



# City Council Regular Meeting Agenda

Tuesday, May 26, 2026 at 6:30 PM  
City Council Chambers, 101 S. Commercial Avenue, New Meadows, ID  
83654

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Call in: 253-205-0468

Meeting ID: 893 4225 3768

Password: 906784

## **ROLL CALL / PLEDGE OF ALLEGIANCE**

1. Reading of the Mission Statement

## **PUBLIC INPUT**

(The Public is invited to speak to any item NOT already on the agenda. Items regarding Personnel or Elected Officials should be discussed with the Mayor. The Mayor or Presiding Officer may limit the amount of time). The public may be called upon to speak on any item on the agenda.

## **REPORTS**

2. Mayor's Report

## **DISCUSSION ITEMS**

3. Comprehensive Plan
4. Rates & Fees Review- Planning & Zoning
5. Bulk Water Station

## **ACTION ITEMS**

6. City Surplus Bid Award
7. Industrial Park Lease Agreement - Dalrymple Construction
8. Ordinance TBD-2026 Numbering System for Buildings and Lots Amendment

## **CONSENT AGENDA**

9. Paid & Pending Claims
10. March 9 & 30, 2026 Meeting Minutes
11. March 2026 Financials

## **FUTURE MEETING TOPICS**

## **ADJOURNMENT**

Any person needing special accommodation to participate in the above noticed meeting should contact the City Clerk's Office at, 347-2171, at least 24 hours in advance of the meeting date.

City of New Meadows Mission Statement:

***“To provide citizens with a safe and clean community as we develop a vibrant, diverse economy together. Through coordinated and collaborative planning, we will utilize proactive means to provide effective, safe and fiscally responsible municipal programs and services while building and maintaining infrastructure of adequate capacity to accommodate present and future needs. With the overall health of each resident in mind, we will maintain an open and honest government as we plan for the future while preserving, protecting and enhancing our legacy.”***

City of New Meadows

# Comprehensive Plan

Updated 2022

# Acknowledgments

## **Mayor**

Julie Good

## **City Council**

Jeff Parnett

Shiloh Ryker

Kaytlyn Gilliam

Joshua Carr

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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.

On March 12, 2018, the New Meadows City Council adopted Resolution 241-2018, a Mission Statement for the City of New Meadows:

*“To provide citizens with a safe and clean community as we develop a vibrant, diverse economy together. Through coordinated & collaborative planning, we will utilize a proactive means to provide effective, safe & fiscally responsible municipal programs & services while building & maintaining infrastructure of adequate capacity to accommodate present & future needs. With the overall health of each resident in mind, we will maintain an open & honest government as we plan for the future while preserving, protecting & enhancing our legacy.”*

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 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 throughout the twenty-first 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 & Subdivision Ordinance & 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 locations 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 the 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 fundraising
- 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 Goal Statement**

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 condition 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 1 and 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:

- Hartland 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

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 enhance the small-town identity of the New Meadows Community by providing a safe, clean, and healthy environment through responsible planning and preservation of our natural resources and amenities.

### **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 compliment 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, and work to preserve area wildlife and birds.
- 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 rights-of-way, while respecting the rights of property owners.

1.10 The city should develop a sign ordinance to be compatible with new and remodeled structures.

1.11 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.

1.12 All new large, multi-family, commercial, and industrial development 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.

1.13 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 & 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 2020 population of \_\_\_ residents (U.S. Census). The New Meadows estimated population consists of approximately \_\_ percent of the Adams County 2020 population (\_\_\_). Comparative historical populations of New Meadows and Adams County are shown in Table 1.

	1980	1990	2002	2010	2019
New Meadows	576	534	509	496	507
Adams County	3,347	3,254	3,428	3,976	4,250
Percentage of County	17.2%	16.4%	14.8%	12.4%	11.9%

Source: Idaho Department of Commerce (2019) / Idaho-Demographics.com

## 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 old population (1990-2000). The median age has increased from 29.6 years in 1970 to 36.2 years in 2000, and again to 49 years in 2019.

Age	1980	1990	2000	2010	2019
Under 5	55	46	33	38	49
5 to 19 years	133	126	134	110	55
20 to 44 years	237	209	185	153	39
45 to 64 years	89	53	128	141	186
65+ years	62	54	53	46	124
Median Age	29.1	31.7	36.2	35.9	49

Source: Idaho Department of Commerce (2019)

**Table 3. Population Forecast**

	1980	1990	2002	2010	2019	2030
City <sup>1</sup>	576	534	509	496	507 <sup>2</sup>	532 <sup>4</sup>
Adams County <sup>3</sup>	3,347	3,245	3,428	3,976	4,250 <sup>2</sup>	4,525 <sup>4</sup>
Percentage	17.2%	16.4%	14.8%	12.4%	11.9%	11.7%

<sup>1</sup> U.S. Census  
<sup>2</sup> Idaho demographics.com  
<sup>3</sup> Idaho Department of Commerce  
<sup>4</sup> Based on average history

**Education**

In 2017, 89.2 percent of city residents over 25 years of age were high school graduates and 8.8 percent were college graduates with bachelor’s 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. In 2017, the per capita income in New Meadows was \$18,360 and the median household income in 2017 was \$33,931.

**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 pre-school through grade 12 (pre-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 the inventory of existing conditions for the public school system serving the New Meadows community. It will also 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, pre-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 263 students as of September 2020. The Meadows Valley School District has a current enrollment of 178 students as of September 2020. See Table 4.

Starting in 2020, the availability of extracurricular activities and sports at McCall / Donnelly school has resulted in students traveling outside Meadows Valley for elementary and secondary education.

**Table 4. School District Enrollment**

District	Enrollment 2005	Enrollment 2011	Enrollment 2019	Enrollment 2020
Meadows Valley	283	159	165	178
Council	198	227	261	263

Source: Meadows Valley and Council School districts, public school review.com

## Other Education

Both public and private schools in the McCall area also serve some Meadows Valley students. These include Barbara Morgan Elementary, Crestline Academy, North Fork School, Payette Lakes Middle School, McCall-Donnelly High School, University of Idaho Outdoor Science School, and Heartland Alternative High School. Various pre-schools are also available in the McCall area.

Treasure Valley Community College in Ontario, Oregon is the nearest junior college at a distance of 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 Education Facilities**

School	Distance (miles)
McCall College	14
Treasure Valley Community College	87
Albertson College of Idaho	112
Northwest Nazarene	119
Boise State University	119
College of Western Idaho	126

cultural benefit of New Meadows area residents.

- 1.5 The city should encourage families to participate in local education opportunities in order to create greater community involvement and support funding local programs.

## **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 has been in operation in 2009-2011 but has since lost its funding to travel to New Meadows. McCall Transit, a subsidiary of Treasure Valley Transit, provides transportation services throughout McCall to Cascade and the coordination of a transit system in Meadows Valley could potentially connect with that system.

## **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 the 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

# 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 (P&IN) 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 Couer 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 racetrack. 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 P & IN 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 and the loss of a local grocery store. 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

**Table 6. Largest Employers / Manufacturers**

Name	Product or Service	Employees 2013	Employees 2020
Forest Service	Forest Management	Temporary: 41 Permanent: 44 Total: 85	Temporary: 16 Permanent: 55 Total: 71
Evergreen	Lumber mill CO Generation	60	65
J.I. Morgan	Logging & Trucking (Seasonal)	35	30

**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.

**Table 7. Unemployment**

Year	New Meadows	Adams County	Idaho
1990	21%	13.3%	5.8%
2000	18%	7.7%	4.9%
2010	15.6%	21%	8.5%
2018	4.5%*	5.5% **	2.5% **

Sources: 1990, 2000, 2010 Census  
 \*WorldPopulationReview.com  
 \*\*Bureau of Labor Statistics 2018

**Local Business**

The New Meadows area offers a variety of services catering to local and tourism demands. There are provisions for overnight accommodations, convenience stores, restaurants, bars, and gas stations. Also available are hair styling salons, sporting goods, lumber and hardware, electrical maintenance, storage units, mechanical services, banking services, auto parts, espresso shops, second-hand stores, a sandwich shop, livestock feed store, fast food drive-up, full service bookkeeping and

business services, computer / technology service, realtors, two churches, taxidermist, 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 automotive repair company, a pocket door manufacturer, and a custom meat processing shop. A local excavation company is renting land behind the industrial park building for his 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 ambulance service. The Fire Department is 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, community travel programs, and proctoring of exams.

New Meadows Senior Citizens provides two 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 gym
- Pharmacy
- Movie theatre
- 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 flavor will be the challenge for the community.

## Economic Goal Statement

To promote and preserve a vibrant, diverse economy with an emphasis on providing goods and services that will enhance the civic, social and cultural life of those who live and work in the area while providing opportunities for visitors to discover local business at its best.

### 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.
- 1.10 The city should encourage excellence in the local businesses while recognizing the availability of necessary services in McCall and the surrounding area.

# Land Use

## Introduction

The land use element of this plan assesses existing land uses (residential, commercial, and public) and plans for managed and future growth within the boundaries of New Meadows. The land use component of the city’s Comprehensive Plan provides a solid foundation from which the other components, such as population, transportation, and public utilities, can be developed.

The land-use component considers the general arrangement, location, and appropriate density of land uses, current development trends and anticipated community changes. The future land-use map in Figure 1 below represents the community’s goals and visions for future development. As our area continues to feel pressure to develop more land for increased housing options, consideration of good stewardship for local lands continues to be a priority.

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



## 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 used for agricultural purposes. Streets account for 5 percent of the total, while residential uses occupy about 20 percent. Approximately 18 percent of corporate land use is commercial, and 16 percent is industrial. 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
Total	100%	350

Source: City of New Meadows

## County

Figure 1

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%	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 Highway 95 and 55 will likely increase. This may lead to business expansion and demands for adequate commercial areas.

In 2019, the Virginia Street project, completed by the Idaho Department of Transportation, upgraded the street, and at the same time, the city of New Meadows added a new water line per ITD’s requirements.

In addition, expansion and growth in McCall, Valley County, Adams County, and other local areas and interest in a rural lifestyle

may cause increased interest in an affordable community.

**Land Use**

**New Meadows Area of 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 as agreement in 2010, and designated an area as New Meadows Area of City Impact, as show 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 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 Agricultural 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 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 Impact Implementation Policies

- 1.1 Encourage urban developments within the city's area of impact. 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 the costs of 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 amendable 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.

- 1.12 The city's Wellhead Protection Overlay District should be considered when reviewing and planning for the Area of City Impact.

### **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 ½ 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 density 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 views as open space, and
- Preserves open spaces in contiguous, farmable/ranchable tracts.
- To accomplish this, residential densities permitted in the A zone would be increased if development 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 recognizing 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 U.S. 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 regularly 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.

# Natural Resources & 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.

#### Climate

U.S. Weather Bureau records show an annual average temperature for New Meadows of 41.3 degrees Fahrenheit (F). The extremes in temperatures are a high of 104 degrees to a low of -50 degrees 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 the 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 plan was upgraded. Currently, the wastewater treatment plant is operating at peak performance. With an extraction rate of about 90 percent, this plan 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.

In ... (land app info)

#### 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, **birds**, 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 Resource 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 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.

3.7 The city's wellhead protection overlay district should be considered to minimize pollution to the city's water source.

## 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, who is appointed by the Mayor and approved by the City Council, performs the day-to-day tasks of record keeping, city planning, financial management, and other duties as required. A deputy clerk is hired to assist the city clerk and provide receptionist duties, being the front office contact. 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 820 post office boxes. Another 309 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 / Internet Services

There are multiple telephone and internet services in New Meadows that provide a variety of cable, satellite, and DSL services.

##### 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 commission of Idaho and Oregon.

##### Natural Gas

The city does not have natural gas service.

##### Streetlights

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. 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 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 ¼ 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. Adams County handles the operation and maintenance of this successful program.

#### Public Buildings

Community facilities in New Meadows include a City Hall, Public Library, Emergency Services building, Community Center, Meadows Valley School, and two churches.

The P&IN 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.

As the city seeks to improve capabilities that will allow for increased connectivity and improved city communication, a municipal broadband system will need to be developed.

## **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 community's 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.
- 1.10 The city should create ways for developers to provide for broadband/Internet access in new develop areas.
- 2.2 The city encourages citizen participation in supporting community-oriented policing by the creation of the Citizen Advisory Committee.
- 2.3 The city should support crime and drug prevention programs.
- 2.4 The city has supported disabled access by installing ADA compliant sidewalk entryways.
- 2.5 The city has included safety in its mission statement and considers the safety of residents in all policy making.

## 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.

# 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 resources are considerable factors in land-use development patterns, while (conversely) the way land is used influences the need and location of 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. Peterson Memorial Avenue, which is located on the major route to school, was

paved in 2016. 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 ½ 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.

The Weiser River Trail, located approximately two miles outside of New Meadows to the west, provides a path for cyclists, horses, and pedestrians. The 84-mile trail follows the old P&IN Railroad and ends in Weiser.

West Central Mountains Economic Development Council is currently working on a Pathways project, in which they are identifying and mapping pathways for multiple forms of transportation including skiing, biking, hiking, horseback riding, snowmobiles, and more. The goal is to eventually connect these pathways to the Weiser River Trail and also possibly connect Meadows Valley to McCall via Bear Basin or other yet to be determined pathways.

## 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 Goal Statement

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.
- 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 & Open Space

## Introduction

Parks and recreational opportunities are of interest to the citizens of New Meadows and visitors to the area because of the numerous benefits provided therein. These facilities are a significant factor in contributing to the overall quality of life and attract visitors to the area. Providing for parks and recreation facilities requires the acquisition and development of land, along with funding for the maintenance of developed facilities.

## Existing Conditions

The city’s location and climate are favorable located in a large outdoor recreation area and coincide with opportunities to enjoy large recreational areas. The city has one 2-acre public park located on the main thoroughfare (Highway 95). Recreational facilities at the park include one large 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 has been developed in the Dorsey Warr Memorial Park as well. Restroom facilities are available but do not yet meet full Americans With Disabilities Act (ADA) accessibility requirements.

The Meadows Valley School District 11 serves to relieve some of the park deficiency with 7 acres of school ball fields, playgrounds, and playground equipment. A 16-acres unimproved county park (Packer John’s Park) is located 4 miles east of the city.

In 2018, the Adams County Board of Commissioners approved funds to improve Packer John’s Cabin state park. Meadows Valley students created interpretive signs for each of the campsites and students and community members work each spring to ready the campground for visitors.

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 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. The Weiser River Trail is also available for bicycling, walking, and horseback riding.

**Table 10. Area Recreational Opportunities**

<u>Location</u>	<u>Distance (Miles)</u>
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 Host 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

## 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 ½ 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 by the Parks & Recreation Committee and an increased cooperative effort between the city, Meadows Valley School, volunteers, and local organizations. The Meadows Valley School owns and operates two baseball fields as part of the Meadows Valley Youth Sports cooperative effort between the city and other organizations.

In 2019, the Parks & Recreation Committee, and volunteers from the school and community, were able to install new playground equipment, including a large play set and new swings. These were made possible by donations and fundraising efforts within our community.

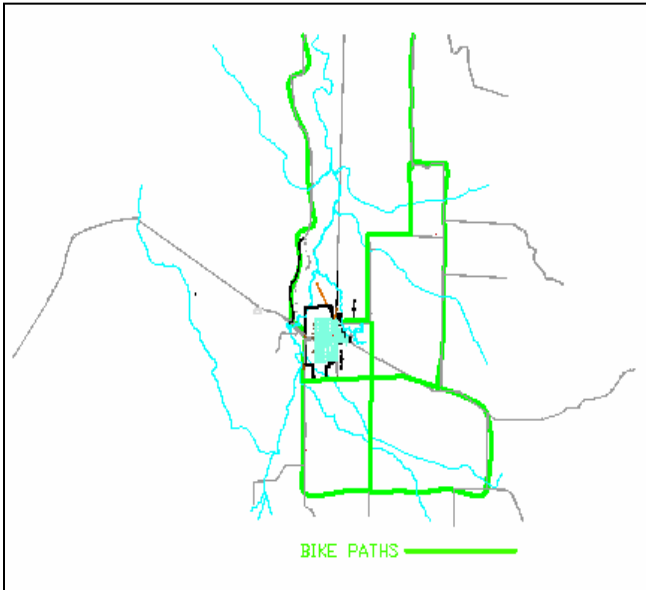
The city is considering a bicycle / pedestrian pathway system to further serve the

recreational needs of city residents (see Figure 2 – Larger system map addendum in back of plan).

*(from Andrew Mentzer):*

Regional pathways connectivity is critical to economic development, community health and placemaking efforts in the West Central Mountains. Currently, Valley County has a "singletrack sidewalks" ordinance that can be used to connect the towns of Valley County to Northern Adams County and the Weiser River Trail. This platform allows for construction of a dirt "singletrack" trail in the public road right of way, meandering along the outer edge of the roadside drainage. It allows for pedestrians to get off of the road, and encourages more hiking, biking, and recreation in the community. Between this platform and the feasibility study to connect the Weiser River Trail into downtown New Meadows, several tools will be in hand that will allow for the expansion of trail miles across the region and enhance user access for many groups. No private property should be pursued in this model, except where a willing property owner would like to see the trail cross their land, and roadway drainage and functionality will be upheld through various well-established design elements. Cost of construction and maintenance is also significantly lower than with a paved path, although winter season typically forces closure of these paths due to snow. Establishing a trail system connection from the Meadows Valley to McCall would offer several meaningful enhancements and amenities to residents of North Adams County, as well as visitors.

**Figure 2. Bicycle/Pedestrian Pathway System**



**Table 11. Arts & Cultural Venues**

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

**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 spaces.
- 1.5 Due to the future developments coming to New Meadows, the city should intensify the search for additional land for parks and open spaces.
- 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 throughout 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.
- 1.10 The city should create requirements for pocket parks and open spaces in future construction and development of residential and commercial areas.

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

<u>Location</u>	<u>Distance (miles)</u>
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	101
Wye Trailhead Campground	8

# 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. Affordable housing options in the West Central Mountains are greatly needed.

## Housing Data

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

(Table 13 will go here once census is available.)

## Types of Dwelling Units

Approximately 75.5 percent of the city’s housing stock (245 units) is in single-family dwellings. Approximately 16.3 percent (40 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 (245 units) of the city’s housing stock is at least 25 years old, while another 11.6 percent (30 units) is between 16 24 years old according to the U.S. 2000 Census data.

## Housing Goal Statement

The City of New Meadows will work to provide housing opportunities within the community to meet the needs of individuals of all socio-economic backgrounds, including the elderly, and the disabled. The priority is to ensure 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 of 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 house.
- Maintain a proper environment for residential purposes in all residential zones.
- Provide for lower income housing such as mobile home parks, manufactured housing subdivisions, tiny homes, 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 designing 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.

- 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. 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 development 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 assets of New Meadows.

residential/commercial land type use needed within the City of New Meadows.

## **Existing Conditions**

Commercial crops were once grown in the valley but land use 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 commodity 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. Commercial farming opportunities such as strawberries, rhubarb, winter type vegetables, peas and fish hatcheries should also be researched using geothermal water.

## **Agricultural Goal Statement**

Continue to structure land use policies to be respectful of the area's agricultural background. Implement land use policies to facilitate the complexities of transitioning of land use from the more open use that agriculture enjoys to the more concentrated

**NEW MEADOWS INDUSTRIAL PARK  
LEASE AGREEMENT**

THIS LEASE is made at New Meadows, Idaho, effective this 26th day of May, 2026 by and between the City of New Meadows, a Municipal Corporation, hereinafter referred to as the CITY, and **Dalrymple Construction Services, LLC** hereinafter referred to as the LESSEE. For the purpose of administering this contract the City's Representative Agent is the Site Administrator of the New Meadows Industrial Park, herein referred to as the NMIP.

WITNESSETH: \_\_\_\_\_

That in consideration of the mutual promises, covenants, conditions, and terms to be kept and performed; it is agreed between the parties hereto as follows:

Section 1. Notwithstanding anything to the contrary herein, this agreement consists of this document and the following Attachments:

- Attachment A: TENANT QUALIFICATION CRITERIA
- Attachment B: DESCRIPTION OF LEASED SPACE
- Attachment C: DELINQUENT RENT POLICY
- Attachment D: HAZARDOUS MATERIAL POLICY

Section 2. The CITY hereby leases to the LESSEE 1250 sq ft., as described in Attachment B and hereinafter referred to as the LEASEHOLD.

Section 3. The LESSEE shall pay to the CITY a monthly lease payment of \$ 700.00, plus the Adams County Landfill Fee, for ONE (1) years beginning **June, 1st, 2026** at which time the CITY and LESSEE shall negotiate new lease terms based on the market conditions at the time.

Section 4. If the LESSEE fails to pay any rental payment on or before the tenth day of the month for which it is due, the LESSEE shall pay to the CITY a late fee of FIVE percent (5%) of the monthly rental.

Section 5. The LESSEE has posted a security deposit of            with the CITY. The security deposit shall be returned upon the termination of this lease or subsequent leases when LEASEHOLD is vacated and it is determined by the CITY the LEASEHOLD is in satisfactory condition. The security deposit shall not be used as rent.

Section 6. The LESSEE has possession of the LEASEHOLD.

Section 7. The LESSEE shall be responsible for the cost of all utilities serving the LEASEHOLD, including but not limited to power, heat, sewer, water, internet and telephone. Failure to pay any utilities shall be considered a material breach of this Lease.

Section 8. The LESSEE shall provide, at its own cost, routine maintenance items, including routine cleaning and janitorial services of the LEASEHOLD.

Section 9. The CITY shall perform all necessary repairs, replacements, and required maintenance with respect to all plumbing, wiring, roof, supporting structural members, locks and heating unless such repairs, maintenance, or replacements are necessitated because of the actions of the Tenant, its guests or invitees. NMIP shall have no other repair, replacement, or maintenance obligations, with all items which are not specifically enumerated being considered routine maintenance.

Section 10. The LESSEE may, with the prior written consent of the City Council, make such repairs as are the obligation of the CITY, in which case the NMIP Site Administrator shall reimburse the LESSEE for the cost of such repairs. Such reimbursement shall, however, be limited to the specific item and specific dollar amounts which the City Council has approved in advance.

Section 11. The LESSEE may not, without the prior written consent of the City Council, make any alterations to the LEASEHOLD. In the event that the City approves such alterations, they shall be made at the expense of LESSEE and in specific compliance with the approved plans. Any such alterations shall not diminish the structure in which the LEASEHOLD is situated.

Section 12. At the termination of this lease, the LESSEE may remove any alterations which it has made pursuant to Section 11, provided such removal can be and is done without damaging the LEASEHOLD or the structure in which it is situated, and the LEASEHOLD is restored to its original condition. Any alterations left after termination shall become the property of the CITY without cost to the CITY.

Section 13. The term of this lease shall be One (\_1\_) year. At the end of the one (\_1\_) year period, LESSEE may apply for a lease extension at which time the CITY and LESSEE shall negotiate new lease terms based on the market conditions at the time. The lease and its terms are non-transferable.

Section 14. As a condition precedent to the CITY considering an extension of this lease:

- a) The LESSEE will give at least six (6) months written notice to the CITY of his intention to request an extension of said lease; and
- b) The LESSEE is current in his payments to the CITY and not in violation of any of the terms and conditions of this lease.

Section 15. Nondiscrimination. The LESSEE agrees not to discriminate against any client, employee or applicant for employment or for services because of race, creed, color, national origin, sex or age with regard to, but not limited to, the following: employment upgrading; demotion or transfer; recruitment or recruitment advertising; layoffs or termination; rates of pay or other forms of compensation; selection for training; rendition of services. LESSEE must also comply with any applicable Affirmative Action Programs then in effect.

Section 16. The LESSEE shall carry at least the following minimum amounts of insurance with the CITY listed as additional insured. It shall be maintained in full force and effect during the life of this lease agreement and shall protect the CITY and its employees, their agents, or their representatives from damages to property arising in any form from the negligence or wrongful acts or omissions of LESSEE, LESSEE's agents, their employees, or their representatives in the performance of any obligation covered by this agreement:

- a) Public liability insurance for injuries, including those resulting in death, in an amount not less than Five Hundred thousand Dollars (\$500,000.00) "combined single limits."
- b) LESSEE is also required to include in said liability policy "fire legal liability" in the amount of One Hundred Thousand Dollars (\$100,000.00).
- c) LESSEE is also responsible for insuring LESSEE's own business' personal property. The CITY shall not be required to carry insurance of any kind.

Section 17. Nothing in this Lease shall be deemed to be considered any kind of a business partnership, agency or employer/employee relationship or joint venture between the CITY and the LESSEE.

Section 18. The LESSEE shall furnish to the CITY a Certificate of Insurance demonstrating that the insurance described in Section 16 is in full force and effect prior to the commencement of this Lease Agreement. Furthermore, the CITY shall be named as an additionally named insured upon that policy and the insurance carrier shall be given specific instructions to notify the CITY of any cancellation or changes in policy amounts or provisions. Should the CITY receive notice of cancellation of said insurance, it shall notify the LESSEE to cease operations immediately and not to start again until the CITY receives new evidence that insurance described in Section 16 is in full force and effect.

Section 19. The LESSEE shall indemnify and save the CITY harmless from all claims or liabilities, including attorney fees and costs, of any type or nature by any person, firms, or corporation, including any agent or employees of the LESSEE, arising in any manner from the LESSEE's performance of operations and business covered by this agreement.

Section 20. That the LESSEE shall promptly execute and comply with all statutes, rules, orders, ordinances, requirements, and regulations of the CITY, County, State or Federal Government and any and all of its departments and bureaus applicable to said premises for the correction, prevention or abatement of nuisances or other grievances in, upon or connected with said premises, during the said term, and that periodic non-notice safety inspections may be conducted by the Fire Department, an insurance company, or other inspectors, except that all structural alterations or additions shall be made by the CITY at its expense.

Section 21. The LESSEE shall not assign this agreement/lease or sublet or sublease the premises or any part thereof, without the express written consent, and upon terms acceptable to the City.

Section 22. That the LESSEE, in case of fire, shall immediately give notice thereof to the CITY, who shall thereupon cause the damages to that portion of the building hereby leased to be repaired, but if the premises be so damaged that the CITY shall decide not to rebuild, or to condemn the same, the lease term may cease at the sole discretion of the CITY and the accrued rent shall be paid up to the time of said fire. In case, however, the destruction of the premises by fire shall be only partial and a portion thereof shall during the period of repairs be fit for occupancy by the LESSEE for the purpose for which said premises are leased, then the rent shall be equitably apportioned and paid for the part so fit for occupancy.

Section 23. The LESSEE for itself, its successors and assigns and for all persons claiming or to claim under it or them, hereby expressly covenants and agrees that if at any time the LESSEE is adjudicated bankrupt or a Receiver of its property is appointed in insolvency proceedings, then in that event this lease forthwith shall terminate and be at an end at the sole discretion of the CITY, this covenant being one of the considerations whereby the CITY is induced to make this lease.

Section 24. That if the LESSEE shall default in the payment of rent or in the performance of any of the covenants contained in this lease, or in the event LESSEE fails to prevent, correct or abate within 14 days after receiving written notification of monetary default or within 30 days after receiving written notification of non-monetary default from the CITY to prevent, correct or abate nuisances or other grievances not governed under the provisions of Section 20 above, which cause, directly or indirectly, interference with, harm or damage the operations or products of another tenant or tenants of the CITY, or in the event that the LESSEE shall become insolvent or bankrupt or shall make an assignment for the benefit of creditors, the CITY may terminate this lease, and at the expiration of ten (10) days the term of this lease shall cease and expire as if it were the expiration of the original term. If, however, upon the expiration of the 30-day period allowed for correction of a non-monetary default, LESSEE has taken reasonable and prudent steps toward preventing, correcting, or abating the default but has not completed said action, the CITY may extend the 30-day period.

That in case this lease shall be terminated, canceled or forfeited under any of the terms and conditions herein contained or the demised premises be vacant for a period of ten (10) days, the CITY shall immediately have the right to re-enter and take possession of said premises and re-occupy the same without notice and without being liable for damages.

Section 25. The LESSEE agrees during the term of this lease to keep the floor of these premises in a clean and sanitary condition, to use all necessary and approved safeguards against fire risk, to maintain drip pans under its machinery and vehicles in for repair for the purpose of preventing oil, grease or ink or other wet material from sinking into the floor of the premises leased. The LESSEE shall not cause any major holes to be made in said floor or walls for the purpose of anchoring machinery, shelving, office partitions or for any other reason whatsoever, unless express written authorization is obtained from the CITY. Permission for minor alterations may be obtained from the Site Administrator.

Section 26. The CITY will approve all signs and signage and no others shall be utilized. No signs may be placed without the express written consent of the CITY, and all signs shall be placed at the LESSEE'S expense.

Section 27. It is expressly understood and agreed by and between the parties to this agreement that the CITY shall not be liable for: Any damage or injury caused by water which may be sustained by the said LESSEE or other person; or any other damage or injury resulting from the carelessness, negligence or improper conduct on the part of any other lessee or agents or employees; or by reason of the breakage, leakage or obstruction of the water or soil pipes, electric conduits or wiring or other leakage or breakage in or about said building, unless resulting from the failure of the City to properly maintain such items.

Section 28. The LESSEE further agrees that it will not encumber or obstruct the sidewalk in front of or adjacent to said building or the parking area or allow the same to be obstructed and that no goods, material or machinery or other articles shall be stored on said sidewalk or in said hallways of the premises leased, or left there for a longer period than shall be absolutely necessary to transport them to or from the premises of the LESSEE.

Section 29. The CITY further agrees that it will be responsible for all exterior maintenance and repairs, including snow removal and outside lighting.

Section 30. The LESSEE agrees to provide at its own cost and expense a suitable trash receptacle and regularly scheduled pick-up service sufficient to handle LESSEE's own needs in order to prevent the unsightly accumulation of trash and other debris.

Section 31. Lease Payments may include certain services offered by the CITY to the LESSEE, as described in writing.

Section 32. All persons assigned to work with a tenant will treat in complete confidence all information and data designated by the LESSEE as confidential.

Section 33. The CITY shall have the right to inspect LESSEE's Leasehold during normal business hours for compliance with terms and conditions of this lease.

Section 34. The CITY shall have a right to show premises with 24 hour notice to, and approval of, tenant.

Section 35. The LESSEE agrees that early termination of this lease will be in writing at least 3 months in advance to the CITY with all rents being paid at time of termination. The LESSEE also agrees to leave the premise clean in order for the CITY to make property available to a new tenant. LESSEE may also early terminate by paying three months of rent at the approved rate and leaving the premise clean, turning in all keys and providing a 30 day effective date.

Section 36. All notices provided for herein shall be deemed served if personally delivered, or if mailed to the party entitled to receive the same at the following address:

LESSOR: City of New Meadows  
P.O. Box 324  
New Meadows ID. 83654  
Mayor

LESSEE: Dalrymple Construction  
P.O. Box 434  
McCall ID 83638  
Owner

IN WITNESS WHEREOF, the CITY has caused these premises to be signed and sealed, and the LESSEE has signed and sealed, this day.

Signed and Acknowledged:

Lessee

By: \_\_\_\_\_  
Owner

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Owner

Date: \_\_\_\_\_

City of New Meadows

By: \_\_\_\_\_  
Mayor

Date: \_\_\_\_\_

ATTACHMENT A: Tenant Qualification Criteria

**NEW MEADOWS INDUSTRIAL PARK**

## Tenant Qualification Criteria:

Section 1. All requests for tenant space and lease arrangements will be reviewed and approved by the City Council.

Section 2. **Dalrymple Construction Services, LLC.** must meet the following criteria:

- A. Must be a non-polluting business or industry compatible with existing tenants, the local lifestyle, and community standards.
- B. Must continue to provide jobs or a vital service to the community.
- C. Must keep the grounds clean of weeds and debris in front of, behind and around the building space.
- D. Employee vehicles shall not interfere with the other tenant's deliveries and entrance doors.
- E. There should be no trailer or equipment parking allowed. There will be two business parking spaces in front of the building and one personal parking spot located in the back.

Section 3. Eligible business activities shall be light manufacturing, advanced technology, research and development, assembly, light industrial, services, and any other activity deemed appropriate by the City Council.

Section 4. The business and business activities must be compatible with zoning requirements. The appropriate space must be available for lease.

Section 5. LESSEE should expect to hold an annual review meeting with the City Council. Targeted job levels and any business plan changes shall be reviewed at that time.

Section 6. A tenant who requires additional renovation work or utility hook-ups other than what is provided in the basic building layout will be expected to bear the cost of such renovation unless other arrangements are made with the City Council.

Section 7. The "Delinquent Rent Policies and Procedures" have been adopted and will be part of the lease agreement.

Section 8. The LESSEE agrees to allow the NMIP Site Administrator to use general information about the LESSEE's business for public relations efforts to promote the NMIP and will provide general information upon the request of the NMIP Site Administrator.

## ATTACHMENT B: Description of Leased Property

## NEW MEADOWS INDUSTRIAL PARK

DESCRIPTION OF LEASED PROPERTY

THIS LEASE made between the City of New Meadows, a Municipal Corporation, hereinafter referred to as the CITY, and **Dalrymple Construction Services, LLC**, hereinafter referred to as the LESSEE, is for the following space described below:

The **1250** square foot area in the northern end of building known as building **# 2** which has an office space, restroom and open shop floor. The physical address of this space is **106 BTaylor Street**.

## ATTACHMENT C: Delinquent Rent Policy

**NEW MEADOWS INDUSTRIAL PARK****DELINQUENT RENT POLICY AND PROCEDURES**

A New Meadows Industrial Park tenant's rent becomes delinquent when not received by, on or before the fifth day of each month.

If a delinquency occurs, the following procedures will be followed:

1. Site Administrator will notify the tenant in writing that rent is delinquent.
2. The tenant will, within two working days, bring the rent current, or
3. The tenant will meet with the Site Administrator to discuss the delinquency. The Site Administrator will notify the City Council of the delinquency.
4. If the tenant is unable to pay the rent, the tenant will consult with the Site Administrator to develop a written plan to cure the delinquency. This plan will be developed within ten working days following the notice of delinquency.
5. The plan to cure the delinquency will be presented to the City Council. The City Council may be polled by phone to gain plan approval.
6. On approval of the plan, it becomes an attachment to the lease until the delinquency is cured.
7. If the plan to cure the delinquency is not approved by the City Council as presented, then the City Council may make additions and/or deletions to the plan to gain Council approval. This revised plan will be resubmitted to the tenant for approval.
8. The tenant will have three working days to review any changes required by the Council.
9. Failure to come to a written agreement to cure the delinquency within 30 days may result in the termination of tenant's lease at the City Council's discretion.

## ATTACHMENT D: Hazardous Material Policy

**CITY OF NEW MEADOWS/NEW MEADOWS INDUSTRIAL PARK****HAZARDOUS MATERIAL POLICY**

This policy applies to all tenant businesses as well as to all persons associated in any way with the tenant business. This policy covers all tenant paid and unpaid employees, contractors, consultants, delivery/receiving personnel and others.

**CONTROL OF NONRADIOACTIVE HAZARDOUS MATERIALS****CONTENTS**

1. Purpose
2. Requirements
  - 2.1 Radioactive Material Policy
  - 2.2 Tenant Responsibilities
  - 2.3 Shipping and Receiving
  - 2.4 Storage
3. Definitions
  - 3.1 Nonradioactive Hazardous Materials
  - 3.2 Hazardous Properties and/or Conditions
  - 3.3 Nonradioactive Materials
4. Guidelines for Handling Hazardous Waste
  - 4.1 Waste Handling Practices
  - 4.2 Handling Practices for Recyclable Oil

**1. PURPOSE**

This section establishes the requirements and responsibilities for implementing a nonradioactive hazardous material control program for the New Meadows Industrial Park and for all tenant businesses. This program applies to the acquisition, use, shipping, receiving, storage and disposal of nonradioactive hazardous materials, and must comply with the Toxic Substances Control Act, the Resource Conservation and Recovery Act, the Superfund Amendments and Re-authorization Act, the Occupational Safety and Health Act, the Comprehensive Environmental Response, Compensation, and Liability Act, 49 CFR 172, and other references specified herein.

**2. REQUIREMENTS****2.1 Radioactive material policy:**

No radioactive material that exceeds amounts described in 10 CFR 20 shall be received, handled, and/or generated in and/or at the New Meadows Industrial Park.

**2.2 Tenant Responsibilities**

Tenant Managers Shall:

- a) Prior to the receipt, handling, and/or generating of non-radioactive hazardous waste/or material, the tenant must submit in writing to the Site Administrator the nature and conditions of such hazardous waste. The Site Administrator must give written approval that tenant activities in any way related to

hazardous material are authorized prior to the receipt, handling, and/or generating of non-radioactive hazardous waste and/or material.

- b) Implement a written, auditable Nonradioactive Hazardous Materials Program in compliance with 29 CFR 1900.1200. The program shall provide for the acquisition, shipping, receiving, storage, and disposal of nonradioactive hazardous materials in accordance with all local, state and federal requirements and business park policies.
- c) Maintain an inventory of hazardous materials present in work area, including identifying health and safety risks associated therewith, and enforce the necessary precautions to limit the hazard of such materials.
- d) Ensure that employees who work with nonradioactive hazardous materials are trained for such work, and that proper precautions are taken to avoid adverse exposure.
- e) Ensure that all hazardous materials have information available on each container in accordance with labeling requirements.
- f) Maintain a material safety data sheet file for nonradioactive hazardous materials that corresponds to the inventory.
- g) Provide hazard warnings regarding toxicity, flammability, and chemical reactivity either directly on the container or in a manner immediately retrievable by the user or emergency response personnel.
- h) Provide information on the date of receipt, job or project title, and responsible manager within the general area where the nonradioactive hazardous materials are located.
- i) Maintain an inventory of nonradioactive hazardous materials which will be available for inspection by the Site Administrator upon reasonable notice.
- j) Implement a hazardous materials incident contingency plan in compliance with 29 CFR 1910.120. Implementation shall include communication with local response agencies for assistance in emergency situations.
- k) Comply with all inventory and spill reporting requirements under 40 CFR 300, 355, and 370.

### **2.3 Shipping and Receiving**

- a) Inspect all received nonradioactive hazardous materials for condition and integrity of the packaging.
- a) Report any transportation or packaging violations to the Site Administrator.
- b) Affix appropriate labels and warnings to nonradioactive hazardous materials as they are received.

### **2.4 Storage**

NMIP tenants storing nonradioactive hazardous materials shall:

- a) Store nonradioactive hazardous materials per local, state, and federal requirement.
- b) Follow manufacturer's recommended "Shelf Life" where applicable for any material that ages to form chemically reactive products, e.g., peroxide-forming chemicals.
- c) Ensure that information concerning chemical types, nature of the hazard, and quantities present in each area is available for emergency response personnel.
- d) Maintain good chemical and laboratory housekeeping.
- e) Dispose of hazardous materials whose storage time exceeds the shelf life.
- f) Develop spill control plans where hazardous materials are stored.

### 3.0 DEFINITIONS

**3.1 Nonradioactive Hazardous Materials** - substances having a hazardous characteristic, substances identified as hazardous in a list, or in some instances substances containing an element identified as hazardous but not radioactive, in one or more of the following regulations:

- 29 CFR 1910 and 1926
- 40 CFR 240 through 280
- 40 CFR 300 through 310
- 40 CFR 355 through 372
- 40 CFR 702 through 799
- 49 CFR 172

**3.2 Some of the properties or conditions that cause materials to be listed as "hazardous" are as follows:**

- a) Toxic - A substance which at a specified dose causes harmful effects to living tissue, organs, or systems when ingested, inhaled, contacted, or absorbed through the skin.
- b) Flammable - A material that will ignite easily and burn rapidly.
- c) Chemically Reactive - A substance susceptible to release of energy due to detonation, explosion, decomposition, or chemical change.
- d) Pyrophoric - A material that undergoes spontaneous ignition below 54.4 degrees C (130 F).
- e) Pathogenic - A substance producing or capable of producing disease.
- f) Corrosive - A material that burns, irritates, or destructively attacks organic tissues.
- g) Explosive - A compound that can detonate or deflagrate as a result of shock or heat.
- h) Mutagenic - A substance that increases the frequency of permanent change in genetic material.
- i) Carcinogenic - A substance that produces abnormal cell growth.
- j) Teratogenic - A substance that may cause developmental malformations, e.g., biological monstrosities.
- k) Asphyxiant - A gas that can displace air and deprive organisms of oxygen.

**3.3 Nonradioactive materials:** Substances that do not exceed the amounts described in 10 CFR 20.

## 4. GUIDELINES FOR HANDLING HAZARDOUS WASTE

### 4.1 Waste Handling Practices:

- a) Label containers with red Hazardous Waste labels before adding any waste.
- b) Don't date the Hazardous Waste label - the date space on the label indicated the date the waste is removed from your lab for disposal.
- c) Remove a number label from the inventory booklet and affix it to the waste container.
- d) Keep a current record of the waste added to the container on the inventory with the same number as the container. Be accurate, specific, and complete. Instead of "heavy metals in acid" put "PB 20 ppm, AS 50 ppm in

.05M HN03". Be sure and put the PH of the final content in the space provided.

- e) When possible, refrain from mixing wastes. When it is not possible, only mix wastes that are compatible. Mixing wastes almost always increases the cost of disposal.
- f) Keep a lid on your waste. The only time a waste container should be open is while waste is being added.
- g) Keep outside of waste containers clean.
- h) A piece of tape will be placed over the lid of the waste container each time waste is inventoried. If more waste is added to the container after inventory has been performed, remove tape from across the lid and throw the tape away.
- i) DOT regulations prohibit the use of certain containers for waste.

**4.2 Handling Practices for Recyclable Oil:**

- a) Put a number sticker on the oil container.
- b) Do NOT put a hazardous waste label on the container, use a Recyclable Oil Label.
- c) Enter complete information in the waste inventory booklet. Be as complete as possible (e.g. recyclable silicon based oil from vacuum rough pump).
- d) Used/unused oils that are acceptable for recycle are:
  - i. Used or off-specification (unused) motor oils with viscosities up to and including 90 weight oil.
  - ii. Used or unused mineral oils.
  - iii. Used or unused hydraulic oils.
  - iv. Used or unused water soluble cutting oils; these oils must be handled separately.
  - v. Silicone-based synthetic oils.
  - vi. Used and unused fuel oils (No. 1, No. 2. and No. 3), as well as used and unused diesel fuel (No. 1 and No. 2) - Note: the oil must be thin enough to pump without preheating.
- e) These oils must not contain: (Samples may be required by the recycle facility prior to acceptance)
  - i. Greater than 1000 ppm of total halogens
  - ii. Greater than or equal to 50 ppm polychlorinated biphenyl (PCB's).
  - iii. Greater than 10% by volume, of basic sediments and water.
  - iv. Added hazardous waste, including but not limited to, paint thinners, gasoline, solvents, corrosives, and acids.
  - v. Phosphorus.
  - vi. Phosphate ester or phosphate diester synthetic oil.
  - vii. Radioactive material.

I have read and acknowledged the above Hazardous Material Policy.

\_\_\_\_\_  
Owner(s)

\_\_\_\_\_  
Owner(s)

\_\_\_\_\_  
Date

# ORDINANCE TBD-2026

**AN ORDINANCE OF THE CITY OF NEW MEADOWS, ADAMS COUNTY, IDAHO, AMENDING THE NEW MEADOWS CITY CODE AS FOLLOWS: AMENDING TITLE 9, CHAPTER 4, *LOCATION AND SIZE OF NUMBERS, ADDING; REFLECTIVE HOUSE NUMBERS.***

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NEW MEADOWS, IDAHO:**

**Section 1:** That 9-4-2-Location and Size of Numbers, is hereby AMENDED as follows, to wit:

Amending Location and Size of Numbers as follows:

It shall be the duty of the owners of every house, building and dwelling in the City to have placed thereon, in a place visible from the street, **reflective figures** at least three inches (3”) high, showing the number of the house, building or dwelling.

**Section 2: Effective Date**

This ordinance shall be in full force and effect, after passage by the New Meadows City Council, signed by the Mayor, and publication of the ordinance according to law.

PASSED AND APPROVED by the Mayor and Council of the City of New Meadows on this 26th day of May, 2026.

\_\_\_\_\_  
Julie A Good, Mayor

ATTEST: \_\_\_\_\_  
Kyla Gardner, City Clerk

For dates posted from 05/13/26 to 05/21/26  
\* ... Over spent expenditure

Claim/	Check	Invoice #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash
7143		25 Analytical Labs, Inc. 2603723 04/30/26 Sewer Sampling / Testing 2603860 04/30/26 Water Sampling /Testing <b>Total for Vendor: 3,804.26</b>	3,804.26 2,316.61 1,487.65			65 60	43220 43320	745 745			10102 10102
7150		253 Christensen Inc. dba United Oil CL12386 05/15/26 Fuel - Water CL12386 05/15/26 Fuel - Sewer <b>Total for Vendor: 262.54</b>	262.54 68.71 193.83*			60 65	43320 43220	630 630			10102 10102
7145		405 CORE & MAIN LP Smooth Water Tap for Well #3 sampling V000038596 05/12/26 Smooth tap Well 3 <b>Total for Vendor: 56.78</b>	56.78			60	43320	324			10102
7151		781 Creekside Nursery Arbor Day Grant Trees for Park & Skatepark 03 05/11/26 Arbor Day Trees <b>Total for Vendor: 306.50</b>	306.50			1	41600	637			10102
7146		E 594 DUBOIS CHEMICAL, INC 30589960 05/11/26 SHIPPING 30589960 05/11/26 Stericlean <b>Total for Vendor: 920.61</b>	920.61 161.65 758.96			65 65	43220 43220	324 324			10102 10102
7141		760 Fabulous Cleaning LLC Cleaning of the DEPOT freight room 5/18/26 884178 05/18/26 OFFICE CLEANING Freight Room <b>Total for Vendor: 112.50</b>	112.50 112.50*			1	41100	324			10102
7148		E 56 Idaho Rural Water Association Wastewater Treatment i/ii Certification Review for Hunter Brown E8567 05/05/26 Wastewater Class Hunter <b>Total for Vendor: 250.00</b>	250.00 250.00			65	43220	520			10102

For dates posted from 05/13/26 to 05/21/26  
\* ... Over spent expenditure

Claim/	Check	Invoice #/Name/ Vendor #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
7147		162 Norco Inc.	26.23						
	46642564	04/30/26 Cylinder Rental	8.74			1 41500	324		10102
	46642564	04/30/26 Cylinder Rental	8.75			60 43320	324		10102
	46642564	04/30/26 Cylinder Rental	8.74			65 43220	324		10102
		<b>Total for Vendor:</b>	<b>26.23</b>						
7149		665 Simplot Turf & Horticulture	2,431.72						
		Herbicide for Park / city weeds / Land App.							
	216087406	05/15/26 Granular urea (WW)	918.72			65 43220	324		10102
	216087406	05/15/26 Broadleaf (Park)	74.00			1 41600	324		10102
	216087406	05/15/26 Herbicide (SRT)	479.66			1 41500	324		10102
	2016087406	05/15/26 Herbicide (Park)	479.67			1 41600	324		10102
	216087406	05/15/26 Herbicide (WW)	479.67			65 43220	324		10102
		<b>Total for Vendor:</b>	<b>2,431.72</b>						
7144	E	146 The Record Reporter	11.60						
	431 05/11/26	IP Space for rent (IP)	11.60			63 43100	309		10101
		<b>Total for Vendor:</b>	<b>11.60</b>						
7142		385 Valley Fire Protection	490.00						
	5426 05/18/26	Fire Exting CITY HALL	80.00*			1 41100	324		10102
	5426 05/18/26	Fire Exting Water - EQUIP	70.00			60 43320	324		10102
	5426 05/18/26	Fire Exting Sewer - EQUIP	70.00			65 43220	324		10102
	5426 05/18/26	Fire Exting Streets - EQUIP	70.00			1 41500	324		10102
	5426 05/18/26	Fire Exting WTR - SHOP	36.67			60 43320	324		10102
	5426 05/18/26	Fire Exting SWR - SHOP	36.67			65 43220	324		10102
	5426 05/18/26	Fire Exting STRT - SHOP	36.66			1 41500	324		10102
	5426 05/18/26	Fire Exting WELLS/BOOSTER	90.00			60 43320	324		10102
		<b>Total for Vendor:</b>	<b>490.00</b>						
		<b># of Claims</b>	<b>11</b>					<b># of Vendors</b>	<b>8</b>
		<b>Total:</b>	<b>8,672.74</b>						
		<b>Total Electronic Claims</b>	<b>1,182.21</b>						
		<b>Total Non-Electronic Claims</b>	<b>7490.53</b>						