

Commissioner Minutes

October 16, 2025 – 1:45 p.m. to 2:13 p.m.

**PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCES - CITY OF HOMEDALE  
(OR2025-0008)**

Commissioners Leslie Van Beek, Brad Holton and Zach Brooks

Deputy P.A. Zach Wesley

Deputy P.A. Trent McRae

Director of Constituent Services Aaron Williams

DSD Director Jay Gibbons

DSD Planning Supervisor Dan Lister

DSD Principal Planner Michelle Barron

DSD Associate Planner Amber Lewter

DSD Associate Planner Araby Mberwa

Gheen Christeffersen

George Crookham

Keri Smith

Matt Dorsey

Other interested citizens

Deputy Clerk Jenen Ross\_\_\_\_\_

PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCES - CITY OF HOMEDALE  
(OR2025-0008)

The Board met today at 1:45 p.m. for a public hearing to consider the area of impact ordinance for the City of Homedale, case no. OR2025-0008. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, Deputy P.A. Trent McRae, Director of Constituent Services Aaron Williams, DSD Director Jay Gibbons, DSD Planning Supervisor Dan Lister, DSD Principal Planner Michelle Barron, DSD Associate Planner Amber Lewter, DSD Associate Planner Araby Mberwa, Gheen Christeffersen, George Crookham, Keri Smith, Matt Dorsey, Other interested citizens, and Deputy Clerk Jenen Ross.

Prior to the start of the hearing for the City of Homedale, Commissioner Holton made a motion to continue the hearings for the cities of Star and Nampa to November 5, 2025, at 11:00 a.m. The motion was seconded by Commissioner Brooks and carried unanimously.

Ms. Lewter gave the staff report as follows, The Idaho State statute 67-6526. Regarding the 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 criteria that were put in place with the updated state statute. Canyon County has worked with each city to bring forward a public hearing, the evidence to support their requested area of impact. A deadline for compliance with the updated Idaho code 67-65-26 is December 31st, 2025. The county commissioners shall make the final decision for the area of impact boundaries within their county. The areas of impact should be placed 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 based on the ability and likelihood of a city or cities to annex lands within the area of impact in the near future. The counties and cities shall review their area of impact boundaries at least every five years. The full Idaho State statute 67-6526 can be found in ExhibitB1 of the staff report. The City of Homedale requests to confirm their existing area of impact. Per Idaho State statute 67-6526(4)(A), there are five criteria that a city wishing to either establish, confirm, or modify the area of impact must provide evidence and support of the next several slides will cover each criterion. According to the current and future land maps, there is anticipated commercial and residential growth located north and east of the Snake River, extending to Ustick Road and Highway 95. The City of Homedale owns a well within the proposed area of impact located at Ustick Road and Batt Corner Road. The well serves water to a handful of properties that are highlighted in red. However, the geographical factor of the Snake River splits the current city of Homedale from the proposed area of impact. Staff find that it may be difficult to provide all other utility services across the Snake River and was not provided evidence to suggest services could be provided within the next five years. It appears that Highway 95 is the only road that provides connectivity to the City of Homedale and the proposed area of impact. There are several established subdivisions as you cross into the area of impact in Canyon County via Highway 95 from the City of Homedale. According to the letter of intent, the City of Homedale depends on a developer coming into the area of impact to provide infrastructure upgrades. Staff was not provided evidence to prove that the City of Homedale can provide the transportation infrastructure, maintenance or connectivity needed for the proposed area of impact. It appears the City of Homedale has the ability for water to be provided within the proposed area of impact due to the location of the city's well. However, staff was not provided evidence that the City of Homedale can connect sewer services to the proposed area of impact within five years due to the difficulty of crossing the Snake River.

Canyon County's fire district service map shows Homedale Rural Fire District serves the area north to Huston Road and Wilder Rural Fire District serves the remaining portion of the City of Homedale's proposed area of impact. A reliable map of where the Homedale Ambulance District services was not provided. Viable evidence was not provided to staff that the fire district or ambulance district can serve the full area of impact that is proposed. According to Canyon County's school district map, the Homedale School District already serves the majority of the proposed area of impact. Per state law 67-6526, in addition to the five criteria for the cities to establish an area of impact, there are three additional requirements. According to staff's analysis, the requested area of impact does exceed the two mile distance from the city jurisdiction, in the far northeast corner there is a small parcel which is highlighted in red as seen in exhibit B8 of the staff report. The two mile buffer map can be seen in exhibit B2.9 in the staff report that was used for verification. Staff was not provided evidence of the ability for the proposed area of impact to very likely be annexed within the next five years. The proposed impact area does cross county boundary lines between Owyhee County and Canyon County. The proposed impact area does not overlap with neighboring city's area of impact. Notification was done as required by code. The agency and public comments can be seen in exhibit C and D of the staff report. Staff is recommending denial of the proposed area of impact and recommends reducing the impact boundaries to the city jurisdictional boundaries.

Gheen Christeffersen said the city is not asking to change the area of impact. In regard to water, he said they have water on that side with their current water and sewer projects. He confirmed that their school district, fire department, and ambulance provide coverage into Canyon County. Additionally, they service water and have a water project on that side. In response to a question from Commissioner Brooks, Mr. Christeffersen said that all of the sewer sits on the Owyhee County side of the river but when they bring sewer across, with ITDs recommendation, they will need to bore underneath the river as ITD will no longer accept it hanging from the bridge. And although he currently does not have a timeline for the sewer project, he does believe it will be within the next 5 years.

Discussion ensued regarding staying within the 2-mile radius as per the new state statute; Homedale is slightly outside that at the NE corner at Boehner Rd.

Keri Smith offered testimony stating this is about lands that are expected to annex within 5 years, and this is a major area. She stated she doesn't believe there is much evidence that the sewer will be able to cross the river within 5 years. Additionally, she hopes the Board will take

into consideration the impact it will have on the community if that much land is annexed. She does not feel the City of Homedale showed evidence to meet the intent of the law.

Matt Dorsey said he is also of the opinion that if the city can't provide services as the law dictates, then this shouldn't be allowed.

Mr. Christeffersen offered rebuttal testimony stating again that there is no timeline on the sewer project but that there have been developers looking at property on that side and once development starts it will spread to both sides of the river. Essentially, they are trying to keep ahead of future development instead of trying to catch up later.

Commissioner Brooks motioned to close public testimony. The motion was seconded by Commissioner Van Beek and carried unanimously.

Commissioner Brooks spoke about how he doesn't believe the Board can move forward with this due to the lack of information provided regarding the sewer. His proposal is that the area of impact goes back to the city limits and when the City of Homedale gets closer to the Canyon County side of the river they may need to come back for an amendment.

In response to a comment from Commissioner Van Beek, Mr. Lister explained that cities are still able to do their own comprehensive planning which can go beyond this area it just wouldn't be an area of city impact. They are still able to plan ahead and come back at a later date; state law just dictates the impact areas must be evaluated every 5 years. Additionally, Mr. Lister explained that they are able to annex outside their jurisdictional line as long as it's within their comprehensive plan and adjacent to city limits.

Commissioner Brooks made a motion to deny case no. 2025-0008 as presented. The motion was seconded by Commissioner Van Beek and carried unanimously.

Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to adjourn the hearing. The hearing concluded at 2:13 p.m. and an audio recording is on file in the Commissioners' Office.