

CITY OF NEW MEADOWS PLANNING & ZONING REGULAR MEETING
MAY 5, 2014, 7:00 PM
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

Agenda Item 1) Welcome & Roll Call

Chair Person Marsha Shriver opened the Planning & Zoning Meeting at 7:09PM. Commissioners Marsha Shriver, Jack Hellbusch, Brandy Padgett, Debbie Stuart, and Martin Tushkowski were present. City Clerk/Treasurer Mac Qualls, Office Assistant Angie Moore, and Public Works Supervisor Doug Buys were also present. Family Dollar Applicant Brad Lasater was present. Public in attendance were Janet Tushkowski, Phil Good, Dan Galligar, Jeff Roff, Shanna Roff, Wes Jeffs, Dixie Jeffs, Brad Dreyer, Chris Peterson, Len Yancey, Tony Koberstein, and Ricky Brown.

Agenda Item 2) Pledge of Allegiance

Chair Person Marsha Shriver led the pledge of allegiance.

Agenda Item 3) Review & Approval of previous New Meadows Planning & Zoning meeting minutes:

a) April 7, 2014

- Commissioner Tushkowski moved to approve the April 7, 2014 Planning & Zoning Meeting Minutes; Commissioner Padgett seconded the motion. Voice vote indicated no opposition to the motion. Motion carried.

Agenda Item 4) Review Family Dollar Application:

a) Discuss/Decision on requiring additional information or forward onto New Meadows City Council.

Chair Person Shriver asked the reason for the building not facing Highway 95. Mr. Lasater stated he wasn't part of that process but that he would get the answer and contact city hall.

Commissioner Tushkowski asked about asphalt down alley and S Heigho Ave in front of their proposed location. Commissioner Tushkowski also stated that in the Zoning Ordinance 313-08 that section 21-7-17 it states that in commercial and industrial districts the requirement is 8ft sidewalks and their plans show 5ft sidewalks. Mr. Lasater stated he would make a note and pass it onto the design team.

Commissioner Stuart asked if the roof was flat or pitched. Mr. Lasater stated that the roof will have a pitch as shown in the plans.

Commissioner Padgett stated that their plans show 10% for snow storage and in the Zoning Ordinance 313-08 section 21-7-5 it states that improved parking shall have at least 25% of the improved parking and circulation areas for snow storage. Chair Person Shriver stated that she believes there is adequate space to store the additional 15% required in the Zoning Ordinance 313-08 Section 2-7-5. All Commissioners agreed as well as Mr. Lasater.

Commissioner Padgett stated that her biggest concern is the side of the Family Dollar building facing the highway, that it just doesn't seem appealing to her. Commissioner Padgett asked if there would be signs on the side of the building. Mr. Lasater stated that there are signs on the side of the building as shown in the photographs handed out. (Attachment A)

Chair Person Shriver asked affected citizens Brad Dreyer and Commissioner Hellbusch about the fencing/hedging along the alley. Mr. Dreyer stated he was concerned about people letting their

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dogs out to take care of their business in his backyard so he would like a fence to protect his backyard but also asked if there was a way for Family Dollar to also put in a gate so that he still had access to his backyard. Commissioner Hellbusch stated he did not want a fence because he gains access to his shop off the alley so he would prefer a hedge versus a fence. Refer to Zoning Ordinance 313-08 Section 16-4-C.

Public Works Supervisor Doug Buys stated that there is a sewer easement in the area and reminded those in attendance that building over an easement is allowed, but the city could remove any structure and not be required to reconstruct.

Commissioner Hellbusch asked Mr. Lasater if the alley would remain city property. Mr. Lasater responded that it would. Hellbusch also asked if they would be willing to do wainscoting down the street side so that it went with the improvements that had previously been made by Browns Mountain Market and Umqua Bank. Hellbusch asked if Don Horton will also review the lighting while he is reviewing the plans. Hellbusch also asked about the power pole on Heigho Ave and asked if Family Dollar planned on moving or leaving it where it is currently located. If the power pole is left where it currently is it would be in the middle of the road. Qualls stated that Family Dollar would need to contact Idaho Power and may need to get the power pole moved.

Chair Person Shriver asked if there were any other questions from the board. No one from the board had any other questions. Shriver asked for a motion for the Family Dollar Design Review application.

- Commissioner Hellbusch made the motion to approve the design review application with the corrections previously discussed regarding the fence, power pole, sidewalk (8 foot instead of 5 foot on west side of the building); Commissioner Tushkowski seconded the motion. Roll call vote: Hellbusch – Aye, Padgett – Aye, Shriver – Aye, Stuart – Aye, Tushkowski – Aye. Motion carried.

Agenda Item 5) Discussion on Future Agendas:

a) Chair Person Shriver asked about changing the agenda deadline from Wednesday to Friday. Commissioners Tushkowski, Padgett, Hellbusch, and Stuart stated they would like to keep it as is that they did not see any problem with the way it currently is.

b) Chair Person Shriver stated she has contacted City of McCall regarding tree/shrub guidelines and would like to add it to the next meeting agenda to be discussed.

Agenda Item 5) Adjourn

- Commissioner Hellbusch moved to adjourn the Planning & Zoning Meeting; Commissioner Tushkowski seconded the motion. Voice vote indicated no opposition to the motion with all members voting aye. Motion carried.

Meeting adjourned at 7:42pm.

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

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