

Commissioner Minutes

October 15, 2025 – 3:37 p.m. to 4:19 p.m.

PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCES - CITY OF WILDER

Commissioners Leslie Van Beek, Brad Holton and Zach Brooks

Deputy P.A. Zach Wesley

DSD Director Jay Gibbons

DSD Planning Supervisor Dan Lister

Principal Planner Michelle Barron

Associate Planner Arbay Mberwa

Associate Planner Amber Lewter

Director of Constituent Services Aaron Williams

Kate Dahl representing the City of Wilder

Kristina Garman

Candace Andreason

George Crookham

Jacob Qualls

Deputy Clerk Jenen Ross_____

PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCES - CITY OF WILDER

The Board met today at 3:37 p.m. for a public hearing to consider an area of impact ordinance for the City of Wilder. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, DSD Director Jay Gibbons, DSD Planning Supervisor Dan Lister, Principal Planner Michelle Barron, Associate Planner Arbay Mberwa, Associate Planner Amber Lewter, Director of Constituent Services Aaron Williams, Kate Dahl representing the City of Wilder, Kristina Garman, Candace Andreason, George Crookham, Jacob Qualls, and Deputy Clerk Jenen Ross.

Ms. Mberwa gave the staff report which referenced state statute 67-6526 regarding area of impact for cities within the county 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 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. The deadline for compliance with updated Idaho Code 67-6526 is December 31, 2025. The County Commissioners shall make the final decision for the area of impact boundaries within their county. The areas of impact shall be planned for growth and development and should not be used to stop growth and development that conforms with applicable plans and ordinances. Areas of impact should be based on the ability and likelihood of a city or cities to annex lands within the area of impact in

the near future. The county and cities shall review the area of impact boundaries at least every five years. The full Idaho State statute 67-6526 can be found in exhibit B1 of the staff report.

The City of Wilder is requesting to reduce their existing area of impact. Per the state statute, the city must provide support for the five criteria.

According to the City of Wilder's letter of intent, they anticipate residential growth to occur in the southwest area of the impact area as seen in exhibit A1 and exhibit B2.2 of the staff report. Wilder's current population is 1,771 and is anticipated to increase to 2,522 residents by 2030. Commercial growth is anticipated to be centralized near Hwy 95 and Hwy 19. The TAZ job map also identifies this location as a commercial area. A Dollar General store and an onion packaging facility are under development and are anticipated to bring in additional jobs which are shown in exhibit A1 and B2.3 of the staff report.

Wilder is primarily flat with minimal slopes. In the southwest corner there is an elevation drop that the city cannot service, therefore, drawing in the impact boundary. The city is surrounded by hop fields with 10-year leases, however, with the decrease in demand for hops some of those fields are being opened up for development. Notice was provided to ITD, COMPASS, and Golden Gate Highway District No. 3; ITD provided comments stating that they have the ability to require future developments to improve the highway systems to maintain the existing roads. Currently there are no planned connectivity projects in Wilder. The city will have the east portion of the scenic byway located in the proposed area of impact. There are 2 capital improvement projects to improve the city's water such as large-scale upgrades to the distribution system and improvements made to the back-up power capacity at the city's portable water supply well, increasing the firm pumping capacity as seen in exhibit A2 of the staff report. In regard to the sewer, they city has landed on land application systems to treat wastewater effluence but due to the elevation drop in the southwest corner of the current area of impact the city will not be able to provide services below the ridge and therefore proposing to being in the area of impact to where Wilder can provide water and sewer.

A full political notice was sent to entities on August 22, 2025, but no comments were received from Wilder Fire District, Canyon County Sheriff's Office, or EMS. Wilder School District provided comments on October 2, 2025, stating that Wilder School District has space to accommodate the growth as seen in exhibit C3 of the staff report. It is unclear whether Wilder's police force and/or fire department can service the anticipated growth area, however, it is anticipated that the public services district will not be negatively impacted by the proposed area of impact boundary.

Per state law 67-6526, in addition to the 5 criteria for a city to establish the area of impact there are 3 additional requirements. According to staff analysis, the requested area of impact does

not exceed the two-mile distance from the city jurisdiction as seen in exhibit B2.8 of the staff report. The proposed area of impact is where the city anticipates to likely annex within the next 5 years and it does not divide any parcel. The proposed impact area does not cross county boundary lines, nor does it overlap with a neighboring city's area of impact.

Notification was required and has been completed. Agency and public comments can be found in exhibit C and D of the staff report.

Staff is recommending approval of the proposed area of impact.

Ms. Mberwa addressed Commissioner Van Beek's questions about adequate water services and the extended sewer discharge permit.

Ms. Dahl said that the City of Wilder has been slow to grow as there have been many infrastructure barriers that have prevented growth. The City of Wilder has seen fairly significant growth in the past 4-5 years, adding 170 residential lots, most of which are in the southwest quadrant of the city. One large impediment to growth has been the water pressure in other quadrants of the city, hence, the water projects to place a booster and improve the water pressure especially in the southeast quadrant. In the past sewage has been treated and discharged into the canal, under the discharge permit, that has become a problem with the Clean Water Act and downstream farmers in the area. Wilder has worked for many years to find a solution to this problem and within the last year they were able to purchase property to use a land application system. At this time, they are in the design phase, but it won't be complete for approximately another year. They see no development out to the rim that overlooks Homedale, which is why they've pulled back the area of impact boundary. Ms. Dahl noted there are several hop fields that are contiguous to the city boundary at this point. The city is just now starting their comprehensive plan process so there is not as much data available as some of the other larger cities. The area of impact boundary being proposed today has been reviewed by their planning and zoning commission where approval was recommended; the city counsel has also reviewed the boundary and approved. Wilder recognizes they are a very agricultural community and that is something they want to protect into the future.

In response to a question from Commissioner Van Beek, Ms. Dahl confirmed that the city did apply for a grant to complete their wastewater report but were not approved; they do intend to reapply next year.

Ms. Mberwa said that Wilder's current area of impact is 7714 acres, and they would like to reduce it to 3643 acres for a difference of 4071 acres.

Commissioner Holton asked about the eastern boundary which Ms. Dahl believes was probably related to the transportation network. Ms. Dahl also confirmed that in the northwest, this will

encompass the proposed new drain field/storage lagoons; this is an approximate 80-acre parcel that is contiguous to the city boundary with plans to annex at some point.

In regard to plans from Lower Pleasant up to Red Top Rd. and Travis Rd., Ms. Dahl said they are just starting the comprehensive planning process so there are no details at this time.

Kristina Garman said that if the proposed AOI is approved her property will be outside the area. Her family's connection to this land goes back 6 generations – there is a history of farming, livestock, farmers markets, gardens, fruit trees, and lots of agriculture. The land surrounding her property is productive hop fields, corn, and irrigated farmland, much of which is still supporting Canyon County seed and hop industry. She said that while the AOI is shrinking it still expands the city from 510 acres to more than 3600 acres, which is over 7 times the current size. She doesn't feel that Wilder is ready for this, they don't have the resources, they don't have the information and that concerns her. Idaho code states that an AOI has to be very likely to be annexed within 5 years, with no information on population projections or what people want to do with their property there is no plan 5-year service plan for support; they are still trying to fund the current water situation. Without population and growth data she doesn't feel the Board can really evaluate whether utilities, transportation or emergency services will be adequate within the 5 years as required. LUPA outlines why things need to be planned, to ensure that facilities and services are provided at a reasonable cost to protect the local economies and encourage protection of prime agricultural lands and the economic benefits they provide. Expanding the AOI to include these acres, which is 7 times more than the current city limits, implies that they'll urbanize within 5 years which would sacrifice functioning farmland and diminish the very economy that this law is meant to protect. She is concerned that the city will be unable to maintain systems initially installed by builders and developers. She would like to see this planned in smaller, manageable increments allowing for research of available resources and population growth. In response to a question from Commissioner Holton, Ms. Garman said her request is to deny the current request and reduce the AOI back to the current city limits. The area is farmland, and she wants to see control of the growth and have a complete understanding of how that's going to impact the community. Her request would be to reduce the area of impact back to the current city limits.

Candace Andreason said the current AOI is on her north property line. She feels the City of Wilder needs to stay within the city limits, they've had 6 years to get the wastewater and sewer done and they've not been able to accomplish it; they can't provide services. She wonders what groundwater studies have been done and doesn't feel the aquifer nor infrastructure are sufficient. Additionally, she has concerns about traffic on Hwy 19 and getting onto Hwy 95.

George Crookham said he has land in Wilder and concurs with Ms. Garman. He agrees with pulling the impact area back to the current city limits. He noted that landowners don't decide rezoning or land use, Elected Officials do.

Jacob Qualls stated that that the AOI is a planning tool. By removing the AOI or shrinking to the city limits it removes all planning for any type of growth in the future. Based on his experience, shrinking an AOI causes urban sprawl.

Kate Dahl agreed with Mr. Qualls that shrinking the AOI to the city limits allows nowhere to plan; the city limits have already been planned for. Wilder is just starting to see development so trying to have more studies and assess revenue, those things are all somewhat new to Wilder and by shrinking the AOI down to city limits will basically make planning for the city non-existent. Wilder is seeing some growth, and it does make sense to have some AOI buffer around city limits, and the very least one or two contiguous parcels to the city limits, particularly in the areas that can be serviced with water and sewer service. The City of Wilder is willing to re-look at the boundaries and revise if necessary.

Mr. Lister clarified that the statute doesn't limit the city from creating a comprehensive plan, so they can still do their 20 year plan, project where they want to grow within that plan for the city and how they want to do that. The AOI is how the county and city are going to talk to each other within a certain boundary and how to discuss that growth with each other. The statute doesn't limit the city from growing larger, it just wouldn't be in the AOI unless they come before the Board and agree to what that area is. They could approve a comprehensive plan that goes way beyond the AOI.

Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to close public testimony.

Commissioner Holton made a motion to continue the hearing to October 29, 2025, at 2:30 p.m. The motion was seconded by Commissioner Van Beek and carried unanimously.

The hearing concluded at 4:19 p.m. and an audio recording is on file in the Commissioners' Office.