

Commissioner Minutes

October 29, 2025 – 3:01 p.m. to 3:08 p.m.

**CONTINUED PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCES - MELBA**

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 on behalf of the Cities of Melba and Wilder

Roberta Stewart on behalf of the City of Middleton

Other interested citizens

Deputy Clerk Jenen Ross\_\_\_\_\_

CONTINUED PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCES - MELBA

The Board met today at 3:01 p.m. for a continued public hearing to consider an area of impact ordinance for the City of Melba. 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 on behalf of the Cities of Melba and Wilder, Roberta Stewart on behalf of the City of Middleton, Other interested citizens, and Deputy Clerk Jenen Ross.

Ms. Mberwa gave a recap from the previous hearing as follows: On October 15th, 2025, we discussed the Idaho State statute 67-6526 regarding the Area of Impact for cities within the county. The case was heard on October 15th, 2025, where staff and the applicant gave a presentation on how the city meets the criteria outlined in Idaho Code 67-6526. Staff made a recommendation of approval. There was discussion around further reducing the proposed area of impact. The applicant was open to making those adjustments. Public testimony was heard but left open, limited to modifying the proposed area of impact map by further reducing the proposed area of impact. The case was continued to today, October 29th, 2025, to allow for deliberation. The City of Melba has informed staff that Melba City Council will meet on Monday to review the new proposed area of impact map, therefore it is not currently available.

The City of Melba is requesting to reduce their existing area of impact. There are a total of 8 criteria that need to be met to gain approval. Staff is recommending approval of the proposed area of impact and the Board has the option of approving or denying the request or continuing the hearing for additional information.

An updated map reducing the area of impact has not been received.

Ms. Dahl explained that city staff and mayor have been in discussions but have not yet settled on several parcels in question. A meeting with the mayor is scheduled for Monday where they hope to work through the details. They are requesting this hearing be tabled to a date certain.

Commissioner Van Beek made a motion to continue this hearing to November 12, 2025, at 11:00 a.m. The motion was seconded by Commissioner Brooks and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn. The hearing concluded at 3:08 p.m. and an audio recording is on file in the Commissioners' Office.