

Commissioner Minutes

November 17, 2025 – 10:01 a.m. to 10:50 a.m.

**CONTINUED PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCE - CITY OF MIDDLETON (OR2025-0010)**

Commissioners Leslie Van Beek, Brad Holton and Zach Brooks

Deputy P.A. Zach Wesley

Associate Planner Amber Lewter

Principal Planner Michelle Barron

Associate Planner Arbay Mberwa

DSD Director Jay Gibbons

Roberta Stewart, Planner for the City of Middleton

Jason VanGilder, Director of Public Works for the City of Middleton

Other interested citizens

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

CONTINUED PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCE - CITY OF MIDDLETON (OR2025-0010)

The Board met today at 10:01 a.m. for a continued public hearing to consider an area of impact ordinance for the City of Middleton. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, Associate Planner Amber Lewter, Principal Planner Michelle Barron, Associate Planner Arbay Mberwa, DSD Director Jay Gibbons, Planner for the City of Middleton Roberta Stewart, Director of Public Works for the City of Middleton Jason VanGilder, Other interested citizens, and Deputy Clerk Jenen Ross.

Amber Lewter gave an update as follows:

October 16th, 2025 background for Idaho State statute 67-6526 regarding the area of impact for the cities within the counties was discussed. The full Idaho State statute 67-6526 can be found in Exhibit B1 of the staff report. The case was first heard on October 16th, 2025, where staff and the applicant gave a presentation on how the city meets the criteria outlined in Idaho Code. Staff made a recommendation of approval subject to removing the parcels within city limits and past the two mile radius. Public testimony was heard and closed. The case was continued to October 29th, 2025, where the case was once again continued with direction from the Board for the City of Middleton to reevaluate their proposed area of impact to draw back from the north and to provide a map with the city's current entitlements and a new proposed area of impact. It was discovered that the City of Middleton's proposed area of

impacts split the Timber Hill subdivision and staff directed the City of Middleton to remedy the subdivision. On November 6th the City of Middleton provided the documents that were requested. The City of Middleton's current request includes bringing the northern boundary back to Purple Sage Road, removing the subdivisions that were being split to the west and removing the parcels that were overlapped between the City of Caldwell to the south. A review was provided of Middleton's revised map.

Roberta Stewart addressed the new perimeter boundary. The western boundary is still following the sewer shed which matches their long-term planning. They did pull back on the Hillside Subdivision and a couple of others to ensure they were either fully inside or outside of the impact boundary. The southern boundary was left unchanged, and the northern boundary was brought back to Purple Sage. Additionally, she corrected numbers for the sewer treatment plant; the total number for all 3 phases is 5400 EDUs; the \$78M only covered phase one and the first 1800 EDUs.

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

Board deliberation and discussion ensued regarding area of impact boundary lines. The Board referred to a displayed map while discussing the boundary lines they'd like to make up Middleton's area of impact. Ms. Lewter tracked the changes as illustrated by the Board and will create a revised map based on Board direction.

Commissioner Holton made a motion directing staff to come back with a map that has drawn out following legitimate boundary lines for statute off of the concept outlined during today's hearing and to continue the hearing to November 24, 2025 at 2:00 p.m. The motion was seconded by Commissioner Van Beek and carried unanimously. Ms. Lewter noted that the map provided by the City of Middleton is exhibit E1 and the draft map with outlined boundaries is exhibit F1; both maps are on file with this day's minutes.

The meeting adjourned at 10:50 a.m. and an audio recording is on file in the Commissioners' Office.