



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

In the matter of the application of:

City of Parma
Area of Impact Boundary
OR2025-0012

Record and Procedural History

- A. City of Parma submitted a boundary confirmation request and supporting documents and maps on August 19, 2025. Marked as Exhibit A2 and A3 to the staff report.
- B. Notice of the public hearing provided to City of Parma on August 21, 2025. Newspaper notice published on August 27, 2025, and September 30, 2025, in the Idaho Press. Notices to property owners where the City of Parma proposed boundary change mailed on August 22, 2025.
- C. The staff report, exhibits, and public comments dated October 15, 2025 and include 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 Parma officials and members of the public. The hearing was continued to November 13, 2025, to permit City of Parma to respond to questions from the Board.
- E. Exhibits E.1 through E.3 submitted by the City of Parma on November 18, 2025, in response to the Board's request for additional information from the City of Parma.
- F. The continued public hearing was held before the Board on November 13, 2025. Testimony, limited to examination of the additional City of Parma submittal, was offered at the public hearing from City of Parma officials and members of the public.
- G. On November 13, 2025, the Board moved to adopt the boundary map labeled as Exhibit E in the staff report and to amend Chapter 9, Article 14, Areas of City Impact, Parma, of the Canyon County Code of Ordinance to adopt the map into the County ordinances.
- H. Final Boundary map attached hereto as Attachment A: "Parma Area of Impact Boundary Map" dated November 13, 2025.

Area of Impact Hearing Criteria

The City of Parma initially requested that the Board of Canyon County Commissioners adopt a modified area of impact boundary, which was a reduction from Parma's previous area of impact boundary. The request, OR2025-0013, was presented at public hearings before the Canyon County Board of County Commissioners on October 30, 2025, and November 13, 2025. After public comment and discussion with the Board, Parma submitted a proposed map that included further reductions from the initial boundary request. The Board evaluating Parma's request will apply the Idaho Code §67-6526(3) boundary modification criteria to the boundary map submitted by Parma for the November 13, 2025, public hearing.

Having considered the evidence presented in the public hearing, including the staff report, City of Parma 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:	The Commissioners find the reduction of the Area of Impact as depicted in the updated Map (Staff Report Exhibit E2) meets this criterion with the reduced area of impact.
Findings:	(1) The City of Parma is anticipating moderate commercial and residential growth in the proposed area of impact. The city has proposed a reduced Area of Impact that directs the city's growth into areas that are just past the current city boundaries. (Staff Report Exhibit A2)
	(2) The presentation materials state that Idaho is experiencing rapid growth. According to the Department of Labor News Release dated March 14, 2025, Canyon County had a 3.1% increase of 8,150 persons in 2024. (Staff Report Exhibit A4.2)
	(3) In the spring of 2025, the City of Parma annexed approximately 18.76 acres adjacent to city limits to the south of the city intended for commercial growth. (Staff Report Exhibit A5)
	(4) City Staff has met with potential developers and taken phone calls from private property owners regarding areas adjacent to the city limits and within the proposed Area of Impact to be developed in the future during the summer of 2025. Potential development would include residential neighborhoods, community parks and light industrial areas. (Staff Report Exhibit A5)
	(5) Parma has projects in the works for Develop Community Economic Plans, update Zoning Ordinances/Codes, update Sewer Treatment Facility, update Water System, continue to work on the Transportation Master Plan. (Staff Report Exhibit A5)
67-6526(4)(a)(ii)	Geographic factors.
Conclusion:	The Commissioners find there are no geographic factors that would prohibit the growth that is proposed in the Area of Impact update.
Findings:	(1) Highway 95 and the Union Pacific Railroad runs through the City of Parma and through portions of the proposed Area of Impact. The Southern portion of the City limits and the Southern portion of the proposed AOI has floodplain areas from the Parma Drain. (Staff Report Exhibit B2.1)

	(2) The City of Parma's proposed area of impact is relatively flat. (Staff Report Exhibit B2.7).
	(3) The soils in the proposed area of impact have primarily class 3 soils (Moderately-Suited) and land of statewide importance if irrigated and reclaimed of excess salts and drained. (Staff Report Exhibit B2.5).
67-6526(4)(a)(iii)	Transportation infrastructure and systems, including connectivity.
Conclusion:	The Commissioners find that the infrastructure that is in place with Highway 95 providing connectivity and the city's Public Works Department taking care of the streets, support the Area of Impact.
Findings:	(1) The main thoroughfare in Parma is State Highway 95 (Grove Street as it passes through the city) and runs through the center of the city in the northeast/northwest direction. Grove Street (Hwy 95) connects US 20/26 to the City of Notus. Highway 20/26 turns into Highway 95 as it enters into the Parma area. (Staff Report Exhibit A4.8 and A2) Interstate 84 is approximately 13 miles North on Highway 95 near Fruitland, Idaho.
	(2) The City of Parma adopted its Transportation Master Plan (TMP) in August 2024 (Staff Report Exhibit A4.8).
	(3) The City of Parma's road system is overseen by the city's Public Works Department. Beyond the city limits, the Notus-Parma Highway District has the jurisdiction over the road system and provides shared maintenance areas like Parma and Walker Roads. (Staff Report Exhibit A4.8).
	(4) In addition to roadways, the City of Parma has a small pathway for walkability between the elementary and middle schools as well as areas that have sidewalks. (Staff Report Exhibit A4.8)
	(5) The city has a lit and paved landing strip with hangers as an airport. The city is also currently working on an Airport Master Plan with the Department of Transportation and the Bureau of Aeronautics. (Staff Report Exhibit A5)
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 Parma has anticipates providing municipal water and sewer to the area of impact.
Findings:	(1) The City of Parma Water Master Plan was created in 2023 and is consistently being reviewed and updated as projects are identified, funded and completed. (Staff Report Exhibit 4.6). According to the Letter of Intent, Staff Report Exhibit A1, it is very important to the City of Parma to have development pay for itself and have a proportionate share of infrastructure development provided by developers.
	(2) The City of Parma has judicial confirmation to update and expand the Sewer Treatment Facility. In 2025, a Wastewater Treatment Plant Facility Plan was created. The most recent wastewater treatment facility update is in the process of being completed. Six million dollars is currently budgeted for FY25/26. (Staff Report Exhibit A5) The update to the plant would remedy the current fail that has been noted by DEQ. The update will include room for expansion into the proposed Area of Impact.

67-6526(4)(a)(v)	Other public service district boundaries.
Conclusion:	The City of Parma can service the area of impact with other public service districts, such as the school district, the fire district, and police.
Findings:	(1) <u>School Facilities:</u> The City of Parma works with the Parma School District when a proposed development is submitted, assuring that the school has an opportunity to comment. (Staff Report Exhibit A5) According to Canyon County's School District Map, Parma School District currently serves the proposed area of impact (Staff Report Exhibit B4.2). It's not anticipated that Parma School District will be negatively impacted by the requested area of impact boundary. (2) <u>Police/Fire/Emergency:</u> The City of Parma works with Parma Rural Fire District on developments, continuing to ensure adequate fire flow and hydrant placements. The city strives to ensure safety of their collective citizens and fire fighter safety by applying appropriate densities in developments. (Staff Report Exhibit A5) (3) The City of Parma Police Department supports safety in the community and provides a School Resource Officer to the Parma School District. The City of Parma Police Department also provides contracted Police Services to the City of Notus. (Staff Report Exhibit A5) (4) The City of Parma Police Department and the Wilder Police Department provide mutual aid when needed. The City's Police Department routinely provides response to rural Canyon County until Canyon County Deputies can safely arrive. (Staff Report Exhibit A5)
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 proposed area of impact for the City of Parma does not exceed the two (2) mile limit and encompasses full parcels. The city will very likely be able to annex the proposed area of impact into the city within the next five (5) years.
Findings:	(1) The City of Parma proposed Area of Impact does not exceed two miles outside of Parma city limits (Staff Report Exhibit B2.11). The proposed area of impact encompasses full parcels. If the City of Parma 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 proposed impact area does not cross county boundary lines.
Findings:	The proposed impact area does not cross county boundary lines according to the 2 mile buffer map. (Staff Report Exhibit B2.11)
67-6526(4)(d)	Areas of impact shall not overlap.
Conclusion:	The City of Parma's proposed area of impact does not overlap with a neighboring city's area of impact.
Findings:	The proposed impact area does not overlap with a neighboring city's area of impact (Staff Report Exhibit A2).

Conclusion.

Parma's current area of impact has been in place since 1994. In that time the City has grown significantly, but not to the degree predicted by the 1994 boundary map. The boundary map presented and discussed with Parma on November 13, 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, Parma 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 the Highway 95 corridor. 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. The area also includes three University of Idaho parcels to the North of the city limits where University facilities are serviced by the City. The boundary excludes University parcels that are dedicated solely to crop production and development is 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 #OR2025-0013, the confirmation of the City of Parma 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: JR088
Deputy

Date: 12.30.25