
City of New Meadows

Comprehensive Plan



PRESENTED TO

CITY OF NEW MEADOWS

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INTRODUCTION

About the City of New Meadows

The New Meadows Comprehensive Plan sets forth the vision of the city of New Meadows for its future growth. It is the intent of the City Planning and Zoning Commission and City Council to use the plan as a guide in carrying out responsibilities under state law. With the support of New Meadows citizens and the cooperation of other agencies, the plan will be made a part of the working tools necessary for continued orderly growth and development. The plan is also intended to provide private individuals and businesses with a reliable way of predicting future land use patterns in the city.

Citizens of New Meadows have always enjoyed many community advantages. It is now proper to consider what the city will be like for future generations. This plan can be an important means for retaining the good things of life that the city now affords, and for integrating new improvements and city expansion. New Meadows residents cannot optimistically assume that—if left alone—the natural process of growth will automatically result in benefits and advantages for all. The only realistic and responsible course lies in a deliberate and consistent planning process.

The city intends to guide and direct changes so that the community retains as many of its traditional benefits and advantages as possible. At the same time, it seeks to avoid potential dangers: overcrowding; congestion; hazards to health and peace of mind; loss of a sense of community, identity, and neighborliness; spoilage of natural scenery; and general

deterioration of living quality that can accompany growth.

New Meadows' future growth and change provide an opportunity. It is possible now to act so that the end result is a quality living environment.

Setting

The community of New Meadows is located in the northeastern part of Adams County on the bank of the Little Salmon River. U.S. Highway 95 (US-95) North and State Highway 55 (SH-55) intersect at the north-central part of the city. With an elevation of approximately 3,868 feet, the community enjoys a favorable summer climate and often a long and sometimes harsh winter season.

The Meadows Valley provides a broad and fertile setting for the New Meadows. The city is a residential community that also serves as a trading, social, and economic center for the surrounding countryside. In addition, New Meadows sits in the center of the Heartland area, which has a rich historical and cultural heritage and a strong sense of local identity. The city's location also provides accessibility to the numerous advantages of the nearby mountains, lakes, and recreational areas.

Settlement and Growth

The first settlers in the New Meadows area were trappers and prospectors, who came to the area in the early 1800s. Settlers first came to what is now Adams County in 1873. By 1884, there were settlers in each of the three major valleys of the area. In 1890, the county received a boost in population from mining activities in the Cuprum area. Mining declined in the early 1900s and copper production ceased in 1951. The mining produced approximately \$1,000,000 in copper, lead, gold, silver, and tungsten.

Adams County was created by an act of the State Legislature on March 11, 1911. The county had previously been a part of Washington and Ada Counties. It borders Idaho County on the North, Valley County on the east, and Washington County on the south; it is bordered on the west by the state of Oregon. Adams County is one of the smallest counties in the state, having an area of only 873,408 acres.

New Meadows was founded around 1910, when the Pacific and Idaho Northern Railroad arrived in the vicinity. Many of the Meadows merchants felt that New Meadows would be the center of economic growth, and moved businesses and buildings to the new town. The townsite was platted by Stuart French of the Coeur d'Or Development Company in 1910.

New Meadows was incorporated in 1912, and has continued to grow as a timber, trading, agricultural, social, and educational center through the twentieth century. Pace of growth has been low to moderate, which has helped to enhance the quality of life and to sustain a rich community tradition and heritage.

IMPLEMENTATION

Introduction

Implementation is the phase of the planning process that makes the goals and policies as stated in the Comprehensive Plan become realities. The Comprehensive Plan must be implemented in order for its goals and policies to achieve the desired result of influencing future city development.

The New Meadows Comprehensive Plan reflects a 10-to-15-year time horizon. This planning period allows adequate time to implement new development ordinances, land-use patterns, transportation networks, and facility plans. Capital improvement funding strategies, funding sources, planning techniques, and plan review are important facets of the plan's implementation success.

Implementation Methods

There are several important planning tools that can help implement this Comprehensive Plan.

Zoning and Subdivision Ordinance and Zoning Map

The policies of the Comprehensive Plan establish a framework for the zoning and subdivision ordinances and zoning map. The ordinances establish the conditions under which land may be used and define future land-use development patterns. Existing uses of land and buildings are permitted to continue—even if they are not in conformance with the associated land-use ordinances. The zoning map shows the location of districts in which various residential, commercial, and industrial uses will be located to form a compatible arrangement of land uses.

It is the City Planning and Zoning Commission's duty to review all new development proposals to ensure compatibility with the city zoning and land development ordinances that are adopted in accordance with this Comprehensive Plan. It is then the City Council's responsibility to conduct the same review, with the benefit of the City Planning and Zoning Commission's recommendations, and make the final decision on a particular development issue.

Idaho state law requires that all zoning districts be in accordance with the adopted Comprehensive Plan. Therefore, any permit issued by the city in compliance with the standards of a zoning ordinance adopted under the Comprehensive Plan should be considered by the governing body to be in accordance with the Comprehensive Plan.

Subdivision regulations establish various standards for the subdivision of property and protect prospective homeowners by ensuring that they are purchasing a standard lot, that they have access to a street built to adequate specifications, that adequate facilities and utilities have been installed, and that the public services of parks, schools, and pathways are given consideration. The regulations also ensure that new subdivisions will be an asset instead of a liability, if and when annexed by the city.

Community Involvement Program

The public should be involved in the city's planning decisions. Based on public guidance, the City Planning and Zoning Commission and the City Council make their decisions. This means that the decision process begins and ends with citizen involvement. All New Meadows citizens are encouraged to contact city leaders at any time to review the Comprehensive Plan and implementation policies.

Capital Funding Sources

The funding options available to municipalities in Idaho for implementing a Comprehensive Plan include the following categories:

- Community fund raising
- Connection fees
- Business Improvement District
- General obligation bonds
- Revenue bonds
- Enterprise funds
- User fees
- Local Improvement Districts
- Tax increment financing
- State grants
- Federal grants
- Private foundations
- Private donations
- Exaction fees
- Permits and licenses
- Franchise fees

Comprehensive Plan Amendments

From time to time, changing conditions will result in a need for Comprehensive Plan amendments, which should be carefully considered.

The Land Use Planning Act (67-6509), provides for amendments to a Comprehensive Plan. The City Council or any group or person may petition the City Planning and Zoning Commission for a plan amendment at any time. On its own initiative, the City Planning and Zoning Commission may also originate an amendment to the Comprehensive Plan. However, amendments to the Comprehensive Plan can only be

considered by the governing body (City Council) not more frequently than every 6 months.

Implementation Statement

Goal

The New Meadows Comprehensive Plan and related ordinances will be considered "working documents" and implemented by citizens and city leaders to shape the future of New Meadows.

1 Policies

- 1.1 Maintain zoning and subdivision ordinances in conformance with the adopted Comprehensive Plan.
- 1.2 Charge the City Planning and Zoning Commission as the agency responsible for reviewing the status of the implementation actions and analyze the relevance of the Comprehensive Plan, including recommending any amendments to the City Council on an as-needed basis.
- 1.3 Require that the City Planning and Zoning Commission budget include funds for the review of the adopted Comprehensive Plan.
- 1.4 Require that the review of the Comprehensive Plan include public hearings to promote a better understanding of the Comprehensive Plan and its purpose by all parties.
- 1.5 Participate with Adams County to better coordinate planning efforts on a regional basis.

PROPERTY RIGHTS

Introduction

The protection of private property rights is an important issue in the city of New Meadows. To that end, land-use management should be as simple, straightforward, and understandable as possible. Any conditions on the exercise of private property rights should be limited to those that are essential to protect the public health, welfare, and safety, or to promote the achievement of the overall goals of the citizens of the community. In addition, implementation strategies must recognize the right and protection (grandfather status) of all legally existing buildings, structures, and use of land.

Background

The Fifth Amendment of the United States Constitution provides that private property shall not be taken for public use without just compensation. Article I, § 14 of the Idaho State Constitution provides as follows:

Private property may be taken for public use, but not until a just compensation, to be ascertained in the manner prescribed by law, shall be paid therefore.

Thus, under both the federal and state constitutions, private property may not be taken for public purposes without payment of just compensation.

Issues

In many cases, land is an individual's single largest asset and the ability to use it or convert it through sale or trade is critical to the individual's financial well being.

Some people strongly feel that they should be able to do whatever they wish with their

land. Just as strongly, other people believe that they should have the right to exclude or place conditions upon certain types of development within their community. The conflict is intensified by the fact that what may be attractive to one individual may be objectionable to another.

There is a delicate balance of individual private property rights and community responsibility. One person's exercise of his or her rights must be considered in light of another person's rights.

Private property rights encompass not only the right to develop, invest, achieve, and profit from property, but also the right to hold and enjoy property as well. As population increases and a greater number of people live nearer to each other, the opportunities for land-use conflicts become greater. Property rights must balance the individual's desire to "do whatever I want with my land" with a respect for the property rights of neighboring owners.

Private Property Rights Goal Statement

All land use decisions made pursuant to this Comprehensive Plan shall protect the fundamental property rights of all residents.

1 Policies

- 1.1 Private property shall not be taken for public use without just compensation.
- 1.2 Property rights of landowners shall be protected from arbitrary and discriminatory actions.
- 1.3 No person shall be deprived of private property without due process of law.

- 1.4 Land-use development regulations should be designed to protect the health, safety, and welfare of the community, avoiding any unnecessary conditions, delays, and costs.
- 1.5 The protection and preservation of private property rights should be a strong consideration in the development of land-use policies and implementation of standards and regulations.
- 1.6 The Comprehensive Plan and implementing ordinances should provide existing and future landowners with confidence and certainty regarding the areas and densities of development and development requirements.
- 1.7 The city should encourage property owners, as stewards of the land, to use their property wisely, and maintain it in good condition for future generations.
- 1.8 The city should ensure that city land use actions, decisions, and regulations do not cause an unconstitutional physical invasion or occupation of private property.
- 1.9 The city should ensure that city land use actions, decisions and regulations do not effectively eliminate all economic value of the private property or impose a substantial and significant limitation on the use of the property.

COMMUNITY DESIGN AND SPECIAL SITES

Introduction

Visual quality is important to the well-being of New Meadows. Site amenities, such as views, have a direct effect on market values of land. Downtown centers provide the community with a distinct identity. Parks and open space allow residents and visitors to relax, socialize, and recreate. Visual character is a significant portion of what defines a city's quality of life and aids in the restoration and maintenance of community pride.

The community design component of this plan attempts to define the visual character of New Meadows and to provide a means of protecting and enhancing this unique character. This component of the plan also discusses special areas and sites of historical and visual significance.

Inventory

History

New Meadows lies at the south end of a beautiful open meadow surrounded by the wooded mountains of the Payette National Forest. The contrast of the wide meadowland against the background of these mountains provides dramatic scenery in all seasons.

New Meadows is a pleasant mountain community consisting of approximately 350 acres. The city and its vicinity have a rich history of cattle ranching, railroad, logging, and mining.

The Pacific and Idaho Northern's rails first arrived in New Meadows in 1911. The railroad company planned an extension to

Lewiston via Grangeville, Idaho, or to Missoula, Montana, but that goal was never realized. The location of a \$30,000 brick depot did, however, cause the population to shift westward from Meadows to New Meadows. The train made a round trip from Weiser six days a week, and in 1930 a round trip ticket cost \$3.00. Union Pacific acquired the line in 1936 and abandoned the northern end of the line (from Tamarack to New Meadows) in 1979.

Sites

The Department of the Interior's historical registry lists the following as historical sites in the New Meadows area:

- Heartland Inn
- Packer John's Cabin and County Park
- Old Meadows School
- Union Pacific Depot Building
- Odd Fellows

The U.S. Forest Service also has some cabins designated for preservation, all within the Payette National Forest. The U.S. Forest Service lists the following mining camps and ghost towns in the vicinity

- Black Lake Town
- Cuprum
- Paradise
- Placer Basin
- Rankin's Mill
- Ruthberg

A number of archeological sites have been mapped and locations are on file with the

U.S. Forest Service, such as the DeMoss Archeological site, which has been carbon-dated at 6,000 years old.

Future Conditions Population projections have not in the past indicated an intense amount of growth for New Meadows. However, the city should continue to act to preserve its character and sense of community for future generations..

Character

New Meadows has a small community character that is appreciated by its residents and surrounding county residents. By enhancing this attractive character, the town could retain its present residents and attract new residents who seek the special rural lifestyle that the city of New Meadows provides.

Entryways

Roadways entering New Meadows, greeting residents and visitors to New Meadows are referred to as entryway corridors. City entryways include:

- Highway 95 from the west
- Highway 95 from the north
- Highway 55 from the east
- Intersection of Highway 95 and Highway 55

Great care should be taken when planning for development at these entryways. These corridors are the community's "front door." The corridor's appearance provides the first and often the most lasting impression of the entire community.

Downtown

Travelers traveling north and south along Highway 95 and Highway 55 must pass through the city of New Meadows. This is a commercial resource that the city of New Meadows could tap into by enhancing its character. Downtown development organized to accommodate a general

theme could help draw travelers to the community's restaurants and other amenities.

Community Design Goal Statement

To foster growth in a manner that enhances the small town identity of the New Meadows community.

1 Policies

- 1.1 The city should support the effort to preserve and protect the New Meadows area historical buildings and sites for future generations.
- 1.2 The city should encourage development regulations (such as setbacks, lot sizes, and street widths) that complement and enhance existing residential and commercial development.
- 1.3 The city should encourage community volunteer beautification events.
- 1.4 The city should give special attention to the major entryways into New Meadows, ensuring a positive image for the community.
- 1.5 The city should designate a downtown enhancement committee.
- 1.6 The city should seek funding sources to help with the enhancement of the downtown area.
- 1.7 The city should promote and preserve open space areas within our community.
- 1.8 Parks should be developed within easy access to all residents of the city.
- 1.9 Consistent landscaping, street lighting, and street furnishings should be planned and implemented for the commercial district, public lands, sidewalks and/or right-of-ways, while respecting the rights of property owners
- 2.0 The city should develop a sign ordinance to be compatible with new and remodeled structures.

2.1 The city should recognize that economic development through visitation, tourism, and economic growth are outgrowths of an active policy of protecting, preserving, and interpreting historic and natural resources.

2.2 All new large, multi-family, commercial, and industrial developments should be reviewed by the city for good visual design in the site plan.

Site review can be administered through a special committee of the Planning and Zoning Commission established for that purpose or by the city staff. Site arrangements including ingress and egress, parking design and location of buildings, signage, lighting, and landscaping should be the focus of such review.

2.3 A tree planting program should be developed and implemented, for public lands, sidewalks, and/or right of ways.

The tree variety used in the program should be appropriate for the climate and soils of New Meadows. The trees should require minimal maintenance and be sturdy and disease resistant. They should have a root structure that will not interfere with nearby utilities, storm drainage, and sidewalks.

POPULATION AND GROWTH

Introduction

Public development policies concerning the timing, location, and construction of all services and facilities are based on population distribution and anticipated growth patterns. An understanding of the physical, social, economic, cultural, and political environments that influence New Meadows' growth is necessary to develop realistic land-use plans.

Research, background inventory, data collection, and analysis of population and growth aim at understanding the demand that will be placed on the city's land resource and the capacity of the city's land and services to support the growth. This data is then used to develop other portions of the plan and to plan for the desired community.

A variety of demographic sources were used to present the most likely future population and growth scenario. Additional information concerning county population forecasts is available in Idaho Power's *County Economic Forecast*.

Population forecasting is not an exact science and economic conditions frequently change, significantly influencing population levels. However, these population forecasts are important in understanding and planning for the future New Meadows. Population forecasts help

city decision-makers plan for future city needs such as infrastructure, housing, land use, and transportation. The population forecasts help ensure that the various elements of the Comprehensive Plan (such as land use, housing, and transportation) are consistent with each other.

Existing Conditions

The three population centers in Adams County are New Meadows, Council, and Indian Valley. New Meadows is Adams County's second largest city, with a 2010 population of 496 residents (U.S. Census). The New Meadows estimated population consists of approximately 15 percent of the Adams County 2002 population (3976). Comparative historical populations of New Meadows and Adams County are shown in Table 1.

Age Groups

An important demographic indicator is the change in age groups residing in New Meadows. Table 2 indicates a substantial increase in the 45 to 64 year population (1990-2000). The median age has increased from 29.6 years in 1970 to 36.2 years in 2000, and dropped to 35.9 in 2010.

Table 1. Historic Populations

Item	1980	1990	2002	2010
City	576	534	509	496
Adams County	3,347	3,254	3,428	3976
Percentage of county	17.2%	16.4%	14.8%	12.4%

Source: Idaho Department of Commerce (2010)

Table 2. Community Age Groups

Age	1980	1990	2000	2010
Under 5 years	55	46	33	38
5 to 19 years	133	126	134	110
20 to 44 years	237	209	185	153
45 to 64 years	89	53	128	141
65+ years	62	53	53	36
Median age	29.1	31.7	36.2	35.9

Source: Idaho Department of Commerce (2010)

Table 3. Population Forecast

Item	1980	1990	2002	2010	2020
City ¹	576	534	509	496	531 ²
Adams County ¹	3,347	3,254 ¹	3,428 ¹	3976 ¹	4290.5 ³
Percentage of County	17.2%	16.4%	14.8%	12.4%	12.4%

¹ U.S. Census

² Estimated by City of New Meadows Planning & Zoning Commission

³ Based on average history

Education

In 2002, 79.1, in 2010 35.2 percent of city residents over 25 years of age were high school graduates and 29.3 6.2 percent were college graduates with bachelor degrees or higher.

Income

In 2001, the per capita income in New Meadows was \$22,304 and the median household income in 2010 was \$31,417

Future Conditions

Population in the city of New Meadows forecast is difficult to attain. Growth or stagnation is contingent on many factors, including employment, available housing units and national trends.

Population Goal Statement

The citizens of New Meadows desire to maintain the existing quality of life and plan for stable growth that is consistent with the city's character and within the fiscal capability of the community.

1 Policies

- 1.1 Unimproved land within the New Meadows city limits should be developed and used in order to maximize public investments and curtail development into the surrounding meadow lands.
- 1.2 The city should not approve new residential subdivisions nor commercial or industrial developments without city services (e.g., water, sewer, etc.) available at the time of final approval.
- 1.3 The city should plan for adequate municipal water and sewer service to meet the needs of planned growth. The city should also maintain ordinances that make the cost of adding new subdivisions to the city's system the responsibility of the developer.

- 1.4 The city should review and update land development ordinances (e.g., zoning, subdivision, etc.) to use as tools to manage new growth.
- 1.5 The Comprehensive Plan should be revised to accommodate managed growth on an as-needed basis.
- 1.6 The city should encourage coordination with Adams County regarding planning for areas outside of the community, to address regional growth and support the New Meadows Comprehensive Plan.
- 1.7 Population growth will be limited to the city's ability to provide services and to maintain a quality living environment.
- 1.8 Population growth projections for the coming years will be analyzed as a part of the city's annual budget process to determine a need and cost for expanding city services.

SCHOOL FACILITIES

Introduction

Meadows Valley School District #11 offers a progressive learning opportunity for students in kindergarten through grade 12 (K-12) for New Meadows students and county resident students. The district, governed by an elected board of trustees, oversees one school located in the city of New Meadows.

This component of the Comprehensive Plan provides an inventory of existing conditions for the public school system serving the New Meadows community. It will discuss school transportation issues for students.

Existing Conditions

The New Meadows Valley School, completed in 1970, was initially a facility for elementary and secondary students. In 1977, the district relocated the junior high school students to the Meadows Valley School. Today, K-12 students are taught in one school building—the Meadows Valley School.

Adams County is divided into two school districts: Council School District and Meadows Valley School District. The Council School District is the largest, with a student enrollment of 283 students as of February 2005. The Meadows Valley School District has a current enrollment of 198 students. See Table 4.

Table 4. School District Enrollment

District	Enrollment (2011-2012)
Meadows Valley	159
Council	227

Source: Meadows Valley School District and Council School District (September 2012)

Other Education

Besides Meadows Valley School one Pre-school serves the New Meadows community. Bright Beginnings Preschool opened in September 2012 and serves children 3 – 5 years old. One private school serves the New Meadows community. The Seventh Day Adventist Christian School, located in the McCall area, serves K-8 students.

Treasure Valley Community College in Ontario Oregon is the nearest junior college at a distance of approximately 87 miles from the city. Boise State University, Northwest Nazarene College, and Albertson College are the nearest four-year colleges. They are within 140 miles of the city. See Table 5.

Table 5. College Educational Facilities

School	Distance (miles)
McCall College	14
Treasure Valley Community College	87
Albertson College of Idaho	112
Northwest Nazarene	119
College of Western Idaho	126.10
Boise State University	140

Transportation

All city resident students travel to school by foot, bicycle, or personal vehicle. Meadows Valley District has two buses for transporting school district resident students to school and school activities. A regional transit system had been in operation in 2009-2011, but has since lost its funding to travel to New Meadows.

School Facilities and Transportation Goal Statement

To coordinate and cooperate with the school district in the development of the community's educational facilities.

1 Policies

- 1.1 The city and the school district should coordinate development activity in a manner that contributes to the quality of life in the community.
- 1.2 The city should encourage properties adjacent to school buildings to be developed in a manner that minimizes potential conflict.
- 1.3 The city should encourage land-use regulations that provide safe pedestrian and bicycle access for school children.
- 1.4 The city should encourage technical, vocational, and adult education opportunities for the educational and cultural benefit of New Meadows area residents.

ECONOMIC DEVELOPMENT

Introduction

Similar to many rural areas in the United States, the economy of New Meadows in the past has depended heavily upon natural resources, namely logging and mineral products.

The first settlers in the New Meadows area were trappers and prospectors, who came to the area in the early 1800s.

New Meadows was founded in 1911, when the Pacific and Idaho Northern (PIN) Railroad arrived. Many of the merchants in the city of Meadows felt that New Meadows would become the center of economic growth, and moved their businesses and buildings to the new town.

The New Meadows townsite was platted by Stuart French of the Coeur d'Or Development Company in 1910. A large railroad depot, hotel, residence, and school were included in the ambitious plan, as well as a large park and a horse race track. The brick buildings were completed by 1912. New Meadows consisted of 25 businesses, including a bank and newspaper. The large hotel was destroyed by fire in 1929. Later, the size of the original park plan was reduced.

The PIN Railroad provided the community with daily passenger service, bringing early tourists to the area to enjoy the community, surrounded by lovely mountain scenery. The Meadows Valley Hotel, costing about \$56,000 to construct, consisted of 53 rooms that accommodated hunters, commercial travelers, and tourists

Boise Payette Lumber Company moved to New Meadows in 1940. The company homes were relocated from the community of MacGregor to the Wiston Addition in New Meadows, later known as Morgan Town.

With the addition of the company houses, the residential area of New Meadows doubled in size.

Over the next 30 years, the population remained stable, supported by the timber and ranching industries.

The 1990s and early 2000s have seen a steady decline in employment opportunities, due mainly to the slowdown and closure of timber and other agricultural industries, rural health care facilities, and other smaller businesses. The job losses have led to smaller school enrollment and a decrease in population figures.

Existing Conditions

Employment

The largest employers and manufacturers are (see Table 6):

- The logging and log-chipping operations of J. I. Morgan, Inc.
- Logging contractors
- Evergreen Forest Products
- U.S. Forest Service
- School District #11
- Idaho Transportation Department District #3
- County Road Department

Unemployment

Throughout most of the 1980s, the Idaho economy experienced high unemployment primarily as a reflection of the tentative mining and timber industries. A new trend in regional diversification to tourism, services, and manufacturing has slowly turned around the high unemployment rate. Table 7 demonstrates comparative unemployment rates for 1990.

Local Business

The New Meadows area offers a variety of services catering to local and tourism demands. There are provisions for overnight accommodations, grocery stores, convenience stores, restaurants, bars, and gas stations. Also available are a hair styling salon, sporting goods, lumber and hardware, electrical maintenance, storage units, mechanical services, banking services, auto parts, antique store, sandwich shop, art studio, garden nursery, livestock feed store, fast food drive-up, full service secretarial support and computer repair service, realtors, three churches, and small construction companies.

With the opening of the city's new Light Industrial Park in May 2004, four new businesses were added or expanded: a towing and repair company and a pocket door manufacturer were provided with a facility designed to fit their needs, as was the new businesses, and a custom meat processing shop. Other businesses have expressed interest in locating here if the facilities become available. New Meadows offers health services consisting of one medical clinic and a volunteer ambulance service. The Fire

Table 6. Largest Employers/Manufacturers

Name	Product or Service	Employee
Forest Service	Forest management	Temporary 41 Permanent 44 Total 85
Evergreen	Lumber mill - Co Generation	60
J. I. Morgan	Logging and trucking (seasonal)	35

¹ Employer numbers were attained by calling each of the employers.- March 2013

Department is also staffed by volunteers. In addition to traditional library services, the Meadows Valley Public Library also offers Internet access, child and adult programs, videos, database access, tax forms and information, and proctoring of exams.

New Meadows Senior Citizens provides three meals a week and transportation to McCall and Ontario as well as transportation to the center, and home meal delivery to shut-ins.

Services that citizens would welcome into the community include:

- Car wash
- Availability of dry goods
- Bakery
- Gift shops
- Office space
- Veterinary clinic
- Bowling alley
- Recreation center with a gym
- Pharmacy
- Movie theater
- Recreational equipment rental business
- Day Care
- Laundry / Dry Cleaning Service

Future Conditions

Population and employment remained stable up to the early 1990s. In 1992, the tourism growth in McCall began to overflow to the Meadows Valley. This is demonstrated by the residential developments around the valley floor, and by the shortage of available rentals and housing in New Meadows. This shortage prompted the first subdivision in New Meadows since the Wiston Division (also known as Morgan Town).

The potential for economic development in New Meadows is excellent. Located at the crossroads of State Highway 55 and US-95, which provide convenient access to mountain living and recreation, New Meadows economic future is assured. Preserving the scale and small-town historic flavor will be the challenge for the community.

Table 7. Unemployment

Year	New Meadows	Adams County	Idaho
1990	21%	13.1%	5.8%
2000	18%	7.7%	4.9%
2010	15.6%	21%	8.5%

Sources: U.S. 1990 Census, U.S. 2000 Census, U.S. 2010 Census

Economic Development Goal Statement

To protect and promote the economic vitality of the city so that the city may continue to be the center of civic, social, and cultural life and remain the primary source of goods and services required by persons throughout the area, while maintaining the sense of community.

1 Policies

- 1.1 The city should reserve and designate sufficient land to fulfill the community's industrial, retail, and commercial needs.
- 1.2 The city should increase facilities to accommodate more businesses in the community's Industrial Park.
- 1.3 The city should provide a safe arterial road for the Light Industrial Park.
- 1.4 The city should recognize the importance of maintaining all funds generated through the Light Industrial Park to further its development.
- 1.5 The city should encourage transportation improvements that will support commercial business and housing developments in New Meadows.
- 1.6 The city should encourage efforts to develop and maintain quality neighborhoods and housing, which are recognized as basic infrastructure requirements of economic development.
- 1.7 The city should support business development by maintaining adequate city services, including promoting handicap accessibility.
- 1.8 The city should support new economic development that respects the importance of the area's natural resources.

- 1.9 The city should explore ways of establishing a transit system to neighboring communities and resorts.

LAND USE

Introduction

The land-use element of this plan assesses existing land uses (residential, commercial, and public) and plans for managed future growth within the boundaries of New Meadows. The land-use element is the core of the Comprehensive Plan, with each of the other elements of the plan (for example, population, transportation, and public utilities) forming the foundation.

The land-use element considers the general arrangement, location, and appropriate density of land uses, given current development trends and anticipated community changes. The future land-use map in Figure 1 graphically represents the community's goals and visions for future development.

Land for development is available within the city and the surrounding area. The city is just beginning to see the signs of development pressure.

Existing Conditions

Local

New Meadows has approximately 350 acres within the corporate limits. The community is designed in a grid system pattern with standard blocks of approximately two acres in size. Overall patterns of development in New Meadows are fairly concentrated within the existing street system. About 45 percent of the total acreage is either vacant or is used for agricultural purposes. Streets account for 5 percent of the total, while residential uses occupy about 20 percent. Commercial development accounts for nearly 18 percent and industrial about 16 percent of the total acreage (see Table 8).

Table 8. Land-use Breakdown

Land Use	Percent	Acres
Residential	17%	60
Commercial	16%	55
Industrial	14%	49
Mixed (blended)	6%	22
Vacant	40%	140.5
Parks	2%	8.5
Streets	5%	15
Totals	100%	350

Source: City of New Meadows

County

In Adams County there are 568,573 acres of public land, which includes 474,563 acres of Payette National Forest and 36,986 acres of state-managed land. The total land area of the county is 873,408 acres. Private land ownership represents 34.8 percent of the total area of the county (see Table 9).

Table 9. County Property Ownership

Owner	Percent	Acres
New Meadows	0.03%	350
Federal	60.86%	531,587
State	4.24%	36,986
Private	34.8%	304,535
Total	100.00%	873,408

Source: Community Profile; IDOC (2005)

New Meadows adopted the ordinances recommended by the City Planning and Zoning Commission for both zoning and subdivisions in 2008 and also adopted the Uniformed Building Code and attachments and has these enforced through a Building Inspector.

Future Conditions

Issues

As tourism increases and state-wide population growth continues, traffic on Highways 95 and 55 will increase. This will lead to business expansion and demands for adequate commercial areas. In addition, expansion and growth in McCall, Valley County, Adams County, and other local areas and interest in a rural lifestyle will cause increased interest in an affordable community.

Land Use

New Meadows Area of City Impact

Under Idaho law, cities and counties can enter into “area of city impact agreements” to jointly administer planning and development activities in the area immediately outside the city limits. The city of New Meadows and Adams County reached such an agreement in 2010, and designated an area as New Meadows Area of City Impact, as shown in Figure 1. The area includes those areas around New Meadows with potential for urban-type development. Because land in the Area of

City Impact is in the proximity of the city of New Meadows, it is an area in which growth, development, and annexation may be expected to occur. Thus the Area of City Impact is a transition area, including some areas that will be annexed into the growing city, other areas where existing, scattered residential development will intensify, and still other areas where agricultural uses will continue for some time.

Procedurally, changes to the Comprehensive Plan Map land use designations for the Area of City Impact must be jointly approved by the New Meadows City Council and the Adams County Board of Commissioners. The city of New Meadows Zoning and Subdivision Ordinances also apply in the impact area and are administered by the city.

City of New Meadows zone designations can be applied within the area of impact if they are consistent with the land use designations shown on the Comprehensive Plan Map. Since the usual agricultural activities are uses-of-right within the Agriculture Zone, provisions outlined in this section have little practical effect for most existing farm and or ranch uses.

Area of City Impact Goals

1. Ensure the orderly development of land near the city of New Meadows.
2. Provide for a single comprehensive plan and one set of development regulations that apply to land in the Area of City Impact.

3. Simplify planning and development by having a single jurisdiction (the city) be responsible for administering the development and approval process in the Area of City Impact.
4. Allow for the expansion of the city boundaries by assuring that development adjacent to the city is compatible with city standards.
5. Provide for the cost-effective and well-planned delivery of city services (water-sewer-streets, etc.) within these expanding boundaries.
6. Preserve and enhance the function of state and federal highways and county roads in the Area of City Impact as safe and efficient transportation corridors for various modes of transportation.
7. Protect the interim viability of agriculture in areas more distant from the city and not yet ready for urban development by minimizing conflict with scattered development yet allowing some residential development.
8. Minimize potential water, sewer, and access problems common to scattered rural residential developments, and assure that the layout of any such developments will be compatible with urban standards when eventually annexed.
9. Identify, protect, and where possible acquire lands in the Area of City Impact that will in the future be appropriate for parkland, including possible linear parks along the Little Salmon River.

Area of City Impact Implementation Policies

- 1-1. Encourage urban-type development to locate contiguous with present city limits. Such contiguous development should be annexed so that city services (water, sewer, streets, etc.) can be provided.
- 1-2. New Meadows city sewer and water services will not be extended beyond the city limits, except in cases where

the failure of existing systems has caused a public health and safety hazard, and where users so served agree to fully bear all costs of such service and not to oppose future annexation.

- 1-3. Discourage development of multi-user sewer systems in the Area of City Impact. Where individual private systems are proposed in new subdivisions, assure that environmentally-sound and functional sewage systems can be developed for all parcels without undue off-site impact. Nutrient-pathogen studies may be required.
- 1-4. Require subdividers to show that any residential development that occurs is compatible with the street layout and service access requirements of later, higher density, urban development and is amenable to later re-development using city size lots.
- 1-5. Discourage both residential and commercial strip development with multiple accesses off county roads which are, or may become, arterial streets.
- 1-6. Require that roads and intersections be designed to restrict and control vehicular access along state and federal highways in the Area of City Impact to preserve the primary transportation function of these highway corridors. Buffer requirements should be considered where industrial and commercial areas are located near major entrances to the city.
- 1-7. Allow some rural non-retail businesses beyond those ordinarily permitted in the Agricultural zone as conditional uses in that zone.

- 1.8. Within the Area of City Impact, parkland dedication (or fee in lieu of dedication) may be deferred until the parcel is rezoned to a higher density than the Agriculture zone, unless the proposed subdivision is near areas identified as a preferred open space/parkland location. (Figure 1.)
- 1-9. Because land policies in the county beyond the Area of City Impact significantly affect development pressures closer to the city of New Meadows, it is the policy of the city to consider Adams County development regulations in setting regulations for the Area of City Impact.
- 1-10. The Area of City Impact should be re-evaluated regularly by the city and county to identify and add areas that have a reasonable chance of experiencing significant development and to identify and delete areas with little chance of such development.
- 1-11. New Meadows recognizes that private mechanisms such as land trusts or conservation easements can enhance development planning and preserve environmental amenities in the Area of City Impact. The city is willing to work with landowners and developers in planning such agreements.

Applicability of Zones within the Area of City Impact Policies

- 2-1. Within the Area of City Impact, land initially zoned Agricultural (A) can be rezoned to any of the City of New Meadows residential zones subject to the following:
- a. Land where city-type development or annexation is imminent (within five years and within 1/2 mile of the city limits):
- is being rezoned for residential purposes, such parcels will ordinarily be assigned a zone of R1 Residential or greater density.

- shall meet the goals and policies established for the Area of City Impact.
- b. Land more distant from the city may be developed for rural residential purposes as a stage of transition toward more dense urban development by rezoning to a Planned Unit Development (PUD) Overlay District specifically established to permit very low densities of residential development in the A zoning district.
- The PUD process, in this case, is intended to facilitate development which:
 - clusters home sites,
 - preserves environmentally sensitive areas and scenic view as open space, and
 - preserves open spaces in contiguous, farmable/ranch able tracts.
 - To accomplish this, residential densities permitted in the A zone would be increased if developed through the PUD process, where the actual lots created are relatively small and are clustered on less agriculturally productive land.
 - Areas to be rezoned to the PUD Overlay District shall ordinarily total at least 10 contiguous acres. However, smaller tracts may be considered for such zoning where the developer can show that the land is unsuited for agricultural use for reasons such as soil, topography, or parcel configuration, and that the rezone meets the other goals and policies established for the Area of City Impact.
 - While rezoning to residential densities greater than A is possible, such development is naturally limited by the availability of sewer and water, and by the City of New Meadows policy to

only provide such services outside the city limits in cases of health and/or safety hazard.

2-2. In rezoning land for industrial or commercial uses, first consideration will be given to land currently designated as industrial or commercial on the Comprehensive Plan Map. In considering any additional proposals to change the Comprehensive Plan Map and rezone land to industrial the Commission shall:

- encourage such development adjacent to present and likely future industrial or commercial areas.
- discourage such development within or adjacent to present and likely future residential areas.
- require the use of buffer strips and other applicable methods to screen industrial use from highways and from other sensitive adjacent uses.
- require road, driveway, and intersection designs that control access as needed to preserve traffic flow and safety.
- consider the effect of such development on traffic patterns, and on city water and sewer system capabilities.

The future land-use map (Figure 1) designates land areas for general uses such as residential, commercial, industrial, mixed residential/commercial, public, parks, and open space. This Comprehensive Plan map is purposely generalized and does not follow specific property lines, yet represents land use associations and patterns. Actual zoning may be different from the designated land uses if infrastructure is not readily available at the time of proposed development. The six land uses depicted by the map are not precise. Rather, the map represents a long-range generalized vision of community development. The land-use map is the result of extensive input, study, and ideas expressed by the technical advisory committee and citizens.

The commercial designation includes the land area adjacent to US Highway 95 and State Highway 55. The commercial area of the city along these routes may not be adequate for existing business and future commercial development.

Industrial development occupies 14 percent of the city. The proposed area on the Comprehensive Plan land-use map accounts for current use and will allow additional expansion as well as prohibit other forms of land use from intermingling with industry. There is adequate area inside the corporate limits to meet the proposed expansion of the industrial area.

Land Use Goal Statement

To provide appropriate and adequate land areas for residential, commercial, and industrial developments that contain the necessary facilities and services to maintain and form a uniquely identifiable community.

1 Policies

- 1.1 The city should review zoning and subdivision ordinances to ensure compatibility with the goals and policies of the Comprehensive Plan.
- 1.2 The city should adopt and maintain uniform development codes and ordinances for new construction within the city limits.
- 1.3 The city should establish procedures by which the people of the city will be informed about planning and through which their desire for future development and planning can be expressed.
- 1.4 The city should open discussions with the school district regarding future land needs for schools.
- 1.5 The city should explore ways of developing parkland and/or open space within the city limits.

- 1.6 The city should continue to develop land for recreational uses within the city limits.
- 1.7 The city should recognize the future need to annex new land into the corporate city limits and to anticipate zoning requirements for the newly annexed property.

Land Use Map



Larger Land Use Map located end of this document

NATURAL RESOURCES AND HAZARDOUS AREAS

Introduction

The natural resources of New Meadows include the area's climate, wildlife, geology, open spaces, vegetation, water, and air quality. Residents value the beauty of their surroundings: the mountains, valley, forests, water, and clean air.

Hazardous areas include floodplains and earthquakes. The purpose of this component of the Comprehensive Plan is to bring a balance between management and development of these resources without deteriorating the "quality of life" that is valued by the residents of New Meadows.

Existing Conditions

Natural Resources

Geography

The community of New Meadows is located in the northeastern part of Adams County. Little Goose Creek, to the south and west, feeds into the headwaters of the Little Salmon River. To the east is the West Branch of Goose Creek, which also flows into the Little Salmon River. The city sits at an average elevation of 3,868 feet.

Geology/Soils

The soils of New Meadows can generally be classified as alluvial deposits comprised of fine-grained clay and silt loams. These soils range in depth from two to three feet below ground line, with sandy silts typically occurring at greater depths.

Vegetation

The native vegetation found in and around New Meadows includes mountain brome, Idaho fescue, bluegrass, and bunchgrass.¹

Climate

U.S. Weather Bureau records show an annual average temperature for New Meadows of 41.30° Fahrenheit (F). The extremes in temperatures are a high of 104° F to a low of -50 F. The average number of frost-free days is 71.

Air Quality

The high valley of New Meadows provides the perfect setting for what is commonly known as mountain fresh air. Clear, clean, and crisp to the senses, this should be considered one of the most valuable resources for the community. In the winter, air inversions occasionally. The standard definition of inversion is: reversal of the usual order or natural order of the weather pattern. In the spring and fall, controlled burns of underbrush by the U.S. Forest Service in surrounding hills can have an effect on local air quality. In the summer, the air can become heavy with dust caused by the dry unpaved roads in the city.

Water

- **Surface water**
A stretch of Little Goose Creek lies within the southern portion of the New Meadows city limits. This waterway and the other creeks that surround the city are a prime habitat for wildlife and should be considered a valuable resource for the community.
- **Groundwater**
Presently, the city is providing potable water to all residents within the city limits. The source of this water is an aquifer that is located about 600 feet below the surface. The city currently has two wells that provide it with water. These wells combined pump over

750 gallons of water per minute. The current peak usage is 350 gallons per minute, allowing about 400 gallons per minute for future development.

In the fall of 1996, the city completed a \$795,000 upgrade to the water system. The project included the drilling of a new well and the replacement of the old water mains and services off these new lines.

A few private wells within the city are used for irrigation. Residents outside the city have their own private wells. These wells range from 50 to 60 feet in depth.

■ **Wastewater**

In 1988, the wastewater treatment plant was upgraded. Currently, the wastewater treatment plant is operating at peak performance. With an extraction rate of about 90 percent, this plant was rated number one in the state in 1995 for operational efficiency. In the fall of 2001, the city completed a sewer system upgrade that consisted of replacing 85 percent of the collection lines, installing a rotomat screen to remove nondegradable materials, and adding aeration to the last pond of the lagoon system to help with odor control. The lines were also enlarged and deepened to allow for future expansion to the system.

Wildlife

Located along the southwest edge of Meadows Valley, the city of New Meadows is surrounded with a variety of wildlife habitat. Animals such as elk, deer, and fox can be found roaming the valley floor. The watershed supports a collection of fish and waterfowl. All of this is an asset to the quality of life in New Meadows.

Hazardous Areas

Floodplains

According to the official flood insurance maps from the Federal Emergency

Management Agency (FEMA) in November 2002, the portion of Little Goose Creek that lies within the New Meadows city limits is classified as Zone "A." There also is a portion of the northwest corner of the city that is classified as Zone "A." These are noted as areas within the 100-year flood; base flood elevations and flood hazard factors were not determined. FEMA maps may be viewed at the city offices.

Infiltration

In the springtime, the groundwater table can be as shallow as 6 inches to 2 feet below the surface. The recent sewer system upgrade took care of the high water table infiltration into the wastewater system.

Erosion

No soils identified as susceptible to slippage are found within the city of New Meadows.

Stormwater

Stormwater runoff is a problem anywhere it occurs. The city is currently improving the maintenance of the existing system with noticeable results. With the completion of recent water and sewer upgrades, the city is now ready to address the issue of stormwater and is continuously seeking grants for improvements on its stormwater collection system and treatment process..

Earthquakes

There are no recorded faults in New Meadows at this time. However, within the past few years, faults have been found near Council and McCall. The Council fault is being termed "clearly active" and the McCall fault as "probably active." The area is known for being very active with tremblers (small recorded amounts of movement of the earth). This means that there is modest potential for an earthquake in the New Meadows area within the next 50 years.

Noise

Often overlooked as a form of pollution, noise can be most disruptive in a small town. Sources for high-volume noise can be

found in loud music, heavy traffic, and some industries. -

Future Needs Analysis

Meadows Valley provides an excellent natural resource base and environment for the city. Maintaining this environment is the key to retaining the quality of life that the community now enjoys.

There are several ways to accomplish this end:

- Continue to reduce costly operating expenses through the continued improvement and maintenance of existing city infrastructure.
- Develop and maintain land-use planning, ordinances, and guidelines.

Natural Resources Goal Statement

To manage the area's natural resources through the development of policies that respects the area's important natural resources.

1 General Policies

- 1.1 The city should recognize that its interest in preserving the quality of natural resources extends beyond the city limits.
- 1.2 The city should consider land-development policies that will protect existing natural resources.
- 1.3 The city should encourage and support mutual cooperation and communication between the city and Adams County regarding management of the area's natural resources.
- 1.4 New development that has high impact on natural resources and requires substantial infrastructure within the New Meadows Area of City Impact should be located close to existing urban development in the city.

Through careful administration of its Area of City Impact, New Meadows can zone land outside of the city limits to avoid improper timing of development. Land farther away from the city limits should remain zoned for agricultural and rural use, while only land close to existing urban development should be zoned for higher intensity uses or for smooth transition to urban development. As development moves outward, additional lands would be zoned for urban uses as needed. (See Land Use, Area of City Impact.)

Because soil conditions in much of the area around New Meadows make septic systems unacceptable except in the case of large parcels, sewer service is needed for any concentrated development. By limiting the length of extension of water and sewer services into undeveloped land, New Meadows can more effectively direct development and maintain the concentrated nature of the community. (See Public Services, Facilities, and Utilities.)

2 Air Quality Policies

- 2.1 The city should consider a policy that would minimize particulate pollution in the air from such sources as unpaved streets and wood burning stoves.
- 2.2 The city should work with the U.S. Forest Service to reduce the impacts of seasonal burning.

3 Water Quality Policies

- 3.1 The city should develop programs for local conservation and utilization of water resources.
- 3.2 The city should adopt a source water management plan to go along with the wellhead protection policy that was adopted in 1996.
- 3.3 The city should continue to look at improving the wastewater infrastructure.
- 3.4 The city should consider adopting a stormwater management policy.
- 3.5 New Meadows city sewer and water services will not be extended beyond the city limits, except in cases where the failure of existing systems has caused a public health and safety hazard, and where users so served agree to fully bear all costs of such service and not to oppose future annexation.
- 3-6 The city should discourage development of multi-user sewer systems in the Area of City Impact. Where individual private systems are proposed in new subdivisions, assure that environmentally-sound and functional sewage systems can be developed for all parcels without undue off-site impact. Nutrient-pathogen studies may be required.

4 Wildlife/Vegetation Policies

- 4.1 The city should encourage the preservation of wildlife habitat.
- 4.2 The city should encourage new development to protect and utilize native vegetation.
- 4.3 The city should encourage timely free disposal of refuse to help mitigate fire & safety issues.

5 Noise Policies

- 5.1 The city should consider noise mitigation actions in all land-use decisions.

Hazardous Areas Goal Statement

To protect the public safety, health, and welfare from hazardous areas and conditions.

6 Hazardous Areas Policies

- 6.1 The city should promote continued improvements to the maintenance of the stormwater drainage system.
- 6.2 The city should limit development activity in the floodplain.
- 6.3 The city should look at retention of the floodplain for future open space and parkland.
- 6.4 The city should promote awareness of potentially hazardous materials and their impact on the environment.
- 6.5 The city should promote education of citizens about area earthquake potential.

PUBLIC SERVICES AND UTILITIES

Introduction

Projected growth for the city of New Meadows will require not only expansion of the existing public services and utilities, but also the continued efficient maintenance of these systems. Each new development should be considered for how it relates to the overall plan. The impact on existing services must be considered along with the cost of development. Beneficial aspects of development should be given equal consideration. Through a balanced approach, the residents of New Meadows will continue to enjoy the quality of life that defines the city.

Existing Conditions

Public Services

Administrative Services

A Mayor and four City Council members govern the city of New Meadows. A full-time city clerk and a city administrator, who are appointed by the mayor and approved by the City Council, perform the day-to-day tasks of record keeping, city planning, financial management, and other duties as required. The city contracts with the Adams County Building Inspector for building inspections in the city.

Public Works

The city employs two full-time personnel who are responsible for the maintenance of city owned utilities and streets. As the city expands, it is expected that the work force will also expand.

Legal

Legal services are preferred to be local.

Police

The city contracts on an annual basis with Adams County Sheriff's Department for enhanced police services.

Fire Protection

The Fire Department is a volunteer organization that consists of 5 to 12 members. In 1994, the Meadows Valley Rural Fire District petitioned the city to allow it to include the city limits in the fire district. The city allowed this to take place and also reduced the city's tax assessment so that residents would not see an increase in property taxes. The Fire Department has been reviewed by the Idaho Survey and Rating Bureau and received a fire rating of six (6) within City Limits.

Federal Post Office

The Federal Post Office is centrally located on Virginia Street, also known as U.S. Highway 95. This office offers basic services and 680 post office boxes. Another 250 rural patrons are also on a route. The city encourages Federal Officials to keep the post office open..

Library

The Meadows Valley Public Library was built in 1998. This was realized through donation of the building site by the city of New Meadows, a large monetary donation by the Mary Villani Foundation, and other donations of funds, labor, and materials by many individuals and businesses. A library district was approved by voters and formed in 1999. The library employs one full-time and three part-time librarians; volunteers remain an integral part of its maintenance and operation.

Parks

The city has one two-acre park. The city maintains the park.

The city should seek ways of increasing the public park system.

Public Utilities

Telephone Service

Frontier Communications provides telephone service to New Meadows.

Cemetery

The cemetery is located northeast of town on Cemetery Road and is maintained by the Meadows Valley Cemetery District.

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.

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.

Natural Gas

The city does not have natural gas service.

Street lights

Idaho Power Company provides streetlight maintenance.

Water

The water system underwent major improvements in the summer of 1996 and minor improvements in 2007. These improvements consisted of:

- Replacing 8,300 linear feet of water line.
- Resurfacing the inside of the water-storage tank.

- Installing new pumps at well #3 and the booster station.
- Drilling well #4, constructing a well house, and adding a generator and pump.
- Abandoning well house #2.
- SCADA /Telemetry System.

The cost for this project was just over \$792,000.00. The project was paid for with funds from a \$350,000 Idaho Community Development Block Grant and voter approval of a \$350,000 bond. The balance was paid from the city's water improvement account. With these improvements, the city is now capable of pumping 750 gallons per minute with current peak demand at just over 350 gallons per minute. This will allow the city to add future demand to the system with no immediate need for additional improvements. The city does not chlorinate the drinking water as it meets or exceeds state requirements for potable water.

Wastewater

Minor improvements were added in 2007 with a SCADA / Telemetry System and in the fall of 2001 saw the completion of a sewer system upgrade that consisted of the following:

- Replacing 14,000-linear feet of sewer line.
- Adding a rotomat screen and building at the lagoon.
- Upgrading the aeration in pond #1 and adding aeration to pond #3 at the lagoon.

The total cost of these 2001 improvements was \$1,126,000.00. This project was paid for by voter approval of a \$500,000 bond and funds from an Idaho Community Development Block Grant for \$500,000. The balance was paid from the city's sewer improvement account.

The city purchased approximately 34 acres in 2012 west of the airport and adjacent to

the current lagoon system for future land application of treated effluent.

The city began updating the Sewer Treatment Facility Plan and performed lagoon leakage testing in 2010. An Environmental Information Document is being produced and should be completed in 2013.

Solid Waste

One private refuse collector provides weekly service to city residents who contract for this service. The service uses a county refuse relay station about 1/4 mile southwest of the city. Private citizens may independently transport their private refuse to the relay station at no cost.

Recycling

The city provides land for a recycling program. Volunteers handle the operation and maintenance of this successful program.

Public Buildings

Community facilities in New Meadows include a City Hall, Public Library, Emergency Services building, Senior Citizens Center, Meadows Valley School and several churches. Most public facilities are presently adequate.

The PIN Railway Depot opened with limited access in September 2012.

Future Conditions and Needs

It is anticipated that future development will be mainly residential. There will be need for improved additional water and sewer systems in any new development to serve these areas. Because the city sits on the valley floor and has a high water table, there is a concern over water quality in the immediate future.

Air quality has been a concern with New Meadows residents. The anticipated growth in the area, which will increase traffic flows

on the city's graveled streets, intensifies this issue. The city has addressed this air quality issue by adopting a Dust Abatement Plan approved by the Idaho Department of Environmental Quality.

Public Services and Utilities Goal Statements and Policies

To plan for an orderly and efficient pattern of public facilities and services to serve as a framework for existing and future development.

1 General Policies

- 1.1 The city should continue to manage its resources in an economical and efficient manner as a wise steward of the communities resources.
- 1.2 The city should establish a level of public facilities and improvements that will ensure a continuing satisfactory living environment without undue maintenance costs.
- 1.3 The city should consider improvements to city infrastructure to meet existing and future demands.
- 1.4 The city should consider completing a source water assessment plan.
- 1.5 The city requires all development within the city limits to connect to the New Meadows municipal sewer and water systems, and requires all development within 300 feet of existing sewer service to connect to the city's system.
- 1.6 The city requires developers to provide infrastructure and connection to the City's system, to serve their projects as a condition of approval.
- 1.7 The city should acquire parking and snow storage areas.
- 1.8 The city provides efficient public hearings, plan review permitting, and

plan inspection services to support community planning and development.

- 1.9 The city should find ways of maintaining its current water and sewer and seek expansion capabilities.

Public Safety Goal Statement

To continue to provide the community with the highest possible level of protection consistent with the standards that establish the quality of life found in New Meadows.

2 Public Safety Policies

- 2.1 The city should strive to improve the Fire Department's rating through continued improvement to its water delivery system.
- 2.2 The city should encourage citizen participation in supporting community oriented policing.
- 2.3 The city should support crime and drug prevention programs.
- 2.4 The city should encourage and support elderly opportunities and disabled access.

TRANSPORTATION

Introduction

This component of the Comprehensive Plan considers the location and condition of the existing traffic circulation system. The relationship between land use and transportation is an important factor to be considered when planning for the future. The type and availability of transportation resources are considerable factors in land-use development patterns, while (conversely) the way land is used influences the need and location for new transportation corridors.

Inventory

Roadway System

Public highway agencies and cities have classified roads and highways throughout Adams County according to their functional usage characteristics. Rural roads are defined as routes outside of urban areas (places with a population greater than 5,000).

This functional classification groups streets and roads according to factors of access and mobility. It divides roadways into principal arterials (for primary movement), minor arterials (distributors), collectors, and local roads.

Highway 95 and Highway 55 are designated as rural principal arterials. The remaining roadways within the city limits of New Meadows are designated local collector streets.

New Meadows has approximately 6 miles of graveled streets within the city corporate limits. The fact that these roads are gravel can lead to air quality issues in the summer months. The city has a Dust Abatement Plan approved by Idaho Department of

Environmental Quality. These roads are maintained by city personnel. Roads surrounding the city limits are improved and maintained by the Adams County Road and Bridge Department (except Federal Highway 95 and State Highway 55, which are maintained by the Idaho Transportation Department, District #3).

Airport

A state-owned airstrip is located approximately 1/2 mile north of downtown New Meadows. This 2,400-foot strip is surfaced with turf, and is classified as a community access airport. The strip is at an elevation of 3,908 feet.

Alternative Transit Modes:

New Meadows does not provide a specific transportation network for alternative transit vehicles, such as bicycles. The city has improved sidewalks along Virginia Street with ADA Ramps and improved sidewalks.

Future Conditions

A population increase would indicate that there will be a need for additional roads in the community. Maintenance and improvement of roadways in the community may be necessary. Plans for paving the gravel city streets are currently awaiting funding for the completion of a new storm water drainage system design.

Transportation Statement

Goal

Transportation facilities designed and located for safe, efficient movement of people and goods must accompany residential, commercial, industrial, and public development while recognizing the

unique character of the New Meadows community.

1 Policies

- 1.1 The city should review its subdivision ordinance routinely to ensure that it effectively address transportation concerns, (e.g., right-of-way widths, street widths, access control, stormwater drainage, etc.).
- 1.2 The city should encourage the design and construction of local streets that complement the traffic patterns of existing neighborhood streets.
- 1.3 The city should work cooperatively with the Idaho Transportation Department and the Adams County Road and Bridge Department to plan transportation corridors pertaining to New Meadows.
- 1.4 The city should routinely review the transportation master plan.
- 1.5 The city should prepare a plan for the order in which city streets will be paved based on traffic flow, safety, and congestion.
- 1.6 The city should construct an entrance road to the industrial park as far away from the school facilities as possible, as well as developing a safe and efficient school route for pedestrians.
- 1.7 The city should look at developing bike paths and adding additional sidewalks to improve ADA Accessibility and safe routes to school.

All new developments should be required to include sidewalks and bike paths.
- 1.8 The city should look at its street lighting and pedestrian safety issues.
- 1.9 The city should look at ways of establishing a transit system to neighboring communities and resorts.
- 1.10 The city should maintain the approved dust abatement plan.

1.11 The City should work with 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.

1.12 The City should develop subdivision and design standards to establish separation distances between approaches, and establish development practices that encourage site access from the adjacent local streets.

RECREATION, PARKS, AND OPEN SPACE

Introduction

Parks and recreational opportunities are of interest to the citizens of New Meadows. Residents consider parks and recreation facilities to be significant factors contributing to the overall quality of life. Providing for parks and recreation facilities includes the acquisition and development of land, along with funding for the maintenance of developed facilities.

Mountain (see Table 10). New Meadows is located in an area of Idaho that offers countless outdoor recreational opportunities such as big-game hunting, back-country camping, white-water float trips, jet boating, fishing, skiing, swimming, and snowmobiling.

Existing Conditions

The city's location and climate are strategic to a large outdoor recreation area. The city has one 2-acre public park located on the main thoroughfare (Highway 95). Recreational facilities at the park include , one merry-go-round, one play structure, one swing set and several picnic tables. Trees were planted in the park and the city encourages upkeep, maintenance and replacement when necessary. An informational kiosk is being constructed in the Dorsey Warr Memorial Park as well. Restroom facilities are available but do not meet full Americans with Disabilities Act (ADA) accessibility requirements.

The Meadows Valley School District II serves to relieve some of the park deficiency with 7 acres of school ball fields, playgrounds, and playground equipment. A 16-acre unimproved county park (Packer John's Park) is located 4 miles east of the city.

Area recreational opportunities include Zims Hot Springs; Ponderosa State Park (near McCall, Idaho); the Payette, Nez Perce, and Boise National Forests; Hells Canyon National Recreation Area; Tamarack Resort; Little Ski Hill; and Brundage Ski

Future Conditions

The city's current park facilities do not meet conventional park standards of one acre per 100 \ residents. New Meadows is approximately 4-1/2 acres below this national standard. Because of the abundant open spaces in Meadows Valley, a relaxed park standard may have been appropriate. As further subdivisions and annexations to the city are approved and the city increases in population; the demand for additional parks and recreational areas will intensify. Land could be acquired through gifts, purchasing, and subdivision requirements.

Approved playground equipment should be installed or constructed for use. Additional shade and a pavilion with adequate restrooms should be provided at the city park. A major ball field needs to be established to serve boys and girls teams as well as adult ball players during the summer vacation period. Ball fields, additional shade, pavilion, and other issues are being reviewed and addressed with the formation of a Park Improvement Committee and an increased cooperative effort between the city, Meadows Valley School, volunteers, and local organizations. The Meadows Valley School owns and operates two base ball fields as part of the Meadows Valley Youth Sports cooperative effort between the city and other organizations.

The city is considering a bicycle/ pedestrian pathway system to further serve the recreational needs of city residents (see Figure 2 – Larger system map addendum in back of plan).

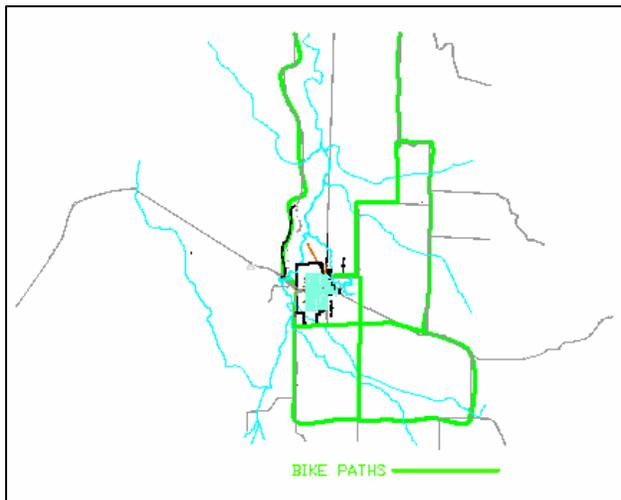
Table 10. Area Recreational Opportunities

Location	Distance (miles)
Meadow Creek Golf Resort	2
McCall Municipal Golf Course	16
Whitetail Golf Club	14
Osprey Meadows Golf Course at Tamarack	24
Weiser River Trail	3
Zim's Hot Springs	4
Lost Valley Reservoir	8
Goose Lake Trail Head	8
Adams County Historical Depot	0
Weiser River Trail Head	3
Ponderosa State Park	12
Payette National Forest	0
Nez Perce National Forest	5
Boise National Forest	25
Hells Canyon National Recreation Area	42
Little Ski Hill	8.5
Brundage Mountain Ski Resort	12
Tamarack Resort	30

Table 11. Arts & Cultural Venues

Location	Distance (miles)
Adams County Historical Depot	0
Packer John's Cabin	3
Historic Heigho Mansion	0
Historic United Methodist Church	0
New Meadows Senior Center	0
Dorsey Warr Memorial Park	0
Brundage Mountain Music Festival	12
Council Mountain Music Festival	23

Figure 2. Bicycle/Pedestrian Pathway System



Recreation Goal Statement

To promote public recreation opportunities that respond to the needs of the community.

1 Policies

- 1.1 The city should encourage and support the continued improvements to the “restrooms” located just off U.S. highway 95 at the city park.
- 1.2 The city should continue to plan for future park and recreational demands.
- 1.3 The city should promote the development of joint city-school-county parks and other types of recreational facilities through the Parks and Recreation Coalition.
- 1.4 The city should seek alternative financial sources and volunteer support from the community to provide professional assistance, equipment, and labor to plan and develop desired city park improvements and additional parking space.
- 1.5 Due to the future developments coming to New Meadows, the city should intensify the search for additional land for parks and open space.
- 1.6 The city should promote community recreational activities that enhance the city’s commerce.
- 1.7 The city should encourage the construction of bike and pedestrian pathways through out the valley.
- 1.8 The city should promote and preserve open space areas within the community.
- 1.9 The city should encourage the Weiser River Trail to come to town via an acceptable community route.

Table 12. Traditional Outdoor Recreation; Camping, Hiking, Fishing & Hunting

Location	Distance (miles)
Goose Lake	16
Grouse Lake Campground	18
Lost Valley Reservoir	12
Meadow Creek Pond	2
Goose Creek	3
Weiser River Trail	3
Hazard Lake Campground	33
Goose Creek Falls Trailhead	10
Fish Lake	10
Little Salmon River	8
Twin Lakes Trailhead	9
Lost Valley Creek	11
Weiser River	11
Cold Springs Campground	12
Evergreen Campground	12
Last Chance Campground	12
Brundage Reservoir	15
Grass Mountain Trailhead	25
Big Hazard Lake Trailhead	27
Burgdorf Campground	28
Brownlee Reservoir	73
Woodhead Park Campground	73
McCormick Park Campground	76
Oxbow Reservoir	87
Copperfield Park Campground	87
Hells Canyon Park Campground	101

HOUSING

Introduction

The housing component of the Comprehensive Plan specifically considers the condition of the existing housing stock and the provision of a variety of housing options to meet the lifestyle and economic needs of the community.

Housing is a dominant physical feature and a principal land use in New Meadows. The community is made up of many housing types—including single-family dwellings, mobile homes, condominiums and apartments. As the community’s population grows, the demand for housing will increase, which in turn could raise purchase and rental prices.

Housing Data

Table 13 lists the characteristics of New Meadows housing (based on the U.S. 2010

Table 13. Housing Characteristics

Census).

Characteristic	Amount
2010 total housing units	270
Occupied housing units	227
Owner-occupied	163
Renter	64
Persons per owner-occupied unit	2.38
Persons per renter-occupied unit	2.63

Source: U.S. 2010 Census

Type of Dwelling Units

Approximately 67.8 percent of the city’s housing stock (176 units) is in single-family dwellings. Approximately 4 percent (10 units) is in multi-family structures with 2 to 10 units per structure. Mobile homes, trailers, and all other types account for the remaining housing units.

Age of Housing Stock

New Meadows has a large supply of older units. Approximately 77 percent (200 units) of the city’s housing stock is at least 25 years old, while another 11.6 percent (30 units) is between 16 and 24 years old according to U.S. 2000 Census data.

Housing Goal Statement

To provide housing opportunities within the community to meet the needs of individuals of all socio-economic backgrounds, the elderly, and the disabled. Along with ensuring decent and safe housing in sufficient quantity to accommodate the various housing needs of present and future residents of New Meadows.

Objectives

- Create an environment where a variety in type, size, cost, and location of housing will be encouraged.
- Avoid unnecessary development of agricultural land or land with valuable natural or historic features by residential development.
- Encourage the upgrade and maintenance of the existing housing.
- Maintain a proper environment for residential purposes in all residential zones.

- Provide for lower income housing such as mobile home parks, manufactured housing subdivisions, and manufactured housing on private lots.

Implementation Policies

- 1.1 Specific information regarding housing availability, demand, cost, and condition throughout the city shall be monitored by the city on a continuing basis and should be coordinated with the various groups and agencies involved with residential construction in the city.

There are a number of uses for comprehensive information on housing conditions and supply within the city. Revenue estimates, population estimates and projections, market information, and grant applications are a few of the uses for the information in addition to general planning. The office staff responsible for administering the city's planning function should also be responsible for gathering and monitoring records including addition and demolition of housing units, condition of units, vacancy rates, local trends in construction and purchasing costs, rents and construction costs, and any other information useful in determining housing supply and demand. Periodic review of this information should be related to population trends and growth projections of the city's major economic bases, the tourism, agriculture, and retail trade.

- 1.2 Sufficient undeveloped land within and adjacent to the city should be available for future residential uses.

Designating land for residential uses is the first step in making lands for residential development available. Substantially more land than will actually be needed must be made available to give locational choice, to account for landowners not wishing to

develop, to account for undevelopable land due to floodplains, drainages and steep slopes, and to maintain reasonable land prices. Currently within city limits there is approximately 140 acres of undeveloped land that is zoned to allow residential construction.

In addition to designating land for such use, advance planning by the city for circulation patterns and utility extensions as suggested within the Transportation and Public Facilities elements of this plan can simplify and shorten the planning process for a residential developer.

Lengthy extension of road and utilities could encourage sprawl and needless interruption of agricultural lands and should be avoided. The city encourages a careful approach that can balance residential and agricultural needs.

- 1.3 Flexibility in developmental regulations should be provided to allow a greater variety of housing and to make more efficient use of the land.
- 1.4 The city should encourage safe, sanitary, and attractive housing that enhances the general appearance of the neighborhood and the community.
- 1.5 Excessive land requirements for residential developments should be avoided.

Land requirements for residential construction should be examined carefully by the city for excessive demands. Minimum lot size is the major land requirement. Other regulations affecting the amount of land necessary for development are minimum street and lot widths and requirements for setbacks, off-street parking, and usable open space.

New Meadows should amend the minimum lot width for single family and duplex lots to permit a narrower width where they are served by an alley.

- 1.6 The city should reduce street width standards for low-density residential subdivisions to avoid unnecessary costs associated with housing.

The requirement for wide residential streets increases development costs, which are passed on to the home or lot buyer. Wide streets also encourage faster vehicular speeds through residential neighborhoods. Many communities, therefore, are looking at the possibility of lowering street width requirements in residential areas where adequate off-street parking can be assured. This might be accomplished by providing additional parking on each residential lot, prohibiting on-street parking on one or both sides, providing public parking areas adjacent to but not within the street, providing common parking areas, alley parking, or various combinations of these.

- 1.7 Potential areas for mobile home parks and manufactured housing subdivisions should be provided.

In judging property of proposed mobile home park locations, the decision-making body should consider the following items in its site plan review:

- a. Existing land use and unit density of adjoining properties.
- b. The unit density proposed in a mobile home development.
- c. d. The general site layout of the proposed development and its appearance in relation to the rest of the area, including unit arrangement, location of open areas, provision of landscaping, etc.

- 1.8 The city should encourage and cooperate in obtaining financially assisted housing in the community that will provide housing for those who

cannot afford that provided by the normal market.

- 1.9 The city should encourage a diversity of housing types (e.g., single-family, multi-family, etc.) and choices between ownership and rental units for all income groups in a variety of locations throughout the community.

- 1.10 The city should continue to support an open housing market free from discrimination.

- 1.11 Improvement of deteriorating residential neighborhoods should be planned and implemented through systematic programs.

Plans for a defined neighborhood area should include utility and service improvements, housing improvement projects, street and sidewalk improvements, parks, tree planting, irrigation systems and any other type of project appropriate to the area. Such systematic planning will also help to establish improvement priorities within that specific area, rather than on a citywide basis.

- 1.12 The city shall support neighborhood upkeep through enforcement of health, fire, and zoning regulations.

- 1.13. The city should develop minimum housing standards for existing housing to ensure reasonable conditions for all types of residential units.

The development of a systematic inspection program is necessary to administer a minimum housing standards code.

- 1.14 The city shall require new residential developments within the city to connect to city water and sewer services.

AGRICULTURE

Introduction

Agriculture is a land use that existed before New Meadows was incorporated and is an integral part of the community. Good stewardship of the land enhances the beauty of the valley and adds to the livability of New Meadows.

concentrated residential / commercial type use within the City of New Meadows

Existing Conditions

Commercial crops were once grown in the valley but that has evolved into mostly ranching and cattle grazing. The railroad was a very important transportation mechanism to take cattle to market, but the trucking industry has taken over transporting the cattle in and out of the valley now. Grass fed cattle are an important product in Meadows Valley.

Future Needs Analysis

Compatibility and co-existence will continue to be key in retaining the quality of life enjoyed by the community. Having land uses zoned agricultural in those appropriate areas that interface with the existing agricultural land will help with the transition from more open land uses to land uses that are more concentrated. Investigating commercial farming opportunities such as strawberries, rhubarb, winter type vegetables, peas and fish hatcheries should also be utilized using geothermal water.

Agricultural Goal Statement

Continue to structure land use policies to be respectful of the areas agricultural background. Implement land use policies to recognize and ease the complexities of the transition of land use from the more open use that agriculture enjoys to the more

GLOSSARY

Accommodate

The ability of the community to adapt to changes; particularly the ability of the community to meet the needs of the future population.

Area of City Impact

Required by state law (67-6526). Requires cities to specify an area outside the city limits that it expects to annex or that is part of its trade area. Land-use authority for this area is negotiated between the city and county.

Buffer

An area designed to provide attractive space or distance, obstruct undesirable views, or generally reduce the impact of adjacent development.

Commercial

The distribution and sale or rental of goods and the provision of other services.

Community

Used interchangeably to speak of the total planning area (versus the city or urban fringe) or an attitude such as "... a sense of community..." that implies a common identification on an issue by a group of citizens.

Compatible

The ability of different land uses to exist in harmony with each other. "Making land uses compatible with each other" implies site development standards that regulate the impact of one land use on another.

Comprehensive Plan

A generalized, coordinated land-use map and policy statement of the city that interrelates all functional and natural systems and activities relating to the use of lands. Required by state law (67-6508).

Development

Making a material change in the use or appearance of a structure or land, dividing land into two or more parcels, or creating or terminating a right of access. Where appropriate to the context, development refers to the act of developing or the result of development.

Diversity

Difference. Diversity implies the mixture of land uses and/or densities within a given area.

Economic Development

The addition of new economic activity.

Established Areas

An area where the pattern of development has been fixed and where this pattern is anticipated to be valid over the planning period. Generally, all developed areas within the city limits are considered to be established at this point in the planning process.

Flood, 100-year

A flood with a one percent chance of occurring in any given year. This is the flood most commonly used for regulatory purposes.

Goal

A statement of intention expressing community values and attitudes intended to provide a guide for action by the community.

Impact

The consequences of a course of action; the effect of a goal, guideline, plan, or decision.

Infrastructure

Facilities and services needed to sustain industrial, commercial, or residential activities (such as water and sewer lines, streets, roads, fire stations, and parks).

Land Development Regulations

Generally, all ordinances and other tools (policies) used by the city to manage land use.

Livability

Those aspects of the community perceived by residents that makes New Meadows a nice place to live.

Maintain

Support, keep, and continue in an existing state or condition without decline.

Manufactured Home

A structure with a Department of Housing and Urban Development (HUD) label certifying that it was constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974, which become effective June 15, 1974.

Natural Hazard

A natural characteristic of the land or combination of characteristics that, when developed without proper safeguards, could endanger the public health, safety, or general welfare.

Policy

A decision-making guideline for actions to be taken in achieving goals. The policy is the official position of the New Meadows related to a given land-use issue. Policies guide actions in recurring situations.

Public

Lands owned by local, state, or federal government and used for purposes that benefit the public health, safety, or general welfare or otherwise service the needs of society.

Public Facilities and Utilities

Refers to key facilities and to appropriate types and levels of the following: fire protection, police protection, schools, libraries, sanitary facilities, storm drainage facilities, government administrative services, recreational facilities and services,

energy, and other services deemed necessary by the community for the enjoyment of urban life.

Residential Area

A given area of a community in which the vastly predominant character is residential. Uses that support residential activity such as parks, churches, schools, fire stations, and utility substations may also be permitted. In certain instances, existing lots of record and development patterns may exceed Comprehensive Plan densities.

Strip Commercial and Industrial

A development pattern characterized by lots in a continuous manner fronting on streets and resulting in numerous access points to the street.

Study Area

That land area within the area of impact boundary.

Urban

Land that is developed at urban densities or intensities, or land that has urban services.

Figure 1: Future Land Use Map

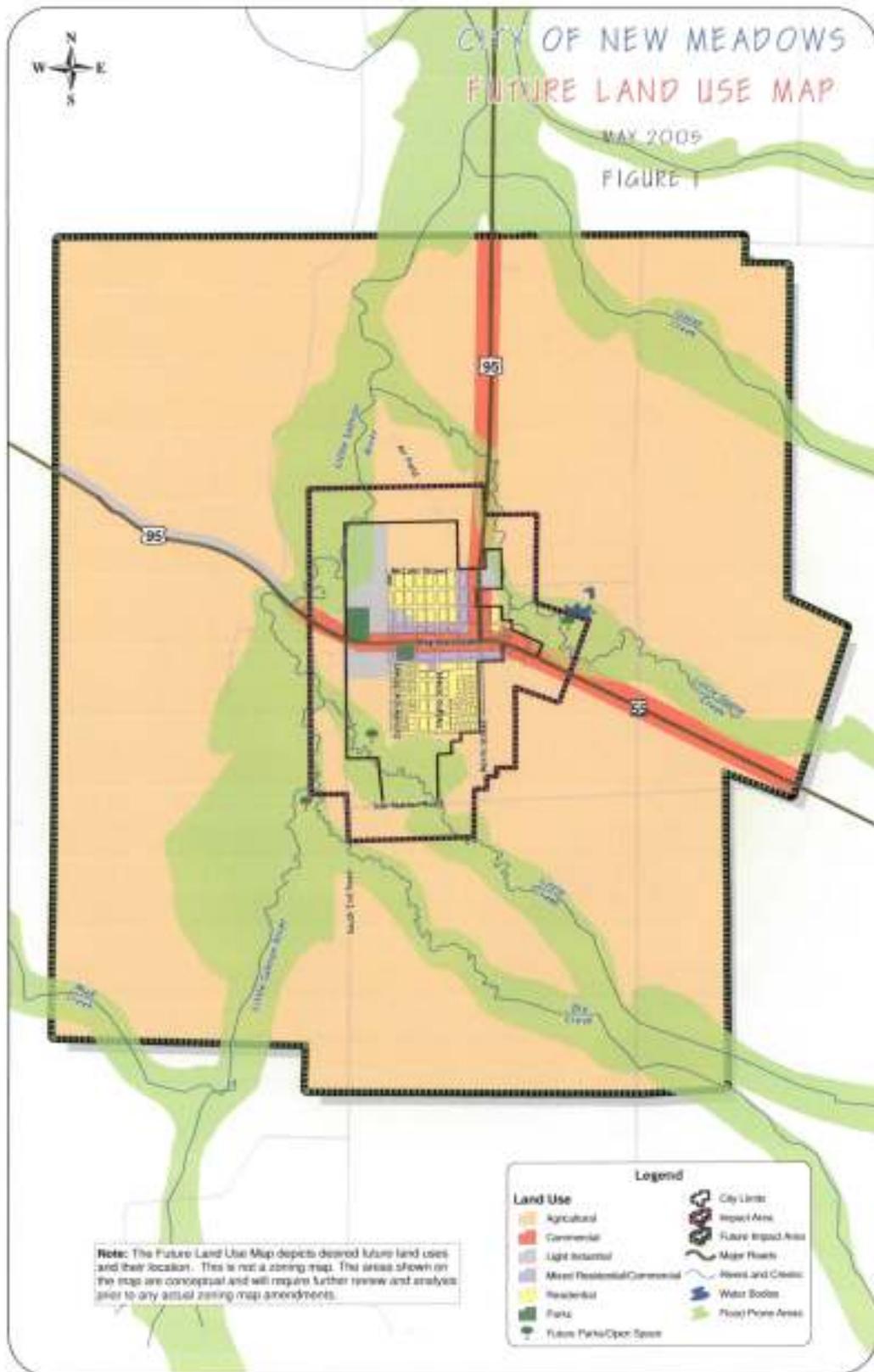


Figure 2. Bicycle/Pedestrian Pathway System

