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July 22, 2013

Memo

To: City of New Meadows Planning and Zoning Commission
From: Bob Crawford
Re: Brown's proposed commercial development

My wife Cindy and I own the Meadows Valley Motel and Roadhouse Java immediately south of the subject property. We are firm believers in private property rights and we congratulate the Brown's on their new business venture, however we do have a few areas of concern that we wish the Brown's and the Commission to address.

Our first concern is the visual impact of the project. This site is a gateway location on the northern edge of the City. The project will be visitor's first impression of New Meadows. While an auto and truck tire and repair shop typically defaults by nature into a more industrial look, there are three critical design and development guidelines that if followed will turn this project into a positive for the City and not an eyesore. LUCKILY, THESE THREE GUIDELINES ARE ALREADY PART OF THE CITY ZONING AND DESIGN REVIEW ORDINANCES, so all the City need do is to abide by their own ordinance.

- 1) SIDEWALKS. Historically New Meadows has struggled to obtain grants for sidewalks and streetlamps. One needs to look no further than Donnelly to see a homely commercial district transformed and given instant credibility with the addition of sidewalks, streetlamps and trees. Even Donnelly's shabbiest buildings suddenly have "character" as a result. For Brown's project, 300' of sidewalks will be built along Highway 95 to City standards by and at the expense of the Developer, provided the Commission simply follows the Zoning Ordinance.

- 2) LANDSCAPING: "Landscaping should be an integral part of the project design" and is required by the New Meadows Design Review. We all know the positive effects of landscaping, enough said.
- 3) SCREENING: By the nature of this business, parts of it won't be pretty. Old tires waiting to be shipped away, cars and trucks in various stages of repair, etc. According to the New Meadows Design Review Section 21, **AUTO REPAIR SHOULD BE IN AN ENCLOSED AREA AND SCREENED FROM PUBLIC VIEW.**
- 4) NOISE: This business will also create noise and it will be next to a residential neighborhood and a motel. We suggest the Brown's commit to reasonable business hours that don't start too early or end too late.
- 5) CLUTTER AND JUNK: Also know as "an array of antiques and collectibles"? Prior to this application the subject property was, sorry to be blunt, an eyesore and had a sorry lineup of very old and beat up looking vehicles parked for sale. What is the current display plan and what items will be screened from public view versus on display fronting the highway?

The plans that were submitted by the Brown's had very little detail. We recommend they return to the Commission having completed plans that address sidewalks, landscaping, screening, display, hours of operation, and an elevation of the buildings proposed with their colors and materials called out.

We are excited to see some new commercial activity in New Meadows and look forward to being good neighbors to the Brown's.

Respectfully,



Bob Crawford
634-6927 cell