



## PLANNING AND ZONING DEPARTMENT

Canyon County Board of Commissioners  
1115 Albany St. Rm 101  
Caldwell, ID 83605

February 27, 2023

Re: Letter of Intent - Nampa Area of City Impact Expansion

Dear Commissioners,

The City of Nampa recently updated its Area of City Impact. The attached map demonstrates the boundaries that were considered and approved by the Nampa City Council on February 6, 2023. The boundaries extend the western edge of the Nampa Area of City Impact in anticipation of future growth in the area. The boundaries align with the City of Caldwell Area of City Impact boundaries and Federal lands along Lake Lowell. The City of Caldwell met with Nampa and expressed agreement with the proposed alignment.

The intent of the Area of City Impact expansion is to enable the necessary planning of the area as annexation is moving in this direction. In anticipation of this growth, a large sports park facility on Midway Road has been developed; a future dog park has been approved; the Nampa School District has purchased land for the addition of a new Nampa High School Campus on Midway and Roosevelt, and a new elementary school campus south of Midway Park; and subdivision development at Carriage Hill, Stella's Point, and Sonata Pointe is underway or completed. As development continues to move in this direction, it is imperative to provide planning for utilities, roads, and services.

The following factors were considered in this proposal:

1. Trade area: This area is traversed by Midway Road, Lake Avenue, and Indiana Ave. as a north/south connection to Highway 55 and Lake Lowell. Greenhurst Road, Iowa Avenue, Lake Lowell Avenue, Lone Star Road, Roosevelt Avenue and Orchard Avenue provide east west connections to Caldwell and Highway 45. These are important trade routes that will support this region. In addition, the extension provides opportunities for denser residential and commercial development near the new Nampa High School and Midway Sports Park.
2. Geographic Factors: The site is relatively flat with sloping to the east and south. Access is relatively easy and connected to Nampa and Caldwell via the road network mentioned above. Lake Lowell provides a natural boundary to the south that is worth protecting. The

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Nampa Future Land Use Map associated with this proposal indicates an “Agricultural” and use designation along Lake Lowell. Low density is proposed to be adjacent to Caldwell’s “estate lots” that are provided for in their comprehensive plan and are currently developing in this area.

3. Areas That Can Reasonably Be Expected To Be Annexed To The City In The Future: Development and annexation are moving in this direction. The Carriage Hill, Stella’s Point, and Sonata Pointe subdivisions are under construction or completed. Much of the land along the east side of Midway is under development ownership. Properties west of Midway are under various holdings, including farming, Nampa School District, and residential. It is anticipated that with the current rate of growth, development on either side of Midway Road will continue to occur within the next five years.

We have been working with County Planning staff on this proposal for about two years. We delayed this proposal until the County’s Comprehensive Plan update was completed in October 2022, to ensure that this proposal would not conflict with County goals and objectives. County staff agreed at that time about the breadth of expansion of this proposal.

Please approve this expansion of the Nampa Area of City Impact as an important step in helping to plan for appropriate growth and preservation of these areas for future generations.

Sincerely,



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RA/ra file

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