



# City of New Meadows

## Adams County, Idaho

---

### In regard to:

Application of Curtis & Stacy Blum  
For a Zone Change of the East Park Subdivision  
Lots 1-4 and Private Drive  
Parcels RPM01400010010  
RPM01400010020  
RPM01400010030  
RPM01400010040  
RPM01400010990

### FINDINGS OF FACT & DECISION

---

## FINDINGS OF FACT

On January 24, 2022, the New Meadows City Council met at its regularly scheduled meeting and held a Public Hearing to consider the above application of Curtis and Stacy Blum for a rezone of the East Park Subdivision lots 1-4 and a private drive, from Central Business and Business Residential Zones to Residential-Three (R-3) Zone.

### Notice

Notice for the public hearing was published in the Star News on January 13, 2022; the notice was mailed to property owners within 300 feet and to public agencies and area media on January 14, 2022; notice was posted on the property on January 14, 2022.

### Application

1. Curtis & Stacy Blum submitted an application for the rezoning of the East Park Subdivision. The subject property, lots 1 & 2, are zoned Central Business District. Lots 3 & 4 are zoned Central Business District, with a small strip of land on the north side being zoned Business-Residential. A private drive running between lots 1 & 2, 3 & 4, which will be incorporated into the existing lots, is also zoned Central Business District.
2. A Warranty Deed has been provided, showing that Curtis & Stacy Blum are the record owners of the property as of December 28, 2020.
3. The Applicant has applied for a rezone to Residential - Three on the Subject real property with the intention of placing multi-family housing units on the property.

### Public Hearing

1. The Applicants were present at the hearing, with Counsel Susan R. Wilson present via Zoom.
2. The New Meadows City Council, acting as Planning & Zoning, heard testimony from all interested persons wishing to speak at the meeting. Steve Berry, residing at 3761 Columbine Drive in New Meadows, stated that he was in favor of the rezone.



# City of New Meadows

## Adams County, Idaho

---

3. There was no written testimony received.

### **City Council Deliberations**

After reviewing the application and considering the applicant's presentation, the Council now makes the following Findings of Fact based on the Comprehensive Plan and criteria outlined in the New Meadows City Code and Idaho State Code:

1. The New Meadows City Council finds that this rezone request substantially conforms to the Comprehensive Plan.
2. The New Meadows City Council finds that this rezone conforms to the stated purpose and intent of the New Meadows Zoning Code.
3. The New Meadows City Council finds that this rezone will reinforce the existing or planned character of the area.
4. The New Meadows City Council finds that the subject property is appropriate for development allowed in the R-3 District.
5. The New Meadows City Council finds that there are substantial reasons why the property cannot be used according to the existing zoning.
6. The New Meadows City Council finds that there is a need for the proposed use at the proposed location.
7. The New Meadows City Council finds that the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, wastewater treatment, water supply and stormwater facilities, police, fire, and emergency medical services, while maintaining sufficient levels of service to existing development.
8. The New Meadows City Council finds that the rezone will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation.
9. The New Meadows City Council finds that the rezone will not have a significant adverse impact on property in the vicinity of the subject property.



# City of New Meadows

## Adams County, Idaho

### Decision – Approve With Conditions

The New Meadows City Council APPROVES the rezoning of the East Park Subdivision lots 1-4 with private drive, located on Virginia Street / Highway 55, from Central Business/Business Residential to Residential-Three. The approval is based on the findings of fact that the rezone complies with the goals and objectives of the Comprehensive Plan and complies with the approval criteria as outlined in the Staff Report. The approval is subject to the following conditions, which will be memorialized in a Development Agreement.

- A three-foot high barrier of the property owner’s choice will be placed behind a five-foot-wide sidewalk, creating a buffer between the housing units and the highway.
- A letter from the Idaho Transportation Department approving the project will be delivered to the City for their files, when received by the Property Owner.

Signed:

\_\_\_\_\_  
Kaytlyn Gilliam, Councilor

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

\_\_\_\_\_  
Jeff Parnett, Councilor

\_\_\_\_\_  
Shiloh Ryker, Councilor

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