

Commissioner Minutes

October 30, 2025 – 3:46 p.m. to 4:14 p.m.

**PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCE – CITY OF GREENLEAF, CASE NO. OR2025-0007**

Commissioners Leslie Van Beek, Brad Holton and Zach Brooks

Deputy P.A. Zach Wesley

Principal Planner Michelle Barron

Associate Planner Amber Lewter

Associate Planner Arbay Mberwa

Planning Supervisor Dan Lister

DSD Director Jay Gibbons

Director of Constituent Services Aaron Williams

Amy Woodruff

Chelsea Winslow

George Crookham

Other interested citizens

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

PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCE – CITY OF GREENLEAF, CASE NO. OR2025-0007

The Board met today at 3:46 p.m. for a public hearing to consider an area of impact ordinance for the City of Greenleaf, case no. OR2025-0007. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, Principal Planner Michelle Barron, Associate Planner Amber Lewter, Associate Planner Arbay Mberwa, Planning Supervisor Dan Lister, DSD Director Jay Gibbons, Director of Constituent Services Aaron Williams, Amy Woodruff, Chelsea Winslow, George Crookham, Other interested citizens, and Deputy Clerk Jenen Ross.

Commissioner Holton recognized that the public may have a great interest in him serving as both a Canyon County Commissioner and the Mayor of Greenleaf as it relates to this hearing and subsequent decision and requested that Mr. Wesley to address the situation.

Mr. Wesley said there is no prohibition in Idaho law of Commissioner Holton serving in both capacities. This is a legislative decision and for that reason, the concerns that would normally be there, especially concerning land use decisions, is not of any concern. Mr. Wesley doesn't

feel there is any reason for Commissioner Holton to recuse himself from today's hearing. Commissioner Holton also stated for the record that he has recused himself, and was not physically present, for any staff meetings or city council discussions regarding the area of impact.

Ms. Lewter gave the staff report/PowerPoint presentation 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 area of impact based on five criteria that were put in place with an updated state statute. Canyon County has worked with each city to bring forward at a public hearing, the evidence to support the requested area of impact. A deadline for compliance with the updated Idaho State statute, Idaho code 67-6526, 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 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 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 Exhibit B1 of the staff report. The City of Greenleaf is requesting to shrink all of the established boundaries. The City of Greenleaf's proposed area of impact is 836.3 acres, which is a 17559.45 acre decrease from the City of Greenleaf's current 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 in support of. The TAZ household and job maps indicate that the proposed area of impact for the City of Greenleaf is in an area of growth for residential and commercial operations. There are nitrate priority areas located in the southwest quadrant of the proposed area of impact for the City of Greenleaf. Having municipal sewer and water in the nitrate priority areas will minimize nitrates and other contaminants in the groundwater. The City of Greenleaf's area of impact is relatively flat with a few slopes to the north. The City of Greenleaf is surrounded by principal arterials, minor arterials and collectors that support growth and connectivity to the City of Greenleaf and surrounding cities.

The City of Greenleaf is currently updating its water facility plan as well as its capital improvement plan. In 2013, the City of Greenleaf constructed a new wastewater treatment plant. According to the letter of intent, the City of Greenleaf's water system is adequate to service new growth, and the treatment plant has the capacity to provide sewer services in the proposed area of impact. According to the letter of intent, the City of Greenleaf has adopted

the construction standards of the Association of Canyon County Highway Districts to add consistency and predictability to roads and transportation infrastructures in the proposed area of impact. The City of Greenleaf is served by the Caldwell Rural Fire District and according to the letter of intent, Caldwell Rural Fire District recently opened a new fire station to serve the City of Greenleaf and the greater area. The letter of intent also states that the Vallivue School District is currently constructing new schools to add capacity and serve new development in an expanding city per state law 67-6526. In addition to the five criteria for the, to establish an area of impact, there are three additional requirements. The City of Greenleaf's proposed area of impact is approximately 0.4 miles from the city limits meeting the two mile limit requirement, it appears the City Greenleaf's proposed area of impact will likely be annexed to the city within the next five years. Prior to the hearing, it was brought to Ms. Lewter's attention that the proposed area of impact splits parcel R36101, staff is now recommending removing or adding the parcel in its entirety. The proposed impact area for the City of Greenleaf does not cross any county boundary lines. The proposed impact area does not overlap with neighboring city area of impact. The City of Greenleaf's existing boundaries do abut Notus and Wilder's impact areas, however, the proposed modification adjusts the boundaries so that they no longer abut another impact area. Boundary notification was done as required by code. As of the materials deadline, a total of four public comments were received; two comments were in opposition and two were in favor. The comments received from agencies, and the public can be seen in exhibits C and D of the staff report. Staff's recommendation is to approve the City of Greenleaf's area of impact with adding or removing parcel R36101 in its entirety.

Amy Woodruff provided testimony on behalf of the City of Greenleaf. She explained that when the city originally started work on outlining the impact area they reached out to adjacent parcels to ask about their plans to possibly annex in the next five years. The response was robust with many indicating they did not wish to be in the impact area, and the city did the best job possible to respect those wishes. She spoke to the five criteria stating that Greenleaf is growing and recently annexed a project that's going to increase the number of homes in the city by about 35%. The city would welcome additional commercial applications and feels very well positioned to manage any application for annexation with residential or commercial zone, especially given the proximity of State Highway 19 and how it bisects the city. Greenleaf's Geographic location uniquely positions the community as a great place to live in Canyon County, and the city did a good job of keeping the requested AOI defined by geographic factors; those boundaries include the Riverside Canal, the city limits along the Greenleaf Air Ranch following Tucker Road, Hwy 19, and Peckham Rd. The City of Greenleaf really benefits from a robust transportation system, including arterials, collectors and a rail that would support industrial growth along the north area and Peckham. The City of Greenleaf maintains both a

robust potable water system and a sanitary sewer system. The whole city sewer was newly constructed in 2012/2013, including the wastewater treatment plant; the sewer system basically gravities south to north to the most northeast section of the city where the wastewater treatment plant is. The sewer is about 25 feet deep at Peckham Rd making the area west of Greenleaf a good candidate for sewer expansion. The city has a water master plan update underway that will evaluate the specific components of the city water system, including the wells, the booster station, and storage. The city water system is robust and has adequate capacity to serve the requested AOI. The plan update will include a capital improvement plan that will identify projects that will expand and enhance service to both existing users and future system users. City government recognizes that the community extends outside city limits, and the City of Greenleaf works to maintain positive relationships with other political subdivisions in and around the proposed AOI. Vallivue School District is currently constructing new schools to add capacity and serve new development in an expanded city. Caldwell Rural Fire recently opened a new fire station to serve Greenleaf in the greater area, and the city adopted the construction standards of Golden Gate Highway District which adds consistency and predictability to the roads and transportation in the city and the proposed AOI. Greenleaf is growing much like the rest of the county and is poised to meet the growth. The AOI boundary requested is logical and follows the area geography well. The city has a sewer and water system that's healthy and has capacity to serve new customers, and the city has excellent inter-agency partners to support the AOI. Additionally, Ms. Woodruff spoke about some of the larger parcels included in the AOI and why the city feels they should be included in the proposed AOI.

George Crookham commended staff and the City of Greenleaf on a job well done.

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

Commissioner Brooks made a motion to approve OR2025-0007, the City of Greenleaf's area of impact finding that the application does meet the required criteria for approval under state law 67-6526 with the removal of parcel R36101 and that Canyon County Code of Ordinance 09-3-11 be replaced with the approved AOI map. 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 4:14 p.m. and an audio recording is on file in the Commissioners' Office.