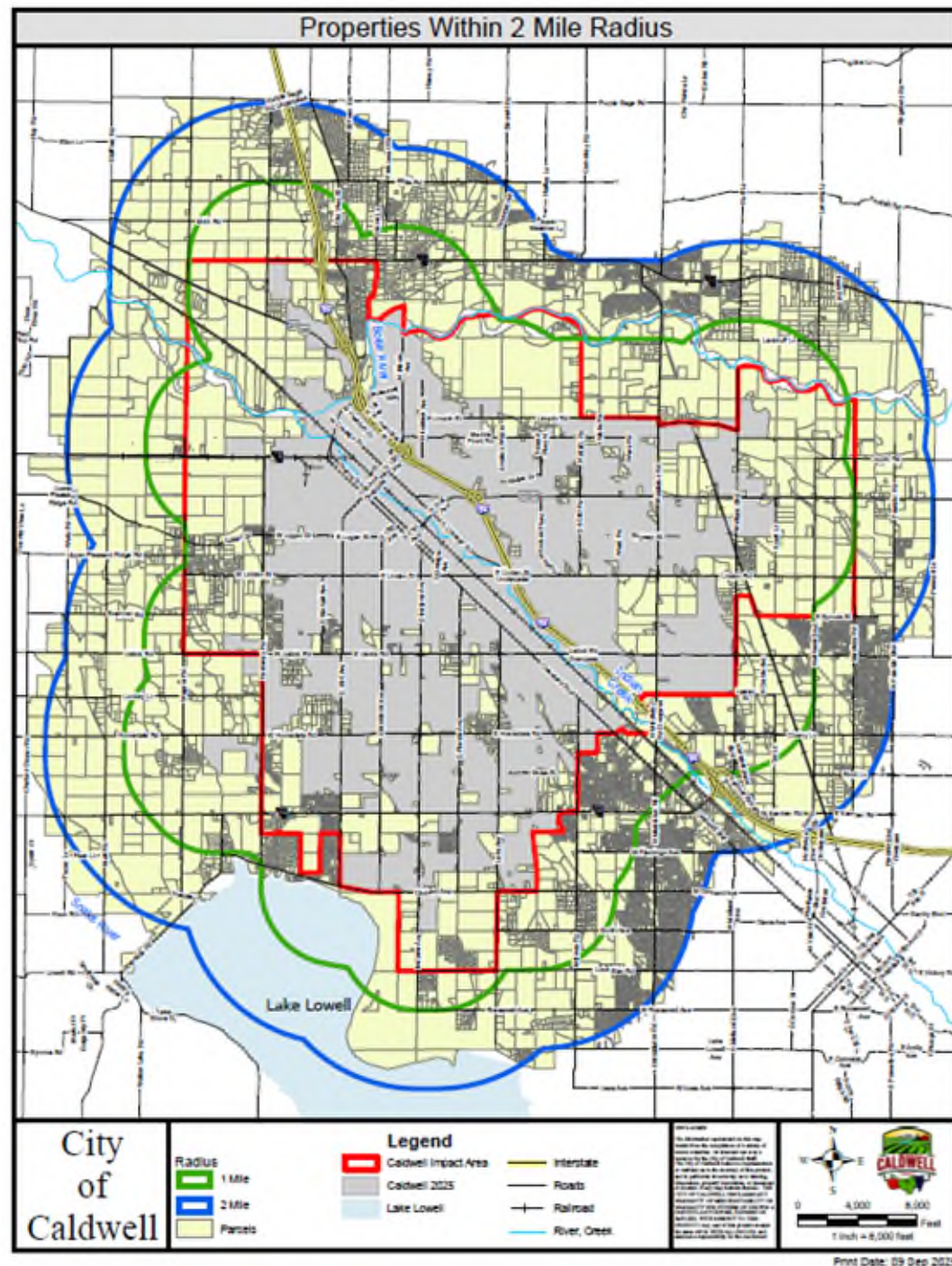


TWO MILE EXTENSION

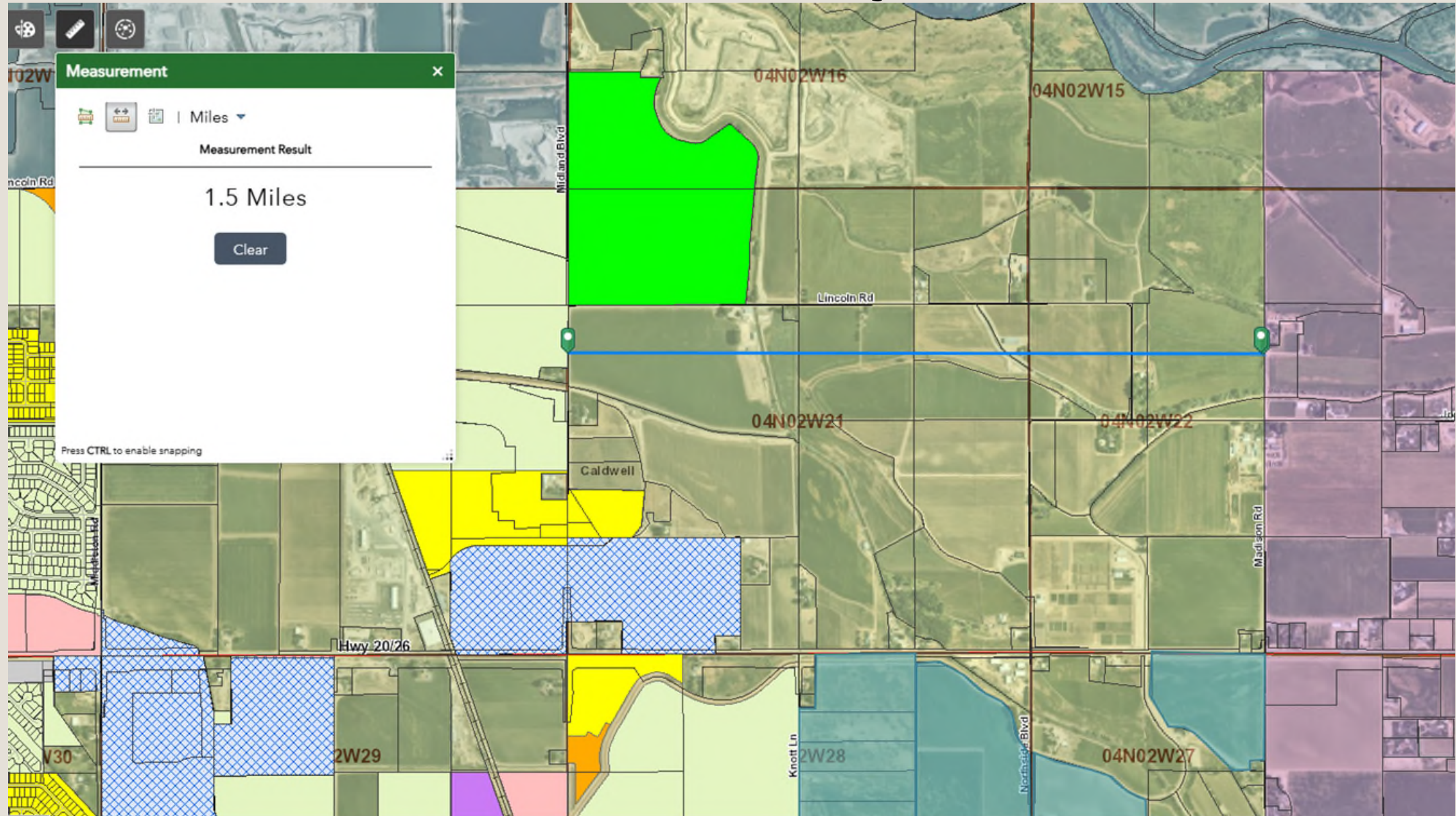
Distance From City Limits

- City Limits
- Existing Impact Area
- 1-Mile from City Limits
- 2-Miles from City Limits

- In Compliance with Idaho Code



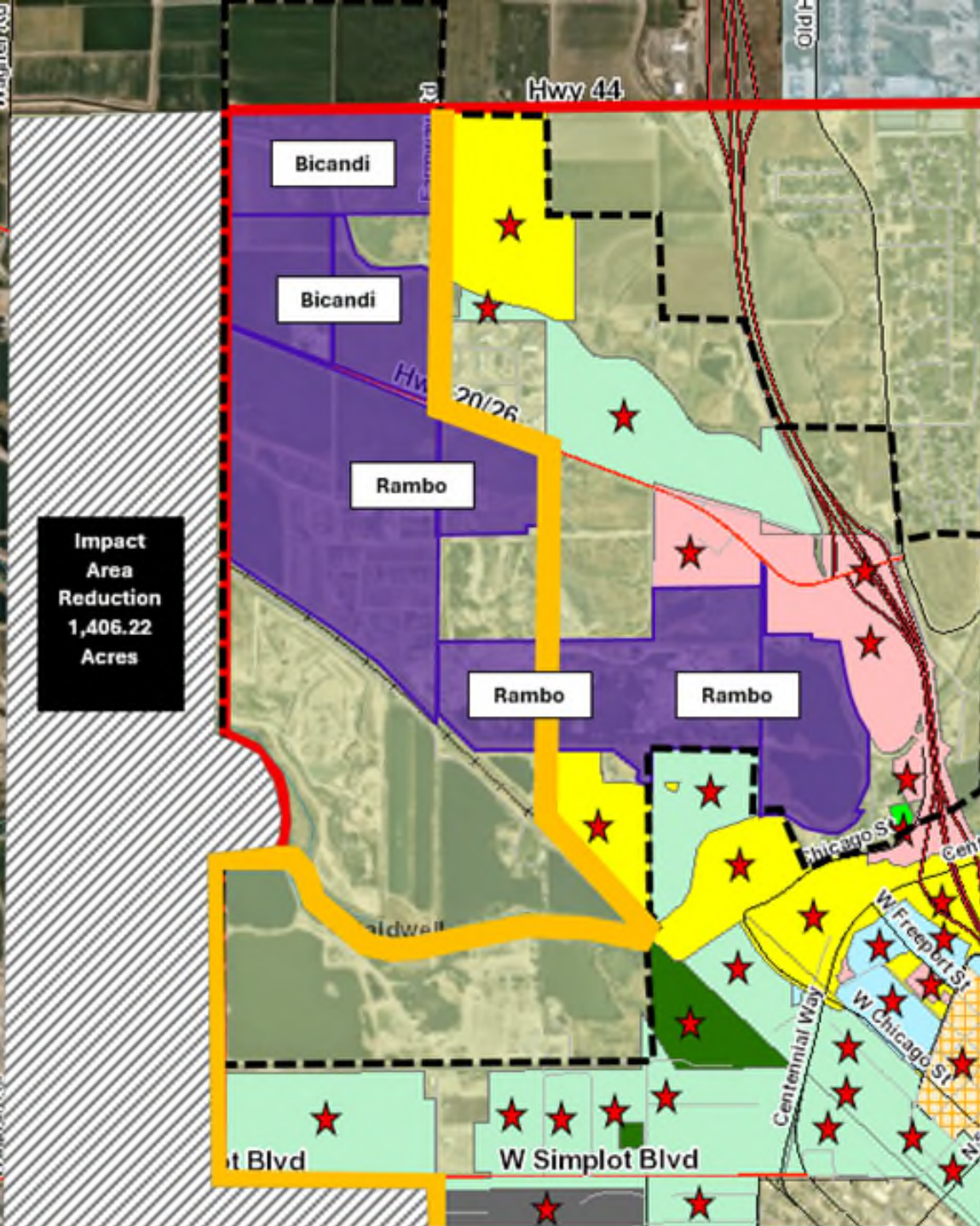
Distance From City Limits





GROWTH & SERVICES

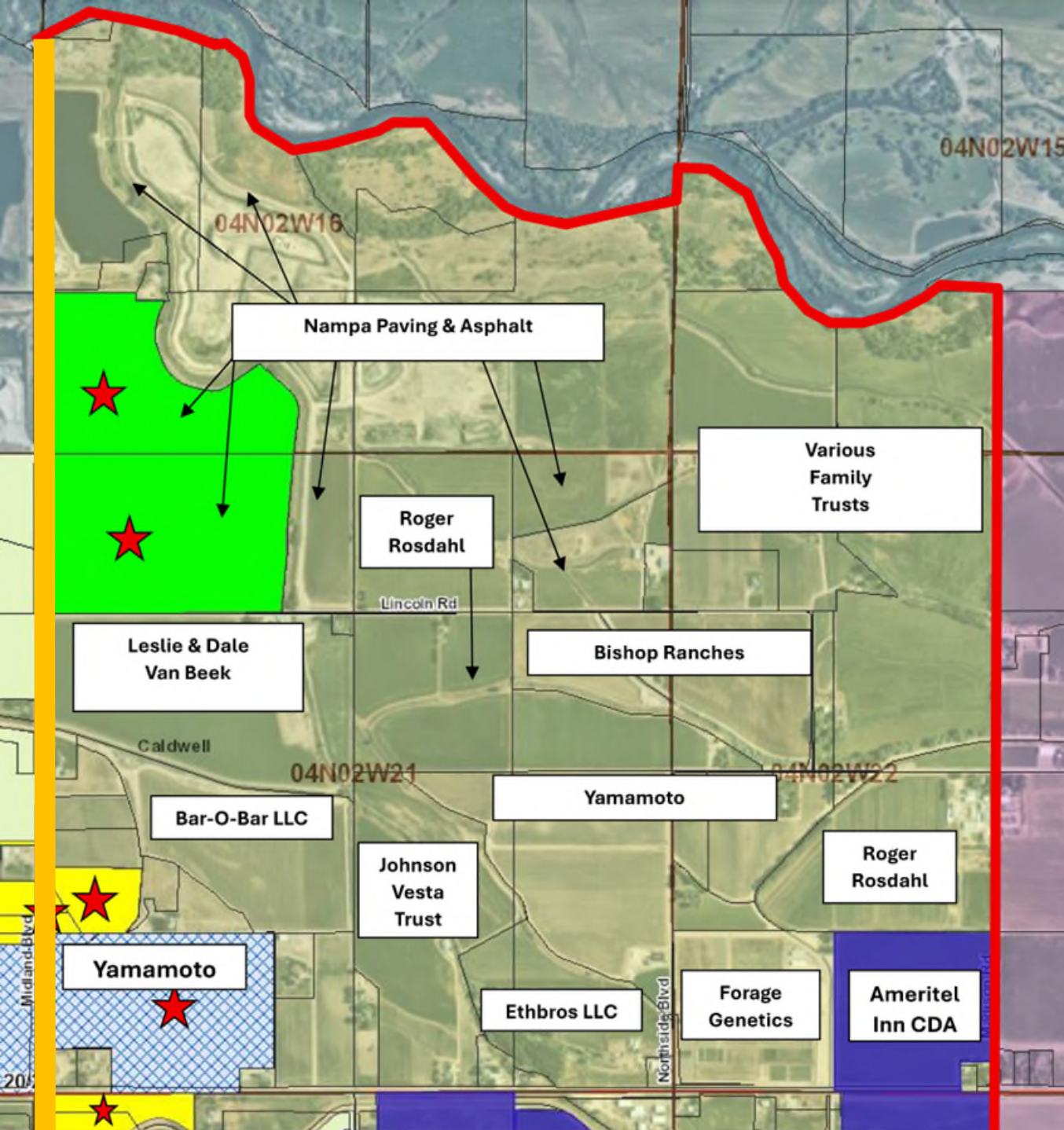
Northwest Area of Impact



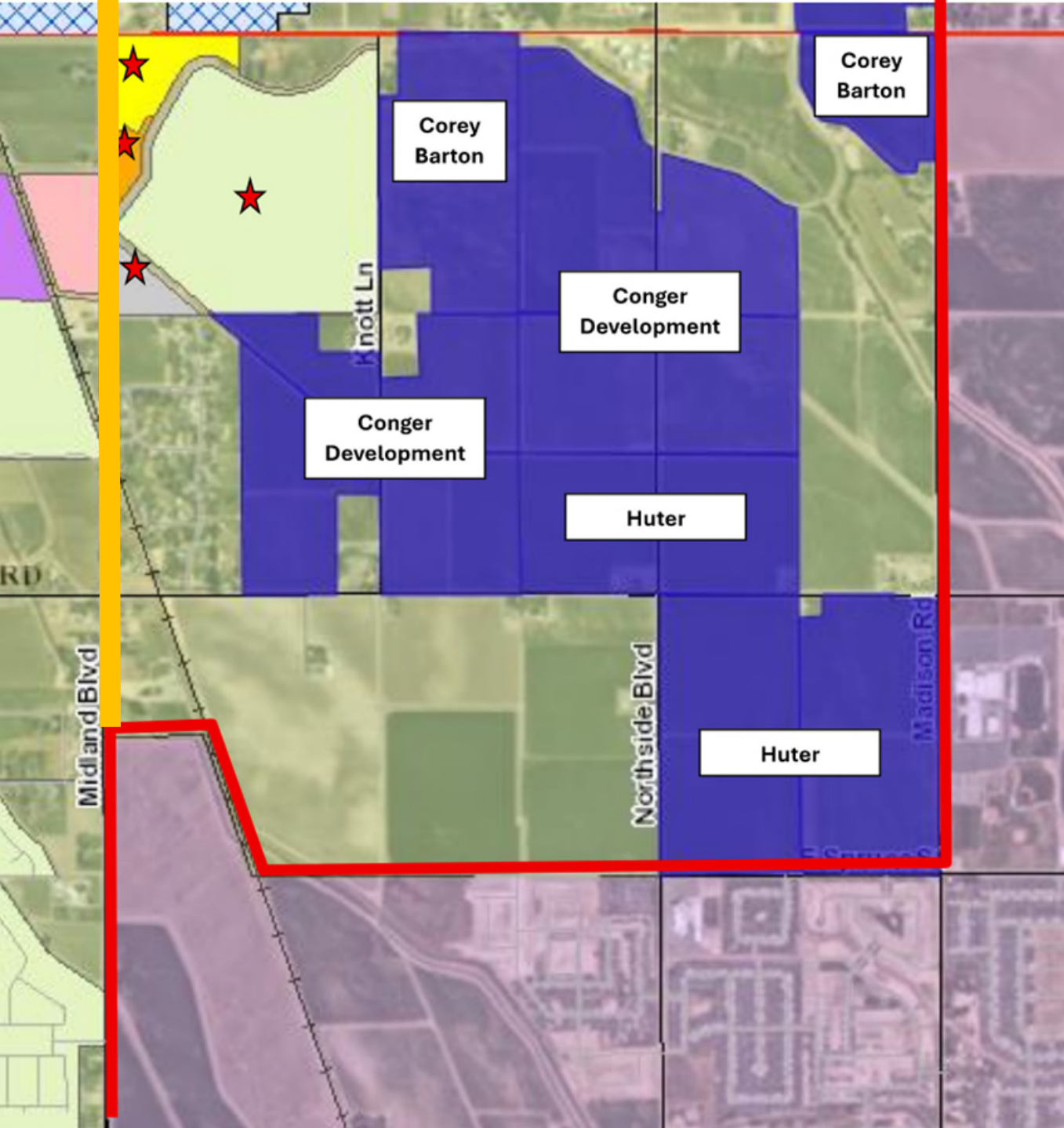
- Existing Impact Area
- County Commission AOI
- Urban Renewal Boundary
- Proposed Impact Area
- Annexed Property
- Confirmed Annexation 3-5 years

East Area of Impact

North of Highway 20/26

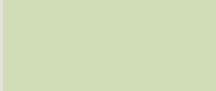


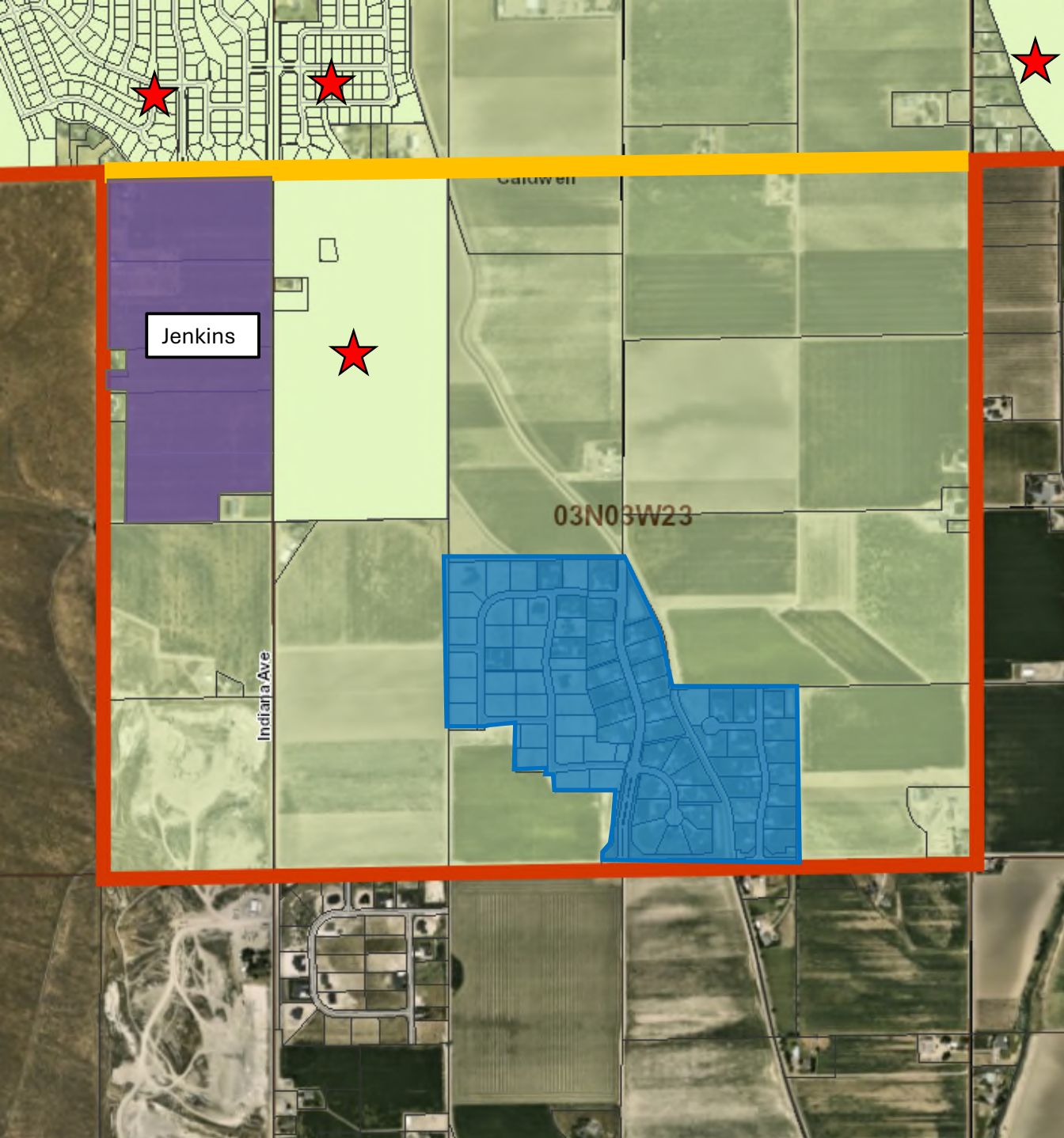
- Existing Impact Area
- County Commission AOI
- Proposed Impact Area
- Annexed Property
- Confirmed Annexation 3-5 years



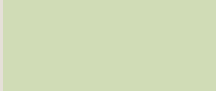
East Area of Impact

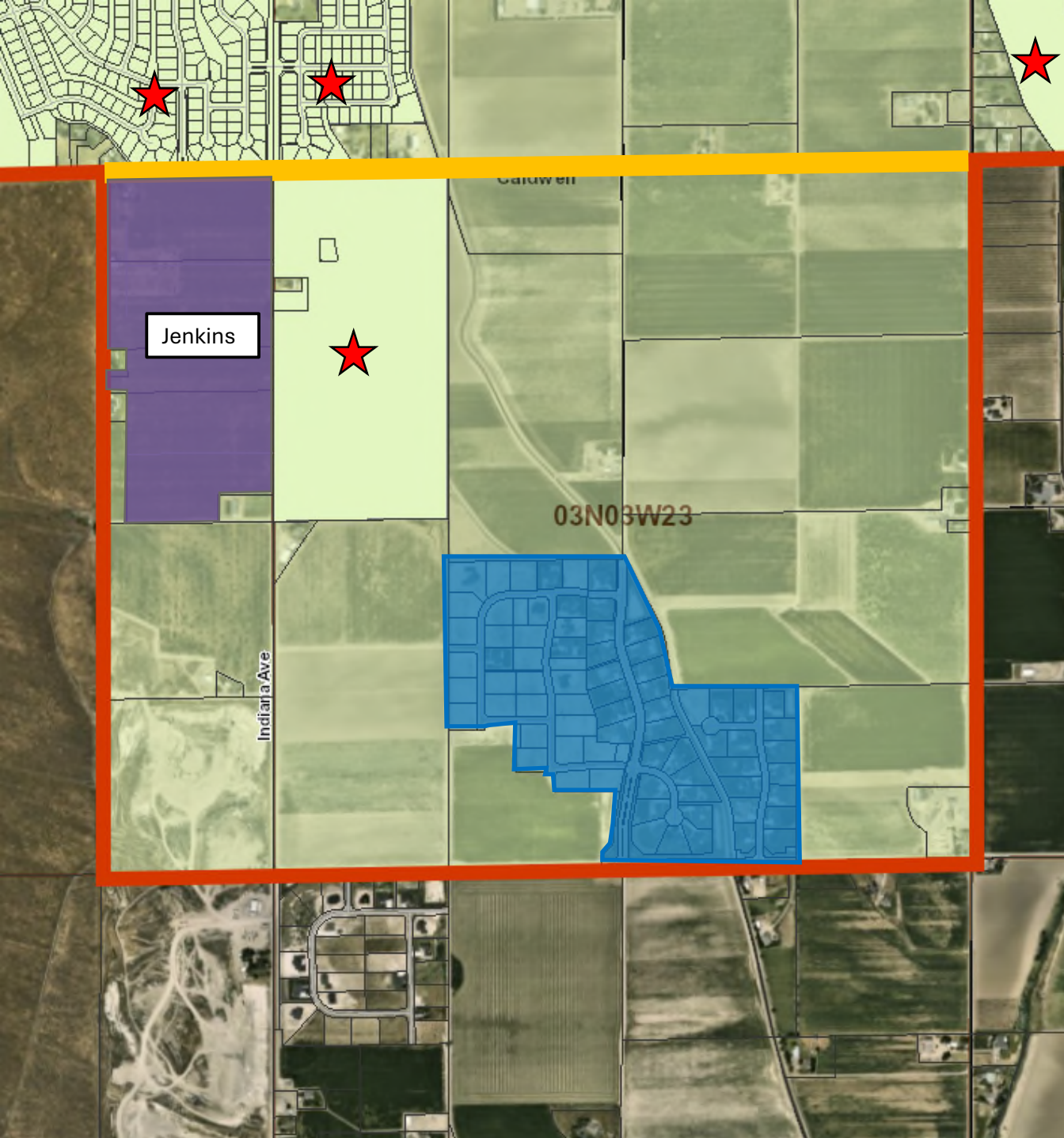
South of Highway 20/26

-  Existing Impact Area
-  County Commission AOI
-  Proposed Impact Area
-  Annexed Property
-  Confirmed Annexation 3-5 years

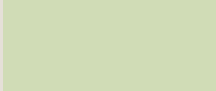


South Area of Impact

-  Existing Impact Area
-  County Commission AOI
-  Proposed Impact Area
-  Annexed Property
-  Confirmed Annexation
3-5 years
-  Existing Municipal
Service Agreement



South Area of Impact

-  Existing Impact Area
-  County Commission AOI
-  Proposed Impact Area
-  Annexed Property
-  Confirmed Annexation
3-5 years
-  Existing Municipal
Service Agreement

CONCLUSION

- ☒ Area of impact shall not extend more than two (2) miles from existing city limits.
- ☒ Anticipated commercial and residential growth;
- ☒ Geographic factors;
- ☒ Transportation infrastructure and systems, including connectivity;
- ☒ Areas where municipal or public sewer and water are expected to be provided within five (5) years;
- ☒ Consideration of other public service district boundaries; and
- ☒ Area of impact shall not exceed the areas that are very likely to be annexed to the city within the next five (5) years



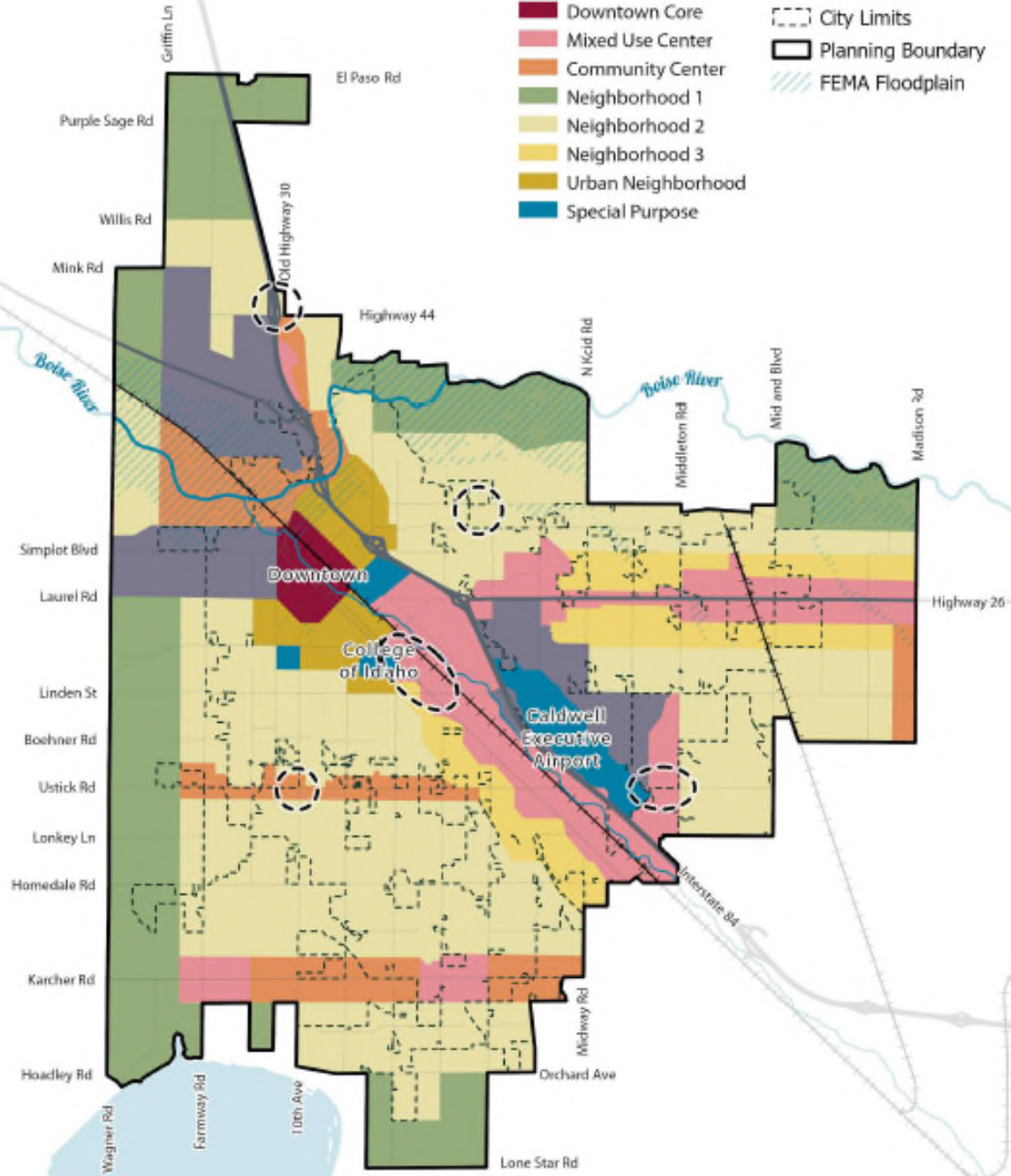
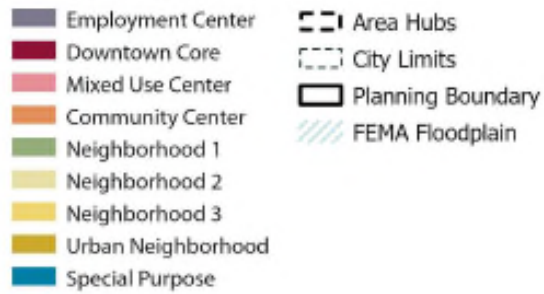
THANK YOU

HALLIE HART, PE

HHART@CITYOFCALDWELL.ORG

WWW.CITYOFCALDWELL.ORG

Future Land Use

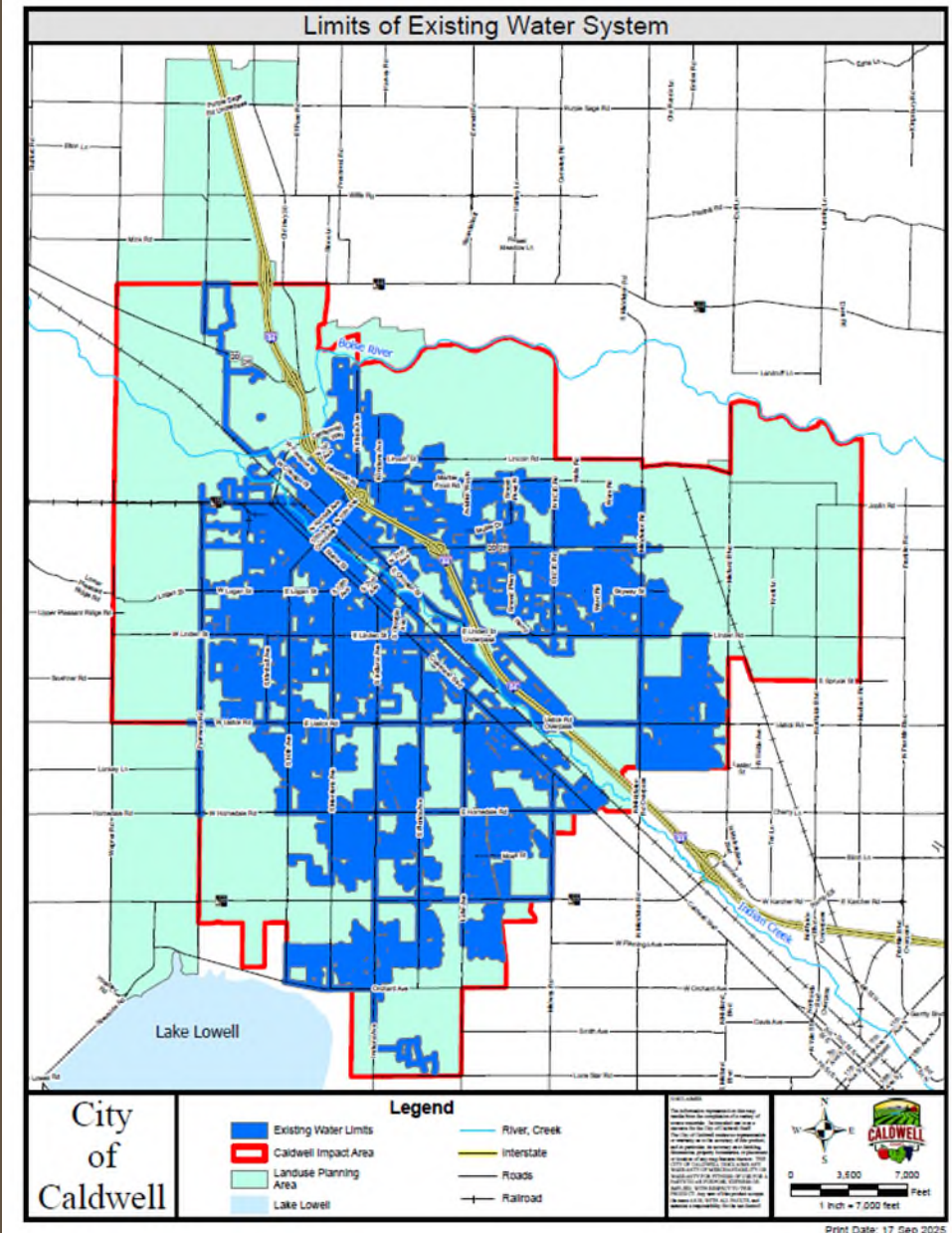


Comprehensive Plan

- City updated their comprehensive plan in Feb 2025 and as a result, the city provided for semi-rural (larger lots) or conservation area development as a transition between Caldwell's more urban neighborhoods and the county.
- Coordinated with Canyon County, Middleton and Nampa

LIMITS OF EXISTING WATER SERVICE

- North to Hwy 44
- West to Farmway
- South to Lone Star Road
- East to Midland Blvd.



LIMITS OF EXISTING SEWER SERVICE

- North to Hwy 44
- West to Farmway
- South to Orchard Avenue
- East to Midland Blvd.

