Qualls, Jacob

From: Christina Nelson <nelsonmachining@frontiernet.net>
Sent: Wednesday, September 28, 2016 11:39 AM
To: cityclerk@newmeadowsidaho.us
Subject: Letter to the city and other attachments
Attachments: Letter to the City.pdf; 2012 Letter From P&Z.pdf; Star News Article 2012.pdf

Hi Mac,

Please post the attached documents to the city website for review. Please confirm that you received this email.

Thank you,

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Christina Nelson
Nelson Machining & Manufacturing, Inc.
106 C West Taylor Street
New Meadows, ID 83654

9/27/2016

The City of New Meadows
401 Virginia Street
New Meadows, ID 83654

Dear Mayor Koberstein and Members of the City Council,

Kelly and I started Nelson Machining & Manufacturing, Inc. over 11 years ago and have been a contributing part of the City of New Meadows. We have supported efforts to better the community and employing its members offering fair wages and a benefits package. We care about the wellbeing of the people in this area and the growth and direction of the city. We feel this area is special and that we all have a duty to be good stewards who guide and direct the growth of the city to be compatible with the Comprehensive Plan.

We are writing to express our concerns regarding the proposed 182 foot cell tower to be located on JI Morgan's property. This is not our first time addressing this issue. 4 years ago, the community came together and expressed deep concern that would come with the placement of a cell tower in our community. When we notified our employees of the tower, their response was that they didn't want to work with exposure from EMF radiation throughout their work day and stated in writing that they would choose employment elsewhere. My husband and I also feel the same way and were prepared to move our business.

My husband and I, along with others from the community presented negative impacts that would come with a cell tower located within the city near homes, the school and businesses. All of those reasons were heard by the city council at that time and they agreed, denying the installation of a cell tower. Our concerns are still the same, except this time the tower is taller and can be seen by those who live beyond the 300 foot notification range that the applicant used as evidence that no one else would be affected. 180 feet is the equivalent of a 12 story building, easily seen by most of the community. Declining property values were presented as a negative impact thus lowering tax revenues.

Since this time, more studies are available further supporting this claim. The National Institute for Science, Law and Public Policy's survey "Neighborhood Cell Towers & Antennas- Do They Impact a Property Desirability?" initiated June 2, 2014, completed by 1,000 respondents, sought to determine if a cell tower in a neighborhood or antennas on buildings in the neighborhood of a home they were looking at would negatively impact their buying decision. 94% said it would impact their interest in a property and the price they would be willing to pay (1). In Bridgewater, New Jersey there was testimony from appraiser Robert Herffernan that cited a 10.7% decrease in value in samplings of properties in the New Jersey area (2). In addition, Sandy Bond, Ph.D., MBS, ANZIV who has 25 years of international real estate expertise and has published reports on

various effects on property values from climate change to wind turbines, states in a report titled: Using GIS to Measure the Impact of Distance to Cell Tower son House Prices in Florida:

Over 40% of the control group respondents were worried a lot about future health risks, aesthetics and future property values compared to the case study areas where only 13% of the respondents were worried a lot about these issues. However, in both the case study and control areas, the impact of proximity to CPBSs on future property values is the issue of greatest concern for respondents. If purchasing or renting a property near a CPBS, over a third (38%) of the control group respondents would reduce price of their property by more than 20%. The perceptions of the case study respondents were again less negative with a third of them saying they would reduce price by only 1-9%, and 24% would reduce price by between 10 and 19%. (3)

I have more information listed below of other reports that have been published stating similar results. Aside these reports, residents are justifiably concerned about losing their property value due to a cell tower installation. Who would want to live near one? People are drawn to this area for its natural simplicity. They already live with manmade chaos and their choice to visit here is a desire to get away. When vacationers from out of town or those who are looking to purchase property enter New Meadows what would you like them to see first? A 182 foot cell tower? On page (13) of the City of New Meadows Comprehensive Plan it states:

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.

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*
- *Intersection of Highway 95 and Highway 55*

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.

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.

Cell towers are not something generally people like to see. They are not attractive and efforts to make them attractive don't work. A 182' flag pole or pine tree seems obvious. But my question is this, does an outsider that has come to this town for the purpose of prosperity take precedence over the concerns of the community? Of what benefit does this tower offer that the applicant believes should cancel out the concerns of those who reside here? These towers do not belong in residential areas. They belong in areas that don't pose any loss to anyone, whether it be peace of mind or accumulated value in their property. But, these

applicants want to tap into the infrastructure that reduces the building cost of the tower. Is their building costs the concern of the City of New Meadows? This is what I believe should be the concern of the city and it has been taken from page (6) of the City's Comprehensive Plan:

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.

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.

Respectfully,

Christina Nelson

(1) Roberts, Emily: Business Wire: [http://www.businesswire.com/news/home/20140703005726/en/Survey-National-Institute-Science-Law-Public-Policy]:{July 3, 2014}

(2) Longa, Gerard: Bridgewater Patch:[http://patch.com/new-jersey/bridgewater/appraisers-dispute-impact-of-towers-on-property-values]: [March 28, 2012]

(3) Bond, Sandy; Squires, Larry: Pacific Rim Real Estate Society: [http://www.prres.net/papers/Bond_Squires_Using_GIS_to_Measure.pdf]:2006

Other sources:

- Fischler, Marcelle S: The New York Times: [file:///C:/Users/Christina%20Nelson/Desktop/Cell%20Towers/NY%20Times%20Cell%20Towers.pdf] August 27, 2010
- Michon, Kathleen, JD: [http://www.nolo.com/legal-encyclopedia/emf-radiofrequency-exposure-from-cell-32210-2.html]
- https://sites.google.com/site/nocelltowerinourneighborhood/home/decreased-real-estate-value
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