

Commissioner Minutes

October 15, 2025 – 4:30 p.m. to 4:54 p.m.

PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCES - CITY OF MELBA, CASE NO. OR2025-0009

Commissioners Leslie Van Beek, Brad Holton and Zach Brooks

Deputy P.A. Zach Wesley

DSD Director Jay Gibbons

DSD Planning Supervisor Dan Lister

Principal Planner Michelle Barron

Associate Planner Arbay Mberwa

Associate Planner Amber Lewter

Director of Constituent Services Aaron Williams

Kate Dahl representing the City of Melba

George Crookham

Deputy Clerk Jenen Ross_____

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The Board met today at 4:30 p.m. to conduct a public hearing to consider an Area of Impact Ordinance – City of Melba, Case no. OR2025-0009. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, DSD Director Jay Gibbons, DSD Planning Supervisor Dan Lister, Principal Planner Michelle Barron, Associate Planner Arbay Mberwa, Associate Planner Amber Lewter, Director of Constituent Services Aaron Williams, Kate Dahl representing the City of Melba, George Crookham, other interested citizens, and Deputy Clerk Jenen Ross.

Prior to the start of the hearing for the City of Melba, Commissioner Holton made a motion to continue the hearing for the cities of Parma (OR2025-0013), Notus (OR2025-0012), and Greenleaf (OR2025-0007) to October 30, 2025, at 1:30 p.m. The motion was seconded by Commissioner Brooks and carried unanimously.

Ms. Mberwa gave the staff report which referenced state statute 67-6526 regarding area of impact for cities within the county which was updated during the 2024 Idaho State Legislative session. The City of Melba is requesting to reduce their existing AOI (exhibit A2). They anticipate residential growth to occur to the north, east, and west of the city (exhibit A1) and per the TAZ household map residential growth is anticipated to be in the northeast corner of the AOI

boundary (exhibit B4.4). Two (2) preliminary plats consisting of approximately 60 residential lots were approved in 2022 and two (2) preliminary plats consisting of approximately 52 lots are proposed in the south side of the city. Melba expects to grow by approximately 111 residents by 2030, or approximately 39 households (exhibit A4). 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 within five (5) years (exhibit A4).

The City of Melba is primarily flat except for slopes greater than 15% present along Baseline Road descending to Hove Road (exhibit B4.2). The southeast area is comprised of lava bedrock making it difficult to provide infrastructure therefore the city cannot provide services and have proposed to draw in the AOI.

Per the letter of intent, the city is seeing development north of city limits near Hwy 45. ITD provided comment stating that there are no concerns with the proposed AOI. Nampa Hwy District no. 1 sands the city's road and there is a chip-seal agreement in place. The current roads maintained by the highway district are in good condition and there are no plans for additional roads or connectivity.

The City of Melba anticipates providing municipal water and sewer to the proposed AOI in the next 5 years. They currently provide service within city limits and to 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 water facility plant estimates the water system will serve a population of 954 residents, exceeding the projected population growth. 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 systems south of the city poses challenges as the elevation drop requires pressure reducing stations and larger pumps for the well to be connected to the city's existing water system. Due to these challenges of providing water to the south of the city, the city is proposing to bring in their area of impact to the areas they are able to service. An inspection was recently completed as part of the wastewater facility plan and found that the existing collection lines are in good condition, but 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 AOI. The Wastewater Facility Plan is anticipated to serve 925 residents (exhibit A1) which exceeds the projected population growth.

A full political notice was sent out to agencies on August 20, 2025, and no comments were received from Melba School District, Melba Fire District, Melba Quick Response, Canyon County

Sheriff's Office, or EMS. Nampa Highway District No. 4 provided comments stating that the roads are in good condition to accommodate the growth and it is not anticipated that public services will be negatively impacted by the proposed AOI (exhibit C for all agency comments).

Per staff's analysis, the proposed area of impact does not exceed the two-mile distance from the city jurisdiction (exhibit E4.5). The proposed area of impact is where the city anticipates to likely annex in the next 5 years and it does not divide any parcel. The proposed impact area does not cross county boundary lines and does not overlap any other AOI. Notification was done as required by code, agency and public comments can be seen in exhibits C and D of the staff report. Staff is recommending approval of the proposed AOI.

Kate Dahl testified that Melba has completed their comprehensive planning process.

George Crookham testified that the request is 5 times larger than the city limits. His understanding is that the City of Melba is willing to work with DSD staff and reconsider the map that has been proposed. He referenced exhibit map A2.1, asking why the green areas are in the AOI when they are agriculture. Additionally, he feels that the low-density areas are spot zoning. He also noted that Melba is one of the better seed production areas of the world. His suggestion would be to see the green (agricultural areas) removed and doesn't feel the low-density makes sense.

Commissioner Holton motioned to continue the hearing to 2:30 p.m. on October 29, 2025, where testimony will be limited to whether or not the city would consider a modification/reduction to the proposed area of impact boundary. The motion was seconded by Commissioner Van Beek and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn the hearing. The hearing concluded at 4:54 p.m. and an audio recording is on file in the Commissioners' Office.