

**Reasoned Statement
Design Review / Conditional Use Permit / Variance
Browns Business Park
City File: Brown's Business Park Applications**

C. Council Decision:

- 1) **Zone Change:** On November 5, 2014 the New Meadows City Council approved the Zone Change from Residential 3 (R3) to Industrial after public notice and hearings before both the New Meadows Planning & Zoning Commission and New Meadows City Council.
- 2) **Conditional Use Permit:** On November 5, 2014 the New Meadows City Council approved the Conditional Use Permit to operate a salvage yard on said property after public notice and hearings before both the New Meadows Planning & Zoning Commission and New Meadows City Council with the following conditions:
 - a. Best Management Practices to be followed as provided by Idaho Department of Environmental Quality;
 - b. A six (6) foot fence that includes a two (2) foot security or barbed wire to surround all four sides of the property;
 - c. The South End Road frontage shall be planted with trees and shrubs with the species of the applicants choosing;
 - d. Water and Sewer Connections to the site when a building is built and the applicant shall pay the connection fees at that time;
 - e. The containment area for fluids shall be located at least three hundred feet (300') from the eastern property line as outlined in the application and three hundred feet (300') from the creek that runs along the southern property line as outlined in the application.

D. Alternatives:

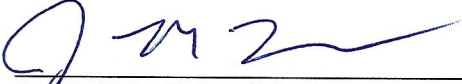
The applicant may request mediation. The applicant or any adversely affected person may appeal this decision to the District Court of the Third Judicial District of the State of Idaho, in and for the County of Adams in the manner and within the time limits provided by law.

Reasoning Statement approved on 10th day of November, 2014.



Anthony J Koberstein, Mayor

Attest:



Jacob "Mac" Qualls, City Clerk

