



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

In the matter of the application of:

City of Caldwell
Area of Impact Boundary
OR2025-0006

Record and Procedural History

- A. Caldwell submitted a boundary confirmation request and supporting documents and maps on July 28 and September 26, 2025. Marked as Exhibit A to the staff report.
- B. Notice of the public hearing provided to Caldwell on August 21, 2025. Full political notice of the public hearing for the City of Caldwell was sent out on August 19, 2025. Newspaper notice was published on September 30, 2025, in the Idaho Press.
- C. The staff report, exhibits, and public comments dated October 15, 2025, and including Exhibits A through I 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 Caldwell officials and members of the public. The hearing was continued to October 28, 2025, to permit Caldwell to respond to questions from the Board.
- E. Exhibit E was submitted by the City of Caldwell on October 17, 2025, in response to the Board's request for additional information from the City of Caldwell.
- F. The continued public hearing was held before the Board on October 28, 2025. Testimony, limited to examination of the additional Caldwell submittal, was offered at the public hearing from Caldwell officials. The Board of County commissioners requested Caldwell to consider removing and/or provide additional information for areas within the proposed area of impact as seen in Exhibit F. The hearing was continued to November 12, 2025.
- G. Exhibits G through I submitted by the City of Caldwell on November 5, 2025, in response to the Board's request for additional information from the City of Caldwell.
- H. The continued public hearing was held before the Board on November 12, 2025. Testimony, limited to examination of the additional Caldwell submittal, was offered at the public hearing from Caldwell officials.
- I. On November 12, 2025, the Board moved to adopt the boundary map labeled as Attachment A and to amend Chapter 9, Article 1, Areas of City Impact, Caldwell, of the Canyon County Code of Ordinance to adopt the map into the County ordinances.
- J. Final Boundary map attached hereto as Attachment A: "Caldwell Area of Impact Boundary Map" dated November 5, 2025.

Area of Impact Hearing Criteria

The City of Caldwell initially requested that the Board of Canyon County Commissioners confirm its existing area of impact boundary. The request, OR2025-0006, was presented at public hearings before the Canyon County Board of County Commissioners on October 15, 2025; October 28, 2025; and November 12, 2025. After public comment and discussion with the Board, Caldwell submitted a proposed map that included further reductions from the initial boundary request. Having considered the evidence presented in the public hearings including the staff report, Caldwell 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 <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:	City of Caldwell's area of impact reflects where the city anticipates growing in the next five (5) years commercially and residentially (Exhibit A of the staff Report). See Exhibit H .
Findings:	(1) Per Canyon County Comprehensive Plan and Compass forecasted data the City of Caldwell is projected to increase their population to 111,190 residents by 2050 (Exhibit B3.1 of the Staff report).
	(2) The City of Caldwell has approved preliminary plat and other land use entitlements growing the city (Exhibit A5.6 of the Staff Report).
	(3) There are several property owners located in the area of impact that are interested in annexing into the City of Caldwell within five (5) years (Exhibit I).
67-6526(4)(a)(ii)	Geographic factors.
Conclusion:	In consideration of the surrounding geographic factors, it is found that the City of Caldwell would be able to annex the area of impact within five (5) years.
Findings:	(1) Caldwell's geographical factors that were taken into consideration include but are not limited to the following: • Caldwell's Urban Renewal District, Middleton's and Nampa's area of impact (Exhibit B4 & B5 of the Staff Report), land use and annexation. Natural features such as waterways like the Boise River, Upper Embankment Drain and rolling hills (Exhibit B6 of the Staff Report). Built out infrastructure include but are not limited to roadways, buildings, subdivisions, utility/services and developments (Exhibit A3 of the Staff Report).
	(2) The Boise River is a natural boarder between Caldwell and Middleton. The Upper Embankment Drain and Stone Lateral acts as the boarder between Caldwell and Nampa's area of impact. Lake Lowell lies south of the city.

	(3) The zoning acts as a buffer between agricultural properties in Canyon County and residential properties located in city limits by having a transition of low-density housing between the zones.
	(4) The northwest corner of the area of impact boundary aligns with the urban renewal district (Exhibit I) .
67-6526(4)(a)(iii)	Transportation infrastructure and systems, including connectivity.
Conclusion:	The City of Caldwell is seeing transportation improvement projects to accommodate the amount of commercial and residential growth in areas with connectivity and major roadways.
Findings:	(1) There are projects Idaho Transportation Department (ITD) is currently working on within Caldwell's city limits and area of impact including but not limited to the following: • ITD improvements along Interstate 84 (I-84) and highway 20/26 to attract retail, commercial and industrial development in the area. • ITD improvements to Interstate 84 between Centennial Way and Franklin Road to widen I-84 to three (3) lanes and other improvements. • Construction on State Highway 55 (Sunny Slope Road) between Farmway and Middleton Road to improve safety and capacity. • Preliminary designs in a widening project between Middleton Road and Star Road. (2) A recently completed ITD project includes a widening project along highway 20/26 from I-84 to Middleton Road expanding to three (3) lanes in each direction. (3) The City of Caldwell is working on connectivity for pedestrians and bicyclists by creating dedicated pathways, underpasses and installing sidewalks as a condition of approval on newer projects. <i>See the 2040 Bicycle and Pedestrian Master Plan, Caldwell Pathways and Bicycle Routes Master Plan for details (Exhibit A4 of the Staff Report)</i>. Caldwell's Comprehensive Plan identifies a regional trail along the Boise River connecting to neighborhoods and adjacent communities. (4) See Caldwell's Transportation Master Plan and Transportation Capital Improvements Plan for details regarding identifying transportation plans and long range framework on implementing transportation projects (Exhibit A4 of the Staff Report). (5) Caldwell focuses on multi-modal transportation for vehicles, bicyclists and pedestrians to get in and around Caldwell. The city can connect to properties in their area of impact in the future by providing infrastructure working with Idaho Transportation Department and highway District No. 4.
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 Caldwell can provide water and sewer to the area of impact within five (5) years.
Findings:	(1) The City of Caldwell has Municipal Services Agreements with parcels in the area of impact that are or will be serviced by city services, therefore the city has the ability to service areas in the area of impact. (2) Water and sewer services are available in the northwest corner of the area if impact from Farmway to Highway 44 and a well will be located in this area. Water services

	will run along Highway 20/26 with the extension of Chicago Street. Currently a lift station is serving the northwest area.
	(3) A well is near completion on the east side of the area of impact, located west of Lincoln Road. A sewer design is in the final phase for the Lincoln lift station and Highway 20/26 holds main service lines.
67-6526(4)(a)(v)	Other public service district boundaries.
Conclusion:	The City of Caldwell would 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) <u>School Facilities</u> : School Districts within Caldwell's area of impact were notified of the request August 19, 2025. No comments were received. It's not anticipated for school districts to be negatively impacted by the area of impact boundary (Exhibit B3.2).
	(2) <u>Police/Fire/Emergency</u> : Caldwell Fire District, Canyon County Sherriff's Department, Canyon County paramedics and EMS were notified of the request on August 19, 2025. No comments were provided. Police, fire and emergency services are not anticipated to be negatively impacted by the area of impact boundary.
	(3) <u>Highway District</u> : Highway District No. 4 (HD4) was notified of the request on August 19, 2025. HD4 provided comments on September 11, 2025, stating the highway district maintains the public highway systems outside of city limits. Near city limits the highway district will have an agreement with the city as to who's responsibility the maintenance will be under as land gets annexed into the city. Transportation impacts from growth should be mitigated via impact fees, right of way dedication and improvements. <i>See Exhibit C2 of the Staff Report for the full comment</i>
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 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 Caldwell does not exceed the two (2) mile limit and that the City of Caldwell will likely be able to annex the area of impact into the city within the next five (5) years.
Findings:	(1) The area of impact does not exceed beyond what Caldwell likely can annex in the next five (5) years (Exhibit A of the Staff Report).
	(2) The area of impact does not extend beyond two (2) miles from city limits (Exhibit A5.2 of the Staff Report).
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:	(1) Caldwell's area of impact does not cross county boundaries (Exhibit H).
67-6526(4)(d)	Areas of impact shall not overlap.
Conclusion:	The City of Caldwell'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 (Exhibit A5.2 of the Staff Report).

Conclusion

The boundary map presented and discussed with Caldwell on November 12, 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, Caldwell is planning for commercial or residential growth before 2030. Residential growth is anticipated on parcels recently annexed by the City or where the City is engaged in active annexation discussions with property owners. Commercial growth is anticipated along transportation corridors and in urban renewal areas. 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. The final boundary excludes parcels that are dedicated solely to agricultural crop production and where development is therefore unlikely. 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). 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 #OR2025-0006, the modification of the City of Caldwell'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 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	<u>✓</u>	_____	_____
 _____ Commissioner Brad Holton	<u>X</u>	_____	_____
 _____ Commissioner Zach Brooks	<u>X</u>	_____	_____

Attest: Rick Hogaboam, Clerk

By: JKROSS
Deputy

Date: 12.30.25