

**LEGAL NOTICE OF PUBLIC HEARING**  
**Before the Melba Planning and Zoning Commission**

Pursuant to established procedure, Idaho Code 67-6509, NOTICE IS HEREBY GIVEN that Melba Planning and Zoning Commission will hold a Public Hearing at **Melba City Hall, 401 Carrie Rex, on Thursday, February 13, 2025 at 7:00 pm.** The purpose of the hearing is to hear public comment written or oral on the following issue(s):

**De-Annexation -2025-01 for property located at 0 Hove Rd**

Application submitted by Justin Burdick. The property owner is Howard Nau. The purpose of the application requesting De-Annexation is that there is no clear background as to why this small parcel was created and annexed into the City of Melba as it is not of a viable size. The request is to De-Annex the parcel and revert it back to Canyon County.

The Parcel is described as PIN 281530-10 0 Hove Rd., Melba, Canyon County Idaho, and is more particularly described as:

All that portion of the said Southeast Quarter of the Northwest Quarter of Section I, Township I South, Range 2 West, Boise Meridian, Canyon County, Idaho. Including that portion of the Southwest Half of the abandoned Union Pacific Railroad, known as the Murphy Branch of the Oregon-Shortline Railroad, described as follows:

COMMENCING at a found 5/8-inch iron pin and cap marked J-U-B 972 monument the West Quarter corner of said Section I; thence

South 89° 27' 26" East a distance of 1,296.14 feet along the Southerly boundary line of the Northwest Quarter of said Section I to the Southwest corner of the said Southeast Quarter of the Northwest Quarter of Section I to the TRUE POINT OF BEGINNING;

thence leaving said Southerly boundary North 00° 17' 11" West a distance of 1,321.10 feet along the Westerly boundary line of the said Southeast Quarter of the Northwest Quarter of Section I to the Northwest corner of said Southeast Quarter of the Northwest Quarter of Section I; thence leaving said Westerly boundary line

South 89° 31' 11" East a distance of 162.78 feet along the Northerly boundary line of said Southeast Quarter of the Northwest Quarter of Section I to a point of intersection with the Westerly right of way of Southside Boulevard, being also the centerline of the abandoned Union Pacific Railroad, known as the Murphy Branch of the Oregon-Shortline Railroad; thence leaving said Northerly boundary line

South 37° 45' 24" East a distance of 422.23 feet along the said Westerly right of way of Southside Boulevard to a point of intersection with the centerline of the Gulch Lateral; thence leaving said Westerly right of way along the said centerline of the Gulch Lateral the following courses:

South 74° 09' 08" West a distance of 61.82 feet to a point; South 52° 53' 42" West a distance of 47.20 feet to a point; South 36° 32' 14" West a distance of 44.48 feet to a point;

South 15° 25' 04" West a distance of 87.37 feet to a point;

South 03° 00' 11" East a distance of 179.24 feet to a point;

South 12° 35' 13" East a distance of 175.28 feet to a point; South 34° 25' 41" East a distance of 172.44 feet to a point; South 25° 03' 56" East a distance of 144.02 feet to a point;

South 16° 44' 59" West a distance of 72.28 feet to a point;

South 22° 51' 19" West a distance of 74.91 feet to a point; thence leaving said centerline of the Gulch Lateral South 37° 01' 55" East a distance of 47.22 feet to a point of intersection with the Westerly right of way of Hove

Road said point being the beginning of a non-tangent curve concave to the Northwest and having a radius of 620.00 feet, to which beginning of curve a radial line bears South 39° 47' 32" East; thence

Southwesterly along said curve 42.15 feet through a central angle of  $03^{\circ} 53' 44''$ , having a chord bearing and distance of South  $52^{\circ} 09' 20''$  West 42.15 feet to a point of intersection with the said Southerly boundary line of the Southeast Quarter of the Northwest Quarter of Section 1; thence leaving said Westerly right-of-way North  $89^{\circ} 27' 28''$  West 419.23 feet along the said Southerly boundary line of the Southeast Quarter of the Northwest Quarter of Section I to the POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

Commencing at a found 5/8" iron pin and cap marked J-U-B 972 monument the West 1/4 corner of said Section 1; thence

South  $89^{\circ} 27' 26''$  East 1,296.14 feet along the southerly boundary line of the Northwest Quarter of said Section I, to the Southwest corner of the said Southeast Quarter of the Northwest Quarter of Section I, THE TRUE POINT OF BEGINNING;

thence leaving said Southerly boundary North 270 feet along the Westerly boundary line of the said Southeast Quarter of the Northwest Quarter of Section I;

thence leaving the Westerly boundary line 161.34 feet East along the Northerly boundary of said Southeast Quarter of the Northwest Quarter of Section I;

thence leaving said Northerly boundary line South 270 feet along the Easterly boundary of said Southeast Quarter of the Northwest Quarter of Section I;

thence leaving the Easterly boundary 161.34 feet West along the Southerly boundary of Southeast Quarter of the Northwest Quarter of Section I, to the POINT OF BEGINNING.

AND

That portion of Government Lot 3 in the Northeast Quarter of the Northwest Quarter, Section I, Township I South, Range 2 West, Boise Meridian, Canyon County, Idaho, lying South and West of the centerline of the abandoned Union Pacific Railroad, known as the Murphy Branch of the Oregon-Shortline Railroad.

Documents relating to the application may be reviewed at Melba City Hall, 401 Carrie Rex, Melba, Idaho, from 8:00 am to 12:00 Noon and 1:00 pm to 3:00 pm, Monday through Friday. All interested persons are invited to attend this Public Hearing and present oral or written comments concerning this issue.

Written testimony may be sent to: Melba City Hall, P.O. Box 209, Melba, Idaho 83641 or e-mail: [cityclerk@cityofmelba.org](mailto:cityclerk@cityofmelba.org) on or before 3:00 pm, Monday, February 10, 2025 to be included in P&Z Commissioner information packets. If you have questions, or if you would like more information, please contact Melba City Hall at 495-2722.

Dated this 28<sup>th</sup> day of January 2025  
Noni Stapleton, City Clerk-Treasurer

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