

Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us

STAFF REPORT: C.U.P. 22-44 Bloomfield RV Rental Site
HEARING DATE: November 10, 2022
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
**APPLICANT /
PROPERTY OWNER:** Thomas & Nancy Bloomfield
P.O. Box 595
Donnelly, ID 83615
LOCATION: 13014 Navajo Road
Ora May Subdivision Lot 47
NW ¼ Section 21, T.16N, R.3E, Boise Meridian, Valley County, Idaho.
SIZE: 0.46 acres
REQUEST: Rental of a Recreational Vehicle Site
EXISTING LAND USE: Single-Family Residential

Thomas and Nancy Bloomfield are requesting a conditional use permit for the rental of two recreational vehicle sites. Their permanent home is located kitty-corner to the rear property corner, directly south, of this property.

Northlake Recreational Sewer and Water District would supply sewer services. Each site would have a water spigot connected to the existing well, a sewer connection, and electrical power. A utility shed is currently on the property; it does not comply with the minimum 20-ft setback from the rear property line.

The applicant proposes that the renters of the RV sites would haul out trash. There is a fire pit with water, hose, and shovel provided. Additional vehicles would be limited to two per RV.

This lot does not include lake access. Per the Ora May Subdivision requirements, renters are not allowed on the access lot.

The 0.46-acre parcel is addressed at 13014 Navajo Road.

FINDINGS:

1. The application was submitted on September 26, 2022.
2. Legal notice was posted in the *Star News* on October 20, 2022, and October 27, 2022. Potentially affected agencies were notified on October 11, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent October 13, 2022. The site was posted

on the property on October 21, 2022. The notice and application were posted online at www.co.valley.id.us on October 4, 2022.

3. Agency comment received:

Central District Health has no objections. The structure is served by North Lake Recreational Sewer and Water District. (Oct. 14, 2022)

Jess Ellis, Donnelly Fire Marshal, responded with requirements. (Oct. 31, 2022)

- Must post address.
- Must have driveway inspected and approved.

4. Neighbor comment received:

Mike and Kitty Anderson, Nampa, own property at 13025 Navajo RD. They have questions regarding length of continuous stays and if the property owners live locally. (Oct. 14, 2022)

Rene and Demetria Ramakers, 13015 Navajo RD, live across the site and are strongly opposed. The neighborhood was not intended to be used for renting out RV space to those who have no vested interest in taking care of our community. Approving this would set a precedent to allow other landowners to rent RV sites. Renting RV spaces is more disruptive to the neighborhood than renting cabins. Would tents be allowed for guest overflow? What sizes of RVs would be allowed? How many people would be allowed on site? Who would monitor proper hookup to waste disposal? There is a seasonal ditch adjacent to the property that flows into Lake Cascade. Fire danger is a concern. (Oct. 29, 2022)

5. Physical characteristics of the site: Relatively flat with scattered trees.

6. The surrounding land use and zoning includes:

North: Single-family Residential Subdivision Lots
South: Single-family Residential Subdivision Lots
East: Single-family Residential Subdivision Lots
West: Single-family Residential Subdivision Lots

7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:

- 5. Commercial Uses (e) Recreation Business (4) Campgrounds and facilities

Review of Title 9 - Chapter 5 Conditional Uses and Title 12 Mobile Homes should be done.

SUMMARY:

Compatibility Rating: Staff's compatibility rating is a +27.

The Planning and Zoning Commission should do their own compatibility rating prior to the meeting (form with directions attached).

STAFF COMMENTS / QUESTIONS:

1. This site is within the Donnelly Fire District and a herd district. Sewer services are provided by Northlake Recreational Sewer and Water District. It is not within an irrigation district.
2. In 1971, an ordinance was adopted regulating the development of "Mobile Homes",

including recreational vehicles (RV). Mobile Home parks and developments may be classified as residential uses, but in this situation, I believe the use is categorized as a commercial recreation use. These requirements consider the following: reasonable frontage; separation from traditional residential uses; not located near marshes; central water, sewer, and power; harmonious appearance; community facilities; circulation; facilities and amenities; open areas; site views; topography; size of sites; parking areas; lighting; walkways; hardened surfaces for the RV and driveways, etc.

3. Would tents be allowed for guest overflow?
4. What sizes of RVs would be allowed?
5. How many people would be allowed on site?
6. Who would monitor proper hookup to waste disposal?
7. Staff recommends they obtain trash service with Lakeshore Disposal.

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Ora May Subdivision – Assessors Plat
- Assessor Plat– T.16N R.3E Section 21
- Site Plan
- Pictures Taken October 21, 2022
- Responses

Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The use shall be established within one year, or a permit extension will be required.
5. Shall clearly post the address at the driveway entrance.

6. Must comply with requirements of the Donnelly Fire District.
7. All fire rings should be no larger than 3-ft in diameter. Shall have shovel, bucket, and fire extinguisher available near fire pit.
8. All lights shall be fully shielded so that there is not upward or horizontal projection of lights. This includes any pathway lighting.
9. Quiet hours are 10:00 p.m. to 7:00 a.m.
10. All noxious weeds on the property must be controlled.
11. Shall obtain a sign permit prior to installation of a sign.
12. Shall mark property lines.
13. No parking in the setback areas or along Navajo Road.
14. No events are allowed; this includes small weddings, etc. that would create noise impacts and increased traffic.
15. Must comply with payment of sales tax in accordance with Idaho State Code Title 63 Chapter 36.
16. Applicant must move the shed to comply with setbacks.
17. There is a maximum occupancy of ____ rental guests per RV site; the maximum occupancy must be reflected in all advertisements. The maximum number of guests includes day guests and/or visitors.

END OF STAFF REPORT

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

- (+2/-2) _____ X 4 _____ 1. Is the proposed use compatible with the dominant adjacent land use?
- (+2/-2) _____ X 2 _____ 2. Is the proposed use compatible with the other adjacent land uses (total and average)?
- (+2/-2) _____ X 1 _____ 3. Is the proposed use generally compatible with the overall land use in the local vicinity?

Site Specific Evaluation (Impacts and Proposed Mitigation)

- (+2/-2) _____ X 3 _____ 4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?
- (+2/-2) _____ X 1 _____ 5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?
- (+2/-2) _____ X 2 _____ 6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?
- (+2/-2) _____ X 2 _____ 7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?
- (+2/-2) _____ X 2 _____ 8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?
- (+2/-2) _____ X 2 _____ 9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Sub-Total (+) _____

Sub-Total (-) _____

Total Score _____

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

9-11-1: APPENDIX A, COMPATIBILITY EVALUATION:

A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.

B. Purpose; Use:

1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.

C. General Evaluation: Completing the compatibility questions and evaluation (form):

1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:

Plus 2 - assigned for full compatibility (adjacency encouraged).

Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).

0 - assigned if not applicable or neutral.

Minus 1 - assigned for minimal compatibility (adjacency not discouraged).

Minus 2 - assigned for no compatibility (adjacency not acceptable).

2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:

x4 - indicates major relative importance.

x3 - indicates above average relative importance.

x2 - indicates below average relative importance.

x1 - Indicates minor relative importance.

D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.

E. Terms:

DOMINANT ADJACENT LAND USE: Any use which is within three hundred feet (300') of the use boundary being proposed; and

1. Comprises at least one-half ($\frac{1}{2}$) of the adjacent uses and one-fourth ($\frac{1}{4}$) of the total adjacent area; or
2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.

LOCAL VICINITY: Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.

F. Questions 4 Through 9:

1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

APPENDIX A

MATRIX FOR RATING QUESTIONS 1, 2, and 3

1. AGRICULTURAL

2. RESIDENCE, S.F.

3. SUBDIVISION, S.F.

4. M.H. or R.V. PARK

5. RESIDENCE, M.F.

6. SUBDIVISION, M.F.

7. P.U.D., RES.

8. REL, EDUC & REHAB

9. FRAT or GOVT

10. PUBLIC UTIL. (1A-3.1)

11. PUBLIC REC

12. CEMETERY

13. LANDFILL or SWR. PLANT

14. PRIV. REC. (PER)

15. PRIV. REC. (CON)

16. NEIGHBORHOOD BUS.

17. RESIDENCE BUS.

18. SERV. BUS.

19. AREA BUS.

20. REC. BUS.

21. LIGHT IND.

22. HEAVY IND.

23. EXTR. IND.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1		+2	-1	-2	-2	-2	-2	+1	+1	+1	+1	+2	+1	+1	-1	-1	-1	-1	-2	-1	+1	+2	+2
2	+2		+2	+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1
3	-1	+2		+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1
4	-2	+1	+1		+1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1
5	-2	+1	+1	+1		+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1
6	-2	+1	+1	+1	+1		+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1
7	-2	+1	+1	+1	+1	+1		+1	+1	+1	+1	+2	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1
8	+1	+2	+1	+1	+1	+1	+1		+1	+1	+1	+2	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1
9	+1	+1	+1	+1	+1	+1	+1	+1		+1	+1	+2	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1
10	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	+2	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1
11	+1	+2	+1	+1	+1	+1	+1	-1	-1	+1	+1	+2	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1
12	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1
13	+1	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	+1	-1	-1	-1	-2	-2	-2	-2	-2	-2	-2
14																							
15																							
16																							
17																							
18																							
19																							
20																							
21	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+2	+2	+2	+2	+2	+2
22	+2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2
23	+2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2

Compatibility Questions and Evaluation

Matrix Line # / Use: 20

Prepared by: CH

Recreation Business

YES/NO X Response Value

Use Matrix Values:

(+2/-2) +2 X 4 +8

1. Is the proposed use compatible with the dominant adjacent land use?

(+2/-2) +2 X 2 +4

2. Is the proposed use compatible with the other adjacent land uses (total and average)? S.F. Subdivision

(+2/-2) 0 X 1 0

3. Is the proposed use generally compatible with the overall land use in the local vicinity? Same as 1

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +1 X 3 +3

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses? Large enough w/ trees

(+2/-2) +2 X 1 +2

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones? Yes

(+2/-2) +2 X 2 +4

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

(+2/-2) +1 X 2 +2

Yes - Recreational

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

(+2/-2) +2 X 2 +4

May create some noise

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

(+2/-2) 0 X 2 0

Yes

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Sub-Total (+) 27

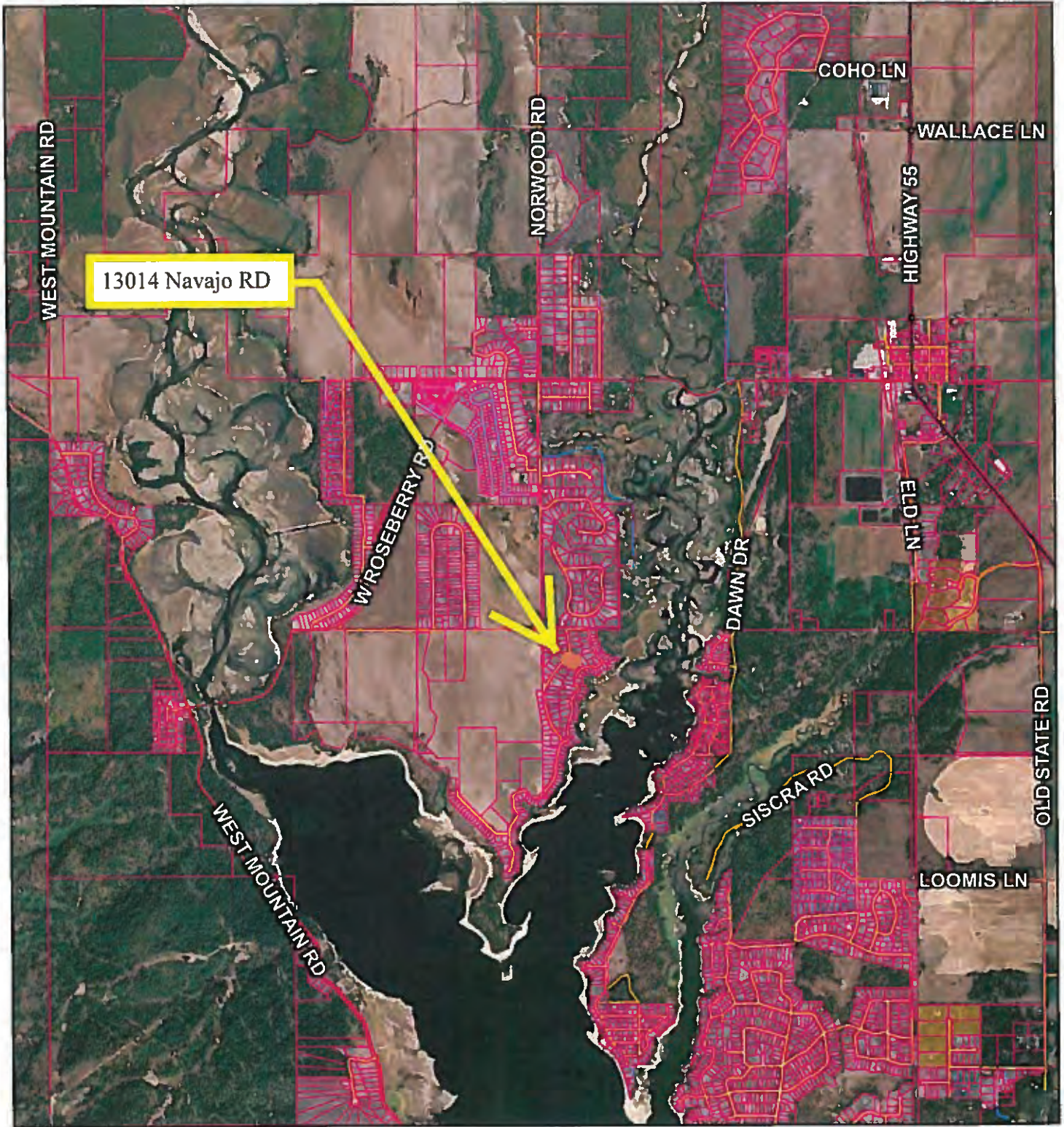
No real change

Sub-Total (--) 0

Total Score +27

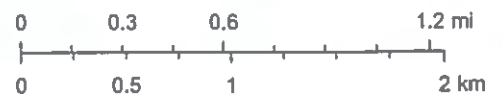
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

C.U.P. 22-44 VicinityMap



September 29, 2022

1:50,156



- Override 1
- Override 1
- Parcel Boundaries

Subdivisions

- ALEXANDRA SUBDIVISION
- ASHLEY SUBDIVISION
- BIG SMOKY NO. 1 SUBDIVISION
- BIG SMOKY NO. 2 SUBDIVISION
- BOULDER CREEK MEADOWS SUBDIVISION
- COHO ESTATES

- CRANE SHORES SUBDIVISION
- DONNELLY ESTATES
- DONNELLY ESTATES NUMBER TWO
- DONNELLY, TOWNSITE OF
- DOWLING CASCADE SUBDIVISION
- DREWSTER SUBDIVISION NO. 1
- EAGLE RIDGE SUBDIVISION PHASE 1&2
- EAGLE RIDGE SUBDIVISION PHASE 2
- Other

Roads

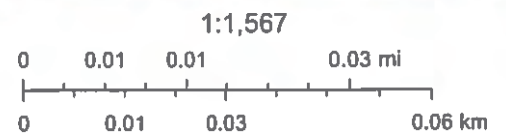
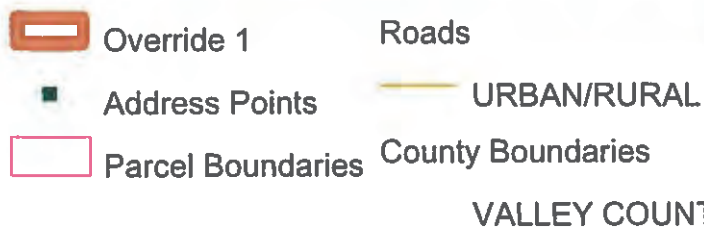
- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- County Boundaries
- VALLEY COUNTY

Earthstar Geographics

C.U.P. 22-44 Aerial Map



September 29, 2022



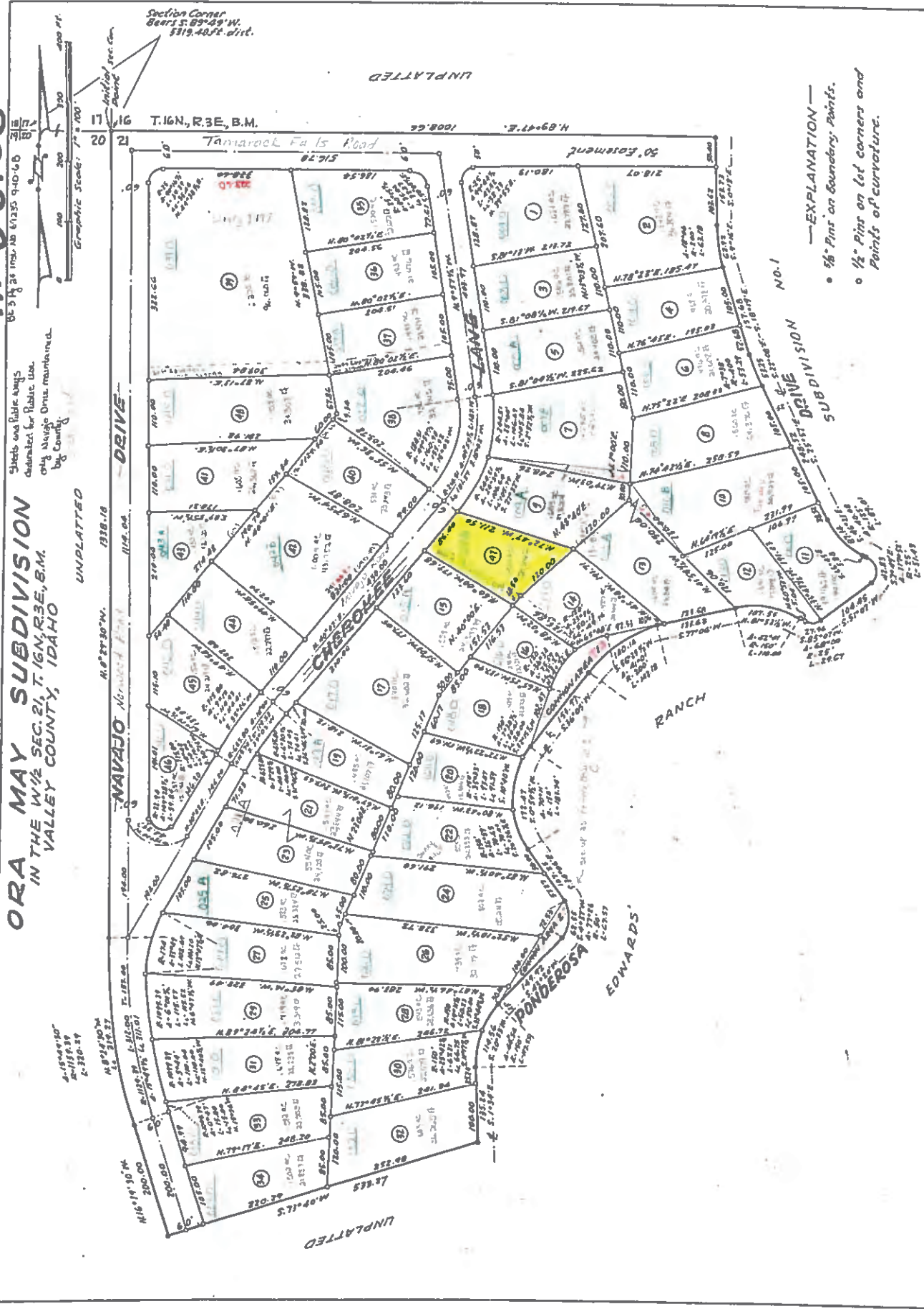
Maxar, Microsoft



ORA MAY SUBDIVISION
IN THE W $\frac{1}{2}$ SEC. 21, T. 16N, R. 3E, S. 4M.
VALLEY COUNTY, IDAHO

Streets and Public ways
dedicated for Public Use
only Navajo Area maintained
by County.

97-016 5219 ON 151 12 6 20



- $\frac{5}{8}$ " Pins on boundary points.
- $\frac{1}{2}$ " Pins on lot corners and points of curvature.

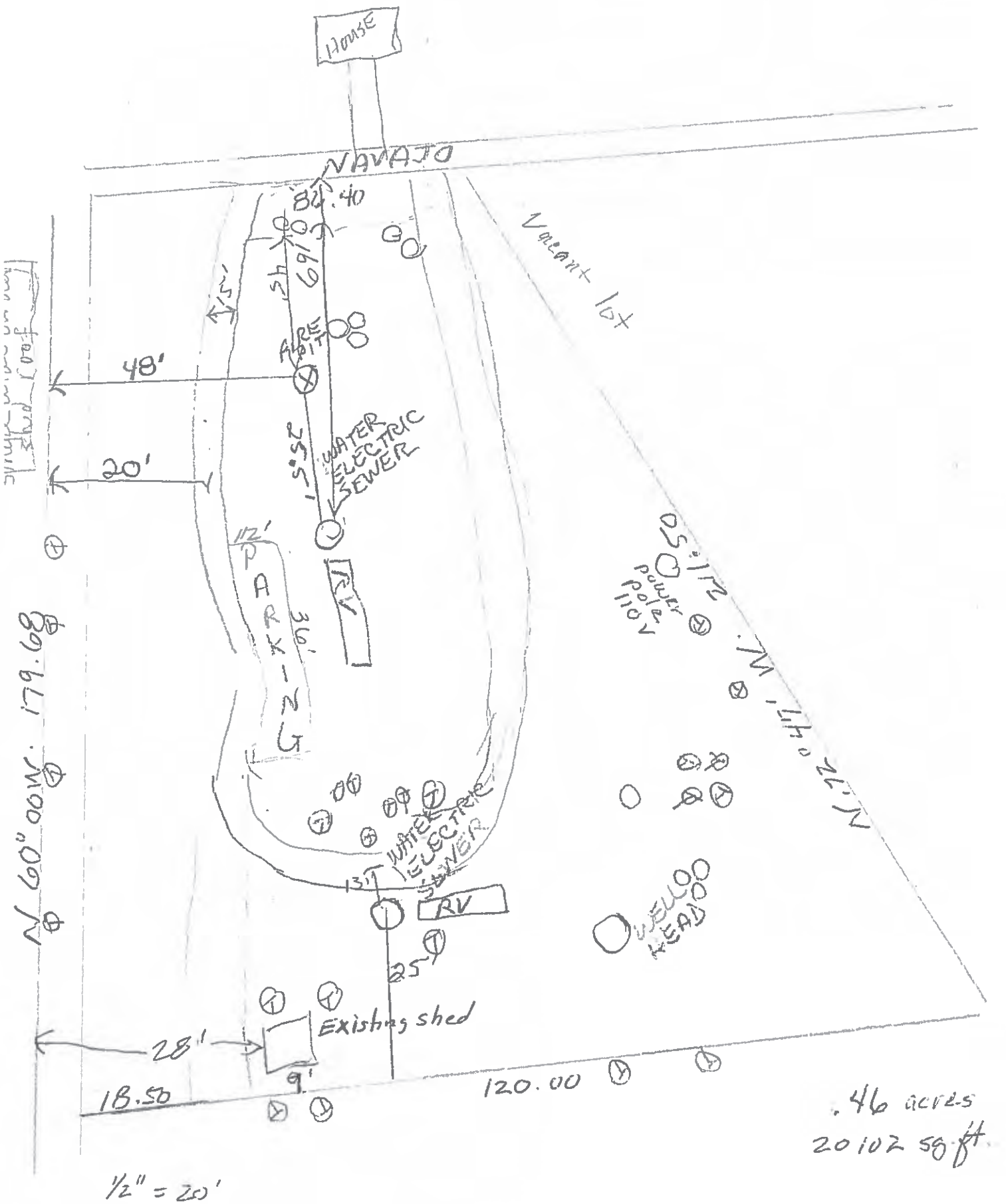
Bill Harris-ENGINEER-IDAHO No. 753

TWP. 16N R03E SEC. 21

VALLEY COUNTY
Cartography Dept.
Assessor's Office
Cascade, ID 83611

Filename: Valley County Base Map
Scale: 1" = 400 ft.
Date: 7/18/2022
Drawn by: L.Frederick

[illegible]









Valley County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ Cascade
☐ Donnelly
☐ McCall
☐ McCall Impact
☒ Valley County

Rezone # _____

Conditional Use # CUP 22-414

Preliminary / Final / Short Plat Bloomfield RV Rental Site

Sec 21

13014 NAUATO Rd

- ☒ 1 We have No Objections to this Proposal.
- ☐ 2 We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ in term sewage ☐ central water
☐ in dividual sewage ☐ individual water
- ☐ 9 The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water
- ☐ 10 Run-off is not to create a mosquito breeding problem
- ☐ 11 This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12 If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13 We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☒ 14 Site will be served by Northlake sewer & water

Reviewed By: h/14 Res 10/14/22



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

October 31, 2022

Valley County Planning & Zoning Commission

P.O. Box 1350

Cascade, Idaho 83611

RE: C.U.P. 22-44 Bloomfield RV Rental Site

After review, the Donnelly Rural Fire Protection District (DRFPD) will require the following.

- **Section 503.7 IFC 2018** Driveways shall be provided when any portion of an exterior wall of the first story of a building is located more than 150 feet from a fire apparatus access road. Driveways shall provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches. Driveways in excess of 150 feet in length shall be provided with turnarounds. Driveways in excess of 200 feet in length and 20 feet in width may require turnouts in addition to turnarounds.
- **Section 503.7.5 IFC 2018** all buildings shall have a permanently posted address, that shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and maintained thereafter.
- **Section 503.7.8 IFC 2018** Driveways shall be designed and maintained to support the imposed loads of local responding fire apparatus and shall be surfaced as to provide all weather driving capabilities
- Driveways shall be inspected and approved by Donnelly Rural Fire Protection District personnel
- Any residence utilized as a short term rental shall comply with Valley County Ordinance 19-09 Liquified Petroleum Gas. An inspection for compliance is required

Please call 208-325-8619 with any questions.

Jess Ellis

A handwritten signature in dark ink, appearing to read "Jess Ellis".

Fire Marshal
Donnelly Fire Department

FW: CUP 22-44, 13014 Navajo Road

Cynda Herrick [REDACTED]

Fri 10/14/2022 4:49 PM

To: Jody Green [REDACTED]

Please print...do we have an application?

From: Kit Anderson [REDACTED]

Sent: Friday, October 14, 2022 2:51 PM

To: Cynda Herrick [REDACTED]

Cc: [REDACTED]

Subject: CUP 22-44, 13014 Navajo Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We own property in close proximity to this address (13025 Navajo Rd.). We have a concern regarding how long someone can have a continuous stay at the RV sites being planned. Is there any regulation on the books that addresses this, or will it be owner prerogative? Along this line, do the property owners, Thomas and Nancy Bloomfield, live locally?

Mike & Kitty Anderson

4033 E Brooklyn Dr.

Nampa, ID 83686

[REDACTED]

C.U.P. 22-44 Bloomfield RV Rental Site

From: Demetria Ramakers [REDACTED]

Sent: Saturday, October 29, 2022 9:13 PM

To: Cynda Herrick [REDACTED]

Subject: C.U.P. 22-44 Bloomfield RV Rental Site

Hello Cynda,

We **strongly oppose** the conditional use permit for the Bloomfield RV rental site located at 13014 Navajo Road, Donnelly, ID. We live directly across from this property at 13015 Navajo Rd. The landowner has made no attempt to reach out to us and propose their plans for renting out the land to RVs.

We have lived on Navajo since 2012 and understand the neighborhood is growing and changing, however, the neighborhood was not intended to be used for renting out RV space to those who have no vested interest in taking care of our community. We love being a part of this community and welcome new landowners and understand the neighborhood is changing, however, changing to allow for RV rentals is not in the best interest for the neighborhood.

If this is approved, you are setting a precedent for future landowners to also rent out their property for RVs. This is a neighborhood intended for building out home sites, not an RV rental park. This is not what was intended for the neighborhood.

We did not oppose neighborhood landowners applying for conditional use permits to have seasonal RVs located on their property for their own use, family and/or friends use. These are landowners who have a vested interest in taking care of the property and making sure their guests take care of the property. This would not be the case for an open market RV rental site. We do not agree with allowing landowners to rent out property to be used as an RV rental site in this neighborhood.

Again, we **strongly oppose** the approval of this conditional use permit based on these concerns below:

1. Approving this would set a precedent to allow other landowners to allow RV rental sites on their property in the neighborhood.
2. Renting RV spaces are more disruptive to the neighborhood than renting an owner's cabin.
3. RV rental sites are often accompanied by tent camping for overflow of guest adding noise to the neighborhood.
4. What are the sizes of RV's that would be allowed?
5. How many people would be allowed on site?
6. Would people be placing tents and RVs on the site?
7. Who would be monitoring proper hookup to waste disposal? There is a seasonal ditch adjacent to the property that flows into Lake Cascade.

8. How is the owner listing the RV spaces for rent?
9. Is this an Airbnb listing?
10. Who would be monitoring that fires are put out after RV renters leave? Fire danger is big concern.

Please do not approve this application.

Respectfully,

Rene` and Demetria Ramakers
Homeowners at 13015 Navajo Rd.

Demetria Ramakers
Owner/Mental Health Advocate
Ellie Mental Health

