

Commissioners Minutes

April 24, 2023 – 3:32 p.m. to 4:50 p.m.

JOINT MEETING WITH NAMPA CITY COUNCIL REGARDING NAMPA PROPOSED AREA OF IMPACT EXPANSION

Commissioners Brad Holton, Zach Brooks and Leslie Van Beek

DSD Director Sabrina Minshall, DSD Planning Official Dan Lister, DSD Office Manager Jennifer Almeida, COO Greg Rast, Nampa Mayor Debbie Kling, Nampa Sr. Planner Breanna Son, Nampa Principal Planner Doug Critchfield, Nampa Planning Director Rodney Ashby, Nampa Engineer Daniel Badger, Councilman Darl Bruner, Councilwoman Natalie Jangula, Councilman Victor Rodriguez, Keri Smith, George Crookham, other interested citizens

Deputy Clerk Monica Reeves _____

JOINT MEETING WITH NAMPA CITY COUNCIL REGARDING NAMPA PROPOSED AREA OF IMPACT EXPANSION

The Board met today at 3:32 p.m. for a joint meeting with the City of Nampa regarding Nampa's proposed area of impact expansion. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, DSD Director Sabrina Minshall, DSD Planning Official Dan Lister, DSD Office Manager Jennifer Almeida, COO Greg Rast, Nampa Mayor Debbie Kling, Nampa Sr. Planner Breanna Son, Nampa Principal Planner Doug Critchfield, Nampa Planning Director Rodney Ashby, Nampa Engineer Daniel Badger, Councilman Darl Bruner, Councilwoman Natalie Jangula, Councilman Victor Rodriguez, Keri Smith, George Crookham, other interested citizens, and Deputy Clerk Monica Reeves. The agenda topics were as follows:

- Introductions
- Overview of Idaho State Law/Process- Area of Impact– (Dan Lister, DSD Planning Official)
- History of Nampa's Public Outreach – (Breanna Son, Nampa Senior Planner)
- The Impact Area Proposal Including Proposed Land Uses – (Doug Critchfield, Nampa Principal Planner)
- Nampa's assessment of the Proposal for Factors Required in Idaho State Law for Area of Impact- (Doug Critchfield, Nampa Principal Planner and Daniel Badger, Nampa Engineer)
- Questions and Discussion
- Next Steps

The Nampa planning staff gave a PowerPoint presentation on the expansion request.

Location:

West of the current area of city impact

North – Orchard Avenue

West and South – Lake Avenue to just west of Indiana Avenue to Deer Flat Wildlife Refuge

East – Midway to S. Midland to west of Highway 45

Size: 2,633 Acres

Area of City Impact (Current)	Proposed Area of City Impact Addition	Proposed Area of City Impact Total	Percentage Increase
45,872 acres	2,633 acres	48,505 acres	5.7%

Purpose:

To set a foundation for planning this area in greater detail in coordination with stakeholders, the County, and the City of Nampa. The AOI is an area that Nampa anticipates assuming responsibility for in the future; including the delivery of services. It is not an Urban Growth Boundary or Annexation Plan.

History:

The current Joint Powers Agreement between the City of Nampa and Canyon County was entered into in 2005.

The last time Nampa's AOI was proposed to be updated was in 2016. The 2016 proposal left out the area to the south, however, Nampa still showed that as a future planning area on their future land use map. After negotiations Nampa and Caldwell agreed to swap several locations because of parcel boundary lines and the availability of services. Nampa, Caldwell, and Canyon County staff agreed to this proposal in 2016. The map shows Nampa's 2016 proposed AOI request: see three small areas towards the north that were swapped with Caldwell, and the areas to the west, and around the lake.

2016 Proposed AOI Expansion Result:

The only areas Nampa expanded to were the areas swapped with Caldwell and the area that made up Midway Park.

In 2016 Nampa's City Council denied the request to expand the AOI any further west.

In 2021 Nampa began the process of expanding their AOI after a year of public outreach, negotiations with the County, and several workshops with city council, and the P&Z Commission, staff proposed this map in a January 2022 hearing. The greater southern area was removed as a planning area and this smaller southern area was proposed along with areas to the west and around the lake. Based on public testimony and conversations with landowners in the area, specifically seed and farming industries, there were several ag overlays in that southern portion and it was decided it did not make sense for Nampa to go to the south at all.

Current Area of City Impact Expansion Request

- Nampa is requesting the same area as previously requested in 2016, with the exclusion of two County subdivisions north of the lake, at their request.
- The Nampa City Council approved this proposal in February 2023.

There was a review of the project timeline of Nampa's public outreach and coordination with Canyon County and neighboring municipalities.

Doug Critchfield reviewed the proposed land uses.

- **AG (Agricultural):** Rural, agricultural and large lot residential parcels or cluster with large open areas.
- Density: 1 or less dwelling units per acre (gross); cluster up to 2.5 DU/acre (gross), lots 4-8,000 sq. ft.
- **LDR (Low Density Residential):** Single-Family detached residential - less rural
- Density: 1.01 to 2.5 dwelling units per acre (gross).
- **RMU - (Residential Mixed Use):** Medium density residential and some neighborhood commercial/low-impact light industrial. Single-family detached, townhouses, duplexes, single-family live/work units, or residential with retail/commercial street level storefronts. The edges should be compatible with existing residential development.
- Density: 2.51 to 8 dwelling units per acre (gross). At least 5%, but no more than 50% of the gross in commercial and/or low impact light industrial.

Idaho Code, Section 67-6526 Area of City Impact Negotiation Procedure, Section 'b'

In defining an area of city impact, the following factors shall be considered:

- 1) Trade area
- 2) Geographic factors
- 3) Areas that can reasonably be expected to be annexed to the city in the future.
 - a. Current Nampa City Limits are located adjacent to, or within one mile of the proposed AOI expansion area. Development is moving in this direction.
 - b. In the past 5 years, there has been significant interest in developing this area. The density report to the right shows final plat approvals for the Q4 of 2022.

Review of Services the City of Nampa provides:

- Sanitary Sewer
- Domestic Water

- Pressure Irrigation

A copy of the PowerPoint presentation is on file with this day's minute entry.

Follow-up questions and a roundtable discussion ensued following the presentation.

- Importance of planning, coordination, and collaboration between the city and county.
- The term Ag doesn't mean the same thing to both jurisdictions. Have clarity on preservation of Ag land and be clear on what does that mean for the city vs the county?
 - The intent is to grow denser near the city in-fill and then slowing grow out
 - Does the city have a role in identifying an ag area? If so, another land use designation needs to be added.
- Dan Lister explained the process for the AOI expansion request.
- Renegotiation of the joint powers agreement.
- How will the 2040 comp plan work with the cities vision, how do we compromise and discuss some of the challenging issues?
- Need follow-up conversations with elected officials of the more recent sub-area plans Nampa has adopted.
- County's approval of subdivisions, and the cumulative effect of county-approved developments.

DSD staff asked if there is Board consensus to start the process for the hearings for the expansion area request. Commissioner Brooks said he has sufficient information to proceed. Commissioner Holton appreciates the public process that will have to go through the P&Z Commission because it will determine a lot of things. He requests there be clarity on the differentiation of the term *Ag*, as well as a short primer on what an area of impact means to the people who will be captured by it. Director Minshall said with joint direction it would be great for both groups to work together on that, and if they can get a continuum of what Ag means and the different densities, as well as what an area of impact is and what comes next. If a timeline can be created within the next 2-4 weeks they will then schedule a hearing with the P&Z Commission. The Board is agreeable to moving forward. The meeting concluded at 4:50 p.m. An audio recording is on file in the Commissioners' Office.