

Arbay Mberwa

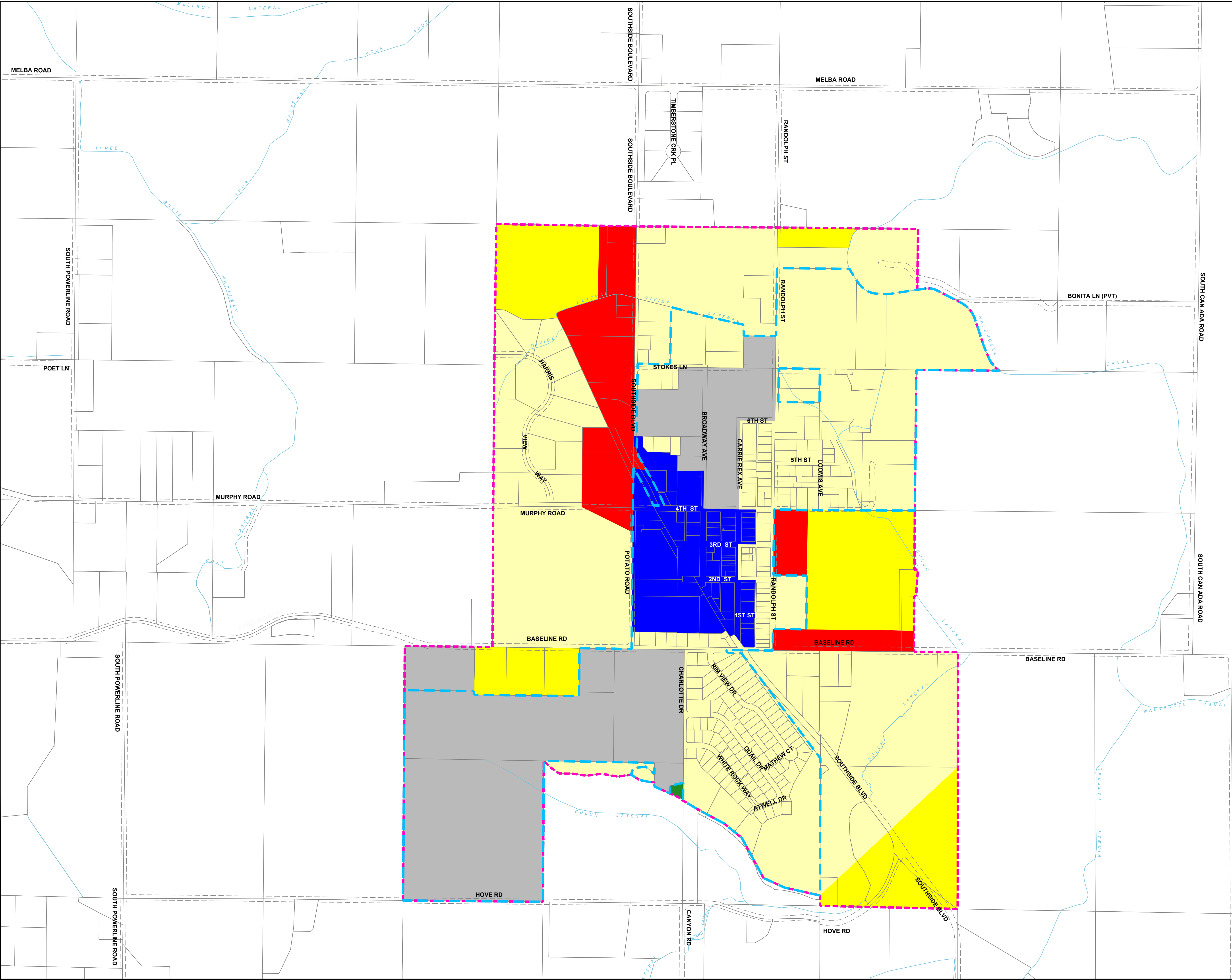
From: Kate M. Dahl <katedahl79@gmail.com>
Sent: Monday, December 15, 2025 7:09 AM
To: Arbay Mberwa
Subject: [External] Melba AOCI
Attachments: AOCI_Lot chart_12-17-25.pdf; Melba_AOCI_12-17-25.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Arbay,
Attached is the new AOCI boundary for Melba. I have also included a chart with water and sewer capacity, an estimated number of lots for parcels. You will notice the total lot count is higher than the water/sewer capacity, that is because Melba could serve ANY of these parcels in the next 5 years, it will be up to the individual property owners to come in for development.
I expect to attend the hearing on Weds. 12/17, is it at 11am again?
Thanks,

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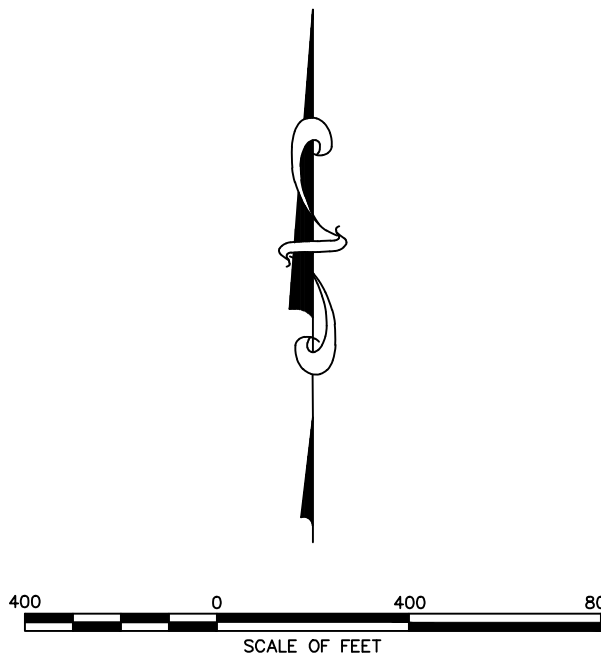
Kate Dahl
307-690-1764



City Of Melba

Canyon County, Idaho

Future Land Use Map



- 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

DRAFT

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 December 2025



Area of City Impact: Option 2

Parcel #	Subdivisions in Progress	#Lots	Notes
R28685001D1	Freedom Ridge Subdivision	30	Preliminary Plat approved 2022
R28154011	Rocky Pointe Subdivision	10	Waiting for Preliminary Plat submittal needs ROW
R28683013	Royal Maid Subdivision	32	Preliminary Plat approved 2022
R28154	Melba at the Rim Subdivision	42	Preliminary Plat continued needs ROW
	Subtotal	114	
Parcel #	Contiguous Existing Development	#Lots	
R28667100-116	Harris View Subdivision - Existing	16	In County, on City water, agreement to annex when contiguous
R28683014B	Residential - existing	1	
R28683013B	Residential - existing	1	
R28683013A	Residential - existing	1	
R28667010	Commercial - Existing	2	
R28667020	Commercial - Existing	1	
R28667011	Commercial - Existing	1	
R28667013	Commercial -Existing	1	
R28667016B	Commercial - Existing	1	
R28667016A1	Commercial -Existing	1	
R28667016A2	Commercial -Existing	1	
R28683	Residential - existing	1	
R28683015	Residential - vacant	1	
R28683012	Residential - existing	1	
R28686	Residential - existing	1	
R28153	Residential - existing	1	
R28153010B	Residential - existing	1	
R28167	Residential - existing	1	
	Subtotal	34	
Parcel #	Potential Subdivisions	Estimated # Lots	
R28670	acres 40.01 residential	101	
R28742010A	acres 21.70 residential	54	
R28667016A	acres 19.45 residential	49	
R28686010	acres 34.27 Commercial & Residential	87	
R28156	acres 11.81 residential	30	
R28158011	acres 15.01 residential	38	
R28153010	acres 9.61 commercial	24	
R28165	acres 6.97	12	
R28163010	acres 3.11	2	
R28163011	acres 3.71	2	
R28163	acres 3.40	2	
	<i>Subtotal</i>	<i>401</i>	
	Total	549	
	Sewer Capacity	335	ability to serve 938 people /2.8 persons/ household
	<i>Water Capacity</i>	<i>383</i>	ability to serve 1073 people/2.8 persons/household

