

Monday July 22, 2013
Design Review
Public Hearing Notice
for 400 Taylor St. New Meadows ID.

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Planning and Zoning Commission Members

R.E. Browns Business:

Hello everyone,

I am Tony Koberstein former city council member for the City of New Meadows.

My address for the record is 418 N. Cunningham Ave., New Meadows. I live with-in 300'ft of the proposed business development.

On behalf of my wife Cindy and myself I want to say thank you members of the planning and zoning commission and mayor for your never appreciated public service and this opportunity tonight to voice our opinions and concerns about the new business proposal before us.

Let's see now we have tire repair and sales, lubing, mechanics, and sales of vehicles, farm machinery, and an array of antiques and collectables as well as other retail items with the promise of a car wash with extended services, vacuums and such.

Did I miss anything? I also heard a faint rumor coming from the pine trees that heavy duty truck service could happen as well.

Sounds like its overload for the property and the proposed new employees whom we are all grateful for. I've seen Les Schwab Tire take up this much room alone. The hint of a junk yard comes to my mind also.

This also leads me to think about what hours of operation they will keep. Will it be seven days a week? What about emergency service calls at the location during off hours and the almost inevitable noise that comes from use nuisances and unpleasant traffic to the adjacent property owners on the west and south.

As part of the design review it is very important to take into account the daily noise levels that will be produced from this location.

There will be a need for a sound deadening wall located along Mr. Brown's alley property line to insure that proper noise levels are maintained so that the quality of life in the surrounding residential neighborhood will not be impacted greatly.

Also with all this business going on at the same time in the same location makes me concerned about enough customer parking along side of all the retail merchandise outside that may be for sale. A customer parking design plan was not in the design review application file.

I believe another entrance/exit should be constructed somewhere on the 9 lots that will access Hwy 95 to accommodate traffic flow and emergency vehicles that may be needed. No extra entrances were addressed or shown in the application file.

Dust is a major concern to me as well, with all that is proposed to be going on, there has to be all sizes of both commercial and private vehicles driving on and off the property daily.

At the least I would like to see the customer parking area paved as well as approaches to all doors used to enter or exit the building on foot or by vehicle. The rest of the lot should be graveled and sprayed with dust control products annually.

Also where will the new landscaping be planted? The preliminary landscaping design plan was not in the file as well. Please make sure that all disturbed/sloped areas are replanted with native grass and flower species if possible to enhance the property and control the spread of noxious weeds.

MOST IMPORTANT, This property will be the first or the last one you will see coming or going on hwy 95 from New Meadows forever after this.

Please find the way to make the right decision as commission members about how this property will present itself to our visiting friends, the local people and surrounding community at this location. Building design should blend with the community and continue the small town feeling.

Maybe, it's just a thought, this type of business might be better suited for the Industrial area or near-by where some of the same or similar business's all-ready exist.

Please don't forget about our flying friends who land here quite often at the airport and walk to many of our vendors near-by and spend money.

Brown's alley should remain the way it is for grade until at which time an alternate route/trail can be established and constructed for our flying friends.

Everyone that walks into town uses the alley as a pathway to get there please don't destroy it and send that money to some other town, we need it.

Also now that the rough cuts and rock banks have been completed the end result is an un-marked, non-visible hole from an aircraft approx. 30'ft deep to crash into. Who knows what they might land on as well?

In my opinion there is a need for a highly visible warning sign prior to and a barrier with-in 20'ft of the drop-off to warn pilot's and stop the air craft from going off and maybe killing someone.

Another issue that has not been answered in the design review application is how and where to store/hold old lube oils, greases, oil based solutions, car wash detergent and vehicle rinse water and general run-off from the property all of which must be contained on the property.

Until a storage/run-off plan is approved by the planning and zoning commission and city council I recommend that the project be put on hold pending approval of such a plan.

Employee and customer safety is also very important to me and after reviewing the design review application file no mention or drawings of a building fire sprinkler system were available for review. I would think with the type of business being proposed this would be of vital importance.

Please make sure that the Fire Department and EMS have looked over the available file data to insure that it meets current general and ADA building code requirements.

Please do the right thing and follow your most current design guidelines (21-7) and make sure that the project conforms to the most current applicable specifications outlined in the Zoning Ordinance as adopted by the city of New Meadows.

Thank you

Tony and Cindy Koberstein