

Commissioner Minutes

October 30, 2025 – 1:37 p.m. to 2:22 p.m.

**PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCE – CITY OF PARMA, CASE NO
OR2025-0013**

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

Jeanie Gifford

Jacob Qualls

Angie Lee

Margie Watson

George Crookham

Other interested citizens

Deputy Clerk Jenen Ross_____

PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCE – CITY OF PARMA, CASE NO
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The Board met today at 1:37 p.m. for a public hearing to consider an area of impact ordinance for the City of Parma, Case no. OR2025-0013. 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, Jeanie Gifford, Jacob Qualls, Angie Lee, Margie Watson, George Crookham, Other interested citizens, and Deputy Clerk Jenen Ross.

Michelle Barron gave the staff report and PowerPoint presentation as follows: 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 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 31st, 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 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. 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 Parma requests to significantly reduce their existing area of impact as shown on the screen and in a hand-drawn version as Exhibit A2 in the staff report, the City of Parma's proposed area of impact is 1,369 acres, which is a 10,892-acre reduction than what was in the current area of impact. The city limit acreage is approximately 711 acres and that is also included within the area of impact. Per Idaho State statute 67-6526(4)(A), there are five criteria that a city must provide evidence and support of if they're wishing to either establish, confirm, or modify the area of impact. The City of Parma is anticipating moderate commercial and residential growth in the proposed area of impact. The city has proposed a reduced area of impact that directs the city's growth in two areas that are just past the current city boundaries. During the city's presentation, they will speak to the potential development within the next five years. As seen on the zoning map, there are parcels that are zoned residential as well as some industrial within the proposed area of impact. The future land use map for Canyon County also shows areas of light, industrial and commercial within the proposed area of impact.) Highway 95 and the Union Pacific Railroad runs through the City of Parma and through portions of the proposed area of impact. The southern portion of the city limits and the southern portion of the proposed area of impact has floodplain areas from the Parma drain. The soils in the proposed area of impact have primarily Class three soils, which are moderately suited in land of statewide importance if irrigated and reclaimed of excess salts and sodium. There are no geographic factors that would prohibit the growth that is proposed in the area of impact update. Flood plan measures would be in effect per state, county and or city code in the areas where there is an existing floodplain. The City of Parma adopted its transportation master plan in August of 2024, which can be found in exhibit A4.8. The main thoroughfare in Parma is State Highway 95. It's referred to as Grove Street as it passes through the city and runs through the center of the city in the northeast northwest direction. Grove Street connects us 20/26 to the City of Notus. Highway 20/26 turns into 95 as it enters into the Parma area and Interstate 84 is approximately 13 miles north on Highway 95 near Fruitland. Union Pacific Railroad also runs through Parma to provide commodities transport. There is a pathway between the elementary school and the middle schools, as well as many sidewalks with Highway 95 running through Parma, as well as the transportation master plan that speaks

to continued growth and maintenance of roadways. Staff finds this criterion can be met. The City of Parma anticipates providing municipal water and sewer to the proposed area of impact within the next five years. The City of Parma has judicial confirmation to update and expand the sewer treatment facility. In 2025, a wastewater treatment plant facility plan was created. The most recent wastewater treatment facility update is in the process of being completed. The update to the plant will remedy some issues as well as include room for expansion into the proposed area of impact. \$6 million is currently budgeted for the FY 2026 year. The City of Parma Water masterplan was created in 2023 and is consistently being reviewed and updated as projects are identified, funded and completed. The City of Parma expects development to pay for itself and have a proportionate share of infrastructure development provided by developers. According to Canyon County School District Map, Parma School District currently serves the proposed area of impact as seen in Exhibit B4.2. The Parma School District was notified, but no comments were received by the comment deadline. It's not anticipated that Parma School District will be negatively impacted by the requested area of impact boundary. The City of Parma works with Parma Rural Fire District on developments continuing to ensure adequate fire flow and hydrant placements. The City of Parma Police Department supports safety in the community and provides a school resource officer to the Parma School District. The City of Parma Police Department also provides contracted police services to the City of Notus. 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. The City of Parma's proposed area of impact does not exceed two miles outside of Parma city limits and does not exceed the areas that are very likely to be annexed into the city within the next five years. The requested area of impact reaches approximately one half a mile from the city limits at the farthest boundary. The proposed area of impact encompasses full parcels. The proposed impact area does not cross county boundary lines. The proposed impact area does not overlap with a neighboring city's area of impact. Notification was done as required by code. The agency and public comments can be seen in exhibits C and D of the staff report. In consideration of the application and supporting materials, staff concludes that the proposed area of impact boundary modification is compliant with Idaho State Law 67-6526, and the impact boundaries should be adopted as shown in Exhibit A2 of the staff report.

Jacob Qualls presented on behalf of the City of Parma indicating the geographical factors that were taken into consideration when determining their proposed area of impact. The city has a large agricultural base with large parcels of generational farming. Mr. Qualls noted that they realized today when reviewing maps that there are University of Idaho parcels, which are serviced by the city, that have not been included in the proposed area of impact so there will need to be a revision to the map to include those. He stated that by adopting the proposed

area of impact, it will allow the city to collect impact fees for the Parma Rural Fire District when development occurs.

Margie Watson offered comments regarding the University of Idaho land being included in the area of impact.

George Crookham wanted to note that in response to Mr. Quall's comments about no one participating in the process until this hearing, that Growing Together did reach out to the City of Parma in May to offer assistance. Additionally, he responded to Commissioner Holton's questions about the University of Idaho property stating that Growing Together agrees that the buildings should be included in the area of impact, but it is not necessary to include the surrounding farmland.

The Board has requested that the city come back with an updated map to incorporate the University of Idaho property. They also noted that testimony has been left open specific to the northern boundary.

Commissioner Holton made motion to continue this hearing to November 13, 2025, at 3:00 p.m. in order for the City of Parma to come back with a modified map to include the University of Idaho properties to the north. The motion was seconded by Commissioner Brooks and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn. The hearing concluded at 2:22 p.m. and an audio recording is on file in the Commissioners' Office.