

Arbay Mberwa

From: Robin Collins <rcollins@cityofcaldwell.org>
Sent: Wednesday, November 5, 2025 4:05 PM
To: Arbay Mberwa
Cc: Hallie Hart
Subject: RE: [External] Re: OR2025-0006-AOI
Attachments: ImpactAreaExclusion_West ONLY.pdf

Arbay,

Please find the attached map from Caldwell showing the willingness to decrease the impact area on the west side.

The city has analyzed the east side and would like the existing impact area boundary to remain. There are several reasons in which we have come to this conclusion:

1. All of the land in this area is infill as it is adjacent to other growing urban cities and their associated impact area boundaries.
2. The city has property annexed into city limits extending east of Midland to Knott Lane.
3. We have received confirmation from several property owners on the east side (in writing) that they will be annexing in the next 3-5 years or sooner, and utilities will be available out to Madison within the 5-Year time frame as well.
4. We received pre-application materials from several developers who have begun the process of moving forward.

The city has analyzed the south side and would like the existing impact area boundary to remain as the city limits currently extend to Smith Avenue and we currently have utilities extending to Lone Star subdivision which is bounded by Lone Star Road to the south.

Will we be able to provide late exhibits or a PowerPoint presentation to address the questions the commission had at the previous meeting, and to explain the conclusions of our analysis?

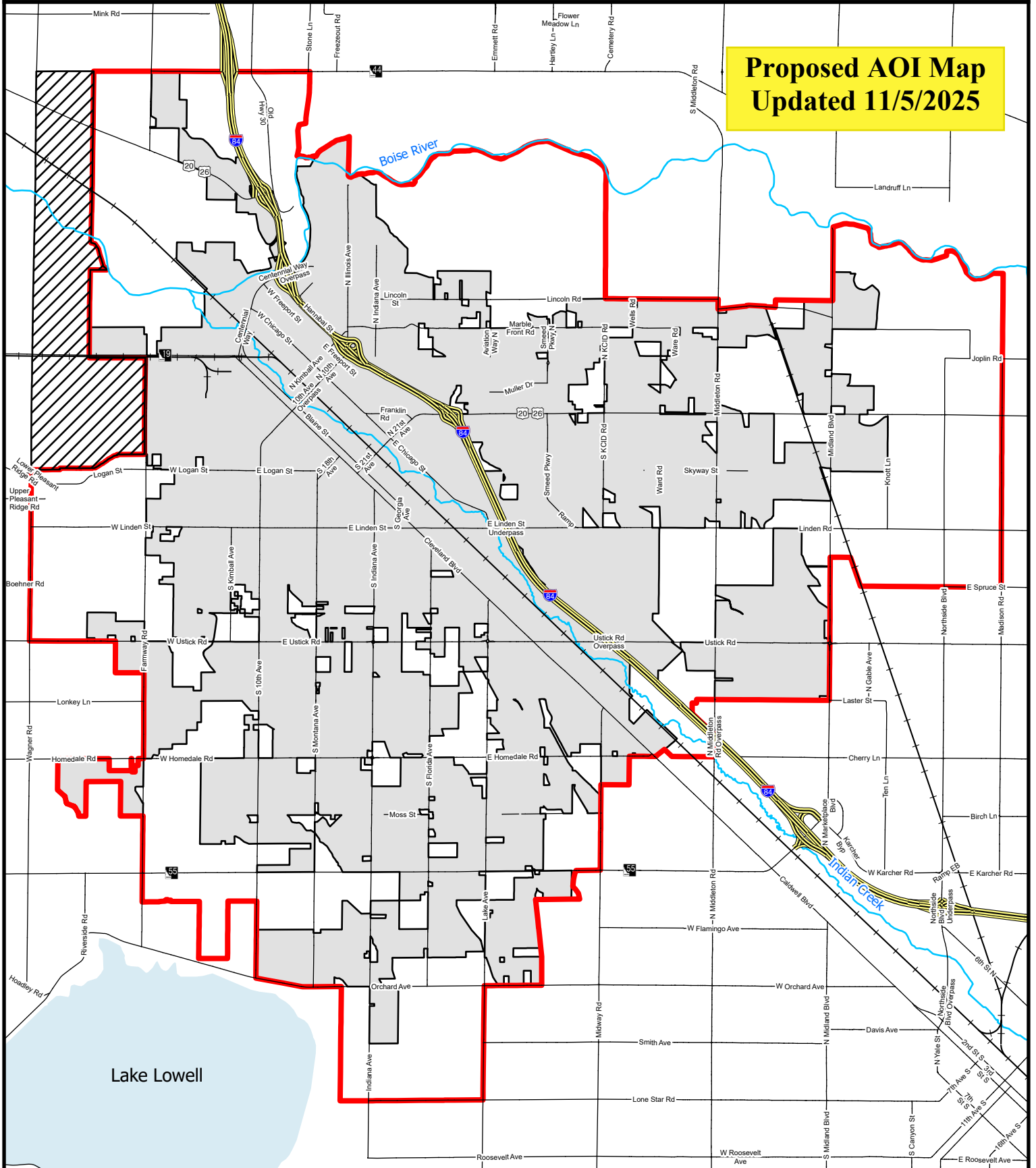
Thank you
Robin



From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Wednesday, October 29, 2025 8:11 AM

Impact Area Exclusion

**Proposed AOI Map
Updated 11/5/2025**



**City
of
Caldwell**

- ▬ Proposed Caldwell Impact Area
- Caldwell 2025
- Lake Lowell
- Impact Area Exclusion

Legend

- ▬ Interstate
- ▬ Roads
- + Railroad
- ▬ River, Creek

DISCLAIMER
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