

RESOLUTION NO. 24-078

**A RESOLUTION AMENDING THE NAMPA AREA OF CITY IMPACT
BOUNDARIES ON ALL MAPS IN THE 2030 CANYON COUNTY
COMPREHENSIVE PLAN PURSUANT TO CASE NO. OR2023-0002**

The following Resolution was considered and adopted by the Canyon County, Idaho Board of County Commissioners (the "Board") on the 1 day of MAY, 2024.

Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board resolves as follows:

WHEREAS, on or about March 2, 2023, The City of Nampa (the "Applicant") submitted a request to expand the Nampa area of city impact boundaries as described in Exhibit "A" and incorporated herein (Case No. OR2023-0002); and

WHEREAS, on July 6, 2023, the Canyon County Planning and Zoning Commission conducted a public hearing on the request, Case No. OR2023-0002, and voted to recommend approval of the request; and

WHEREAS, on July 6, 2023, the Canyon County Planning and Zoning Commission issued its Order recommending approval of the request, Case No. OR2023-0002; and

WHEREAS, on September 7, 2023, the Board conducted a public hearing on the request, Case No. OR2023-0002 and at the end of the hearing voted to approve the expansion of the Nampa area of city impact boundaries; and

WHEREAS, on December 19, 2023, the Board issued its Findings of Fact, Conclusions of Law, and Order approving the expansion of the Nampa area of city impact boundaries as described in Exhibit "A" and incorporated herein which includes amending the area of city impact boundaries on all maps in the 2030 Canyon County Comprehensive Plan as provided in Exhibit "B" and incorporated herein (Case No. OR2023-0002).

NOW THEREFORE, pursuant to the authority conferred by Canyon County Zoning Ordinance Chapter 7, Article 6; the Idaho Constitution, Article 17, Section 11; and Idaho Code §§67-6509, 31-714, 31-801, and 31-828; the 2030 Canyon County Comprehensive Plan maps, as amended, shall be and is hereby amended as follows:




The Nampa area of city impact boundaries on all maps in the 2030 Canyon County Comprehensive Plan, as amended, shall be and are amended as described in the attached Exhibit "A" and "B" which are incorporated by reference herein.

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2030 Comprehensive Plan Map Amendment – Nampa AOCI Boundary (OR2023-0002)

IT IS FURTHER ORDERED that this Resolution shall be effective the 1 day of MAY, 2024.

☒ Motion Carried Unanimously
☐ Motion Carried/Split Vote Below
☐ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
 Commissioner Leslie Van Beek	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Commissioner Brad Holton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Commissioner Zach Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attest: Rick Hogaboam, Clerk


Deputy

Date: 5-1-24

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2030 Comprehensive Plan Map Amendment – Nampa AOC1 Boundary (OR2023-0002)

EXHIBIT "A"

CITY OF NAMPA AREA OF IMPACT BOUNDARY EXTENSION AREA LEGAL DESCRIPTIONS

The City of Nampa Area of Impact boundary extension areas are described as follows:

Area 1: Being a part of Sections 13, 24, 25, 26, 27, and 36, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described below.

Beginning at the intersection of Orchard Ave and Midway Road, also being the northeast corner of said Section 24;

Thence south along the centerline of Midway Road, also being the westerly boundary of Township 3 North, Range 3 West, to the intersection of Midway Road and the Joseph Drain, located approximately 657 feet south of the intersection of Smith Ave and Midway Road;

Thence northwest 99-feet along the centerline of the Joseph Drain to a point that is 73 feet west and 590 feet south of the intersection of Smith Ave and Midway Road;

Thence northwest 638 feet along the centerline of the Joseph Drain to a point on the Smith Ave centerline that is 327 feet west of the intersection of Smith Ave and Midway Road;

Thence west 1,511 feet along Smith Ave;

Thence south 1,324 feet;

Thence east 1,836 feet to a point on the Midway Rd centerline, also being the northeast corner of the SE1/4 of the SE1/4 of said Section 24;

Thence south along Midway Road, also being the westerly boundary of Township 3 North, Range 3 West, to the southeast corner of said Section 36;

Thence west along the boundary of Deer Flat National Wildlife Refuge, also being the southerly boundary of said Section 36, to the southwest corner of the SE1/4 of the SE1/4 of said Section 36;

Thence north 2,744 feet along said Refuge boundary and the 1/16th line to a point on Iowa Avenue, also being the northwest corner of the NE1/4 of the SE1/4 of said Section 36;

Thence west 1,765 feet along said Refuge boundary and Iowa Ave to a point;

Thence meandering in a northwesterly direction along said Refuge boundary to the northwest corner of said Section 36;

Thence north along said Refuge boundary and the centerline of Lake Ave, also being the west boundary of said Section 25, to Roosevelt Ave and the west quarter corner of said Section 25;

Thence west 1,318 feet along said Refuge boundary and Roosevelt Avenue to the northeast corner of the NW1/4 of the SE1/4 of said Section 26;

Thence south 1,326 feet along said Refuge boundary to the southeast corner of the NW1/4 of the SE1/4 of said Section 26;

Thence west 1,324 feet along said Refuge boundary to the southwest corner of the NW1/4 of the SE1/4 of said Section 26;

Thence north 1,326 feet along said Refuge boundary to the northwest corner of the NW1/4 of the SE1/4 of said Section 26;

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Thence west along said Refuge boundary and Roosevelt Ave to Indiana Ave and the west quarter corner of said Section 26;

Thence west 1,256 feet along said Refuge boundary to the southwest corner of the SE1/4 of the NE1/4 of said Section 27;

Thence north 2,635 feet along said Refuge boundary to the northwest corner of the NE1/4 of the NE1/4 of said Section 27;

Thence east 1,252 feet to the northeast corner of said Section 27, also being the intersection of Indiana Ave and Lone Star Road;

Thence east along Lone Star Road, also being the northerly boundary of said Section 26, to the intersection of Lake Ave and Lone Star Road, also being the southwest corner of said Section 24;

Thence north along Lake Ave, also being the westerly boundary of said Section 24, to the intersection of Lake Ave and Orchard Ave, also being the northwest corner of said Section 24;

Thence east 3,978 feet along Orchard Ave, also being the northerly boundary of said Section 24, to the southwest corner of the SE1/4 of the SE1/4 of said Section 13;

Thence north 684 feet to a point approximately 1,326 feet west of Midway Road;

Thence east 1,326 feet to a point on Midway Road approximately 684 feet north of Orchard Ave;

Thence south 684-feet along Midway Road, also being the easterly boundary of said Section 13, to the **Point of Beginning**.

Containing 3.14 square miles, more or less.

Area 2: Being a part of Section 6, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described below.

Commencing at the intersection of S Middleton Road and W Greenhurst Road, also being the northeast corner of said Section 6;

Thence west 1,146 feet along the W Greenhurst Road, also being the northerly boundary of said Section 6, to the **Point of Beginning**;

Thence south 455 feet to a point approximately 1,144 feet west of S Middleton Road;

Thence west 30 feet to a point approximately 453 feet south of W Greenhurst Road;

Thence south 59 feet to a point approximately 1,174 feet west of S Middleton Road;

Thence west 364 feet to a point approximately 498 feet south of W Greenhurst Road;

Thence north 498 feet to a point on W Greenhurst Road approximately 1,536 feet west of S Middleton Road;

Thence east 392 feet along W Greenhurst Road, also being the northerly boundary of said Section 6, to the **Point of Beginning**;

Containing 4.53 acres, more or less.

Area 3: Being a part of Sections 5, 8, and 9, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described below.

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Commencing at the intersection of S Middleton Road and W Greenhurst Road, also being the northwest corner of said Section 5;

Thence south 383 feet along S Middleton Road, also being the westerly boundary of said Section 5, to the centerline of the Thacker Lateral and the Point of Beginning;

Thence in a southeast direction 2,721 feet along the Thacker Lateral to a point on the north quarter Section Line of said Section 5 approximately 1,053 feet south of W Greenhurst Road;

Thence south 542 feet along the north quarter Section Line of said Section 5 to the northwest corner of the SW1/4 of the NE1/4 of said Section 5;

Thence east 2,650 feet to a point on S Midland Blvd, also being the northeast corner of the SE1/4 of the NE1/4 of said Section 5;

Thence south along S Midland Blvd and the easterly boundary of said Section 5 to the intersection of W Locust Lane, also being the southeast corner of said Section 5;

Thence in a southeast direction to a point where Tio Lane and the projected alignment of Ruth Lane intersect, also being the northwest corner of the NE1/4 of the SW1/4 of said Section 9;

Thence east 2,647 feet to the northeast corner of the NW1/4 of the SE1/4 of said Section 9;

Thence south 1,321 feet to the southeast corner of the NW1/4 of the SE1/4 of said Section 9;

Thence meandering in a northwesterly direction along the boundary of Deer Flat National Wildlife Refuge to the intersection of S Middleton Road and Coyote Cove Road, also being the southwest corner of the NW1/4 of the NW1/4 of said Section 5;

Thence north 1,225 feet along S Middleton Road, also being the westerly boundary of said Section 5, to the Point of Beginning.

Containing 0.97 square miles more or less.

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**CITY OF NAMPA AREA OF IMPACT
OVERALL BOUNDARY LEGAL DESCRIPTION**

New City of Nampa Area of Impact boundary including extension areas:

Commencing at point that is 282 feet south of the NE corner of 4n2w24, to the **Point of Beginning**;

Thence following the south boundary of Snake River accretion ground to a point of intersection of the east boundary of the current Snake River and south boundary of Snake River accretion ground in Section 4n2w14;

Then west following the south boundary of the Snake River accretion ground to a point that is north 1,428 feet of the SE corner of Section 4n2w15 and the intersection of the south boundary of Snake River accretion ground;

Thence west following the south boundary of the Snake River accretion ground to a point that is 1,324 feet north of the south quarter corner of Section 4n2w15;

Thence south 1,324 feet to the south quarter corner of Section 4n2w15;

Thence south 2,613 feet to the intersection of Joplin Rd and Madison Rd;

Thence south along Madison Rd to the intersection of HWY 20/26 and Madison Rd;

Thence south along Madison Rd to the intersection of Linden Rd and Madison Rd;

Thence south along Madison Rd to the intersection of the center quarter corner of Section 4n2w34;

Thence west 6,563 feet to the west boundary of Union Pacific Railroad;

Thence northwest 1,470 feet to a point that is south 1,327 feet and west 946 feet of the NW corner of Section 4n2w33;

Thence west 946 feet to a point on Midland Blvd, also being the NW corner of the SW1/4 of the NW1/4 of Section 4n2w33;

Thence south along Midland Blvd to the intersection of Ustick Rd and Midland Blvd;

Thence south along Midland Blvd to the intersection of Laster Street, also being the east quarter corner of Section 3n2w05;

Thence west along the Laster Street to the west quarter corner of Section 3n2w05;

Thence west 840 feet, thence south 169 feet, thence west 200 feet, thence south 478 feet to the north boundary line of Interstate I-84;

Thence southeast along the north boundary line of Interstate I-84 to the intersection of the north boundary line of Interstate I-84 and N Middleton Rd;

Thence south along N Middleton Rd to the SE corner of Section 3n2w06;

Thence west 1,311 feet to the most south SE corner of Lot 11 of Bensonhurst Subdivision; thence north 161 feet along the east lot line of Lot 11 of Bensonhurst Subdivision; thence northwest 760 ft to the SE corner of Hoffman Lane right-of-way;

Thence southwest 1,064 feet to a point that is 70 feet west and 17 feet north of the north quarter corner of Section 3n2w07;

Thence south 17 feet to a point that is 70 feet west of the north quarter corner of Section 3n2w07;

Thence west along the north boundary line of Section 3n2w07 to the NW corner of the Portner

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Subdivision, also being the NW corner of the NE1/4 of the NW1/4 of Section 3n2w07;

Thence south along the westerly boundary of the Portner Subdivision to the NE corner of Burnie Subdivision, also being the SW corner of the NE1/4 of the NW1/4 of Section 3n2w07;

Thence west along the northerly boundary of Burnie Subdivision to the centerline of Midway Rd, also being the NW corner of the SW1/4 of the NW1/4 of Section 3n2w07;

Thence south 3,964 feet along Midway Rd to the intersection of Midway Rd and W Karcher Rd;

Thence west 1,121 feet to the intersection of Stone Lateral and W Karcher Rd;

Thence southwesterly and southeasterly along the centerline of the Stone Lateral to a point that is south 1,327 feet and west 941 feet of the NE corner of Section 3n3w13;

Thence west 2,042 feet to the SE boundary of Canyon View Estates Subdivision and centerline of the Upper Embankment Drain;

Thence southeast 2,661 feet along the Upper Embankment Drain to the NW corner of the SW1/4 of the SE1/4 of Section 3n3w13;

Thence south 1,322 feet along the Upper Embankment Drain to its intersection with Orchard Ave, also being the south quarter corner of Section 3n3w13;

Thence west along Orchard Ave to the intersection of Lake Ave, also being the NW corner of Section 3n3w24;

Thence south along Lake Ave, also being the westerly boundary of Section 3n3w24, to the intersection of Lone Star Rd, also being the SW corner of Section 3n3w24;

Thence west along Lone Star Road, also being the northerly boundary of Section 3n3w26, to the intersection of Indiana Ave, also being the NW corner of Section 3n3w26;

Thence west 1,252 feet along the northerly boundary of Section 3n3w27 to the boundary of Deer Flat National Wildlife Refuge;

Thence along said Refuge boundary south 2,635 feet to a point, and east 1,256 feet to the Indiana Ave and Roosevelt Ave intersection, also being the west quarter corner of Section 3n3w26;

Thence east along said Refuge boundary and Roosevelt Ave to the center quarter corner of Section 3n3w26;

Thence along said Refuge boundary south 1,326 feet to a point, east 1,324 feet to a point, and north 1,326 feet to a point on Roosevelt Ave approximately 1,318 feet west of the east quarter corner of Section 3n3w26;

Thence east 1,318 feet along said Refuge boundary and Roosevelt Avenue to the intersection of Lake Ave, also being the east quarter corner of Section 3n3w26;

Thence south along said Refuge boundary and Lake Ave, also being the west boundary to the NW corner of Section 3n3w36;

Thence meandering in a southeasterly direction along said Refuge boundary to a point on Iowa Ave being approximately 442 feet west of the center quarter corner of Section 3n3w36;

Thence east 1,765 feet along said Refuge boundary and Iowa Ave to a point, also being the NW corner of the NE1/4 of the SE1/4 of Section 3n3w36;

Thence south 2,744 feet along said Refuge boundary and the 1/16th line to a point, also being the SW

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corner of the SE1/4 of the SE1/4 of Section 3n3w36;

Thence east along said Refuge boundary to a point on W Greenhurst Rd, also being the SE corner of Section 3n3w36;

Thence east 3,903 feet along Greenhurst Rd, also being the northerly boundary of Section 2n2w06, to a point;

Thence south 498 feet to a point approximately 1,538 feet west of S Middleton Rd, thence east 364 feet to a point approximately 512 feet south of W Greenhurst Road, thence north 59 feet to a point approximately 1,174 feet west of S Middleton Rd, thence east 30 feet to a point approximately 455 feet south of W Greenhurst Rd, thence north 455 feet to a point on W Greenhurst Rd approximately 1,144 feet west of the NE corner of Section 2n2w06;

Thence east 1,146 feet along W Greenhurst Rd, also being the northerly boundary of Section 2n2w06, to the intersection of S Middleton Rd, also being the NE corner of Section 2n2w06;

Thence south 1,608 feet along S Middleton Rd, also being the westerly boundary of Section 2n2w05, to the intersection of Coyote Cove Road and the boundary of Deer Flat National Wildlife Refuge, also being the SW corner of the NW1/4 of the NW1/4 of Section 2n2w05;

Thence meandering in a southeasterly direction along the Refuge boundary to the NW corner of the SE1/4 of the SE1/4 of Section 2n2w09;

Thence south 1,326 feet to the SW corner of the SE1/4 of the SE1/4 of Section 2n2w09;

Thence south 2,648 feet to a point on Lake Shore Dr, also being the SW corner of the SE1/4 of the NE1/4 of Section 2n2w16;

Thence east 6,641 feet along Lake Shore Dr to S Powerline Rd, also being the west quarter corner of Section 2n2w14;

Thence continuing east along the quarter section lines of Sections 2n2w14 and 2n2w13 to the east quarter corner of Section 2n2w13;

Thence north 108 feet along S Happy Valley Rd to the west quarter corner of Section 2n1w18;

Thence east along the quarter section lines of Sections 2n1w18 and 2n1w17 to the intersection of Dye Lane and S McDermott Rd, also being the east quarter corner of Section 2n1w18;

Thence north along S McDermott Rd and N McDermott Rd, also being and Canyon County, Idaho boundary line, to the intersection of N McDermott Rd and Ustick Rd, also being the NE corner of Section 3n1w05;

Thence west along Ustick Rd and the Canyon County, Idaho boundary line to the intersection of Ustick Rd and N Can Ada Rd, also being the NW corner of Section 3n1w06;

Thence north along N Can Ada Rd and the Canyon County, Idaho boundary line to the SE corner of Section 4n2w24;

Thence north along the N Can Ada Rd and the Canyon County, ID boundary line to the **Point of Beginning**.

Containing 74.61 square miles, more or less.

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2030 Comprehensive Plan Map Amendment – Nampa AOCI Boundary (OR2023-0002)



EXHIBIT "B"

BOARD OF COUNTY COMMISSIONERS FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:
**City of Nampa Area of City Impact Boundary
Expansion – OR2023-0002**

The Canyon County Board of County Commissioners
heard the following:

1. The City of Nampa is requesting to expand their impact area boundary in accordance with Idaho Code §67-6526 and Canyon County Code §09-11-27. The expansion area is approximately 2,600 acres located north and east of Lake Lowell that includes:
 - a. Area approximately 1,996 acres: The east boundary is Nampa's current impact area boundary line, Midway Road through Parcel R33124010 (approx. 3 miles); the west boundary is a portion of Indiana Road (approx. 0.5 miles) and a portion of Lake Avenue (approx. 1.5 miles); the northern boundary is adjacent to Caldwell's impact area, a portion of Lonestar Road (approx. 1 mile) and a portion of Orchard Road (approx. 1 mile) and includes a 20-acre area on the northwest corner of Orchard Avenue and Midway Road; and the southern boundary including portions of Roosevelt Avenue including development in and around Lake View Subdivision, approximately 40 acres (approx. 1.5 miles), Iowa Avenue (approx. 1.3 miles) and a portion of Greenhurst Road (approx. 0.25 miles);
 - b. Parcels R29303266 and R29303265A, approximately 4 acres, located along Greenhurst Road already annexed into the City of Nampa; and
 - c. Area approximately 600 acres (see below): The east boundary is a portion of Midland Boulevard (approx. 1 mile); the west boundary is a portion of Middleton Road (approx. 0.5 miles); the northern boundary is Nampa's current impact boundary, a portion of Greenhurst Road (approx. 1 mile); and the southern boundary is mostly adjacent to Lake Lowell (approx. 1.2 miles) and area approximately 5,000 feet from West Locust Lane (approx. 0.75 miles).

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Summary of the Record

The record is comprised of the following:

A. The record includes all testimony, the staff report, exhibits, and documents in Case File OR2023-0002.

1. Attachments and exhibits include:

- Attachment A: Request by City of Nampa – March 1, 2023:
 - Exhibit 1: E-mail;
 - Exhibit 2: Letter dated February 27, 2023;
 - Exhibit 3: Nampa City Council Approval dated February 6, 2023;
 - Exhibit 4: Nampa Future Land Use Map dated February 22, 2023; and
 - Exhibit 5: Impact Area Update Map dated March 2, 2023.
- Attachment B: Board of County Commissioners (BOCC) Workshop – April 24, 2023:
 - Exhibit 1: BOCC Agenda;
 - Exhibit 2: Commissioners Minutes; and
 - Exhibit 3: Nampa's PowerPoint Presentation
- Attachment C: Idaho Code Section 67-6526
- Attachment D: Canyon County Code, Chapter 9, Article 11: Nampa Area of City Impact (Plans and Ordinance/Map) Ordinance.
- Attachment E: Letter of Intent:
 - Exhibit 1: Letter of Intent dated June 22, 2023;
 - Exhibit 2: Impact Area Update Map dated March 2, 2023
 - Exhibit 3: Nampa City Council Approval dated February 6, 2023;
 - Exhibit 4: Neighborhood Notification, September 1, 2021;
 - Exhibit 5: Area of City Impact Informational;
 - Exhibit 6: Area of City Impact FAQs;
 - Exhibit 7: Area of City Impact Expansion Timeline.
- Attachment F: PowerPoint Presentation for the July 6, 2023 Hearing
- Attachment G: County Maps:
 - Exhibit 1: 2020 Future Land Use Map;
 - Exhibit 2: Existing Subdivision Map;
 - Exhibit 3: Existing Residential Zones Map;
 - Exhibit 4: Existing Conditional Use Permit Map; and
 - Exhibit 5: 2030 Future Land Use Map.
- Attachment H: Emails - Nampa's Involvement with the 2030 Comprehensive Plan Review
- Attachment I: ITD E-mail dated May 26, 2023.
- Attachment J: Canyon Soils Conservation District

Applicable Law

The following laws and ordinances apply to this decision:

1. Idaho Code §67-6526 (Attachment C); and
2. Canyon County Code Chapter 9, Article 11 (Attachment D).
3. CCZO Section 07-02-03 defines an Area of City Impact as follows:

"As defined by Idaho Code section 67-6526 and requires that cities and counties adopt a map identifying an Area of City Impact within the unincorporated area of the County. The Area of City Impact shall be defined considering the trade area of the city, geographic factors and areas that can be reasonably expected to be annexed to the city in the future. The enabling legislation provides three (3) options of planning and regulating development within the Area of City Impact including exclusive use of the city plan and ordinances, exclusive uses of the County plan and ordinances, or application of any mutually agreed upon plan and ordinances."

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The request, OR2023-0002, was presented at a public hearing before the Canyon County Board of County Commissioners on September 7, 2023. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, the Board decides as follows:

AREA OF CITY IMPACT CRITERIA

1. In accordance with Idaho Code section 67-6526(d), the City of Nampa or the Board of Canyon County Commissioners may request, in writing, the renegotiation of any provision of this article at any time. Within thirty (30) days of receipt of such written request by either party, an initial meeting between the two (2) jurisdictions should occur (Canyon County Code §09-11-27(1)).

Conclusion: The City of Nampa requested an area of city impact expansion on March 1, 2023. On April 24, 2023, after a joint meeting between the County and the City of Nampa, the County agreed to begin the hearing process for the requested expansion.

Findings: (1) On March 1, 2023, Canyon County received a written request from the City of Nampa to amend their existing area of city impact boundary in accordance with Idaho Code §67-6526 and Canyon County Code §09-11-27 (Attachment A).

- (2) Pursuant to Idaho Code §67-6526(d), an initial meeting was held between the Board of County Commissioners and the City of Nampa on April 24, 2023. The meeting concluded with the Board directing the Development Services Department to begin the hearing process for the requested amendment (Attachment B).

2. In defining an area of city impact, the following factors shall be considered: (1) trade area; (2) geographic factors; and (3) areas that can reasonably be expected to be annexed to the city in the future (Idaho Code §67-6526(b)).

Conclusion: Information defining a trade area, geographic factors, and the ability to annex the requested area to the city in the future was provided.

Findings: (1) Trade Area: The proposed expansion area provides important access routes to Nampa amenities, services, and job centers 2-6 miles away (12th Avenue/Caldwell Boulevard). The area includes a city park (Midway Park) and two properties owned by the Nampa School District for future school expansion. Therefore, residential and commercial development opportunities should be near these amenities and services (Attachment E & F).

- (2) Geographic Factors: Lake Lowell ultimately creates a natural boundary for the proposed expansion. The largest area is between Midway Road and Indiana Avenue which is limited to the west and south by Lake Lowell/Deer Flat Wildlife Refuge and north by Caldwell's impact area (Attachment E & F).

- (3) Annexation in the Future: Development and annexation are moving in the direction of expansion. City limits border the expansion in several locations where development exists, is currently being constructed, or is in the permitting process (Attachment E & F).

Prior to the adoption of the 2030 Comprehensive Plan, the future use of the area had been residential (Attachment G – Exhibit 1). Due to the residential designation, the area contains existing residential rezones and subdivision development (Attachment G - Exhibits 2-4). The following are examples of properties that require the area of city impact expansion:

- a. Parcel R32989/R32989010 (40 acres, northwest corner of Lonestar Road and Midway Road): The rezone and subdivision were denied due to a lack of city services and the need for density to be located adjacent to Nampa School District properties and city park. The developer agreed to a city service extension but requires the property to be located within Nampa's impact area (Essex Holdings – RZ/2020-0023).
- b. Parcels R33017/R33019010 (62 acres, Northwest corner of Lake Lowell Road and Midway Road): The applicant withdrew the application for rezone and subdivision due to the Nampa impact boundary expansion taking too long (MRCT LLC – CR2022-0001/SID2022-0006).

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- c. Parcels R29292010/R29293/R29294 (200 acres, between Midland Boulevard and Lake Lowell): The Kido family has been working with the City of Nampa regarding a master plan that would include potentially a park with a large pond, lake access, winery/associated commercial retail, dwellings/townhouses and college extension (possibly CWI). The property currently was approved for a special events facility in 2020 (CU2018-0023).
- (4) The 2030 Comprehensive Plan designated the area as "agricultural" (Attachment G – Exhibit 5). County staff worked with the City of Nampa regarding the change of designation from "residential" to "agricultural" to better protect the area until growth in the area could be planned (Attachment II). Approval will allow the City of Nampa to begin the development of a specific plan for the 1,996-acre area between Midway Road and Indiana Avenue, and to continue to work with the County regarding aligning definitions and plans via an area of city impact agreement (Attachment F & K).
- (5) Political subdivision and newspaper notices were completed on May 26, 2023, and July 28, 2023. Nampa and Caldwell JEPA notices were completed on May 26, 2023.
- (6) The request is required to be in general conformance with the Canyon County Comprehensive plan (CCZO Section 09-11-17). The 2030 Canyon County Comprehensive Plan is the appropriate planning document for this review because of the timing of when the application was filed. The Board finds request aligns with the following goals, policies, and objectives of the 2030 Canyon County Comprehensive Plan:

- Land Use and Community Design Component:

G4.04.00	Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character.
P4.04.01	Support development in locations where services, utilities, and amenities are or can be provided.
P4.04.02	Align planning efforts in areas of city impact.
A4.04.02a	Evaluate and update area of impact agreements with the cities as the state statute requires. Expand or reduce areas of city impact according to each city's trade area, geographic factors, water and sewer service areas, and areas that can reasonably be expected to be annexed to the city in the future. Idaho Code § 67-6526(b).
A4.04.02b	Coordinate County and city planning through collaborative planning processes, mutual agreements, and updated impact area agreements.
P4.04.04	Where city services are available, encourage land adjacent to city limits to annex instead of developing inconsistently within the County.

- Public Services, Facilities, and Utilities Component:

G7.01.00	Endeavor to continue providing reliable public services, public safety facilities, & public utilities that support existing developed areas and future growth.
P7.01.01	Encourage the extension of sewer infrastructure and wastewater treatment in areas of city impact.
P7.01.02	Encourage annexations within city impact areas where municipal services can be provided.

- Housing Component:

P11.02.01	Encourage subdivisions to locate where adequate services and infrastructure exists or can be provided.
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- Agriculture Component:

P12.01.02	Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas.
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- (7) On July 6, 2023, the Planning and Zoning Commission recommended the Board approve the request and included the following actions are part of the approval (Attachment K):
- a. Signing a resolution to amend the 2030 Canyon County Comprehensive Plan to amend the impact boundary on all maps; and

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- b. Signing an Ordinance amending Canyon County Code Section 09-11-11(1):
*The Nampa area of city impact is hereby established as described in ordinance _____
(number to be provided by Board), a map entitled "Nampa Area of City Impact", which is
officially made a part hereof by reference. The Nampa area of city impact being established
and the map being specifically adopted by the city of Nampa municipal ordinance _____
(number to be provided by Nampa).*

3. Amendments to this article shall be processed using the notice and hearing requirements of Idaho Code section 67-6509 (Canyon County Code §09-11-27(3)).

Conclusion: Notice of the public hearing was provided in accordance with Idaho Code §67-6509.

Findings: (1) Political subdivision and newspaper notices were completed on May 26, 2023, and July 28, 2023. Nampa and Caldwell's JEPA notices were completed on May 26, 2023.

- a. An e-mail was received from ITD (Idaho Transportation Dept.) that states the department has no comments or concerns (Attachment I).
- b. Canyon Soils Conservation District states that the 2,000 acres north of Lake Lowell consist of 28% best-suited soils (Class 2) and 66% moderately suited soils (Attachment J).
 1. The letter states the request as annexation. The request is not annexation, but the city's ability to plan for future development, amenities, and infrastructure in an area reasonably expected to be annexed in the future.
- c. No comments were received from the public.

Order

Pursuant to Canyon County Code Section 09-11-27(1), the hearings to enact the amendment must be heard by the Planning and Zoning Commission with ultimate approval resting with the Board of County Commissioners. On July 6, 2023, after considering the staff's analysis and all public testimony, the Planning and Zoning Commission recommended the Board approve the request.




Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Board of County Commissioners **approve** Case #OR2023-0002, Nampa city impact area expansion of approximately 2,600 acres north of Lake Lowell. The decision includes the following Board actions:

1. The Board requests that the City of Nampa and Canyon County continue negotiation of impact area ordinance provisions that will 1) minimize light-industrial development in the agricultural zoned impact areas and 2) resolve conflicts between definitions of agriculture in City and County ordinances.
2. Signing a resolution to amend the 2030 Canyon County Comprehensive Plan to amend the impact boundary on all maps; and
3. Signing an Ordinance amending Canyon County Code Section 09-11-11(1):
 - a. The Nampa area of city impact is hereby established as described in ordinance _____ (number to be provided by Board), a map entitled "Nampa Area of City Impact", which map is officially made a part hereof by reference. The Nampa area of city impact being established and the map being specifically adopted by the city of Nampa municipal ordinance _____ (number to be provided by Nampa).

DATED this 19th day of December, 2023.

CANYON COUNTY BOARD OF COMMISSIONERS

- ☒ Motion Carried Unanimously
☐ Motion Carried/Split Vote Below
☐ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
 Commissioner Leslie Van Beek	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Commissioner Brad Holton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Commissioner Zach Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attest: Chris Yamamoto, Clerk

By: J. Ross
Deputy

Date: 12.19.23

RESOLUTION: 24078
2030 Comprehensive Plan Map Amendment – Nampa AOCI Boundary (OR2023-0002)