

Commissioner Minutes

October 29, 2025 – 2:37 p.m. to 2:59 p.m.

CONTINUED PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCES - 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 on behalf of the Cities of Melba and Wilder

Roberta Stewart on behalf of the City of Middleton

Other interested citizens

Deputy Clerk Jenen Ross_____

CONTINUED PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCES - WILDER

The Board met today at 2:37 p.m. for a continued public hearing to consider the 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 on behalf of the Cities of Melba and Wilder, Roberta Stewart on behalf of the City of Middleton, Other interested citizens, and Deputy Clerk Jenen Ross.

Ms. Mberwa gave a recap from the previous hearing as follows: The case was first heard on October 15th, 2025, where staff and the city representative gave a presentation on how the city meets the criteria outlined in Idaho Code 67-6526. Staff made a recommendation of approval, public testimony was heard and closed, and the case was continued to today, October 29th, 2025, to allow for deliberation. The City of Wilder requests to reduce their existing area of impact, Wilder provided an updated map on October 29th, 2025, reducing the area of impact. And just as a reminder, there are five criteria the city needs to meet to confirm their area of impact proposal per Idaho State statute 67-6526(4)(a), and in addition, there's three additional requirements. Staff received an updated proposed area of impact boundary map on October 29th, 2025, which now only includes area one and two outlined in red on the

screen shrinking the proposed area of impact significantly (a copy of the map is on file with today's minutes). This is where the area of impact boundary will now encompass. Staff is recommending approval of the proposed area of impact.

Board discussion ensued clarifying the revised requested area of impact and Commissioner Van Beek confirmed that it is now more likely the wastewater treatment facility will be able to accommodate the reduced size. Additionally, there was discussion with Mr. Wesley regarding chapter 9, the best way to adopt the revised map, and whether the county would like to impose Wilder subdivision and street standard in the area of impact.

The findings and an ordinance amendment that adopts the map and replaces the current ordinance will be brought back at a later date.

Commissioner Holton moved to approve OR2025-0015, City of Wilder's proposed area of impact map submitted and reviewed during this hearing. The application meets the criteria for approval under State Law 67-6526, with no changes to chapter 9, article 17 of the Canyon County code. The motion was seconded by Commissioner Van Beek. Commissioner Holton made a side note to the motion that staff will prepare FCOs with an official map to be considered at a later date. The motion carried by unanimous vote.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to conclude the hearing at 2:59 p.m. An audio recording is on file in the Commissioners' Office.