

## Frequently Asked Questions

### **Q: What is an Area of City Impact?**

**A:** An Area of City Impact is defined in the *Nampa 2040 Comprehensive Plan* as, “the area that the City expects to grow within a designated time frame based upon City policy” (5.14.5). It is a geographical area that the city anticipates will be requested to be annexed and become a part of the City of Nampa at some point in the future.

The Land Use Planning Act, a legal provision, requires that all cities and counties set forth an Area of Impact. The purpose of this requirement is to have cities, counties, and other public entities work together to accomplish a variety of goals including, but not limited to:

1. Protecting property rights
2. Growing in a responsible manner that provides cost-effective services and facilities to residents
3. Encouraging urban development within cities and agricultural land preservation within counties

An Area of Impact is also an important planning tool, utilized by all municipalities to ensure that efforts are made to grow in an orderly fashion, while still maintaining the values of the community at large. It is a way to communicate with the public the goals of a city with certainty and clarity.

### **Q: How is Nampa’s Area of Impact determined?**

**A:** The Land Use Planning Act states, “that 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” (§67-6526(b)).

A trade area is an area where a city draws customers from. If a city is providing services and goods to an area, it is logical to assume that they may one day become a part of the city.

Geographic factors that help determine an area of impact include water, landforms, and man-made structures. A mountain range or a river can create a natural boundary for an area of impact.

An area that can reasonably be expected to be annexed to the city in the future is subjective. However, development patterns and the location and availability of services are helpful indicators to determine if an area could reasonably become a part of a city. If services are not being planned in a certain direction, it may not make sense to include it in an area of impact.

The City of Nampa has carefully considered the above factors to determine when, where, and how to expand the Area of Impact.

### **Q: What is an Area of Impact Expansion and why is the city considering it?**

**A:** An expansion of an Area of Impact is a change to the current boundary, to include other geographic locations based upon a variety of factors. Idaho state law requires that every city update their Area of Impact at minimum every ten years. The City of Nampa last evaluated their Area of Impact in 2016. The last major expansion occurred in 2005. In recent years, our community has been experiencing exponential growth. According to COMPASS population estimates, the City of Nampa’s population has increased by over 21,000 since 2015.

The City of Nampa is considering an expansion in response to this growth. To responsibly plan for the future of our city, the Area of Impact will need to be reassessed. Expanding the City of Nampa’s Impact Area would allow us to get ahead of growth, to safeguard the quality of life desired by current and future residents.

### **Q: If my property is within the Area of City Impact, am I automatically annexed into the City of Nampa?**

**A:** No. Properties within the Area of City Impact are not automatically annexed into the city. The properties will remain in Canyon County until such time that the owner desires to annex into the city, or when annexation is required by the city for a specific purpose.

**Q: Can the City force my property to be annexed?**

**A:** On very rare occasions, yes. The last time the city required a development to annex was 18 years ago. Any annexation would be required to go before the Nampa Planning & Zoning Commission and City Council as a public hearing where property owners could testify for or against the proposal. If a property's well or septic were to fail and utilities were available nearby, Southwest District Health may require a property annex into the city to obtain utility services.

**Q: What happens if I want to annex into the City?**

**A:** The City provides a standard entitlement process for annexations of properties that meet specific criteria and adjacency requirements. If a property is voluntarily annexed into the city, right-of-way dedication with no compensation is often required as a part of that annexation, as well as conformance to other potential conditions to ensure that the annexation, zoning, and future development meets City code requirements. Annexation often enables greater ability to divide and develop a property, otherwise not possible in the county.

**Q: What does it mean if I own property within the Area of City Impact?**

**A:** An Area of City Impact does not change property ownership status or infringe upon an owner's property rights that are protected by State and local law. Properties within the Area of City Impact are governed by the City or County jurisdiction in which each property is located. An Area of City Impact Agreement between the City and the County provides guidance to property-owners, planners, and decision-makers in either jurisdiction, about land use decisions based on Nampa's Comprehensive Plan. It is also important to note that a property may be eligible to be annexed into the City, even if it is not in the Area of Impact.

**Q: Will I be notified of any changes to the Area of City Impact, and will I be able to voice my opinion?**

**A:** The City of Nampa Planning and Zoning Department welcomes your feedback. This initial step of considering your input will help city staff determine what boundaries and land uses to propose to the City Council and County Commissioners for an expansion of the Impact Area. Changes made to the Area of City Impact will be presented and debated at a future public hearing. When that occurs, public hearing meeting times will be published in the newspaper and on the City of Nampa website:

<https://www.cityofnampa.us/AgendaCenter>.