

CITY OF NEW MEADOWS PLANNING & ZONING MEETING  
NOVEMBER 3, 2014 7:00 PM  
MEADOWS VALLEY PUBLIC LIBRARY, 400 VIRGINIA STREET, NEW MEADOWS

**1. Welcome, Roll Call & Introduction of New Commissioner**

Co-Chair Jack Hellbusch opened the Planning & Zoning Meeting at 7:00 PM. Commissioners; Jack Hellbusch, Debbie Stuart, Martin Tushkowski and Jeff Roff were present. City Clerk/Treasurer Mac Qualls, Gregg Tankersly (City Engineer) and Office Assistant Kim Jackson were also present. Public in attendance: Micki Eby, Dennis Nau, Tony Koberstein, Wes Jeffs, Dixie Jeffs and Christie Grob (Star News) were also present. (See attached sign-in sheets).

Hellbusch introduced Jeff Roff as the newly appointed member to the commission.

**2. Public Hearing: Annexation Application**

a) **Public Hearing Opened:** Hellbusch opened the public hearing at 7:01 pm.

b) **Applicant Presentation:**

**Gregg Tankersly presenting for the applicant, 323 Dienhard Lane Suite C, McCall Idaho:**

Mr. Tankersly explained the total city owned property to be annexed is approximately 32.9 acres, which brings 27 acres into the city. At this time the city is also wanting to annex a portion of the New Meadows Airstrip that is not inside the city limits which would bring a total of 41.2 acres to bring into the city. The proposed zoning is agriculture which is the same as the city owned property. Within the agricultural zone in New Meadows the following uses are allowed by conditional use permitting: Airport; Mining and Dredging; and Sewer Treatment Facilities. A portion of the city owned property was to be used for a borrow source, but at this point the city has chosen to remove that part of the project. It was determined that annexing the airstrip would be a benefit to the city and the flying community. The city is not taking over operations of the airport.

c) **Public Testimony:**

i. **Written comments read aloud:**

Lafay / Farrell written letter was read aloud.

ii. **Supporter Testimony**

None

iii. **Neutral Testimony**

**Dennis Nau, Meadows Valley Resident and local pilot:** – Mr. Nau testified that he was confused as to the purpose of the annexation of the airstrip. He asked if there are planned developments that have not been stated and if there are other uses being determined.

iv. **Opponent Testimony**

None

v. **Rebuttal by applicant**

Mr. Tankersly replied to Mr. Nau indicating that the city has been approached by a few different potential developers to build hangers at the New Meadows Airstrip. Currently the city would not gain anything from having the projects located outside of the city limits, however, if the airstrip was inside the city limits, the city and the state could develop an airport protection or use zone. This new zoning would allow the city and the Idaho State Division of Aeronautics to work closer together.

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**vi. Close of public hearing: 7:16 pm**

Hellbusch closed the public hearing at 7:16 pm after no others offered testimony.

**3. Recommendation & Discussion: Annexation Application**

Commissioner Roff stated he did not see any problems with annexing the property. The city property has been owned for a couple of years. Commissioners Stuart and Tushkowski agreed.

- Martin Tuskowski moved to approve the annexation application as prepared and keep the property as zoned agriculture; Commissioner Stuart seconded the motion. ROLL CALL VOTE: Roff – aye, Stuart – aye, Hellbusch – aye, Tushkowski – aye. Motion carried.

**4. Public Hearing: Conditional Use Permit Application**

- a) **Public Hearing Opened:** Hellbusch opened the public hearing at 7:17 pm.
- b) **Applicant Presentation:**

**Greg Tankersly (Presenting for the applicant) 323 Dienhard Lane, Suite C, McCall Idaho:**

Mr. Tankersly stated the gravel source request was removed from the conditional use permit, but still included the Sewer Treatment Facility request. He testified the project area is the smaller hatched area on exhibits. The purpose for the project is because the city is required to do request a conditional use for land application of waste water per the New Meadows Zoning Ordinance. The aerial shows the existing treatment facility, proposed sewer land application site and the school. The hatched area on the exhibit (aerial) shows the low laying area.

As part of an application process with regulatory agencies, the city would be allowed to discharge treated sewer on the land during the summer months. The city is now going to pump and irrigate and grow a crop as part of the process of discharging onto the land if the conditional use permit is approved. With approval, the city would now have an area to discharge. All the nutrients are pulled up with crops. The crops are then taken off the ground and fed to possibly cattle.

Mr. Tankersly explained the city voters approved a \$1,000,000 (one million dollar) bond in May of 2014 for sewer improvements. The reasons the city needs to land apply are; temperature, phosphorus, and other stricter requirements by regulatory agencies. Approval of the Conditional Use Permit is the first part of the process. Currently only the beginning design is completed at this point. The city must get State of Idaho Department of Environmental Quality (DEQ) approval, and this is the first step.

The city could possibly begin grading of the area, some irrigation ditches the city could take out as the process moves along. Tankersly explained the city is going through the process of transferring the water rights from the Whites to the city. The main ditch runs along the grade of the slope to the airstrip. As part of the final design, the city will need to make sure that the end users continue to get their water right. The city has the application into the Idaho Department of Water Resources and there is a comment period that would give the public an opportunity to comment in reference to the water right transfer.

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The city needs to create a storage component to the project which would reconfigure and reconstruct the old lagoon. This old lagoon would be rehabilitated to store and pump treated sewer until it can be pumped to the land to be applied.

Commissioner Tushkowski asked why the city would use sprinklers instead of flood irrigation. Tankersly explained sprinklers are a bit easier to regulate. Tushkowski asked about the smell the land application could create. Tankersly explained that the fluids have already gone through the treatment facility and the majority of the smell would have come from the initial treatment in the current sewer treatment facility. Tankersly explained fences will be marked. The city would follow the same process that is used at MeadowCreek down the road.

**c) Public Testimony:**

**i. Written comments read aloud:**

Lafay / Farrell comment read aloud.

**ii. Supporter Testimony**

None

**iii. Neutral Testimony**

None

**iv. Opponent Testimony**

None

**v. Rebuttal by applicant**

**vi. Close of public hearing:** Hellbusch closed the public hearing at 7:30 pm.

**5. Recommendation & Discussion: Conditional Use Permit Application**

Commissioner Tushkowski stated his only concern was the smell of the facility.

Commissioner Roff stated his concern was that the three large ditches that run through the property were not to be affected and that the irrigation water users would still be able to get their water. He was also concerned with cross connections and felt that using pipes instead of ditches. Tankersly explained the ditches would be identified in the DEQ application and would be addressed. Roff further explained his only concern is the use of the water from the water users further down the ditch.

Commissioner Stuart stated she did not see any issues and felt the application was very thorough.

Commissioner Hellbusch stated that as he looked through the Comprehensive Plan and the Zoning Code the application met the requirements identified. Hellbusch cited page 29, Land Use Goal Statement 1.7 and page 38 of the New Meadows Zoning Ordinance 313-08, section 4-10 (F) as part of his reasons for recommending the project for approval.

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- Commissioner Roff moved to recommend approval of the Conditional Use Permit application with conditions set by Idaho Department of Environmental Quality and whatever the city council would require; Commissioner Tushkowski seconded the motion. ROLL CALL VOTE: Roff – aye, Stuart – aye, Hellbusch – aye, Tushkowski – aye. Motion carried.

**6. Adjourn**

- Commissioner Tushkowski moved to adjourn the meeting; Commissioner Stuart seconded the motion. Voice vote indicated no opposition to the motion. Motion carried.

Meeting adjourned at 7:37 pm.

**OFFICIAL:** \_\_\_\_\_  
Jack Hellbusch, Co-Chair

**ATTEST:** \_\_\_\_\_  
Jacob Qualls, City Clerk



