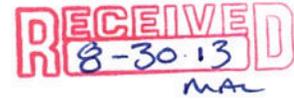


8/29/2013



To: New Meadows City Council, Idaho  
Reference: Proposed Businesses by Bill Brown, Hwy 95

Dear Council Members:

It has come to our attention, that County Commissioner, and New Meadows business owner Bill Brown is proposing to establish a business or combination of businesses on property, which fronts Hwy 95. We welcome anyone who wishes to start a new business, while abiding by town ordinances and making an improvement to the community.

However, it is not really clear what Mr. Brown intends to establish on the property...is it to be a mechanic's shop, with the sale of tires? Is it to be a eclectic collectables shop? Is it to be storage units? Is it to be a car wash? At the moment it appears to be a used car lot. It would behoove the council to be clear on Mr. Brown's intention, as an amalgamation of businesses is confusing as to the appropriation of licensing, and the enforcement of town ordinances, as they apply to various businesses.

There are always problems with the establishment of any new business that imposes hard ships on existing neighbors.

For instance the Meadows Valley Motel and Roadhouse Java, would be negatively impacted by the installation of a tire center, as the machinery used in such business, is noisy. It would be hard to imagine guests to the motel wishing to return after being rudely awakened in the early hours of the morning by such machinery, clanging and general noise associated with such an operation. Then there are those guests that might arrive in the afternoon, wishing to turn in early or have an afternoon nap. A motel is by its nature associated with rest. A tire shop next door would not be conducive to peace and quiet.

If anyone needs proof of this, just visit the McCall Post Office. Routinely one will hear the hydraulics and clanging of tires being changed at Les Schwab. Please note that those two locations are a further distance away from each other then the proposed business by Mr. Brown and the Meadows Valley Motel. There are already 2 existing mechanics in the area, D&D mechanics in New Meadows and Mr. Foster, on State Road. Opening another mechanics shop seems counterproductive to these established tax paying businesses. Also there is the issue of the existing residential neighbors who would be subject to incessant noise, thereby reducing their

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quiet enjoyment of life. The close proximity of such a business as proposed by Mr. Brown would also reduce the value of their property, and make it difficult to sell, if the owners wished to move on. It may be fair to state that, Mr. Brown would not wish to have anyone open a commercial tire shop or mechanics shed in his back yard.

It has already been stated by Mr. brown that he does not wish to pave the area on which he would place the new mechanics/tire shop/car wash/etc. because of financial hardship....this is of environmental concern. All sort of toxic fluids and substances, would easily find their way into the water table, which is high in that area. Right across Hwy. 95 is a wet land, which is lower that the site of the proposed business. This wetland is home to native species that would be negatively impacted. If Mr. Brown is allowed a variance because of financial hardship, why is he attempting to open such a business in the first place? It should be common sense that, new business owners have financial solvency in order to proceed with establishing of their businesses, and follow city, county and state ordinances, that call for responsible actions, such as paving and safe disposal of toxic water, run off and fluids.

Water seeks the lowest level...at present, Mr. Brown's site is only rough gravel; eventually saturation of toxic fluids from vehicles would find their way into the ground and also be washed to other areas by rain and melting snow. Is this what we want for New Meadows? There has been considerable effort and resources spent to get the sewer/drainage systems in order. Also, the new side walks and paving, speak of a community seeking to improve its image. Allowing toxic runoff is a thing of the past...we are all aware of the ramifications of not containing this type of effluent material.

With forethought and proper paving and drainage it can be dealt with effectively. Paving the area, with environmentally approved drains is key to Mr. Brown being a good neighbor to the environment and New Meadows Community.

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The proposal of a car wash is possibly a good idea, if there are no loud buzzers, for the reasons sited above (Meadows Valley Motel and near by residential neighbors), and if there is paving and adequate drainage, causing no environmental harm.

Also a carwash can be installed that uses bio degradable/environmentally friendly soaps and products. We strongly suggest that this be the case in any carwash that is open in the area.

As to the shop of eclectic items proposed by Mr. Brown, and the sale of used cars, on the site; the hope is that simple civic pride would dictate the cleanliness and neatness of these enterprises, along with attractive landscaping. Already Mr. Brown has placed a very large sign on his property along with several used cars for sale. As his property is the Hwy 95 entrance to New Meadows, a good impression is important. Storage sheds, Mechanic shop, car wash and a store for eclectic goods, possibly storage sheds, this is an interesting mix. One can only hope that, Mr. Brown's corner be paved, environmentally feasible, quietly respectful of neighbors and landscaped, making his enterprise inviting to all those who enter New Meadows. It is up to the town council to make this a reality. Please consider all that has been said here.

Thank you for the opportunity to make this statement.

Respectfully,

*The Kelloggs'*

David and Susan Kellogg

Owners of the Turning Point Chevron, A&W and New Meadows Subway