



BOARD OF COUNTY COMMISSIONERS
FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:

City of Melba
Area of Impact Boundary
OR2025-0009

Record and Procedural History

- A. Melba submitted a boundary modification request and supporting documents and maps on August 13, 2025. Marked as Exhibit A to the staff report.
- B. Notice of the public hearing provided to Melba on August 21, 2025. Newspaper notice published on August 27, 2025, in the Idaho Press. Notices to property owners where the Melba proposed boundary change was mailed on August 22, 2025.
- C. The staff report, exhibits, and public comments dated October 15, 2025, and including Exhibits A through G in the record.
- D. A public hearing was held before the Board of County Commissioners on October 15, 2025. Testimony was offered at the public hearing from Melba officials and members of the public. The hearing was continued to October 29, 2025, for deliberation.
- E. The continued public hearing was held before the Board on October 29, 2025. Testimony, limited to the reduction of the proposed area of impact boundary, was offered at the public hearing from Melba officials. The hearing was continued to November 12, 2025, to permit Melba City Council to meet and discuss a reduction of the proposed area of impact map.
- F. The continued public hearing was held before the Board on November 12, 2025. Testimony was offered at the public hearing from Melba officials. The hearing was continued to December 17, 2025, to permit Melba City Council to meet and discuss a reduction of the proposed area of impact map and to respond to questions from the Board.
- G. The continued public hearing was held before the Board on December 17, 2025.
- H. On December 17, 2025, the Board moved to adopt the boundary map labeled as Exhibit E and E1 in the Staff Report and to amend Chapter 9, Article 7, Areas of City Impact, Melba, of the Canyon County Code of Ordinance to adopt the map into the County ordinances.
- I. Final Boundary map attached hereto as Attachment A: "Melba Area of Impact Boundary Map" dated December 17, 2025.

Area of Impact Hearing Criteria

The City of Melba initially requested that the Board of Canyon County Commissioners adopt a modified area of impact boundary, which was a reduction from Melba's previous area of impact boundary. The request, OR2025-0009, was presented in public hearings before the Canyon County Board of County Commissioners on October 15, 2025; October 29, 2025; November 12, 2025; and December 17, 2025. After public comment and

discussion with the Board, Melba submitted a proposed map that included further reductions from the initial boundary request. The Board evaluating Melba's request will apply the Idaho Code §67-6526(3) boundary modification criteria to the boundary map submitted by Melba for the December 17, 2025, public hearing. Having considered the evidence presented in the public hearings including the staff report, Melba submitted materials, written public comments described in the Record and Procedural History and the testimony offered at the public hearings, the Board finds as follows:

Areas of Impact Criteria	
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 <u>set forth in subsection (4) of this section</u> .	
<u>Provisions applicable to areas of impact</u> (Idaho Code §67-6526(4))	
(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:	
67-6526(4)(a)(i)	Anticipated commercial and residential growth.
Conclusion:	The City of Melba is anticipating limited commercial and residential growth therefore, reduced the area of impact.
Findings:	(1) The City of Melba is anticipating limited commercial and residential growth therefore, proposing to reduce the area of impact by 1,910.66 acres (Exhibit G). Currently Melba city limits has 303.48-acres while the previous area of impact had 2,496.06 acres. The area of impact encompasses 585.4-acres (Attachment A).
	(2) 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 area of impact (Exhibit A1 of the Staff Report).
	(3) 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 of the Staff Report).
	(4) Melba expects to grow by approximately 111 residents by 2030, approximately 39 households (Exhibit A4 of the Staff Report).
	(5) Per the TAZ Jobs map jobs are anticipated to be located in the northwest corner of the area of impact boundary (Exhibit B4.3 of the Staff Report).
	(6) The City of Melba anticipates adding 15 jobs in five (5) years and 70 jobs by 2050 (Exhibit A4 of the Staff Report).
67-6526(4)(a)(ii)	Geographic factors.
Conclusion:	In consideration of the surrounding geographic factors, it is found that the City of Melba would be able to annex the area of impact within five (5) years.
Findings:	(1) 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 of the Staff Report).
	(2) To the "southeast of the area the land is comprised of lava bedrock making it difficult to run infrastructure" (Exhibit A1 of the Staff Report). 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 brought in the area of impact boundary to exclude the lava bedrock area as the city will not be able to provide services to that area (Exhibit A1 of the Staff Report).
67-6526(4)(a)(iii)	Transportation infrastructure and systems, including connectivity.
Conclusion:	The City of Melba can provide transportation infrastructure, maintenance, and connectivity needed to serve the area of impact.
Findings:	(1) The City of Melba is approximately two (2) miles east of State Highways 45. “Melba is isolated from development pressure” (Exhibit A1 of the Staff Report) however, the city anticipates for development to occur towards the highway and north of current city limits. (2) Idaho Transportation Department (ITD) was notified of the request on August 20, 2025. ITD commented on August 26, 2025, stating ITD has no comments or concerns at this time (Exhibit C3 of the Staff Report). (3) Nampa Highway District No. 1 (NHD1) was notified of the request on August 20, 2025. NHD1 commented 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 (Exhibit C3 of the Staff Report).
67-6526(4)(a)(iv)	Areas where municipal or public sewer and water are expected to be provided within five (5) years.
Conclusion:	The City of Melba is able to provide water and sewer within five (5) years to the area of impact.
Findings:	(1) <u>Water:</u> 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 of the Staff Report). The City of Melba installed a new well 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 of the Staff Report).” The City of Melba has agreements with 16 lots within the Harris View Subdivision, where the city currently supplies the properties with water and sewer and once those parcels are contiguous with city limits those parcels will annex into the city (Exhibit F). The water capacity is 383 lots with a will serve of 1,073 residents (Exhibit F) (2) <u>Sewer:</u> The 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 2025. 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 of the Staff Report). 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 area of impact. The Wastewater Facility Plan outlines collection lines extension and possible sewer lift stations. The Wastewater Facility Plan is anticipated to serve 925 residents. Per Exhibit F the sewer capacity's will serve is 938 residents. According to Melba Official, the number of lots the exceed the will serve where the city can not serve, developers will be required to extend services.
67-6526(4)(a)(v)	Other public service district boundaries.
Conclusion:	The City of Melba may be able to service the area of impact with other public service districts, such as the school district, the fire district, and the ambulance district.
Findings:	(1) 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 of the Staff Report). (2) 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. (3) 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 of the Staff Report).
67-6526(4)(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.
Conclusion:	The Commissioners find that the area of impact for the City of Melba does not exceed the two (2) mile limit and that the City of Melba will likely be able to annex the area of impact into the city within the next five (5) years.
Findings:	(1) The requested modification does not exceed the two-mile distances from the city jurisdiction (Exhibit B4.5 of the Staff Report). (2) The area of impact encompasses full parcels. (3) 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.

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.
Conclusion:	The impact area does not cross county boundary lines.
Findings:	The area of impact for the City of Melba does not cross county boundary lines (Exhibit A2 of the Staff Report).
67-6526(4)(d)	Areas of impact shall not overlap.
Conclusion:	The City of Melba's area of impact does not overlap with a neighboring city's area of impact.
Findings:	The impact area does not overlap with a neighboring city's area of impact (Exhibit A2 of the Staff Report).

Conclusion.

Melba's current area of impact has been in place since 1994. In that time the City has grown significantly, but not to the degree predicted by the 1994 boundary map. The boundary map presented and discussed with Melba on December 17, 2025, takes into account projections for growth and services that are realistic for the new statutory criteria. Specifically, the limitations that are now imposed due to the "very likely to be annexed into the city within the next five (5) years" requirement.

As discussed above, Melba is not projected to see extensive commercial or industrial growth before 2030 according to professional estimates. Residential growth is anticipated with 39 additional households anticipated by 2030 including subdivisions now in development. The Board finds that the boundary in Attachment A accounts for this growth. Sewer and water services capacity is another significant factor in the boundary modification. The City has infrastructure to support the annexation of the areas identified in Attachment A in the next five years. Furthermore, these areas are immediately adjacent to the existing City limits or subdivisions with annexation agreements where the City can very likely annex parcels through voluntary annexation. The boundary does not include area to the southeast of City limits where the geology would make sewer and water infrastructure development unlikely. These factors support the adoption of the boundary in Attachment A.

Transportation and other district boundaries were considered and evaluated but did not factor heavily into the determination.

The boundary map attached hereto and marked as Attachment A meets the requirements of Idaho Code §67-6526(3). The Board appreciates the City's willingness to reevaluate their request during the hearing process.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein, the Board of County Commissioners approved Case #OR2025-0009, the modification of the City of Melba area of impact boundary per Idaho Code 67-6526(3), as described in Attachment A.

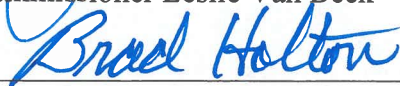
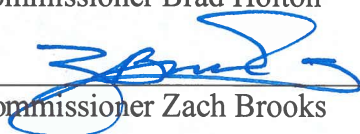
The decision includes the following Board actions:

1. Signing of an Ordinance per Idaho Code 67-6526(2)(a) & (3)(a).

DATED this 30th day of December, 2025.

CANYON COUNTY BOARD OF COMMISSIONERS

☒ Motion Carried Unanimously
☐ Motion Carried/Split Vote Below
☐ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
 _____ Commissioner Leslie Van Beek	☒	_____	_____
 _____ Commissioner Brad Holton	☒	_____	_____
 _____ Commissioner Zach Brooks	☒	_____	_____

Attest: Rick Hogaboam, Clerk

By: JR088
Deputy

Date: 12.30.25