

CITY OF NEW MEADOWS  
PLANNING & ZONING COMMISSION MEETING  
MAY 6, 2013  
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

***Agenda Item 1) Roll Call:***

Chair Person Marsha Shriver called the meeting to order at 7:00pm.

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. Public in attendance were: Ann DeChambeau, Debbie Stuart, Steve Berry, Lin Davis, Janet Jeffrey, Dave Manley, and Fred Erland with the Adams County Record. **(SEE SIGN IN SHEET ATTACHMENT A)**

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

- Commissioner Hellbusch moved to approve Minutes for the Regular Planning and Zoning Meeting held on April 01, 2013. Commissioner Padgett seconded the motion. Voice vote indicated no opposition to the motion with all members voting aye. Motion carried.

***Agenda Item 3) Public Hearing – New Meadows Comprehensive Plan Update: Written & Oral Public Testimony will be accepted.***

Chair Person Shriver opened the Public Hearing at 7:04pm

Clerk/Treasurer Qualls read aloud written testimony from the Idaho Transportation Department **(ATTACHMENT B)** and Idaho Power **(ATTACHMENT C)**.

Qualls explained that in order to abide by Idaho Code the Public Hearing had been published in the Star News and Notices were also sent to all government entities that provide services within New Meadows. Additionally all press outlets that have requested information were sent a notice.

Chair Person Shriver asked each person that signed if they would like to give testimony.

City resident Dave Manley stated that the bypass referenced in the written testimony from the Idaho Transportation Department had been planned 60 years before.

Steve Berry asked if his office located at 700 East Virginia Street was in City limits. Clerk/Treasurer Qualls replied that it was just inside City limits.

City resident Ann DeChambeau stated that she preferred that a bypass not be developed. DeChambeau did not believe it would be good for the businesses in downtown New Meadows for traffic to travel around town.

Chair Person Shriver closed the Public Hearing at 7:17pm with no other wishing to offer testimony.

CITY OF NEW MEADOWS  
PLANNING & ZONING COMMISSION MEETING  
MAY 6, 2013  
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

***Agenda Item 4) Comprehensive Plan Update Recommendation: Discuss/Decision on the Comprehensive Plan Update and forward those recommendations onto the New Meadows City Council for adoption.***

Commissioner Hellbusch stated that the first two paragraphs of the written recommendation from Idaho Power would fit on Page 36 of the Comprehensive Plan Update.

Commissioner Padgett agreed with Hellbusch stating she did not feel that any more than the first two paragraphs of the written recommendations from Idaho Power were necessary to add to the Comprehensive Plan.

- Commissioner Hellbusch moved to replace the Electric Power paragraph on page 36 of the updated Comprehensive Plan with the first two paragraphs of the written recommendation from Idaho Power; Commissioner Padgett seconded the motion. Voice vote indicated no opposition to the motion with all members voting aye. Motion carried.

Commissioner Padgett stated she did not feel that the addition of recommended goals included in the written testimony from the Idaho Transportation Department were crucial to the Comprehensive Plan.

Clerk/Treasurer Qualls explained that Goal 1 and Goal 2 that Idaho Transportation Department suggested be added to the Comprehensive Plan basically stated that the City would cooperate with the Idaho Transportation for the improvement of the City.

Commissioner Hellbusch stated that he did not have a problem with including Goal 1 and Goal 2 on page 40 of the Comprehensive Plan.

- Commissioner Padgett moved to add Goal 1 and Goal 2 to page 40 of the Comprehensive Plan as suggested in writing by the Idaho Transportation Department; Commissioner Hellbusch seconded the motion. Voice vote indicated no opposition to the motion with all members voting aye. Motion carried.
- Chair Person Shriver moved to make approved changes and send the updated Comprehensive Plan to the City Council for review, Public Hearing and decision with the recommendation to approve from the Planning & Zoning Commission; Commissioner Hellbusch seconded the motion. Voice vote indicated no opposition to the motion with all members voting aye. Motion carried.

***Agenda Item 5) Proposal from Steve Berry: Mr. Berry offered to write a proposal to allow Chickens inside the City Limits of New Meadows.***

Chair Person Shriver asked that local business owner Steve Berry read aloud the proposal regarding chickens inside City Limits that had he created and distributed to the Commission just prior to the meeting.

Berry explained that he had researched and gathered input regarding allowing chickens inside City Limits and put together a list of guidelines for the Commission to review and provide feedback on. Berry read aloud the list of proposed guidelines for the Commission to consider.

CITY OF NEW MEADOWS  
PLANNING & ZONING COMMISSION MEETING  
MAY 6, 2013  
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

Chair Person Shriver asked how many chickens were allowed in other Cities. Berry replied that McCall allowed 6 chickens as did numerous other Cities and that 6 chickens per parcel seemed like an acceptable proposal. Shriver suggested that more chickens be allowed.

Shriver stated that when chickens are young it is difficult to tell whether it is a hen or a rooster. Berry stated that he would include that Roosters are prohibited after reaching maturity.

Lin Davis asked whether capons (neutered rooster) would be allowed within City limits. Shriver stated that before deciding, research should be done to find out whether or not capons crow.

Commissioner Padgett asked if funds for paying wages to enforce chicken code suggestions were available in the budget. Qualls responded that funds were not available for code enforcement for the current year.

Padgett asked if there would be a minimum setback requirement included. Qualls explained that setbacks for structures were already included in the Zoning Code.

Qualls asked if the Commission would like to allow citizens to sell chickens or eggs. Shriver suggested that it be included that chickens be raised for personal consumption only.

Commissioner Hellbusch stated that the section of the proposal regarding structure setbacks be tweaked to match the current Zoning Code.

The Commission and Mr. Berry went over the proposal line by line and those in attendance came up with the following suggestions to be included in the ordinance.

- Annual fees/permit request to pay wages for code enforcement
- 20 chickens instead of 6 be allowed
- Leg banding required
- More than 2 sq feet per chicken required
- Require removal of chicken carcass within 24 hours
- No composting of chicken carcass
- Possibly basing number of chickens allowed on property and or family size
- Fine amounts for violations

***Agenda Item 6) Adjourn***

- Commissioner Hellbusch moved to adjourn the Planning & Zoning Meeting at 7:58pm; Commissioner Padgett seconded the motion. Voice vote indicated no opposition to the motion with all members voting aye. Motion carried. Meeting adjourned at 7:58pm.

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

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



CITY OF NEW MEADOWS  
PLANNING & ZONING COMMISSION MEETING  
MAY 6, 2013  
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

Attachment B



IDAHO TRANSPORTATION DEPARTMENT  
P.O. Box 8028  
Boise, ID 83707-2028

(208) 334-8300  
itd.idaho.gov

RECEIVED  
4-22-13  
MAC  
VIA EMAIL

April 22, 2013

Mayor Julie Spelman  
City of New Meadows  
P.O. Box 324  
New Meadows, Idaho 83654

VIA EMAIL

Re: ITD Review Comments – Comprehensive Plan Update

Dear Mayor Spelman:

The Idaho Transportation Department (ITD) has reviewed the proposed changes to the City's Comprehensive Plan update. We submit the following comments.

The major roadways within the City of New Meadows include State Highways 55 and 95. These roadways carry over 4,000 vehicles per day, but 10% of the traffic is heavy trucks. Statewide, heavy trucks average about 4% of the total traffic volume. The State roadways have sufficient capacity to accommodate this current level of traffic. Over time, traffic conditions will deteriorate as the City grows and regional traffic increases. We suggest that the Comprehensive Plan update begin to consider some long range alternatives.

Two common methods of planning for future traffic growth are to first protect the existing corridor and then to examine the alternatives for a bypass road. Methods of corridor protection include developing an access management plan, setting subdivision and design standards that establish separation distances between approaches, and establish development practices that encourage site access from the adjacent local streets. The bypass route concept was already implemented by the City of Eagle, is currently under design for the Cities of Council and Middleton, and is under consideration by the Cities of Parma and Kuna.

ITD suggests that the City consider three new long term goals for inclusion in the Comprehensive Plan (Page 40).

1. New Goal 1: Work with the Idaho Transportation Department to develop an access management plan for the SH 55/95 Corridors to protect the long term capacity of the State Highway System.
2. New Goal 2: Develop subdivision and design standards to establish separation distances between approaches, and establish development practices that encourage site access from the adjacent local streets.

CITY OF NEW MEADOWS  
PLANNING & ZONING COMMISSION MEETING  
MAY 6, 2013  
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

Attachment B continued...

3. New Goal 3: Begin the process to plan for a future highway bypass around the City of New Meadows. The future bypass road will be necessary to remove the heavy truck traffic from the downtown core, to maintain the roadway capacity needed to support economic development, and to improve the livability of the community.

ITD staff has the experience to assist the City of New Meadows with these planning and administrative procedures. I have attached some brochures with additional information.

ITD is willing to discuss any of these issues with your City Council, city staff or your consultant if requested. Or you and your staff can contact us directly if you have any questions. My direct phone is 208.334.8377.

Sincerely,



Dave Szplett  
Development Services Manager  
[dave.szplett@itd.daho.gov](mailto:dave.szplett@itd.daho.gov)

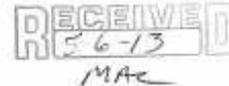
CITY OF NEW MEADOWS  
PLANNING & ZONING COMMISSION MEETING  
MAY 6, 2013  
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

Attachment C

**Jacob Qualls**

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**From:** Watson, Blake <BWatson2@idahopower.com>  
**Sent:** Monday, May 06, 2013 12:06 PM  
**To:** 'New Meadows City Clerk'  
**Subject:** Comp Plan update



Mac,

Too late to offer up Idaho Power language under both Public Utilities (Electric Power) and Economic Development? If so, below is some general (boilerplate) language for consideration:

**Public Utilities**

**Electric Power**

Idaho Power serves a 24,000 square-mile service area and approximately 1 million people in southern Idaho and eastern Oregon. With 17 low-cost hydroelectric projects as the core of its generation portfolio, Idaho Power's 500,000 residential, business and agricultural customers pay some of the nation's lowest prices for electricity

29  
30

Idaho Power is an electric utility engaged in the generation, transmission, distribution, sale and purchase of electric energy and is regulated by the Federal Energy Regulatory Commission (FERC) and the state regulatory commissions of Idaho and Oregon.

**Public Services and Utilities Goal Statements and Policies:**

Promote the development of energy services and public utility facilities to meet public needs.

Encourage the enhancement of the electric system capacity and reliability.

Encourage the multiple-use of utility corridors by utility providers.

Support longer term (10 to 15-year) conditional use permits to enable utilities to purchase sites well in advance of needing to build the facility.

Support siting of utility corridors to ensure that they connect to similar facilities in adjacent jurisdictions.

Support siting of utility corridors within identified or designated transportation corridors and allow the appropriate placement of electric utility facilities on public rights-of-way.

Work with service providers to designate locations of future utility corridors. Adopt or reference a map of these corridors in the Comprehensive Plan. Update these reference maps as necessary to reflect any future National Interest Electric Corridor designations.

Develop a Future Acquisitions Map for inclusion into the Comprehensive Plan that identifies existing and future utility facilities and corridors.

Support the protection of wetlands and other critical areas and recognize that electric facilities sometimes must cross these areas, and that access is essential for repair and maintenance of the facilities.

Recognize and support the long range planning and build-out of electricity infrastructure developed by a local Community Advisory Committees.

CITY OF NEW MEADOWS  
PLANNING & ZONING COMMISSION MEETING  
MAY 6, 2013  
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

Attachment C continued...

Economic Development:

Recognize the need for electric utility facilities that are sufficient to support economic development.

Encourage Idaho Power to make additions to and improvements of electric utility facilities that provide adequate capacity for projected growth.

Provide Idaho Power with periodic updates of population, employment, and development projections. The City and Idaho Power will seek to jointly evaluate actual patterns and rates of growth, and compare such patterns and rates to electrical demand forecasts.

Obligation to Serve

Recognize Idaho Power's obligations to serve all of its customers. The Idaho Public Utilities Commission (IPUC) provides a forum, available to the city and the general public, for consideration and determination of matters involving appropriate levels of service and the allocation of costs associated with providing that service.

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I'm sure this is more than would be considered for possible inclusion. As I'm sure competing needs, priority, space ,etc. all need to be considered in drafting proposed adoption of changes to the Comprehensive Plan for the City of New Meadows. Not to mention, time may have already passed. Please let me know if this is not the proper step to take for consideration of Idaho Power language to be adopted in the City's comprehensive plan.

Thank you for your consideration and review.

Blake Watson  
Community Relations

Idaho Power Company  
P.O. Box 70, Boise ID 83707  
10790 W. Franklin Rd.  
Boise, ID 83709  
208-388-2413 Voice  
208-861-6133 Cell  
[bwatson2@idahopower.com](mailto:bwatson2@idahopower.com)



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