



City of Melba

Melba City Hall

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www.cityofmelba.org

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

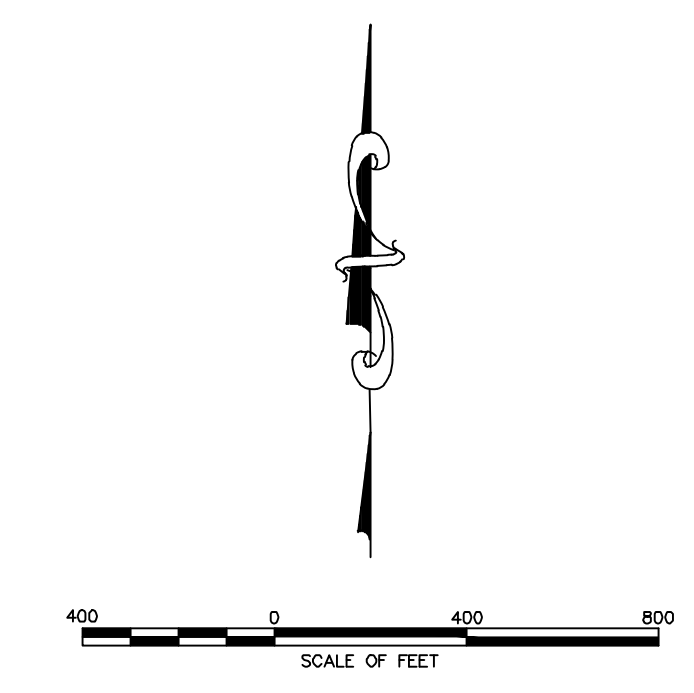
Planner for City of Wilder
Katedahl79@gmail.com
307-690-1764

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

City of Melba Canyon County, Idaho Future Land Use Map

WORK COPY



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

