




City of Greenleaf

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Memorandum

Date: 15 Aug 2025
To: Canyon County Development Services Department
cc:
From: Lee C. Belt, Greenleaf City Clerk 
RE: AREA OF IMPACT (AOI) LETTER OF INTENT (LOI)

Greetings!

This memorandum is submitted as a Letter of Intent (LOI) from the City of Greenleaf, Canyon County, Idaho regarding the Area of Impact (AOI) changes required by SB1403(2024), including amendment of Idaho Code (IC) §67-6525. This LOI is accompanied by a finding summary of the five (5) criteria in §67-6525, and a draft proposed AOI map.

The city will propose changes to the AOI around Greenleaf, Idaho for compliance with IC §67-6525.

Please be aware that the accompanying finding summary and proposed draft AOI map are city staff drafts, submitted at this time to meet Canyon County Development Services Department's (CCDSD's) deadline of Friday, 15 Aug 2025, per email dated 16 Jul 2025.

The city's understanding is as follows:

- This LOI along with accompanying finding summary and draft AOI map are intended for use by CCDSD for notifications and as preliminary hearing materials on the CCDSD website.
- Deadline for final public hearing materials to CCDSD is 26 Sep 2025.
- AOI Public Hearings before the Canyon County Board of Commissioners (CCBOC) for all cities in the County are scheduled for 15 & 16 October.

The public should be aware that the City of Greenleaf's final materials for public hearing may differ significantly from these preliminary materials.

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Date: 15 Aug 2025
To: Canyon County Development Services Department
cc:
From: Lee C. Belt, Greenleaf City Clerk 
RE: AREA OF IMPACT (AOI) FINDING SUMMARY OF THE FIVE (5) AOI
CRITERIA IN IDAHO CODE §67-6525

Greetings!

This memorandum is submitted from the City of Greenleaf, Canyon County, Idaho as a finding summary of the five (5) criteria in Idaho Code (IC) §67-6526 for an Area of Impact (AOI).

S1403(2024) adjusted IC §67-6526 to add five criteria for the County to consider as a basis for making decision on AOIs. These five criteria are:

1. Anticipated commercial and residential growth
2. Geographic factors
3. Transportation infrastructure and systems, including connectivity
4. Areas where municipal or public sewer and water are expected to be provided within five (5) years
5. Other public service district boundaries

Criteria #1: Anticipated Commercial and Residential Growth

The city lacks data to discern a precise forecast for growth and assumes Greenleaf will grow at the same rate as western Treasure Valley 2- 3 % per year. The city is dependent upon development applications to grow, and has very limited ability to influence submittals. Last year (2024) Greenleaf approved a Planned Unit Development (PUD) representing a 10% increase in land area and a projected 36% increase in residences for the city. The city recognizes that, once 'discovered' for development, development applications for rapid growth are likely to follow.

The COMPASS CIM 2050 Vision Map appears to forecast future residential growth west of the city from development of fields, with additional re-development of large parcels along Peckham Road, and job growth between Wilder and Greenleaf, and between Greenleaf and Caldwell. Responses to letters sent to contiguous properties

RE: Greenleaf AOI Criteria Finding Summary, p. 1 of 3

appear to roughly follow the COMPASS 2050 Vision Map forecast. PUD developments may be completed within a 5-year window, and the City requires PUD subdivision for projects with 5 or more lots.

The City of Greenleaf believes that development pressure for annexation and development is coming and will hit all at once, but S1402(2024) did not provide resources, only legislated requirements, and the city has not found forecasting data available to define the 'when', 'where', and 'how much' of development pressure will be exerted by a free-market economy upon the City of Greenleaf in the future.

Criteria #2: Geographic Factors

Greenleaf's geographic location uniquely positions the community as a great place to live in Canyon County. Others will want to join us.

The City is bisected by State Highway 19 (SH-19), providing excellent transportation access.

Soils in the AOI are deep and well drained and conducive to City residential, commercial and industrial development.

The AOI offers surface water irrigation that can be used in place of domestic water wells for irrigation.

Criteria #3: Transportation Infrastructure and Systems, including connectivity

The City of Greenleaf benefits from a robust transportation system surrounding the city, including principal arterials, minor arterials, collectors, and rail to support residential, commercial, and industrial growth through future annexation along these corridors.

SH-19 is a principal arterial that bisects the City of Greenleaf and provides excellent connectivity to I-84 and US-95.

Peckham Road is a collector which runs parallel to SH-19 between Greenleaf and Wilder. Friends Road is a collector which connects SH-19 at Greenleaf to Ustick Road, a mixed minor and principal arterial which extends from the Snake River east of US95 to Curtis Road in Boise.

A railspur bisects the AOI, providing excellent opportunity for industrial growth and expansion.

Criteria #4: Areas where Municipal or Public Sewer and Water are expected to be provided within five (5) years

The City of Greenleaf maintains and operates robust potable water and sanitary sewer systems.

The City is currently updating the water facility plan, including a capital improvement plan (CIP). The CIP will identify projects to expand and enhance service to both existing users and future system users in the AOI.

The City's water system has adequate capacity to serve new residential, industrial and commercial growth in the proposed AOI.

The City's wastewater treatment plant (WWTP) was constructed in 2013 and has capacity to provide sewer service to new residential, industrial and commercial growth in the proposed AOI.

Criteria #5: Other Public Service District Boundaries

The City of Greenleaf works to maintain positive relationships with other political subdivision exercising jurisdiction inside the City Limits, in the proposed AOI, and in the city's Comprehensive Plan Future Land Use Map (FLUM) area.

City government recognizes that the community extends outside the city limits, and attempts to play well together with others in the sandbox for our mutual benefit.

Vallivue school district is currently constructing new schools to add capacity and serve new development in an expanded City.

Caldwell Rural Fire District recently opened a new fire station to serve Greenleaf and the greater area and support public safety in the proposed AOI.

The City has adopted the construction standards of the Association of Canyon County Highway Districts (ACCHD), which adds consistency and predictability to roads and transportation infrastructure in the proposed AOI.




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City of Greenleaf
Area of Impact

DRAFT
13 Aug 2025
NB



EXPLANATION

-  City Limits
-  City Area of Impact
-  Parcel Lines

Rev Date: 2025-08-11