

Commissioner Minutes

November 13, 2025 – 3:11 p.m. to 3:24 p.m.

CONTINUED 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 Arbay Mberwa

Associate Planner Amber Lewter

DSD Director Jay Gibbons

Director of Constituent Services Aaron Williams

Jacob Qualls with the City of Parma

Keri Smith

Deputy Clerk Jenen Ross_____

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

The Board met today at 3:11 p.m. for a continued public hearing to consider an area of impact ordinance for the City of Parma. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, Principal Planner Michelle Barron, Associate Planner Arbay Mberwa, Associate Planner Amber Lewter, DSD Director Jay Gibbons, Director of Constituent Services Aaron Williams, Jacob Qualls with the City of Parma, Keri Smith, and Deputy Clerk Jenen Ross.

Michelle Barron provided an update explaining that Parma's original request can be seen in Exhibit A2 of the staff report from October 30, 2025. During the hearing the city's representative noted that there was an oversight on lands in the southeast section that are currently serviced by the city but were excluded from the area of impact map. There were also 3 University of Idaho parcels to the north of the city that were excluded from the proposed area of impact and are also serviced by the city. The Board directed the city to come back with an updated AOI map that reflects the inclusion of those parcels. The city worked with DSD GIS to produce an updated map. In order to bridge to the above noted parcels, there are 3 parcels being included that are not currently serviced by the city. Public notice of the area of impact was sent originally stating that the area of impact was changing so those parcels have been noticed. No

comments from the owners of those parcels were received. The Parma City council approved their updated area of impact map on November 11, 2025.

Jacob Qualls spoke to the mapping stating that the city also services Champion in the SE corner and in order to reach it they had to go through the Johnson Research LLC and WO LLC parcels and to get to the University of Idaho properties they had to go through the Groves Farm B LLC property.

The Board is supportive the revised map as the city of Parma has made the requested changes and found another revision which was in line with the previous request of the Board.

Keri Smith said that Growing Together is supportive of Parma.

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

Commissioner Brooks made a motion to approve OR2025-0013, the City of Parma's Area of Impact finding the application does meet the required criteria for approval under state law 67-6526 with the map that has been proposed today. The motion was seconded by Commissioner Van Beek. Commissioner Brooks amended his motion to replace Canyon County Code of Ordinance 09-15-11 with the approved AOI map that was presented today. Commissioner Van Beek seconded the amended motion. The motions carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the hearing. The hearing concluded at 3:24 p.m. and an audio recording is on file in the Commissioners' Office.