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www.cityofwilder.org

To: Canyon County Development Services
Attn: Michelle Barron
RE: Wilder Area of Impact Boundary

August 8, 2025

Ms. Barron,

The City of Wilder is submitting this letter for Canyon County to consider a change to the Cities Area of Impact Boundary in accordance with Idaho State Statute 67-6526 Areas of Impact. City of Wilder is currently in the process of updating the Comprehensive Plan and has developed a proposed area of impact (AOI) boundary and revised the future land use map. The revision has not been approved by the city yet but will be heard before the Planning & Zoning Commission on Aug. 26th, 2025, and the City Council on September 9, 2025, the map is attached. Should the boundary change during the public hearing process a new map will be provided prior to the County hearing on October 15th, 2025. The revised boundary is based on the following criteria as established by the State Statute 67-6509(4a):

i. Anticipated commercial and residential growth

City of Wilder's current 2014 Comprehensive Plan designates residential growth to happen in the southwest quadrant of the area of impact boundary. The city expects development to continue in this direction. In the last several years Wilder has approved approximately 170 residential lots and has approved a preliminary plat for 132 more. Commercial and Industrial growth is designated near highway 95 and highway 19. With a Dollar General and Onion packing shed under development. Highway 19 was designated an industrial corridor in a previous corridor study. The city is currently updating the Comprehensive Plan and going with a more aggressive population growth of an expected population of 3,758 by 2050 or an additional 1,987 people.

ii. Geographic Factors

The area southwest of the city drops over an edge with a sloping downhill south of Highway 19 and the 95 intersections towards Homedale. As a result of this grade change, future development below the ridge is not expected to be served by city water and sewer due to it being too cost prohibitive to add sewer lift stations to crest the hill. As a result, the AOI boundary has receded to coincide with the top of the ridge. Previously, Wilder had been somewhat surrounded by hops fields to the north, west, and east of the city which were in 10-year leases and prevented development advancing in these directions. The demand for hops has dropped with seltzer popularity and some fields are being removed, development could occur in these areas in the future.

iii. Transportation infrastructure and systems including connectivity

City of Wilder is served by two state highways 19 and 95. Future development is expected to happen in close proximity to these major roadways.

iv. Area where municipal or public sewer and water area expected to be provided within 5 years

The city is undergoing several projects to improve the system to service future development. City of Wilder has recently secured a land application site to discharge treated effluent and has improved the water pressure. There is capacity for development within the next 5 years within the designated boundary. Please see attached Engineers Memorandum for further details.

v. Other public service district boundaries – Other jurisdictional boundaries include school, irrigation, fire, and highway districts which are larger than the proposed area of impact boundary.

In summary, City of Wilder is seeing subdivision requests, has capacity in the water and sewer system, and is positioned to accept incremental growth. The proposed area of impact boundary has been reduced to reflect the areas that are easily served and where growth is expected to occur and is under the 2-mile radius from the city boundary.

Please contact me should you have any questions or need further information.
Sincerely,

Kate Dahl

Planner for City of Wilder
Katedahl79@gmail.com
307-690-1764

CC: Ellie Ryan, JUB Engineers
Marc Bybee, White Peterson
Chelsie Johnson, Public Works
Kathy Bagley, City Clerk
Steve Rhodes, Mayor

Attachments:

Engineering Memorandum
Proposed Future Land Use Map and Area of Impact Boundary

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CREATE BETTER COMMUNITIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

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MEMORANDUM

DATE: 7/8/25
TO: Kate Dahl, City Planner
CC: Kathy Bagely, City Clerk; Steve Rhodes, Mayor
FROM: Ellie Ryan, P.E.
SUBJECT: Areas of Impact Idaho Statute 67-6526 – Water and Sewer Serviceability

Water

The City of Wilder's current Drinking Water Facility Plan and Wastewater System Facility Plan was approved by the Idaho Department of Environmental Quality (DEQ) in May of 2018. In the time since the Facility Plan was approved, Wilder has experienced significant development in the southwest portion of the City. Additionally, the City has recently completed two large capital improvement projects on the City's water distribution system. One recent project included improvements to backup power capacity at the City's potable water supply wells, increasing the firm pumping capacity. The latest capital improvement project, titled the Wilder Water System Improvements project, involved large-scale upgrades to the distribution system, which included the addition of a booster station to raise pressures system-wide, the decommissioning of an existing elevated water storage tank, and increased connectivity and redundancy in the southeast portion of town. As a result, water distribution pressures were raised system-wide. As identified in the Wilder Water System Improvements Preliminary Engineering Report, with these improvements, the City's source capacity and equalization storage are adequate to meet projected 2036 peak hour demands. The City intends to update the water system facility plan, once funding becomes available, to account for the recently completed capital improvement projects, as well as increased development within the City.

Wastewater

The City's current Wastewater System Facility Plan was approved by the Idaho Department of Environmental Quality in April of 2018. The approved facility plan evaluated the capacity of the City's wastewater treatment plant. The City intends to complete a Wastewater System Master Plan Update, including a hydraulic model and collection system capacity analysis, once funding becomes available. The topography of the City and surrounding areas is generally conducive towards development to the south and west, where ground elevations are generally higher than



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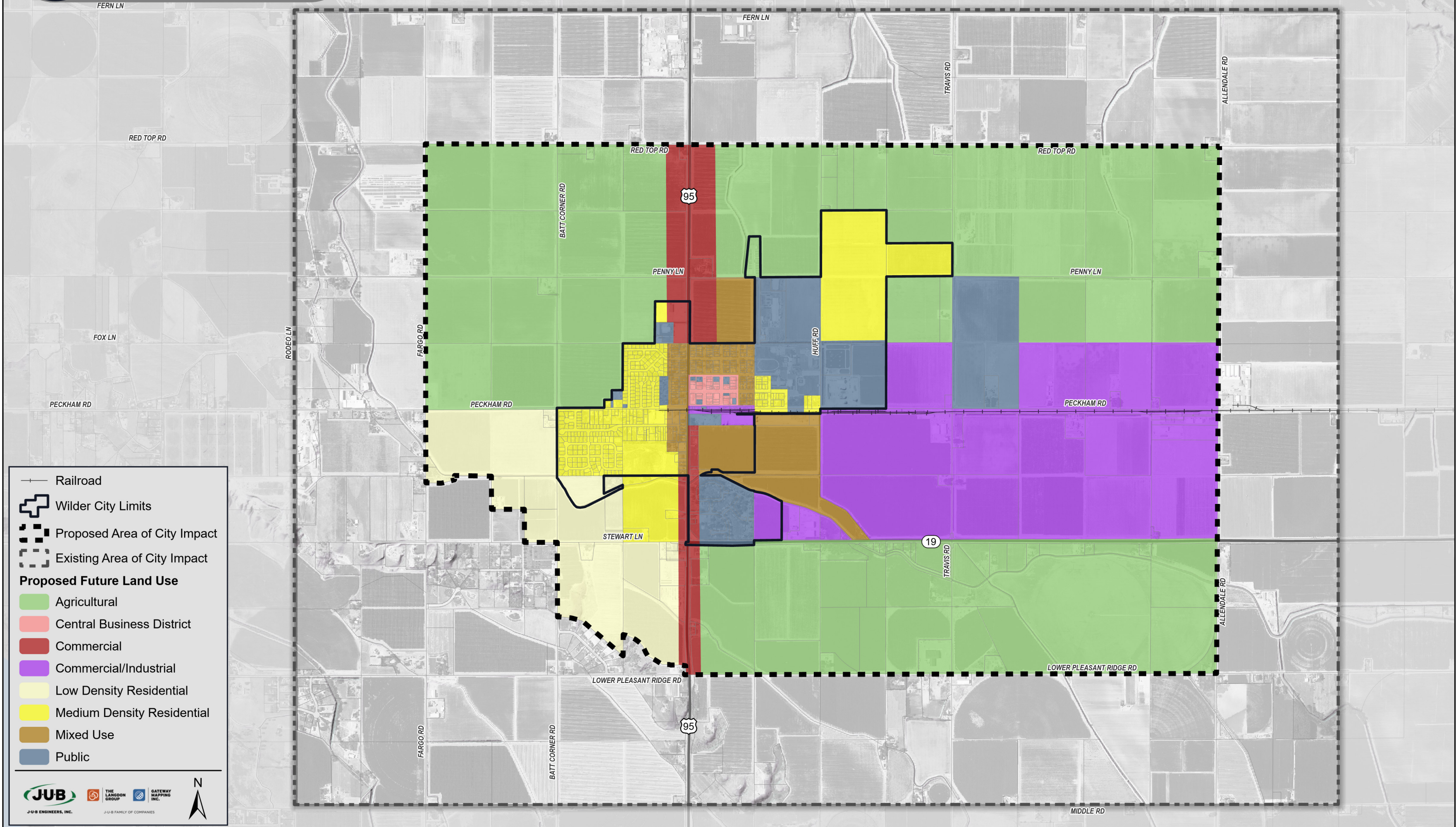


GATEWAY MAPPING INC.

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those at the City's Wastewater Treatment Plant (WWTP), located in the northeast portion of the City.

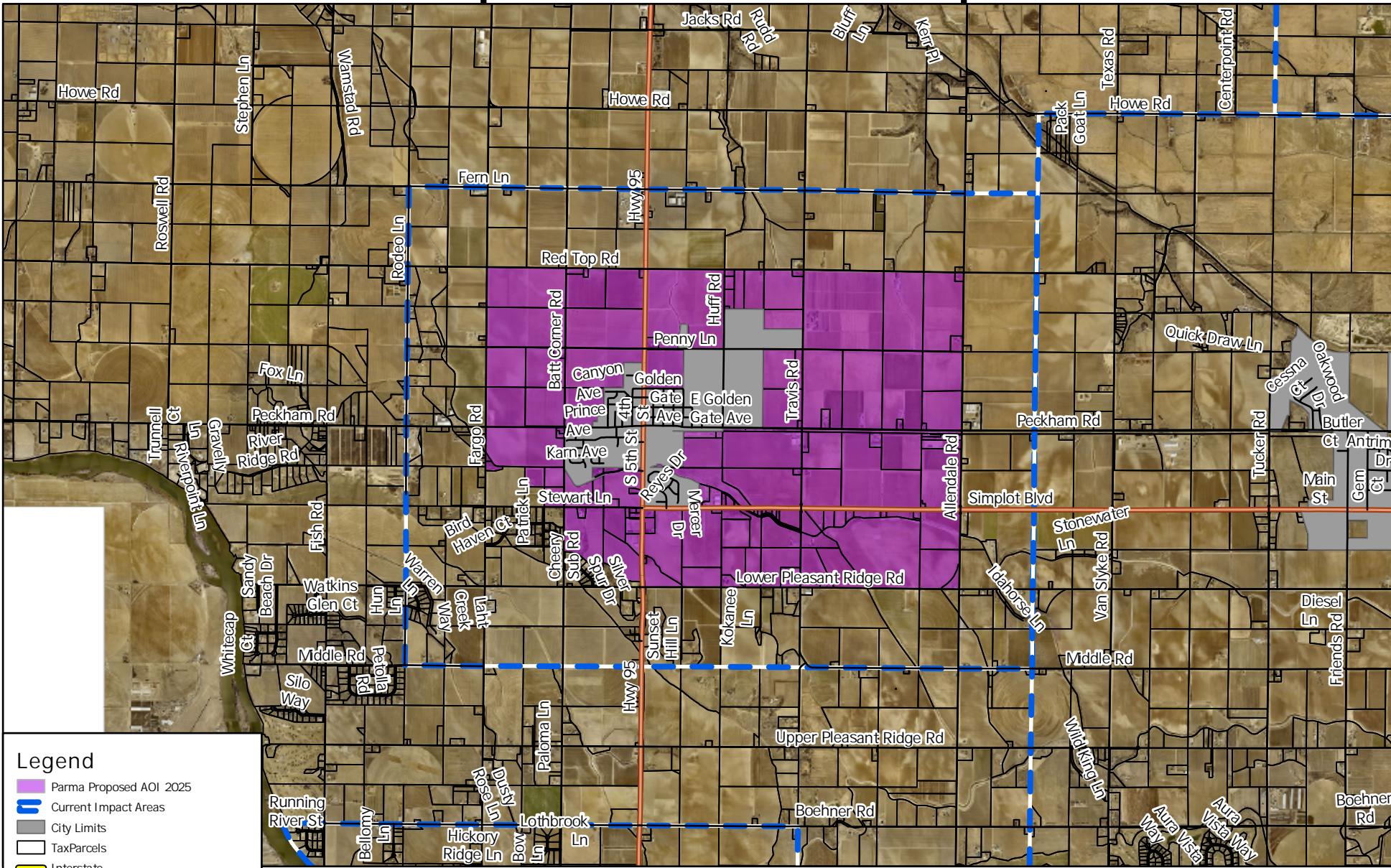
As identified in the 2018 Wastewater Facility Plan, the City's WWTP possesses adequate capacity to meet the requirements of the current NPDES discharge permit. The City's current National Pollutant Discharge Elimination System (NPDES) discharge permit expired in 2010, and has been administratively extended indefinitely, until DEQ is able to issue the City an Idaho Pollutant Discharge Elimination System (IPDES) discharge permit with updated discharge limits. The 2018 Facility Plan evaluated several alternative treatment and disposal method improvements in order to meet the anticipated limits of the forthcoming IPDES permit, particularly the Total Phosphorous discharge limit. Ultimately, land application of the City's treated wastewater effluent was identified as the preferred alternative. The City is currently working with engineering staff to design and implement the land application system, which is being designed in accordance with a 20-year planning horizon. A flow and loads analysis is currently in development and will be submitted to DEQ as part of the Land Application Preliminary Engineering Report. That analysis will define projected design flows for the land application system.



- Railroad
- ⊕ Wilder City Limits
- ⊞ Proposed Area of City Impact
- ⊞ Existing Area of City Impact
- Proposed Future Land Use**
- Agricultural
- Central Business District
- Commercial
- Commercial/Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Public




Proposed Wilder Area of Impact



Legend

- Parma Proposed AOI 2025
- Current Impact Areas
- City Limits
- TaxParcels
- Interstate
- Highway
- Roads
- Rail



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Miles

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