



Board of County Commissioners
Hearing Date: October 15, 2025
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: OR2025-0009
APPLICANT/REPRESENTATIVE: City of Melba/ Kate Dahl
ANALYST: Michelle Barron, Amber Lewter & Arbay Mberwa

REQUEST:

The applicant, City of Melba, represented by Kate Dahl, requests an ordinance update to comply with State Law 67-6526, by proposing to reduce Melba’s area of impact on the south.

PUBLIC NOTIFICATION:

Full Political notice:	August 20, 2025
Public notification:	August 22, 2025
Newspaper notice published on:	August 27, 2025

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1. BACKGROUND:

In 2024, Idaho State Statute 67-6526 regarding Areas of Impact for cities within the counties was updated. It states: “The legislature finds that areas of impact are properly under the jurisdiction of the county because the elected representatives of citizens in areas of impact are county officials, not city officials. While cities should receive notice of, and may provide input on, applications brought to the county in an area of impact, cities do not govern or control decisions on those applications. County commissioners make the final determination regarding area of impact boundaries within their county.”

“An area of impact is where growth and development are expected to occur. Areas of impact should be planned for growth and development and should not be used to stop growth and development that conforms to applicable plans and ordinances. Areas of impact should be established, modified, or confirmed based on the ability and likelihood of a city or cities to annex lands within that area of impact in the near future.”

“Counties and cities shall review their area of impact boundaries at least every five (5) years to determine if modifications are needed or to confirm existing boundaries and may pursue modification

of an established area of impact more frequently than every five (5) years.” See **Exhibit B1** for details on the state law.

City of Melba provided a letter of intent with supporting evidence, a proposed area of impact map and future land use map on August 12 and 20, 2025 (**Exhibit A1 & A2**). The deadline for compliance with the state statute is December 31, 2025.

**2. HEARING BODY ACTION:
OPTIONAL MOTIONS:**

Approval of the Application: “I move to approve OR2025-0009, City of Melba, finding the application **does** meet the required criteria for approval under State Law 67-6526, **finding that**; [*Cite reasons for approval*].

Denial of the Application: “I move to deny OR2025-0009, City of Melba, finding the application **does not** meet the criteria for approval under State Law 67-6526, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5))*].

Table the Application: “I move to continue OR2025-0009, City of Melba, to a [*date certain or uncertain*]

3. HEARING CRITERIA

Table 1. Ordinance Criteria Analysis

HEARING CRITERIA (CCCO §07-06-01(4)B) - Zoning Ordinance Changes: If an amendment to a zone or zone boundary is approved, then the approved amendment shall be effective immediately upon written approval and shall be established and clearly indicated, as soon as practicable, on the zoning map or maps adopted as part of this chapter. The board shall, when considering an application for an amendment to the zoning ordinance, consider the comprehensive plan and other evidence gathered through the public hearing process.				
Idaho Code §67-6511(2)(c): The governing board shall analyze proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction, the governing board may require the request to be submitted to the planning or planning and zoning commission or, in absence of a commission, the governing board may consider an amendment to the comprehensive plan pursuant to the notice and hearing procedures provided in section 67-6509, Idaho Code. After the plan has been amended, the zoning ordinance may then be considered for amendment pursuant to paragraph (b) of this subsection.				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Idaho Code §67-6511 (c) and CCO §07-06-01 (4)B	Is the amendment generally in conformance with the comprehensive plan;
			<i>Staff Analysis</i>	The request to reduce Melba’s area of impact is in conformance with Canyon County’s 2030 Comprehensive Plan, aligning with goals, actions and policies. Chapter 1: Property Rights

			<p>P1.01.01 No person should be deprived of private property without due process of law.</p> <p><u>Chapter 2: Population</u> G2.01.00 Incorporate population growth trends & projections when making land-use decisions. P2.01.01 Plan for anticipated population and households that the community can support with adequate services and amenities.</p> <p><u>Chapter 3: Economic Development</u> G3.01.00 Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations. P3.01.01 Direct business development to locations that can provide necessary services and infrastructure.</p> <p><u>Chapter 4: Land Use and Community Design</u> P4.04.02 Align planning efforts in areas of city impact. A4.01.01b Coordinate land-use planning with adjoining counties, cities, and other agencies and groups. A4.04.02b Coordinate County and city planning through collaborative planning processes, mutual agreements, and updated impact area agreements. 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).</p> <p><u>Chapter 7: Public Services, facilities and Utilities</u> 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.</p> <p><i>See Table 2 for analysis within this report for supporting evidence.</i></p>	
☒	☒	☐	Idaho Code §67-6511 (c)	The amendment shall not result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.
			Staff Analysis	<p>A political subdivision is “a county, city, school district, highway district, irrigation district, fire district or other district recognized by the Idaho Code (CCCO §07-02-03).”</p> <p>A full political notice was sent to Melba Fire District. Melba School District, Nampa Highway District No. 1, Boise Project Board of Control</p>

				and more as seen in Exhibit C1 on August 20, 2025. Comments were received from Department of Environmental Quality, Idaho Transportation Department and Nampa Highway District No. 1. See Exhibit C for all agency comments. It's not anticipated that political subdivisions will be negatively impacted by the proposed area of impact boundary.
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Table 2. Areas of Impact Criteria Analysis

HEARING CRITERIA (Idaho Code §67-6526(3) - Modification or confirmation of area of impact boundaries: Any modifications to or confirmation of an area of impact boundary must be adopted by an ordinance approved by the board of county commissioners of the applicable county, following the notice and hearing procedures provided in section 67-6509, Idaho Code, and in accordance with the requirements for defining an area of impact as set forth in subsection (4) of this section.				
(4) Provisions applicable to areas of impact.				
(a) In defining an initial area of impact or in modifying or confirming an existing area of impact, the criteria set forth in this subsection shall be considered:				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	67-6526(4)(a)(i)	Anticipated commercial and residential growth;
			<i>Staff Analysis</i>	<p>The City of Melba is anticipating limited commercial and residential growth therefore, proposing to reduce the area of impact. Currently Melba city limits has 303.48-acres while the proposed area of impact encompasses 1,265.39-acres (Exhibit B2).</p> <p>Residential: According to the applicant's letter of intent the City of Melba anticipates residential growth to occur in the north, east and west of the city in the current area of impact (Exhibit A1). Per the TAZ Household map residential growth is anticipated to be in the northeast corner of the area of impact boundary (Exhibit B4.4). Two (2) preliminary plats consisting of approximately 60 residential lots total were approved in 2022. Two (2) preliminary plats consisting of approximately 52 lots are proposed in the southside of the city (Exhibit A3). Melba expects to grow by approximately 111 residents by 2030, approximately 39 households (Exhibit A4).</p> <p>Commercial: Commercial growth is anticipated to be minimal as jobs and business growth is not occurring with a small population. Per the TAZ Jobs map jobs are anticipated to be located in the northwest corner of the area of impact boundary (Exhibit B4.3). The City of Melba anticipates on adding 15 jobs in five (5) years and 70 jobs by 2050 (Exhibit A4).</p> <p>The City of Melba is proposing to reduce their area of impact on the south, southeast and southwest side bringing the impact area in approximately less than one (1) mile on the north, east and west sides of current city limits (Exhibit A3). See Section 67-6526(4)(a)(ii) analysis for details on why the city is proposing to bring in the area of impact on the southside.</p>
			67-6526(4)(a)(ii)	Geographic factors;

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Analysis	City of Melba is primarily flat except for slopes greater than 15% present along Baseline Road descending to Hove Road ending at the Hove Road and Southside Blvd. intersection (Exhibit B4.2). To the “southeast of the area the land is comprised of lava bedrock making it difficult to run infrastructure” (Exhibit A1). Servicing south of the cliff with water and sewer would be difficult in terms of the cost of installing sewer lift stations in that area. Due to the geology and geography, City of Melba proposes to bring in the area of impact to exclude the lava bedrock area as the city will not be able to provide services to that area (Exhibit A1). See Section 67-6526(4)(a)(iv) analysis for details regarding sewer and water services.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	67-6526(4)(a)(iii) Staff Analysis	<p>Transportation infrastructure and systems, including connectivity;</p> <p>The City of Melba is approximately two (2) miles east of State Highways 45. “Melba is isolated from development pressure” (Exhibit A1) however, the city anticipates for development to occur towards the highway and north of current city limits.</p> <p>Idaho Transportation Department (ITD) provided comment on August 26, 2025 stating ITD has no comments or concerns.</p> <p>Staff reached out to COMPASS and Nampa Highway District No. 1 (NHD1) on September 29, 2025. Nampa Highway District provided comments on September 29, 2025, stating the highway district has an agreement for when the city needs their roads to be chip sealed and for sanding the city’s roads when it snows otherwise it’s the city’s responsibility to maintain roads within city limits. See detailed comments from NHD1 in Exhibit C3.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	67-6526(4)(a)(iv) Staff Analysis	<p>Areas where municipal or public sewer and water are expected to be provided within five (5) years; and</p> <p>The City of Melba anticipates on providing municipal water and sewer to the north, east and west of current city limits in the next five (5) years.</p> <p>Water: A Water Facility Plan was completed in 2011, which highlighted improvement projects to improve the City of Melba’s water. The City of Melba completed an improvement project in 2019, for water storage capacity of treated sewage/effluent and stormwater, a booster pump station, increasing line size and replacement of deteriorating pipes (Exhibit A1). A new well was installed to increase the flow capacity while the existing well will be converted to a monitoring well. “Melba currently provides services within city limits and the subdivision to the west (Exhibit A3).” “There are plans to expand water systems to the northeast of the current city limits (Exhibit A1).” The expansion is in the design phase and will ultimately serve the incoming subdivisions in the northeastern part of the city, which will be located in a high-pressure zone. The high-pressure zone requires an additional booster pump station and extension of water system. The north and west portions of the city are located in the current pressure zone, therefore future development in that area can be supported. Providing water system south of the city poses challenges as the elevation drop requires pressure reducing stations and larger pumps for the wells to be connected to the city’s existing water system. Due to challenges of</p>

				<p>proving water system south of the city, the city is proposing to bring in their area of city impact to areas where the city can service.</p> <p>Sewer: City of Melba is in the process of updating the Wastewater Facility Plan with the anticipation of adopting the updated plan by the end of this year. The original wastewater system was constructed in the 1970’s. The current wastewater plan was adopted in 2005 and completed in two (2) phases. The phases consisted of headwork, storage capacity and four (4) large evaporative ponds (Exhibit A1). An inspection was recently completed as part of the Wastewater Facility Plan and found that the existing collection lines are in good condition and certain sections of the lines need to be expanded to take on the anticipated growth mainly in the northwestern and eastern portions of the proposed area of impact. The Wastewater Facility Plan outlines collection lines extension and possible sewer lift stations.</p> <p>The Water Facility Plan estimates the water system will serve a population of 954 residents. The Wastewater Facility Plan is anticipated to serve 925 residents. Currently Melba has a population of approximately 625 residents (Exhibit A1). Based on the projected water and sewer system, Melba can be expected to provide municipal or public water and sewer.</p>
☒	☐	☐	67-6526(4)(a)(v)	Other public service district boundaries.
			<i>Staff Analysis</i>	<p>“All other jurisdictional boundaries including school, irrigation, highway and fire are larger than City of Melba’s current and proposed area of impact boundary (Exhibit A1).”</p> <p>School Facilities: Melba School District was notified of the request on August 20, 2025 and no comments were received. It’s not anticipated that Melba School District will be negatively impacted by the requested area of impact boundary (Exhibit B3.1).</p> <p>Police/Fire/Emergency Services: Melba Fire District, Canyon County Sheriff, Emergency Services and Melba Quick Response was notified of the request on August 20, 2025 and no comments were received. It’s not anticipated that police, fire and emergency services will be negatively impacted by the requested area of impact boundary.</p> <p>Highway District: Nampa Highway District No. 1 was notified of the request on August 20, 2025. Staff reached out to Nampa Highway District No. 1 on September 29, 2025. NHD1 provided comments on September 29, 2025, stating the roads are in good condition to accommodate the growth (Exhibit C2).</p>
☒	☐	☐	67-6526(4)(b)	<p>In addition to the criteria set forth in paragraph (a) of this subsection, an area of impact shall not exceed the areas that are very likely to be annexed to the city within the next five (5) years. Except as otherwise provided in this paragraph, an are of impact shall not extend more than two (2) miles from existing city limits. An area of impact boundary shall not divide county recognized parcels of land. If only a portion of a recognized parcel falls within the two (2) mile limit, then the boundary may extend beyond two (2) miles on</p>

				that parcel so that it encompasses the entire parcel. Adjustments to an area of impact may be proposed and considered at any time following the initial establishment of the area of impact.
			<i>Staff Analysis</i>	Melba’s proposed area of impact at its furthest distance from city limits is approximately less than a mile, meeting the two-mile limit requirement (Exhibit B4.5). The proposed area of impact encompasses full parcels. If the City of Melba wishes to adjust the area of impact the city shall do so in accordance with Idaho State Law 67-6526 and Canyon County Code of Ordinance.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	67-6526(4)(c)	Areas of impact may cross county boundaries only by approval of the governing board of county commissioners after following the procedures and complying with the requirements for modification or confirmation of an area of impact boundary.
			<i>Staff Analysis</i>	The proposed impact area does not cross county boundary lines (Exhibit A2).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	67-6526(4)(d)	Areas of impact shall not overlap.
			<i>Staff Analysis</i>	The proposed impact area does not overlap with a neighboring cities’ area of impact (Exhibit A2).

4. AGENCY COMMENTS:

A full political was sent out to all of Canyon County’s partner agencies, notifying them of the subject application. See the full list of agencies notified in **Exhibit C**, on August 20, 2025.

Staff received agency comments from Department of Environmental Quality, Idaho Transportation Department and Nampa Highway District No. 1. All agency comments received by the aforementioned materials deadline are located in **Exhibit C**.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

5. PUBLIC COMMENTS:

Staff received “three” (3) total written public comments by the materials deadline of October 6, 2025. Generally, of the comments received “zero” (0) were in favor, “zero” (0) were neutral, and “three” (3) were opposed. All public comments received by the aforementioned materials deadline are located in **Exhibit D**.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

6. SUMMARY & RECOMMENDATION:

In consideration of the application and supporting materials, staff concludes that the proposed zoning ordinance map amendment is **compliant** with Canyon County Ordinance 07-06-01.4a and State Law 67-6526. A full analysis is detailed within the staff report.

Staff is recommending approval of case OR2025-0009.

7. EXHIBITS:

A. Application Packet & Supporting Materials

1. Letter of Intent
2. Proposed Area of Impact Map
 - 2.1. Future Land use Map
3. Email Correspondence
4. Melba Comprehensive Plan: Population

B. Supplemental Documents

1. State Law 67-6526
2. GIS Data
3. Comprehensive Plan
 - 3.1. School District Map
4. Cases Maps/Reports
 - 4.1. Subdivision
 - 4.2. Slope Map
 - 4.3. TAZ Job
 - 4.4. TAZ Household
 - 4.5. Two-mile radius

C. Agency Comments Received by: September 26, 2025

1. Full Political Notice; sent August 20, 2025
2. Department of Environmental Quality; Received: August 25, 2025
3. Idaho Transportation Department; Received: August 26, 2025

Agency Comments Received after: September 26, 2025

4. Nampa Highway District No. 1; Received: September 29, 2025

D. Public Comments Received by: October 6, 2025

1. Lisa Bachman; Received: September 16, 2025
2. Ryan and Danielle Seger; September 26, 2025
3. George Crookham/Growing Together; Received: September 26, 2025

EXHIBIT A

Application Packet & Supporting Materials



City of Melba

Melba City Hall
401 Carrie Rex Ave P.O. Box 209 Melba, ID 83641
Phone: 208-495-2722 Fax: 208-495-2722
www.cityofmelba.org

Exhibit A1

To: Canyon County Development Services
Attn: Michelle Barron
RE: Melba Area of Impact Boundary

August 12, 2025

Ms. Barron,

The City of Melba is submitting this letter of intent for Canyon County to consider a change to the Cities Area of Impact Boundary in accordance with Idaho State Statute 67-6526 Areas of Impact. City of Melba recently adopted a new Comprehensive Plan and has revised the area of impact (AOI) boundary and revised the future land use map. The future land use map with new area of impact boundary is attached. The Comprehensive Plan and Map were heard and adopted before the Planning & Zoning Commission on May 8, 2025 and the City Council on June 9, 2025. The revised boundary is based on the following criteria as established by the State Statute 67-6509(4a):

i. Anticipated commercial and residential growth

City of Melba has approved two preliminary plats to the northeast of the city of approximately 60 lots. Two preliminary plats are proposed south to the edge of the rim and have not been approved yet, they propose approximately 52 lots. Future subdivision proposals are expected to the west, east, and north of the city boundary given closer access to 45, water and sewer availability, and relatively flat ground. Because of the small population of approximately 700 in 2024 and isolated nature there has not been substantial job or business growth. Based on population projections, Melba expects to add 759 people or 281 households and 70 jobs by 2050.

Geographic Factors

The area south of the city drops over a cliff band with a sloping downhill towards the Snake River. In addition, the area to the southeast is comprised of lava bedrock making it difficult to run infrastructure. As a result of this grade change future development below the cliff is not expected to be served by city water and sewer due to it being too cost prohibitive to add sewer lift stations to crest the hill. As a result, the AOI boundary has receded to coincide with the top of the ridge.

ii. Transportation infrastructure and systems including connectivity

City of Melba is approximately 2 miles from the nearest state highway (45) and has been somewhat isolated from development pressure as it has been off the beaten path. However, Melba is seeing development. Most developments have taken place north of the city and towards the highway.

iii. Area where municipal or public sewer and water area expected to be provided within 5 years

The easiest path to extend water and sewer is to the west, north, and east of the current city boundary and the new AOCI boundary has been right-sized to reflect that.

a. Water System

The City of Melba Water Facility Plan was completed in 2011 and identified several improvements to the water infrastructure to meet current and future demands. The City completed a large water system improvement project in 2019 which included additional storage capacity, a booster pump station, and distribution improvements to increase line sizes and to replace deteriorating pipes. The city is nearing the completion of the construction of a new supply well to replace an existing deteriorated well that was constructed in 1956 and was experiencing diminishing flow capability. The new well will increase the flow capacity back to the original design and the existing well will be converted to a monitoring well.

Expansion of the water system in the northeast part of the city is in the design phase for subdivision developments. The location of these subdivisions will be in a higher-pressure zone that will require another booster pump station and extension of the water system. These improvements will serve north and east of the city. The surrounding areas to the north and west of the city are in the same pressure zone as the current water system making it an easier path for development. Due to elevational changes, expansion of the system to the south of the city require pressure reducing stations to serve the area. In addition, any wells located south of the city would require much larger pumps to integrate into the City's existing system. With these challenges, development in a southerly direction is anticipated to be more limited. The two wells within the City's water system are the limiting factors for the capacity of the current water system. Based on the Water Facility Plan, the water system will serve a population of 954 with the existing two wells.

b. Wastewater System

The City of Melba is currently updating the Wastewater Facility Plan, with adoption anticipated prior to the end of 2025. The previous Facility Plan was completed in 2005 and the city has implemented improvements outlined in the 2005 Plan in two phases. The first phase was completed in 2007 which added headworks and storage capacity to the non-discharging facility. In 2011, the City constructed four large evaporative ponds in accordance with the 2005 Plan.

The City's original wastewater collection system was constructed in the 1970's and consists of 8" PVC mains. The collection lines are in relatively good condition based on CCTV inspections completed in 2025. The draft of the updated Wastewater Facility Plan has identified short sections of collection lines that will need to be increased in size to accommodate growth. The draft facility

plan also anticipates a majority of the growth in the northwesterly direction and easterly direction and has identified collection line extensions and locations for possible sewer lift stations. Although the updated facility plan is in the draft stage, the City's wastewater facility capacity is currently estimated to be able to serve approximately a population of 925 people.

- iv. **Other public service district boundaries** – All other jurisdictional boundaries including school, irrigation, highway and fire are larger than City of Melba's current and proposed area of impact boundary.

In summary, City of Melba is seeing subdivision requests, has capacity in the water and sewer system, and is positioned to accept incremental growth. The proposed area of impact boundary has been reduced to reflect the areas that are easily served and where growth is expected to occur and is well under the 2-mile radius from the city boundary.

Please contact me should you have any questions or need further information.
Sincerely,

Kate Dahl

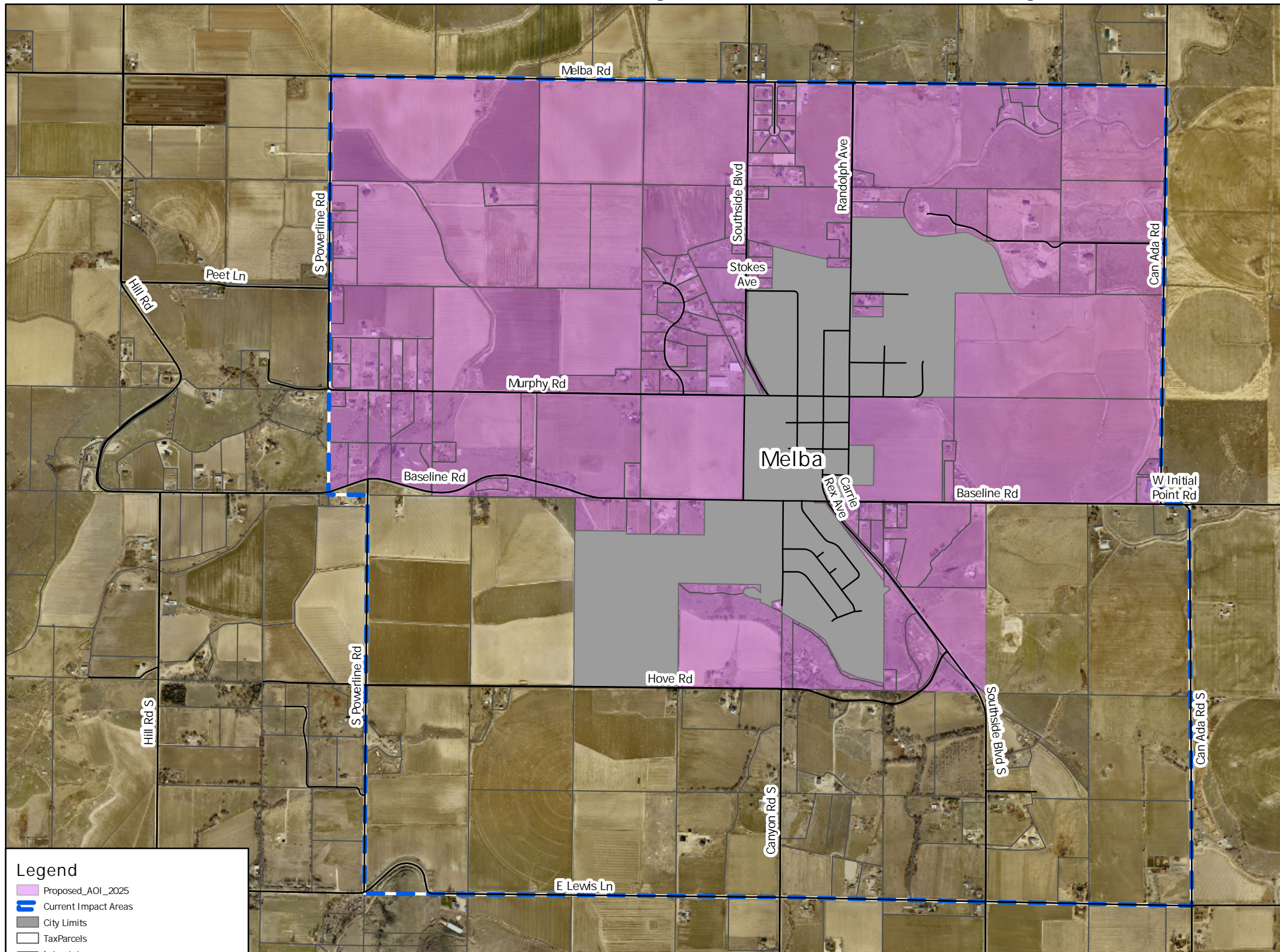
Planner for City of Wilder
Katedahl79@gmail.com
307-690-1764

CC: Mike Davis, Heco Engineers
Linda Halsey, White Peterson
Noni Stapleton, City Clerk
Cory Dickard, Mayor

Attachment:
Adopted Future Land Use Map with Area of Impact Boundary


Proposed Melba Area of Impact

Exhibit A2



Legend

- Proposed_AOI_2025
- Current Impact Areas
- City Limits
- TaxParcels
- Interstate
- Highway
- Roads
- Rail



0 0.3 0.5
Miles

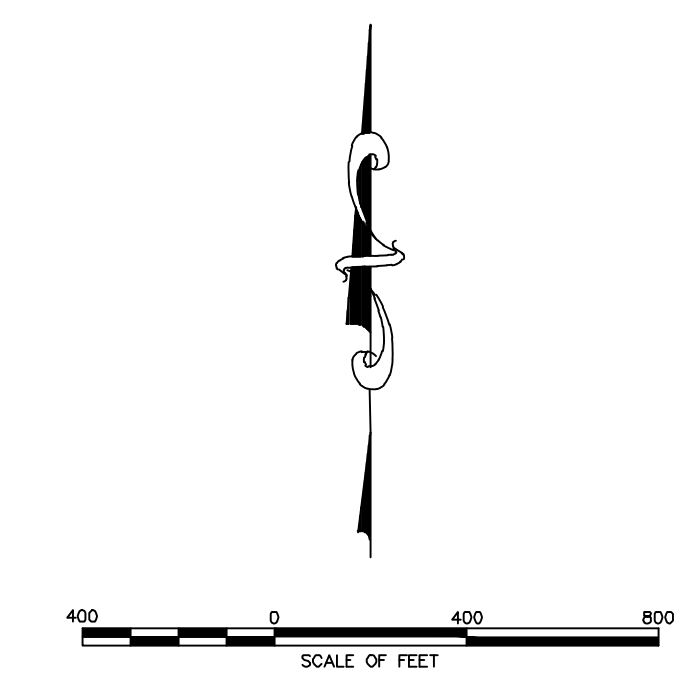
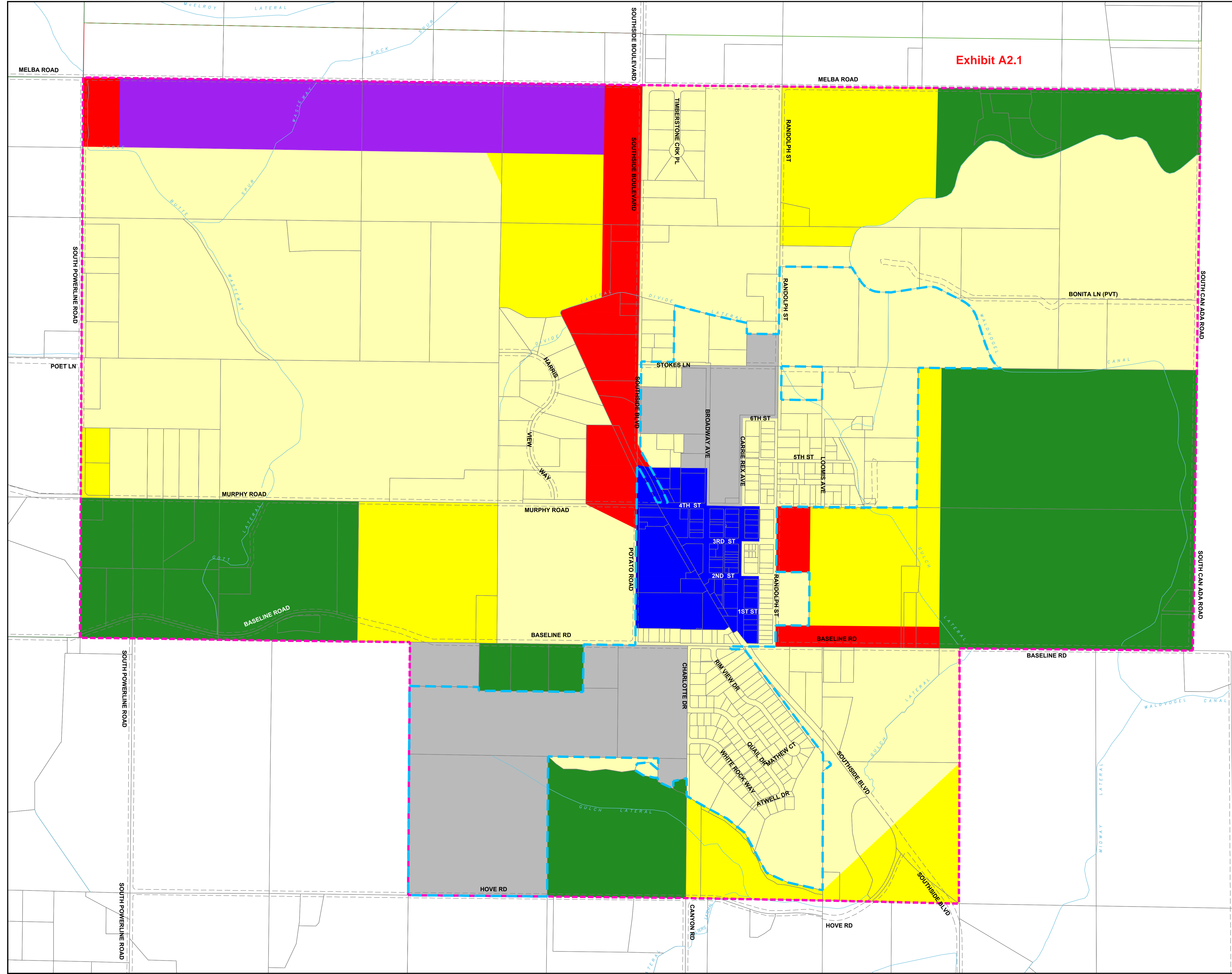
DISCLAIMER: CANYON COUNTY MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THESE MAPS. CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THESE MAPS OR ANY OF THE INFORMATION CONTAINED HEREIN. PORTIONS MAY BE COPIED FOR INCIDENTAL USES, BUT MAY NOT BE RESOLD. THIS MAP HAS NOT YET BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.

REVISED: Date: 8/20/2025 - TA
 Document Path: O:\GIS\SDS_GIS_Projects\ImpactArea2025\CitiesAreaOfImpact2025\CitiesAreaOfImpact2025.aprx



City of Melba
 Canyon County, Idaho
 Future Land Use Map
 WORK COPY

Exhibit A2.1



LEGEND:

PARCEL LINE	
ROAD RIGHT-OF-WAY	
ROAD RIGHT-OF-WAY PRESCRIPTIVE	
WATER BOUNDARY	
CITY LIMITS	
IMPACT AREA	
AGRICULTURE	
CENTRAL BUSINESS DISTRICT	
COMMERCIAL	
INDUSTRIAL	
LIGHT INDUSTRIAL	
MID DENSITY RESIDENTIAL	
PUBLIC	
LOW DENSITY RESIDENTIAL	

This map represents a compilation of public information from diverse records gathered by the City of Melba and HECO Engineers. The purpose for which this map is prepared is an overall general representation of positional relationships, and not a definitive description of location of any class of objects or conditions. Hence, no responsibility for errors can be or is assumed. The City of Melba and HECO Engineers CANNOT AND DO NOT GUARANTEE the absence of errors or the corrections of all information furnished to them for the preparation of this map.

The City of Melba, earnestly requests the bringing to its attention of any inaccuracy or omission so that it may be corrected in the next edition of this map.
 Revised February 2025



From: Kate M. Dahl <katedahl79@gmail.com>
Sent: Monday, September 29, 2025 8:11 PM
To: Arbay Mberwa
Subject: [External] Re: Melba Area of Impact OR2025-0009
Attachments: Population.pdf

Arbay,
 See answers below. I have not prepared slides and will be out of town the rest of the week. Is there anything you are expecting pushback on I should prepare for?
 I could provide slides later.
 Thanks,
 Kate

On Mon, Sep 29, 2025 at 1:09 PM Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov> wrote:

Hello,

I have a few questions regarding Melba’s proposed Area of Impact

1. The letter of intent states that two preliminary plats were approved to the northeast of he city, when was the plat approved and is the 60 lots total or each plat consists of 60 lots?

Freedom Ridge 20 lots approved 2022 with extensions
 Rocky Pointe 10 lots pending ROW issue
 Royal Maid 32 approved 2022 with extensions
 Melba at the Rim 42 lots continued for ROW issue

- 1.
2. Is there any projected population data for the next five years? Any projected commercial growth data for the next five years? See attached page from Comp Plan
3. The 2019 improvement project increased storage capacity is that for treated water/stormwater, what type of water is referenced here. Waterwater/treated sewage/effluent and stormwater
4. Where specifically does Melba currently service with water and sewer and where do they plan on extending the services? Melba currently provide services within the city boundary and to the county subdivision to the west. The easiest area to service in to the west, east, and north of the city boundary.
5. Is there a map showing where low and high pressure zones are located? What’s the current pressure zone? I will ask the engineer.

If you plan on sending in presentation slides please do so as soon as possible. If not, no worries.

Thanks,

POPULATION

PURPOSE

This element covers the current and expected population in the City. This information monitors growth trends to plan for evolving community needs.

GOALS, POLICIES, AND ACTIONS

The following goals, policies, and actions address citizen needs and expectations for continued population growth in the City.

Goal **Policy** **Action**

Table 2. Population Goals and Policies

G2.01.00	Incorporate population growth trends & projections when making land-use decisions.
P2.01.01	Plan for anticipated population and households that the community can support with adequate services and amenities.
A2.01.01a	Update the City Comprehensive Plan when the census and other relevant data are released, such as Labor Force Statistics and school capacity.
A2.01.01b	Maintain up-to-date future land use and zoning maps and participate in COMPASS planning processes to ensure accurate population forecasts.
G2.02.00	Engage community members equitably by creating outreach opportunities to support land-use planning decisions.

CURRENT TRENDS

Population Changes

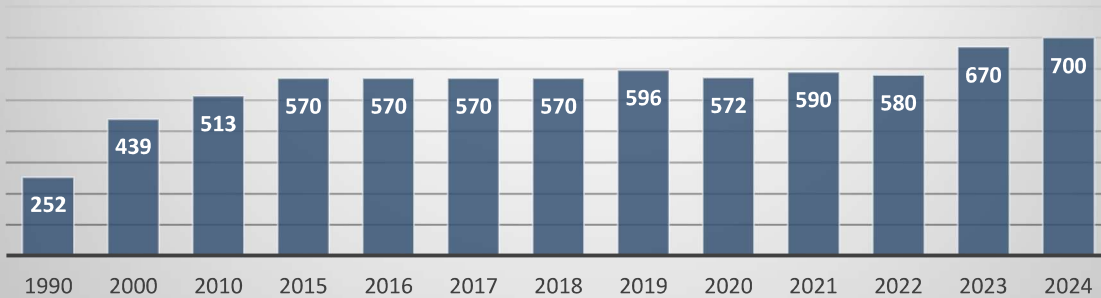
As the City moves into the future, it is imperative that we understand the trends in growth regionally and locally. Current and future demographics influence how a community is planned and accommodates change.

Local & Regional Population Growth

Idaho and the greater Treasure Valley have seen unprecedented growth. The State population grew 17.4% in the last decade, making Idaho the second-fastest-growing State from 2010 to 2020.

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan transportation planning organization for Ada and Canyon County. According to COMPASS, the City experienced fluctuations in growth over the past ten years, as shown below.

City of Melba Population



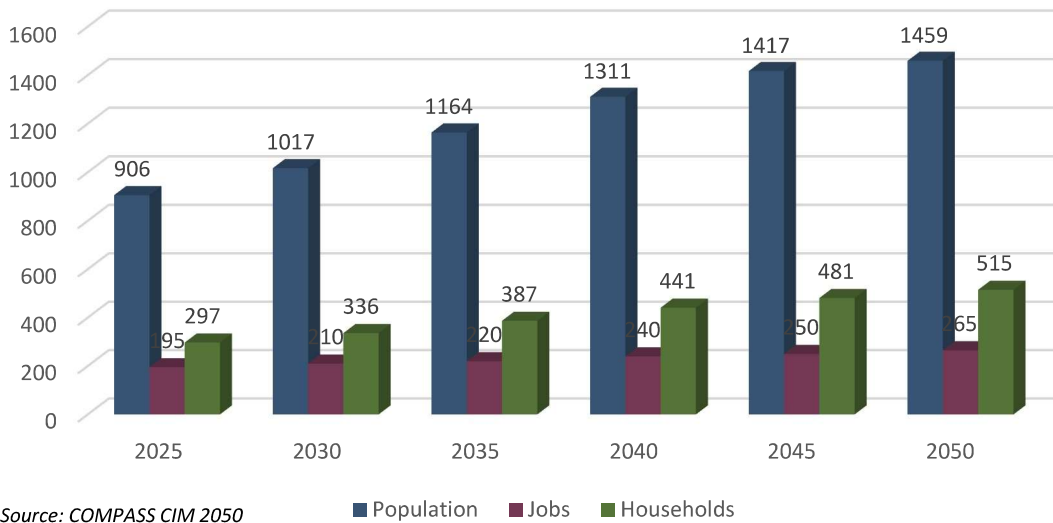
Source: COMPASS Idaho

Based on the above estimates, the city's population grew 3.05% per year or 178% total between 1990 and 2024.¹

Population Projections

COMPASS forecasts population growth for the Treasure Valley and prepares a regional transportation plan called *Communities in Motion*. The plan is updated every ten years. Based on the COMPASS model the current figures project the Cities population to be 1459 by 2050 (based on the smaller area of impact), a 61% increase from 2025. In the next 27 years, Melba expects to add an estimated 759 people.

Melba Growth Projection in 5 year increments



Source: COMPASS CIM 2050

¹ COMPASS Communities in Motion 2050

EXHIBIT B
Supplemental Documents



Idaho Statutes

Exhibit B1

Idaho Statutes are updated to the website July 1 following the legislative session.

TITLE 67
STATE GOVERNMENT AND STATE AFFAIRS
CHAPTER 65
LOCAL LAND USE PLANNING

67-6526. AREAS OF IMPACT. (1) Legislative findings and intent.

(a) The legislature finds that areas of impact are properly under the jurisdiction of the county because the elected representatives of citizens in areas of impact are county officials, not city officials. While cities should receive notice of, and may provide input on, applications brought to the county in an area of impact, cities do not govern or control decisions on those applications. County commissioners make the final determination regarding area of impact boundaries within their county.

(b) An area of impact is where growth and development are expected to occur. Areas of impact should be planned for growth and development and should not be used to stop growth and development that conforms to applicable plans and ordinances. Areas of impact should be established, modified, or confirmed based on the ability and likelihood of a city or cities to annex lands within that area of impact in the near future. A city may adopt a comprehensive plan and conduct infrastructure, capital improvement, and other planning activities that extend beyond its current area of impact. Counties and cities shall review their area of impact boundaries at least every five (5) years to determine if modifications are needed or to confirm existing boundaries and may pursue modification of an established area of impact more frequently than every five (5) years.

(c) Prior to conducting the public hearings required under this chapter to establish, modify, or confirm an area of impact, cities and counties should work together to develop a proposed area of impact to be considered at the public hearing.

(d) Decisions regarding the establishment, modification, or confirmation of areas of impact are legislative actions and are not subject to judicial review or challenge except as provided in subsection (5) of this section.

(2) Establishing an area of impact.

(a) Following the notice and hearing procedures provided in section 67-6509, Idaho Code, and in accordance with the provisions of subsection (4) of this section, the board of county commissioners of each county shall adopt by ordinance a map identifying the area of impact within the unincorporated area of the county for each city located in the county. Written notice of the hearing to be conducted under this subsection shall be provided by the county to each owner of property located within a proposed area of impact. If notice is also published pursuant to section 67-6509, Idaho Code, individual property owners may not challenge the proceeding on the basis that they did not actually receive notice by mail. The cost of the notice shall be

reimbursed to the county by the city whose area of impact is under consideration. The board of county commissioners is not required to receive a recommendation from the planning and zoning commission prior to enacting an ordinance establishing an area of impact. An area of impact must be established before a city may annex adjacent territory pursuant to the provisions of section 50-222, Idaho Code.

(b) If the requirements of paragraph (a) of this subsection are not met in establishing an area of impact, the city may demand compliance with this subsection by providing notice to the board of county commissioners of the demand for compliance. Once a demand has been made, a recommendation committee shall be established. The city and county shall each select a representative to participate on the committee within thirty (30) days of the demand for compliance and the process set forth in this paragraph shall commence.

(i) After the city and county representatives have been selected, they shall in turn select another city representative living within the applicable city and another county representative living in the county and not within any city to serve on the recommending committee. Meetings of the recommending committee may be hosted by the city or county and shall be conducted in accordance with Idaho open meetings law. These four (4) persons shall, by majority vote, provide a written recommendation to the board of county commissioners for an area of impact. The written recommendation shall be submitted to the governing boards within one hundred eighty (180) days after the selection of the recommending committee members.

(ii) If the board of county commissioners fails to enact an ordinance providing for an area of impact within ninety (90) days of receipt of the committee recommendation or expiration of the one hundred eighty (180) days for the committee to make its recommendation, the city may file a petition with the district court to identify the area of impact pursuant to subsection (5) of this section and in accordance with other applicable provisions of this section.

(3) Modification or confirmation of area of impact boundaries.

(a) Modification or confirmation of an existing area of impact boundary may be initiated by a city or cities or the county. If a county is initiating a modification or confirmation of an area of impact, the county shall provide at least thirty (30) days written notice to the applicable city or cities of the hearing on the proposed modification or confirmation. Any modifications to or confirmation of an area of impact boundary must be adopted by an ordinance approved by the board of county commissioners of the applicable county, following the notice and hearing procedures provided in section 67-6509, Idaho Code, and in accordance with the requirements for defining an area of impact as set forth in subsection (4) of this section. At least fifteen (15) days prior to the hearing, written notice of the hearing to be conducted under this paragraph shall be provided by the county to each owner of property located within the portion of the area of impact that is proposed to be modified. If notice is also published pursuant to section 67-6509, Idaho Code, individual property owners may not challenge the proceeding on the basis that they did not actually receive notice by mail. If the modification or confirmation

is proposed by a city, then the cost of the notice shall be reimbursed to the county by such city. If the county is pursuing the modification or confirmation, then the cost of notification shall be borne by the county. The board of county commissioners is not required to receive a recommendation from the planning and zoning commission prior to enacting an ordinance modifying or confirming an area of impact.

(b) Where areas of impact abut each other and adjustments are being proposed, or where areas of impact are proposed to abut each other, the cities involved shall negotiate boundary adjustments to be recommended to the respective city councils. The city council of each city must approve the area of impact or modifications thereto to be proposed to the board of county commissioners. These decisions by the city councils are proposals and not subject to judicial review or challenge. If the cities with impact area boundaries that abut or are proposed to abut each other reach agreement on the proposed boundaries or adjustments thereto, the requested boundaries or adjustments shall be collectively submitted by the cities to the county for consideration in accordance with paragraph (a) of this subsection. If the cities cannot reach agreement, then any or all of the cities involved may submit their requests to the board of county commissioners for consideration pursuant to paragraph (a) of this subsection. In either case, the county shall conduct at least one (1) consolidated public hearing where it considers all such requests together.

(c) The county may accept, reject, or modify a city's requested modification or confirmation regarding an impact area boundary, but if the county does not make a final decision on the request within ninety (90) days of submission of the request, the city may petition the court to make a determination on the request pursuant to subsection (5) of this section.

(4) Provisions applicable to areas of impact.

(a) In defining an initial area of impact or in modifying or confirming an existing area of impact, the criteria set forth in this subsection shall be considered:

- (i) Anticipated commercial and residential growth;
- (ii) Geographic factors;
- (iii) Transportation infrastructure and systems, including connectivity;
- (iv) Areas where municipal or public sewer and water are expected to be provided within five (5) years; and
- (v) Other public service district boundaries.

(b) In addition to the criteria set forth in paragraph (a) of this subsection, an area of impact shall not exceed the areas that are very likely to be annexed to the city within the next five (5) years. Except as otherwise provided in this paragraph, an area of impact shall not extend more than two (2) miles from existing city limits. An area of impact boundary shall not divide county recognized parcels of land. If only a portion of a recognized parcel falls within the two (2) mile limit, then the boundary may extend beyond two (2) miles on that parcel so that it encompasses the entire parcel. Adjustments to an area of impact may be proposed and considered at any time following the initial establishment of the area of impact.

(c) Areas of impact may cross county boundaries only by approval of the governing board of county commissioners after following the procedures and complying with the requirements for modification or confirmation of an area of impact boundary.

(d) Areas of impact shall not overlap.

(e) The applicable county's comprehensive plan and zoning and subdivision ordinances shall apply in the area of impact. The county may adopt individual county comprehensive plan and zoning and subdivision ordinance provisions regarding a specific area of impact.

(f) Following adoption of an area of impact, the board of county commissioners shall provide the city with written notice at least fifteen (15) days in advance of any county public hearings held pursuant to this chapter or to chapter 13, title 50, Idaho Code, involving land within that area of impact.

(g) Areas of impact shall remain fixed until modifications are made pursuant to subsection (3) of this section.

(h) Prior to considering a request to establish, modify, or confirm an area of impact, the governing boards may, but are not required to, submit the request to the planning, zoning, or planning and zoning commission for recommendation. Each commission shall have a reasonable time fixed by its governing board in compliance with all required timelines set forth in this section to make its recommendation to the governing board. The county and the city shall undertake a review of the area of impact at least once every five (5) years and shall consider whether adjustments are in the best interests of the citizenry.

(i) This section shall not preclude annexation or other growth and development in areas of any county within the state of Idaho that are not within the areas of impact provided for herein.

(j) The county's decision establishing, modifying, or confirming the boundaries for an area of impact shall be made in writing and shall contain the reasoning of the board of county commissioners, including application of the facts relied upon by the commissioners and the application of the pertinent requirements and criteria to establish or modify an area of impact.

(k) If the area of impact has been properly established, persons living within the delimited area of impact shall be entitled to representation on the planning, zoning, or the planning and zoning commission of the city of impact. Such representation shall as nearly as possible reflect the proportion of population living within the city as opposed to the population living within the areas of impact for that city. To achieve such proportional representation, membership of the planning, zoning or planning and zoning commission may exceed twelve (12) persons, notwithstanding the provisions of subsection (a) of section 67-6504, Idaho Code. In instances where a city has combined either or both of its planning and zoning functions with the county, representation on the resulting joint planning, zoning or planning and zoning commission shall as nearly as possible reflect the proportion of population living within the impacted city, the area of impact outside the city, and the remaining unincorporated area of the county. Membership on such a joint planning, zoning or planning and zoning commission may exceed twelve (12) persons, notwithstanding the provisions of section 67-6504(a), Idaho Code.

(5) Petitions for review of establishment, modification, or confirmation of area of impact. The decisions by the board of county commissioners regarding the establishment, modification, or confirmation of areas of impact are legislative actions and are not subject to judicial review, declaratory action, or other legal challenge, except as specifically provided in this subsection.

(a)(i) If a county has not complied with the provisions of subsection (2) or (3) of this section, the city seeking the establishment, modification, or confirmation of an area of impact may petition the district court to establish, modify, or confirm an area of impact that meets the criteria and requirements of subsection (4) of this section in accordance with the procedures provided in this subsection. If the modification of an area of impact boundary involves areas of impact boundaries that abut each other or that are proposed to abut each other, then any city whose area of impact abuts or is proposed to abut another area of impact boundary may file a petition challenging the county's determination regarding only those boundaries that abut or that are proposed to abut each other. Any petition regarding a proposed area of impact or portion thereof that is subject to challenge must be filed in the county in which the proposed area of impact or portion thereof is located.

(ii) Before a city may file a petition for review of an area of impact decision made by the county, as provided in paragraph (a) (i) of this subsection, it must first file a request for reconsideration with the board of county commissioners. Such request must be filed within fourteen (14) days of the issuance of the written decision by the board of county commissioners and must specify deficiencies in the decision of the board of county commissioners. Filing a timely request for reconsideration is a prerequisite to the city having standing to file a petition with the district court. The county shall act on and issue a written decision on the request for reconsideration within thirty (30) days of receipt of the request or the request shall be deemed denied. A petition challenging the decision of the county must be filed by the city within twenty-eight (28) days after the issuance of a decision by the county on the request for reconsideration or expiration of the thirty (30) day period for the county to act on the request.

(b) When filing a petition challenging the decision of the board of county commissioners with the clerk of the court, the petitioner shall pay a fee of one hundred dollars (\$100), which fee shall be in full for all clerk's fees except the regular fees provided by law for appeals. The court shall fix a time for the hearing on the petition to be held no less than thirty (30) days and no more than ninety (90) days from the filing of the petition. The petitioner shall serve or cause to be served a copy of the petition and notice of the hearing on the board of county commissioners or county clerk and the mayor or city clerk of such other city whose area of impact boundary is in question pursuant to paragraph (a) of this subsection at least twenty (20) days before the date of the hearing.

(c) No petition, objection, or reply authorized under this subsection need be verified.

(d) The hearing on a petition filed pursuant to this subsection shall be held within the county in which the area of impact or portion thereof is situated. The regular district court reporter shall reduce to writing the testimony and evidence introduced in the same manner as in a trial of civil actions. The judge of the court, either before or after the hearing, may view the lands pertaining to the proposed area of impact, lands on the outside of the city or cities in the same vicinity in which the lands sought to be included in the area of impact are situated, and other lands within the corporate limits of the city that might in any way be affected by the granting of the petition. The judge may consider such modifications as the judge finds in connection with the evidence introduced at the hearing, in making and arriving at a final decision and determination of the matter.

(e) (i) If the court finds that the board of county commissioners did not follow the notice and hearing requirements provided in this subsection, the court shall remand the matter back to the board of county commissioners to comply with the requirements and issue a new decision. If the court finds that the decision of the board of county commissioners was not arbitrary, capricious, or an abuse of discretion, the court shall affirm the decision of the board of commissioners. If the court finds that the decision of the board of county commissioners was arbitrary, capricious, or an abuse of discretion, the court may remand the matter to the board of county commissioners to correct its decision or the court may determine the appropriate boundaries of the area of impact in question before it. It shall not be necessary for the judge of the court to make written findings of fact or conclusions of law unless the court establishes the area of impact boundary. The court may award attorney's fees and costs to the prevailing party in such an action only if it finds that the other party or parties acted without a reasonable basis in fact or law.

(ii) If the court establishes the area of impact boundary, such boundary shall become the area of impact boundary as of the date of the decree establishing the boundary. Within twenty (20) days after the filing of the decree, the petitioner shall file or cause to be filed with the county recorder and with the city clerk a certified copy of the decree. The board of county commissioners shall adopt an ordinance consistent with the court decree within thirty (30) days of the entry of the decree or be subject to contempt and other sanctions or actions deemed appropriate by the court.

(f) Any city or county aggrieved by the decision of the court may appeal from the decision and judgment to the supreme court. The procedure of the appeal shall be the same as the procedure for appeals from final judgment in civil actions.

(6) Cities and counties shall review their existing areas of impact and shall reestablish the areas in conformance with the provisions of this section by December 31, 2025. Failure to timely conduct such review and reestablishment shall nullify the current area of impact boundaries and require the city and county to go through the process set forth in subsection (2) of this section.

History:

[67-6526, added 1975, ch. 188, sec. 2, p. 515; am. 1977, ch. 155, sec. 1, p. 396; am. 1979, ch. 87, sec. 1, p. 212; am. 1993, ch. 55, sec. 1, p. 150; am. 1995, ch. 118, sec. 97, p. 506; am. 1996, ch. 116, sec. 2, p. 428; am. 1999, ch. 251, sec. 1, p. 651; am. 2002, ch. 333, sec. 6, p. 947.; am. 2024, ch. 227, sec. 2, p. 796.]

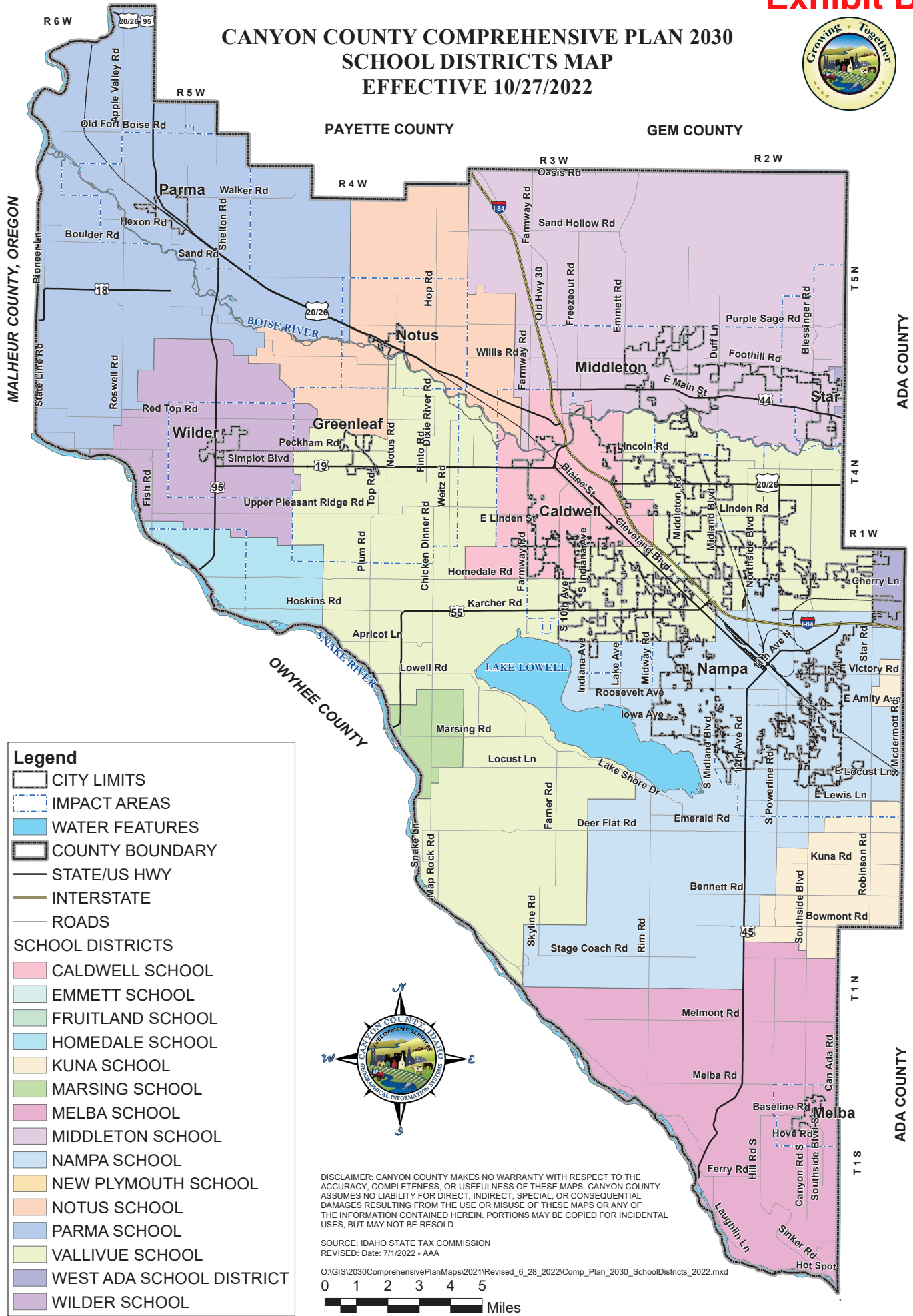
How current is this law?

Exhibit B2

City	Proposed Impact Area Acreage	City Limits Acreage (included in Proposed AOI)	Difference
Caldwell	30,158.93	16,974.11	13,184.82
Greenleaf	836.53	542.67	293.86
Homedale	2,977.17	None in Canyon County	2,977.17
Melba	1,568.87	303.48	1,265.39
Middleton	19,103.62	4,179.94	14,923.68
Nampa	47,751.29	23,851.89	23,899.40
Notus	1,111.06	637.28	473.78
Parma	1,369.02	711.45	657.57
Star	10,744.02	1,320.35	9,423.67
Wilder	3,643.15	510.04	3,133.11



CANYON COUNTY COMPREHENSIVE PLAN 2030 SCHOOL DISTRICTS MAP EFFECTIVE 10/27/2022

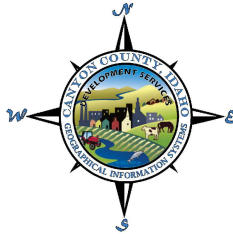


Legend

- CITY LIMITS
- IMPACT AREAS
- WATER FEATURES
- COUNTY BOUNDARY
- STATE/US HWY
- INTERSTATE
- ROADS

SCHOOL DISTRICTS

- CALDWELL SCHOOL
- EMMETT SCHOOL
- FRUITLAND SCHOOL
- HOMEDALE SCHOOL
- KUNA SCHOOL
- MARSING SCHOOL
- MELBA SCHOOL
- MIDDLETON SCHOOL
- NAMPA SCHOOL
- NEW PLYMOUTH SCHOOL
- NOTUS SCHOOL
- PARMA SCHOOL
- VALLIVUE SCHOOL
- WEST ADA SCHOOL DISTRICT
- WILDER SCHOOL



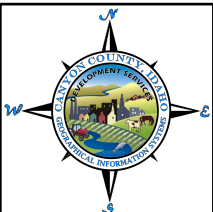
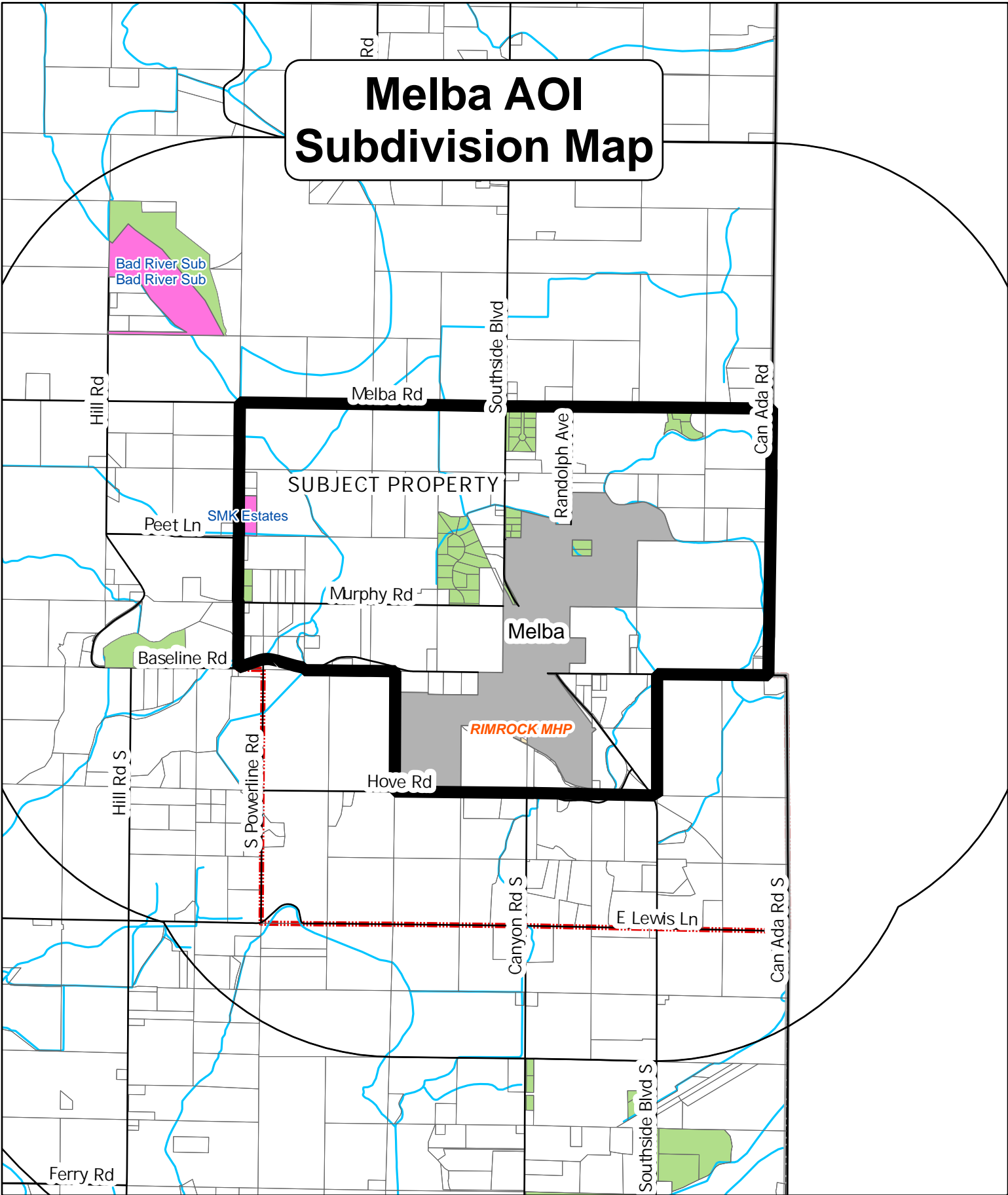
DISCLAIMER: CANYON COUNTY MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THESE MAPS. CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THESE MAPS OR ANY OF THE INFORMATION CONTAINED HEREIN. PORTIONS MAY BE COPIED FOR INCIDENTAL USES, BUT MAY NOT BE RESOLD.

SOURCE: IDAHO STATE TAX COMMISSION
REVISED: Date: 7/1/2022 - AAA

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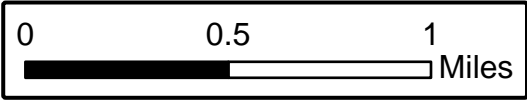


Melba AOI Subdivision Map



	SUBDIVISIONS
Plat Type, Plat Status	
	Preliminary, Approved
	Preliminary, Pending
	MOBILE HOME PARKS

Exhibit B4.1



SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
2	108.53	8	13.57	
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
1	49.82	4	12.46	
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
52	24.96	19.30	0.38	91.05
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
GRAND OWYHEE VIEW ESTATES	1	1N2W34	20.84	4	5.21	COUNTY (Canyon)	2008
MURRELL SUBDIVISION	2	1N2W27	87.69	4	21.92	COUNTY (Canyon)	2016

SUBDIVISIONS IN PLATTING

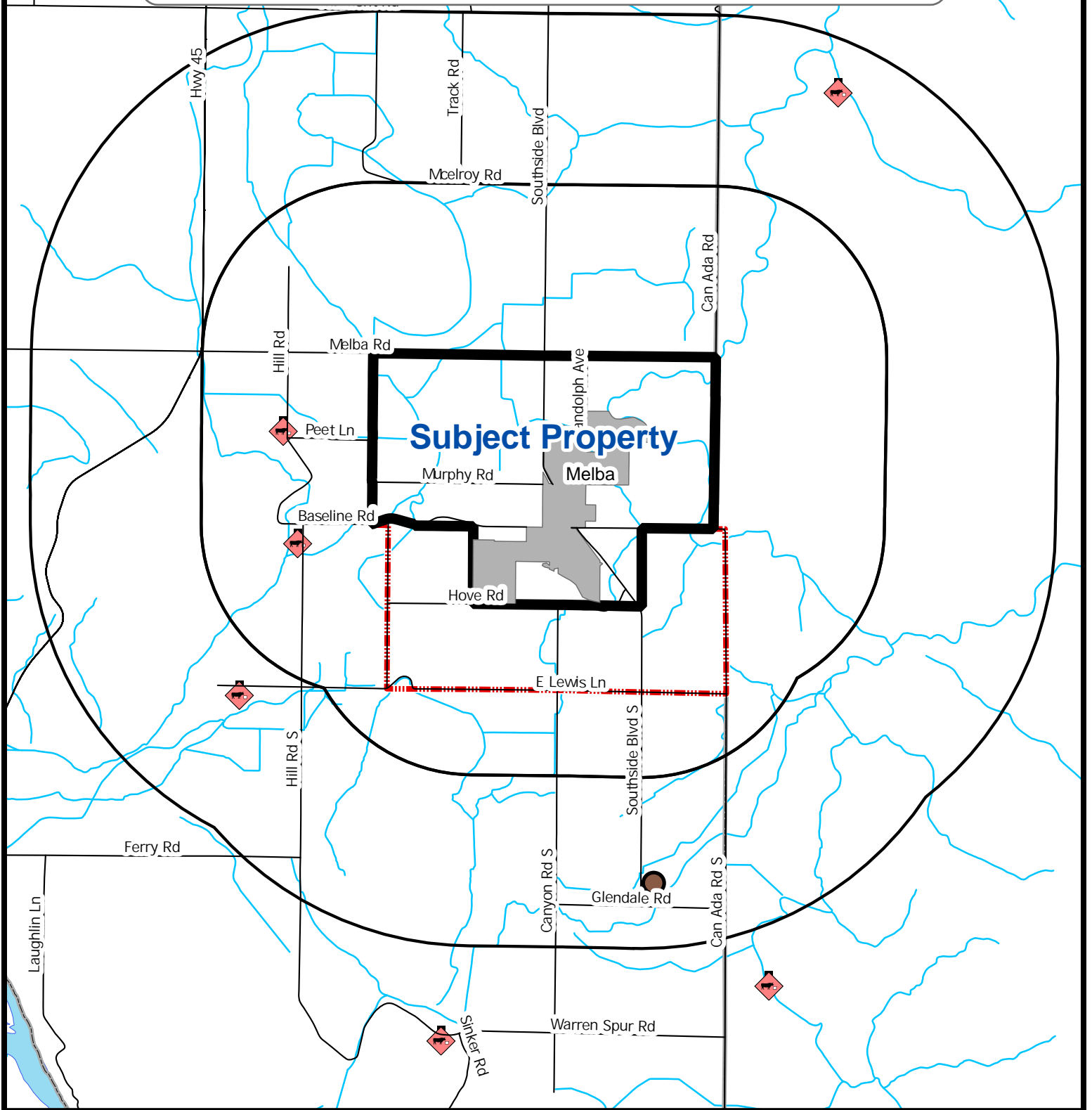
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Bad River Sub	49.82	4	12.46




MOBILE HOME & RV PARKS

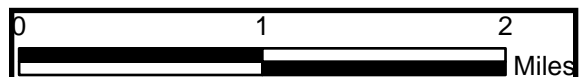
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...
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Melba AOI

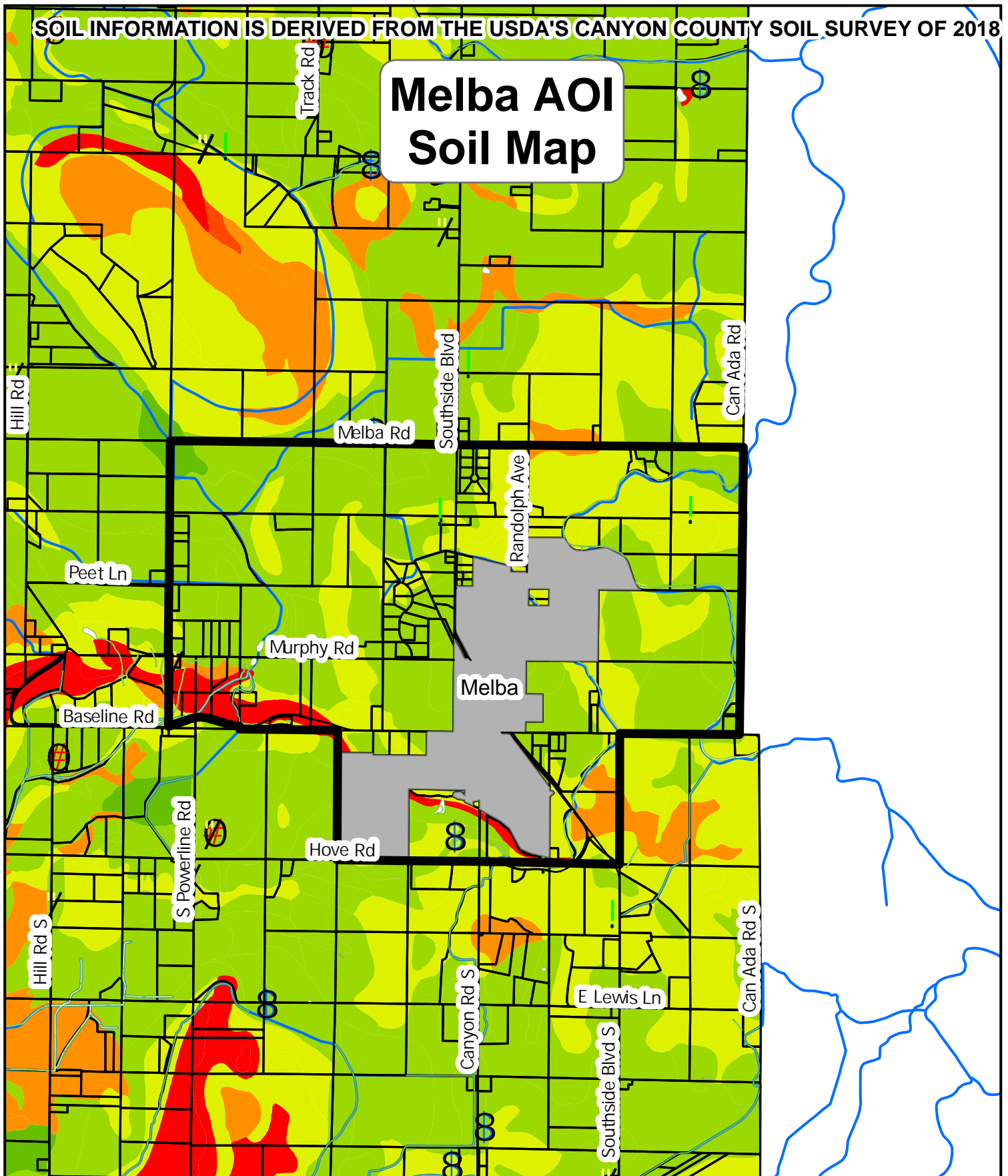
Dairy, Feedlot, and Gravel Pit Map



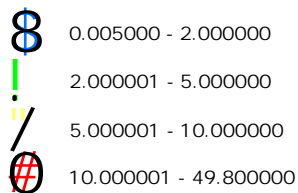
	FEEDLOTS
	DAIRIES
	GRAVELPITS



Melba AOI Soil Map

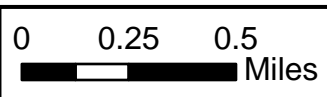


Nitrate Priority Wells

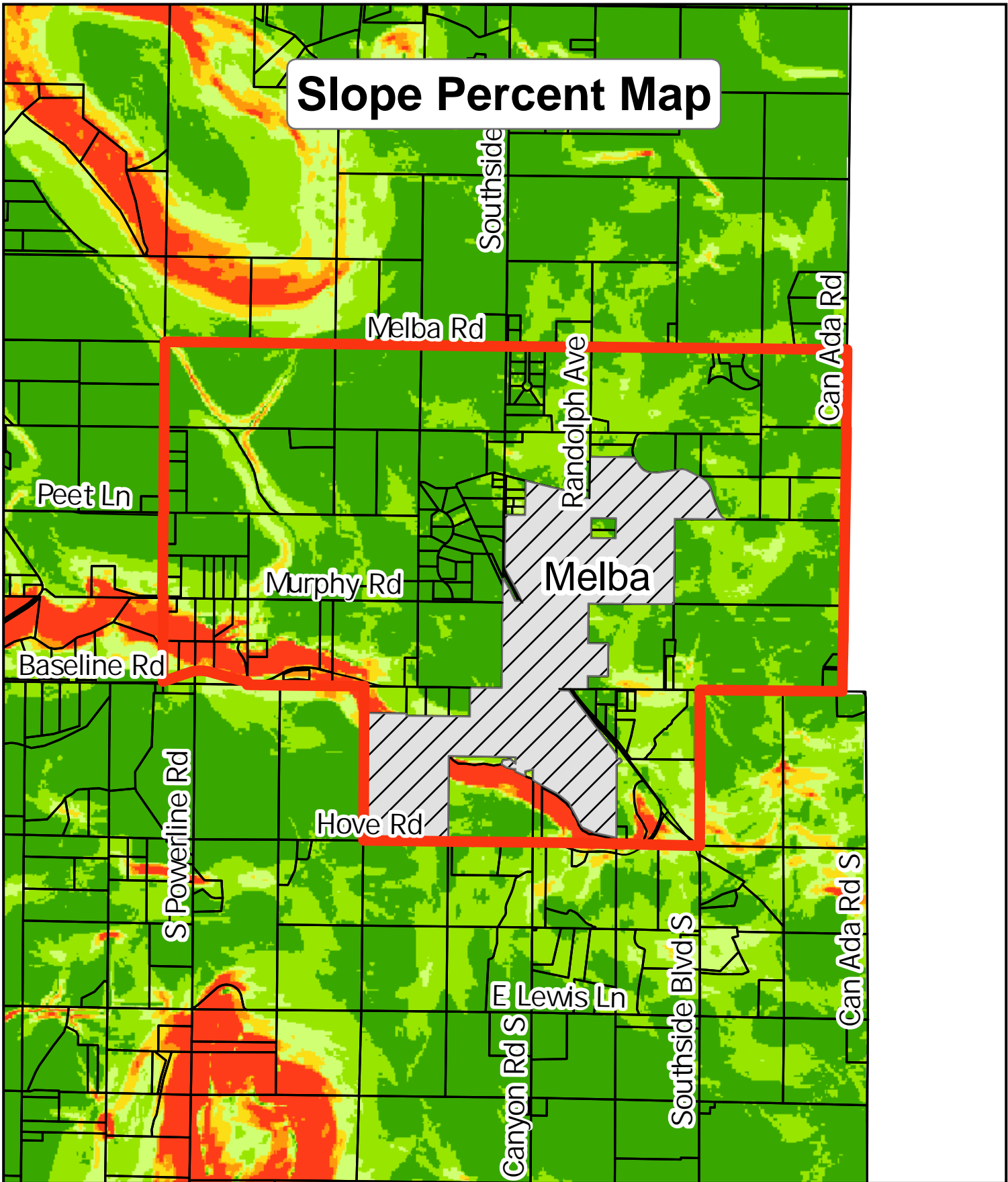


m IDWR_2C_Geothermal_

Wetlands



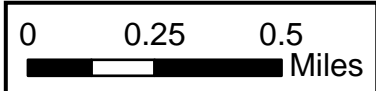
Slope Percent Map



Slope Percent

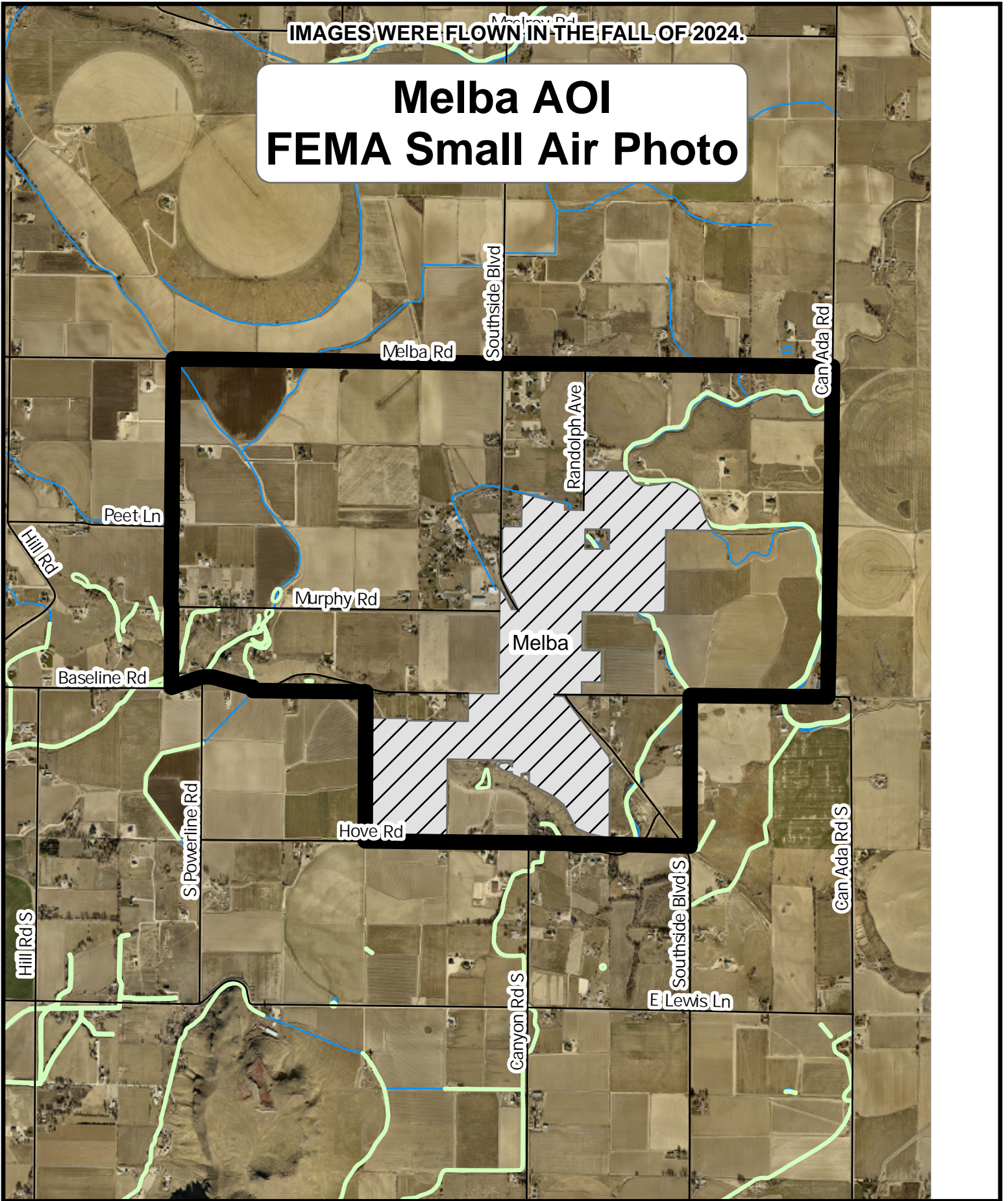
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3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718

Exhibit B4.2



IMAGES WERE FLOWN IN THE FALL OF 2024.

Melba AOI FEMA Small Air Photo

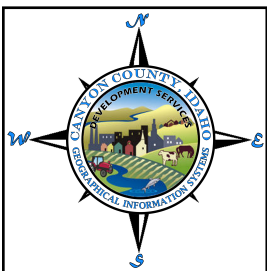
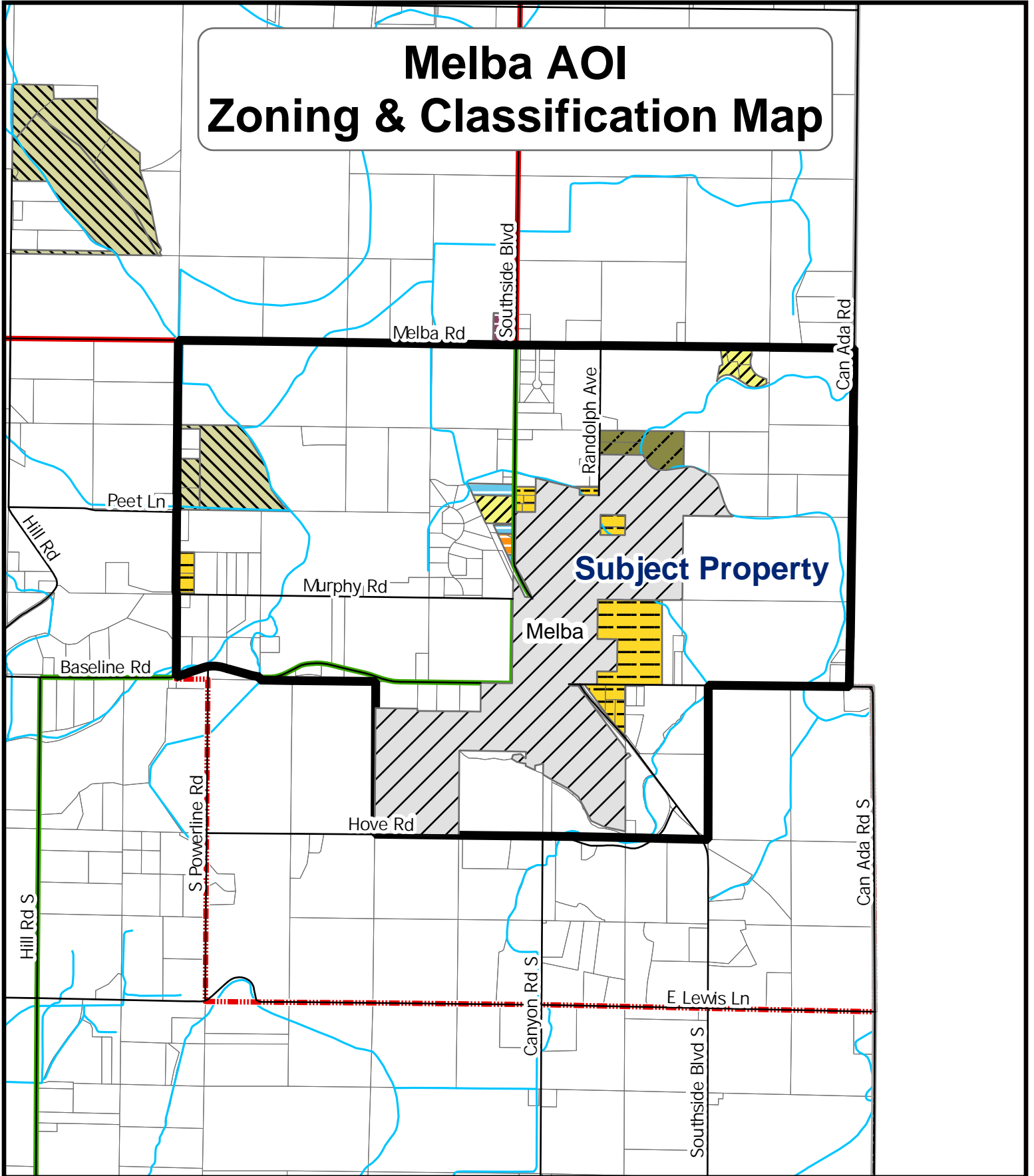


Legend

SUBJECT_PROPERTY	A
TAXLOTS	AE
WETLANDS	X



Melba AOI Zoning & Classification Map

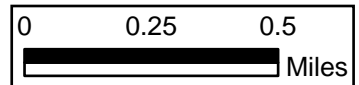


- RR
- CR-RR
- R1
- CR-R1
- R2
- C
- C1
- CR-C1

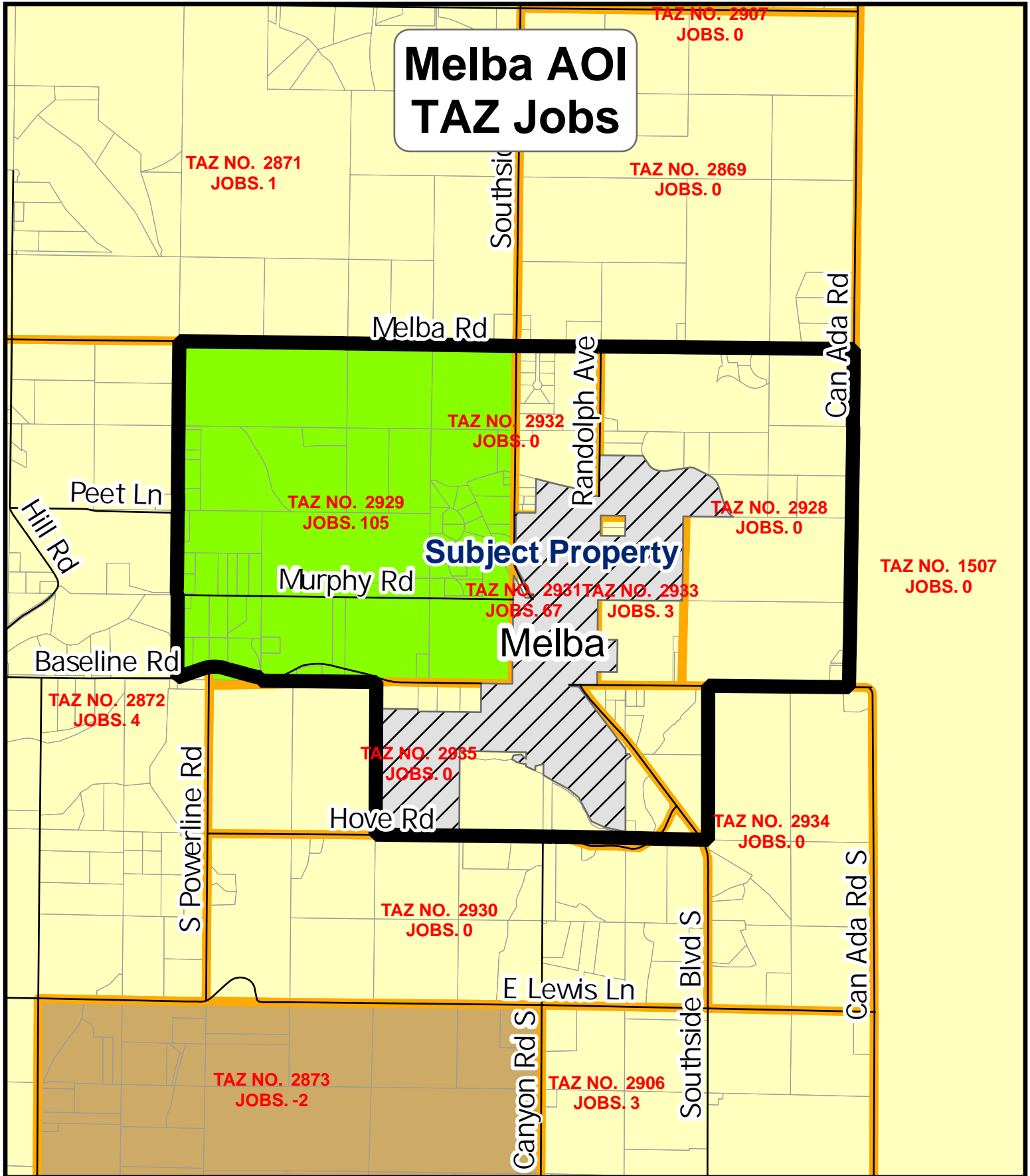
- C2
- CR-C2
- M1
- CR-M1
- M2
- AG
- INTERSTATE

- OTHER FREEWAY/EXPRESSWAY
- PROPOSED FREEWAY/EXPRESSWAY
- OTHER PRINCIPAL ARTERIAL
- PROPOSED PRINCIPAL ARTERIAL

- PROPOSED MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- COLLECTOR
- PROPOSED COLLECTOR



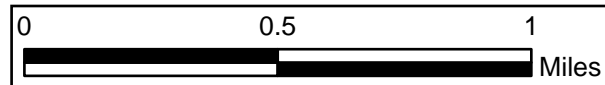
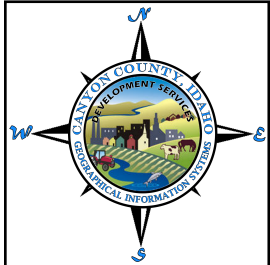
Melba AOI TAZ Jobs



Jobs 2025-2050

	-1		251 - 500
	0 - 100		501 - 1000
	101 - 250		1001 - 2148

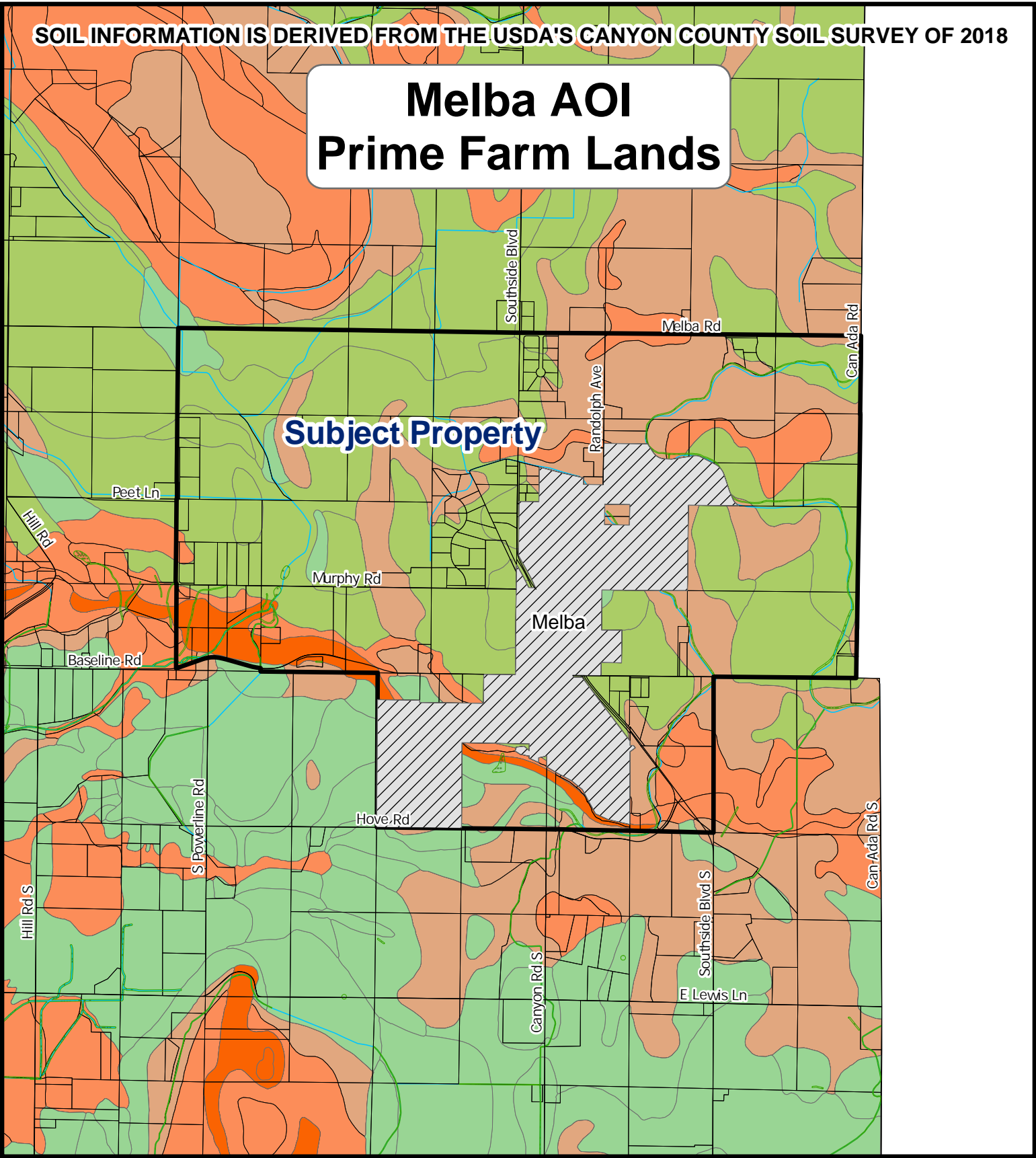
Exhibit B4.3




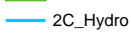










SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

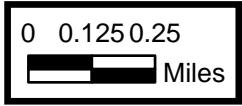
Melba AOI

Prime Farm Lands



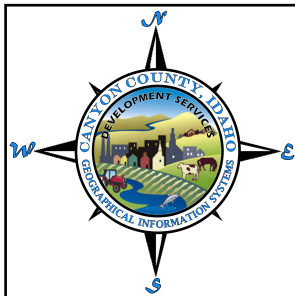
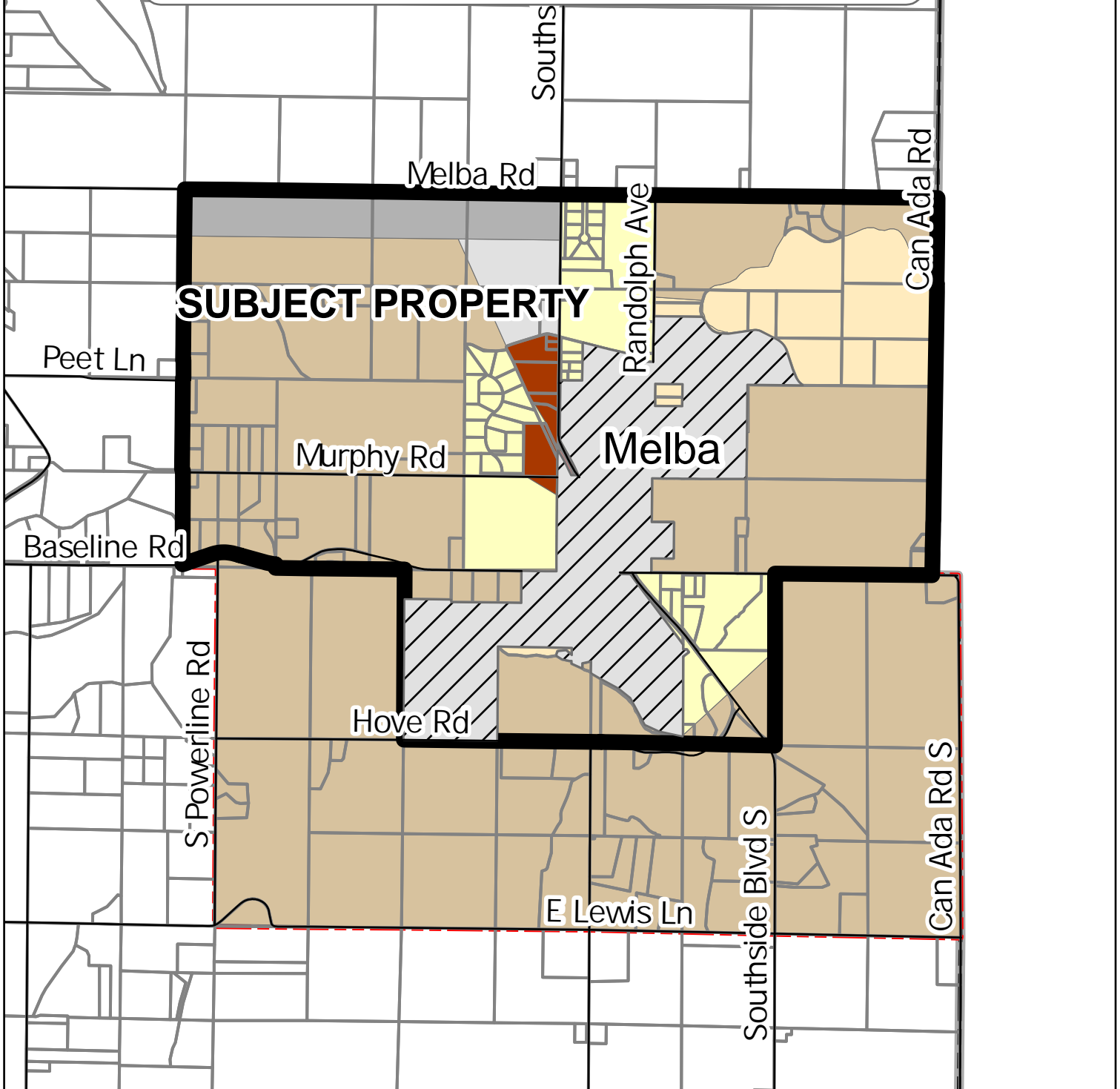
-  TAXLOTS
-  City Limits
-  WETLANDS
-  2C_Hydro

- FARMLAND**
-  Farmland of statewide importance
 -  Farmland of statewide importance, if irrigated
 -  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
 -  Not prime farmland
 -  Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
 -  Prime farmland if irrigated
 -  Prime farmland if irrigated and drained
 -  Prime farmland if irrigated and reclaimed of excess salts and sodium

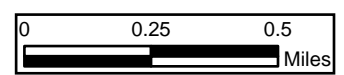


Melba AOI

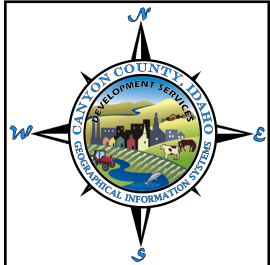
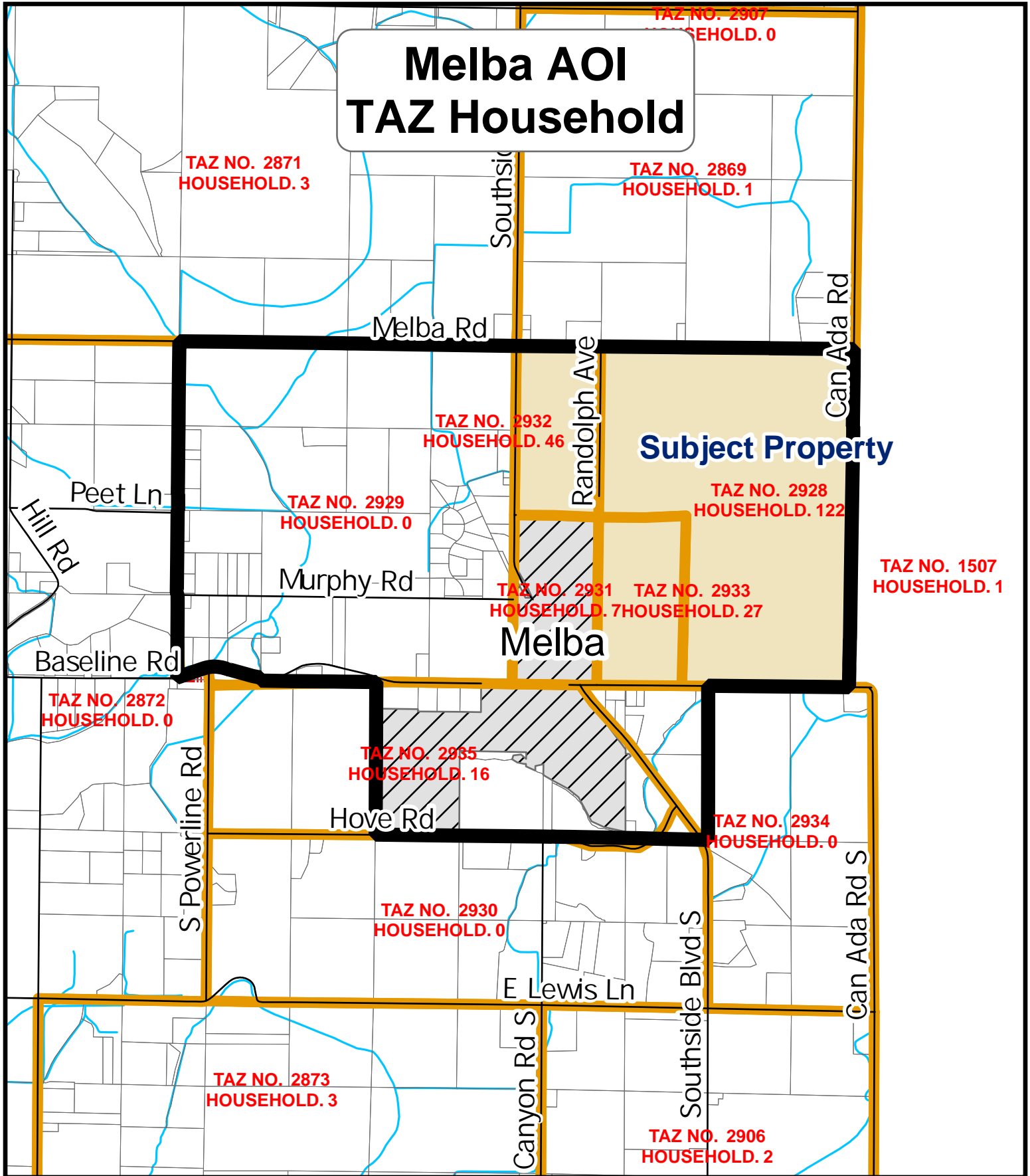
City of Melba Future Land Use



MelbaCompPlan	
Rural Residential	Public
Low to Mid Density Residential	Central Business District
Agriculture	Commercial/Industrial
	Light Industrial
	Industrial



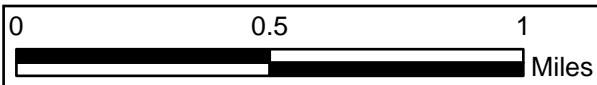
Melba AOI TAZ Household



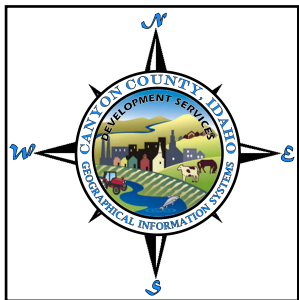
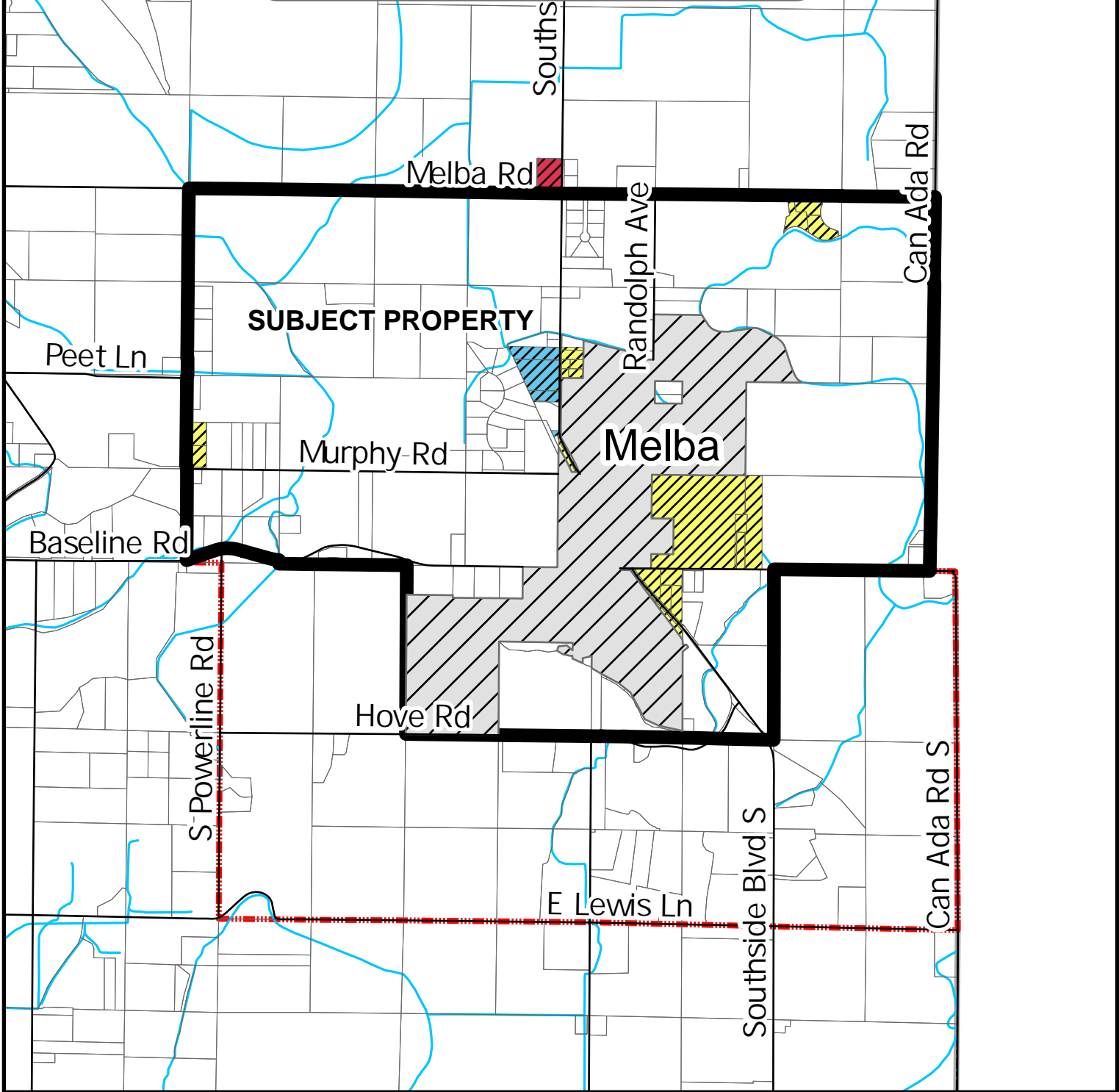
House Hold 2025-2050

	-4 - 50		251 - 500
	51 - 150		501 - 750
	151 - 250		751 - 1263

Exhibit B4.4

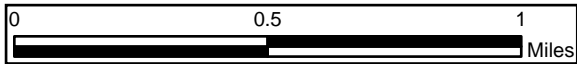


Melba AOI Future Land Use map



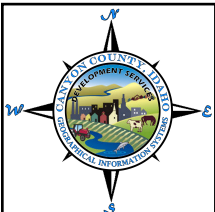
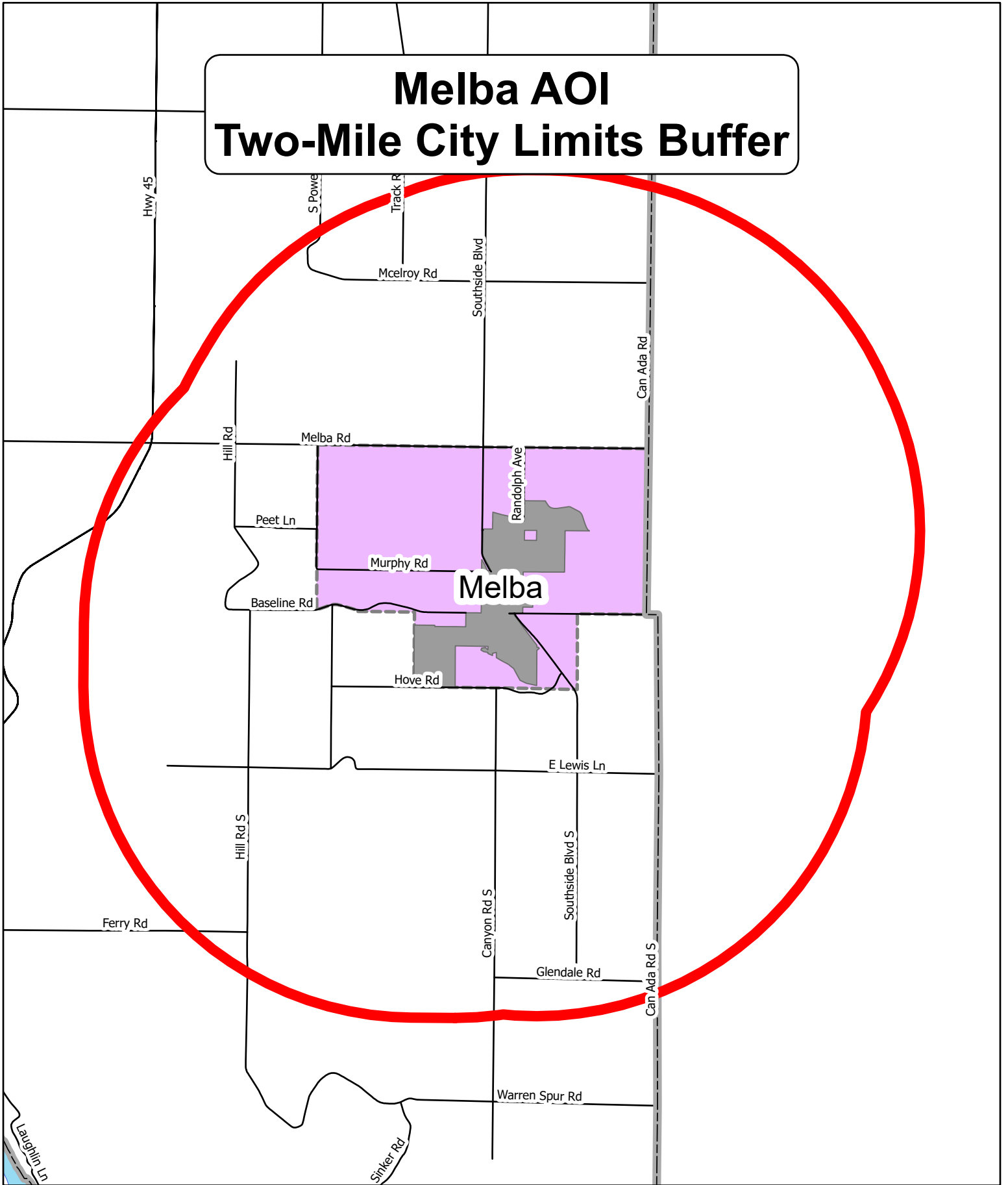
Legend
Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL



Melba AOI

Two-Mile City Limits Buffer






-  2 Mile Buffer from City Limits
-  Proposed Impact Areas
-  City Limits

Exhibit B4.5

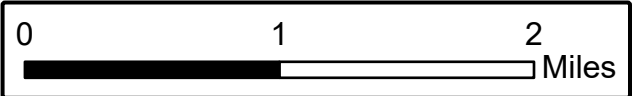


EXHIBIT #
Agency Comments

CERTIFICATE OF LEGAL NOTIFICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

Phone: 208-454-7458



CASE NAME: Melba AOI

Exhibit C1

CASE NO: OR2025-0009

HEARING BODY: Board of County Commissioners

I, Caitlin Ross, as the representative of Canyon County Development Services, hereby certify that on this 20th day of August, 2025, I mailed by regular first-class mail, or emailed, a true and correct copy of the notice attached hereto as Exhibit A to those referenced in Exhibit B in accordance with the requirements of the Canyon County Zoning Ordinance § 07-05-01.

- Agencies - Initial Notice for Comment
- JEPA / (City of Nampa)
- Agencies - 30 Day Notice of Hearing Date
- Full Political
- Property Owners

Signed: Caitlin Ross
(Signature of DSD staff who mailed/e-mailed notice)

Date Completed: 8/20/25

SCANNED



Development Services Department



Canyon County, 111 North 11th Avenue, Suite 310, Caldwell, ID 83605

Administration : 208-402-4162 ▪ dsdadmin@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

August 20, 2025

Dear Agencies:

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including school districts and media.

Pursuant to the Local Land Use Planning Act, Idaho Code §67-6509, §67-6511, and §67-6512, as applicable, your agency is being notified of an upcoming **Board of County Commissioner's public hearing on October 15, 2025 at 1:30 p.m.** for the following land use case:

Case No. OR2025-0009: The applicant, City of Melba, represented by Kate Dahl, is requesting an ordinance update to amend chapter 9, article 7, subsection 11-4, of Canyon County Code of Ordinance to modify the existing area of city impact boundaries for the City of melba, to comply with Idaho Code 67-6526. The subject properties are located within Melba's proposed area of impact. The application and map can be found at www.canyoncounty.id.gov/land-hearings/ under Ordinance Updates.

To provide comments, please respond by **September 26, 2025**. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. *Comments received by the due date will be added to the Staff Report and to the hearing body's packet. Your agency's comments are an important part of our decision-making process.* Please visit <https://www.canyoncounty.id.gov/land-hearings/> for hearing details.

Contact the **AOI TEAM** at aoiupdate@canyoncounty.id.gov or 208-455-6033 with any questions or additional agency comments or concerns if applicable.

Respectfully,

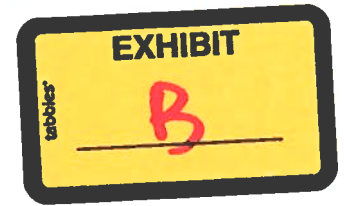
Caitlin Ross

Caitlin Ross
Hearing Specialist
Canyon County DSD

Planning • Zoning • Building • Code Enforcement • Engineering • GIS



While balancing diverse interests, the Canyon County Development Services Department (DSD) delivers community development services to implement the County's vision and values, provide stewardship of public resources, and maintain a prosperous future for all.



LEGAL NOTICE TRANSMITTAL

Case #: OR2025-0009 Transmittal Date: August 20, 2025 Planner: Arbay Mberwa / AOI Team

Applicant: City of Melba Applicant's Representative: Kate Dahl

P&Z Hearing Examiner BOCC

JEPA: _____ FULL POLITICAL

City <input checked="" type="checkbox"/> Caldwell <input checked="" type="checkbox"/> Greenleaf <input checked="" type="checkbox"/> Homedale <input checked="" type="checkbox"/> Marsing <input checked="" type="checkbox"/> Melba <input checked="" type="checkbox"/> Middleton <input checked="" type="checkbox"/> Nampa <input checked="" type="checkbox"/> Notus <input checked="" type="checkbox"/> Parma <input checked="" type="checkbox"/> Star <input checked="" type="checkbox"/> Wilder School District <input checked="" type="checkbox"/> Caldwell <input checked="" type="checkbox"/> CWI <input checked="" type="checkbox"/> Homedale <input checked="" type="checkbox"/> Kuna <input checked="" type="checkbox"/> Liberty Charter HC <input checked="" type="checkbox"/> Marsing <input checked="" type="checkbox"/> Melba <input checked="" type="checkbox"/> Meridian/West Ada <input checked="" type="checkbox"/> Middleton <input checked="" type="checkbox"/> Nampa <input checked="" type="checkbox"/> Notus <input checked="" type="checkbox"/> Parma <input checked="" type="checkbox"/> Vallivue <input checked="" type="checkbox"/> Wilder <input checked="" type="checkbox"/> Southwest District Health	Fire District <input checked="" type="checkbox"/> Caldwell <input checked="" type="checkbox"/> Homedale <input checked="" type="checkbox"/> Kuna <input checked="" type="checkbox"/> Marsing <input checked="" type="checkbox"/> Melba <input checked="" type="checkbox"/> Middleton <input checked="" type="checkbox"/> Nampa Fire Dept <input checked="" type="checkbox"/> Parma <input checked="" type="checkbox"/> Star <input checked="" type="checkbox"/> Upper Deer Flat <input checked="" type="checkbox"/> Wilder <input checked="" type="checkbox"/> State Fire Marshal Highway District <input checked="" type="checkbox"/> Highway District 4 <input checked="" type="checkbox"/> Golden Gate <input checked="" type="checkbox"/> Nampa <input checked="" type="checkbox"/> Notus-Parma Library District <input checked="" type="checkbox"/> Kuna <input checked="" type="checkbox"/> Lizard Butte <input checked="" type="checkbox"/> Wilder HC Utilities <input checked="" type="checkbox"/> CenturyLink <input checked="" type="checkbox"/> Intermountain Gas <input checked="" type="checkbox"/> Idaho Power <input checked="" type="checkbox"/> Ziplly Fiber	Irrigation, Drain & Flood Districts <input checked="" type="checkbox"/> Black Canyon Irrigation Dist. <input checked="" type="checkbox"/> Boise-Kuna Irrigation Dist. <input checked="" type="checkbox"/> Boise Project Board of Control <input checked="" type="checkbox"/> Caldwell Water & Sewer HC <input checked="" type="checkbox"/> Canyon County Water Co. <input checked="" type="checkbox"/> Canyon Hill Irrigation District <input checked="" type="checkbox"/> Eureka Irrigation District HC <input checked="" type="checkbox"/> Farmer Cooperative Ditch Co. <input checked="" type="checkbox"/> Farmers Union Ditch Co. <input checked="" type="checkbox"/> Franklin Ditch Co. <input checked="" type="checkbox"/> Lower Center Point HC <input checked="" type="checkbox"/> Mason Creek Ditch Co. HC <input checked="" type="checkbox"/> Middleton Mill Ditch/Irrigation <input checked="" type="checkbox"/> Nampa – Meridian <input checked="" type="checkbox"/> New York <input checked="" type="checkbox"/> Pioneer <input checked="" type="checkbox"/> Pioneer Dixie Ditch <input checked="" type="checkbox"/> Poor Boy Ditch HC <input checked="" type="checkbox"/> Riverside Irrigation District <input checked="" type="checkbox"/> Riverside Ditch <input checked="" type="checkbox"/> Settlers Irrigation <input checked="" type="checkbox"/> Siebenberg Co-op Ditch <input checked="" type="checkbox"/> Star Sewer & Water <input checked="" type="checkbox"/> Wilder Irrigation <input checked="" type="checkbox"/> Drainage Ditch 2 <input checked="" type="checkbox"/> Drainage Ditch 3 <input checked="" type="checkbox"/> Drainage Ditch 4 <input checked="" type="checkbox"/> Drainage Ditch 6 <input checked="" type="checkbox"/> Flood District 10 <input checked="" type="checkbox"/> Flood District 11	Transportation <input checked="" type="checkbox"/> ACHD <input checked="" type="checkbox"/> Brown Bus Company <input checked="" type="checkbox"/> Caldwell Transportation HC <input checked="" type="checkbox"/> COMPASS <input checked="" type="checkbox"/> Idaho Transportation Dept <input checked="" type="checkbox"/> Valley Regional Transit Emergency Services <input checked="" type="checkbox"/> Canyon County Sheriff <input checked="" type="checkbox"/> Emergency Mgmt. Coordinator <input checked="" type="checkbox"/> CC Paramedics / EMT <input checked="" type="checkbox"/> Homedale City Ambulance <input checked="" type="checkbox"/> Marsing Ambulance HC <input checked="" type="checkbox"/> Melba Quick Response HC <input checked="" type="checkbox"/> Nampa Police Department Other <input checked="" type="checkbox"/> Farm Service Agency HC <input checked="" type="checkbox"/> Fire Code Consultants Northwest <input checked="" type="checkbox"/> Greater Middleton Area Rec <input checked="" type="checkbox"/> Melba Gopher District HC <input checked="" type="checkbox"/> Mosquito Abatement <input checked="" type="checkbox"/> Natural Resource Conservation Dist. <input checked="" type="checkbox"/> Ten-Davis Recreation <input checked="" type="checkbox"/> Destination Caldwell <input checked="" type="checkbox"/> Marathon Pipeline LLC <input checked="" type="checkbox"/> Owyhee County, Dir of Planning <input checked="" type="checkbox"/> US Postal Service _____ <input checked="" type="checkbox"/> Cemetery <u>Wilder</u> HC <input checked="" type="checkbox"/> Media _____ <input checked="" type="checkbox"/> ID State Archaeologist & Director HC <input checked="" type="checkbox"/> West Valley Humane Society HC
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- Canyon County**
- CC Animal Control
 - CC Assessor's Office
 - CC Elections
 - CC Farm Bureau
 - CC Historical Society
 - CC Parks & Recreation
 - CC Soil Conservation District
 - CC Weed & Gopher Control

- Canyon County**
- CC DSD Building Dept.
 - CC DSD Code Enforcement
 - CC DSD Engineering
 - CC DSD GIS Department
 - CC DSD Floodplain Manager
- Government**
- Bureau of Land Management
 - Bureau of Reclamation
 - Deer Flat Natl Wildlife Refuge
 - ID Agricultural Aviation Association
 - Environmental Protection Agency
 - US Army Corps of Engineers

- Government**
- FEMA
 - US Department of Agriculture
 - ID Dept of Water Resources/floodplain
 - ID Dept of Water Resources/water rights
 - Idaho Fish & Game
 - Idaho State Dept of Agriculture
 - Dept of Environmental Quality
 - Dept of Lands/SW Area Mgr. **HC**
 - Energy and Mineral Resources

Caitlin Ross

From: Caitlin Ross
Sent: Wednesday, August 20, 2025 10:14 AM
To: 'rcollins@cityofcaldwell.org'; 'P&Z@cityofcaldwell.org'; 'dgeyer@cityofcaldwell.org'; 'jdodson@cityofcaldwell.org'; 'mbessaw@cityofcaldwell.org'; 'amy@civildynamics.net'; 'alicep@cityofhomedale.org'; 'jgreen@marsingcity.com'; 'mayor@cityofmelba.org'; 'cityclerk@cityofmelba.org'; 'jhutchison@middletoncity.org'; 'mhobbs@middletoncity.org'; 'rstewart@middletoncity.org'; 'sellersr@cityofnampa.us'; 'watkinsk@cityofnampa.us'; 'BadgerD@cityofnampa.us'; 'addressing@cityofnampa.us'; 'critchfieldd@cityofnampa.us'; 'clerks@cityofnampa.us'; 'timc@cityofnampa.us'; 'notuscityclerk@gmail.com'; 'clerk@cityofparmaidaho.org'; 'mayor@cityofparmaidaho.org'; 'publicworks@cityofparmaidaho.org'; 'cityhalladmin@cityofparmaidaho.org'; 'snickel@staridaho.org'; 'jmckillican@cityofwilder.org'; 'kbagley@cityofwilder.org'; 'casanderson@caldwellschools.org'; 'nicmiller@cw.edu'; 'ddenney@homedaleschools.org'; 'bgraves@kunaschools.org'; 'tejensen@kunaschools.org'; 'nstewart@marsingschools.org'; 'sadams@melbaschools.org'; 'Horner.Marci@westada.org'; 'lgrooms@msd134.org'; 'mgee@msd134.org'; 'cstauffer@nsd131.org'; 'dleon@nsd131.org'; 'krantza@notusschools.org'; 'tkelly@parmaschools.org'; 'jenny.titus@vallivue.org'; 'lisa.boyd@vallivue.org'; 'joseph.palmer@vallivue.org'; 'jdillon@wilderschools.org'; 'lrichard@cityofcaldwell.org'; 'aperry@cityofcaldwell.org'; 'homedalefd@gmail.com'; 'tlawrence@kunafire.com'; 'Office@KunaFire.com'; 'marsingfiredistrict@yahoo.com'; 'marsingruralfire@gmail.com'; 'brian.mccormack@melbafire.id.gov'; 'kenny.hoagland@melbafire.id.gov'; 'vislas@starfirerescue.org'; 'permits@starfirerescue.org'; 'eddy@heritagewifi.com'; 'johnsonrl@nampafire.org'; 'prevention@nampafire.org'; 'Jeff@parmafired.us'; 'ParmaRuralFire@gmail.com'; 'permits@starfirerescue.org'; 'eddy@heritagewifi.com'; 'wfdchief@wilderfire.org'; 'jmaloney@wilderfire.org'; 'knute.sandahl@doi.idaho.gov'; 'chopper@hwydistrict4.org'; 'lriccio@hwydistrict4.org'; 'bobw@gghd3.org'; 'office@gghd3.org'; 'eddy@nampahighway1.com'; 'gwatkins@nphd.net'; 'admin1@kunalibrary.org'; 'admin2@kunalibrary.org'; 'lizardbuttelibrary@yahoo.com'; 'brandy.walker@centurylink.com'; 'eingram@idahopower.com'; 'easements@idahopower.com'; 'arobins@idahopower.com'; 'monica.taylor@intgas.com'; 'jessica.mansell@intgas.com'; 'Contract.Administration.Bid.Box@ziplay.com'; 'developmentreview@blackcanyonirrigation.com'; 'carl@blackcanyonirrigation.com'; 'dpopoff@rh2.com'; 'aflavel.bkirrdist@gmail.com'; 'tritthaler@boiseproject.org'; 'gashley@boiseproject.org'; 'irr.water.3@gmail.com'; 'kchamberlain.fcdc@gmail.com'; 'office@idcpas.com'; 'fcdc1875@gmail.com'; 'farmers.union.ditch@gmail.com'; 'irr.water.3@gmail.com'; 'wilders04@msn.com'; 'irrigation.mm.mi@gmail.com'; 'tammy.middletonirrigation@gmail.com'; 'nmid@nmid.org'; 'eolvera@nmid.org'; 'nyirrigation@nyid.org'; 'kirk@pioneerirrigation.com'; 'sheepmama25@gmail.com'; 'fcdc1875@gmail.com'; 'fcdc1875@gmail.com'; 'Mack@settlersirrigation.org'; 'kchamberlain.fcdc@gmail.com'; 'mitch.kiester@phd3.idaho.gov'; 'anthony.lee@phd3.idaho.gov'; 'wilderirrigation10@gmail.com'; 'drain.dist.2@gmail.com'; 'bryce@sawtoothlaw.com'; 'scott_sbi@outlook.com'; 'scott_sbi@outlook.com'; 'farmerhouston@gmail.com'; 'projectmgr@boiseriver.org'; 'scott_sbi@outlook.com'; 'testrada@starswd.com'; 'jlucas@achdidaho.org'; 'clittle@achdidaho.org'; 'brentc@brownbuscompany.com'; 'gis@compassidaho.org'; 'D3Development.services@itd.idaho.gov'; 'niki.benyakhlef@itd.idaho.gov'; 'ITDD3PERMITS@ITD.IDAHO.GOV'; 'Airport.Planning@itd.idaho.gov';

To: 'webmaster@valleyregionaltransit.org'; 'smm5156@gmail.com'; 'deb0815@yahoo.com'; 'kunacemetery@gmail.com'; '3tjj@frontiernet.net'; 'melbacemetery@gmail.com'; 'middletoncemdist13@gmail.com'; 'ann_jacops@hotmail.com'; 'prchuston@gmail.com'; Brian Crawford; Christine Wendelsdorf; Michael Stowell; 'tryska7307@gmail.com'; Curt Shankel; Dalia Alnajjar; Lucy Ostyn; Tom Crosby; Code Enforcement; GIS and Addressing Division; Diana Little; Loretta Tweedy; Assessor Website; Elections Clerk; 'roger@amgidaho.com'; Nichole Schwend; Chelsee Boehm; Nichole Schwend; Rick Britton; 'middleton.rich@gmail.com'; Jim Lunders; 'jshoemaker@blm.gov'; 'MGRodriguez@usbr.gov'; 'edward_owens@fws.gov'; 'BRO.Admin@deq.idaho.gov'; 'kenny.huston@oer.idaho.gov'; 'Brenna.Garro@oer.idaho.gov'; 'peter.jackson@idwr.idaho.gov'; 'maureen.oshea@idwr.idaho.gov'; 'file@idwr.idaho.gov'; 'smith.carolyn.d@epa.gov'; 'John.Graves@fema.dhs.gov'; 'idahoaaa@gmail.com'; 'Zlathim@IDL.idaho.gov'; 'brandon.flack@idfg.idaho.gov'; 'Aubrie.Hunt@dhw.idaho.gov'; 'tricia.canaday@ishs.idaho.gov'; 'dan.everhart@ishs.idaho.gov'; 'patricia.hoffman@ishs.idaho.gov'; 'stevie.harris@isda.idaho.gov'; 'laura.johnson@isda.idaho.gov'; 'tate.walters@id.usda.gov'; 'shawn.cafferty@usda.gov'; 'noe.ramirez@usda.gov'; 'cenww-rd-boi-tv@usace.army.mil'; 'laura.j.freedman@usps.gov'; 'Rakesh.N.Dewan@usps.gov'; 'Chad.M.Franklin@usps.gov'; 'Melvin.B.Norton@usps.gov'; 'Tammi.L.Barth@usps.gov'; 'henry.medel@usps.gov'; 'Khrista.M.Holman@usps.gov'; 'Rochelle.Fuquay@usps.gov'; 'leroy.eyler@usps.gov'; 'marc.c.boyer@usps.gov'; 'mhuff@co.owyhee.id.us'; 'gmprdjennifer@gmail.com'; 'lisaitano@me.com'; 'scott@fccnw.com'; 'srcsbinfo@gmail.com'; 'tottens@amsidaho.com'; 'melvin.b.norton@usps.gov'; 'scott.hauser@usrf.org'; 'info@destinationcaldwell.com'; 'makline2@marathonpetroleum.com'; 'news@kboi2.com'; 'news@kivitv.com'; 'ktvbnews@ktvb.com'; '670@kboi.com'; Newsroom; 'middletonexpress1@gmail.com'; 'rmorgan@kellerassociates.com'

Subject: Legal Notice OR2025-0009 / Melba AOI

Attachments: NEW - BOCC Rezone full political agency notice.pdf

Dear Agencies,

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including school districts and media.

No response is required from your agency unless you have input on the proposed project.

Contact the **AOI TEAM** at aoiupdate@canyoncounty.id.gov with any questions or additional agency comments or concerns if applicable.

Thank you,



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

**We will not be closed during lunch hour **

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

Arbay Mberwa

From: BRO Admin <BRO.Admin@deq.idaho.gov>
Sent: Monday, August 25, 2025 10:49 AM
To: AOI Update
Cc: Jennifer Lahmon
Subject: [External] RE: Legal Notice OR2025-0009 / Melba AOI

The Boise Regional DEQ Administration has no comments at this time.

Sincerely,



Carlene Oberg

Administrative Assistant I

Idaho Department of Environmental Quality
1445 North Orchard Street Boise, Idaho 83706
P: (208) 373-0550 | www.deq.idaho.gov

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, August 20, 2025 10:14 AM
To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'P&Z@cityofcaldwell.org' <P&Z@cityofcaldwell.org>; 'dgeyer@cityofcaldwell.org' <dgeyer@cityofcaldwell.org>; 'jdodson@cityofcaldwell.org' <jdodson@cityofcaldwell.org>; 'mbessaw@cityofcaldwell.org'; 'amy@civilodynamics.net' <amy@civilodynamics.net>; 'alicep@cityofhomedale.org' <alicep@cityofhomedale.org>; 'jgreen@marsingcity.com' <jgreen@marsingcity.com>; 'mayor@cityofmelba.org' <mayor@cityofmelba.org>; 'cityclerk@cityofmelba.org' <cityclerk@cityofmelba.org>; 'jhutchison@middletoncity.org' <jhutchison@middletoncity.org>; 'mhobbs@middletoncity.org' <mhobbs@middletoncity.org>; 'rstewart@middletoncity.org' <rstewart@middletoncity.org>; 'sellersr@cityofnampa.us' <sellersr@cityofnampa.us>; 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'BadgerD@cityofnampa.us' <BadgerD@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfieldd@cityofnampa.us' <critchfieldd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'timc@cityofnampa.us' <timc@cityofnampa.us>; 'notuscityclerk@gmail.com' <notuscityclerk@gmail.com>; 'clerk@cityofparmaidaho.org' <clerk@cityofparmaidaho.org>; 'mayor@cityofparmaidaho.org' <mayor@cityofparmaidaho.org>; 'publicworks@cityofparmaidaho.org' <publicworks@cityofparmaidaho.org>; 'cityhalladmin@cityofparmaidaho.org' <cityhalladmin@cityofparmaidaho.org>; 'snickel@staridaho.org' <snickel@staridaho.org>; 'jmckillican@cityofwilder.org' <jmckillican@cityofwilder.org>; 'kbagley@cityofwilder.org' <kbagley@cityofwilder.org>; 'casanderson@caldwellschools.org' <casanderson@caldwellschools.org>; 'nicmiller@cw.edu' <nicmiller@cw.edu>; 'ddenney@homedaleschools.org'; 'bgraves@kunaschools.org' <bgraves@kunaschools.org>; 'tejensen@kunaschools.org'; 'nstewart@marsingschools.org' <nstewart@marsingschools.org>; 'sadams@melbaschools.org' <sadams@melbaschools.org>; 'Horner.Marci@westada.org' <Horner.Marci@westada.org>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'krantz@notusschools.org' <krantz@notusschools.org>; 'tkelly@parmaschools.org' <tkelly@parmaschools.org>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'jdillon@wilderschools.org' <jdillon@wilderschools.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; Alan Perry <aperry@cityofcaldwell.org>; 'homedalefd@gmail.com' <homedalefd@gmail.com>; 'tlawrence@kunafire.com' <tlawrence@kunafire.com>; 'Office@KunaFire.com' <Office@KunaFire.com>; 'marsingfiredistrict@yahoo.com' <marsingfiredistrict@yahoo.com>; 'marsingruralfire@gmail.com'

<marsingruralfire@gmail.com>; 'brian.mccormack@melbafire.id.gov' <brian.mccormack@melbafire.id.gov>;
'kenny.hoagland@melbafire.id.gov' <kenny.hoagland@melbafire.id.gov>; 'vislas@starfirerescue.org'
<vislas@starfirerescue.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'eddy@heritagewifi.com'
<eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'prevention@nampafire.org'
<prevention@nampafire.org>; 'Jeff@parmafire.us' <Jeff@parmafire.us>; 'ParmaRuralFire@gmail.com'
<ParmaRuralFire@gmail.com>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'eddy@heritagewifi.com'
<eddy@heritagewifi.com>; 'wfdchief@wilderfire.org' <wfdchief@wilderfire.org>; 'jmaloney@wilderfire.org'
<jmaloney@wilderfire.org>; Knute Sandahl <Knute.Sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org'
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'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com'
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'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>;
'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com'
<Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com'
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'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'nyirrigation@nyid.org'
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<fcfdc1875@gmail.com>; 'Mack@settlersirrigation.org' <Mack@settlersirrigation.org>; 'kchamberlain.fcfdc@gmail.com'
<kchamberlain.fcfdc@gmail.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov'
<anthony.lee@phd3.idaho.gov>; 'wilderirrigation10@gmail.com' <wilderirrigation10@gmail.com>;
'drain.dist.2@gmail.com' <drain.dist.2@gmail.com>; 'bryce@sawtoothlaw.com' <bryce@sawtoothlaw.com>;
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'farmerhouston@gmail.com' <farmerhouston@gmail.com>; projectmgr <projectmgr@boiseriver.org>;
'scott_sbi@outlook.com' <scott_sbi@outlook.com>; testrada@starswd.com; 'jucas@achdidaho.org'
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<brentc@brownbuscompany.com>; 'gis@compassidaho.org' <gis@compassidaho.org>;
'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov'
<niki.benyakhlef@itd.idaho.gov>; 'ITDD3PERMITS@ITD.IDAHO.GOV' <ITDD3PERMITS@ITD.IDAHO.GOV>;
'Airport.Planning@itd.idaho.gov' <Airport.Planning@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org'
<webmaster@valleyregionaltransit.org>; 'smm5156@gmail.com' <smm5156@gmail.com>; 'deb0815@yahoo.com'
<deb0815@yahoo.com>; 'kunacemetery@gmail.com' <kunacemetery@gmail.com>; '3tjj@frontiernet.net'
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<middletoncemdist13@gmail.com>; 'ann_jacops@hotmail.com' <ann_jacops@hotmail.com>; 'prchuston@gmail.com'
<prchuston@gmail.com>; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf
<Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>;
'tryska7307@gmail.com' <tryska7307@gmail.com>; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar
<Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby
<Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and
Addressing Division <GISAddressing@canyoncounty.id.gov>; Diana Little <Diana.Little@canyoncounty.id.gov>; Loretta
Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; Elections Clerk
<electionsclerk@canyoncounty.id.gov>; 'roger@amgidaho.com' <roger@amgidaho.com>; Nichole Schwend

<Nichole.Schwend@canyoncounty.id.gov>; Chelsee Boehm <Chelsee.Boehm@canyoncounty.id.gov>; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; Rick Britton <Rick.Britton@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Jim Lunders <jlunders@2cmad.org>; 'jshoemaker@blm.gov' <jshoemaker@blm.gov>; 'MGRodriguez@usbr.gov' <MGRodriguez@usbr.gov>; 'edward_owens@fws.gov' <edward_owens@fws.gov>; BRO Admin <BRO.Admin@deq.idaho.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Jackson, Peter <Peter.Jackson@idwr.idaho.gov>; O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>; IDWR File <file@idwr.idaho.gov>; 'smith.carolyn.d@epa.gov' <smith.carolyn.d@epa.gov>; 'John.Graves@fema.dhs.gov' <John.Graves@fema.dhs.gov>; 'idahoaaa@gmail.com' <idahoaaa@gmail.com>; 'Zlathim@IDL.idaho.gov' <Zlathim@IDL.idaho.gov>; Flack,Brandon <brandon.flack@idfg.idaho.gov>; 'Aubrie.Hunt@dhw.idaho.gov' <Aubrie.Hunt@dhw.idaho.gov>; Tricia Canaday <Tricia.Canaday@ishs.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Patricia Hoffman <Patricia.Hoffman@ishs.idaho.gov>; Stevie Harris <Stevie.Harris@ISDA.IDAHO.GOV>; Laura Johnson <Laura.Johnson@ISDA.IDAHO.GOV>; 'tate.walters@id.usda.gov' <tate.walters@id.usda.gov>; 'shawn.cafferty@usda.gov' <shawn.cafferty@usda.gov>; 'noe.ramirez@usda.gov' <noe.ramirez@usda.gov>; 'cenww-rd-boi-tv@usace.army.mil' <cenww-rd-boi-tv@usace.army.mil>; 'laura.j.freedman@usps.gov' <laura.j.freedman@usps.gov>; 'Rakesh.N.Dewan@usps.gov' <Rakesh.N.Dewan@usps.gov>; 'Chad.M.Franklin@usps.gov' <Chad.M.Franklin@usps.gov>; 'Melvin.B.Norton@usps.gov' <Melvin.B.Norton@usps.gov>; 'Tammi.L.Barth@usps.gov' <Tammi.L.Barth@usps.gov>; 'henry.medel@usps.gov' <henry.medel@usps.gov>; 'Khrista.M.Holman@usps.gov' <Khrista.M.Holman@usps.gov>; 'Rochelle.Fuquay@usps.gov' <Rochelle.Fuquay@usps.gov>; 'leroy.eyler@usps.gov' <leroy.eyler@usps.gov>; 'marc.c.boyer@usps.gov' <marc.c.boyer@usps.gov>; 'mhuff@co.owyhee.id.us' <mhuff@co.owyhee.id.us>; 'gmprdjennifer@gmail.com' <gmprdjennifer@gmail.com>; 'lisaitano@me.com' <lisaitano@me.com>; 'scott@fccnw.com' <scott@fccnw.com>; 'srcsbinfo@gmail.com' <srcsbinfo@gmail.com>; 'tottens@amsidaho.com' <tottens@amsidaho.com>; 'melvin.b.norton@usps.gov' <melvin.b.norton@usps.gov>; 'scott.hauser@usrtf.org' <scott.hauser@usrtf.org>; 'info@destinationcaldwell.com' <info@destinationcaldwell.com>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; 'news@kboi2.com' <news@kboi2.com>; 'news@kivity.com' <news@kivity.com>; 'ktvbnews@ktvb.com' <ktvbnews@ktvb.com>; '670@kboi.com' <670@kboi.com>; Newsroom <newsroom@idahopress.com>; 'middletonexpress1@gmail.com' <middletonexpress1@gmail.com>; 'rmorgan@kellerassociates.com' <rmorgan@kellerassociates.com>

Subject: Legal Notice OR2025-0009 / Melba AOI

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Dear Agencies,

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including school districts and media.

No response is required from your agency unless you have input on the proposed project.

Contact the **AOI TEAM** at aoiupdate@canyoncounty.id.gov with any questions or additional agency comments or concerns if applicable.

Thank you,



Caitlin Ross
Hearing Specialist
Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

**We will not be closed during lunch hour **

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Caitlin Ross
Sent: Tuesday, August 26, 2025 1:23 PM
To: AOI Update
Cc: 'D3Development.services@itd.idaho.gov'
Subject: FW: [External] RE: Legal Notice OR2025-0009 / Melba AOI

FYI – thanks!

Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, August 26, 2025 9:53 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Legal Notice OR2025-0009 / Melba AOI

Hello,

After careful review of the transmittal submitted to ITD on August 20, 2025 regarding, OR2025-0009/Melba AOI, the Department has no comments or concerns to make at this time. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you

Mila Kinakh

D3 Planning and Development

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, August 20, 2025 10:14 AM
To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'P&Z@cityofcaldwell.org' <P&Z@cityofcaldwell.org>; 'dgeyer@cityofcaldwell.org' <dgeyer@cityofcaldwell.org>; 'jdodson@cityofcaldwell.org' <jdodson@cityofcaldwell.org>; 'mbessaw@cityofcaldwell.org' <mbessaw@cityofcaldwell.org>; 'amy@civildynamics.net' <amy@civildynamics.net>; 'alicep@cityofhomedale.org' <alicep@cityofhomedale.org>; 'jgreen@marsingcity.com' <jgreen@marsingcity.com>; 'mayor@cityofmelba.org' <mayor@cityofmelba.org>; 'cityclerk@cityofmelba.org' <cityclerk@cityofmelba.org>; 'jhutchison@middletoncity.org' <jhutchison@middletoncity.org>; 'mhobbs@middletoncity.org' <mhobbs@middletoncity.org>; 'rstewart@middletoncity.org' <rstewart@middletoncity.org>; 'sellersr@cityofnampa.us' <sellersr@cityofnampa.us>; 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'BadgerD@cityofnampa.us' <BadgerD@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfieldd@cityofnampa.us' <critchfieldd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'timc@cityofnampa.us' <timc@cityofnampa.us>; 'notuscityclerk@gmail.com' <notuscityclerk@gmail.com>; 'clerk@cityofparmaidaho.org' <clerk@cityofparmaidaho.org>; 'mayor@cityofparmaidaho.org' <mayor@cityofparmaidaho.org>; 'publicworks@cityofparmaidaho.org' <publicworks@cityofparmaidaho.org>; 'cityhalladmin@cityofparmaidaho.org' <cityhalladmin@cityofparmaidaho.org>; 'snickel@staridaho.org' <snickel@staridaho.org>; 'jmckillican@cityofwilder.org' <jmckillican@cityofwilder.org>; 'kbagley@cityofwilder.org' <kbagley@cityofwilder.org>; 'casanderson@caldwellschools.org' <casanderson@caldwellschools.org>; 'nicmiller@cw.edu' <nicmiller@cw.edu>; 'ddenney@homedaleschools.org' <ddenney@homedaleschools.org>; 'bgraves@kunaschools.org' <bgraves@kunaschools.org>; 'tejensen@kunaschools.org' <tejensen@kunaschools.org>; 'nstewart@marsingschools.org' <nstewart@marsingschools.org>; 'sadams@melbaschools.org'

<sadams@melbaschools.org>; 'Horner.Marci@westada.org' <Horner.Marci@westada.org>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'krantz@notusschools.org' <krantz@notusschools.org>; 'tkelly@parmaschools.org' <tkelly@parmaschools.org>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'jdillon@wilderschools.org' <jdillon@wilderschools.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; 'homedalefd@gmail.com' <homedalefd@gmail.com>; 'tlawrence@kunafire.com' <tlawrence@kunafire.com>; 'Office@KunaFire.com' <Office@KunaFire.com>; 'marsingfiredistrict@yahoo.com' <marsingfiredistrict@yahoo.com>; 'marsingruralfire@gmail.com' <marsingruralfire@gmail.com>; 'brian.mccormack@melbafire.id.gov' <brian.mccormack@melbafire.id.gov>; 'kenny.hoagland@melbafire.id.gov' <kenny.hoagland@melbafire.id.gov>; 'vislas@starfirerescue.org' <vislas@starfirerescue.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'Jeff@parmafire.us' <Jeff@parmafire.us>; 'ParmaRuralFire@gmail.com' <ParmaRuralFire@gmail.com>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'wfdchief@wilderfire.org' <wfdchief@wilderfire.org>; 'jmaloney@wilderfire.org' <jmaloney@wilderfire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'lriccio@hwydistrict4.org' <lriccio@hwydistrict4.org>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'office@gghd3.org' <office@gghd3.org>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'gwatkins@nphd.net' <gwatkins@nphd.net>; 'admin1@kunalibrary.org' <admin1@kunalibrary.org>; 'admin2@kunalibrary.org' <admin2@kunalibrary.org>; 'lizardbuttelibrary@yahoo.com' <lizardbuttelibrary@yahoo.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingham@idahopower.com' <eingham@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziplay.com' <Contract.Administration.Bid.Box@ziplay.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'carl@blackcanyonirrigation.com' <carl@blackcanyonirrigation.com>; 'dpopoff@rh2.com' <dpopoff@rh2.com>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'irr.water.3@gmail.com' <irr.water.3@gmail.com>; 'kchamberlain.fcdc@gmail.com' <kchamberlain.fcdc@gmail.com>; 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'bryce@sawtoothlaw.com' <bryce@sawtoothlaw.com>; 'scott_sbi@outlook.com' <scott_sbi@outlook.com>; 'scott_sbi@outlook.com' <scott_sbi@outlook.com>; 'farmerhouston@gmail.com' <farmerhouston@gmail.com>; 'projectmgr@boiseriver.org' <projectmgr@boiseriver.org>; 'scott_sbi@outlook.com' <scott_sbi@outlook.com>; 'testrada@starswd.com' <testrada@starswd.com>; 'jlucas@achdidaho.org' <jlucas@achdidaho.org>; 'clittle@achdidaho.org' <clittle@achdidaho.org>; 'brentc@brownbuscompany.com' <brentc@brownbuscompany.com>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; ITDD3Permits <ITDD3Permits@itd.idaho.gov>; Airport Planning <Airport.Planning@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; 'smm5156@gmail.com' <smm5156@gmail.com>; 'deb0815@yahoo.com' <deb0815@yahoo.com>; 'kunacemetery@gmail.com'

<kunacemetery@gmail.com>; '3tjj@frontiernet.net' <3tjj@frontiernet.net>; 'melbacemetery@gmail.com' <melbacemetery@gmail.com>; 'middletoncemdist13@gmail.com' <middletoncemdist13@gmail.com>; 'ann_jacops@hotmail.com' <ann_jacops@hotmail.com>; 'prchuston@gmail.com' <prchuston@gmail.com>; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; 'tryska7307@gmail.com' <tryska7307@gmail.com>; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; Diana Little <Diana.Little@canyoncounty.id.gov>; Loretta Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; Elections Clerk <electionsclerk@canyoncounty.id.gov>; 'roger@amgidaho.com' <roger@amgidaho.com>; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; Chelsea Boehm <Chelsea.Boehm@canyoncounty.id.gov>; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; Rick Britton <Rick.Britton@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Jim Lunders <jlunders@2cmad.org>; 'jshoemaker@blm.gov' <jshoemaker@blm.gov>; 'MGRodriguez@usbr.gov' <MGRodriguez@usbr.gov>; 'edward_owens@fws.gov' <edward_owens@fws.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'kenny.huston@oer.idaho.gov' <kenny.huston@oer.idaho.gov>; 'Brenna.Garro@oer.idaho.gov' <Brenna.Garro@oer.idaho.gov>; 'peter.jackson@idwr.idaho.gov' <peter.jackson@idwr.idaho.gov>; 'maureen.oshea@idwr.idaho.gov' <maureen.oshea@idwr.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'smith.carolyn.d@epa.gov' <smith.carolyn.d@epa.gov>; 'John.Graves@fema.dhs.gov' <John.Graves@fema.dhs.gov>; 'idahoaaa@gmail.com' <idahoaaa@gmail.com>; 'Zlathim@IDL.idaho.gov' <Zlathim@IDL.idaho.gov>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; 'Aubrie.Hunt@dhw.idaho.gov' <Aubrie.Hunt@dhw.idaho.gov>; 'tricia.canaday@ishs.idaho.gov' <tricia.canaday@ishs.idaho.gov>; 'dan.everhart@ishs.idaho.gov' <dan.everhart@ishs.idaho.gov>; 'patricia.hoffman@ishs.idaho.gov' <patricia.hoffman@ishs.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov' <laura.johnson@isda.idaho.gov>; 'tate.walters@id.usda.gov' <tate.walters@id.usda.gov>; 'shawn.cafferty@usda.gov' <shawn.cafferty@usda.gov>; 'noe.ramirez@usda.gov' <noe.ramirez@usda.gov>; 'cenww-rd-boi-tv@usace.army.mil' <cenww-rd-boi-tv@usace.army.mil>; 'laura.j.freedman@usps.gov' <laura.j.freedman@usps.gov>; 'Rakesh.N.Dewan@usps.gov' <Rakesh.N.Dewan@usps.gov>; 'Chad.M.Franklin@usps.gov' <Chad.M.Franklin@usps.gov>; 'Melvin.B.Norton@usps.gov' <Melvin.B.Norton@usps.gov>; 'Tammi.L.Barth@usps.gov' <Tammi.L.Barth@usps.gov>; 'henry.medel@usps.gov' <henry.medel@usps.gov>; 'Khrista.M.Holman@usps.gov' <Khrista.M.Holman@usps.gov>; 'Rochelle.Fuquay@usps.gov' <Rochelle.Fuquay@usps.gov>; 'leroy.eyler@usps.gov' <leroy.eyler@usps.gov>; 'marc.c.boyer@usps.gov' <marc.c.boyer@usps.gov>; 'mhuff@co.owyhee.id.us' <mhuff@co.owyhee.id.us>; 'gmprdjennifer@gmail.com' <gmprdjennifer@gmail.com>; 'lisaitano@me.com' <lisaitano@me.com>; 'scott@fccnw.com' <scott@fccnw.com>; 'srcsbinfo@gmail.com' <srcsbinfo@gmail.com>; 'tottens@amsidaho.com' <tottens@amsidaho.com>; 'melvin.b.norton@usps.gov' <melvin.b.norton@usps.gov>; 'scott.hauser@usrtf.org' <scott.hauser@usrtf.org>; 'info@destinationcaldwell.com' <info@destinationcaldwell.com>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; 'news@kboi2.com' <news@kboi2.com>; 'news@kivity.com' <news@kivity.com>; KTVB TV <ktvbnews@ktvb.com>; '670@kboi.com' <670@kboi.com>; Idaho Press Tribune <newsroom@idahopress.com>; 'middletonexpress1@gmail.com' <middletonexpress1@gmail.com>; 'rmorgan@kellerassociates.com' <rmorgan@kellerassociates.com>

Subject: Legal Notice OR2025-0009 / Melba AOI

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Dear Agencies,

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including school districts and media.

No response is required from your agency unless you have input on the proposed project.

Contact the **AOI TEAM** at aoiupdate@canyoncounty.id.gov with any questions or additional agency comments or concerns if applicable.

Thank you,



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

**We will not be closed during lunch hour **

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, September 29, 2025 12:00 PM
To: Arbay Mberwa
Subject: [External] RE: Melba Area of Impact: Transportation

Good Morning Arbay,

It would be the City’s responsibility to maintain their roads. We don’t have a maintenance agreement with them, however we do sand their roads when it snows and they make agreements and pay us to chipseal their roads when they need it. The roads we maintain are in good condition.

We currently don’t have any plans to build any new roads in that area right now.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Monday, September 29, 2025 11:51 AM
To: 'gis@compassidaho.org' <gis@compassidaho.org>; Eddy Thiel <eddy@nampahighway1.com>
Subject: Melba Area of Impact: Transportation

WARNING: This email originated outside our organization. **DO NOT CLICK** links or attachments, and **DO NOT RESPOND**, unless you recognize the sender and know the content is safe.

Hello,

Canyon County is in the process of working with cities to comply with State Law 67-6526, where the city has to re-establish or modify the area of impact to where the city can reasonably grow into in the next five years. One of the five criteria is “Transportation infrastructure and systems, including connectivity”. The City is approximately 2 miles east of Highways 45 and anticipates growth/development to occur toward the highway and north of city limits. If the area of impact boundary were to be annexed in the city, would it be the city’s responsibility to maintain the roads? Are the current roads in good condition to accommodate the projected growth? Are there plans for new roads or connectivity in the area? Any insight on Melba’s transportation system by October 7th will be appreciated.

Thanks,



EXHIBIT D
Public Comments

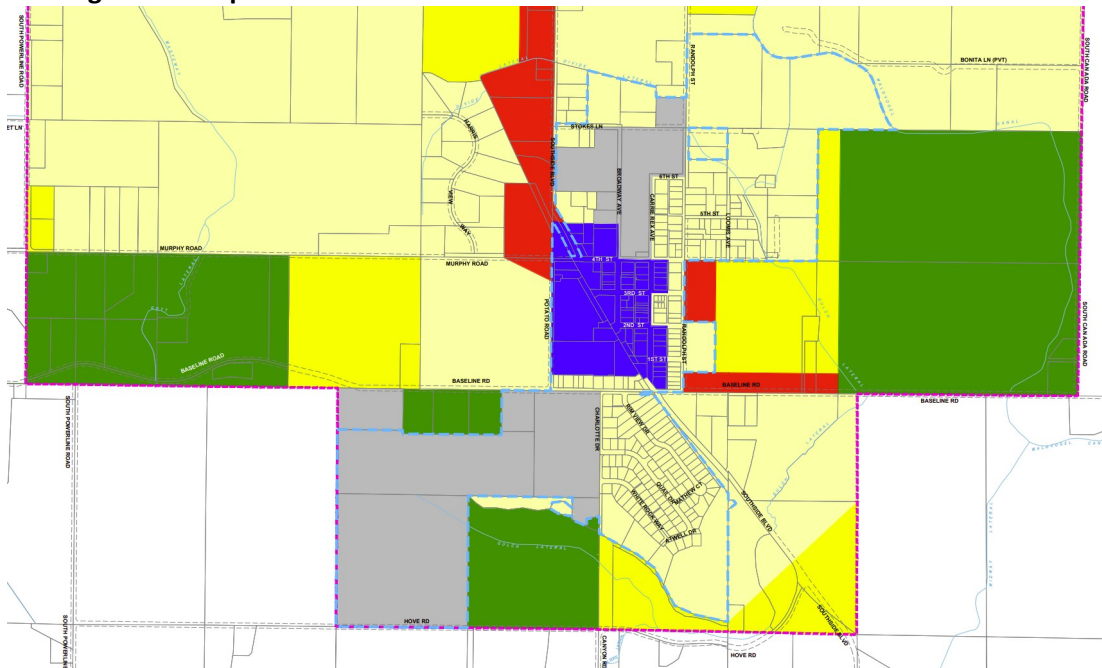
From: Lisa Bachman <lisabachmancustomhomes@gmail.com>
Sent: Tuesday, September 16, 2025 3:22 PM
To: katedahl79@gmail.com; Arbay Mberwa
Cc: rseger@snakeriverfleet.com
Subject: [External] Inquiry regarding Melba Area of Impact Boundary proposal: Case No. OR2025-0009

Kate & Arbay,

Hello, I'm representing the Seger family who owns parcel 281510130 located at 6779 Hove Road, Melba, ID (Subject Property). We are inquiring about the application that is scheduled to go before the Canyon County Board of County Commissioners on October 15, 2025 related to the proposed Melba Area of Impact (AOI) boundary change.

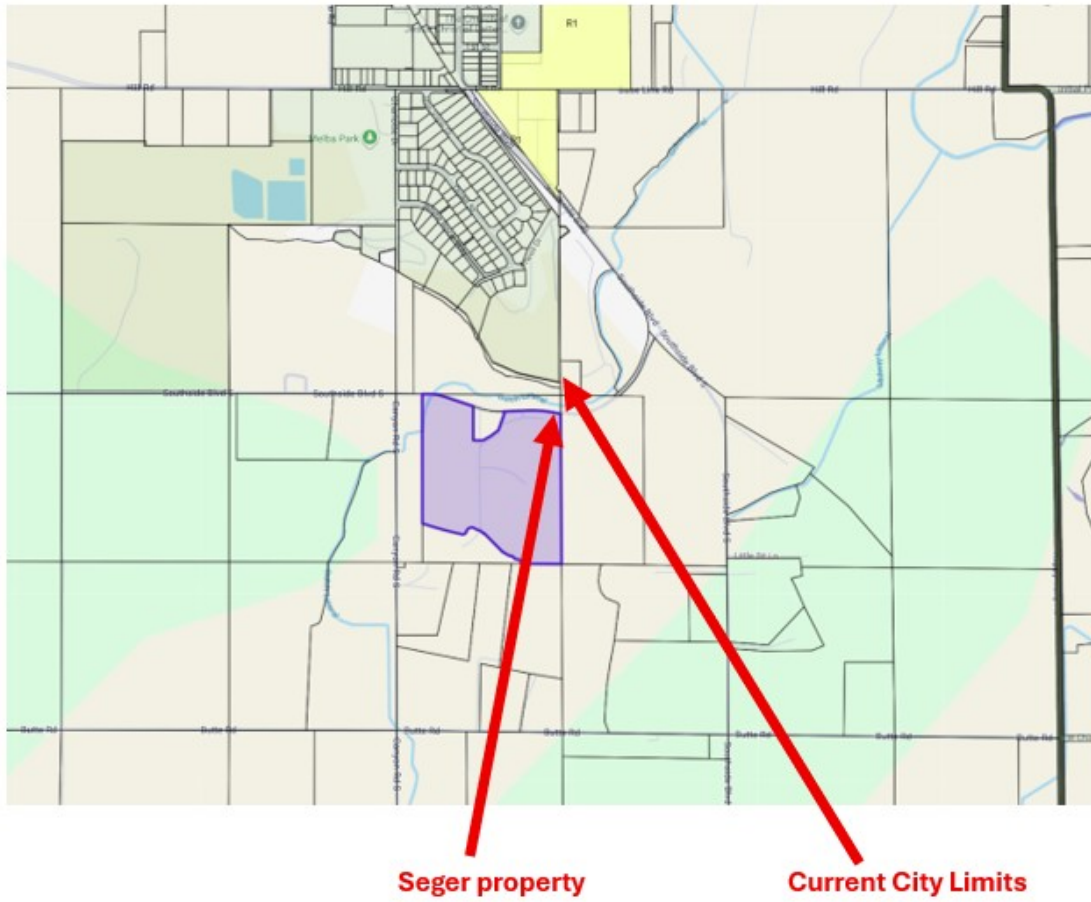
We'd like to get clarification and understanding of the proposed change. It does look like multiple cities are currently amending their AOI's. However, for Melba, if we understand correctly, the Subject Property is currently located within the Area of Impact, and the proposal would remove the property from the Area of Impact (see image below per hearing notice map on website). It is tough to tell which areas are being removed by looking at the map in the notice. If the proposal is to remain in the Area of Impact, we have no issue.

Hearing notice map on website



If the proposed Area of Impact change would remove the Subject Property from the Melba Area of Impact, we have concerns. The main concern is that the Subject Property is currently located just south of current city limits on the south side of Hove Road (see image below). Upon purchasing the property, the Seger family believed they had the option to annex into the City of Melba city limits, being so close. Being in the AOI played a significant part in the Seger family's decision to make this land investment. We are respectfully requesting to keep this property in the Area of Impact to maintain the opportunity for possible future annexation.

Seger Family Property



We look forward to a response and clarification on this matter.

Thank you,

Lisa Bachman, AICP
Senior Planner/Vice President
Bachman Custom Homes
208-577-8752

Exhibit D2

Ryan and Danielle Seger
6779 Hove Rd
Melba, ID 83641

September 22 2025,

Canyon County Planning & Zoning Board
111 N. 11th Ave.
Caldwell, ID 83605

Re: Request to Remain in Melba's Area of Impact

Dear Members of the Board,

We are writing regarding the City of Melba's proposal to adjust its Area of Impact boundary and remove properties south of town, including ours. We respectfully ask that our property remain inside the Area of Impact.

Our primary concern is the future of our family. We are raising four children here and want to preserve the possibility that they may live near us as adults. Remaining in the AOI helps ensure that our property continues to be recognized as part of Melba's long-term future.

We believe there are several important reasons to keep our property within the AOI:

- Close proximity to the city — Our land lies within the two-mile radius of Melba city limits, which makes it a natural part of the city's future sphere of influence.
- Value protection — Properties inside the AOI retain stronger resale and development potential, and our land's value is significantly greater as part of the AOI than if it were excluded. This directly affects the long-term security of our family and children.
- Stability and opportunity — Even if utilities are not currently planned south of town, inclusion keeps the door open for future improvements, annexation, or partnerships that may become feasible over time.
- Community connection — We consider ourselves part of Melba, and staying in the AOI ensures our property remains aligned with the city's vision and planning.

We understand the city's concerns about the cost and difficulty of extending services south of town. However, we ask that the board consider the long-term impact this change will have on families like ours. Removing us from the AOI now could permanently close off opportunities for future housing, infrastructure, and growth.

We respectfully request that our land remain in the Area of Impact so that we can preserve future housing options for our children, protect our property's value, and maintain our connection to Melba's planning vision.

Thank you for your time and consideration. We would greatly appreciate the opportunity to participate in any hearings or discussions on this matter.

Sincerely,

Ryan and Danielle Seger

Growing Together LLC
301 Warehouse St.
Caldwell, ID 83605



Exhibit D3

Date: September 26, 2025

Canyon County Development Services /
Board of County Commissioners
111 N. 11th Avenue, Suite 310
Caldwell, ID 83605

Re: Melba Area of Impact (AOI)

Dear Commissioners,

We respectfully urge the Board to reduce Melba's AOI to exclude large tracts of farmland currently designated as "low-density residential."

Idaho Code §67-6526(4)(b) is clear: an AOI must not exceed areas that are very likely to be annexed within the next five (5) years. Under well-established Idaho precedent, the burden of proof lies squarely with Melba, as the proponent of the AOI, to demonstrate that these acres are *very likely* to be annexed and serviceable within that timeframe. No such evidence exists in the record.

Service and Infrastructure Context

Law Enforcement: Melba does not operate its own police department. Law enforcement is provided through contract with the Canyon County Sheriff's Office. Any growth increases the service demand on deputies already stretched across the county.

Fire and EMS: Melba's fire and EMS coverage is provided by a volunteer department and Quick Response Unit. While adequate for the town's current size (~147 acres, ~600 residents), growth would inevitably push call volumes to a level requiring paid staffing. Experience in Idaho and nationally shows that once a town approaches 3,000-5,000 residents, or call volume exceeds 200-300 runs per year, volunteer-only response is no longer sustainable. Transitioning to a paid or combination fire department requires 12-15

full-time firefighters per station, representing millions in new annual costs—far beyond Melba’s current budget.

Planning, Permits, and Inspections: Melba does not staff these functions in-house. Building permits and inspections are handled through Canyon County, and the city employs only a part-time contract planner for planning and zoning. Large-scale annexation would generate subdivision plats, rezones, and 50+ building permits annually, which would force Melba to hire full-time planning and inspection staff. At \$80,000–\$120,000 per position, even one hire would substantially increase the city’s general fund obligations.

Medical Services: Melba lacks a local medical clinic or hospital. Residents rely on EMS transport and healthcare facilities in Nampa, Caldwell, or Boise, over 15 miles away. Adding hundreds of new residents would exacerbate the gap in immediate healthcare access.

Risk of Overwhelming Existing Services

Expanding Melba’s AOI to include large, scattered farmland tracts would not merely challenge utilities; it would strain all elements of community infrastructure:

- Utilities & streets: water, sewer, stormwater, streets, drainage, and traffic control
- Public safety: more law enforcement coverage required from the Canyon County Sheriff
- Fire & EMS: volunteer capacity exceeded, forcing transition to costly paid staffing
- Medical: continued dependence on distant facilities with no local clinic
- Planning & permitting: need for full-time staff rather than county contracts and part-time coverage
- Community services: parks, recreation, and code enforcement

Because Melba currently relies on volunteer and contracted services, annexation-driven growth would overwhelm not only existing services, but also any future services the community would need to add.

Recommendation

We recommend the Board require Melba to:

1. Restrict its AOI to parcels immediately adjacent to the existing city boundary—areas where extension of all needed infrastructure and community services is feasible in the near term without overburdening current systems.
2. Demonstrate realistic serviceability plans that address not just utilities, but also law enforcement, fire/EMS, medical, planning, and community amenities.
3. Remove broad agricultural tracts that are unlikely to be annexed and serviced within five years, consistent with Idaho Code §67-6526 and the Canyon County Comprehensive Plan’s directive to preserve prime farmland.

Adopting a smaller, service-realistic AOI will prevent overwhelming Melba’s already limited service structure while safeguarding the agricultural economy. Please see attached map for recommended areas to exclude from Melba’s proposed Area of Impact.

Respectfully,



George Crookham

President, Growing Together

cc. Growing Together Advisory Board

Growing Together, LLC

Mission Statement: To improve citizens' knowledge of local land use planning and to support good economic land use decisions.
