



# CITY OF MIDDLETON

P.O. Box 487, 1103 W. Main Street, Middleton, ID 83644  
(208) 585-3133 • citmid@middletoncity.org • www.middleton.id.gov

## SUMMARY OF

### City of Middleton's Request for Modification and Confirmation of Area of Impact

#### I. INTRODUCTION

The City of Middleton hereby requests the Canyon County Board of County Commissioners to modify and confirm Middleton's proposed Area of Impact ("AOI"). Middleton's current AOI is attached as Exhibit "A". City is requesting a modification of the AOI as shown in Exhibit "B". The modified AOI is within the two mile area allowed by Idaho Code §67-6526 but also includes the balance of any parcel that is partially within the two-mile "bubble." (See Exhibit "C" for a depiction of the proposed AOI with the two-mile limitation superimposed for reference.)

Middleton's current AOI and proposed AOI abut the AOIs of three cities: (1) Caldwell, (2) Star, and (3) Nampa. City has met with the mayors and/or planning staff of all three cities. They were productive meetings and none of the Cities are pursuing overlapping AOIs. (Attached as Exhibit "D" are correspondences confirming Caldwell's, Nampa's, and Star's agreements with Middleton to not overlap the cities' respective AOIs.)

Middleton City Council has also reviewed the proposed modification to the AOI. During a City Council meeting on July, 2, 2025, City Council preliminarily approved the proposed modification to the City's AOI boundary as shown in Exhibit "B".

Per Idaho Code § 67-6526, Canyon County is required to consider the following five criteria for modifying and/or confirming an AOI: (1) anticipated residential and commercial growth, (2) geographic factors, (3) transportation infrastructure and systems, including connectivity, (4) municipal sewer and water expected to be provided within five years, and (5) other public service district boundaries. Based on the following information, Middleton respectfully requests the Canyon County Board of County Commissioners to modify and confirm Middleton's proposed AOI (Exhibit "B").

#### II. ANTICIPATED RESIDENTIAL AND COMMERCIAL GROWTH

##### A. Residential Growth:

- Middleton's residential growth has been significant. Population of 2,978 in the year 2000 and 13,970 in the year 2025. Projected growth is 19,024 in the year 2030 and between 27,781 and 39,998 in the year 2040.

##### B. Commercial Growth:

- Commercial growth has coincided with residential growth. Numerous national companies have come, or are in the process of coming, to Middleton.
- Commercial growth in Star is pushing westward to Middleton.
- Middleton leaders are aggressively refining Middleton city code, comprehensive plan and policies to support and enhance this commercial growth.

### **C. Comprehensive Plan & Zoning:**

- Recognizing significant growth, Middleton updated its Comprehensive Plan in 2025. The Comprehensive Plan sets forth a vision for growth and contains strategies to smartly manage the growth to the boundaries of the proposed AOI. (See Exhibit “E” for Comprehensive Plan Traffic Maps and Park & Pathway Map showing planning throughout the proposed AOI and beyond.)
- Likewise, Middleton leaders are reviewing and refining City code to ensure it aligns with the demands of the anticipated growth.
- A key objective is to apply density standards to annexed land that support efficient development, accommodate population increases, and prioritize the preservation of agricultural land within Canyon County.

### **D. Impact Fees and Connection Fees:**

- Middleton is aptly handling the current growth and future growth with updated impact fees and sewer connection fees.

### **E. Schools**

- Middleton School District #134 has approximately 4000 students. Forge Charter School has 565 students.
- The Middleton School District is aggressively solving the over-capacity issue. The District has received additional funds totaling \$18,000,000 to be applied toward a new elementary school and other upgrades.

## **III. GEOGRAPHIC FACTORS:**

**A. Land Use:** Many of the rural parcels that surround Middleton are very large (100 to 200 acres with a potential of 600 to 700 homes per project). The annexation of a single residential project will greatly expand City limits. The annexation of a few residential projects could expand city limits to the boundary of the proposed AOI in a very short period of time.

### **B. Hydrology:**

- City’s groundwater rights are sufficient for growth within the proposed AOI.
- The northwest quadrant of AOI contains nitrate priority areas. Municipal sewer and water in this area will minimize nitrates and other contaminants in the groundwater from septic systems.
- Urban growth with sewer and water greatly helps minimize wildfire and helps increase fire-flow protection.

**C. Topography/Soils:** Topography in Middleton’s AOI slopes towards the Boise River, which means sewer in the proposed AOI naturally gravitates to Middleton’s waste water treatment plant on the edge of the Boise River.

**D. Major Roadways:** A natural boundary for Middleton’s proposed AOI is created by major roadways.

- On the east, Kingsbury Road is a principal arterial that will likely be improved to cross the Boise River.
- On the north, Galloway Road is a major collector.
- On the south, Lincoln Road is a minor arterial undergoing major improvement.
- On the west, the boundary is near I-84, stopping shy of the interstate due to the 2 mile bubble. Middleton is the closest municipality to I-84 on the north side of Hwy 44.

Greatly assisting regional traffic is State Hwy 44 that runs east to west throughout the proposed AOI. Middleton Road is a principal arterial that runs north to south and is one of only three roadways that crosses the Boise River. These major corridors have supported, and will continue to support, the growth within Middleton’s proposed AOI.

#### **IV. TRANSPORTATION INFRASTRUCTURE AND SYSTEMS, INCLUDING CONNECTIVITY**

**A. Middleton’s transportation infrastructure is key to regional connectivity.**

- The City’s Comprehensive Plan shows plans for collectors and arterial roadways to the outer boundaries of the proposed AOI and beyond.
- Middleton has established financial mechanisms such as impact fees and ITD proportionate share fees to fund these planned roadways.
- Middleton’s Municipal Code supports the construction of the roadways on the Comprehensive Plan Maps by requiring Developers to build the roads adjacent to their projects.

#### **V. MUNICIPAL SEWER AND WATER EXPANSION WITHIN FIVE YEARS**

**A. Sewer Planning:**

- Middleton has engaged in extensive planning since 2019 in anticipation of providing wastewater service throughout the proposed AOI. Middleton is planning on servicing approximately 40,000 residents by the year 2040.
- Middleton has an ambitious and innovative wastewater plant upgrade planned for 2026-2028. The Judicial Confirmation hearing to authorize the city to incur approximately \$78,000,000 in debt to construct the WWTP will be held on October 1, 2025.
- Other funding sources include connection fees and City has started the process to establish a sewer impact fee.

**B. Water System Planning:**

- City’s 2023 Water Facility Plan and Water Rights Master Plan show a robust facilities system that will support continued growth in the proposed AOI. City is fortunate to be located in an area with an excellent and abundant groundwater source. Production water wells consistently yield high-quality water in volumes sufficient to meet long-term needs.

## **VI. OTHER PUBLIC SERVICES AND DISTRICT BOUNDARIES:**

- A.** Middleton's City Hall and Library are more centralized and closer to the property within the proposed AOI than the City Hall and municipal facilities of Caldwell, Star or Nampa.
- B.** Middleton has its own road maintenance department that is very good at maintaining City local roads. Middleton does not have to rely on HD4 (which is geared toward rural road) for maintenance.
- C.** The 93 acre River Walk Park planned on the north side of the Boise River between Hartley Lane and Middleton Road will be a large City Park that is central to all the property contained in the proposed AOI.
- D.** Middleton is served by the Middleton Rural Fire Department, Star Fire Protection District, and Caldwell Rural Fire Protection. All three agencies are positioned to serve the expansion of Middleton City limits, and funding via impact fees has already been established.
- E.** Middleton has its own City police force. When City limits expand, the police force expands. Additional funding via a police impact fee is already set in place.
- F.** City enjoys the facilities of the Greater Middleton Parks & Recreation, but City also owns and maintains six large City parks of its own. As City limits expand, new parks will be developed, and the growth will be funded, in part, by the City's current Park Impact Fee.
- G.** City has franchise agreements with internet and cable providers to provide services to an expanding City.
- H.** Middleton established a Valley Regional Park and Ride facility at Picadilly Park. As the City limits expand, the framework for a park and ride system is already in place.

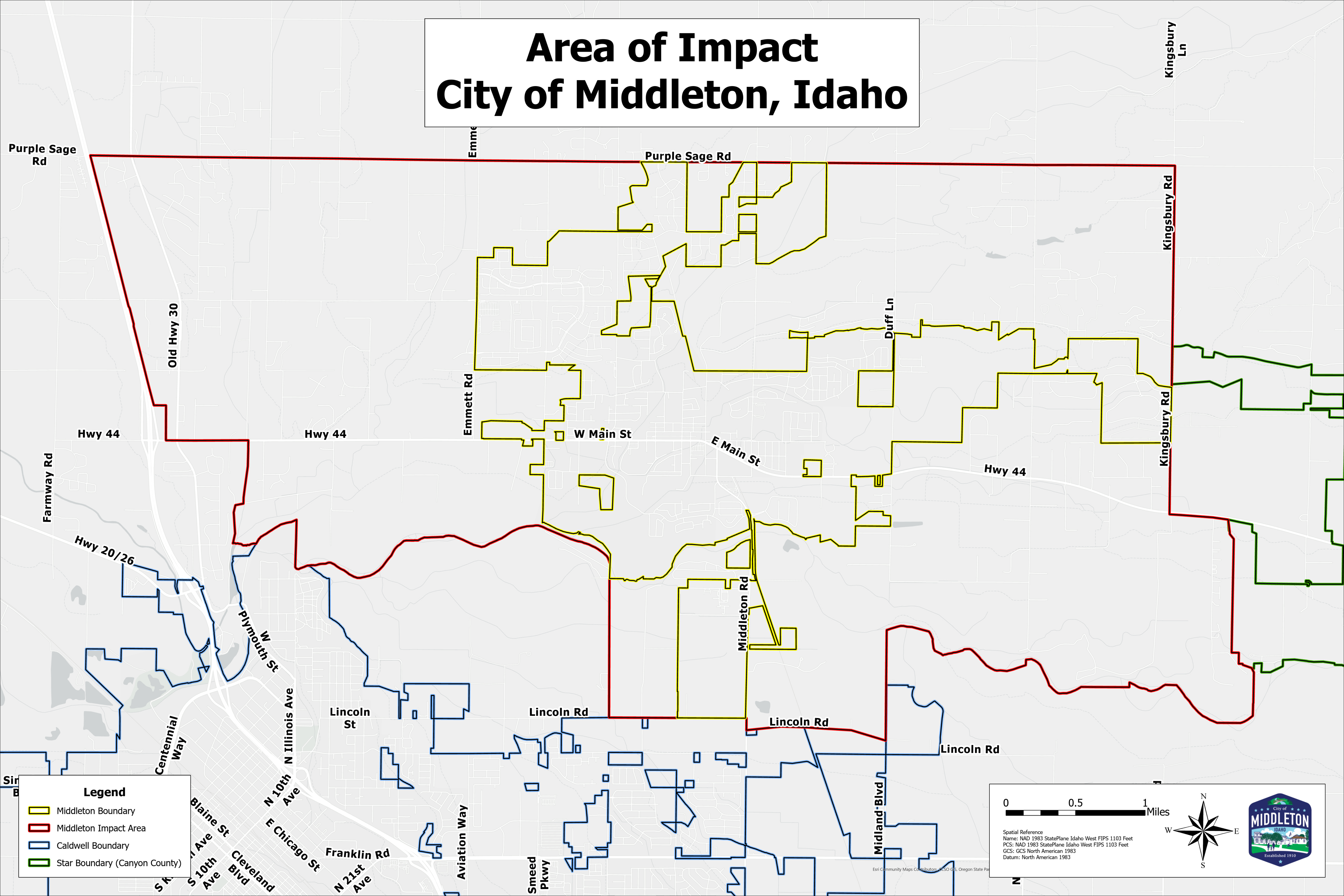
## **VII. SUMMARY**

Middleton anticipates significant growth in the next five years with the annexation of large rural parcels that will quickly expand city limits. Middleton's long range planning documents contemplate the expansion of sewer, water, transportation, and pathway facilities to the boundaries of the proposed AOI and beyond. City has also established impact fees and additional funding mechanisms to support this infrastructure growth. Middleton is well positioned to expand in an orderly fashion, benefiting the residents of Middleton and the surrounding region.

**EXHIBIT A**

**Current Approved Area of Impact**

# Area of Impact City of Middleton, Idaho



**Legend**

- Middleton Boundary
- Middleton Impact Area
- Caldwell Boundary
- Star Boundary (Canyon County)

0 0.5 1 Miles

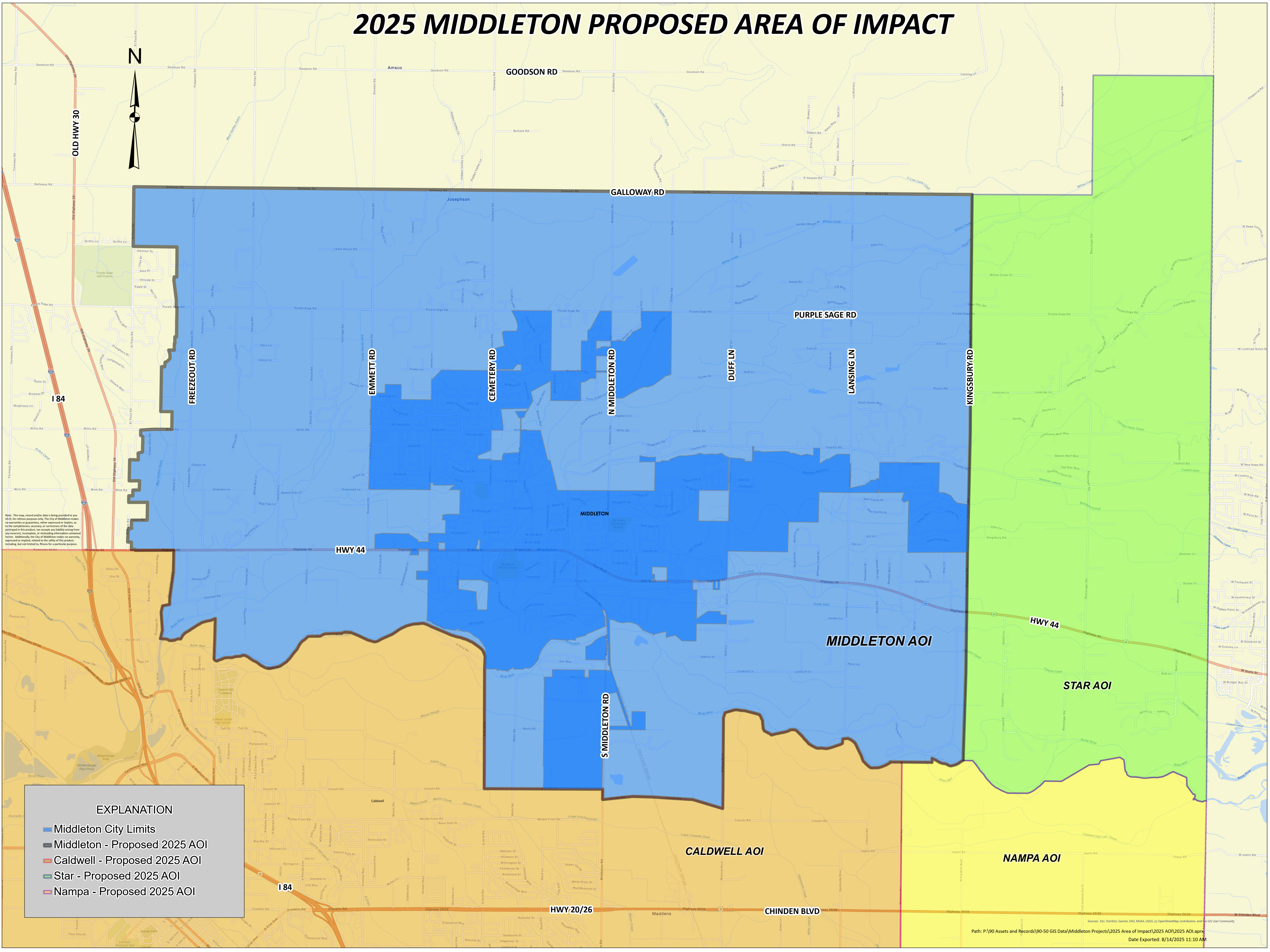
Spatial Reference  
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PCS: NAD 1983 StatePlane Idaho West FIPS 1103 Feet  
GCS: GCS North American 1983  
Datum: North American 1983

Esri Community Maps Contributors, ACSO GIS, Oregon State Park

**EXHIBIT B**

**Proposed Revised Area of Impact**

# 2025 MIDDLETON PROPOSED AREA OF IMPACT



FREEZEOUT RD

EMMETT RD

CEMETERY RD

N MIDDLETON RD

DUFF LN

PURPLE SAGE RD

LANSING LN

KINGSBURY RD

HWY 44

MIDDLETON

MIDDLETON AOI

STAR AOI

CALDWELL AOI

NAMPA AOI

HWY 20/26

CHINDEN BLVD

184

## EXPLANATION

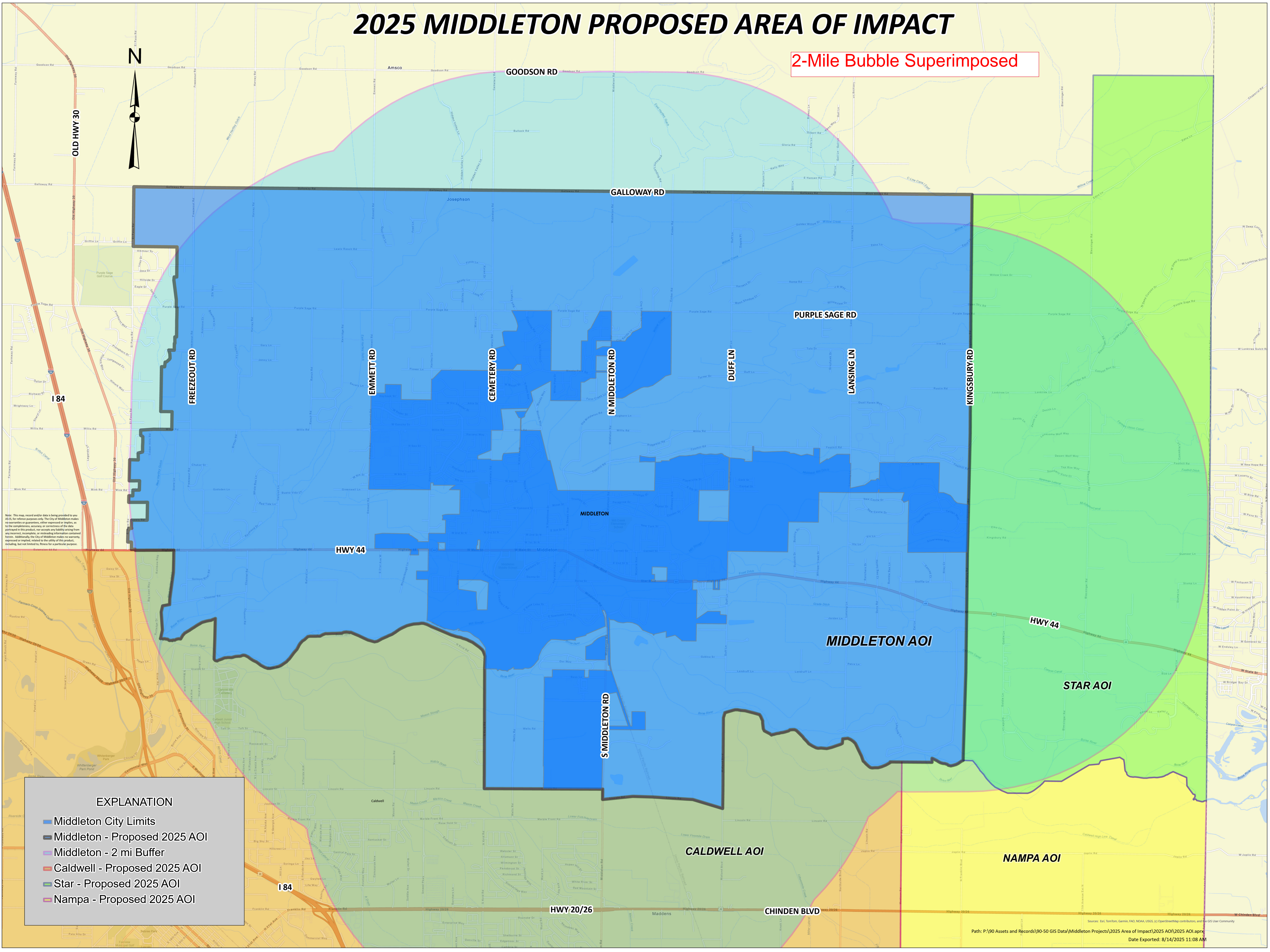
- Middleton City Limits
- Middleton - Proposed 2025 AOI
- Caldwell - Proposed 2025 AOI
- Star - Proposed 2025 AOI
- Nampa - Proposed 2025 AOI

**EXHIBIT C**

**Proposed Area of Impact with Two Mile "Bubble" Superimposed**

# 2025 MIDDLETON PROPOSED AREA OF IMPACT

2-Mile Bubble Superimposed



FREEZEOUT RD

EMMETT RD

CEMETERY RD

N MIDDLETON RD

DUFF LN

LANSING LN

KINGSBURY RD

MIDDLETON

MIDDLETON AOI

STAR AOI

CALDWELL AOI

NAMPA AOI

## EXPLANATION

- Middleton City Limits
- Middleton - Proposed 2025 AOI
- Middleton - 2 mi Buffer
- Caldwell - Proposed 2025 AOI
- Star - Proposed 2025 AOI
- Nampa - Proposed 2025 AOI

**EXHIBIT D**

**Correspondence from Star, Caldwell & Nampa agreeing to non-overlapping AOIs**



## PLANNING AND ZONING DEPARTMENT

June 5, 2025

Roberta Stewart  
Planning and Zoning Official  
City of Middleton  
1103 W Main St.  
Middleton, ID 83644

Re: Verification of Area of Impact

Roberta:

Canyon County is in the process of fulfilling the State of Idaho mandate to reestablish the Area of Impact for the cities within Canyon County per Title 67§6526. The process requires verifying the status of cities that share a common Area of Impact border.

A portion of the southern edge of Middleton's Area of Impact shares a common border with a portion of the northern edge of Nampa's Area of Impact. Nampa intends to maintain the status quo on our common Area of Impact border into the foreseeable future, and requests that Middleton verify the same intention. Please send me correspondence indicating Middleton's position on the issue by no later than July 1, 2025. Correspondence will be shared with the Canyon County Board of Commissioners during a public hearing on the matter later this year. If there are any questions regarding this request, please contact me.

The cities of Nampa and Middleton have enjoyed a strong and collaborative relationship over the years, and we look forward to maintaining that relationship for many years to come.

Sincerely,

A handwritten signature in black ink that reads 'Rodney A. Ashby'.

Rodney Ashby  
Director, Planning and Zoning Department  
City of Nampa  
208-468-5457  
[ashbyr@cityofnampa.us](mailto:ashbyr@cityofnampa.us)

RA/ra file

**NAMPA**Ready

**From:** [Rodney Ashby](#)  
**To:** [Roberta Stewart](#)  
**Cc:** [Jackie Hutchison](#)  
**Subject:** RE: Nampa and Middleton Areas of Impact  
**Date:** Wednesday, June 25, 2025 2:43:49 PM  
**Attachments:** [image004.png](#)

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That's perfect! Thank you.



**Rodney Ashby, AICP**

*Director*

208-468-5457

500 12<sup>th</sup> Ave. S. Nampa, ID 83651

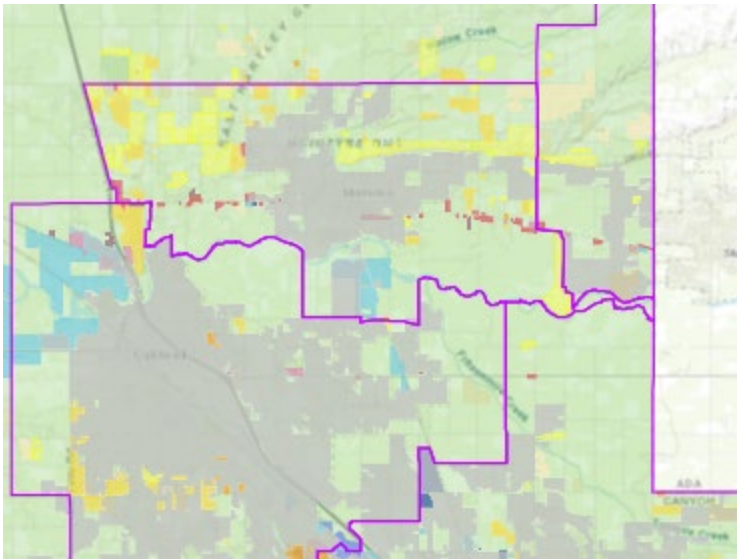
[Citizen's Guide to Planning](#) – Learn More About Planning!

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**From:** Roberta Stewart <rstewart@middletoncity.org>  
**Sent:** Wednesday, June 25, 2025 2:42 PM  
**To:** Rodney Ashby <ashbyr@cityofnampa.us>  
**Cc:** Jackie Hutchison <jhutchison@middletoncity.org>  
**Subject:** Nampa and Middleton Areas of Impact

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Hi Rodney: Thank you for reaching out about Middleton's Area of Impact abutting Nampa's AOI. Luckily we're on the same page. We would like to maintain the current border shown below. Our AOI border in that area will be changed a little after a meeting with Star's Mayor Chadwick, but that does not impact our current border with Nampa. Once our GIS department finishes a first draft of our proposed AOI, I will send you a copy so you can confirm that we intend to stay with our current Middleton/Nampa border. Thanks again,



*Roberta L. Stewart*

PLANNING & ZONING OFFICIAL  
City of Middleton, Planning & Zoning  
1103 W. Main St.  
P.O. Box 487  
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Tele - (208) 585-3133  
Fax – (208) 585-9601  
[rstewart@middletoncity.org](mailto:rstewart@middletoncity.org)

[www.middleton.id.gov](http://www.middleton.id.gov)





**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Planning & Zoning Division**

Caldwell City Hall: 205 S 6<sup>th</sup> Avenue | Mail: PO Box 1179 Caldwell, ID 83606 | Phone: 208-455-3021  
<https://www.cityofcaldwell.org/Departments/Community-Development/Building-Safety-Division>

July 28, 2025

Roberta Stewart  
Planning & Zoning Official  
Planning and Zoning Department  
City of Middleton  
1103 W. Main Street  
Middleton, ID 83644

Re: Verification of Area of Impact

Roberta,

This letter is in regard to the process of fulfilling the State of Idaho mandate to reestablish the Area of Impact for the cities within Canyon County per Title 6786526.

We appreciate the relationship we have had with the City of Middleton to honor each other's boundaries and the communication and collaboration that goes along with projects that are close to or alongside each jurisdiction's planning areas.

This letter is to confirm that Caldwell intends to maintain the status quo on our Area of Impact boundary and is not proposing any changes to our current Area of Impact boundaries on the north, south, east or west side.

In the summer of 2024, the City of Caldwell and the City of Middleton met to discuss the properties as shown in Exhibit A as the City of Caldwell had a proposed project wishing to come into Caldwell. At such times, the City of Middleton gave permission for the City of Caldwell to include these parcels within the City of Caldwell's Comprehensive Plan Planning Boundary. Since then, Middleton has had a change in administration, and in July of 2025, the City of Middleton and the City of Caldwell met to once again discuss the Area of Impact boundaries, with these properties also being a topic of discussion. The City of Middleton expressed the desire to gain back the properties depicted in red on Exhibit A as part of their AOI. After further discussion and research on the prior project and the limitations of providing services to this property by the City of Caldwell, the City of Caldwell agreed that the properties would be best served by the City of Middleton. Although this still remains in the City of Caldwell's planning boundary, it is not shown within the City of Caldwell's AOI. The City of Caldwell agrees to initiate a comprehensive plan map amendment

sometime before the end of the year to remove those properties depicted in red on Exhibit A from their planning area.

Until such time, this letter serves to recognize that the area will be proposed within the City of Middleton's AOI area, and that the City of Caldwell will not allow annexations into Caldwell within this area, and that the City of Caldwell has no objection to these parcels being within the City of Middleton's AOI.

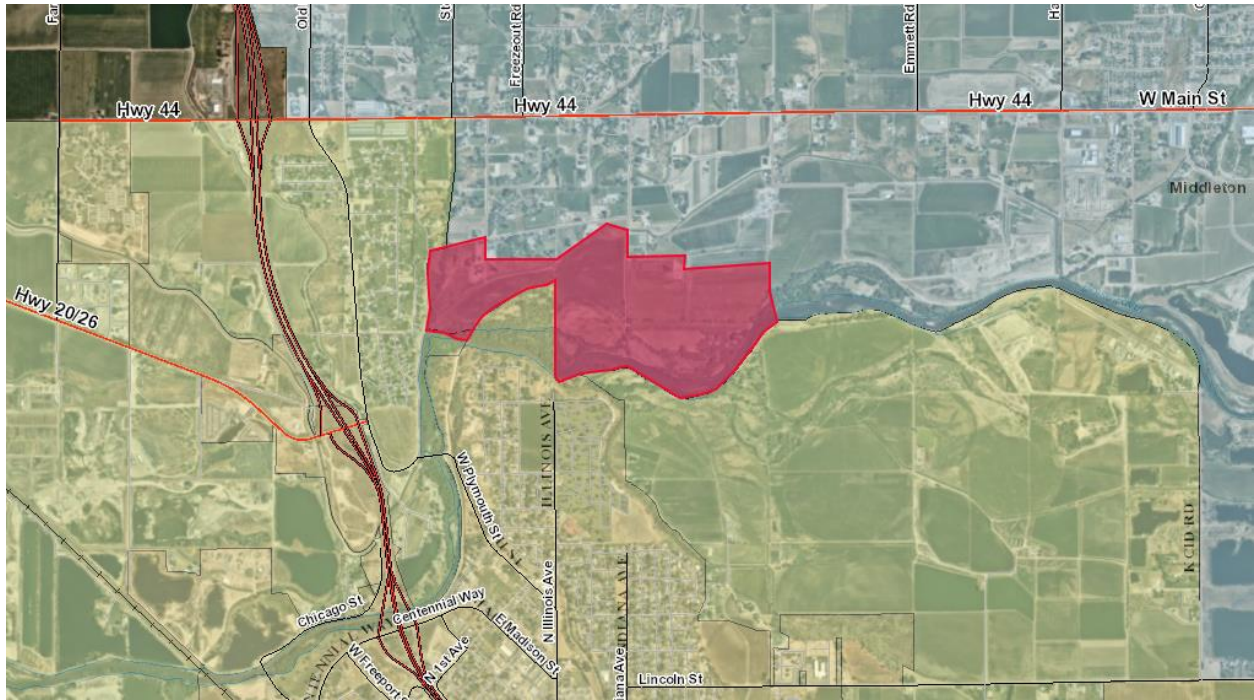
We look forward to our continued partnership with the City of Middleton to help grow our communities in a way that compliments each city.

Sincerely,

A handwritten signature in black ink that reads "Robin Collins". The signature is fluid and cursive, with a long horizontal stroke at the end.

Robin Collins, PCED, CBO  
Director & Building Official  
Community Development Department  
City of Caldwell  
205 S 6<sup>th</sup> Ave.  
Caldwell, ID 83605  
[rcollins@cityofcaldwell.org](mailto:rcollins@cityofcaldwell.org)

## Exhibit A: Negotiated Land





# CITY OF MIDDLETON

P.O. Box 487, 1103 W. Main Street, Middleton, ID 83644  
(208) 585-3133 • citmid@middletoncity.org • www.middleton.id.gov

August 1, 2025

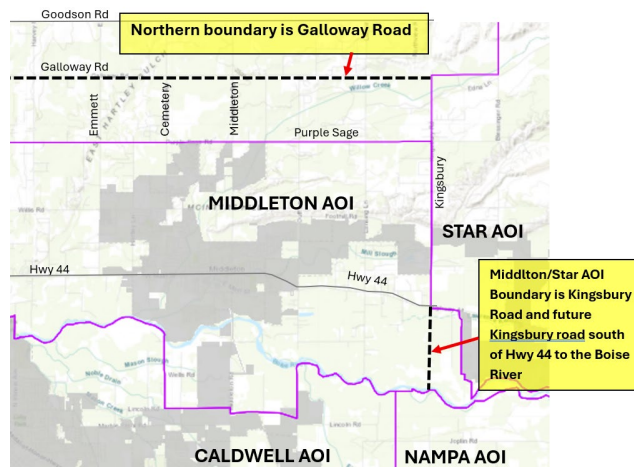
Mayor Trevor Chadwick  
Planning Director Shawn Nickel  
City of Star  
10769 W. State Street  
Star, ID 83669

Re: Confirmation of Middleton's and Star's proposed Area of Impacts

Dear Mayor Chadwick and Mr. Nickel:

Thank you for meeting with me and Mayor Jackie Hutchison on May 21, 2025, to discuss Middleton's and Star's respective Areas of Impact. It was a productive meeting, and this letter is to confirm that Star administration and Middleton's administration have agreed to a proposed boundary between the two areas of impact along Kingsbury Road from Galloway Road to the north to the Boise River to the south. As a result of this agreement, there will be no overlap between Middleton's and Star's Areas of Impact.

In our application for modification to Middleton's Area of Impact, we will submit a proposed boundary similar to the depiction shown below.



We appreciate your effort in establishing this proposed boundary, and we look forward to a continued partnership with you on the matter.

Sincerely,

*Roberta Stewart*

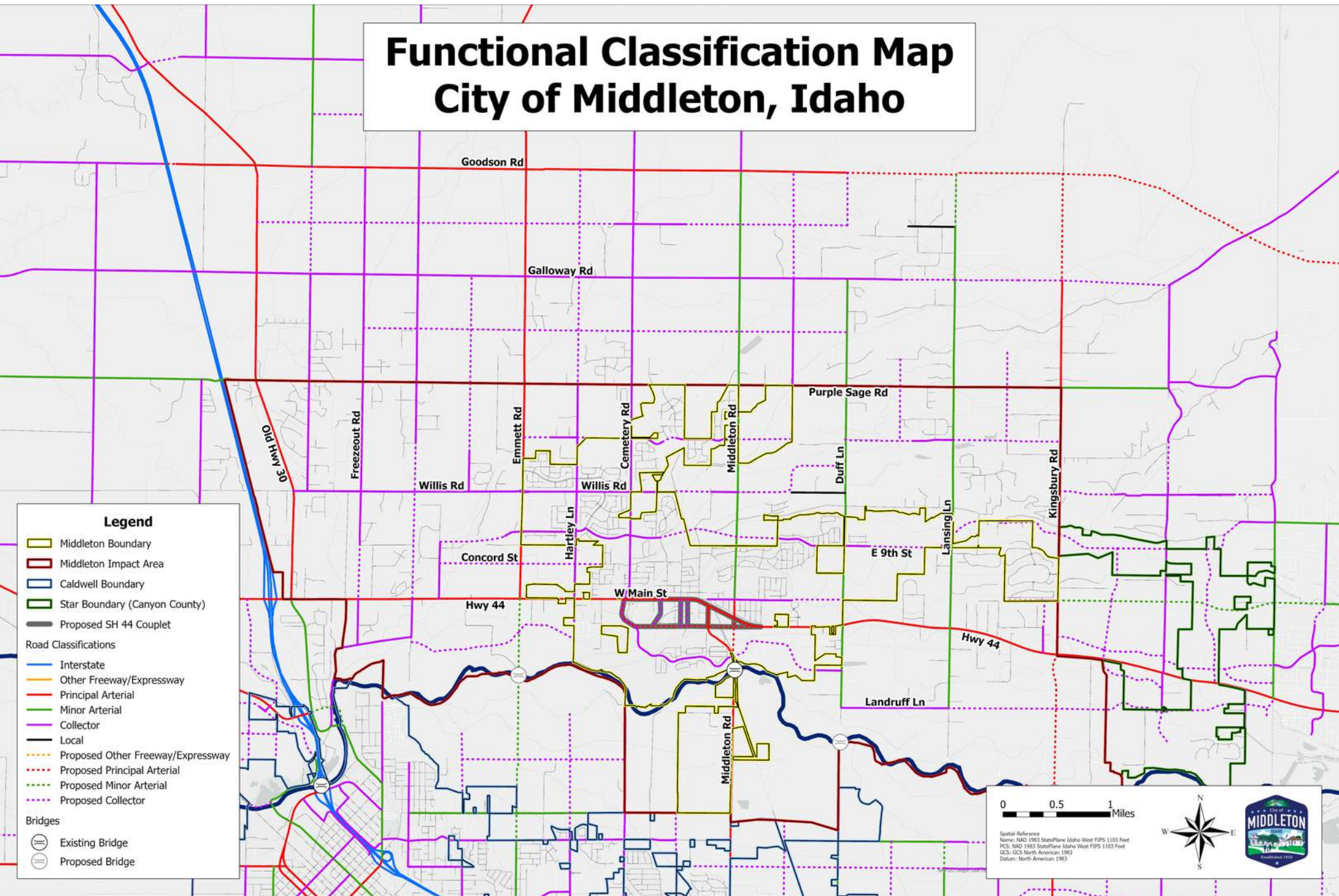
Planning & Zoning Official  
City of Middleton

[rstewart@middletoncity.org](mailto:rstewart@middletoncity.org)

**EXHIBIT E**

**Comprehensive Plan Maps**

# Functional Classification Map City of Middleton, Idaho



**Legend**

- Middleton Boundary
- Middleton Impact Area
- Caldwell Boundary
- Star Boundary (Canyon County)
- Proposed SH 44 Couplet

**Road Classifications**

- Interstate
- Other Freeway/Expressway
- Principal Arterial
- Minor Arterial
- Collector
- Local
- Proposed Other Freeway/Expressway
- Proposed Principal Arterial
- Proposed Minor Arterial
- Proposed Collector

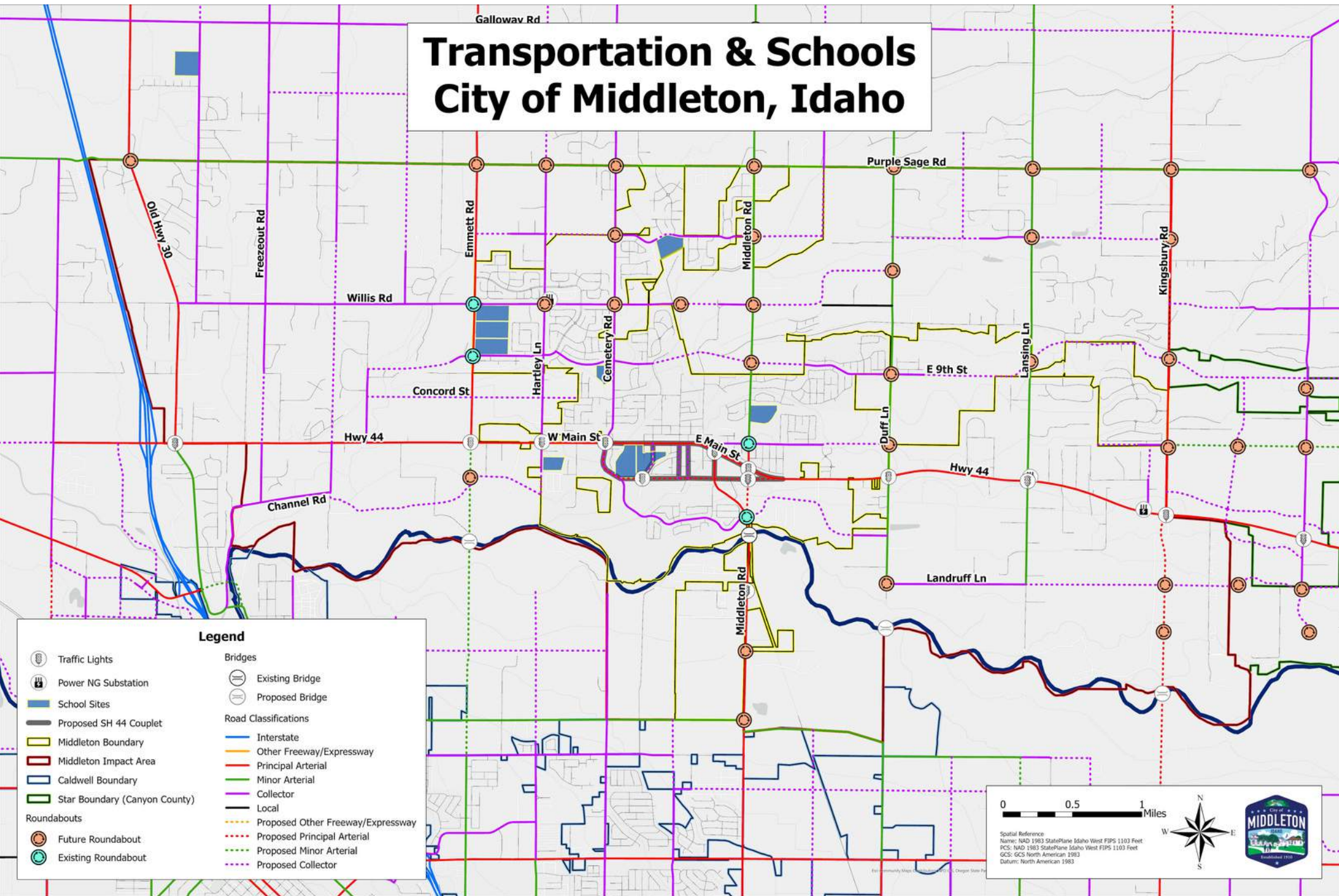
**Bridges**

- Existing Bridge
- Proposed Bridge

0 0.5 1 Miles

Spatial Reference  
 Name: NAD 1983 StatePlane Idaho West FIPS 1103 Feet  
 PCS: NAD 1983 StatePlane Idaho West FIPS 1103 Feet  
 GCS: GCS North American 1983  
 Datum: North American 1983

# Transportation & Schools City of Middleton, Idaho



## Legend

- Traffic Lights
- Power NG Substation
- School Sites
- Proposed SH 44 Couplet
- Middleton Boundary
- Middleton Impact Area
- Caldwell Boundary
- Star Boundary (Canyon County)
- Roundabouts**
- Future Roundabout
- Existing Roundabout
- Bridges**
- Existing Bridge
- Proposed Bridge
- Road Classifications**
- Interstate
- Other Freeway/Expressway
- Principal Arterial
- Minor Arterial
- Collector
- Local
- Proposed Other Freeway/Expressway
- Proposed Principal Arterial
- Proposed Minor Arterial
- Proposed Collector

0 0.5 1 Miles

Spatial Reference:  
 Name: NAD 1983 StatePlane Idaho West FIPS 1103 Feet  
 PCS: NAD 1983 StatePlane Idaho West FIPS 1103 Feet  
 GCS: GCS North American 1983  
 Datum: North American 1983

# Parks & Recreation City of Middleton, Idaho



**Legend**

-  Pathway Trailhead Sign
-  Float Take Out
-  Proposed Pedestrian/Bike Pathway
-  Existing Pedestrian/Bike Pathway
-  Existing Sidewalk
-  Boise River
-  Middleton Boundary
-  Middleton Impact Area
-  Caldwell Boundary
-  Star Boundary (Canyon County)

**Middleton Parks**

-  Existing
-  Planned

0 0.5 1 Miles

Scale Reference  
 Name: NAD 1983 2011 StatePlane Idaho West FIPS 1103 Ft US  
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 GCS: GCS NAD 1983 2011  
 Datum: NAD 1983 2011

