

CITY OF NEW MEADOWS
PLANNING & ZONING COMMISSION PUBLIC HEARING
MONDAY, APRIL 01, 2013
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

Agenda Item 1) Roll Call:

Chair Person Marsha Shriver called the meeting to order at 7:01pm.

Chair Person Marsha Shriver, Commissioner Jack Hellbusch, and Commissioner Brandy Padgett were present. City Clerk/Treasurer Mac Qualls and City Office Assistant Jessi Martin were also present.

Chair Person Shriver stated that she was sad to report that she had received a phone call from Commissioner Kraig Spelman stating that he would be resigning from the Planning & Zoning Commission. Spelman had relayed to Shriver that he would resign in writing for the City records. Council Member Shriver stated that she would miss Spelman's level head and competency on the Commission.

Qualls stated that Shriver, Hellbusch, and Padgett must all be present at future meetings in order to ensure a quorum until the two vacancies are filled. Chair Person Shriver stated that the way she understood the ordinance the two vacancies must be filled by citizens that live within City limits. Qualls explained that Shriver was correct and that the ordinance also stated that the New Meadows Planning & Zoning Commission is a body of five people, which means that three must be present for a quorum.

Agenda Item 2) Review & Approval of Previous Meeting Minutes:

- Commissioner Hellbusch moved to approve Minutes for the Regular Planning and Zoning Meeting held on March 4, 2013. Commissioner Padgett seconded the motion. Voice vote indicated no opposition to the motion with all members voting aye. Motion carried.

Clerk/Treasurer Qualls stated that he had spoken with the potential developer of the Commercial District Development that had been discussed at the March 4, 2013 Planning and Zoning Meeting and that the developer is planning to push forward with plans, but wants to be sure that the design is correct before bringing it before the Commission.

Qualls announced that he had recently learned of a change in the appeals process required by the state and that the City's Zoning ordinance may need to be changed. Chair Person Shriver asked that Qualls prepare the changes on the ordinance that need to be made and to be specific with the Commission on the changes so that all members are on the same page.

Agenda Item 3) Comprehensive Plan Review: Review of Comprehensive Plan updates.

Chair Person Shriver stated that she would like to have the Comprehensive Plan to the City Council for approval at the May 2013 Regular City Council Meeting. Qualls reminded the Commission that a Public Hearing is required before approval by the City Council. Commissioner Padgett suggested that the Public Hearing be scheduled for Monday, May 6, 2013. Qualls asked if all present would be available to attend the Public Hearing on that date. Shriver, Hellbusch, and Padgett each stated that they could. Qualls stated he would send out required notifications to hold the Public Hearing on May 6, 2013.

Chair Person Shriver stated that on page 19 of the Comprehensive Plan lots needed to be changed to lost in the bottom left paragraph.

Shriver questioned the legalities of section 1.13 regarding inspection of homes, wondering how the City could enter a home for inspection without permission. Qualls stated that the section Shriver referred to was relating to the abatement of dangerous buildings, not entering homes that are occupied.

CITY OF NEW MEADOWS
PLANNING & ZONING COMMISSION PUBLIC HEARING
MONDAY, APRIL 01, 2013
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

Shriver asked if the City required that buildings are “up to code” upon the change of ownership. Qualls stated that the City steps in only if a home owner goes through the building permit process.

Chair Person Shriver stated that she would like JUB Engineer’s name removed from the cover page. Commissioner Hellbusch stated that since JUB Engineers prepared the original Comprehensive Plan and the Planning and Zoning Commission was just updating it, JUB may have to remain on the cover. Shriver asked that Qualls look into the legalities of the issue.

Commissioner Hellbusch asked Qualls if the Comprehensive Plan was supposed to be updated every five or ten years. Qualls replied that he believed that it was to be updated every five years. Hellbusch asked Qualls to check into the rules regarding the date on the Comprehensive Plan, should it be 2005 or 2013.

Qualls pointed out that the Comprehensive Plan is not justified making it somewhat difficult to follow and asked for permission to justify the document. Shriver replied that justifying the document would be fine.

Chair Person Shriver stated that in her opinion it was unnecessary to put all fifty-five pages of the Comprehensive Plan on the City’s website. Qualls replied that uploading the documents onto the website helps reduce the need for the public to file a public records request. Shriver asked that a notation be added to the website that if patrons would like a paper copy of public records they can get them at City Hall.

Commissioner Padgett stated that in the 2nd paragraph on page 15, 2002 and 509 needed to be removed.

Qualls asked if the Commission would like to predict the population in 2020 for Table 3 on page 16. Chair Person Shriver stated that if the community would encourage people to live here and open businesses here instead of the alternative she could see the population being close to 750 in 2020.

Commissioner Hellbusch stated that he found it interesting that even during the boom the population in City limits has decreased since 1980. Hellbusch reported that the last he heard the City’s water and sewer system only had 17 or 18 connections available. Qualls estimated that currently approximately 50 connections are available and that the City’s system could probably handle a population of close to 1000.

Commissioner Hellbusch stated that he believed that it would be nice for young families to move into New Meadows.

Qualls reported that Rexburg currently is one of the fastest growing populations in Idaho and they predict a population growth of 6% per year.

Commissioner Hellbusch recommended a prediction of a 7% overall population increase by 2020 in the City.

Qualls asked if the Commission would like to predict the County’s population in 2020. Hellbusch suggested that Qualls contact Adams County for that information.

Qualls pointed out a formatting problem in Table 6 on page 21. Shriver asked that it be corrected. Commissioner Hellbusch asked that the employee numbers in Table 6 reflect the number employed in 2013 instead of 2012.

CITY OF NEW MEADOWS
PLANNING & ZONING COMMISSION PUBLIC HEARING
MONDAY, APRIL 01, 2013
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

Chair Person Shriver asked what the unemployment rate is at this time. Qualls replied that the rate is based on the 2010 Census and is the most current number available from the Census, although the Department of Labor has annual / quarterly / monthly numbers available.

Qualls asked if it would be acceptable to correct numbering throughout the Comprehensive Plan. Shriver, Hellbusch, and Padgett stated that it should be corrected.

Qualls pointed out that information in Table 9 was obtained from the 2005 Census and that the information was not gathered for the 2010 Census. Hellbusch requested that Table 9 be left as is citing the 2005 Census.

Commissioner Hellbusch stated the map/figures on pages 43 and 51 are difficult to follow and suggested that street names be added. Shriver agreed and requested that a larger map replace the small one on page 43.

Qualls stated that the Table of Contents needed to be updated reflecting the Commissions changes and updates.

Qualls stated that he would get the Comprehensive Plan on the Agenda for review only at the April 8, 2013 City Council Meeting. Shriver offered to attend the City Council Meeting on April 8, 2013 to answer questions the Council may have.

Agenda Item 4) Adjourn

- Commissioner Hellbusch moved to adjourn the Planning & Zoning Meeting at 7:46pm; Commissioner Padgett seconded the motion. Voice vote indicated no opposition to the motion with all members voting aye. Motion carried. Meeting adjourned at 7:46pm.

OFFICIAL: Marsha Shriver
Marsha Shriver, Chair Person

ATTEST: Jacob Qualls
Jacob Qualls, City Clerk

CITY OF NEW MEADOWS
PLANNING & ZONING COMMISSION PUBLIC HEARING
MONDAY, APRIL 01, 2013
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

Agenda Item 1) Roll Call:

Chair Person Marsha Shriver called the meeting to order at 7:01pm.

Chair Person Marsha Shriver, Commissioner Jack Hellbusch, and Commissioner Brandy Padgett were present. City Clerk/Treasurer Mac Qualls and City Office Assistant Jessi Martin were also present.

Chair Person Shriver stated that she was sad to report that she had received a phone call from Commissioner Kraig Spelman stating that he would be resigning from the Planning & Zoning Commission. Spelman had relayed to Shriver that he would resign in writing for the City records. Council Member Shriver stated that she would miss Spelman's level head and competency on the Commission.

Qualls stated that Shriver, Hellbusch, and Padgett must all be present at future meetings in order to ensure a quorum until the two vacancies are filled. Chair Person Shriver stated that the way she understood the ordinance the two vacancies must be filled by citizens that live within City limits. Qualls explained that Shriver was correct and that the ordinance also stated that the New Meadows Planning & Zoning Commission is a body of five people, which means that three must be present for a quorum.

Agenda Item 2) Review & Approval of Previous Meeting Minutes:

- Commissioner Hellbusch moved to approve Minutes for the Regular Planning and Zoning Meeting held on March 4, 2013. Commissioner Padgett seconded the motion. Voice vote indicated no opposition to the motion with all members voting aye. Motion carried.

Clerk/Treasurer Qualls stated that he had spoken with the potential developer of the Commercial District Development that had been discussed at the March 4, 2013 Planning and Zoning Meeting and that the developer is planning to push forward with plans, but wants to be sure that the design is correct before bringing it before the Commission.

Qualls announced that he had recently learned of a change in the appeals process required by the state and that the City's Zoning ordinance may need to be changed. Chair Person Shriver asked that Qualls prepare the changes on the ordinance that need to be made and to be specific with the Commission on the changes so that all members are on the same page.

Agenda Item 3) Comprehensive Plan Review: Review of Comprehensive Plan updates.

Chair Person Shriver stated that she would like to have the Comprehensive Plan to the City Council for approval at the May 2013 Regular City Council Meeting. Qualls reminded the Commission that a Public Hearing is required before approval by the City Council. Commissioner Padgett suggested that the Public Hearing be scheduled for Monday, May 6, 2013. Qualls asked if all present would be available to attend the Public Hearing on that date. Shriver, Hellbusch, and Padgett each stated that they could. Qualls stated he would send out required notifications to hold the Public Hearing on May 6, 2013.

Chair Person Shriver stated that on page 19 of the Comprehensive Plan lots needed to be changed to lost in the bottom left paragraph.

Shriver questioned the legalities of section 1.13 regarding inspection of homes, wondering how the City could enter a home for inspection without permission. Qualls stated that the section Shriver referred to was relating to the abatement of dangerous buildings, not entering homes that are occupied.

CITY OF NEW MEADOWS
PLANNING & ZONING COMMISSION PUBLIC HEARING
MONDAY, APRIL 01, 2013
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

Shriver asked if the City required that buildings are “up to code” upon the change of ownership. Qualls stated that the City steps in only if a home owner goes through the building permit process.

Chair Person Shriver stated that she would like JUB Engineer’s name removed from the cover page. Commissioner Hellbusch stated that since JUB Engineers prepared the original Comprehensive Plan and the Planning and Zoning Commission was just updating it, JUB may have to remain on the cover. Shriver asked that Qualls look into the legalities of the issue.

Commissioner Hellbusch asked Qualls if the Comprehensive Plan was supposed to be updated every five or ten years. Qualls replied that he believed that it was to be updated every five years. Hellbusch asked Qualls to check into the rules regarding the date on the Comprehensive Plan, should it be 2005 or 2013.

Qualls pointed out that the Comprehensive Plan is not justified making it somewhat difficult to follow and asked for permission to justify the document. Shriver replied that justifying the document would be fine.

Chair Person Shriver stated that in her opinion it was unnecessary to put all fifty-five pages of the Comprehensive Plan on the City’s website. Qualls replied that uploading the documents onto the website helps reduce the need for the public to file a public records request. Shriver asked that a notation be added to the website that if patrons would like a paper copy of public records they can get them at City Hall.

Commissioner Padgett stated that in the 2nd paragraph on page 15, 2002 and 509 needed to be removed.

Qualls asked if the Commission would like to predict the population in 2020 for Table 3 on page 16. Chair Person Shriver stated that if the community would encourage people to live here and open businesses here instead of the alternative she could see the population being close to 750 in 2020.

Commissioner Hellbusch stated that he found it interesting that even during the boom the population in City limits has decreased since 1980. Hellbusch reported that the last he heard the City’s water and sewer system only had 17 or 18 connections available. Qualls estimated that currently approximately 50 connections are available and that the City’s system could probably handle a population of close to 1000.

Commissioner Hellbusch stated that he believed that it would be nice for young families to move into New Meadows.

Qualls reported that Rexburg currently is one of the fastest growing populations in Idaho and they predict a population growth of 6% per year.

Commissioner Hellbusch recommended a prediction of a 7% overall population increase by 2020 in the City.

Qualls asked if the Commission would like to predict the County’s population in 2020. Hellbusch suggested that Qualls contact Adams County for that information.

Qualls pointed out a formatting problem in Table 6 on page 21. Shriver asked that it be corrected. Commissioner Hellbusch asked that the employee numbers in Table 6 reflect the number employed in 2013 instead of 2012.

CITY OF NEW MEADOWS
PLANNING & ZONING COMMISSION PUBLIC HEARING
MONDAY, APRIL 01, 2013
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

Chair Person Shriver asked what the unemployment rate is at this time. Qualls replied that the rate is based on the 2010 Census and is the most current number available from the Census, although the Department of Labor has annual / quarterly / monthly numbers available.

Qualls asked if it would be acceptable to correct numbering throughout the Comprehensive Plan. Shriver, Hellbusch, and Padgett stated that it should be corrected.

Qualls pointed out that information in Table 9 was obtained from the 2005 Census and that the information was not gathered for the 2010 Census. Hellbusch requested that Table 9 be left as is citing the 2005 Census.

Commissioner Hellbusch stated the map/figures on pages 43 and 51 are difficult to follow and suggested that street names be added. Shriver agreed and requested that a larger map replace the small one on page 43.

Qualls stated that the Table of Contents needed to be updated reflecting the Commissions changes and updates.

Qualls stated that he would get the Comprehensive Plan on the Agenda for review only at the April 8, 2013 City Council Meeting. Shriver offered to attend the City Council Meeting on April 8, 2013 to answer questions the Council may have.

Agenda Item 4) Adjourn

- Commissioner Hellbusch moved to adjourn the Planning & Zoning Meeting at 7:46pm; Commissioner Padgett seconded the motion. Voice vote indicated no opposition to the motion with all members voting aye. Motion carried. Meeting adjourned at 7:46pm.

OFFICIAL: Marsha Shriver
Marsha Shriver, Chair Person

ATTEST: Jacob Qualls
Jacob Qualls, City Clerk

CITY OF NEW MEADOWS
PLANNING & ZONING COMMISSION PUBLIC HEARING
MONDAY, APRIL 01, 2013
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

Agenda Item 1) Roll Call:

Chair Person Marsha Shriver called the meeting to order at 7:01pm.

Chair Person Marsha Shriver, Commissioner Jack Hellbusch, and Commissioner Brandy Padgett were present. City Clerk/Treasurer Mac Qualls and City Office Assistant Jessi Martin were also present.

Chair Person Shriver stated that she was sad to report that she had received a phone call from Commissioner Kraig Spelman stating that he would be resigning from the Planning & Zoning Commission. Spelman had relayed to Shriver that he would resign in writing for the City records. Council Member Shriver stated that she would miss Spelman's level head and competency on the Commission.

Qualls stated that Shriver, Hellbusch, and Padgett must all be present at future meetings in order to ensure a quorum until the two vacancies are filled. Chair Person Shriver stated that the way she understood the ordinance the two vacancies must be filled by citizens that live within City limits. Qualls explained that Shriver was correct and that the ordinance also stated that the New Meadows Planning & Zoning Commission is a body of five people, which means that three must be present for a quorum.

Agenda Item 2) Review & Approval of Previous Meeting Minutes:

- Commissioner Hellbusch moved to approve Minutes for the Regular Planning and Zoning Meeting held on March 4, 2013. Commissioner Padgett seconded the motion. Voice vote indicated no opposition to the motion with all members voting aye. Motion carried.

Clerk/Treasurer Qualls stated that he had spoken with the potential developer of the Commercial District Development that had been discussed at the March 4, 2013 Planning and Zoning Meeting and that the developer is planning to push forward with plans, but wants to be sure that the design is correct before bringing it before the Commission.

Qualls announced that he had recently learned of a change in the appeals process required by the state and that the City's Zoning ordinance may need to be changed. Chair Person Shriver asked that Qualls prepare the changes on the ordinance that need to be made and to be specific with the Commission on the changes so that all members are on the same page.

Agenda Item 3) Comprehensive Plan Review: Review of Comprehensive Plan updates.

Chair Person Shriver stated that she would like to have the Comprehensive Plan to the City Council for approval at the May 2013 Regular City Council Meeting. Qualls reminded the Commission that a Public Hearing is required before approval by the City Council. Commissioner Padgett suggested that the Public Hearing be scheduled for Monday, May 6, 2013. Qualls asked if all present would be available to attend the Public Hearing on that date. Shriver, Hellbusch, and Padgett each stated that they could. Qualls stated he would send out required notifications to hold the Public Hearing on May 6, 2013.

Chair Person Shriver stated that on page 19 of the Comprehensive Plan lots needed to be changed to lost in the bottom left paragraph.

Shriver questioned the legalities of section 1.13 regarding inspection of homes, wondering how the City could enter a home for inspection without permission. Qualls stated that the section Shriver referred to was relating to the abatement of dangerous buildings, not entering homes that are occupied.

CITY OF NEW MEADOWS
PLANNING & ZONING COMMISSION PUBLIC HEARING
MONDAY, APRIL 01, 2013
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

Shriver asked if the City required that buildings are “up to code” upon the change of ownership. Qualls stated that the City steps in only if a home owner goes through the building permit process.

Chair Person Shriver stated that she would like JUB Engineer’s name removed from the cover page. Commissioner Hellbusch stated that since JUB Engineers prepared the original Comprehensive Plan and the Planning and Zoning Commission was just updating it, JUB may have to remain on the cover. Shriver asked that Qualls look into the legalities of the issue.

Commissioner Hellbusch asked Qualls if the Comprehensive Plan was supposed to be updated every five or ten years. Qualls replied that he believed that it was to be updated every five years. Hellbusch asked Qualls to check into the rules regarding the date on the Comprehensive Plan, should it be 2005 or 2013.

Qualls pointed out that the Comprehensive Plan is not justified making it somewhat difficult to follow and asked for permission to justify the document. Shriver replied that justifying the document would be fine.

Chair Person Shriver stated that in her opinion it was unnecessary to put all fifty-five pages of the Comprehensive Plan on the City’s website. Qualls replied that uploading the documents onto the website helps reduce the need for the public to file a public records request. Shriver asked that a notation be added to the website that if patrons would like a paper copy of public records they can get them at City Hall.

Commissioner Padgett stated that in the 2nd paragraph on page 15, 2002 and 509 needed to be removed.

Qualls asked if the Commission would like to predict the population in 2020 for Table 3 on page 16. Chair Person Shriver stated that if the community would encourage people to live here and open businesses here instead of the alternative she could see the population being close to 750 in 2020.

Commissioner Hellbusch stated that he found it interesting that even during the boom the population in City limits has decreased since 1980. Hellbusch reported that the last he heard the City’s water and sewer system only had 17 or 18 connections available. Qualls estimated that currently approximately 50 connections are available and that the City’s system could probably handle a population of close to 1000.

Commissioner Hellbusch stated that he believed that it would be nice for young families to move into New Meadows.

Qualls reported that Rexburg currently is one of the fastest growing populations in Idaho and they predict a population growth of 6% per year.

Commissioner Hellbusch recommended a prediction of a 7% overall population increase by 2020 in the City.

Qualls asked if the Commission would like to predict the County’s population in 2020. Hellbusch suggested that Qualls contact Adams County for that information.

Qualls pointed out a formatting problem in Table 6 on page 21. Shriver asked that it be corrected. Commissioner Hellbusch asked that the employee numbers in Table 6 reflect the number employed in 2013 instead of 2012.

CITY OF NEW MEADOWS
PLANNING & ZONING COMMISSION PUBLIC HEARING
MONDAY, APRIL 01, 2013
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

Chair Person Shriver asked what the unemployment rate is at this time. Qualls replied that the rate is based on the 2010 Census and is the most current number available from the Census, although the Department of Labor has annual / quarterly / monthly numbers available.

Qualls asked if it would be acceptable to correct numbering throughout the Comprehensive Plan. Shriver, Hellbusch, and Padgett stated that it should be corrected.

Qualls pointed out that information in Table 9 was obtained from the 2005 Census and that the information was not gathered for the 2010 Census. Hellbusch requested that Table 9 be left as is citing the 2005 Census.

Commissioner Hellbusch stated the map/figures on pages 43 and 51 are difficult to follow and suggested that street names be added. Shriver agreed and requested that a larger map replace the small one on page 43.

Qualls stated that the Table of Contents needed to be updated reflecting the Commissions changes and updates.

Qualls stated that he would get the Comprehensive Plan on the Agenda for review only at the April 8, 2013 City Council Meeting. Shriver offered to attend the City Council Meeting on April 8, 2013 to answer questions the Council may have.

Agenda Item 4) Adjourn

- Commissioner Hellbusch moved to adjourn the Planning & Zoning Meeting at 7:46pm; Commissioner Padgett seconded the motion. Voice vote indicated no opposition to the motion with all members voting aye. Motion carried. Meeting adjourned at 7:46pm.

OFFICIAL: Marsha Shriver
Marsha Shriver, Chair Person

ATTEST: Jacob Qualls
Jacob Qualls, City Clerk

CITY OF NEW MEADOWS
PLANNING & ZONING COMMISSION PUBLIC HEARING
MONDAY, APRIL 01, 2013
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

Agenda Item 1) Roll Call:

Chair Person Marsha Shriver called the meeting to order at 7:01pm.

Chair Person Marsha Shriver, Commissioner Jack Hellbusch, and Commissioner Brandy Padgett were present. City Clerk/Treasurer Mac Qualls and City Office Assistant Jessi Martin were also present.

Chair Person Shriver stated that she was sad to report that she had received a phone call from Commissioner Kraig Spelman stating that he would be resigning from the Planning & Zoning Commission. Spelman had relayed to Shriver that he would resign in writing for the City records. Council Member Shriver stated that she would miss Spelman's level head and competency on the Commission.

Qualls stated that Shriver, Hellbusch, and Padgett must all be present at future meetings in order to ensure a quorum until the two vacancies are filled. Chair Person Shriver stated that the way she understood the ordinance the two vacancies must be filled by citizens that live within City limits. Qualls explained that Shriver was correct and that the ordinance also stated that the New Meadows Planning & Zoning Commission is a body of five people, which means that three must be present for a quorum.

Agenda Item 2) Review & Approval of Previous Meeting Minutes:

- Commissioner Hellbusch moved to approve Minutes for the Regular Planning and Zoning Meeting held on March 4, 2013. Commissioner Padgett seconded the motion. Voice vote indicated no opposition to the motion with all members voting aye. Motion carried.

Clerk/Treasurer Qualls stated that he had spoken with the potential developer of the Commercial District Development that had been discussed at the March 4, 2013 Planning and Zoning Meeting and that the developer is planning to push forward with plans, but wants to be sure that the design is correct before bringing it before the Commission.

Qualls announced that he had recently learned of a change in the appeals process required by the state and that the City's Zoning ordinance may need to be changed. Chair Person Shriver asked that Qualls prepare the changes on the ordinance that need to be made and to be specific with the Commission on the changes so that all members are on the same page.

Agenda Item 3) Comprehensive Plan Review: Review of Comprehensive Plan updates.

Chair Person Shriver stated that she would like to have the Comprehensive Plan to the City Council for approval at the May 2013 Regular City Council Meeting. Qualls reminded the Commission that a Public Hearing is required before approval by the City Council. Commissioner Padgett suggested that the Public Hearing be scheduled for Monday, May 6, 2013. Qualls asked if all present would be available to attend the Public Hearing on that date. Shriver, Hellbusch, and Padgett each stated that they could. Qualls stated he would send out required notifications to hold the Public Hearing on May 6, 2013.

Chair Person Shriver stated that on page 19 of the Comprehensive Plan lots needed to be changed to lost in the bottom left paragraph.

Shriver questioned the legalities of section 1.13 regarding inspection of homes, wondering how the City could enter a home for inspection without permission. Qualls stated that the section Shriver referred to was relating to the abatement of dangerous buildings, not entering homes that are occupied.

CITY OF NEW MEADOWS
PLANNING & ZONING COMMISSION PUBLIC HEARING
MONDAY, APRIL 01, 2013
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

Shriver asked if the City required that buildings are “up to code” upon the change of ownership. Qualls stated that the City steps in only if a home owner goes through the building permit process.

Chair Person Shriver stated that she would like JUB Engineer’s name removed from the cover page. Commissioner Hellbusch stated that since JUB Engineers prepared the original Comprehensive Plan and the Planning and Zoning Commission was just updating it, JUB may have to remain on the cover. Shriver asked that Qualls look into the legalities of the issue.

Commissioner Hellbusch asked Qualls if the Comprehensive Plan was supposed to be updated every five or ten years. Qualls replied that he believed that it was to be updated every five years. Hellbusch asked Qualls to check into the rules regarding the date on the Comprehensive Plan, should it be 2005 or 2013.

Qualls pointed out that the Comprehensive Plan is not justified making it somewhat difficult to follow and asked for permission to justify the document. Shriver replied that justifying the document would be fine.

Chair Person Shriver stated that in her opinion it was unnecessary to put all fifty-five pages of the Comprehensive Plan on the City’s website. Qualls replied that uploading the documents onto the website helps reduce the need for the public to file a public records request. Shriver asked that a notation be added to the website that if patrons would like a paper copy of public records they can get them at City Hall.

Commissioner Padgett stated that in the 2nd paragraph on page 15, 2002 and 509 needed to be removed.

Qualls asked if the Commission would like to predict the population in 2020 for Table 3 on page 16. Chair Person Shriver stated that if the community would encourage people to live here and open businesses here instead of the alternative she could see the population being close to 750 in 2020.

Commissioner Hellbusch stated that he found it interesting that even during the boom the population in City limits has decreased since 1980. Hellbusch reported that the last he heard the City’s water and sewer system only had 17 or 18 connections available. Qualls estimated that currently approximately 50 connections are available and that the City’s system could probably handle a population of close to 1000.

Commissioner Hellbusch stated that he believed that it would be nice for young families to move into New Meadows.

Qualls reported that Rexburg currently is one of the fastest growing populations in Idaho and they predict a population growth of 6% per year.

Commissioner Hellbusch recommended a prediction of a 7% overall population increase by 2020 in the City.

Qualls asked if the Commission would like to predict the County’s population in 2020. Hellbusch suggested that Qualls contact Adams County for that information.

Qualls pointed out a formatting problem in Table 6 on page 21. Shriver asked that it be corrected. Commissioner Hellbusch asked that the employee numbers in Table 6 reflect the number employed in 2013 instead of 2012.

CITY OF NEW MEADOWS
PLANNING & ZONING COMMISSION PUBLIC HEARING
MONDAY, APRIL 01, 2013
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

Chair Person Shriver asked what the unemployment rate is at this time. Qualls replied that the rate is based on the 2010 Census and is the most current number available from the Census, although the Department of Labor has annual / quarterly / monthly numbers available.

Qualls asked if it would be acceptable to correct numbering throughout the Comprehensive Plan. Shriver, Hellbusch, and Padgett stated that it should be corrected.

Qualls pointed out that information in Table 9 was obtained from the 2005 Census and that the information was not gathered for the 2010 Census. Hellbusch requested that Table 9 be left as is citing the 2005 Census.

Commissioner Hellbusch stated the map/figures on pages 43 and 51 are difficult to follow and suggested that street names be added. Shriver agreed and requested that a larger map replace the small one on page 43.

Qualls stated that the Table of Contents needed to be updated reflecting the Commissions changes and updates.

Qualls stated that he would get the Comprehensive Plan on the Agenda for review only at the April 8, 2013 City Council Meeting. Shriver offered to attend the City Council Meeting on April 8, 2013 to answer questions the Council may have.

Agenda Item 4) Adjourn

- Commissioner Hellbusch moved to adjourn the Planning & Zoning Meeting at 7:46pm; Commissioner Padgett seconded the motion. Voice vote indicated no opposition to the motion with all members voting aye. Motion carried. Meeting adjourned at 7:46pm.

OFFICIAL: Marsha Shriver
Marsha Shriver, Chair Person

ATTEST: Jacob Qualls
Jacob Qualls, City Clerk

CITY OF NEW MEADOWS
PLANNING & ZONING COMMISSION PUBLIC HEARING
MONDAY, APRIL 01, 2013
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

Agenda Item 1) Roll Call:

Chair Person Marsha Shriver called the meeting to order at 7:01pm.

Chair Person Marsha Shriver, Commissioner Jack Hellbusch, and Commissioner Brandy Padgett were present. City Clerk/Treasurer Mac Qualls and City Office Assistant Jessi Martin were also present.

Chair Person Shriver stated that she was sad to report that she had received a phone call from Commissioner Kraig Spelman stating that he would be resigning from the Planning & Zoning Commission. Spelman had relayed to Shriver that he would resign in writing for the City records. Council Member Shriver stated that she would miss Spelman's level head and competency on the Commission.

Qualls stated that Shriver, Hellbusch, and Padgett must all be present at future meetings in order to ensure a quorum until the two vacancies are filled. Chair Person Shriver stated that the way she understood the ordinance the two vacancies must be filled by citizens that live within City limits. Qualls explained that Shriver was correct and that the ordinance also stated that the New Meadows Planning & Zoning Commission is a body of five people, which means that three must be present for a quorum.

Agenda Item 2) Review & Approval of Previous Meeting Minutes:

- Commissioner Hellbusch moved to approve Minutes for the Regular Planning and Zoning Meeting held on March 4, 2013. Commissioner Padgett seconded the motion. Voice vote indicated no opposition to the motion with all members voting aye. Motion carried.

Clerk/Treasurer Qualls stated that he had spoken with the potential developer of the Commercial District Development that had been discussed at the March 4, 2013 Planning and Zoning Meeting and that the developer is planning to push forward with plans, but wants to be sure that the design is correct before bringing it before the Commission.

Qualls announced that he had recently learned of a change in the appeals process required by the state and that the City's Zoning ordinance may need to be changed. Chair Person Shriver asked that Qualls prepare the changes on the ordinance that need to be made and to be specific with the Commission on the changes so that all members are on the same page.

Agenda Item 3) Comprehensive Plan Review: Review of Comprehensive Plan updates.

Chair Person Shriver stated that she would like to have the Comprehensive Plan to the City Council for approval at the May 2013 Regular City Council Meeting. Qualls reminded the Commission that a Public Hearing is required before approval by the City Council. Commissioner Padgett suggested that the Public Hearing be scheduled for Monday, May 6, 2013. Qualls asked if all present would be available to attend the Public Hearing on that date. Shriver, Hellbusch, and Padgett each stated that they could. Qualls stated he would send out required notifications to hold the Public Hearing on May 6, 2013.

Chair Person Shriver stated that on page 19 of the Comprehensive Plan lots needed to be changed to lost in the bottom left paragraph.

Shriver questioned the legalities of section 1.13 regarding inspection of homes, wondering how the City could enter a home for inspection without permission. Qualls stated that the section Shriver referred to was relating to the abatement of dangerous buildings, not entering homes that are occupied.

CITY OF NEW MEADOWS
PLANNING & ZONING COMMISSION PUBLIC HEARING
MONDAY, APRIL 01, 2013
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

Shriver asked if the City required that buildings are “up to code” upon the change of ownership. Qualls stated that the City steps in only if a home owner goes through the building permit process.

Chair Person Shriver stated that she would like JUB Engineer’s name removed from the cover page. Commissioner Hellbusch stated that since JUB Engineers prepared the original Comprehensive Plan and the Planning and Zoning Commission was just updating it, JUB may have to remain on the cover. Shriver asked that Qualls look into the legalities of the issue.

Commissioner Hellbusch asked Qualls if the Comprehensive Plan was supposed to be updated every five or ten years. Qualls replied that he believed that it was to be updated every five years. Hellbusch asked Qualls to check into the rules regarding the date on the Comprehensive Plan, should it be 2005 or 2013.

Qualls pointed out that the Comprehensive Plan is not justified making it somewhat difficult to follow and asked for permission to justify the document. Shriver replied that justifying the document would be fine.

Chair Person Shriver stated that in her opinion it was unnecessary to put all fifty-five pages of the Comprehensive Plan on the City’s website. Qualls replied that uploading the documents onto the website helps reduce the need for the public to file a public records request. Shriver asked that a notation be added to the website that if patrons would like a paper copy of public records they can get them at City Hall.

Commissioner Padgett stated that in the 2nd paragraph on page 15, 2002 and 509 needed to be removed.

Qualls asked if the Commission would like to predict the population in 2020 for Table 3 on page 16. Chair Person Shriver stated that if the community would encourage people to live here and open businesses here instead of the alternative she could see the population being close to 750 in 2020.

Commissioner Hellbusch stated that he found it interesting that even during the boom the population in City limits has decreased since 1980. Hellbusch reported that the last he heard the City’s water and sewer system only had 17 or 18 connections available. Qualls estimated that currently approximately 50 connections are available and that the City’s system could probably handle a population of close to 1000.

Commissioner Hellbusch stated that he believed that it would be nice for young families to move into New Meadows.

Qualls reported that Rexburg currently is one of the fastest growing populations in Idaho and they predict a population growth of 6% per year.

Commissioner Hellbusch recommended a prediction of a 7% overall population increase by 2020 in the City.

Qualls asked if the Commission would like to predict the County’s population in 2020. Hellbusch suggested that Qualls contact Adams County for that information.

Qualls pointed out a formatting problem in Table 6 on page 21. Shriver asked that it be corrected. Commissioner Hellbusch asked that the employee numbers in Table 6 reflect the number employed in 2013 instead of 2012.

CITY OF NEW MEADOWS
PLANNING & ZONING COMMISSION PUBLIC HEARING
MONDAY, APRIL 01, 2013
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

Chair Person Shriver asked what the unemployment rate is at this time. Qualls replied that the rate is based on the 2010 Census and is the most current number available from the Census, although the Department of Labor has annual / quarterly / monthly numbers available.

Qualls asked if it would be acceptable to correct numbering throughout the Comprehensive Plan. Shriver, Hellbusch, and Padgett stated that it should be corrected.

Qualls pointed out that information in Table 9 was obtained from the 2005 Census and that the information was not gathered for the 2010 Census. Hellbusch requested that Table 9 be left as is citing the 2005 Census.

Commissioner Hellbusch stated the map/figures on pages 43 and 51 are difficult to follow and suggested that street names be added. Shriver agreed and requested that a larger map replace the small one on page 43.

Qualls stated that the Table of Contents needed to be updated reflecting the Commissions changes and updates.

Qualls stated that he would get the Comprehensive Plan on the Agenda for review only at the April 8, 2013 City Council Meeting. Shriver offered to attend the City Council Meeting on April 8, 2013 to answer questions the Council may have.

Agenda Item 4) Adjourn

- Commissioner Hellbusch moved to adjourn the Planning & Zoning Meeting at 7:46pm; Commissioner Padgett seconded the motion. Voice vote indicated no opposition to the motion with all members voting aye. Motion carried. Meeting adjourned at 7:46pm.

OFFICIAL: Marsha Shriver
Marsha Shriver, Chair Person

ATTEST: Jacob Qualls
Jacob Qualls, City Clerk