



May 12, 2022

City of New Meadows
401 Virginia St. #324
New Meadows, ID 83654

Subject: New Meadows Property Rezone Request

To Whom It May Concern,

I'm writing to request a rezone of the property located at 520 Virginia St. in New Meadows, ID. Based on review of the City of New Meadows zoning requirements and existing zoning, the property is zoned as Central Business District (CBD). Brundage Mountain Resort requests a change from CBD to Business/Residential (BRD) to enable the use of the property for employee housing.

Enclosed with this letter you will find the rezone application and all supporting documentation. Upon rezone approval, Brundage Mountain Resort intends to convert the east side of the building into dorm-style housing for approximately 17-20 employees. Additionally, we intend to add 3-4 RV connection sites with restricted use that would ultimately be converted to tiny homes for our employees.

This property has great potential for this conversion given its previous use as a school and church. It has large space inclusive of the gym to use as common area or hosting of activities and events, hence our desire to convert to BRD versus an R-3 zoning designation. This location provides easy access to amenities in New Meadows for employees and easy access for transport to and from the resort.

Brundage Mountain Resort sees the City of New Meadows as a great partner in meeting our housing challenges. We look forward to the continued partnership and respectfully request the Council approve this re-zone application.

Sincerely,

A handwritten signature in black ink, appearing to read "J Warner", written over a white background.

Jerrod Warner
Director of Projects, Brundage Mountain Resort, LLC.

Narrative for Application to Rezone

Applicant: Brundage Mountain Resort, LLC.

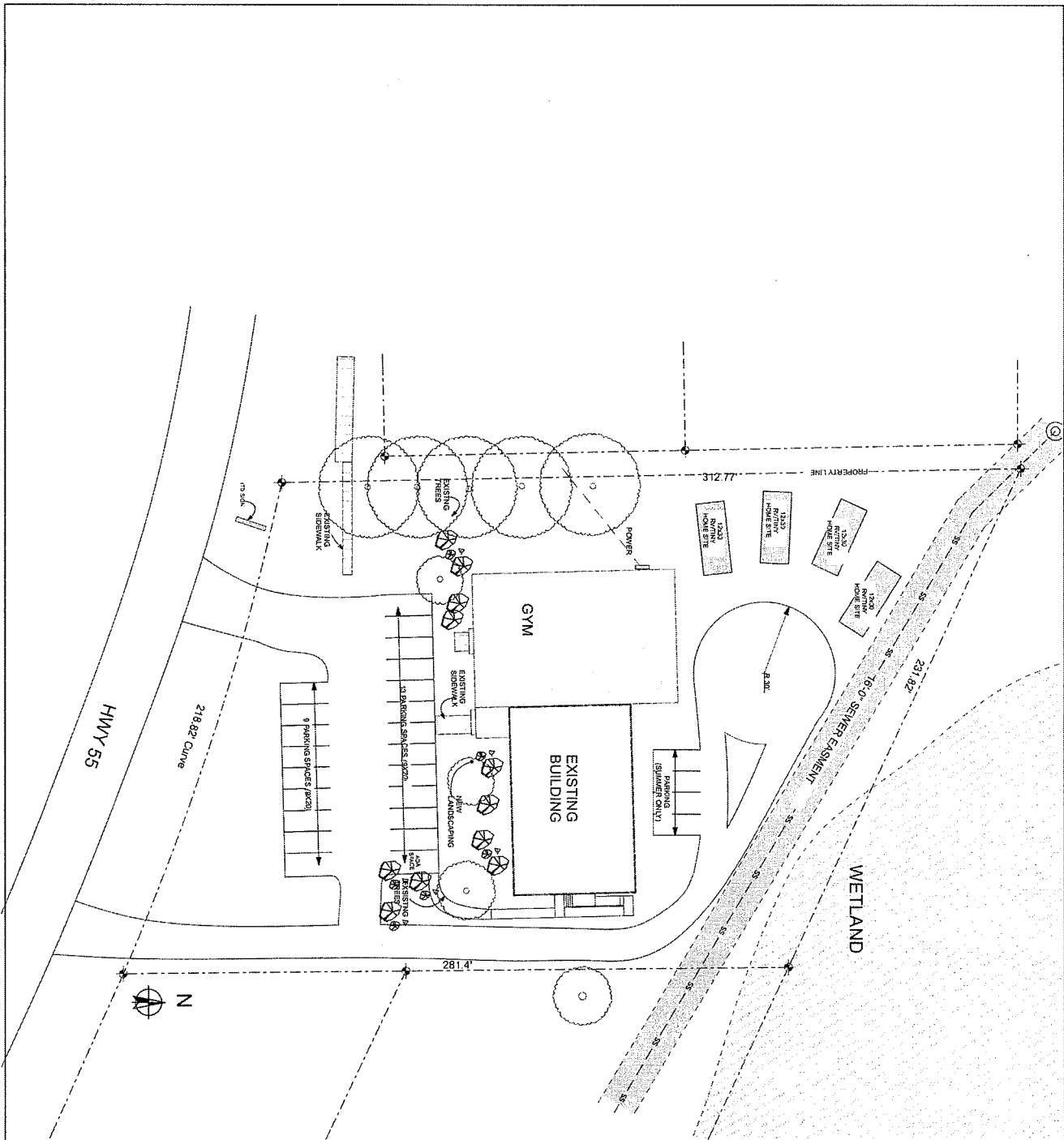
Brundage Mountain Resort, LLC (Brundage) purchased the property 520 Virginia St which is currently zoned as Central Business (CBD). Brundage desires to rezone parcel #RP00000247025, New Meadows, Adams County, State of Idaho from Central Business District (CBD) to Business/Residential (BRD) to allow Brundage the ability to convert the existing building into residential housing.

As Brundage and the surrounding area continues to grow, lack of available and affordable housing continues to hinder the resort's ability to hire and retain employees. This winter operating season was immensely challenging, and we only see this problem growing in coming seasons. Available and affordable housing is critical for our future operations and ensures Brundage continues to be a place locals and guests recreate for generations to come. Employee and workforce housing is in severe shortage for McCall, New Meadows, and the surrounding areas.

The City of New Meadows Comprehensive Plan has several elements that support Brundage's request to rezone:

1. **Housing:** The goal for housing under the Comprehensive Plan is to "provide housing opportunities within the community to meet the needs of individuals of all socio-economic backgrounds, including the elderly, and the disabled." With the priority being to "ensure decent and safe housing in sufficient quantity to accommodate the various housing needs of present and future residents of New Meadows." Brundage's proposal of dorm-style employee housing meets these objectives by adding a low-cost housing option to the City of New Meadows and by repurposing an existing space.
2. **Land Use:** The land use designation for this property currently is Central Business District due to its previous uses and frontage to Highway 55. Re-zoning this property to Business/Residential will allow for the use of much needed employee housing while also ensuring capacity for potential commercial space within the central corridor of the City of New Meadows.
3. **Community Design and Special Sites:** The City of New Meadows Comprehensive Plan indicates this building is an entryway corridor often referred to as the community's "front door". Brundage is dedicated to enhancing the current space and giving it a new charm with much needed upgrades and maintenance while maintaining the visual character of the building. This not only improves the aesthetic of the building but also the market values of neighboring properties and the character of this entry corridor.
4. **Transportation:** The comprehensive plan policy 1.9 states "the city should look at ways of establishing a transit system to neighboring communities and resorts." Brundage is committed to working with the City of New Meadows, Adams County, and Mountain Community Transit in hopes of developing a comprehensive regional transportation program. Additionally, Brundage will be working on a transportation program specific to employee residents for transport to/from the resort. This minimizes traffic and benefits residents in need of transport to and from the mountain.

Brundage Mountain Resort is dedicated to working with the City of New Meadows. We're strongly positioned to keep the character of the existing building while improving the longevity and overall aesthetic of the structure and lot. To that end Brundage Mountain Resort respectfully requests the Council approve this rezone application.



c1.2

NEW MEADOWS SCHOOL

Employee Housing
520 Virginia St
New Meadows, ID

JOB:SMW187.rvt

PRELIMINARY
Not For Construction

Date: 4/26/22

Alpine Design Solutions

Matt Anthony
P.O. Box 2132
McCall, ID 83638
(208) 315-3447

ALPINE DESIGN SOLUTIONS



IMAGE #1

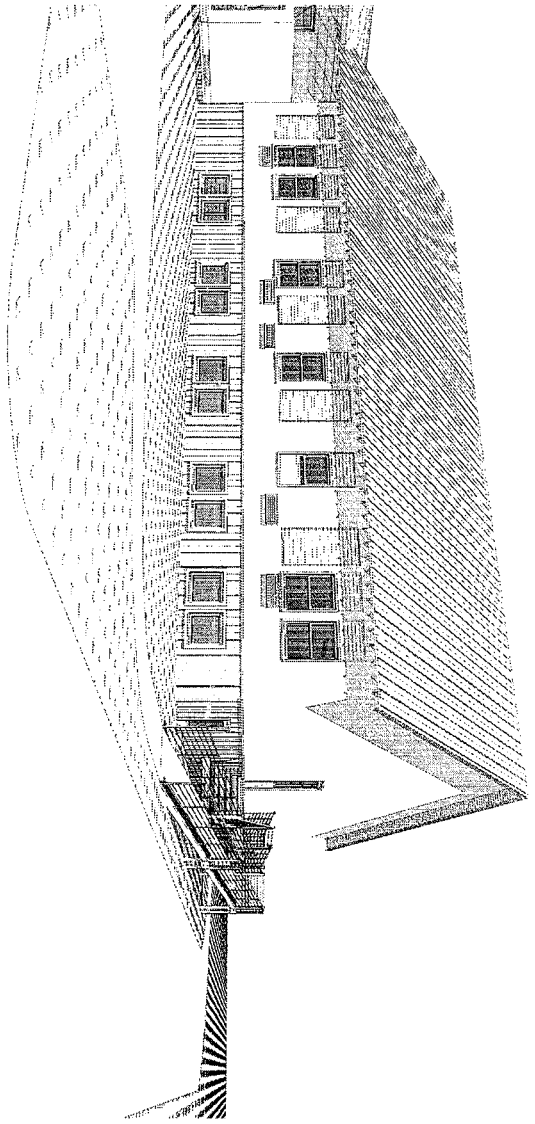


IMAGE #3

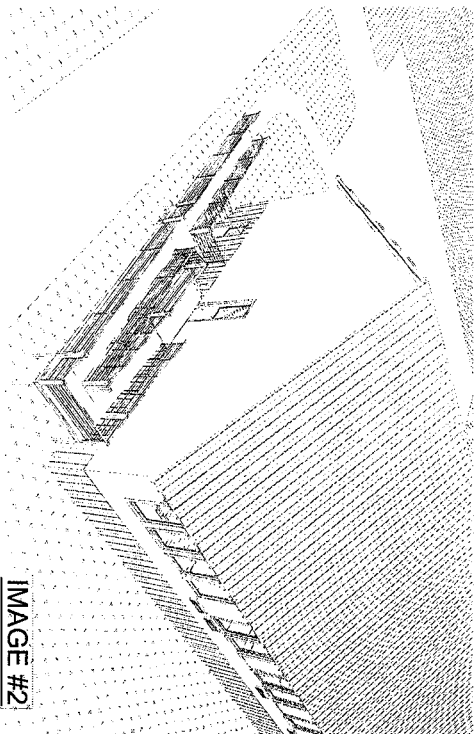
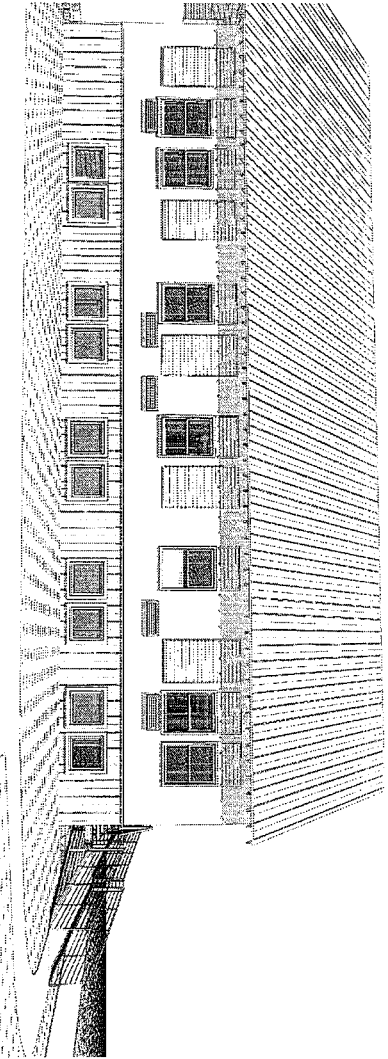


IMAGE #2

CONCEPT IMAGES
These images are intended for quick reference only.
Do not scale from these drawings.

PRELIMINARY
Not For Construction

Alpine Design Solutions

Matt Anthony
P.O. Box 2132
McCall, ID 83638
(208) 315-3447



NEW MEADOWS SCHOOL

Employee Housing
520 Virginia St
New Meadows, ID

c1.2

DRAWING SET

DATE: 4-26-22

