

CITY OF NEW MEADOWS  
PLANNING & ZONING PUBLIC HEARING  
MONDAY, JULY 22, 2013  
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

***Agenda Item 1) Welcome & Roll Call***

Chair Person Marsha Shriver called the meeting to order at 7:05pm. Chair Person Marsha Shriver Commissioner Jack Hellbusch, Commissioner Brandy Padgett, and Commissioner Debbie Stuart were present. City Clerk/Treasurer Mac Qualls was also present. Public in attendance were: Bill Brown, Donna Brown, Ed Kalinowski, Tim Farrell, Jeff Lund, Tony Koberstein, Cindy Koberstein, Dan Zillner, Jana Lee Zillner, Dwight Liggett, Bruce Stuart, Wes Jeffs, Dixie Jeffs, Fred Erland with the Adams County Record. See sign in sheet. (Attachment A)

***Agenda Item 2) Public Hearing: The Planning & Zoning Commission of the City of New Meadows will hold a public hearing concerning the Design of a new building at the corner of North Norris Avenue (Highway 95) and Taylor Street, also known as 400 North Norris Avenue. (Block 84, Lots 10-18 of the City of New Meadows Plat Map):***

***a) Public Hearing Opened***

Chair Person Shriver opened the Public Hearing at 7:12 pm.

***b) Applicant Presentation***

Applicant Bill Brown presented his design review application to construct an 80 foot by 50 foot steel building with 13ft tall side walls and a peak of 24ft. The property that the building is to be constructed is at the south end of airport. Mr. Brown has set up a meeting with the Idaho Transportation Department, Division of Aeronautics on July 24, 2013 to take place at the property to go over requirements.

Mr. Brown explained that he would like to have a business that he is proud of, not a salvage yard and is hopeful that it will be an asset to the community.

The property being discussed includes nine commercially zoned lots and Mr. Brown stated that his proposal follows zoning codes and ordinances. Mr. Brown explained that the commission has the right to encumber new business owners to pave parking lots, but requested that since the base is a hard shale rock, he not be required to pave immediately. Mr. Brown assured the commission that the property will be nice and approachable and explained his plan to level property off. Brown stated that he plans to add nice clean gravel to the lot and follow all drainage requirements.

Mr. Brown explained that he would like to reconstruct the steel building in the south west corner of the property, in accordance with required setbacks from Taylor and the alley.

Mr. Brown expressed that he is striving to comply with zoning codes and ordinances and create a business in the community to be an asset not liability. Mr. Brown would like the business to create at least four full time jobs with a possibility of two or three part time jobs. Mr. Brown hopes that the business will bring additional children into school systems as well as money into the community. Mr. Brown assured the commission of his plan to pay employees a good solid wage.

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Mr. Brown explained that most business and work will take place inside the building which will be lined with spray foam insulation to help keep heating costs and noise levels down. Mr. Brown proposed several businesses to take place on the property including truck, car, and recreation vehicle tire repair and a vehicle detail shop. The business will also offer a vehicle mechanic shop as well as basic vehicle lubes and services. Mr. Brown stated that he also plans to obtain his dealer's license so that he is able to sell used vehicles on the lot.

Mr. Brown believes that reliable but affordable vehicles should be more available in the community. A carwash is listed on the application as well; Mr. Brown stated that he had not done a lot of investigation on the details of adding a car wash but depending on cost of having a system installed that would pass DEQ and EPA requirements it is something that he would like to do someday. Mr. Brown stated that if he is able to sometime add a carwash he would like to add it to the outside of the north west corner of the building.

Mr. Brown proposed that in order to obstruct the view of the business from the residential area a fence is built along the alley on the west edge of the lot and along the north west edge of the lot fourteen small walk in storage units be constructed. Mr. Brown stated that he would rather not put a tall fence along the North Norris edge of the property but is proposing a split two rail fence. Mr. Brown proposed business access off of Taylor on the south side of the property. Mr. Brown communicated to the commission that on plat maps McLain Street actually goes through to North Norris instead of stopping at North Cunningham. Mr. Brown stated that while he is renting a piece of equipment from JJ Morgan to level off his property he would be willing to assist the City in continuing McClain through to North Norris. The City would be able to use the rock taken from McLain as base on other City side streets.

Mr. Brown assured the commission that the business and property will look nice and stay in tune with City codes and ordinances.

***c) Public Testimony***

***i. Written comments received read aloud***

Qualls read aloud written statements (**SEE FILE**) that had been received from the following:

- Idaho Transportation Department, Department of Aeronautics
- Helen Myrick
- Marlene Twiford
- Patty Smith
- Bob Crawford
- Tony Koberstein
- Curt & Lorie Barnett
- Wes & Dixie Jeffs
- Ricky Brown
- Idaho Transportation Department – Highway

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*ii. Verbal Testimony*

Chair Person Shriver gave each attendee the opportunity to give testimony.

**Dan Zillner, 3947 Valley View Dr, New Meadows, ID 83654:**

Mr. Zillner expressed confusion regarding what type of business Brown was proposing. Chair Person Shriver stated that the numerous different businesses were included in the proposal.

**Wes Jeffs, 409 N Cunningham, New Meadows, ID 83654**

Mr. Jeffs asked for more specifics on the business and property plan.

**Dixie Jeffs, 409 N Cunningham, New Meadows, ID 83654**

Mrs. Jeffs expressed concern that if McLain is made into a through street to North Norris, the embankment from the airport property to the street would be a dangerous slope. Mrs. Jeffs also conveyed that she was against the possibility of the alley going through to McLain.

**Jeff Lund, 302 N Norris Avenue, New Meadows, ID 83654:**

Mr. Lund stated that he had been a resident at the Meadows Valley Motel for over six years and that he had a few concerns. The main concern conveyed was safety regarding traffic, children, and the intersection in the area. Mr. Lund also stated that existing neighborhood businesses in the same market that Brown was proposing could be hurt by the new business. Mr. Lund would also like more details to be provided on the application including disposal and storage of oil and junk.

**Tim Farrell, 3667 Farrell Rd, New Meadows, ID 83654:**

Mr. Farrell said that he often uses the airport during the summer and that he has concerns about the project meeting the standards of the aeronautical division. Mr. Farrell suggested that the city and county look into the proposed airport overlay presented by the aeronautical division to be sure of safety standards, requirements and possible liabilities. Mr. Farrell expressed that he had no problem with the project proposal as long as it will not be a safety hazard for airport users.

**Steven Mehen, 209 N Norris, New Meadows, ID 83654:**

Mr. Mehen explained that he had been the owner of the Hartland Inn for over 18 years and that he feels that a new business that would create jobs could be beneficial to the community. Mr. Mehen asked that a drawing of the outside of the building including proposed colors and landscaping be added to the application. Mr. Mehen stated that he is hopeful that a new business may make the community more inviting especially since it is a gateway on the north end of town. With regard to the noise problems that other citizens had mentioned Mr. Mehen brought to the Commission's attention that the airport is adjacent to the property and that often during weekends flight instructors practice touch and

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go's beginning at 7:30 am and lasting throughout the day. Mr. Mehen stated that the noise of airplanes, to his knowledge had not been complained about.

**Ed Kalinowski, 3810 Shadow Pine Circle, New Meadows, ID 83654:**

Principal of Meadows Valley School Dr. Ed Kalinowski, stated that he had concerns with public safety as well as noise levels. Dr. Kalinowski also mentioned that the school will not benefit from the opening of McLain. Dr. Kalinowski explained that there is plenty of access to the school.

**Bruce Stuart, 411 Katherine, New Meadows, ID 83654:**

Mr. Stuart expressed the need to know what the building looks like and asked if it is engineered to current standards. Mr. Stuart stated that he felt a lot of different things needed to be addressed before the design application is approved.

*i. Rebuttal by applicant*

**Bill Brown, 3454 South End Rd, New Meadows, ID 83654:**

Mr. Brown first addressed McLain being excavated through from N Cunningham to North Norris stating that it was the city's property, therefore a city issue. It had just been an idea since Brown had the cat on his property near where the street is platted. Mr. Brown informed the Commission that no construction would be done on McLain or the alleyway that borders his property until the correct process is gone through and requirements are met. Brown explained that property pins were set years ago and if the City would like to have the alley and or McLain resurveyed that it is the City's responsibility.

Mr. Brown stated that he had called the Division of Aeronautics and set up a meeting for July 24, 2013, Mayor Spelman and Clerk/Treasurer Qualls were asked to be in attendance. Mr. Brown stated that the Division of Aeronautics does have a slope requirement which would need to be met on the south end of the airport. The height of the building is also important and Mr. Brown will have more knowledge regarding each Division of Aeronautic requirement that needs to be met.

Mr. Brown stated that building the proposed business has been a dream of his and that he has no intention of putting any other locals out of business. He urged the Commission to welcome new businesses into the community that will be an asset.

In regards to personal references that had been made verbally and submitted within written testimony, Brown explained that there are two sides to every story and that he does not feel that personal feelings toward him should be a part of the decision regarding his proposal. Mr. Brown expressed his wish to be a good neighbor. Mr. Brown noted that he does hold personal property rights and asked to be treated fairly.

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Mr. Brown explained that he had spoken with Clerk/Treasurer Qualls about the possibility of a grant funding the construction of a sidewalk along N Norris in the future and pointed out the new sidewalk construction along Virginia that had taken place in the previous two years had been funded by grants, not paid for by property owners.

Mr. Brown ended by stating that he will be a good neighbor to residents in the area and that he has an understanding of their concerns. He stated that he has spoken with some of the neighboring residents and is striving to work with them, with the commission and with the city. Mr. Brown stated that the property is commercially zoned and that it was purchased years ago legally and forthright. Brown requested that the Commission not place too many encumbrances on him as a property owner so that he is able to provide the community with a new business and create jobs for locals. Brown asked that he be treated fairly.

***ii. Close Public Hearing***

Chair Person Shriver closed the Public Hearing.

***Agenda Item 3) Recommendation & Discussion: The Planning & Zoning Commission is to make a recommendation for approval of the application or denial of the application to the New Meadows City Council on the Design of a new building at the corner of North Norris Avenue (Highway 95) and Taylor Street, also known as 400 North Norris Avenue. (Block 84, Lots 10-18 of the City of New Meadows Plat Map).***

Clerk/Treasurer Qualls asked the Commission when they would like to hold the next meeting. Commissioner Hellbusch stated that further information was needed before the next Public Hearing and suggested that the information be more visual, follow the design review process, and include hours of operation.

Mr. Brown asked that a letter stating the information that the Commission requested be sent to him.

Hellbusch suggested that the next meeting be a workshop to go over each step in the design review process and assist Mr. Brown to correctly complete the design review application and provided with all required information.

Chairperson Shriver asked that prior to the next meeting Mr. Brown provide north, south, east and west elevation drawings to the Commission for review.

Mr. Brown stated that a meeting with the Division of Aeronautics will have taken place before the next Planning & Zoning Meeting and following that, more information will be available for the Commission. Commissioner Hellbusch requested that the Commission e-mail questions and concerns regarding the proposal to Clerk/Treasurer Qualls and that he draft a letter to Mr. Brown.

Mr. Brown asked that the Commission not get caught up with personal feelings and or emotions regarding his proposal and requested that it be looked at fairly.

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***Agenda Item 4) Adjourn***

- Commissioner Hellbusch moved to adjourn the Planning & Zoning Meeting at 9:16pm; Commissioner Padgett seconded the motion. Voice vote indicated no opposition to the motion with all members voting aye. Motion carried. Meeting adjourned at 9:16pm.

**OFFICIAL:** /s/ Marsha Shriver  
Marsha Shriver, Chair Person

**ATTEST:** /s/ Jacob Qualls  
Jacob Qualls, City Clerk

