



**BOARD OF COUNTY COMMISSIONERS**  
**FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER**

In the matter of the application of:

City of Wilder  
Area of Impact Boundary  
OR2025-0015

Record and Procedural History

- A. Wilder submitted a boundary confirmation request and supporting documents and maps on August 8, 2025. Marked as Exhibit A to the staff report.
- B. Notice of the public hearing provided to Wilder on August 21, 2025. Full political notice of the public hearing for the City of Wilder was sent out on August 22, 2025. Newspaper notice published on September 30, 2025, in the Idaho Press. Notices to property owners where the Wilder proposed boundary change mailed on September 30, 2025.
- C. The staff report, exhibits, and public comments dated October 15, 2025 and including Exhibits A through F in the record.
- D. A public hearing was held before the Board of County Commissioners on October 15, 2025. Testimony was offered at the public hearing from Wilder officials and members of the public. The hearing was continued to October 29, 2025, to permit Wilder to respond to questions from the Board.
- E. Exhibits E and F submitted by the City of Wilder on October 29, 2025, in response to the Board's request for additional information from the City of Wilder.
- F. The continued public hearing was held before the Board on October 29, 2025. Testimony, limited to examination of the additional Wilder submittal, was offered at the public hearing from Wilder officials.
- G. On October 29, 2025, the Board moved to adopt the boundary map labeled as Attachment A and to amend Chapter 9, Article 17, Areas of City Impact, Wilder, of the Canyon County Code of Ordinance to adopt the map into the County ordinances.
- H. Final Boundary map attached hereto as Attachment A: "Wilder Area of Impact Boundary Map" dated October 29, 2025.

Area of Impact Hearing Criteria

The City of Wilder initially requested that the Board of Canyon County Commissioners adopt a modified area of impact boundary, which was a reduction from Wilder's previous area of impact boundary. The request, OR2025-0015, was presented at a public hearing before the Canyon County Board of County Commissioners on October 15, 2025; and October 29, 2025. After public comment and discussion with the Board, Wilder submitted a proposed map that included further reductions from the initial boundary request. The Board evaluating Wilder's request will apply the Idaho Code §67-6526(3) boundary modification criteria to the boundary map submitted by Wilder for the October 29, 2025, public hearing.

Having considered the evidence presented in the public hearings including the staff report, Wilder submitted materials, written public comments described in the Record and Procedural History and the testimony offered at the public hearings, the Board finds as follows:

| Areas of Impact Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                     |
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| HEARING CRITERIA (Idaho Code §67-6526(3) - Modification or confirmation of area of impact boundaries: Any modifications to or confirmation of an area of impact boundary must be adopted by an ordinance approved by the board of county commissioners of the applicable county, following the notice and hearing procedures provided in section 67-6509, Idaho Code, and in accordance with the requirements for defining an area of impact as <u>set forth in subsection (4) of this section</u> . |                                                                                                                                                                                                                                                                                                                                                                                     |
| <u>Provisions applicable to areas of impact</u> (Idaho Code §67-6526(4))                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                     |
| (a) In defining an initial area of impact or in modifying or confirming an existing area of impact, the criteria set forth in this subsection shall be considered:                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                     |
| 67-6526(4)(a)(i)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Anticipated commercial and residential growth.                                                                                                                                                                                                                                                                                                                                      |
| Conclusion:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | The City of Wilder is anticipating commercial and residential growth in the area of impact ( <b>Exhibit A1 &amp; A4</b> of the staff Report).                                                                                                                                                                                                                                       |
| Findings:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (1) According to the applicant's letter of intent the City of Wilder anticipates residential growth to occur in the southwest area of the area of impact ( <b>Exhibit A1</b> of the staff Report).                                                                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | (2) Per the TAZ household map residential growth is anticipated to be in the southwest corner of the area of impact ( <b>Exhibit B2.2</b> of the staff Report).                                                                                                                                                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | (3) 170 residential lots and a preliminary plat consisting of 132 lots were approved between 2021 and 2025.                                                                                                                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | (4) Wilder's current population is 1,771 and anticipates increasing the population to 2,522 residents by 2030 according to population scenario A ( <b>Exhibit A6</b> of the staff Report).                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | (5) Commercial growth is anticipated to be centralized near highways 95 and 19 (Simplot Blvd.).                                                                                                                                                                                                                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | (6) Commercial growth is anticipated to be centralized near highways 95 and 19 (Simplot Blvd.).                                                                                                                                                                                                                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | (7) A Dollar General, and an onion packaging facility is under development ( <b>Exhibit A1</b> of the staff Report).                                                                                                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | (8) The TAZ job map identifies locations of employment concentrated between Simplot Blvd. and Peckham Road within the area of impact ( <b>Exhibit B2.2</b> of the staff Report).                                                                                                                                                                                                    |
| 67-6526(4)(a)(ii)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Geographic factors.                                                                                                                                                                                                                                                                                                                                                                 |
| Conclusion:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | In consideration of Wilder's surrounding geographical factors, the City of Wilder is able to annex the impact area within five (5) years.                                                                                                                                                                                                                                           |
| Findings:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (1) City of Wilder is primarily flat with few slopes ( <b>Exhibit B2.4</b> of the Staff Report).                                                                                                                                                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | (2) There are slopes greater than 15 percent south of highway 95 and highway 19 intersection. Due to the slopes, City of Wilder proposes to exclude the sloped area as the city will not be able to provide water and sewer services below the ridge ( <b>Exhibit A1</b> of the Staff Report). <i>See Section 67-6526(4)(a)(iv) for details regarding sewer and water services.</i> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | (3) Wilder predominately has class 3 soil (moderately suited soil) and prime farm land if irrigated ( <b>Exhibit B2.5 and B2.6</b> of the Staff Report).                                                                                                                                                                                                                            |
| 67-6526(4)(a)(iii)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Transportation infrastructure and systems, including connectivity.                                                                                                                                                                                                                                                                                                                  |

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| Conclusion:       | The City of Wilder can provide the transportation infrastructure, maintenance, and connectivity needed for the anticipated growth the City of Wilder has for the area of impact.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Findings:         | (1) The City of Wilder is serviced by two (2) State Highways, 95 and 19 (Simplot Blvd.).<br>(2) The city anticipates development to near the highways ( <b>Exhibit A</b> of the Staff Report).<br>(3) ITD provided comments on September 30, 2025, stating that “projected growth can be accommodated with the right mitigation.” There are no planned state highway infrastructure or connectivity projects in the area, according to ITD ( <b>Exhibit C2</b> of the Staff Report).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 67-6526(4)(a)(iv) | Areas where municipal or public sewer and water are expected to be provided within five (5) years.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Conclusion:       | The City of Wilder has the ability to provide municipal water and sewer in the area of impact boundary in the next five (5) years ( <b>Exhibit A1 &amp; A2</b> of the Staff Report).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Findings:         | (1) The Wilder Water System Improvement project achieved “large scale upgrades to the distribution system” with an addition of a booster station to raise water pressure, decommissioning a water storage tank, and increasing connectivity with substantial completion in August of 2025 ( <b>Exhibit A2</b> of the Staff Report).<br>(2) Well House Upgrades were completed in 2023, “improvements were made to the backup power capacity at the City’s portable water supply well increasing the firm pumping capacity” ( <b>Exhibit A2</b> of the Staff Report).<br>(3) City of Wilder’s waste water treatment plant has the capacity to meet the current national pollutant discharge elimination system discharge permit which expired in 2010 but has been extended until the Department of Environmental Quality can issue the City with an Idaho pollutant discharge elimination system discharge permit.<br>(4) To prepare for the upcoming permit the 2018 Wastewater Facility Plan evaluated alternative treatment and disposal methods and decided on a land application system as the City’s treated wastewater effluent method. |
| 67-6526(4)(a)(v)  | Other public service district boundaries.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Conclusion:       | The City of Wilder will be able to service the area of impact with other public service districts, such as the school district, the fire district, and the ambulance district.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Findings:         | (1) Wilder School District provided comment on October 2, 2025, stating that Wilder schools has space to accommodate growth ( <b>Exhibit C3</b> of the Staff Report).<br>(2) Wilder Fire District, Wilder Police, Canyon County Sherriff, EMS and Paramedics were notified of the request on August 22, 2025. No comments were received.<br>(3) Golden Gate Highway District No. 3 (GGHD3) was notified of the request on August 22, 2025. No comments were received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 67-6526(4)(b)     | In addition to the criteria set forth in paragraph (a) of this subsection, an area of impact shall not exceed the areas that are very likely to be annexed to the city within the next five (5) years. Except as otherwise provided in this paragraph, an area of impact shall not extend more than two (2) miles from existing city limits. An area of impact boundary shall not divide county recognized parcels of land. If only a portion of a recognized parcel falls within the two (2) mile limit, then the boundary may extend beyond two (2) miles on that parcel so that it encompasses the entire parcel. Adjustments to an area of impact may be proposed and considered at any time following the initial establishment of the area of impact.                                                                                                                                                                                                                                                                                                                                                                                    |
| Conclusion:       | The Commissioners find that the area of impact for the City of Wilder does not exceed the two (2) mile limit and that the City of Wilder will likely be able to annex the area of impact into the city within the next five (5) years.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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| Findings:     | (1) Wilder's area of impact is approximately a quarter (0.25) to a third (0.33) of a mile from Wilder city limits, meeting the two (2) mile limit requirement ( <b>Attachment A</b> ).                                                         |
|               | (2) The Commissioners find the area of impact encompasses full parcels.                                                                                                                                                                        |
|               | (3) If the City of Wilder wishes to adjust the area of impact, the city shall do so in accordance with Idaho State Law 67-6526 and Canyon County Code of Ordinance.                                                                            |
|               |                                                                                                                                                                                                                                                |
| 67-6526(4)(c) | Areas of impact may cross county boundaries only by approval of the governing board of county commissioners after following the procedures and complying with the requirements for modification or confirmation of an area of impact boundary. |
| Conclusion:   | The impact area does not cross county boundary lines.                                                                                                                                                                                          |
|               |                                                                                                                                                                                                                                                |
| Findings:     | The impact area does not cross county boundary lines ( <b>Exhibit E</b> ).                                                                                                                                                                     |
|               |                                                                                                                                                                                                                                                |
| 67-6526(4)(d) | Areas of impact shall not overlap.                                                                                                                                                                                                             |
| Conclusion:   | The City of Wilder's area of impact does not overlap with a neighboring city's area of impact.                                                                                                                                                 |
|               |                                                                                                                                                                                                                                                |
| Findings:     | The impact area does not overlap with a neighboring city's area of impact ( <b>Exhibit E</b> ).                                                                                                                                                |
|               |                                                                                                                                                                                                                                                |

Wilder's current area of impact has been in place since at least 2005. In that time the City has grown significantly, but not to the degree predicted by the boundary map. The boundary map presented and discussed with Wilder on October 29, 2025, takes into account projections for growth and services that are realistic for the new statutory criteria. Specifically, the limitations that are now imposed due to the "very likely to be annexed into the city within the next five (5) years" requirement.

As discussed above, Wilder is projected to see some commercial or industrial growth before 2030 according to professional estimates including some commercial and agricultural supporting growth. Residential growth is occurring with approximately 300 residential lots approved in the last 4 years. It's predicted by professional estimates that the City population will increase substantially by 2030. The Board finds that the boundary in Attachment A accounts for this growth. Sewer and water services capacity is another significant factor in the boundary modification. The City has infrastructure to support the annexation of the areas identified in Attachment A in the next five years, but not for all of the areas presented in their original boundary request. Furthermore, these areas are immediately adjacent to the existing City limits or subdivisions with annexation agreements where the City can very likely annex parcels through voluntary annexation. The boundary does not include areas where the geographic conditions would make sewer and water infrastructure development unlikely. These factors support the adoption of the boundary in Attachment A.

Transportation and other district boundaries were considered and evaluated but did not factor heavily into the determination.

The boundary map attached hereto and marked as Attachment A meets the requirements of Idaho Code §67-6526(3). The Board appreciates the City's willingness to reevaluate their request during the hearing process.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein, the Board of County Commissioners approves Case #OR2025-0015, the modification of the City of Wilder's area of impact boundary per Idaho Code 67-6526(3), as described in Attachment A.

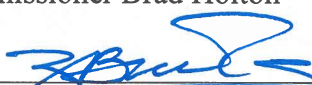
The decision includes the following Board actions:

1. Signing of an Ordinance per Idaho Code 67-6526(2)(a) & (3)(a).

DATED this 30<sup>th</sup> day of December, 2025.

CANYON COUNTY BOARD OF COMMISSIONERS

☒ Motion Carried Unanimously  
☐ Motion Carried/Split Vote Below  
☐ Motion Defeated/Split Vote Below

|                                                                                                                            | Yes                                 | No    | Did Not<br>Vote |
|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------|-----------------|
| <br>_____<br>Commissioner Leslie Van Beek | <input checked="" type="checkbox"/> | _____ | _____           |
| <br>_____<br>Commissioner Brad Holton   | <input checked="" type="checkbox"/> | _____ | _____           |
| <br>_____<br>Commissioner Zach Brooks   | <input checked="" type="checkbox"/> | _____ | _____           |

Attest: Rick Hogaboam, Clerk

By: J Ross  
Deputy

Date: 12-30-25