



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

In the matter of the application of:

City of Greenleaf
Area of Impact Boundary
OR2025-0007

Record and Procedural History

- A. City of Greenleaf submitted a boundary confirmation request and supporting documents, and maps on August 15, 2025. Marked as Exhibit A1 to the staff report.
- B. Notice of the public hearing was provided to the City of Greenleaf on August 21, 2025. Full political notice of the public hearing for the City of Greenleaf was sent out on August 19, 2025. Newspaper notice published on August 27, 2025, and September 30, 2025, in the Idaho Press. Notices to property owners where the City of Greenleaf proposed boundary change were mailed on August 22, 2025.
- C. The staff report, exhibits, and public comments dated October 30, 2025, and including Exhibits A through D in the record.
- D. A public hearing was held before the Board of County Commissioners on October 30, 2025. Testimony was offered at the public hearing from City of Greenleaf officials and members of the public.
- E. On October 30, 2025, the Board moved to adopt the boundary map labeled as Exhibit A2 in the staff report and to amend Chapter 9, Article 3, Areas of City Impact, Greenleaf, of the Canyon County Code of Ordinance to adopt the map into the County ordinances.
- F. Final Boundary map attached hereto as Attachment A: "Greenleaf Area of Impact Boundary Map" dated October 30, 2025.

Area of Impact Hearing Criteria

The City of Greenleaf requested that the Board of Canyon County Commissioners adopt a modified area of impact boundary, which was a substantial reduction from the City's previous area of impact boundary. The request, OR2025-0007, was presented at public hearings before the Canyon County Board of County Commissioners on October 30, 2025. Having considered the evidence presented in the public hearings, including the staff report, City of Greenleaf 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

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 set forth in subsection (4) of this section.

Provisions applicable to areas of impact (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 Greenleaf is anticipating commercial and residential growth in the area of impact (Staff Report Exhibit A1).

Findings: (1) The City of Greenleaf is anticipating commercial and residential growth to follow the Western Treasure Valley growth of 2-3% per year (Staff Report Exhibit A1).
(2) According to the applicant's letter of intent, the City of Greenleaf approved a Planned Unit Development (PUD) in 2024 that increased the land area by 10% and is projected to increase the city's residential development by 36% (Staff Report Exhibit A1).
(3) The COMPASS Communities in Motion 2050 Vision Maps (Staff Report Exhibit B2.13) plan for future residential growth west of the City of Greenleaf, development along Peckham Road, and job growth between the City of Wilder and the City of Greenleaf, as well as between the City of Caldwell and the City of Greenleaf.
(4) TAZ Household and Job Maps (Staff Report Exhibit B2.8) indicate that the area of impact for the City of Greenleaf is an area of growth for residential and commercial operations.

67-6526(4)(a)(ii) Geographic factors.

Conclusion: In consideration of the surrounding geographic factors, it is found that the City of Greenleaf would be able to annex the area of impact within five (5) years.

Findings: (1) The letter of intent indicates the geographical factors for the City of Greenleaf's area of impact are that State Highway 19 (SH-19) divides the City of Greenleaf and provides transportation access, the soils are deep and well drained, and that the area of impact offers surface water irrigation that can be used to place of domestic wells for irrigation (Staff Report Exhibit A1).
(2) There are nitrate priority areas located in the southwest quadrant of the area of impact (Staff Report Exhibit B2.7). Having municipal sewer and water in the nitrate priority area will minimize nitrates and other contaminants in the groundwater.
(3) The City of Greenleaf's area of impact is relatively flat with a few slopes to the north (Staff Report Exhibit B2.9).
(4) Riverside Canal creates a natural boundary to the north in the area of impact.

67-6526(4)(a)(iii) Transportation infrastructure and systems, including connectivity.

Conclusion: The City of Greenleaf is surrounded by principal arterials, minor arterials, and collectors that support growth and connectivity to the City of Greenleaf and surrounding cities (Staff Report Exhibit B2.12).

Findings: (1) According to the letter of intent, SH-19 is a principal arterial that provides connectivity to I-84 and US-95.
(2) Peckham Road and Friends Road are collectors that connect the City of Greenleaf and the City of Wilder and connect SH-19 at Greenleaf to Ustick Road.

- (3) There is a mixed minor and principal arterial that extends from the Snake River east of US-95 to Curtis Road in the City of Boise.
- (4) A rail Spur bisects the area of impact that will support industrial growth for the City of Greenleaf (Staff Report Exhibit A1).

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 Greenleaf anticipates providing municipal water and sewer to the area of impact within the next five (5) years.

Findings: (1) Water:

The City of Greenleaf is currently updating its water facility plan and its capital improvement plan (CIP). According to the letter of intent, the CIP will identify projects to expand and enhance service to both existing users and future system users in the area of impact (Staff Report Exhibit A1). As stated in the applicant's letter of intent, the City of Greenleaf's water system is adequate to service new growth in the area of impact (Staff Report Exhibit A1).

(2) Sewer:

The City of Greenleaf stated in the letter of intent that a new wastewater treatment plant (WWTP) was constructed in 2013 and has the capacity to provide sewer services to growth in the area of impact (Staff Report Exhibit A1). A copy of the approved permit for the City of Greenleaf's wastewater treatment plan can be seen in the Staff Report Exhibit B3.

67-6526(4)(a)(v) Other public service district boundaries.

Conclusion: The City of Greenleaf 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) Highway District:

According to the letter of intent, the City of Greenleaf has adopted the construction standards of the Association of Canyon County Highway Districts (ACCHD). This adds consistency and predictability to roads and transportation infrastructure in the area of impact (Staff Report Exhibit A1).

Golden Gate Highway District was notified of the request on August 19, 2025. No comments were received by the materials deadline of September 26, 2025.

(2) Police/Fire/Emergency Services:

The City of Greenleaf is served by the Caldwell Rural Fire District (Staff Report Exhibit B4). In the City of Greenleaf's letter of intent, Caldwell Rural Fire District recently opened a new fire station to serve the City of Greenleaf and the greater area and support public safety in the area of impact (Staff Report Exhibit A1).

The City of Greenleaf is served by the Canyon County Paramedics and contracts with the City of Wilder Police Department, which has a working relationship with the Canyon County Sheriff's Department (Staff Report Exhibit B4).

Wilder Rural Fire District, Homedale Fire District, Caldwell Rural Fire District, Canyon County Paramedics, EMT, and Canyon County Sheriff were notified of the request on August 19, 2025. No comments were received by the materials deadline of September 26, 2025.

(3) School Facilities:

According to the letter of intent, Vallivue School District is currently constructing new schools to add capacity and serve new development in an expanding City (Staff Report Exhibit A1).

Vallivue School District and Notus School District were notified of the request on August 19, 2025. No comments were received by the materials deadline of September 26, 2025.

Staff finds that the Highway District, Emergency Services, and School Facilities can provide services to the City of Greenleaf's area of impact.

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 Greenleaf does not exceed the two (2) mile limit and that the City of Greenleaf will very likely be able to annex the area of impact into the city within the next five (5) years.

Findings: (1) The City of Greenleaf's area of impact is approximately 0.40 miles from the city limits, meeting the two-mile limit requirement (Staff Report Exhibit B2.11).
(2) The area of impact encompasses full parcels.
(3) The City of Greenleaf will very likely be able to annex the area of impact into the city within the next five (5) years, based upon the findings in 67-6526(4)(a)(i), 67-6526-(4)(a)(iii), and 67-6526(4)(a)(iv).

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 area of impact for the City of Greenleaf does not cross any county boundary lines (Staff Report Exhibit A2).

67-6526(4)(d) Areas of impact shall not overlap.

Conclusion: The impact area does not overlap with a neighboring city's area of impact.

Findings: The City of Greenleaf's existing boundaries do abut Notus and Wilder's impact areas. However, the modification adjusts the boundaries so they do not abut another impact area boundary (Staff Report Exhibit A2).

Conclusion

Greenleaf's current area of impact has been in place since 1994. In that time the City has not grown to the degree predicted by the 1994 boundary map. The boundary map presented and discussed with Greenleaf on October 30, 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, Greenleaf is not projected to see extensive commercial or industrial growth before 2030 according to professional estimates. Some residential growth is anticipated. 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. 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. Highway and railroad access are also in place to support the proposed growth. These factors support the adoption of the boundary in Attachment A.

Geographic factors 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).

Order

Based upon the Findings of Fact, Conclusions of Law contained herein, the Board of County Commissioners approves Case #OR2025-0007, the modification of the City of Greenleaf 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 30th 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 Vote
 Commissioner Leslie Van Beek	☒	☐	☐
 Commissioner Brad Holton	☒	☐	☐
 Commissioner Zach Brooks	☒	☐	☐

Attest: Rick Hogaboam, Clerk

By: J Ross
Deputy

Date: 12.30.25