



Board of County Commissioners
Hearing Date: February 12, 2026
Canyon County Development Services Department

PLANNING DIVISION ADDENDUM

CASE NUMBER: RZ2025-0007

APPLICANT/REPRESENTATIVE: Treasure Valley Planning, Keri Smith
PROPERTY OWNER: Nau Revocable Trust

APPLICATION: De-annexation and designation of "A" Agricultural zoning for Parcel R28153010A (+/- 0.11 acres)

LOCATION: 0 Hove Rd, Melba, Idaho 83641
Also referenced as a portion of the NW quarter of Section 1, T1S, R2W, BM, Canyon County, Idaho

ANALYST: Karla Nelson, Principal Planner

SUMMARY:

The subject property, Parcel R28153010A, was de-annexed by the City of Melba on October 13, 2025 (**Exhibit 1 and 2**). In accordance with Canyon County Code 07-01-21 governing disincorporation, the Board of County Commissioners is now responsible for zoning the property pursuant to the notice and hearing requirements of Article 5. The Board is being asked to reinstate "A" Agricultural zoning to the 0.11-acre property with this request. The proposed agricultural zoning is consistent with the property's designation in the mid-1990s prior to its annexation into the City of Melba (**Exhibit 3**) and aligns with the zoning and comprehensive plan map designations of adjacent unincorporated parcels (**Exhibit 4 and 5**).

A related non-viable land division (AD2025-0077) has been submitted and will be reviewed by staff if the de-annexation is approved. Parcels R28153010A and R28153010B were illegally divided from R28153010 without County approval in 1995 and 2002, respectively. If approved, the de-annexation and subsequent non-viable land division will correct the past unrecognized divisions. The proposed non-viable land division is shown in **Exhibit 6**. The Brinkerhoff property (Parcel R28153010B) will remain one (1) acre, and the Nau property (Parcels R28153010 and R28153010A - the subject property) will be reconfigured to one 4.7-acre parcel and one 5.01-acre parcel. The City of Melba approved the de-annexation of Parcel R28153010A based on the property's small size and lack of access (**Exhibit 1 and 2**).

Property owners within 600 feet and affected agencies have been notified of the de-annexation and proposed zoning designation of "A" Agriculture for parcel R28153010A. Agency comments received before the materials deadline for the public hearing may be found in **Exhibit 7**. No public comments were received.

RECOMMENDATION:

In consideration of the application and supporting materials, staff concludes that the request for de-annexation and zoning of Parcel R28153010A to the "A" Agricultural zone **is compliant** with Canyon County Ordinance 07-01-21 and recommends approval of the request.

EXHIBITS:

1. City of Melba Case Nos.: D-Annex 2025-01
2. Ordinance No. 292: City of Melba

3. 1993 Canyon County Zoning Map
4. Zoning Classification Map
5. Future Land Use Map
6. AD2025-0077 Site Plan
7. Agency Comments Received by: February 2, 2026
 - a. Idaho Transportation Department; Received: January 26, 2026
 - b. Nampa Highway District No. 1; Received: January 21, 2026

**BEFORE THE CITY COUNCIL
CITY OF MELBA, CANYON COUNTY, IDAHO**

IN THE MATTER OF THE APPLICATIONS OF	)	Case Nos.: D-Annex 2025-01
	)	
	)	
HOWARD NAU, JUSTIN BURDICK AS	)	AMENDED DECISION AND
AGENT	)	REASONED STATEMENT
	)	
<i>Related to the deannexation of real property</i>	)	
<i>located at 0 Hove Rd., Melba, Idaho</i>	)	

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

On January 6, 2025, the City of Melba (the City) received a Master Land Use Application from Howard Nau, requesting the deannexation of parcel number R28153010A0 (the Application).

On March 13, 2025, the Melba Planning and Zoning Commission (the Commission) held a public hearing to receive exhibits and testimony regarding the Application. The Commission approved the Application.

On April 14, 2025, the City Council held a Public Hearing to receive evidence regarding the Application. The City Council did not make a decision on the Application at that time, and the hearing was continued.

On May 12, 2025, the continuance of the hearing was held to receive additional evidence regarding the Application. After closing the public hearing and holding deliberations, the City Council then voted to approve the Application with three (3) yes votes and one (1) absent. This Reasoned Statement and Decision serves as formal written adoption of the City Council's vote.

**SECTION 2
DECISION**

The City Council approves the Application, and will adopt an order of de-annexation that excludes the subject parcel from the boundaries of the City of Melba. .

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

I. Public Hearing Witnesses.

- a. March 13, 2025 Commission Public Hearing
 - i. Kate Dahl, City Planner, presented a Staff Report to the Commission
 - ii. Nampa Highway District No. 1 provided a written agency comment.
 - iii. One written public comment was provided.

Exhibit 1

- iv. Justin Burdick, Agent for Applicant, presented to the Commission.
 - v. No public testimony was given.
- b. April 14, 2025 City Council Public Hearing
 - i. Kate Dahl, City Planner, presented a Staff Report to the City Council.
 - ii. Justin Burdick, Agent of Applicant, presented to the City Council.
 - iii. No public testimony was given.
 - iv. Mike Davis, HECO Engineers, answered City Council Questions.
 - v. Justin Burdick, Agent of Applicant, gave a rebuttal.
- c. May 12, 2025 Continuance of City Council Public Hearing
 - i. Kate Dahl, City Planner, presented to the City Council.
 - ii. Justin Burdick, Agent for Applicant, presented to the City Council.
 - iii. Elizabeth Koeceritz, Counsel for Applicant, gave public testimony.
 - iv. Jon Stosich, Representative for Developer of Melba at the Rim, gave public testimony.
 - v. Debbie Davis gave public testimony.
 - vi. Mike Davis, HECO Engineers, gave public testimony.
 - vii. Justin Burdick, Agent for Applicant, gave a rebuttal.

SECTION 4 REASONED STATEMENT *I.C. 67-6519(5)(a)&(b), 67-6535(2)*

I. Relevant Criteria and Standards Considered

- a. Melba City Code § 10-3A-6.
- b. I.C. § 50-225.

II. Factual Findings

- a. General Factual Findings.
 - 1. The real property that is the subject of the Application (the Subject Real Property) is parcel number R28153010A0 more particularly described in Exhibit A.
 - 2. The Subject Real Property is entirely within the boundaries of the City of Melba.
 - 3. The zoning designation is R-1 Single Family Residential according to the zoning map.

Exhibit 1

4. The Subject Real Property is part of a larger parcel split by Administrative Land Division through Canyon County. Other parcels were further split through deed and not a formal process, these parcels are not eligible for building permits until the correct process is followed.
 5. The parcel does not meet city minimum lot size requirements.
 6. The parcel lacks legal access to a public road with the City.
- b. Procedural factual findings
1. Notice of the March 13, 2025 Planning and Zoning hearing was Published in the Idaho Press Tribune on January 29, 2025.
 2. Notice of the March 13, 2025 Planning and Zoning hearing was mailed to the agencies and persons identified on Proof of Notification on January 29, 2025
 3. Notice of the March 13, 2025 Planning and Zoning hearing was mailed to property owners within 300 feet of the subject property on January 29, 2025.
 4. Planning and Zoning Commission hearing was held on March 13, 2025.
 5. City Council hearing was held on April 14, 2025.
 6. City Council hearing was held on May 12, 2025.
- c. Relevant Contested Facts.
- i. Staff v. applicant.
 - a. Mike Davis, HECO Engineers, testified that deannexation of the Subject Real Property will cause a future public road in the City's Master Transportation Plan to not be built. This is because the deannexation creates an access conflict with a proposed street intersection for the Melba at the Rim subdivision.
 - b. Justin Burdick, Agent of Applicant, asserts that this issue is irrelevant to the deannexation because Applicant already received an access grant through the NHD. Regarding the road, Burdick will be having a private meeting with the Melba at the Rim developer without City involvement.
- d. Council's Factual Findings on Relevant Contested Facts (i.e. relied upon facts).

Exhibit 1

Exhibit 1

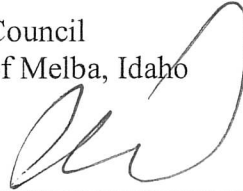
1. The access issue is not relevant to the Application.

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

Though an issue has been raised regarding access, this issue is irrelevant to the deannexation because Applicant has already been granted access approval by NHD, and the property owners will negotiate any additional access issues regarding the road. The fact that the Subject Real Property fails to meet minimal lot size requirements tends to weigh in favor of approval of deannexation. Without further issues, the City Council has determined that approval of the Application is in the best interest of the City.

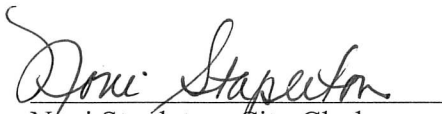
DATED this 11 day of August, 2025.

City Council
City of Melba, Idaho



Cory Dickard, Mayor

ATTEST:


Noni Stapleton, City Clerk

2025-037557

RECORDED

10/17/2025 11:27 AM



00893498202500375570060068

RICK HOGABOAM

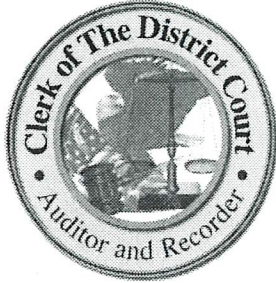
CANYON COUNTY RECORDER

Pgs=6 CWALDEN

NO FEE

ORDINANCE

CITY OF MELBA



**Canyon County
Recorder's Office
Document
Cover Sheet**



ORDINANCE NO. 292
CITY OF MELBA, IDAHO

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MELBA;

- **Making certain findings; and**
- **Repealing Ordinance 289 to correct an error in the parcel map which was attached to Ordinance 289 as Exhibit A; and**
- **De-annexing certain real property owned by the Nau 1988 Revocable Trust, situated contiguous to the boundaries of the City of Melba, Canyon County, Idaho; to wit Canyon County Assessor Parcel No. R28153010A0, an approximate 0.11-acre parcel; and**
- **Amending the Zoning Map; and**
- **Directing the City Engineer and the City Clerk; and**
- **And providing an Effective Date.**

NOW THEREFORE, be it ordained by the Mayor and Council of the City of Melba, Canyon County, Idaho, as follows:

Section 1: The City Council finds:

- 1.1** On April 14, 2025 the City Council held a Public Hearing to receive evidence regarding De-Annexation Application Case # 2025-01 (the "Application"), submitted by Howard Nau/Justin Burdick for real property located at 0 Hove Rd., Melba, Idaho PIN 28153010A0, more particularly described in Exhibit A (the "Property").
- 1.2** The City Council did not make a decision on the Application during the April 14 Public Hearing, but continued the hearing.
- 1.3** On May 12, 2025, the City Council held a continuance of the April 14th Public Hearing to receive additional evidence regarding the Application.
- 1.4** After closing the May 12 Public Hearing and holding deliberations, the City Council voted to approve the Application with three (3) yes votes, and one (1) absent.
- 1.5** On July 14, 2025, the City Council approved Ordinance 289 to formally adopt it's decision to de-annex the Property. However, the since has since learned that an incorrect map was included with Ordinance 289, and has therefore determined to adopt this ordinance to repeal Ordinance 289 and include the correct map and legal description for the Property.
- 1.6** Adoption of this Ordinance is necessary to memorialize the City Council's decision to approve the Application, and complete the process of de-annexing the Property from the City's boundaries.

Section 2: Authority

- 2.1 The City of Melba is a municipal corporation established, existing, and operating pursuant to Title 50, Idaho Code.
- 2.2 The City is authorized to alter its boundaries and exclude a portion of its territory under Idaho Code § 50-225.

Section 3: Action

- 3.1 **Repeal Ordinance 289:** This ordinance repeals Ordinance 289, which previously attempted to de-annex this same parcel of property from the City of Melba. However, Ordinance 289 included in incorrect map of the parcel at issue, and therefore is repealed.
- 3.2 **De-Annexation:** The Property is hereby de-annexed from the City of Melba.
- 3.3 **Amend Zoning Map:** The City Zoning Map is hereby amended to exclude the Property from the City boundaries.

Section 4: Directing the City Engineer and City Clerk

- 4.1 The City Engineer is directed to update the City boundaries on the City Zoning Map in accordance with this ordinance.
- 4.2 The City Clerk is directed to file this Ordinance in the official records of the City, publish notice of this ordinance (or summary) as required by Section 50-901, Idaho Code, and to provide a conformed copy to the City Engineer, Planning and Zoning Director, and to the applicant.
- 4.3 The City Clerk is directed to certify and record with the Canyon County Recorder a copy of the Property's legal description and a map prepared in a draftsmanlike manner showing the boundaries as altered, and file the same with the Canyon County Assessor and the State Tax Commission within 30 days of the date of effect of this Ordinance, where such documents will contain contact information current at the time of filing that identifies an individual associated with the taxing district.

Section 5: Date of Effect

This ordinance shall be in full force and effect after its passage, approval and publication, according to law.

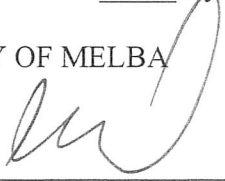
Section 6: Savings and Severability Clause

It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

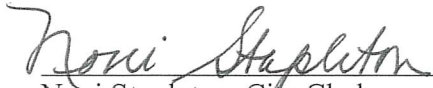
Exhibit 2

DATED this 13 day of October, 2025

CITY OF MELBA


Cory Dickard, Mayor

ATTEST:


Noni Stapleton, City Clerk



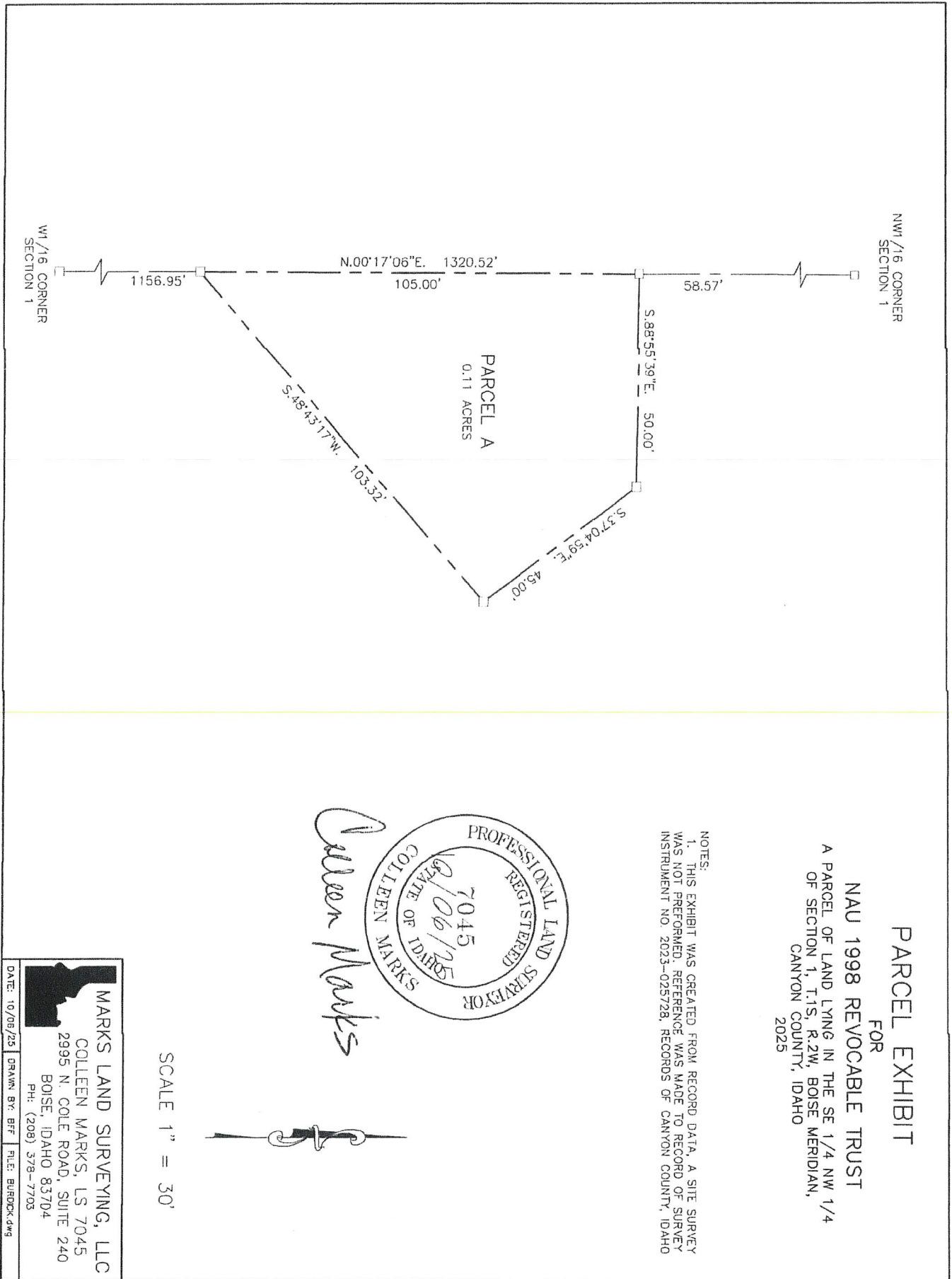


Exhibit 2

PARCEL A

A parcel of land lying in the SE1/4 NW1/4 of Section 1, T.1S, R.2W, Boise Meridian, Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at a point marking the W1/16 Corner of Section 1, T.1S, R.2W, Boise Meridian, Canyon County, Idaho, said point bears N.88°55'39"W. 1297.57 feet from a point marking the C1/4 Corner of said Section 1 and also bears S.00°17'06"W. 1320.52 feet from a point marking the NW1/16 Corner of said Section 1; thence N.00°17'06"E. 1156.95 feet along the west boundary of the said SE1/4 NW1/4 of Section 1 to a point, said point also being THE REAL POINT OF BEGINNING;

thence continuing along the said west boundary of the SE1/4 NW1/4 of Section 1, N.00°17'06"E. 105.00 feet to a point;

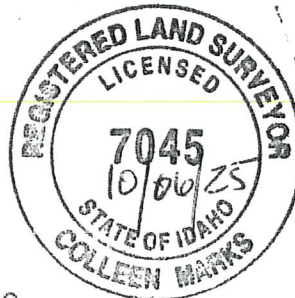
thence leaving the said west boundary of the SE1/4 NW1/4 of Section 1, S.88°55'39"E. 50.00 feet to a point;

thence S.37°04'59"E. 45.00 feet to a point;

thence S.48°43'17"W. 103.32 feet to the point of beginning, containing 0.11 acres, more or less.

SUBJECT TO AND/OR TOGETHER WITH:

Any easements or rights of way of record or in use.



Colleen Marks



PO Box 36 • Boise ID 83722-0410
11321 W Chinden Blvd • Boise ID 83714-1021

October 27, 2025

Noni Stapleton
Melba City Clerk
PO Box 209
Melba, ID 83641

Subject: Ordinance No. ord._292 MELBA (CITY)

Dear Noni Stapleton:

The Idaho State Tax Commission (ISTC) received the documentation that was provided for the de-annexation of real property in MELBA (CITY), for tax year 2026. We approve and recognize the map and legal description; however this approval and recognition is limited to the acknowledgement that the map and legal description meet the requirements of Idaho Code Section 63-215, and IDAPA 35.01.03, referred to as the Idaho Property Tax Administrative Rules.

Find current year information about taxing district change requests at the Current Status Web page. Please visit <https://tax.idaho.gov/distchanges>.

Sincerely,

Geographic Information Systems Division
Technical Support Bureau
Idaho State Tax Commission
Phone (208) 334-7750
Email gis@tax.idaho.gov

CC:

Brian R Stender, Canyon County Assessor
Rick Hogaboam, Canyon County Clerk

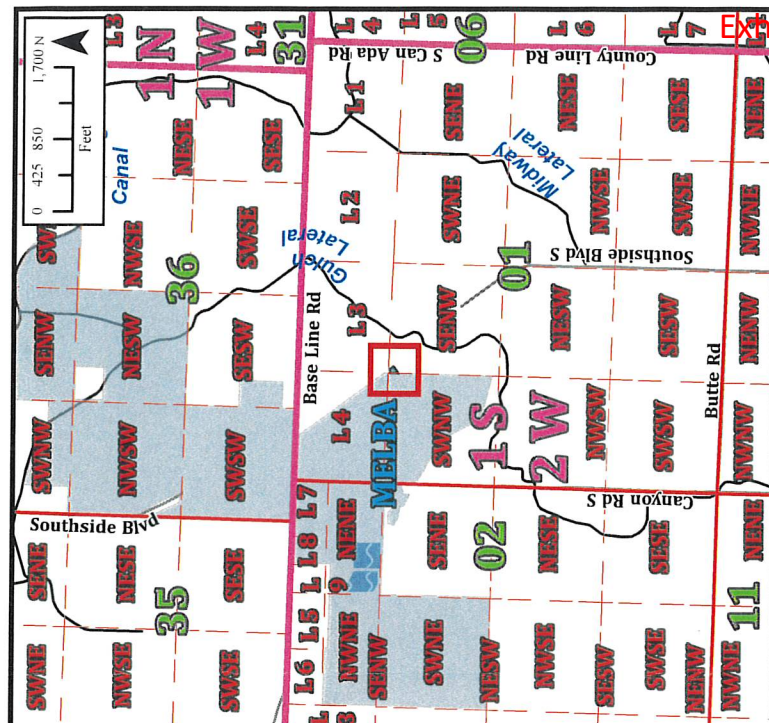


Exhibit 2

Effective Year 2026 Proposed

Taxing District Boundary Change

District: MELBA

County: CANYON

Type: CITY

ISTC Document Number: 190

ISTC Document Name:

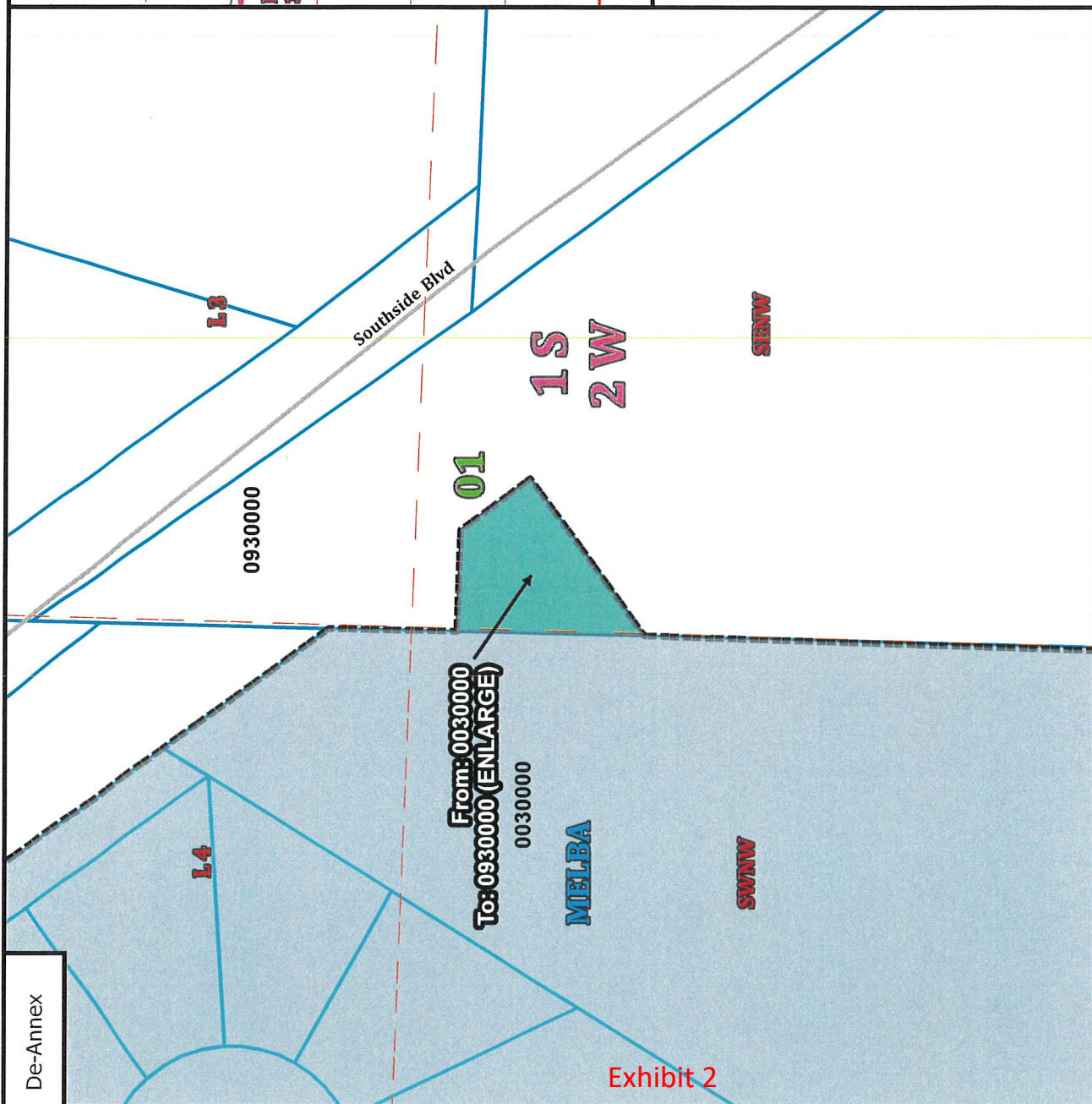
ord. 292

Document Date: 10/13/2025

Tax Code Area Change(s):

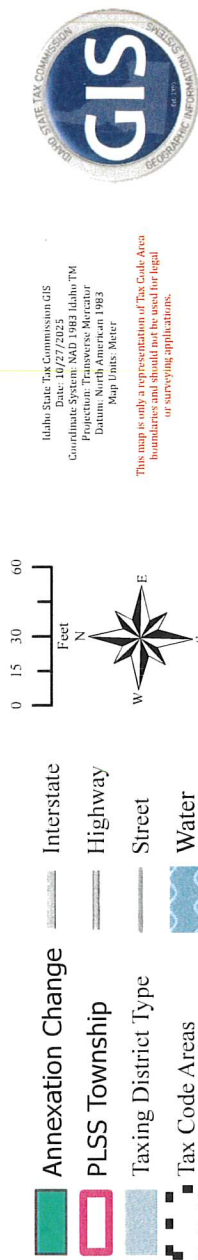
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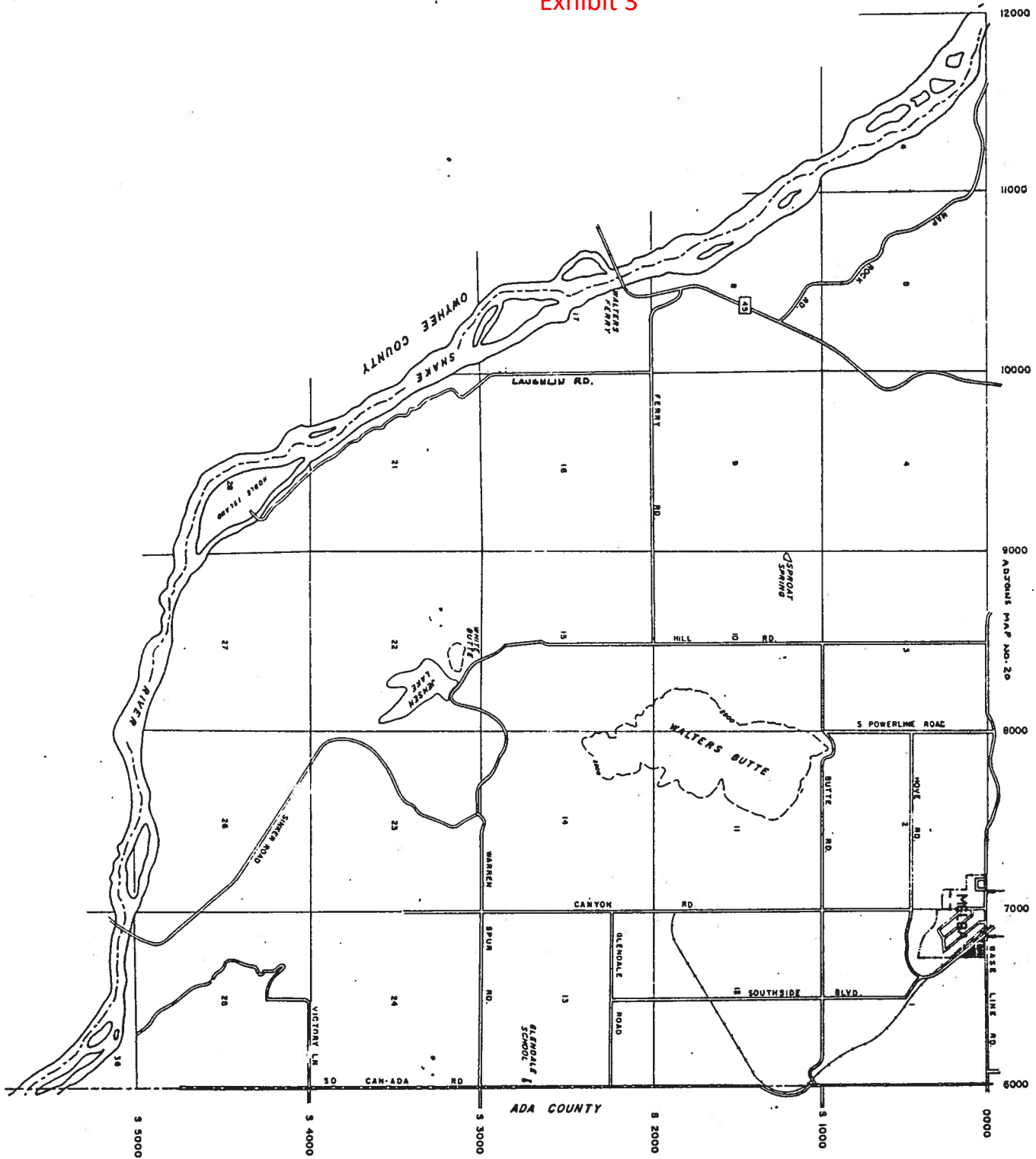
To: 0930000 (ENLARGE)



De-Annex

Exhibit 2





TIS, R2W

DATE May 7, 1993

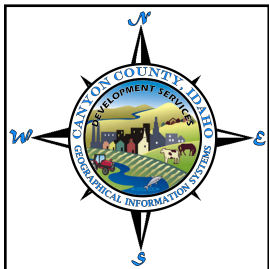
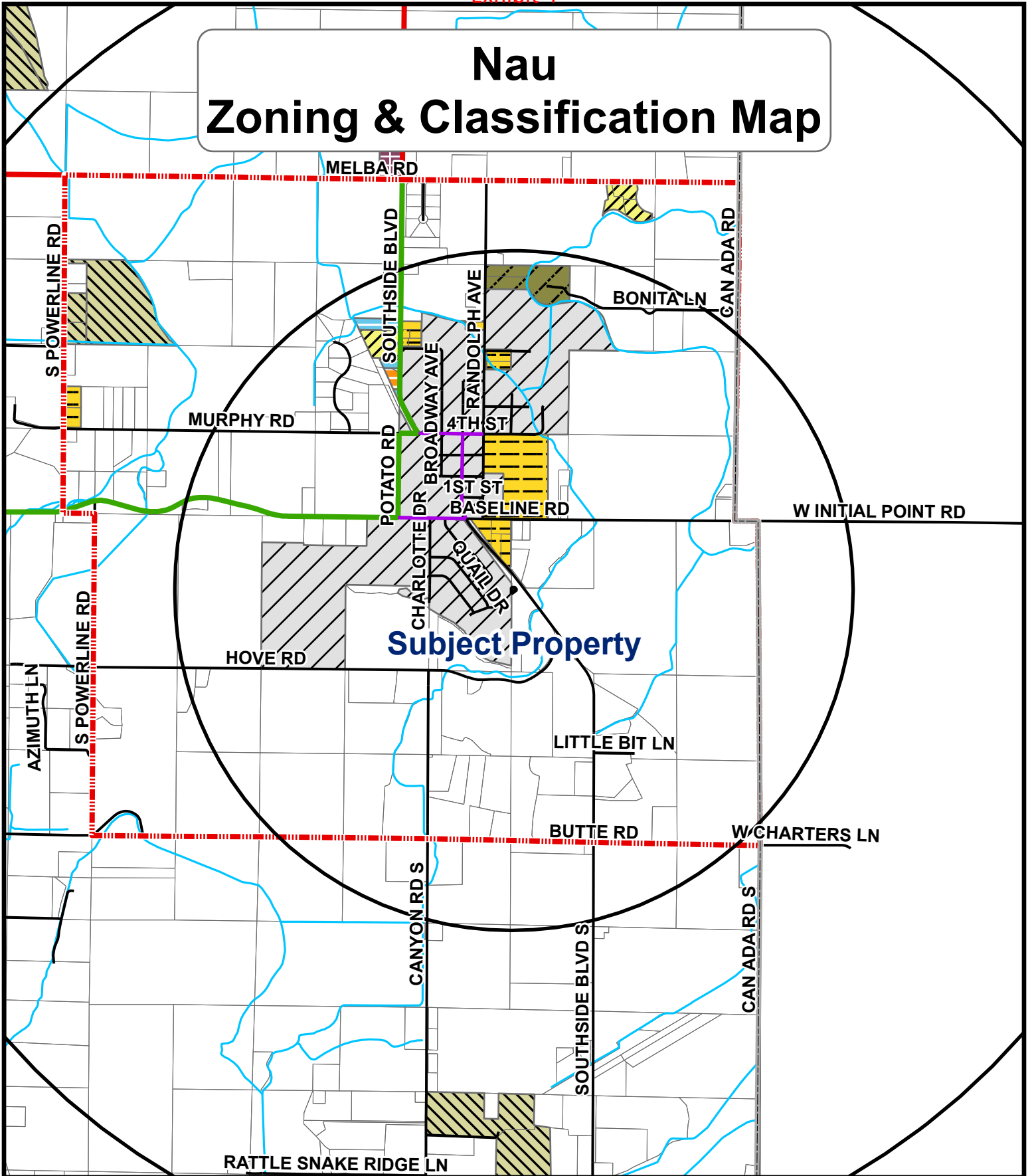
MAP NO. 22

N ↑

LEGEND

- SECTION LINE
- COUNTY LINE
- CITY LIMITS LINE
- PUBLIC ROAD
- PRIVATE ROADS AND LANE
- STATE HIGHWAY
- U.S. HIGHWAY
- INTERSTATE HIGHWAY
- REFUGEE BOUNDARY
- SUBDIVISION BOUNDARY
- SUBDIVISION REFERENCE NO.
- RAILROAD
- TRANSMISSION LINE
- GAS LINE
- CANALS, LATERALS, DRAINS
- BRIDGE OR TUNNEL
- SCHOOL
- SCHOOL (VACATED)
- CHURCH
- HOSPITAL
- CEMETERY

Nau Zoning & Classification Map

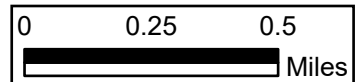


- RR
- CR-RR
- R1
- CR-R1
- R2
- C
- C1
- CR-C1

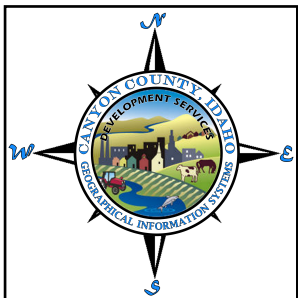
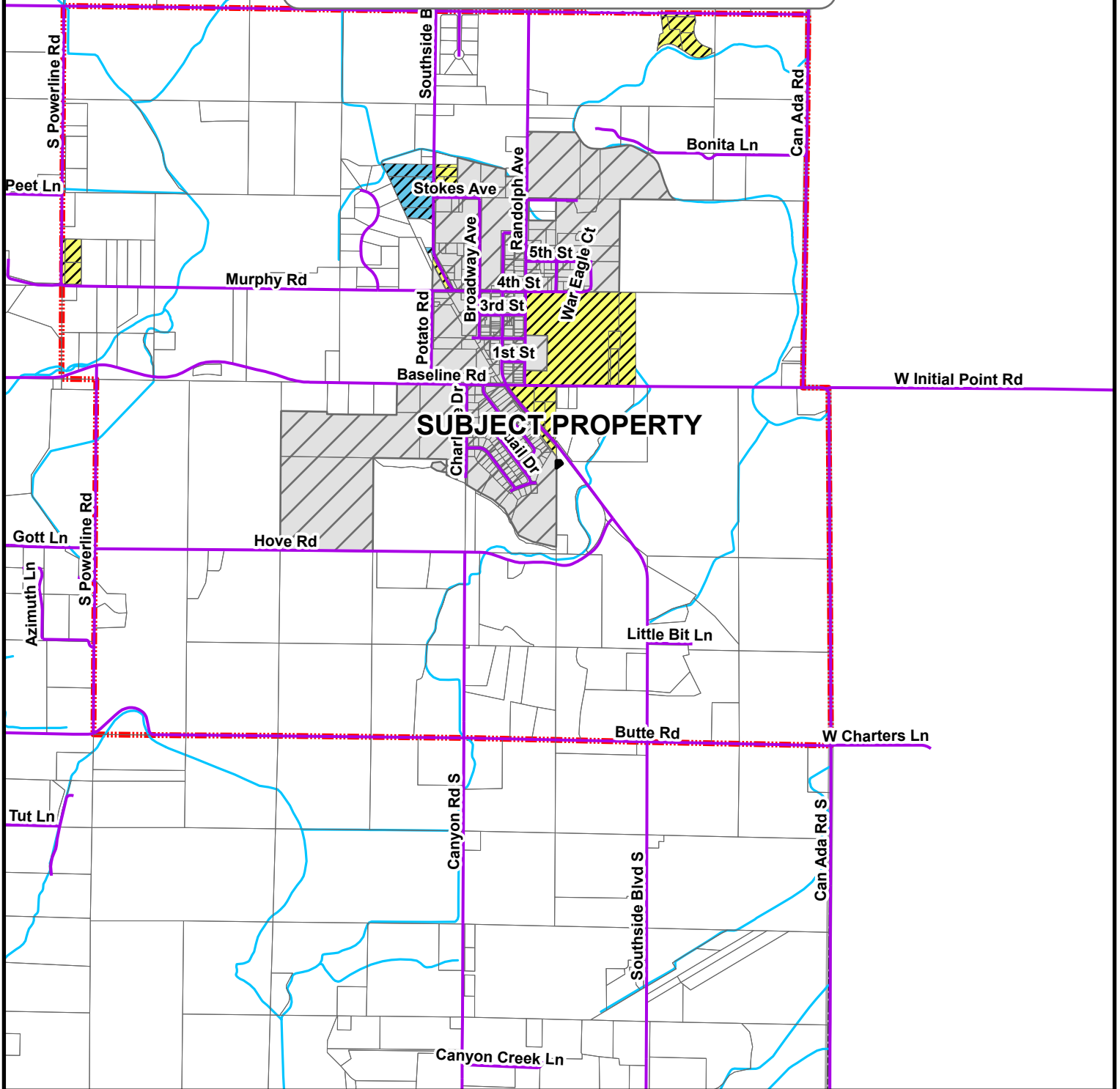
- C2
- CR-C2
- M1
- CR-M1
- M2
- AG
- INTERSTATE

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

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

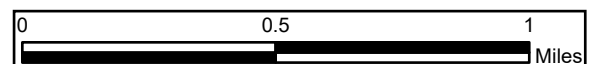


Nau Future Land Use map

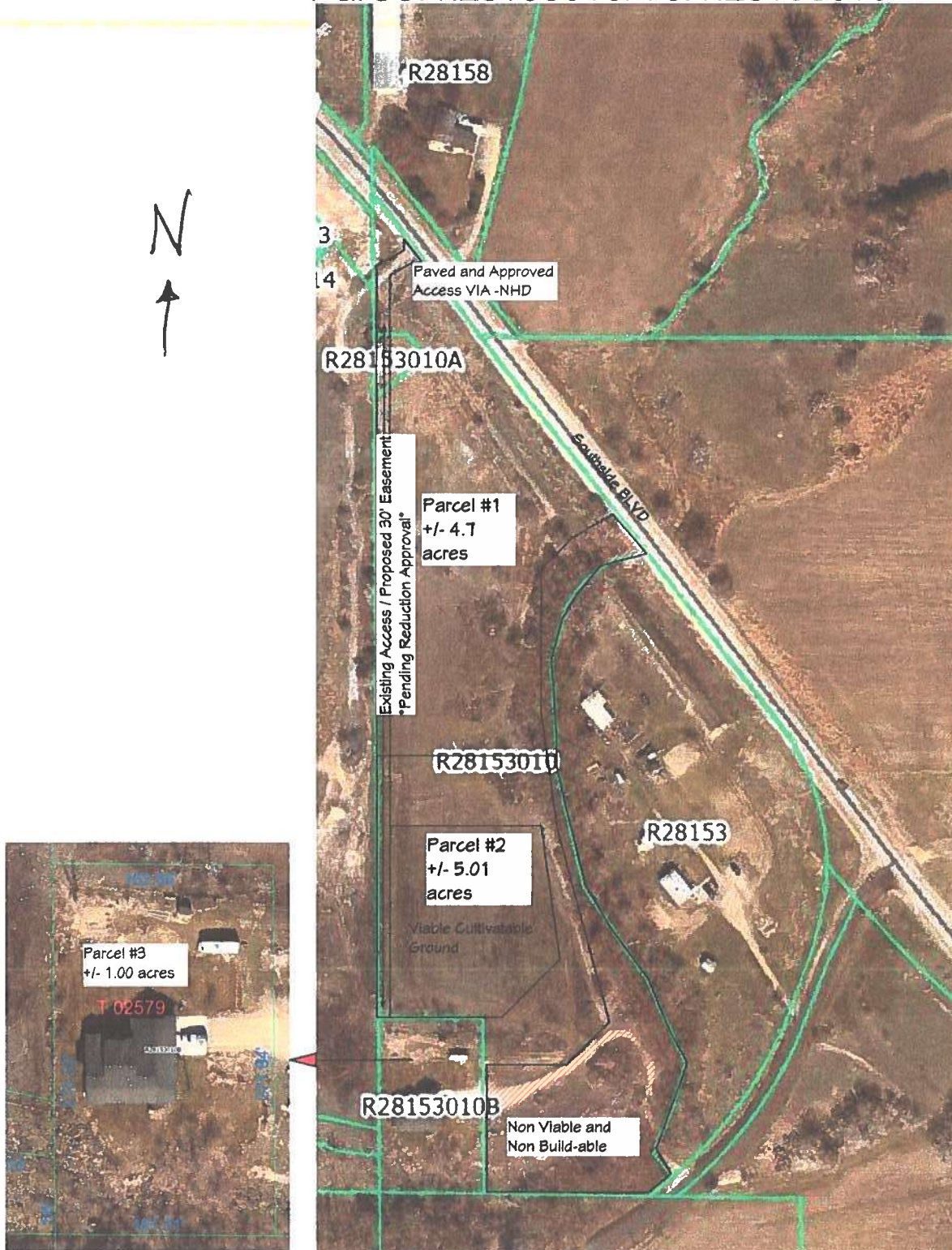


Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL



Howard Nau
Parcel R28153010A & R28153010



Karla Nelson

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Monday, January 26, 2026 10:26 AM
To: Karla Nelson
Subject: [External] RE: Agency Notice RZ2025-0007 / Nau

Hello,

After careful review of the transmittal submitted to ITD on January 21, 2026, regarding, RZ2025-0007/Nau, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns. If you have any questions, please contact Kendra Conder at 208-334-8377 / Kendra.Conder@itd.idaho.gov

Thank you

Mila Kinakh

D3 Planning and Development

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, January 21, 2026 8:52 AM
To: mayor@cityofmelba.org; cityclerk@cityofmelba.org; sadams@melbaschools.org; brian.mccormack@melbafire.id.gov; kenny.hoagland@melbafire.id.gov; knute.sandahl@doi.idaho.gov; eddy@nampahighway1.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@ziply.com; aflavel.bkirrdist@gmail.com; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; 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>; file@idwr.idaho.gov; makline2@marathonpetroleum.com
Subject: Agency Notice RZ2025-0007 / Nau

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,

Please see the attached agency notice regarding the scheduled Board of County Commissioners' hearing on this project. A copy of the application can be found on our Land Hearings website at [Land Hearings | Canyon County](#).

Written testimony is due by **February 2, 2026**. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. Please direct your comments or questions to planner **Karla Nelson** at karla.nelson@canyoncounty.id.gov.

Karla Nelson

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Wednesday, January 21, 2026 11:17 AM
To: Karla Nelson
Subject: [External] FW: Agency Notice RZ2025-0007 / Nau
Attachments: 30 day BOCC AGENCY notice P&Z decision.pdf

Good Morning Karla,

Nampa Highway District #1 has no objection to the zoning designation of Agricultural for parcel R28153010A located at 0 Hove Rd. for Nau Revocable Trust represented by Treasure Valley Planning, Keri Smith.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@[nampahighway1.com](mailto:eddy@nampahighway1.com)
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, January 21, 2026 8:52 AM
To: mayor@cityofmelba.org; cityclerk@cityofmelba.org; sadams@melbaschools.org; brian.mccormack@melbafire.id.gov; kenny.hoagland@melbafire.id.gov; knute.sandahl@doi.idaho.gov; Eddy Thiel <eddy@nampahighway1.com>; brandy.walker@centurylink.com; eingham@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; Contract.Administration.Bid.Box@ziply.com; aflavel.bkirrdist@gmail.com; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; d3development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; 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>; file@idwr.idaho.gov; makline2@marathonpetroleum.com
Subject: Agency Notice RZ2025-0007 / Nau

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Dear Agencies,

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