



# **City of Star Area of Impact**

**November 5, 2025**





## CITY OF MIDDLETON

P.O. Box 487, 1103 W. Main Street, Middleton, ID 83644  
(208) 585-3133 • [citmid@middletoncity.org](mailto:citmid@middletoncity.org) • [www.middleton.id.gov](http://www.middleton.id.gov)

August 1, 2025

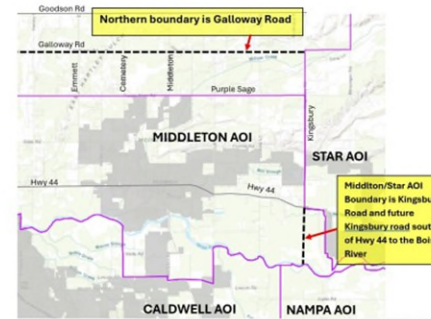
Mayor Trevor Chadwick  
Planning Director Shawn Nickel  
City of Star  
10769 W. State Street  
Star, ID 83669

Re: Confirmation of Middleton's and Star's proposed Area of Impacts

Dear Mayor Chadwick and Mr. Nickel:

Thank you for meeting with me and Mayor Jackie Hutchison on May 21, 2025, to discuss Middleton's and Star's respective Areas of Impact. It was a productive meeting, and this letter is to confirm that Star administration and Middleton's administration have agreed to a proposed boundary between the two areas of impact along Kingsbury Road from Galloway Road to the north to the Boise River to the south. As a result of this agreement, there will be no overlap between Middleton's and Star's Areas of Impact.

In our application for modification to Middleton's Area of Impact, we will submit a proposed boundary similar to the depiction shown below.



We appreciate your effort in establishing this proposed boundary, and we look forward to a continued partnership with you on the matter.

Sincerely,

*Roberta Stewart*

Planning & Zoning Official  
City of Middleton

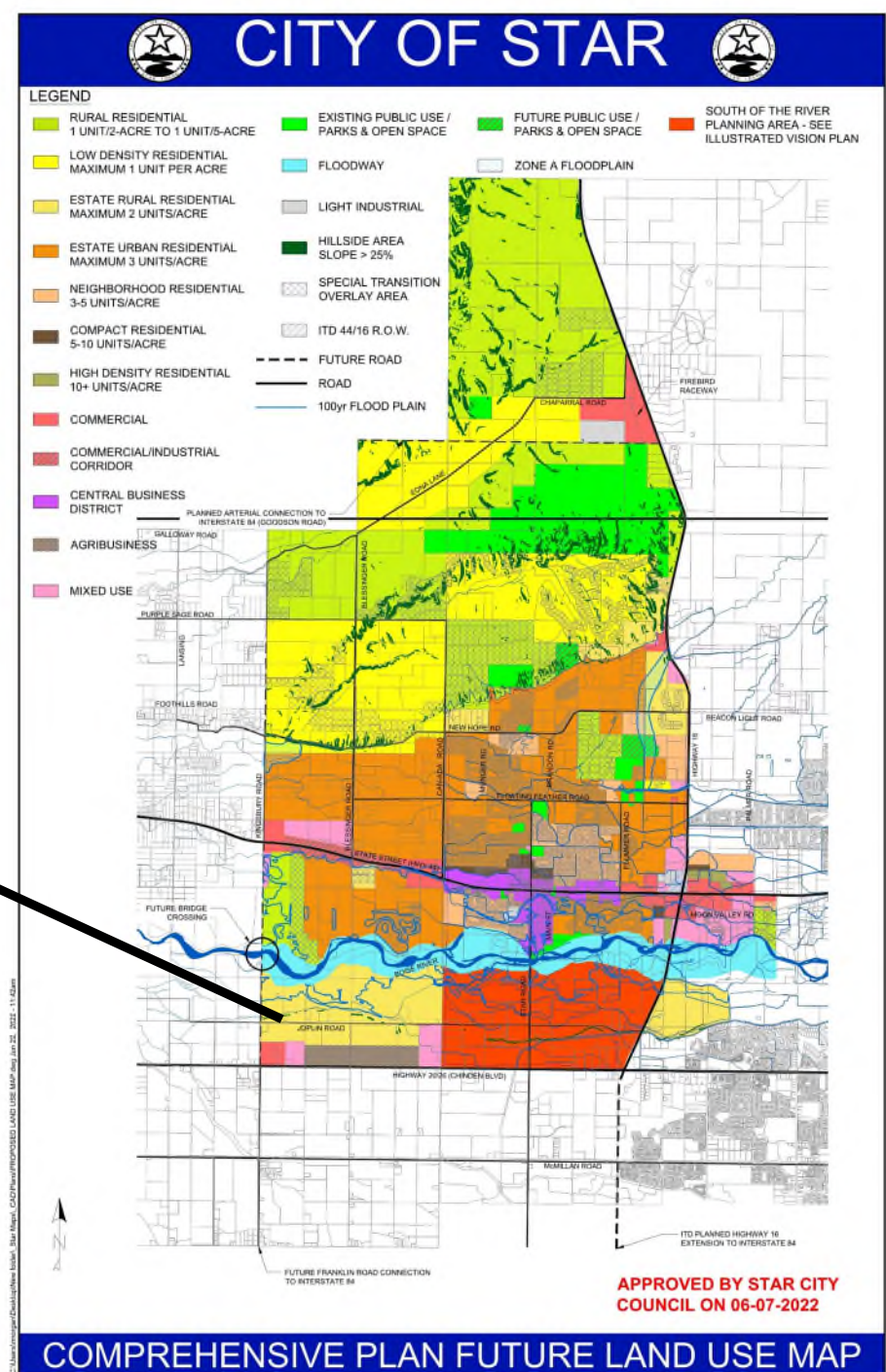
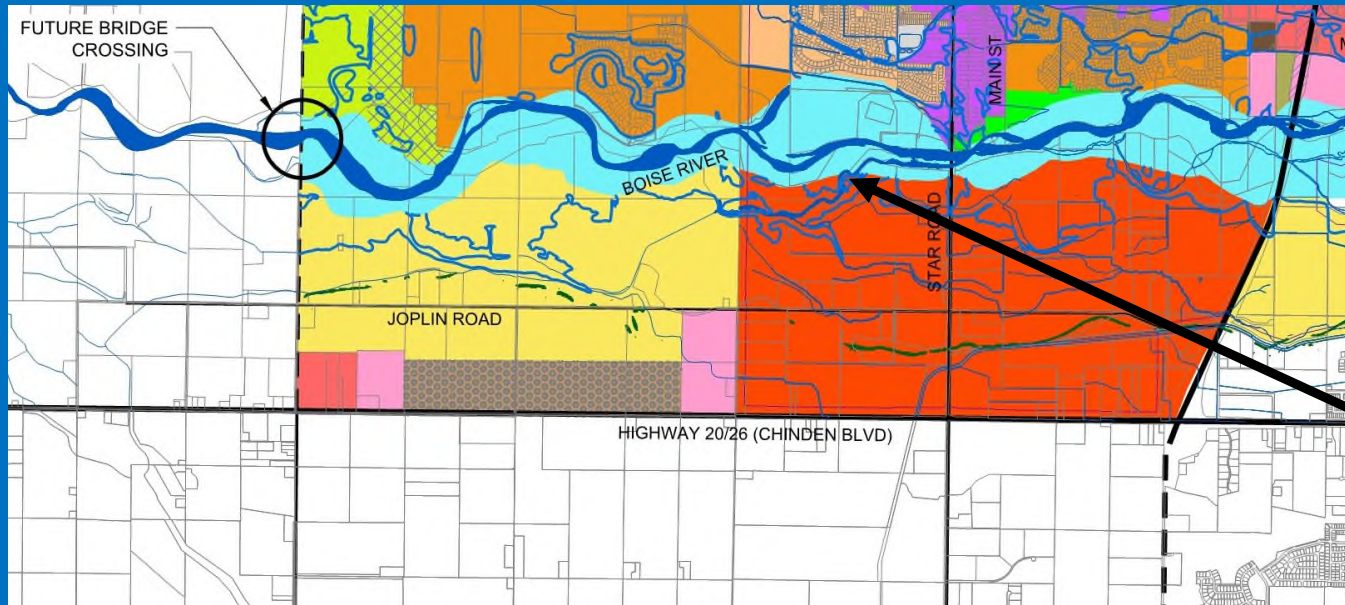
[rstewart@middletoncity.org](mailto:rstewart@middletoncity.org)

Northern Section is not  
in dispute

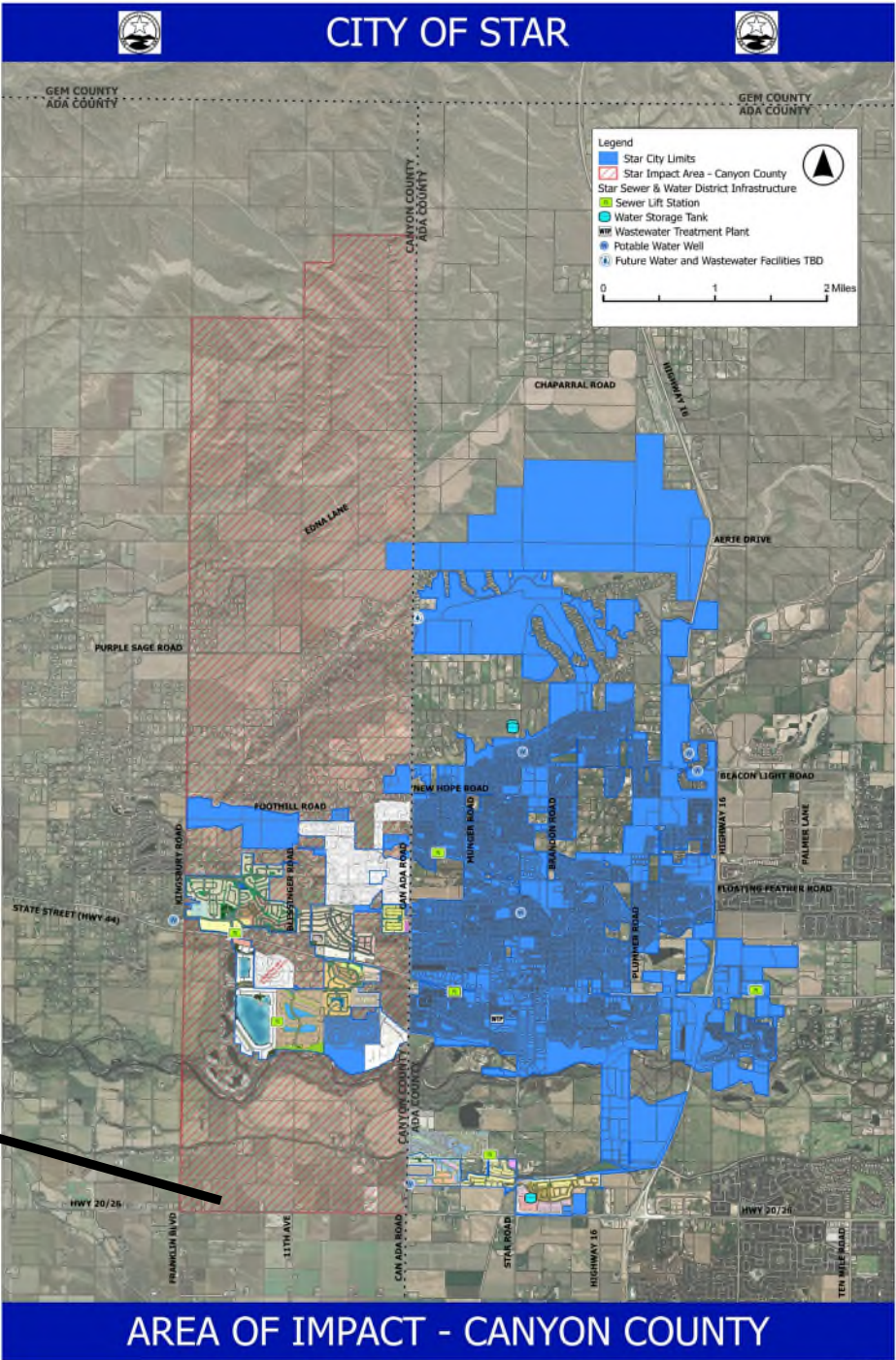
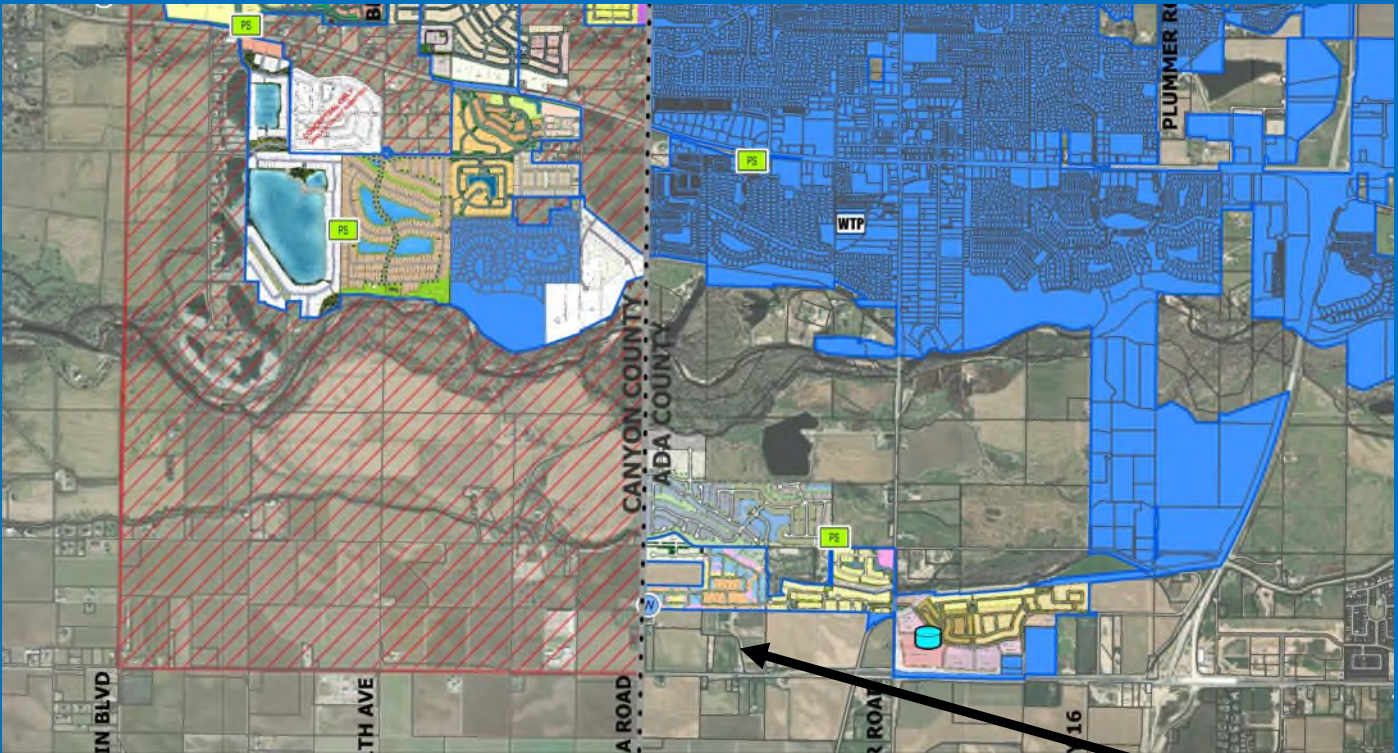
The City of Middleton  
met with Star and  
indicated as per this  
letter they are removing  
areas from their Impact  
Area.



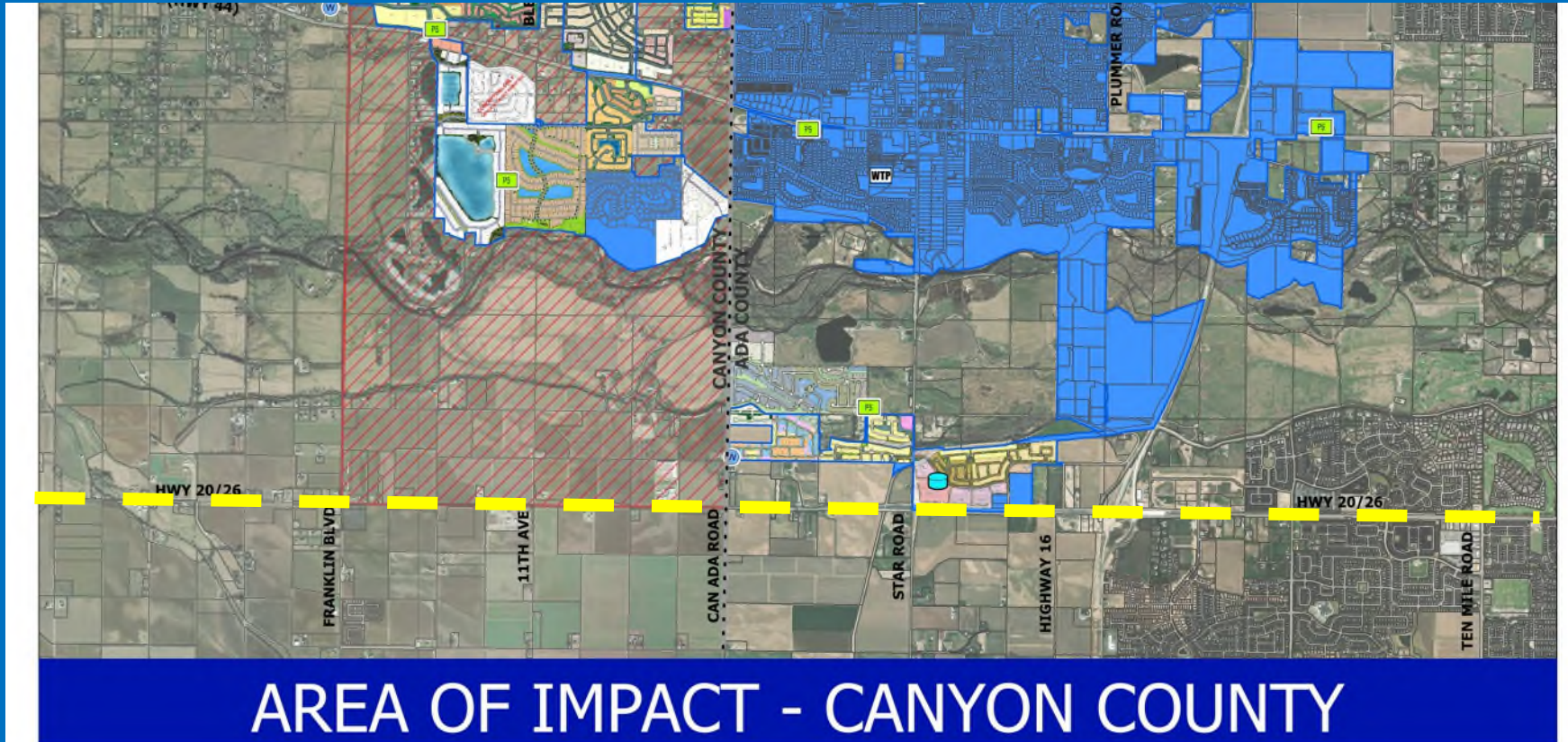
# 67-6526 (4)(a)(i) anticipated commercial and residential growth



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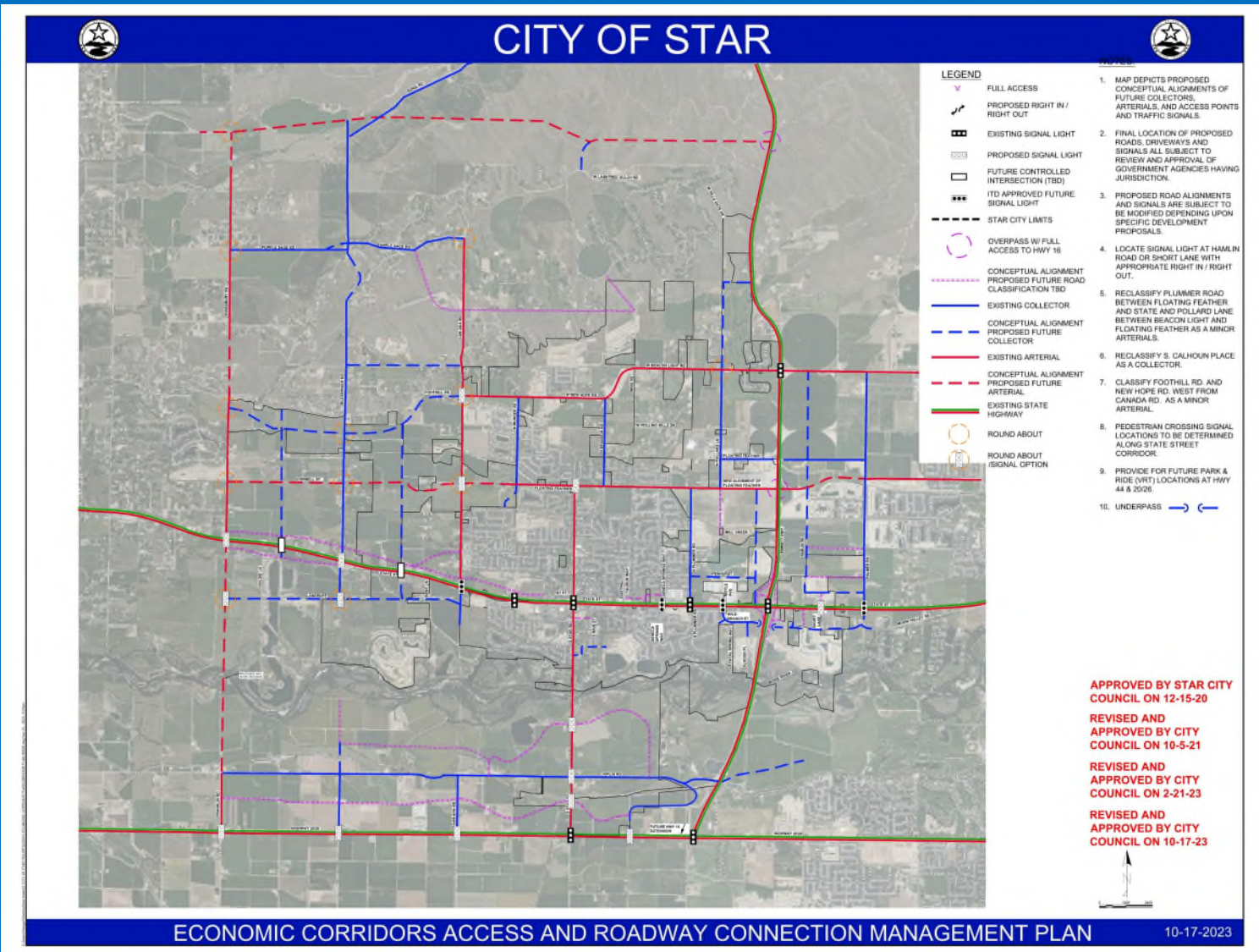


# 67-6526 (4)(a)(ii) Geographic Factors



Future 6 lane Highway 20/26 is a Geographical Factor for providing public safety and services

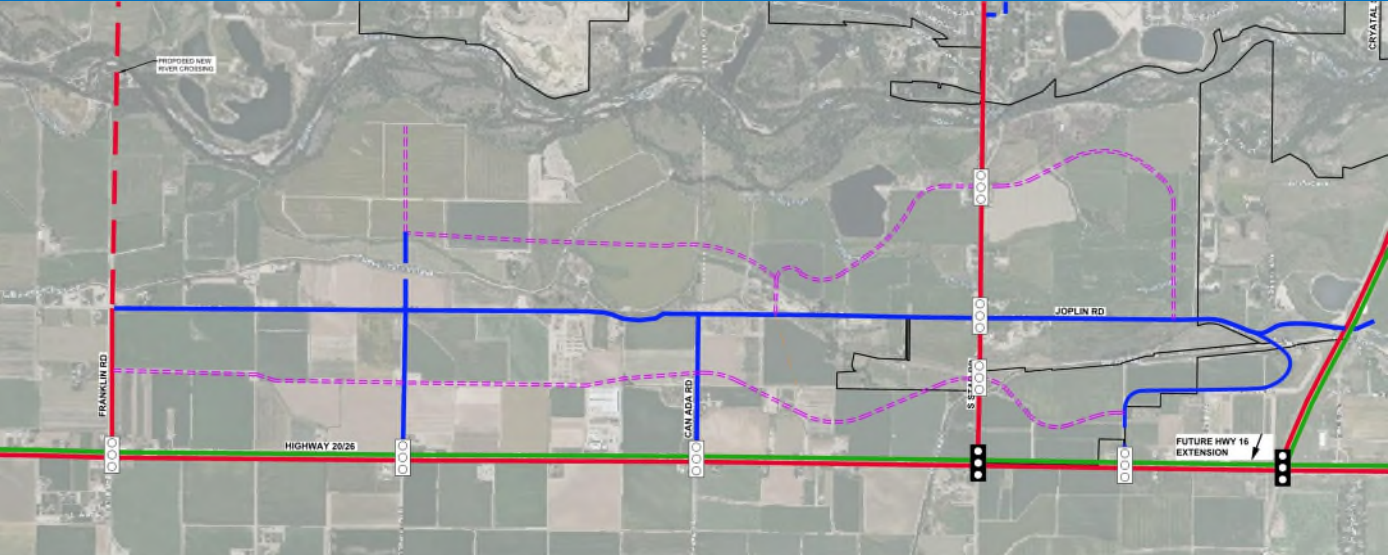
# 67-6526 (4)(a)(iii) Transportation infrastructure and systems, including connectivity



## Economic Corridors Access Management Plan (ECAMP)

Designed connectivity for the entire southern area for Star including area in dispute.

# 67-6526 (4)(a)(iii) Transportation infrastructure and systems, including connectivity



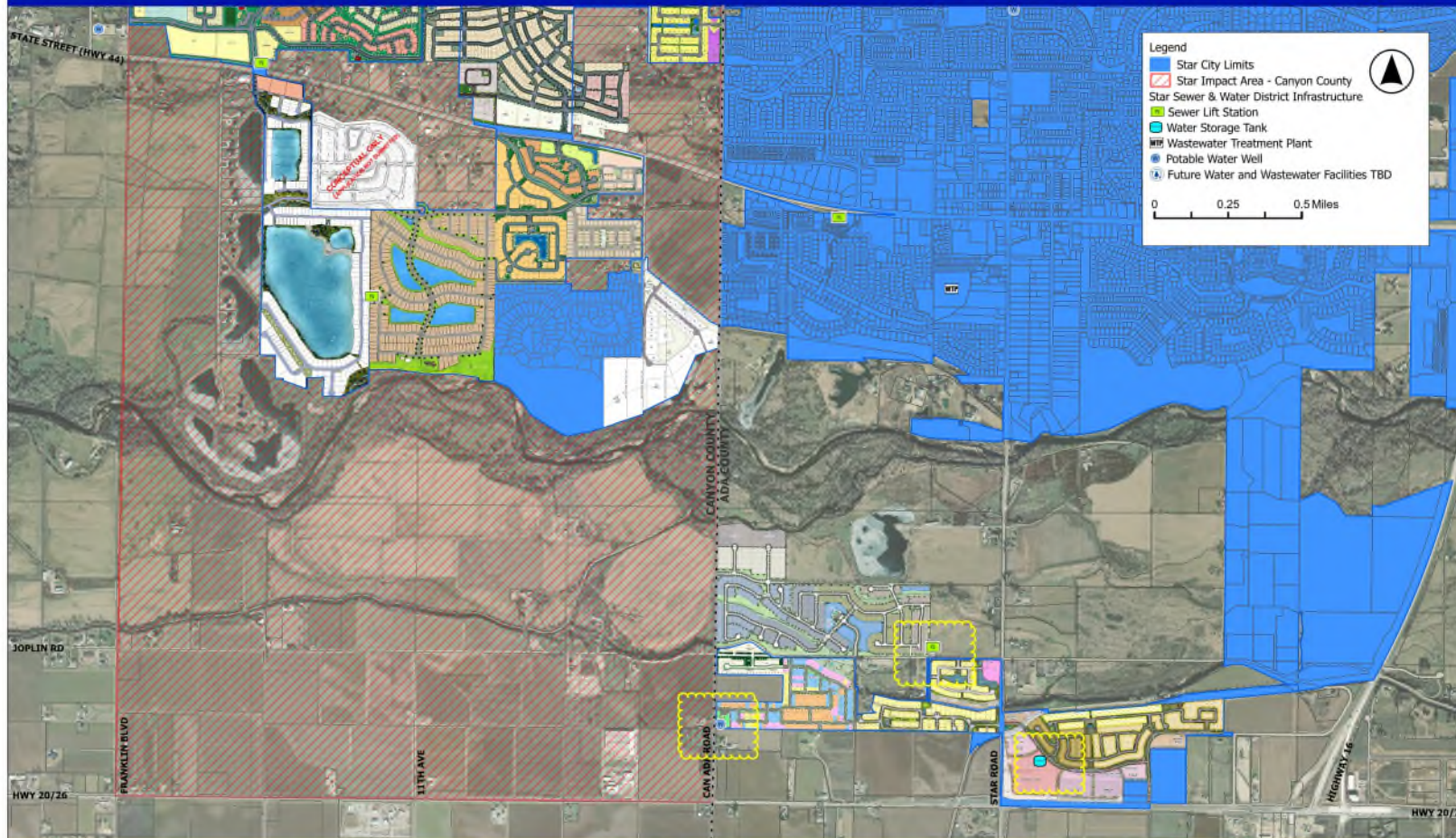
ECAMP enlarged to show proposed connectivity

Development happening on the Ada County side creating this connectivity with Arterials and Collectors roads developed or under construction currently.



# 67-6526 (4)(a)(iv) Areas where municipal or public sewer and water are expected to be provided within five (5) years

## STAR SEWER AND WATER DISTRICT INFRASTRUCTURE



## CITY OF STAR AREA OF IMPACT - CANYON COUNTY

A lift station, well and water tank have been constructed or are under construction that will service this South section of Star Area of Impact in Ada County.

# 67-6526 (4)(a)(iv) Areas where municipal or public sewer and water are expected to be provided within five (5) years

Star Sewer and Water District Letter showing they are planning and have invested capital in servicing this area.



October 15, 2025

Canyon County Commissioners  
1115 Albany St.  
Caldwell, ID 83605

Re: **Star Impact Area**

**Dear Honorable Commissioners:**

The Star Sewer and Water District has included the area between Franklin Road and CanAda, Hwy 20/26 to the Boise River as part of both our Sewer Master Plan and our Water Master Plan. Both master plans have been adopted for several years and have mirrored the City of Star's Comprehensive Plan Future Land Use Map.

As part of our planning efforts, the District constructed our southern regional lift station south of the Boise River west of Star Road on Joplin Road. Design of the lift station started in 2018; construction of the lift station began during the winter of 2020/2021 with completion during the spring of 2022. The Southern Regional Lift Station has the capacity to service the area in question.

Additionally, during this same time period, the construction of a new well, booster station and tank were contemplated for service of this area. Because of supply demands and our ability to service the area with our current infrastructure, design and construction activities for the water improvements lagged behind the sewer improvements. The new booster station and tank are near completion with an anticipation of these facilities going live during the spring of 2025. We also have drilled a well on CanAda Road between Joplin and Hwy 20/26 and hope to have it operational next year. These improvements further enhance our abilities to service this area.

In short, the Star Sewer and Water District has the capital improvements in place to service this area, we also have annexed property all the way to CanAda with both sewer and water main lines extended to CanAda road.

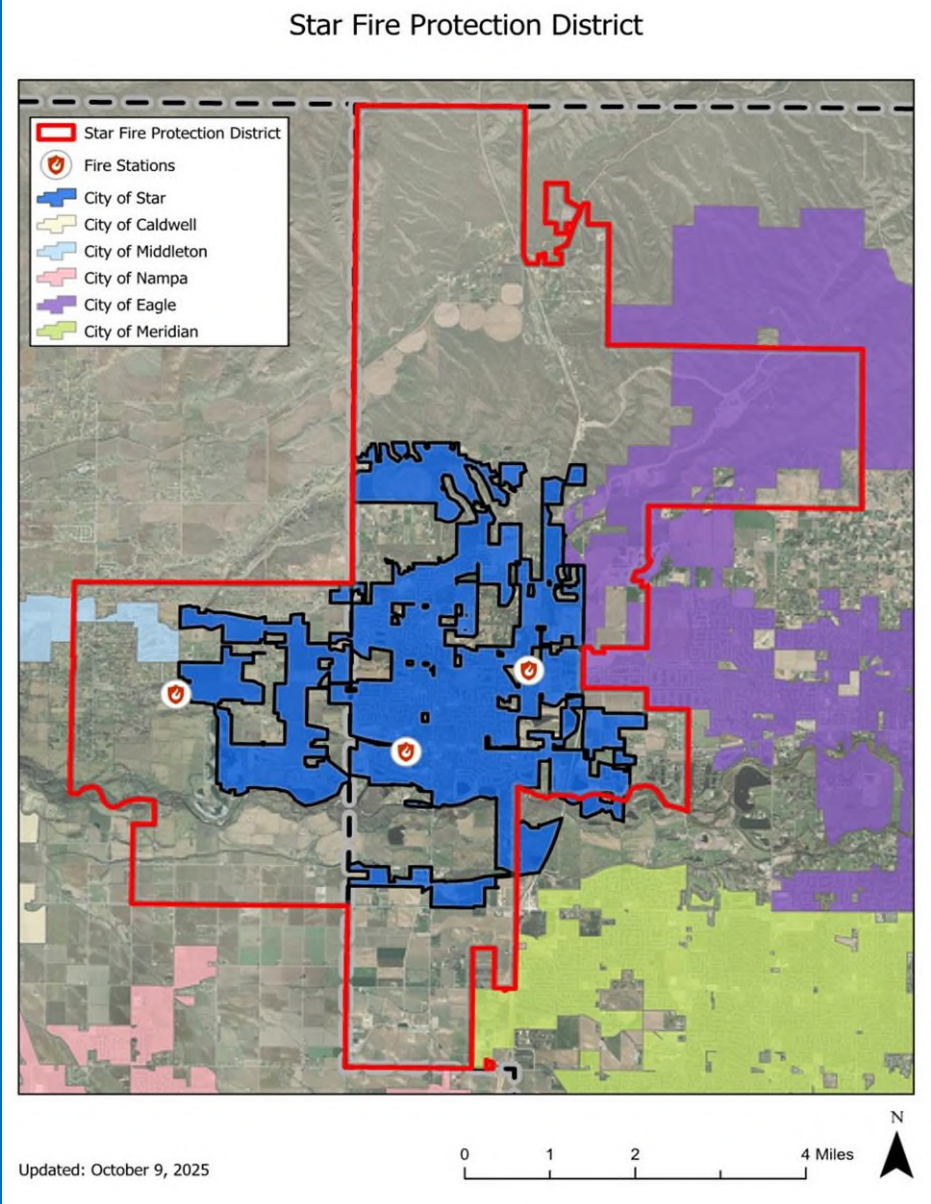
Very truly yours,

A handwritten signature in blue ink, appearing to read "Ryan V. Morgan".

Ryan V. Morgan, P.E.  
District Engineer

# 67-6526 (4)(a)(v) other public service district boundaries

Star Fire Protection District Services this area.



# 67-6526 (4)(a)(v) other public service district boundaries



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Ryan V. Morgan, P.E.  
District Engineer

**Thank you, Commissioners, for your time  
and service to our great communities**