

The City of Middleton OR2025-0010

ANALYST: MICHELLE BARRON, AMBER LEWTER, AND ARBAY MBERWA

BOARD OF COUNTY COMMISSIONERS, NOVEMBER 17, 2025



BACKGROUND:

The Idaho State Statute 67-6526 regarding Area of Impact for cities within the counties was updated during the 2024 Idaho State Legislative session. Each city was directed to work with the county jurisdiction to either establish, confirm or modify the current Area of Impact based on five (5) criteria that were put in place with the updated State Statute. Canyon County has worked with each city to bring forward at a public hearing the evidence to support their requested Area of Impact. A deadline for compliance with the updated Idaho Code 67-6526 is December 31, 2025.

Idaho State Statute 67-6526 states: *“The legislature finds that areas of impact are properly under the jurisdiction of the county because the elected representatives of citizens in areas of impact are county officials, not city officials. While cities should receive notice of, and may provide input on, applications brought to the county in an area of impact, cities do not govern or control decisions on those applications. County commissioners make the final determination regarding area of impact boundaries within their county.”*

“An area of impact is where growth and development are expected to occur. Areas of impact should be planned for growth and development and should not be used to stop growth and development that conforms to applicable plans and ordinances. Areas of impact should be established, modified, or confirmed based on the ability and likelihood of a city or cities to annex lands within that area of impact in the near future.”

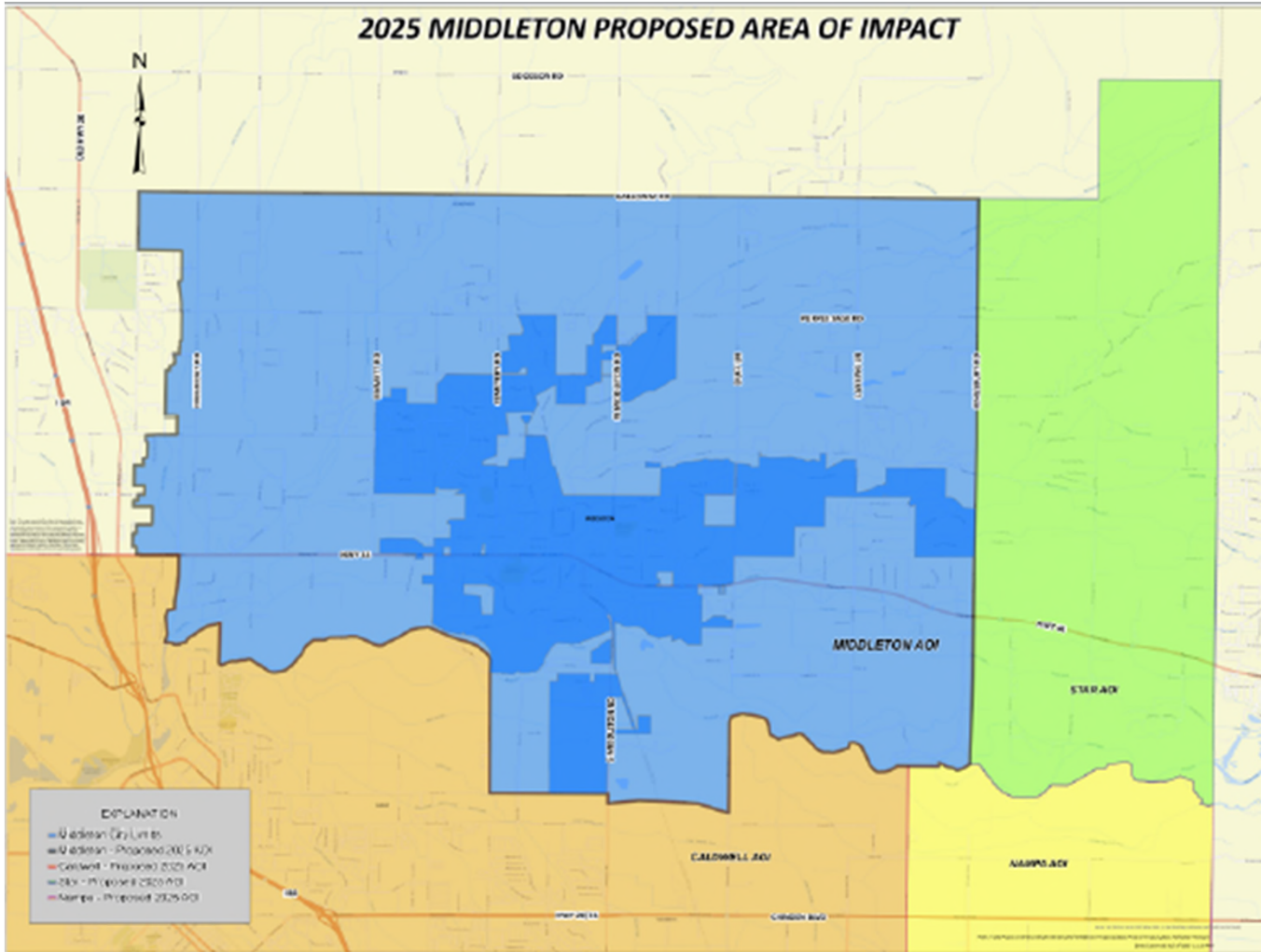
“Counties and cities shall review their area of impact boundaries at least every five (5) years to determine if modifications are needed or to confirm existing boundaries and may pursue modification of an established area of impact more frequently than every five (5) years.”



BACKGROUND:



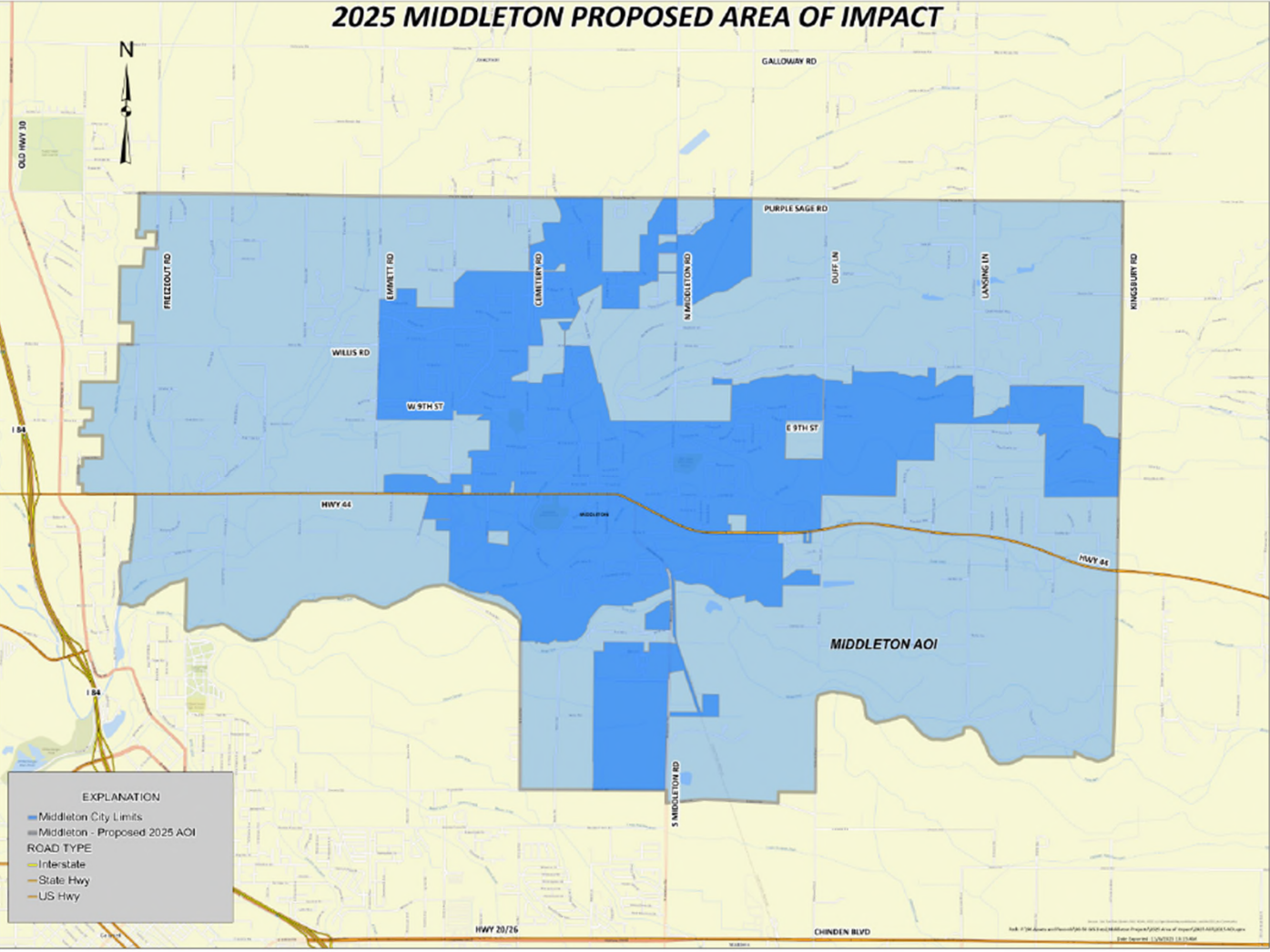
2025 MIDDLETON PROPOSED AREA OF IMPACT



INITIAL REQUEST:



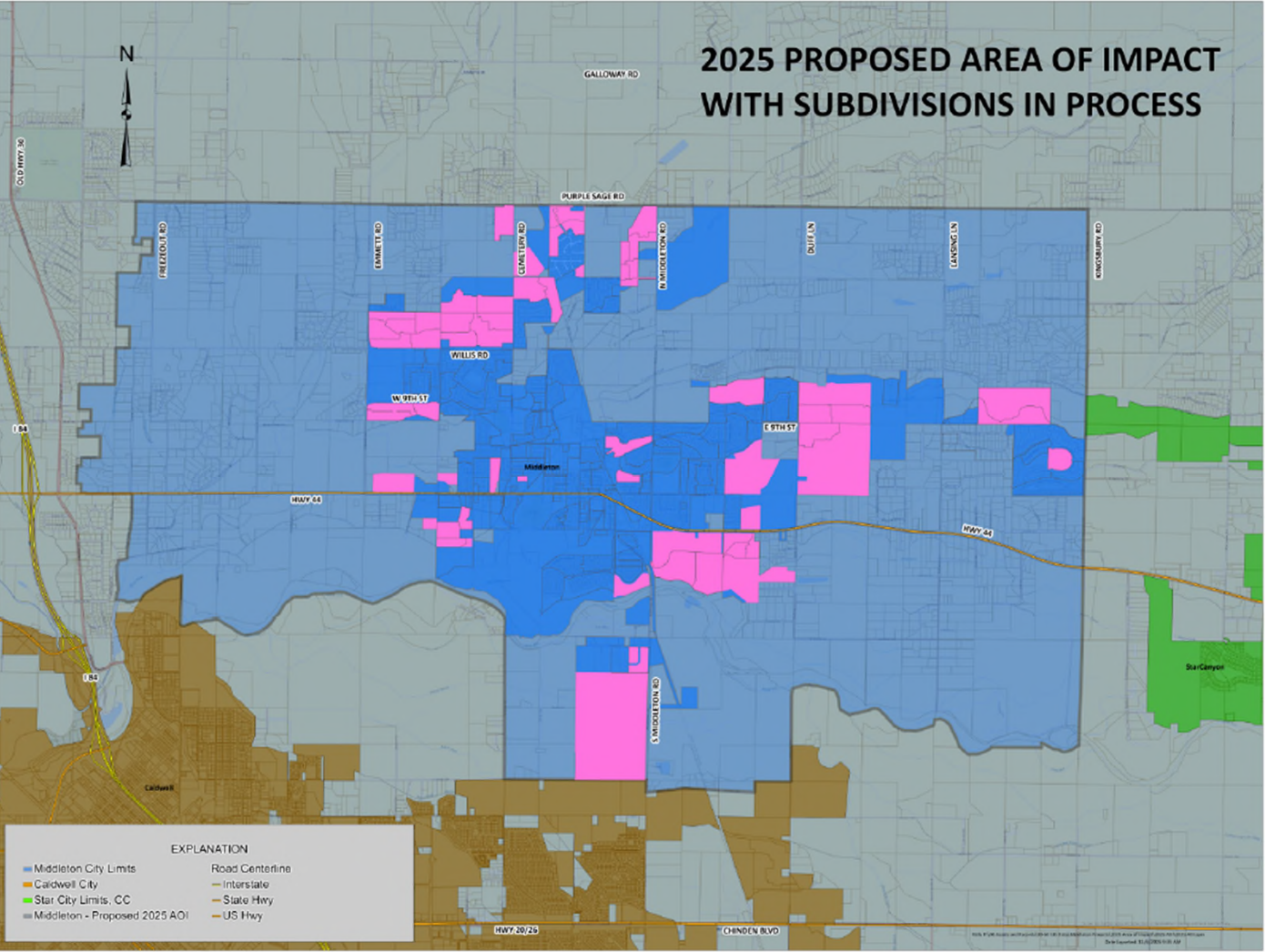
2025 MIDDLETON PROPOSED AREA OF IMPACT



REQUEST:



2025 PROPOSED AREA OF IMPACT WITH SUBDIVISIONS IN PROCESS



REQUEST:





Middleton Waste Water Treatment Plant Expansion Program Summary

Key Figures

	Currently Serves	≈4,814 Current Connections	≈14,300 people
	Connections in Current Service Area	≈8,000 Potential Connections	
	Current WWTP Capacity	8,064 Connections	≈23,950 people
≈\$78M	2026 WWTP Re-Build Capacity	9,867 Total Connections	≈29,305 people
≈\$21M (Growth Funded)	1 st Expansion Capacity	12,267 Total Connections	≈36,433 people
≈\$12M (Growth Funded)	2 nd Expansion Capacity	13,467 Total Connections	≈40,000 people
(Growth Funded)	Future Expansions Capacity	???	

Notes: Figures in 2024 dollars based on Ardurra's, Civil Dynamic's, and City Staff's opinion of probable costs. Re-build project based on 5/30/19 Wastewater Master Plan, 6/21/23 Preliminary Engineering Report, and 8/26/24 Preliminary Engineering Report Addendum.

EVALUATION CRITERIA 67-6526(4)(a):

- (1) Anticipated commercial and residential growth;
- (2) Geographical factors;
- (3) Transportation infrastructure and systems, including connectivity;
- (4) Areas where municipal or public sewer and water are expected to be provided within five (5) years; and
- (5) Other public service district boundaries.



EVALUATION CRITERIA 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.

(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.

(d) Areas of impact shall not overlap.



Decision Options

The Board may **approve** the area of impact as presented.

Additionally, The Board must decide to amend Chapter 9 – Areas of Impact, Article 9 – Middleton with the approved AOI map.

The Board may **deny** the proposed Area of Impact and *reduce the Area of Impact to the city's jurisdictional lines.*

This would repeal Chapter 9, Article 9 - Middleton

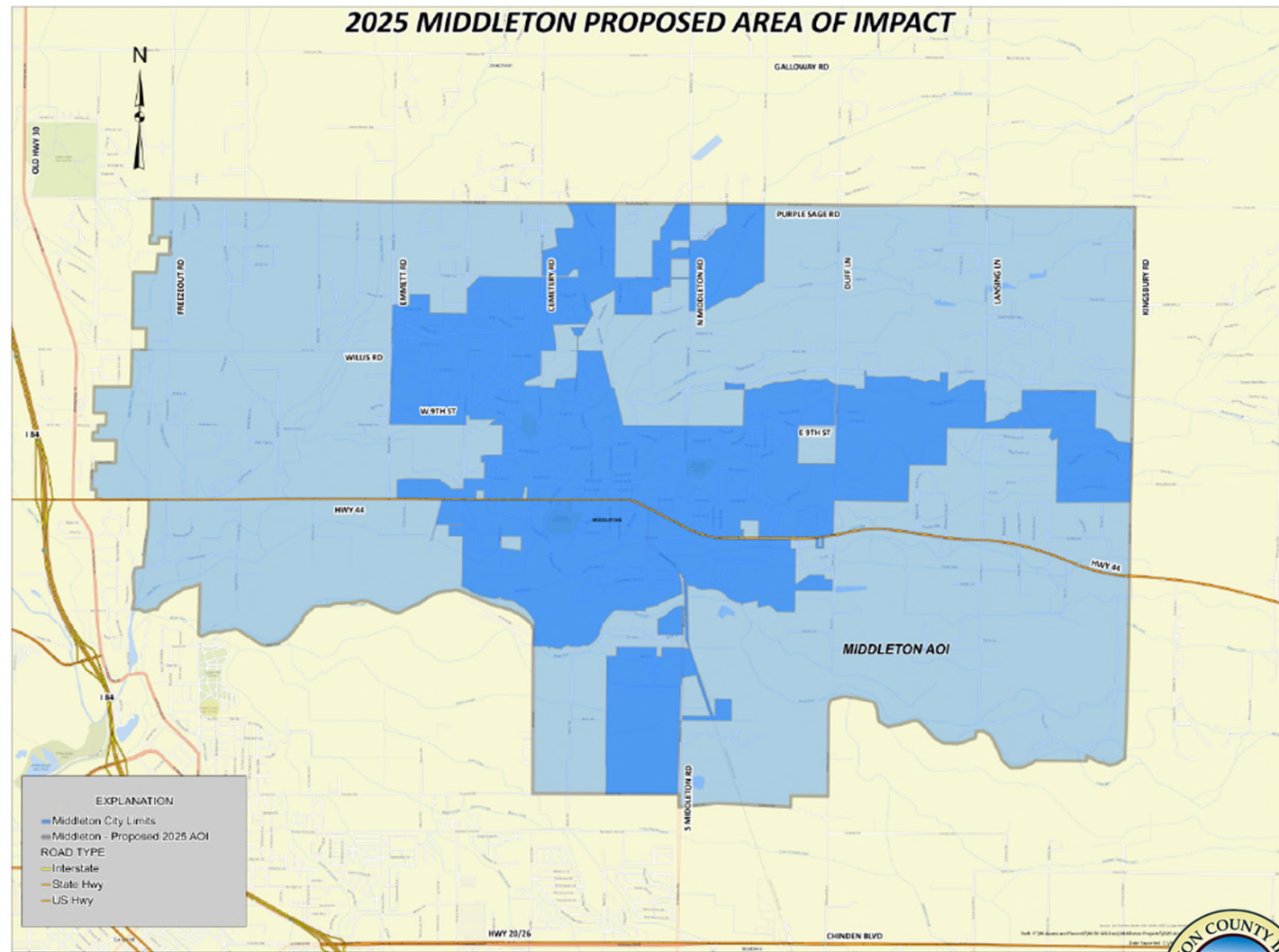
The Board may **deny** the proposed Area of Impact and **approve** *an alternative Area of Impact boundary.*

Additionally, The Board must decide to amend Chapter 9 – Areas of Impact, Article 9 – Middleton with the approved AOI map.

The Board may **table** the decision and request additional information.



Questions?



Within the document, on page 6

d) The total cost of the project is summarized as follows:

Lagoons Decommissioning	\$ 2,191,772
Initial Plant Construction	\$ 65,285,220
Sludge Removal	\$ 2,480,830
Decommission Existing Plant/Install Recycle System	\$ 2,312,871
Farm Equipment Purchase	\$ 1,130,000
<u>Tertiary Treatment</u>	<u>\$ 5,157,360</u>
Total	\$ 78,558,053

and also on page 6 Item #21

21. The Project represents the minimum improvements that require immediate implementation in order to adequately protect the City's citizens and any downstream users of the Boise River. These improvements are also needed in order for the System to remain functional and to comply with state and federal regulations.

Approval Motion

“I move to approve OR2025-0010, City of Middleton’s Area of Impact, finding the application **does** meet the required criteria for approval under State Law 67-6526.”

ADDITIONALLY:

“I move to replace Canyon County Code of Ordinance 09-9-11 with the approved AOI Map.”



Denial Motion

“I move to **deny** OR2025-0010, City of Middleton’s Area of Impact and **reduce** the Area of Impact to the city’s jurisdictional lines, finding the application **does not** meet the required criteria for approval under State Law 67-6526.”

ADDITIONALLY:

“I move to repeal Chapter 9 – Area of Impact, Article 9 – Middleton.”



Deny Proposed/Approve Alternate AOI Motion

“I move to **deny** OR2025-0010, City of Middleton’s proposed Area of Impact, finding the application **does** meet the required criteria for approval under State Law 67-6526, but **approve** the alternative AOI boundary that reduces the proposed boundary to the current AOI boundary.”

ADDITIONALLY:

“I move to replace Canyon County Code of Ordinance 09-9-11 with the approved alternative AOI Map.”



Table Motion

“I move to **continue** OR2025-0010, City of Middleton’s Area of Impact to a date *certain/uncertain* to receive additional information”

